

Jackson Housing Commission
Board of Commissioners
Regular Meeting
February 20, 2019 @ 12:00pm
Shahan Blackstone North Community Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
Gerald Montgomery, Commissioner
James Stark, Commissioner (Excused)
Caroline Parker, Commissioner
Carmen Wade, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: January 16, 2019
6. Approval of the Previously Paid Liabilities: January 2019
7. RESOLUTIONS
Resolution No.2019-02: Approval of Collection Losses February 2019
8. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
9. OTHER BUSINESS
10. ADJOURNMENT

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

Jackson Housing Commission

Regular Meeting

January 16, 2019

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on January 16, 2019 in the Reed Manor Board Room. President Michelle Woods called the meeting to order at 12:00pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, James Stark, Caroline Parker and Carmen Wade.

Also, present:

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

19-01-16-01 Public Comments

President Woods extended an invitation for those in attendance to make comments; however, no comments were made.

19-01-16-02 Approval of the Minutes of the Regular Meeting held December 19, 2018

Commissioner Stark **MOVED** to approve the Minutes of the Regular Meeting held December 16, 2018. Commissioner Montgomery **SECONDED** and upon voice vote, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-01-16-03 Approval of Previously Paid Liabilities: December 2018

Commissioner Stark noticed the frequent use of Brooklyn Plumbing and shared his concerns regarding the use of a vendor not in close proximity to the JHC. Ms. Ingram informed that Brooklyn Plumbing is providing plumbing services that JHC maintenance staff are not licensed to perform. She also mentioned that a company's willingness to respond and price determines which vendor is used to perform a service. However, Ms. Ingram further explained that the agency is offering interested staff the opportunity to train and obtain a Contractor's License. In addition, JHC is also evaluating wages and an applicable employment contract for persons receiving the credential.

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-01-16-03 Resolution No.2019-01: Approval of Fair Market Rent (FMR) Sharon Ann Apartments, Western Washtenaw County

Commissioner Stark **MOVED** to approve the FMR for lower Washtenaw County, for rents at Sharon Ann Apartments, located in Western Washtenaw County. Commissioner Montgomery **SECONDED**. Upon roll call, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-01-16-04

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Ms. Ingram shared that maintenance staff addressed prevailing matters that took time away from unit turns. She also advised that average turn times might run high in January as well.

Executive

E. Income Statement

F. PH Income Statement

G. Petty Cash Fund Register

H. After Hours/Emergency Response Report

Commissioner Parker asked that the Emergency Report details return to the board packet.

I. Utility Costs and Consumption

19-01-16-04 Other Business

- Mr. Montgomery stated that inoperable vehicles remain parked at Chalet Terrace and Shahan Blackstone North. Ms. Ingram assured that she would follow up with management about the status of the cars that appear inoperable.
- Tablets are on hand for residents participating in T Mobil's program that includes a free tablet and service for \$10.00 per month per household.

Rental Assistance Demonstration (RAD)

The agency's RAD application is on hold due to the current government shutdown. However, meetings to further inform residents are planned for February. Laurie informed that she and Jason Omo will forego attending RAD training in New Orleans and will pursue training later. Ms. Ingram also mentioned that

a relocation consultant advised her that massive re-locations for displaced residents is not attainable in Jackson due to the lack of affordable housing.

Finance

HUD recently published guidance that instructed PHAs on how to access their agency's HUD Held Reserves, if necessary because of the government shutdown.

Commission Montgomery **MOTIONED** to adjourn. Commissioner Parker **SECONED** and the January 16, 2019 Regular meeting adjourned at 12:39pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

**Payment Register
January 2019 Pay Liabilities
Public Housing**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64868	ph	A-1 LOCK SHOP	Check	5935, 5922, 6009 5935, 5922, 6009	amp1 amp3	32.79 5935 \$23.34 5922 \$9.45 MAINT SUPPLIES 92.89 6009 \$92.89 MAINT SUPPLIES	
Total 64868						125.68	
64869	ph	AFLAC	Check	589357 589357 589357	amp1 amp3 amp2	189.18 #589357 \$189.18 DECEMBER 2018 SUPPLEMENTAL INS 31.20 #589357 \$31.20 DECEMBER 2018 SUPPLEMENTAL INS 56.52 #589357 \$56.52 DECEMBER 2018 SUPPLEMENTAL INS	
Total 64869						276.90	
64870	ph	AMBS CALL CENTER	Check	181210061 181210061 181210061	amp3 amp1 amp2	172.52 #181210061 \$172.52 JAN. 2019 ANSWERING SERVICE 178.13 #181210061 \$178.13 JAN. 2019 ANSWERING SERVICE 417.15 #181210061 \$417.15 JAN. 2019 ANSWERING SERVICE	
Total 64870						767.80	
64871	ph	AccuShred, LLC	Check	48263 48263 48263	amp2 amp1 amp3	25.00 48263 \$25 DOCUMENT DESTRUCTION 55.00 48263 \$55 DOCUMENT DESTRUCTION 55.00 48263 \$55 DOCUMENT DESTRUCTION	
Total 64871						135.00	
64872	ph	American Office Solutions	Check	IN185265	amp2	67.79 IN185265 \$67.79 COUNTED COPIES/FAXES	
Total 64872						67.79	
64873	ph	Aspen One Hour Heating & Air Con	Check	382460	amp1	404.00 #382460 \$404.00 FURNACE DIAGNOSTIC	
Total 64873						404.00	
64874	ph	KUBOTA OF JACKSON	Check	06-38064	amp1	513.44 CUST ID# 659452 INV# 06-38064 \$513.44 LEAF BLOWER & OIL	
Total 64874						513.44	
64875	ph	CASLER HARDWARE	Check	5587, I25442, I252 5587, I25442, I252	amp3 amp2	29.12 #33561/I25240 \$29.12 23.08 #33561/I25587 \$19.50 I25442 \$3.58	
Total 64875						52.20	
64876	ph	CONSUMERS ENERGY	Check	17842,17859, 17842,17859, 17842,17859, 17842,17859, 17842,17859, 17842,17859, 17842,17859,	amp1 amp2 amp3 amp1 amp2 amp3	25.16 KWH CONSUMPTION 122 15,771.22 KWH CONSUMPTION 126120 307.51 KWH CONSUMPTION 1928 148.06 KWH CONSUMPTION 788 75.57 MCF CONSUMPTION 10 10,320.02 MCF CONSUMPTION 1102 384.32 MCF CONSUMPTION 42 341.65 MCF CONSUMPTION 82	

**Payment Register
January 2019 Pay Liabilities
Public Housing
Period: From 1/1/2019 to 1/31/2019**

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64876							27,373.51
64877	ph	City Of Jackson - Finance Department	Check				
				EE & ER NOV. 2018	amp1	385.98	EMPLOYEE ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp2	503.69	EMPLOYEE ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp3	251.44	EMPLOYEE ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp1	792.20	EMPLOYEE MAINT CONTRIBUTIONS
				EE & ER NOV. 2018	amp2	1,008.91	EMPLOYEE MAINT CONTRIBUTIONS
				EE & ER NOV. 2018	amp3	109.99	EMPLOYEE MAINT CONTRIBUTIONS
				EE & ER NOV. 2018	amp1	632.52	EMPLOYER ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp2	825.37	EMPLOYER ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp3	412.01	EMPLOYER ADMIN CONTRIBUTIONS
				EE & ER NOV. 2018	amp1	1,074.94	EMPLOYER MAINT CONTRIBUTIONS
				EE & ER NOV. 2018	amp2	1,449.07	EMPLOYER MAINT CONTRIBUTIONS
				EE & ER NOV. 2018	amp3	180.24	EMPLOYER MAINT CONTRIBUTIONS
Total 64877							7,626.31
64878	ph	COMCAST	Check				
				17844, 17821, 1782	amp3	193.75	8529114280104708 109 SHAHAN
				17844, 17821, 1782	amp1	114.85	8529114280358478 410 HIGH
				17844, 17821, 1782	amp2	211.33	8529114280363940 301 STEWARD
				17844, 17821, 1782	amp1	196.03	8529114280369913 316 BARBERRY
				17844, 17821, 1782	amp3	34.43	8529114280369921 221 JAWKE
Total 64878							750.39
64879	ph	ETNA Supply	Check				
				102, 102890272, 10	amp1	505.98	S102876002.001 WATER HEATER
				102, 102890272, 10	amp1	630.47	S102879682.001 WATER HEATER
				102, 102890272, 10	amp2	395.27	S102890272.001 WATER HEATER
Total 64879							1,531.72
64880	ph	FERGUSON ENTERPRISES, INC.- Jf	Check				
				1612, 4675146, 497	amp1	8.79	4973612 \$8.79 MAINT SUPPLIES
				1612, 4675146, 497	amp2	3.11	4975146 \$3.11 MAINT SUPPLIES
				1612, 4675146, 497	amp2	26.65	4975722 \$26.65 MAINT SUPPLIES
Total 64880							38.55
64881	ph	Firestone Complete Auto Care	Check				
				108889, 108810	amp1	9.99	108810 \$9.99 WIPER BLADES
				108889, 108810	amp1	60.98	108889 \$60.98 OIL CHANGE
Total 64881							70.97
64882	ph	GRIFFIN PEST SOLUTIONS	Check				
				1696184, 1706023	amp1	120.00	1696184 \$120.00
				1696184, 1706023	amp3	120.00	1696185 \$120.00
				1696184, 1706023	amp2	60.00	1696202 \$60.00
				1696184, 1706023	amp1	302.00	1706023 \$302.00
				1696184, 1706023	amp3	240.00	1706303 \$240.00
Total 64882							842.00

Payment Register
January 2019 Pay Liabilities
Public Housing
Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64883	ph	GRIMES PLUMBING COMPANY, INC	Check	5928, 5945	amp3	457.50	5928 \$457.50 W/H CFP
Total 64883				5928, 5945	amp3	857.50	400.00 5945 \$400.00 W/H CFP
64884	ph	Grand River Insurance Agency, LLC	Check	GRB29414A	amp1	370.92	GRB 29414A \$370.92 WORKERS COMP - AUDIT
Total 64884				GRB29414A	amp3	1,686.00	404.64 GRB 29414A \$404.64 WORKERS COMP - AUDIT 910.44 GRB 29414A \$910.44 WORKERS COMP - AUDIT
64885	ph	HAMMOND HARDWARE	Check	C292896..	amp1	81.82	B387940 \$31.47 C293389 \$50.35
Total 64885				C292896..	amp1	241.33	17.04 C291682 \$8.05 C292537 \$8.99 44.94 C292595 \$27.85 B387925 \$17.09 30.99 C292896 \$30.99 66.54 C293313 \$48.55 C293452 \$17.99
64886	ph	INK CONTRACTING LLC	Check	274,1276,1277,127	amp2	11,865.00	1275 \$7815 B-4 1274 \$4050 G-25
Total 64886				274,1276,1277,127	amp2	23,815.00	6,300.00 1276 \$3100 H-39 1277 \$3200 I-54 5,650.00 1278 \$2900 I-55 1279 \$2750 E-25
64887	ph	JACKSON UTILITY BILLING	Check	DATE 11.28.18 12.	amp2	2,818.86	SEWER
Total 64887				DATE 11.28.18 12.	amp1	8,831.74	638.94 SEWER-SCATTERED SITES 4,299.75 WATER CONSUMPTION 1444110 1,074.19 WATER-SCATTERED SITES 29000
64888	ph	Jackson Housing Commission	Check	17852	amp1	516.00	JAN. 2019 ASSET MANAGEMENT FEES
Total 64888				17852	amp2	2,172.00	1,176.00 JAN. 2019 ASSET MANAGEMENT FEES 480.00 JAN. 2019 ASSET MANAGEMENT FEES
64889	ph	Jackson Housing Commission	Check	17854	amp2	13,877.44	JAN. 2019 PH MGMT FEES \$13877.44
Total 64889				17854	amp3	25,612.04	5,510.16 JAN. 2019 PH MGMT FEES \$5510.16 6,224.44 JAN. 2019 PH MGMT FEES \$6224.44
64890	ph	Jackson Housing Commission	Check	17853	amp1	870.00	JAN. 2019 BOOKKEEPING FEES
Total 64890				17853	amp2	2,168.00	JAN. 2019 BOOKKEEPING FEES
				17853	amp3	908.00	JAN. 2019 BOOKKEEPING FEES

**Payment Register
January 2019 Pay Liabilities
Public Housing
Period: From 1/1/2019 to 1/31/2019**

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64890						3,946.00	
64891	ph	Johnstone Supply	Check	2010314, -01, -02	amp3	210.21	2010314/2010314-01/2010314-02
Total 64891						210.21	
64892	ph	LESTER BROTHERS EXCAVATING,	Check	108668	amp2	4,460.58	108668 \$4460.58 CFP WATER MAIN BREAK REPAIR
Total 64892						4,460.58	
64893	ph	LEUTZ CABINETS	Check	33180, 53179, 5317	amp1	60.00	53178 \$60.00
				33180, 53179, 5317	amp2	170.00	53179 \$170.00
				33180, 53179, 5317	amp2	260.00	53180 \$260.00
Total 64893						440.00	
64894	ph	LIBERTY ENVIRONMENTALISTS, IN	Check	172919	amp1	11.25	172919 LEAVES DROPPED OFF TO LANDFILL
Total 64894						11.25	
64895	ph	Lammers Heating & A/C	Check	24545,	amp1	426.06	11193-24659 FURNACE REPAIR SCATTERED SITE
				24545,	amp3	140.00	12741-24364 FURNACE REPAIR
				24545,	amp3	140.00	12741-24493 FURNACE REPAIR
				24545,	amp1	442.00	12741-24545 FURNACE REPAIR
Total 64895						1,148.06	
64896	ph	M.C. Smith Associates and Architec	Check	1	amp2	1,540.00	# 1 \$1540.00 A&E FEES RM MAIN LINE REPLACEMENT
Total 64896						1,540.00	
64897	ph	MENARDS - JACKSON	Check	58,40989,41524,41	amp1	143.88	39897 \$143.88
				58,40989,41524,41	amp1	143.44	40258 \$103.86 40989 \$39.58
				58,40989,41524,41	amp1	547.22	40854 \$268.52 40429 \$278.70
				58,40989,41524,41	amp2	166.59	41342 \$166.59
				58,40989,41524,41	amp1	52.53	41524 \$30.97 41503 \$21.56
				58,40989,41524,41	amp1	233.40	42515 \$43.42 40764 \$189.98
Total 64897						1,287.06	
64898	ph	MINUTEMAN SEWER & DRAIN INC.	Check	18-2482	amp2	185.00	# 18-2482 \$185.00 PLUMBING SERVICE
Total 64898						185.00	
64899	ph	OSBORNE PROCESS SERVICE	Check	20018003662	amp1	202.00	2018003662 \$202.00 PROCESS SERVICE FEES
Total 64899						202.00	
64900	ph	PC Solutions	Check				

**Payment Register
January 2019 Pay Liabilities
Public Housing**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64900				2381, M22360, M23	amp2	564.99	M22360 \$247.50 M22360 \$168.99 M23350 \$145.80
						564.99	
64901	ph	PURCHASE POWER	Check	80009000-062-0884	amp1	110.94	8000-9000-0062-0884 JACKSON HOUSING
				80009000-062-0884	amp2	272.30	8000-9000-0062-0884 JACKSON HOUSING
				80009000-062-0884	amp3	121.02	8000-9000-0062-0884 JACKSON HOUSING
Total 64901						504.26	
64902	ph	Postmaster	Check	17839, 17832	amp3	25.00	COBERN \$25.00
				17839, 17832	amp2	25.00	ERVIN \$25.00
Total 64902						50.00	
64903	ph	REPUBLIC SERVICES #249	Check	3003,3002, 5627	amp1	219.83	006213002 0142776 \$219.83
				3003,3002, 5627	amp3	219.84	006213002 0142776 \$219.84
				3003,3002, 5627	amp2	238.15	006213003 0142777 \$238.15
				3003,3002, 5627	amp3	2,310.35	6125627 0142326 \$2310.35
				3003,3002, 5627	amp1	2,904.34	6125627 0142326 \$2904.34
				3003,3002, 5627	amp2	5,783.51	6125627 0142326 \$5783.51
Total 64903						11,676.02	
64904	ph	Rooney's Sewer Service	Check	7978	amp1	125.00	INV#7978 \$125.00 PLUMBING SVS
Total 64904						125.00	
64905	ph	SAFETY SYSTEMS INC	Check	7368, 488113, 4881	amp2	219.00	487368 \$219.00
				7368, 488113, 4801	amp2	25.00	488117 \$25.00
Total 64905						244.00	
64906	ph	TEACHOUT SECURITY SOLUTIONS	Check	1198124, 0011938C	amp1	105.00	0011938011 -12/13/2018-12/19/2018
				1198124, 0011938C	amp2	1,292.76	0011938011 -12/13/2018-12/19/2018
				1198124, 0011938C	amp3	105.00	0011938011 -12/13/2018-12/19/2018
				1198124, 0011938C	amp1	112.50	0011938124-12/20/2018-12/26/2018
				1198124, 0011938C	amp2	1,383.16	0011938124-12/20/2018-12/26/2018
				1198124, 0011938C	amp3	112.50	0011938124-12/20/2018-12/26/2018
Total 64906						3,110.92	
64907	ph	THE HOME DEPOT SUPPLY	Check	6014742	amp2	4,749.60	6014742 \$4749.60 FLOORING RM
Total 64907						4,749.60	
64908	ph	Trail Supply LLC	Check	46392, 46266	amp2	261.28	46266 \$261.28
				46392, 46266	amp1	290.74	46392 \$290.74
Total 64908						552.02	

**Payment Register
January 2019 Pay Liabilities
Public Housing**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64909	ph	WILMAR INDUSTRIES	Check	59113716, 4628484	amp2	1,155.99	469113716 \$984.45 462848474 \$171.54
Total 64909						1,155.99	
64910	ph	White & Hotchkiss, PLLC	Check	92037	amp1	104.40	INV# 92037 \$450.00 DEC. 2018 LEGAL EXPENSE
				92037	amp2	244.49	INV# 92037 \$450.00 DEC. 2018 LEGAL EXPENSE
				92037	amp3	101.11	INV# 92037 \$450.00 DEC. 2018 LEGAL EXPENSE
Total 64910						450.00	
64911	ph	JACKSON YMCA	Check	INV, FEB, MARCH 20; INV, FEB, MARCH 20; INV, FEB, MARCH 20;	amp2 amp1 amp3	116.25 148.00 177.00	JAN, FEB, MARCH 2019 \$116.25 FEEC AND DUES JAN, FEB, MARCH 2019 \$148.00 FEES AND DUES JAN, FEB, MARCH 2019 \$177.00 FEES AND DUES
Total 64911						441.25	
64912	ph	KCL GROUP BENEFITS	Check	24774 1.1.2019 24774 1.1.2019 24774 1.1.2019	amp3 amp1 amp2	16.65 33.30 44.40	JAN. 2019 LIFE AD&D INS \$16.65 JAN. 2019 LIFE AD&D INS \$33.30 JAN. 2019 LIFE AD&D INS \$44.40
Total 64912						94.35	
64913	ph	Bush	Check	rd 12/18/2018:12:	amp2	50.42	Refunding Q-6652
Total 64913						50.42	
64914	ph	T. Wilson	Check	Wilson	amp3		01-2019 Voided
Total 64914						106.00	Voided
64915	ph	GREATER JACKSON HABITAT	Check	18717	amp2	424.00	TABLE W/ 6 CHAIRS FOR CLR
Total 64915						424.00	
64916	ph	COLLINS BROTHERS	Check	52370, 52300 52370, 52300	amp1 amp2	67.95 1,070.00	52300 \$67.95 52370 \$1070.00
Total 64916						1,137.95	
64917	ph	CREATIVE PROMOTIONS OF JACKS	Check	32176	amp2	173.34	#32176 \$173.34 KEY TAGS FOR REED
Total 64917						173.34	
64918	ph	City Of Jackson - Finance Departmt	Check	DEC. 2018 EE & ER DEC. 2018 EE & ER DEC. 2018 EE & ER DEC. 2018 EE & ER	amp1 amp2 amp3 amp1	385.98 492.64 219.36 969.86	EMPLOYEE CONT- ADMIN EMPLOYEE CONT- ADMIN EMPLOYEE CONT- ADMIN EMPLOYEE CONT- MAINT

**Payment Register
January 2019 Pay Liabilities
Public Housing**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64918						7,825.45	
64919	ph	COMCAST	Check	18722, 18721 18722, 18721	amp2 amp1 amp2 amp3 amp2	1,077.40 632.52 807.27 359.44 1,340.31 1,540.67	EMPLOYEE CONT- MAINT EMPLOYER CONT- ADMIN EMPLOYER CONT- ADMIN EMPLOYER CONT- ADMIN EMPLOYER CONT- MAINT EMPLOYER CONT- MAINT
Total 64919						432.61	
64920	ph	ETNA Supply	Check	12908652, 10290681 12908652, 10290681	amp2 amp1	145.05 527.03	S102906868.001 \$145.05 PLMB SUPPLIES S102908652.001 \$527.03 CFP W/H
Total 64920						672.08	
64921	ph	First National Bank Omaha	Check	MENT ENDING 12/1 MENT ENDING 12/1 MENT ENDING 12/1 MENT ENDING 12/1	amp1 amp3 amp3 amp1	118.01 90.70 287.72 59.00	AMAZON \$118.01 AMAZON \$90.70 BAYMONT INN \$287.72 EZ WAY \$90.00
Total 64921						555.43	
64922	ph	GRIFFIN PEST SOLUTIONS	Check	6374 1718042 170E 6374 1718042 170E 6374 1718042 170E 6374 17181947 171E	amp3 amp3 amp1 amp1	1,580.00 777.00 1,065.00 3,137.77	1706459/ 1717725/ 1694625 1715813 / 1716087 1716042/1706015 1718188 / 1718879/171
Total 64922						6,559.22	
64923	ph	GRIMES PLUMBING COMPANY, INC	Check	5978	amp2	400.00	#5978 \$400.00 WATER HEATER CFP
Total 64923						400.00	
64924	ph	HAMMOND HARDWARE	Check	B388574, C294325,	amp1	44.92	B388574 / C294325 / C294331
Total 64924						44.92	
64925	ph	HD Supply Facilities Maintenance	Check	9168831622	amp2	420.34	9168831622 \$420.34 JANITORIAL SUPPLIES
Total 64925						420.34	
64926	ph	JACKSON GLASS WORKS INC	Check	418222, 418221 418222, 418221	amp2 amp1	213.30 190.30	418221 \$213.30 418222 \$190.30
Total 64926						403.60	

**Payment Register
January 2019 Pay Liabilities
Public Housing
Period: From 1/1/2019 to 1/31/2019**

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64927	ph	Jackson Transportation Authority (C	Check	0029172-IN	amp1	126.54	0029172-IN \$126.54 DEC. 2018 FUEL EXPENSES
				0029172-IN	amp2	141.71	0029172-IN \$141.71 DEC. 2018 FUEL EXPENSES
				0029172-IN	amp3	54.43	0029172-IN \$54.43 DEC. 2018 FUEL EXPENSES
Total 64927						322.68	
64928	ph	Johnstone Supply	Check	2011004	amp3	712.27	0002528/ 2011004 \$712.27 FURNACE SUPP
Total 64928						712.27	
64929	ph	LIBERTY ENVIRONMENTALISTS, IN	Check	173321	amp1	10.00	#173321 \$10.00 RUBBISH REMOVAL/ DUMP
Total 64929						10.00	
64930	ph	LIBRA INDUSTRIES, INC OF MI	Check	2019/0010	amp2	197.98	INV/2019/0010 \$197.98 HARTMAN/ WORK CLOTHES
Total 64930						197.98	
64931	ph	Lammers Heating & A/C	Check	24744, 24713	amp3	165.00	12741-24713 \$165.00
				24744, 24713	amp1	525.79	12741-24744 \$525.79
				24744, 24713	amp3	451.52	12741-24772 \$451.52
Total 64931						1,142.31	
64932	ph	Brooklyn Plumbing, Heating & A/C,	Check	9972, 660079, 659€	amp1	750.39	659972,660079, 659654,
Total 64932						750.39	
64933	ph	MENARDS - JACKSON	Check	42920, 42593	amp3	193.46	42593 \$193.46 MAINTENANCE SUPPLIES
				42920, 42593	amp1	46.10	42920 \$46.10 MAINTENANCE SUPPLIES
Total 64933						239.56	
64934	ph	MINUTEMAN SEWER & DRAIN INC.	Check	18-2333	amp1	785.00	#18-2333 \$785.00 PLUMBING SERVICE
Total 64934						785.00	
64935	ph	NAN MCKAY & Associates, Inc.	Check	235651, 235640	amp1	100.00	INV235651 \$300.00 J. OMO MGMT IMPROV
				235651, 235640	amp2	100.00	INV235651 \$300.00 J. OMO MGMT IMPROV
				235651, 235640	amp3	100.00	INV235651 \$300.00 J. OMO MGMT IMPROV
Total 64935						300.00	
64936	ph	Nonprofit Network	Check	INV#18746	amp1	455.00	INV# 18746 \$455.00 BRIDGES OUT/OF POVERTY TRAINING
				INV#18746	amp2	455.00	INV# 18746 \$455.00 BRIDGES OUT/OF POVERTY TRAINING
				INV#18746	amp3	455.00	INV# 18746 \$455.00 BRIDGES OUT/OF POVERTY TRAINING
Total 64936						1,365.00	

**Payment Register
January 2019 Pay Liabilities
Public Housing
Period: From 1/1/2019 to 1/31/2019**

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64937	ph	PC Solutions	Check	12505, 22547, 2179	amp1	305.60	M22505/M21796 IT SUPPORT
				12505, 22547, 2179	amp2	305.60	M22505/M21796 IT SUPPORT
				12505, 22547, 2179	amp3	305.60	M22505/M21796 IT SUPPORT
Total 64937						916.80	
64938	ph	PDQ SUPPLY, INC.	Check	SI-288265	amp2	70.50	SI-288265 \$70.50 MAINTENANCE SUPPLIES
Total 64938						70.50	
64939	ph	Postmaster	Check	17866, 17869, 1786	amp2	75.00	KENTON, MCGUNESS, COLE
				17866, 17869, 1786	amp1	25.00	TENANT MAILBOX KEYS- TRIBBLETT
Total 64939						100.00	
064940	ph	WILMAR INDUSTRIES	Check	1446450, 4615872	amp1	753.98	INV# 471446450 \$808.96 INV# 461587289 -\$54.98
Total 064940						753.98	
064941	ph	WEATHERPROOF INC	Check	327789	amp1	655.61	#327789 \$655.61 MAINTENANCE SUPPLIES
Total 064941						655.61	
64942	ph	Trail Supply LLC	Check	46025	amp1	582.50	#46025 \$582.50 JANITORIAL SUPPLIES
Total 064942						582.50	
64943	ph	The Craft Agency, Inc.	Check	1000635094	amp1	201.34	#1000635094 \$201.34 JAN.2019 WORKERS COMP COSTS
				1000635094	amp3	219.65	#1000635094 \$219.65 JAN 2019 WORKERS COMP COSTS
				1000635094	amp2	494.20	#1000635094 \$494.20 JAN.2019 WORKERS COMP COSTS
Total 064943						915.19	
64944	ph	TRANS UNION LLC	Check	12828526	amp2	26.20	12828526 \$26.20 PRE TENANT SCREENING
Total 064944						26.20	
64945	ph	THE HOME DEPOT SUPPLY	Check	2770-00001-98705	amp2	234.59	2770-00001-98705 \$234.59 MAINTENANCE SUPPLIES
Total 064945						234.59	
64946	ph	TEACHOUT SECURITY SOLUTIONS	Check	1138452, 00119383	amp1	217.50	0011938312/0011938452
				1138452, 00119383	amp3	217.50	0011938312/0011938452
				1138452, 00119383	amp2	2,679.92	0011938312/0011938452/0011938124
Total 064946						3,114.92	
64947	ph	TDS Metrocom	Check	18713	amp1	588.84	DEC. 2019 TELEPHONE/FAX SERVICES

**Payment Register
January 2019 Pay Liabilities
Public Housing**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 064947				18713 18713	amp2 amp3	1,165.87 683.62	DEC. 2019 TELEPHONE/FAX SERVICES DEC. 2019 TELEPHONE/FAX SERVICES
						2,438.33	
64948	ph	TALX THE WORK NUMBER	Check	B2-779845 B2-779845	amp2 amp1	22.42 22.43	8805983 #B2-779845 \$22.42 PRE TENANT SCREENING 8805983 #B2-779845 \$22.43 PRE TENANT SCREENING
Total 064948						44.85	
64949	ph	THE SHERWIN - WILLIAMS CO.	Check	2941-0	amp3	619.16	5291-3816-6 /2941-0 \$619.16 MAINTENANCE- SUPPLIES
Total 064949						619.16	
64950		SCOTT ACCOUNTING & COMPUTE		139668 139668 139668	amp1 amp2 amp3	12.00 12.00 12.00	11421/ #139668 IT CONTRACT JAN.2019 11421/ #139668 IT CONTRACT JAN.2019 11421/ #139668 IT CONTRACT JAN.2019
Total 064950						36.00	
64951	ph	Rooney's Sewer Service	Check	Inv-8127	amp1	150.00	INV-8127 \$150.00 MINOR PLUMBING
Total 064951						150.00	
64952	ph	YARDI SYSTEMS, INC	Check	2637180, 2592143, 2637180, 2592143, 2637180, 2592143,	amp1 amp2 amp3	86.70 260.15 62.80	2637180/2592143 ACH/ CHECK SCAN COST 2637180/2592143 ACH/ CHECK SCAN COST 2637180/2592143 ACH/ CHECK SCAN COST
Total 64952						409.65	
64953	ph	ID WHOLESALER	Check	608232-10319	amp2	325.00	608232-10319 \$325.00 KEY FOBS/ REED
Total 64953						325.00	
64954	ph	PATRICIA WATERS	Check	T0000571	amp3	106.00	REFUND/SECURITY DEPOSIT
Total 64954						106.00	
64955	ph	HFAH OUTPATIENT PHARMACY	Check	7439951	amp2	17.85	RX# 7439951/ EMPLOYEE MEDICATION
Total 64955						17.85	
Grand Total						177,382.11	

Payment Register
January 2019 Paid Liabilities
Section 8
Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Amount	Notes
55008	hcv	AFLAC	Check	589357	250.44	#589357 \$250.44 DECEMBER 2018 SUPPLEMENTAL INS
Total 55008					250.44	
55009	hcv	AccuShred, LLC	Check	48263	25.00	48263 \$25 DOCUMENT DESTRUCTION
Total 55009					25.00	
55010	hcv	City Of Jackson - Finance Departme	Check	EE & ER NOV. 2018 EE & ER NOV. 2018	703.42 936.40	EMPLOYEE ADMIN CONTRIBUTIONS EMPLOYER ADMIN CONTRIBUTIONS
Total 55010					1,639.82	
55011	hcv	DBI BUSINESS INTERIORS	Check	65407-0,66417-0,66415-0	96.73	22421/ C66415-0 \$96.73
Total 55011					96.73	
55012	hcv	GRUFFIN PEST SOLUTIONS	Check	1696184, 1706023	175.00	1715435 \$175.00
Total 55012					175.00	
55013	hcv	Grand River Insurance Agency, LLC	Check	GRB29414A	674.40	GRB 29414A \$674.40 WORKERS COMP - AUDIT
Total 55013					674.40	
55014	hcv	JACKSON UTILITY BILLING	Check	READ DATE 11.28.18 12.03.18 READ DATE 11.28.18 12.03.18	58.59 17.48	SEWER WATER CONSUMPTION 0
Total 55014					76.07	
55015	hcv	Jackson Housing Commission	Check	17857	3,000.00	JANUARY 2019 S8 MGMT FEES
Total 55015					3,000.00	
55016	hcv	Jackson Housing Commission	Check	17856	471.98	INSPECTION FEES 12/17/18-12/28/18
Total 55016					471.98	
55017	hcv	PURCHASE POWER	Check	80009000-062-0884	201.69	8000-9000-0062-0884 JACKSON HOUSING
Total 55017					201.69	

**Payment Register
January 2019 Paid Liabilities
Section 8**

Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Amount	Notes
55018	hcv	The Nelrod Company	Check	RU000291758	1,584.00	#RU000291758 \$1584.00 HCV 2018 UTILITY ALLOWANCE STUDY
Total 55018					1,584.00	
55019	hcv	KCL GROUP BENEFITS	Check	24774 1.1.2019	16.65	JAN. 2019 LIFE AD&D INS \$16.65
Total 55019					16.65	
55020	hcv	City Of Jackson - Finance Department	Check	DEC. 2018 EE & ER DEC. 2010 LL & LR	710.34	EMPLOYEE CONT- ADMIN
Total 55020					947.73	EMPLOYER CONT ADMIN
55021	hcv	NAN MCKAY & Associates, Inc.	Check	235651, 235640	1,042.50	INV235640 \$1042.00 A. CUNNINGHAM HCV SPEC TRAINING
Total 55021					1,042.50	
55022	hcv	Nonprofit Network	Check	INV# 18746	455.00	INV# 18746 \$455.00 BRIDGES OUT/OF POVERTY TRAINING
Total 55022					455.00	
55023	hcv	PC Solutions	Check	22505, 22547, 21796	305.58	M22505/M21796 IT SUPPORT
Total 55023					305.58	
55024	hcv	SCOTT ACCOUNTING & COMPUTEI	Check	139668	12.00	11421/ #139668 IT CONTRACT JAN.2019
Total 55024					12.00	
55025	hcv	TALX THE WORK NUMBER	Check	B2-779845	175.75	8805983 #B2-779845 \$175.75 PRE TENANT SCREENING
Total 55025					175.75	
55026	hcv	TDS Metrocom	Check	18713	96.74	DEC. 2019 TELEPHONE/FAX SERVICES
Total 55026					96.74	
55027	hcv	TRANS UNION LLC	Check	12828526	13.10	12828526 \$13.10 PRE TENANT SCREENING
Total 55027					13.10	
55028	hcv	The Craft Agency, Inc.	Check			

Payment Register
January 2019 Paid Liabilities
Section 8
Period: From 1/1/2019 to 1/31/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Amount	Notes
Total 55028				1000635094	366.08	# 1000635094 \$366.08 JAN.2019 WORKERS COMP COSTS
					366.08	
55029	hcv	YARDI SYSTEMS, INC	Check	2637180, 2592143,	3.50	2637180 ACH/ CHECK SCAN COST
Total 55029					3.50	
55030	hcv	AFLAC	Check	006364	250.44	VX312/006364 JAN. 2019 SUPPLEMENTAL INS.
Total 55030					250.44	
55031	hcv	AccuShred, LLC	Check	48681	25.00	# 48681 JAN. 2019 DOC. DESTRUCTION
Total 55031					25.00	
55032	hcv	DBI BUSINESS INTERIORS	Check	71612, 69430, 69421	102.19	69421-0 \$102.19 SUPPLIES
Total 55032					102.19	
55033	hcv	GLG PRINT	Check	60699	102.75	#60699 \$102.75 OFFICE SUPPLIES
Total 55033					102.75	
Grand Total					12,820.48	

Payment Register
January 2019 Pay Liabilities
COCC

Period: From 01/2019 to 01/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Amount	Notes
3403	COCC	AFLAC	Check	589357	92.24	#589357 \$92.24 DECEMBER 2018 SUPPLEMENTAL INS
Total 3403					92.24	
3404	COCC	AccuShred, LLC	Check	48263	25.00	48263 \$25 DOCUMENT DESTRUCTION
Total 3404					25.00	
3405	COCC	City Of Jackson - Finance Department	Check	EE & ER NOV. 2018 EE & ER NOV. 2018	1,512.14 2,477.86	EMPLOYEE ADMIN CONTRIBUTIONS EMPLOYER ADMIN CONTRIBUTIONS
Total 3405					3,990.00	
3406	COCC	DBI BUSINESS INTERIORS	Check	65407-0,66417-0,66415-0	2.44	C65407-2 \$-24.68 C66417-0 \$27.12
Total 3406					2.44	
3407	COCC	GLG PRINT	Check	59760, 60065	97.45	59760 \$1.20/ 60065 \$96.25
Total 3407					97.45	
3408	COCC	GRIFFIN PEST SOLUTIONS	Check	1696184, 1706023	175.00	1715435 \$175.00
Total 3408					175.00	
3409	COCC	Grand River Insurance Agency, LLC	Check	GRB29414A	1,011.60	GRB 29414A \$1011.60 WORKERS COMP - AUDIT
Total 3409					1,011.60	
3410	COCC	IMAGECRAFT	Check	17635	187.70	\$62.60 COASTER/ KEY CHAINS \$125.10 AWARDS
Total 3410					187.70	
3411	COCC	JACKSON UTILITY BILLING	Check	READ DATE 11.28.18 12.03.18 READ DATE 11.28.18 12.03.18	58.60 17.48	SEWER WATER CONSUMPTION 0
Total 3411					76.08	
3412	COCC	PURCHASE POWER	Check	80009000-062-0884	302.55	8000-9000-0062-0884 JACKSON HOUSING
Total 3412					302.55	

**Payment Register
January 2019 Pay Liabilities**

COCC

Period: From 01/2019 to 01/2019

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Amount	Notes
Total 3423				139668	12.00	11421/ #139668 IT CONTRACT JAN.2019
					12.00	
3424	COCC	TDS Metrocom	Check	18713	65.81	DEC. 2019 TELEPHONE/FAX SERVICES
Total 3424					65.81	
3425	COCC	The Craft Agency, Inc.	Check	1000635094	549.11	#1000635094 \$549.11 JAN.2019 WORKERS COMP COSTS
Total 3425					549.11	
3426	COCC	YARDI SYSTEMS, INC	Check	2637180, 2592143,	8.50	2637180 ACH/ CHECK SCAN COST
Total 3426					8.50	
Grand Total					27,952.45	

Jackson Housing Commission
Jackson, MI

The following Resolution introduced by _____

RESOLUTION NO. 2019-02

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	\$ 949.70
AMP 2: Reed Manor	\$ 5,346.03
AMP 3: Shahan Blackstone North	\$ 5,491.14
Total	\$11,786.87

The attached Collection Losses Report reflects the delinquent amount of _____ approved for fiscal year 2018-2019 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 February 20, 2019.

Michelle Woods
President

Jackson Housing Commission

Collection Losses

February 2019

Property	Account	EOP	Amount
Chalet Terrace	T0000756	10/24/18	\$ 949.70
Reed Manor	T0000892	10/06/18	\$ 248.03
Reed Manor	T0000157	10/31/18	\$ 717.00
Rccd Manor	T0000401	11/15/18	\$ 716.00
Reed Manor	T0000594	11/18/18	\$ 541.00
Reed Manor	T0000995	11/16/18	\$ 355.00
Reed Manor	T0000488	11/15/18	\$2,605.00
Reed Manor	T0000455	11/16/18	\$ 37.00
Reed Manor	T0000033	11/01/18	\$ 127.00
Shahan Blackstone North	T0000207	11/14/18	\$5,491.14

Property	February 2018	February 2019
Chalet Terrace	\$1,865.27	\$ 949.70
Reed Manor	-0-	\$ 5,346.03
Shahan Blackstone North	\$ 348.47	\$ 5,491.14
Total Write Off	\$2,213.74	\$11,786.87

Jackson Housing Commission

Tenant Accounts Receivable Report

January 2019

Property	Total Unpaid Charges	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Prepays	Balance
Chalet Terrace	5,806.49	1,058.46	325.00	1,310.50	3,112.53	-1,457.04	4,349.45
Reed Manor	935.19	822.17	147.42	481.00	-515.40	-4,852.50	-3,917.31
Shahan-Blackstone	36,955.85	6,856.00	50.00	7,652.61	22,397.24	-1,835.50	35,120.35
	43,697.53	8,736.63	522.42	9,444.11	24,994.37	-8,145.04	35,552.49

Jackson Housing Commission
Move Out Report
January 2019

Property	Resident	EOP	Reason
Reed Manor	T0003469	1/16/2019	Relocating
Reed Manor	A0000227	1/23/2019	Relocating
Reed Manor	T0000620	1/7/2019	Relocating
Shahan Blackstone North	T0000992	1/1/2019	Relocating

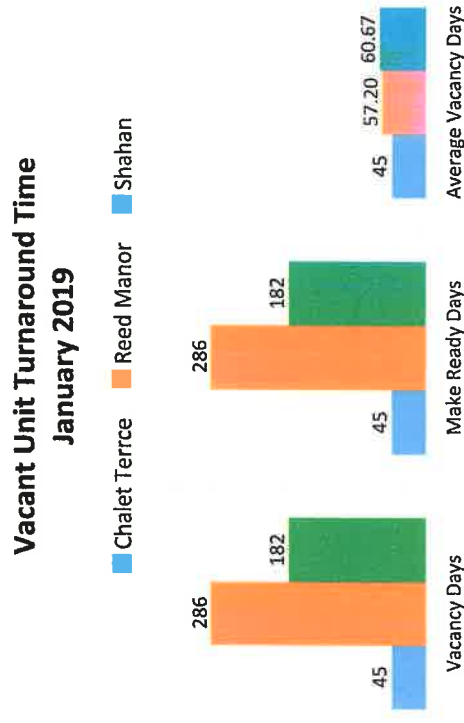
Jackson Housing Commission

Vacant Unit Turn Around Report

January 2019

Analysis

JHC staff turned nine units in January, one unit at Chalet Terrace, five units at Reed Manor and three units at Shahan Blackstone North with a combined average of 57 days.



Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

All

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

Unrestricted Cash

Cash Operating 1

182,749

Cash Operating 2

68

Petty Cash

408

Total Unrestricted Cash

183,225

TOTAL CASH

183,225**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants

64,943

Allowance for Doubtful Accounts-Tenants

-4,843

A/R-HUD

119,154

TOTAL ACCOUNTS AND NOTES RECEIVABLE

179,254**OTHER CURRENT ASSETS**

Investments-Unrestricted

142,967

Prepaid Insurance

22,861

TOTAL OTHER CURRENT ASSETS

165,828

TOTAL CURRENT ASSETS

528,307**FIXED ASSETS**

Buildings

5,329,599

Furniture and Equipment-Dwelling

81,701

Furniture and Equipment-Admin.

63,818

Leashold Improvements

63,358

Site Improvement

162,122

Accum Depreciation-Buildings

-4,282,537

TOTAL FIXED ASSETS (NET)

1,418,061

CFP Funding

1,853

CFP 16 Operations

126,207

CFP 16 Mgmt Improvements

339

CFP 14 Fees and Costs

28,674

CFP 14 Site Improvements

151,474

CFP 16 Dwelling Structures

11,859

CFP 16 Non-Dwelling Structures

15,463

CFP 16 Non-Dwelling Equipment

335,870

TOTAL CFP FUNDING

2,282,238

TOTAL ASSETS

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

A/P Vendors and Contractors

34,413

Tenant Security Deposits

20,949

Security Deposit Clearing Account

-12

A/P-Misc. Payroll Withholdings

-385

Employee FICA Withholding

0

Employee Medicare Withholding

10,307

State Unemployment Tax

-691

Workers Compensation

-1,253

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

	<u>Current Balance</u>
Retirement W/H	19,765
Garnishments	-149
Supplemental Insurance W/H	-1,003
Other Current Liabilities	3,496
Accrued PILOT	-3,226
Interprogram-Due To	7,721
Tenant Prepaid Rents	1,457
Accrued Compensated Absences-Current	2,233
TOTAL CURRENT LIABILITIES	<u>93,624</u>
 TOTAL LIABILITIES	 <u>93,624</u>
 EQUITY	
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	1,547,106
Retained Earnings-Unrestricted Net Assets	641,507
TOTAL RETAINED EARNINGS:	<u>2,188,613</u>
 TOTAL EQUITY	 <u>2,188,613</u>
 TOTAL LIABILITIES AND EQUITY	 <u>2,282,238</u>

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysl_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	28,629	0	264,824	0
Utility Reimb.-LIPH	-603	0	-2,655	0
Total Rental Income	28,026	0	262,169	0
Other Tenant Income				
Laundry and Vending	208	0	604	0
Damages	0	0	223	0
Late Charges	1,650	0	2,748	0
Legal Fees - Tenant	29	0	714	0
Tenant Screening	0	0	-12	0
Misc.Tenant Income	100	0	310	0
TPA Rent	4,664	0	6,942	0
Total Other Tenant Income	7,012	0	23,644	0
NET TENANT INCOME	35,038	0	285,812	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	28,455	0	473,302	0
Capital Fund Grants	-1,763	0	-11,634	0
TOTAL GRANT INCOME	26,691	0	461,668	0
OTHER INCOME				
Investment Income - Unrestricted	93	0	163	0
Miscellaneous Other Income	0	0	18,798	0
TOTAL OTHER INCOME	93	0	18,960	0
TOTAL INCOME	61,822	0	766,441	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	10,760	0	73,943	0
Employee Benefit Contribution-Admin	3,867	0	13,663	0
Total Administrative Salaries	14,627	0	87,606	0
Legal Expense				
Criminal Background Checks	0	0	181	0
Tenant Screening	22	0	246	0
General Legal Expense	378	0	2,865	0
Total Legal Expense	401	0	3,292	0
Other Admin Expenses				
Staff Training	455	0	10,061	0
Travel	0	0	938	0
Accounting Fees	0	0	5,522	0
Auditing Fees	371	0	6,848	0
Management Fee	6,224	0	65,048	0
Asset Management Fees	516	0	3,483	0
Total Other Admin Expenses	7,566	0	91,900	0
Miscellaneous Admin Expenses				
Membership and Fees	148	0	585	0
Publications	0	0	406	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Office Supplies	118	0	2,025	0
Telephone	589	0	7,308	0
Postage	156	0	432	0
Software License Fees	0	0	14,103	0
Software	0	0	107	0
Internet	618	0	1,766	0
Fax	0	0	580	0
Cell Phones/Pagers	0	0	1,792	0
Payroll Services Fees	0	0	602	0
Small Office Equipment	0	0	109	0
Other Misc Admin Expenses	313	0	11,648	0
Total Miscellaneous Admin Expenses	1,941	0	41,464	0
TOTAL ADMINISTRATIVE EXPENSES	24,535	0	224,261	0
TENANT SERVICES				
Other Tenant Svcs.	0	0	233	0
Tenant Services Contract Costs	-750	0	4,228	0
Tenant Relocation	0	0	100	0
TOTAL TENANT SERVICES EXPENSES	-750	0	4,562	0
UTILITIES				
Water	1,074	0	28,733	0
Electricity	7,561	0	67,023	0
Electricity-Vacant Units	111	0	350	0
Gas	9,211	0	42,978	0
Gas-Vacant Units	210	0	349	0
Garbage/Trash Removal	3,773	0	25,771	0
Sewer	639	0	17,853	0
TOTAL UTILITY EXPENSES	22,579	0	183,057	0
MAINTENANCE AND OPERATIONS				
General Maint Expense				
Maintenance Salaries	17,118	0	121,739	0
Employee Benefit Contribution-Maint.	6,032	0	27,443	0
Maintenace Uniforms	246	0	1,619	0
Vehicle Gas, Oil, Grease	127	0	413	0
Total General Maint Expense	23,522	0	151,215	0
Materials				
Supplies-Grounds	0	0	840	0
Supplies-Appliance	603	0	7,463	0
Supplies-Janitorial/Cleaning	1,456	0	2,538	0
Supplies-Maint/Repairs	5,765	0	49,005	0
Supplies-Plumbing	0	0	400	0
Total Materials	7,824	0	60,246	0
Contract Costs				
Contract-Alarm/Extinguisher	0	0	49	0
Contract-Building Repairs	480	0	480	0
Contract-Carpet Cleaning	0	0	119	0
Contract-Pest Control	2,607	0	6,182	0
Contract-Grounds	0	0	8,675	0
Contract-Janitorial/Cleaning	0	0	291	0
Contract-Plumbing	2,337	0	8,571	0
Contract-HVAC	2,763	0	3,586	0
Contract-Vehicle Maintenance	529	0	529	0
Contract-Alarm Monitoring	178	0	2,345	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Contract-IT Contracts	318	0	1,383	0
Contract-Asset Fees	0	0	1,032	0
Contract-Bookkeeping Fees	870	0	3,480	0
Contract Costs-Other	0	0	12,896	0
Total Contract Costs	10,082	0	49,618	0
TOTAL MAINTENANCE EXPENSES	41,428	0	261,079	0
GENERAL EXPENSES				
Insurance	0	0	59	0
Liability Insurance	0	0	33,753	0
Payments in Lieu of Taxes	0	0	8,266	0
Employee Benefits	33	0	25,647	0
Retiree Insurance	0	0	600	0
Workers Compensation	201	0	1,181	0
Bad Debt-Tenant Rents	0	0	-214	0
Security/Law Enforcement	890	0	3,110	0
TOTAL GENERAL EXPENSES	1,125	0	72,402	0
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	0	0	31,001	0
Tenant Utility Payments-Voucher	0	0	413	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	31,414	0
TOTAL EXPENSES	88,917	0	776,774	0
CFP CY Received				
CFP Subsidy Earned	0	0	27,810	0
CFP 15 Received	0	0	31,953	0
CFP 16 Received	0	0	137,274	0
TOTAL CFP CY Received	0	0	197,037	0
NET INCOME	-27,095	0	186,704	0

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

	Current Balance
All	
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash Operating 1	1,648,093
Petty Cash	286
Total Unrestricted Cash	<u>1,648,378</u>
TOTAL CASH	1,648,378
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	72,254
Allowance for Doubtful Accounts-Tenants	-48,286
AR - TPA	93
A/R-HUD	<u>375,535</u>
TOTAL ACCOUNTS AND NOTES RECEIVABLE	399,595
OTHER CURRENT ASSETS	
Investments-Unrestricted	272,632
Prepaid Insurance	<u>46,938</u>
TOTAL OTHER CURRENT ASSETS	319,570
TOTAL CURRENT ASSETS	2,367,544
FIXED ASSETS	
Buildings	14,345,535
Furniture and Equipment-Dwelling	168,437
Furniture and Equipment-Admin.	219,228
Leashold Improvements	1,221,847
Site Improvement	11,567
Accum Depreciation-Buildings	<u>-11,529,662</u>
TOTAL FIXED ASSETS (NET)	4,436,952
CFP Funding	
CFP 16 Mgmt Improvements	76,496
CFP 14 Site Improvements	11,990
CFP 16 Dwelling Structures	989,532
CFP 16 Non-Dwelling Structures	-3,227
CFP 16 Non-Dwelling Equipment	<u>4,813</u>
TOTAL CFP FUNDING	1,079,604
TOTAL ASSETS	7,884,100
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	64,411
Tenant Security Deposits	43,221
Security Deposit Clearing Account	-204
A/P-Misc. Payroll Withholdings	-141
Employee FICA Witholding	0
Employee Medicare Witholding	17,289
State Unemployment Tax	-10,593
Workers Compensation	-3,075
Retirement W/H	28,520
Supplemental Insurance W/H	216

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

	<u>Current Balance</u>
Other Current Liabilities	-4,738
Accrued PILOT	-1,690
Tenant Prepaid Rents	7,172
Accrued Compensated Absences-Current	2,619
TOTAL CURRENT LIABILITIES	<u>143,007</u>
TOTAL LIABILITIES	<u>143,007</u>
 EQUITY	
RESERVED FUND BALANCE:	
Reserved for Capital Activities	159,596
TOTAL RESERVED FUND BALANCE	<u>159,596</u>
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	4,341,426
Retained Earnings-Unrestricted Net Assets	3,240,071
TOTAL RETAINED EARNINGS:	<u>7,581,497</u>
TOTAL EQUITY	<u>7,741,093</u>
TOTAL LIABILITIES AND EQUITY	<u>7,884,100</u>

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	50,891	0	560,994	0
Total Rental Income	50,891	0	560,994	0
Other Tenant Income	125	0	10,471	0
Laundry and Vending	1,088	0	9,289	0
Damages	372	0	686	0
Late Charges	25	0	1,325	0
Legal Fees - Tenant	28	0	2,178	0
Misc.Tenant Income	0	0	125	0
TPA Rent	1,220	0	4,683	0
Total Other Tenant Income	2,858	0	28,756	0
NET TENANT INCOME	53,749	0	589,751	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	-466,062	0	2,028,577	0
Capital Fund Grants	-7,423	0	-124,537	0
TOTAL GRANT INCOME	-473,485	0	1,904,040	0
OTHER INCOME				
Investment Income - Unrestricted	93	0	114	0
Miscellaneous Other Income	18	0	5,485	0
TOTAL OTHER INCOME	110	0	5,598	0
TOTAL INCOME	-419,625	0	2,499,389	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	14,098	0	89,365	0
Employee Benefit Contribution-Admin	5,381	0	27,272	0
Total Administrative Salaries	19,479	0	116,637	0
Legal Expense				
Criminal Background Checks	0	0	112	0
Tenant Screening	49	0	901	0
General Legal Expense	301	0	3,905	0
Total Legal Expense	349	0	4,918	0
Other Admin Expenses				
Staff Training	455	0	12,094	0
Travel	0	0	857	0
Accounting Fees	0	0	9,182	0
Auditing Fees	910	0	7,387	0
Management Fee	13,877	0	147,138	0
Asset Management Fees	1,176	0	10,648	0
Total Other Admin Expenses	16,419	0	187,308	0
Miscellaneous Admin Expenses				
Membership and Fees	116	0	554	0
Publications	0	0	813	0
Office Supplies	585	0	5,365	0
Telephone	1,166	0	11,118	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Postage	384	0	1,135	0
Software License Fees	0	0	27,048	0
Copiers	68	0	430	0
Software	0	0	165	0
Internet	436	0	1,541	0
Fax	0	0	1,144	0
Cell Phones/Pagers	0	0	1,150	0
Payroll Services Fees	0	0	764	0
Small Office Equipment	0	0	109	0
Bank Fees	0	0	13	0
Other Misc Admin Expenses	460	0	128,002	0
Total Miscellaneous Admin Expenses	3,215	0	179,352	0
TOTAL ADMINISTRATIVE EXPENSES	39,462	0	488,214	0
TENANT SERVICES				
Tenant Services Salaries	0	0	1,950	0
Employee Benefit Contributions-Tenant Svcs.	0	0	1,373	0
Other Tenant Svcs.	424	0	3,706	0
Tenant Services Contract Costs	-750	0	15,428	0
TOTAL TENANT SERVICES EXPENSES	-326	0	22,457	0
UTILITIES				
Water	8,076	0	26,438	0
Electricity	29,225	0	150,679	0
Gas	20,023	0	37,764	0
Garbage/Trash Removal	10,025	0	55,957	0
Sewer	5,279	0	17,060	0
TOTAL UTILITY EXPENSES	72,627	0	287,898	0
MAINTENANCE AND OPERATIONS				
General Maint Expense				
Maintenance Salaries	26,829	0	208,614	0
Maint. Empl. Rent Free Unit	44	0	44	0
Employee Benefit Contribution-Maint.	9,010	0	34,467	0
Maintenance Uniforms	198	0	754	0
Maintenance Travel/Training	0	0	517	0
Vehicle Gas, Oil, Grease	142	0	1,405	0
Total General Maint Expense	36,223	0	245,801	0
Materials				
Supplies-Appliance	0	0	4,077	0
Supplies-Janitorial/Cleaning	1,143	0	5,019	0
Supplies-Maint/Repairs	9,896	0	90,810	0
Supplies-Plumbing	145	0	748	0
Maintenance Paper/Supplies	0	0	555	0
Total Materials	11,184	0	101,209	0
Contract Costs				
Contract-Alarm/Extinguisher	244	0	571	0
Contract-Appliance	0	0	503	0
Contract-Building Repairs	23,815	0	34,287	0
Contract-Decorating/Painting	0	0	205	0
Contract-Electrical	0	0	314	0
Contract-Pest Control	15,140	0	38,080	0
Contract-Grounds	0	0	2,800	0
Contract-Janitorial/Cleaning	642	0	642	0
Contract-Plumbing	1,045	0	8,379	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Contract-Vehicle Maintenance	0	0	903	0
Contract-Elevator Monitoring	0	0	1,520	0
Contract-Alarm Monitoring	417	0	4,475	0
Contract-IT Contracts	883	0	2,601	0
Contract-Asset Fees	0	0	2,352	0
Contract-Bookkeeping Fees	2,168	0	8,672	0
Contract-Fee For Service	0	0	186,192	0
Contract Costs-Other	0	0	85,777	0
Total Contract Costs	<u>44,354</u>	<u>0</u>	<u>378,273</u>	<u>0</u>
TOTAL MAINTENANCE EXPENSES	91,761	0	725,284	0
GENERAL EXPENSES				
Insurance	0	0	144	0
Liability Insurance	0	0	3,637	0
Payments in Lieu of Taxes	0	0	33,990	0
Employee Benefits	44	0	28,226	0
Retiree Insurance	0	0	1,550	0
Workers Compensation	494	0	2,899	0
Bad Debt-Tenant Rents	-38	0	34	0
Security/Law Enforcement	11,863	0	121,735	0
TOTAL GENERAL EXPENSES	<u>12,364</u>	<u>0</u>	<u>192,215</u>	<u>0</u>
TOTAL EXPENSES	215,888	0	1,716,069	0
CFP CY Received				
CFP Subsidy Earned	130,375	0	260,750	0
CFP 15 Received	164,808	0	329,616	0
CFP 16 Received	381,032	0	929,283	0
TOTAL CFP CY Received	<u>676,215</u>	<u>0</u>	<u>1,519,649</u>	<u>0</u>
NET INCOME	40,702	0	2,302,970	0

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

		Current Balance
All		
ASSETS		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash Operating 1		178,211
Petty Cash		408
Total Unrestricted Cash		<u>178,618</u>
TOTAL CASH		178,618
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants		36,956
A/R-HUD		43,629
TOTAL ACCOUNTS AND NOTES RECEIVABLE		<u>80,584</u>
OTHER CURRENT ASSETS		
Investments-Unrestricted		93
Prepaid Insurance		10,080
TOTAL OTHER CURRENT ASSETS		<u>10,173</u>
TOTAL CURRENT ASSETS		269,376
FIXED ASSETS		
Buildings		6,353,544
Furniture and Equipment-Dwelling		85,196
Furniture and Equipment-Admin.		64,685
Leashold Improvements		56,354
Site Improvement		67,092
Accum Depreciation-Buildings		-5,229,948
TOTAL FIXED ASSETS (NET)		<u>1,396,922</u>
CFP Funding		
CFP 16 Mgmt Improvements		3,257
CFP 14 Fees and Costs		5,750
CFP 16 Dwelling Structures		69,246
CFP 16 Non-Dwelling Structures		-550
CFP 16 Non-Dwelling Equipment		28,493
TOTAL CFP FUNDING		<u>106,196</u>
TOTAL ASSETS		<u>1,772,493</u>
LIABILITIES & EQUITY		
LIABILITIES:		
CURRENT LIABILITIES:		
A/P Vendors and Contractors		28,996
Tenant Security Deposits		15,057
Security Deposit Clearing Account		216
A/P-Misc. Payroll Withholdings		-78
Federal Tax Withholding		-144
State Tax Withholding		144
Employee FICA Withholding		0
Employee Medicare Withholding		6,700
State Unemployment Tax		-10,458
Workers Compensation		-1,367
Retirement W/H		9,562
Supplemental Insurance W/H		616

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysj_bs

	Current Balance
Accrued PILOT	-4,788
Tenant Prepaid Rents	1,836
Accrued Compensated Absences-Current	5,649
TOTAL CURRENT LIABILITIES	<u>51,942</u>
TOTAL LIABILITIES	<u>51,942</u>
EQUITY	
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	1,407,784
Retained Earnings-Unrestricted Net Assets	312,767
TOTAL RETAINED EARNINGS:	<u>1,720,551</u>
TOTAL EQUITY	<u>1,720,551</u>
TOTAL LIABILITIES AND EQUITY	<u>1,772,493</u>

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Rental Income				
Tenant Rent	11,970	0	141,370	0
Utility Reimb.-LIPH	-1,470	0	-5,045	0
Total Rental Income	10,500	0	136,325	0
Other Tenant Income	66	0	4,463	0
Late Charges	0	0	325	0
Legal Fees - Tenant	0	0	346	0
Tenant Owed Utilities	0	0	184	0
Tenant Screening	0	0	-12	0
Misc.Tenant Income	50	0	250	0
TPA Rent	373	0	2,970	0
TPA Damage	70	0	70	0
Total Other Tenant Income	559	0	8,596	0
NET TENANT INCOME	11,059	0	144,921	0
GRANT INCOME				
HUD PHA Operating Grants/Subsidy	-11,494	0	397,032	0
Capital Fund Grants	-958	0	-958	0
TOTAL GRANT INCOME	-12,452	0	396,074	0
OTHER INCOME				
Investment Income - Unrestricted	93	0	93	0
Miscellaneous Other Income	0	0	3,069	0
TOTAL OTHER INCOME	93	0	3,162	0
TOTAL INCOME	-1,300	0	544,157	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	7,000	0	37,114	0
Employee Benefit Contribution-Admin	2,106	0	5,674	0
Total Administrative Salaries	9,107	0	42,788	0
Legal Expense				
Criminal Background Checks	0	0	112	0
Tenant Screening	0	0	224	0
General Legal Expense	101	0	1,289	0
Total Legal Expense	101	0	1,625	0
Other Admin Expenses				
Staff Training	455	0	10,046	0
Travel	0	0	859	0
Accounting Fees	0	0	4,623	0
Auditing Fees	405	0	6,882	0
Management Fee	5,510	0	60,153	0
Asset Management Fees	480	0	4,375	0
Total Other Admin Expenses	6,860	0	86,938	0
Miscellaneous Admin Expenses				
Membership and Fees	177	0	750	0
Publications	0	0	406	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Office Supplies	364	0	880	0
Telephone	684	0	6,938	0
Postage	170	0	471	0
Software License Fees	0	0	14,103	0
Copiers	0	0	602	0
Software	0	0	111	0
Internet	482	0	1,455	0
Fax	0	0	674	0
Cell Phones/Pagers	0	0	671	0
Payroll Services Fees	0	0	443	0
Small Office Equipment	0	0	109	0
Other Misc Admin Expenses	230	0	12,118	0
Total Miscellaneous Admin Expenses	2,106	0	39,731	0
TOTAL ADMINISTRATIVE EXPENSES	18,164	0	171,082	0
TENANT SERVICES				
Other Tenant Svcs.	0	0	233	0
Tenant Services Contract Costs	-750	0	4,228	0
Tenant Relocation	288	0	388	0
TOTAL TENANT SERVICES EXPENSES	-462	0	4,850	0
UTILITIES				
Water	9,884	0	57,458	0
Electricity	596	0	3,073	0
Electricity-Vacant Units	174	0	597	0
Gas	715	0	16,082	0
Gas-Vacant Units	52	0	309	0
Garbage/Trash Removal	2,937	0	19,858	0
Sewer	5,296	0	18,754	0
TOTAL UTILITY EXPENSES	19,654	0	116,131	0
MAINTENANCE AND OPERATIONS				
General Maint Expense				
Maintenance Salaries	12,359	0	77,728	0
Employee Benefit Contribution-Maint.	697	0	28,688	0
Maintenance Uniforms	0	0	558	0
Maintenance Travel/Training	0	0	297	0
Vehicle Gas, Oil, Grease	54	0	558	0
Total General Maint Expense	13,110	0	107,830	0
Materials				
Supplies-Appliance	0	0	1,693	0
Supplies-Electrical	0	0	8	0
Supplies-Janitorial/Cleaning	399	0	1,564	0
Supplies-Maint/Repairs	3,005	0	40,555	0
Total Materials	3,404	0	43,820	0
Contract Costs				
Contract-Alarm/Extinguisher	342	0	569	0
Contract-Building Repairs	0	0	8,300	0
Contract-Decorating/Painting	0	0	3,190	0
Contract-Electrical	0	0	105	0
Contract-Pest Control	3,192	0	13,859	0
Contract-Grounds	0	0	7,700	0
Contract-Plumbing	0	0	1,354	0
Contract-HVAC	1,107	0	1,676	0
Contract-Alarm Monitoring	173	0	1,820	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Contract-IT Contracts	318	0	1,527	0
Contract-Asset Fees	0	0	960	0
Contract-Bookkeeping Fees	908	0	3,632	0
Contract Costs-Other	0	0	21,211	0
Total Contract Costs	6,038	0	65,902	0
TOTAL MAINTENACE EXPENSES	22,553	0	217,552	0
GENERAL EXPENSES				
Insurance	0	0	64	0
Liability Insurance	0	0	1,504	0
Payments in Lieu of Taxes	0	0	8,610	0
Employee Benefits	17	0	1,075	0
Retiree Insurance	0	0	650	0
Workers Compensation	220	0	1,289	0
Bad Debt-Tenant Rents	-50	0	-217	0
Security/Law Enforcement	915	0	3,150	0
TOTAL GENERAL EXPENSES	1,101	0	16,125	0
HOUSING ASSISTANCE PAYMENTS				
Tenant Utility Payments-Voucher	0	0	2,817	0
TOTAL HOUSING ASSISTANCE PAYMENTS	0	0	2,817	0
TOTAL EXPENSES	61,010	0	528,556	0
CFP CY Received				
CFP Subsidy Earned	0	0	126,730	0
CFP 15 Received	0	0	42,999	0
CFP 16 Received	0	0	24,346	0
TOTAL CFP CY Received	0	0	194,075	0
NET INCOME	-62,310	0	209,676	0

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysj_bs

Current Balance

		Current Balance
All		
ASSETS		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash In Bank-Legacy Acct		252
Cash Operating 1		131,022
Petty Cash		1,099
Total Unrestricted Cash		<u>132,373</u>
TOTAL CASH		132,373
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Other		15,740
TOTAL ACCOUNTS AND NOTES RECEIVABLE		<u>15,740</u>
OTHER CURRENT ASSETS		
Investments-Unrestricted		25,124
Prepaid Insurance		2,120
TOTAL OTHER CURRENT ASSETS		<u>27,244</u>
TOTAL CURRENT ASSETS		175,357
FIXED ASSETS		
Buildings		583,527
Furniture and Equipment-Dwelling		49,378
Leashold Improvements		250
Accum Depreciation-Buildings		-610,737
TOTAL FIXED ASSETS (NET)		<u>22,417</u>
TOTAL ASSETS		<u>197,775</u>
LIABILITIES & EQUITY		
LIABILITIES:		
CURRENT LIABILITIES:		
A/P Vendors and Contractors		10,510
A/P-Misc. Payroll Withholdings		-231
State Tax Withholding		0
Employee Medicare Withholding		23,662
Workers Compensation		-2,323
Retirement W/H		46,520
Garnishments		334
Supplemental Insurance W/H		4,000
Other Current Liabilities		5,043
Accrued Compensated Absences-Current		6,532
TOTAL CURRENT LIABILITIES		<u>94,049</u>
TOTAL LIABILITIES		<u>94,049</u>
EQUITY		
CONTRIBUTED CAPITAL:		
Donations		500
TOTAL CONTRIBUTED CAPITAL		<u>500</u>
RETAINED EARNINGS:		

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

	Current Balance
Invested in Capital Assets-Net of Debt	22,167
Retained Earnings-Unrestricted Net Assets	81,058
TOTAL RETAINED EARNINGS:	103,226
TOTAL EQUITY	103,726
TOTAL LIABILITIES AND EQUITY	197,775

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Laundry and Vending	0	0	492	0
Total Other Tenant income	0	0	492	0
NET TENANT INCOME	0	0	492	0
OTHER INCOME				
Management Fee Income	34,730	0	334,636	0
Bookkeeping Fee Income	0	0	5,430	0
Asset Management Fee Income	0	0	9,865	0
Miscellaneous Other Income	472	0	9,958	0
Operating Transfers IN	0	0	90,105	0
TOTAL OTHER INCOME	35,202	0	449,994	0
TOTAL INCOME	35,202	0	450,486	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	40,560	0	317,132	0
Employee Benefit Contribution-Admin	13,986	0	91,698	0
Total Administrative Salaries	54,546	0	408,829	0
Legal Expense				
General Legal Expense	0	0	12,854	0
Total Legal Expense	0	0	12,854	0
Other Admin Expenses				
Staff Training	455	0	10,819	0
Travel	0	0	816	0
Accounting Fees	0	0	4,044	0
Auditing Fees	1,012	0	3,262	0
Total Other Admin Expenses	1,467	0	18,941	0
Miscellaneous Admin Expenses				
Membership and Fees	293	0	1,627	0
Publications	97	0	545	0
Office Supplies	807	0	4,076	0
Computer Parts	0	0	1,753	0
Telephone	66	0	1,094	0
Postage	426	0	1,176	0
Software	0	0	284	0
Fax	0	0	55	0
Cell Phones/Pagers	0	0	791	0
Payroll Services Fees	0	0	608	0
Small Office Equipment	0	0	109	0
Bank Fees	5	0	214	0
Other Misc Admin Expenses	1,710	0	32,074	0
Total Miscellaneous Admin Expenses	3,404	0	44,406	0
TOTAL ADMINISTRATIVE EXPENSES	59,416	0	485,030	0
TENANT SERVICES				
Other Tenant Svcs.	0	0	588	0
Tenant Relocation	0	0	389	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
TOTAL TENANT SERVICES EXPENSES	0	0	977	0
UTILITIES				
Water	83	0	637	0
Sewer	83	0	191	0
TOTAL UTILITY EXPENSES	166	0	828	0
MAINTENANCE AND OPERATIONS				
General Maint Expense				
Maint. Empl. Rent Free Unit	33	0	33	0
Total General Maint Expense	33	0	33	0
Materials				
Supplies-Maint/Repairs	0	0	249	0
Total Materials	0	0	249	0
Contract Costs				
Contract-Alarm/Extinguisher	25	0	25	0
Contract-Pest Control	175	0	175	0
Contract-Plumbing	0	0	298	0
Contract-Alarm Monitoring	0	0	180	0
Contract-IT Contracts	348	0	1,433	0
Contract Costs-Other	0	0	290	0
Total Contract Costs	548	0	2,401	0
TOTAL MAINTENANCE EXPENSES	581	0	2,683	0
GENERAL EXPENSES				
Insurance	14,568	0	14,728	0
Property Insurance	0	0	-9,568	0
Employee Benefits	33	0	3,591	0
Retiree Insurance	2,676	0	21,414	0
Workers Compensation	549	0	3,247	0
Bad Debt-Tenant Rents	0	0	-82	0
TOTAL GENERAL EXPENSES	17,826	0	33,330	0
TOTAL EXPENSES	77,990	0	522,848	0
NET INCOME	-42,788	0	-72,362	0

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysj_bs

Current Balance

All

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash Operating 1

217,244

Total Unrestricted Cash

217,244

Restricted Cash

Cash Restricted-HAP

22,928

Total Restricted Cash

22,928

TOTAL CASH

240,173

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants

3,799

TOTAL ACCOUNTS AND NOTES RECEIVABLE

3,799

OTHER CURRENT ASSETS

Investments-Unrestricted

3,657

Prepaid Insurance

1,775

TOTAL OTHER CURRENT ASSETS

5,433

TOTAL CURRENT ASSETS

249,404

FIXED ASSETS

Furniture and Equipment-Admin.

33,341

Accum Depreciation-Furn & Equip Admin

-33,341

TOTAL FIXED ASSETS (NET)

0

TOTAL ASSETS

249,404

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors

-3,379

A/P Other

42,809

A/P-Misc. Payroll Withholdings

-626

Employee FICA Withholding

0

Employee Medicare Withholding

11,153

Workers Compensation

-1,549

Retirement W/H

2,619

Supplemental Insurance W/H

444

Other Current Liabilities

2,473

Accrued Compensated Absences-Current

3,044

TOTAL CURRENT LIABILITIES

56,987

TOTAL LIABILITIES

56,987

EQUITY

RETAINED EARNINGS:

Invested in Capital Assets-Net of Debt

59,570

Retained Earnings-Unrestricted Net Assets

132,847

TOTAL RETAINED EARNINGS:

192,417

TOTAL EQUITY

192,417

Friday, February 15, 2019

08:11 AM

Balance Sheet

Period = Jan 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

TOTAL LIABILITIES AND EQUITY

249,404

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
Revenue & Expenses				
INCOME				
TENANT INCOME				
Fraud Recovery	921	0	6,930	0
Total Other Tenant Income	921	0	6,930	0
NET TENANT INCOME	921	0	6,930	0
GRANT INCOME				
Section 8 HAP Earned	228,973	0	2,146,557	0
Section 8 Admin. Fee Income	21,101	0	208,720	0
TOTAL GRANT INCOME	250,074	0	2,355,277	0
OTHER INCOME				
Investment Income - Unrestricted	63	0	344	0
Investment Income - Restricted	0	0	1	0
Fraud Recovery	0	0	9,216	0
Miscellaneous Other Income	1,150	0	2,732	0
TOTAL OTHER INCOME	1,213	0	12,292	0
TOTAL INCOME	252,208	0	2,374,499	0
EXPENSES				
ADMINISTRATIVE				
Administrative Salaries				
Administrative Salaries	14,703	0	96,600	0
Employee Benefit Contribution-Admin	4,609	0	29,387	0
Total Administrative Salaries	19,312	0	125,987	0
Legal Expense				
Tenant Screening	189	0	1,248	0
Total Legal Expense	189	0	1,248	0
Other Admin Expenses				
Staff Training	1,498	0	7,566	0
Travel	0	0	798	0
Accounting Fees	0	0	3,105	0
Auditing Fees	674	0	7,151	0
Port Out Admin Fee Paid	763	0	2,098	0
Management Fee	3,000	0	27,000	0
Total Other Admin Expenses	5,935	0	47,718	0
Miscellaneous Admin Expenses				
Membership and Fees	0	0	40	0
Publications	0	0	162	0
Office Supplies	302	0	1,154	0
Telephone	97	0	812	0
Postage	284	0	1,044	0
Software	0	0	140	0
Fax	0	0	81	0
Cell Phones/Pagers	0	0	205	0
Payroll Services Fees	0	0	356	0
Small Office Equipment	0	0	109	0
Other Misc Admin Expenses	2,116	0	7,686	0
Total Miscellaneous Admin Expenses	2,799	0	11,787	0
TOTAL ADMINISTRATIVE EXPENSES	28,234	0	186,740	0

Income Statement

Period = Jan 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
TENANT SERVICES				
Tenant Services Contract Costs	0	0	5,728	0
TOTAL TENANT SERVICES EXPENSES	0	0	5,728	0
UTILITIES				
Water	83	0	393	0
Garbage/Trash Removal	0	0	44	0
Sewer	83	0	191	0
TOTAL UTILITY EXPENSES	166	0	629	0
MAINTENANCE AND OPERATIONS				
Contract Costs				
Contract-Pest Control	175	0	175	0
Contract-Janitorial/Cleaning	0	0	4,097	0
Contract-Alarm Monitoring	0	0	180	0
Contract-IT Contracts	318	0	1,234	0
Contract-Fee For Service	0	0	3,224	0
Contract Costs-Other	0	0	674	0
Total Contract Costs	493	0	9,583	0
TOTAL MAINTENACE EXPENSES	493	0	9,583	0
GENERAL EXPENSES				
Insurance	0	0	107	0
Employee Benefits	17	0	2,666	0
Workers Compensation	366	0	1,624	0
TOTAL GENERAL EXPENSES	383	0	4,397	0
HOUSING ASSISTANCE PAYMENTS				
Housing Assistance Payments	190,877	0	2,067,820	0
Tenant Utility Payments-Voucher	2,497	0	20,214	0
Portable Out HAP Payments	15,493	0	43,657	0
TOTAL HOUSING ASSISTANCE PAYMENTS	208,867	0	2,131,691	0
TOTAL EXPENSES	238,142	0	2,338,768	0
NET INCOME	14,066	0	35,731	0

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT
Jan-19**

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
12.20.2018	930	Lynne Smereka court filing cost	91700.1	55.00		
			91800.1	\$		BALANCE
			91800.2	\$8.56		\$ 1,174.74
			91800.3	\$8.56		
01.04.2019	931	Lynne Smereka mileage reimbursement 12.3.2018-12.21.2018	91800.4	34.23		\$ 1,140.51
01.04.2019	932	Dustin Williams mileage reimbursement 12.21.2018-12.25.2018	91800.1	51.02		\$ 1,089.49
01.04.2019	933	Roy Nethercott mileage reimbursement 12.28.2018-12.28.2018	91800.2	4.58		\$ 1,084.91
01.04.2019	934	Jamey Jones mileage reimbursement 12.15.2018-12.20.2018	91800.3	34.83		\$ 1,050.08
01.04.2019	935	Jamey Jones mileage reimbursement 12.27.2018-12.28.2018	91800.3	15.97		\$ 1,034.11
01.04.2019	936	Lynne Smereka court costs	91700	70.00		\$ 964.11
01.04.2019	937	Jannaa Pool mileage reimbursement 12.3.2018-12.29.2018	91800.1	77.29		\$ 886.82
01.04.2019	938	Deposit \$25 INTO SAFE did not need. This is from trans# 926		(25.00)		\$ 911.82
01.17.2019	939	Jason Norman quarters for bed bug prep	92400.2	10.00		\$ 901.82
01.17.2019	940	Anthony Gittens 4 keys for Traverese	94200.2	10.04		\$ 891.78
01.17.2019	941	Alice Walker fabric protector CLR	94200.2	6.86		\$ 884.92

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 01/01/2019 and 02/01,2019

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	00000035	2515	Emergency	Smoke Detectors	Smoke Alarm	01/02/2019 8:23 AM	01/02/2019 9:15 AM	0.87
amp1	00000072	2535	Emergency	Plumbing	No hot water	01/02/2019 11:00 AM	01/02/2019 11:30 AM	0.50
amp1	00000101	2536	Emergency	HVAC	No heat	01/02/2019 12:30 PM	01/02/2019 12:30 PM	0.00
amp1	00000099	2649	Emergency	HVAC	No heat	01/11/2019 7:58 AM	01/11/2019 9:30 AM	1.53
amp1	00000052	2641	Emergency	Smoke Detectors	Smoke alarm	01/10/2019 10:59 AM	01/10/2019 12:30 PM	1.52
amp1	00000003	2591	Emergency	HVAC	No heat	01/01/2019 2:26 PM	01/01/2019 3:07 PM	0.68
amp1	00000026	2593	Emergency	Plumbing	Water leak	01/02/2019 7:12 PM	01/02/2019 8:22 PM	1.17
amp1	00000112	2633	Emergency	HVAC	No heat	01/10/2019 10:03 AM	01/10/2019 10:30 AM	0.45
amp1	00000018	2743	Emergency	HVAC	No heat	01/21/2019 4:27 AM	01/21/2019 5:01 AM	0.57
amp1	00000126	2744	Emergency	HVAC	No heat	01/21/2019 5:42 PM	01/21/2019 6:35 PM	0.88
amp1	00000069	2745	Emergency	HVAC	No heat	01/20/2019 2:49 PM	01/20/2019 3:47 PM	0.97
amp1	00000042	2754	Emergency	Plumbing	Plumbing issues	01/14/2019 6:50 PM	01/14/2019 9:00 PM	2.17
amp1	00000145	2820	Emergency	Windows/Blinds	Broken window	01/26/2019 5:30 AM	01/26/2019 7:30 AM	2.00
amp1	00000068	2821	Emergency	Plumbing	Broken pipe	01/25/2019 4:02 PM	01/25/2019 5:00 PM	0.97
amp1	00000085	2823	Emergency	HVAC	No heat	01/26/2019 2:45 PM	01/26/2019 4:00 PM	1.25
amp1	00000149	2824	Emergency	HVAC	No heat	01/27/2019 9:35 AM	01/27/2019 11:15 AM	1.67
amp1	00000125	2825	Emergency	HVAC	No heat	01/28/2019 12:40 PM	01/28/2019 2:50 PM	2.17
amp1	00000101	2746	Emergency	HVAC	No heat	01/20/2019 10:00 PM	01/20/2019 10:45 PM	0.75
amp1	00000069	2751	Emergency	HVAC	No heat	01/20/2019 12:33 PM	01/20/2019 1:42 PM	1.15
amp1	00000014	2752	Emergency	Doors/Locks	Lock out	01/19/2019 9:20 AM	01/19/2019 10:18 AM	0.97
amp1	00000147	2817	Emergency	Plumbing	No hot water	01/26/2019 1:15 PM	01/26/2019 2:25 PM	1.17
amp2	I-64	2573	Emergency	Appliances	No heat	01/03/2019 7:26 PM	01/03/2019 8:05 PM	0.65
amp2	I-12	2711	Emergency	Doors/Locks	Lock out	01/13/2019 8:50 AM	01/13/2019 9:20 AM	0.50
amp2	H-9	2713	Emergency	Doors/Locks	Lock out	01/15/2019 8:24 PM	01/15/2019 9:10 PM	0.77
amp2	I-4	2721	Emergency	Doors/Locks	Lock out	01/17/2019 4:40 PM	01/17/2019 5:20 PM	0.67
amp2	I-68	2709	Emergency	Plumbing	Leak in unit	01/12/2019 9:00 AM	01/12/2019 10:30 AM	1.50
amp2	I-38	2710	Emergency	Doors/Locks	Lock out	01/12/2019 1:00 PM	01/12/2019 2:00 PM	1.00
amp2	I-14	2712	Emergency	Appliances	No heat	01/13/2019 9:20 AM	01/13/2019 10:00 AM	0.67
amp2	B-22	2714	Emergency	Electrical	Power goes on and off	01/17/2019 1:22 AM	01/17/2019 2:00 AM	0.63
amp2		2734	Emergency	Emergency	Fire alarm pulled	01/19/2019 5:17 AM	01/19/2019 6:19 AM	1.03
amp2	E-8	2814	Emergency	Plumbing	Water leak	01/27/2019 7:15 AM	01/27/2019 7:30 AM	0.25
amp2		2816	Emergency	Electrical	I Building elevator	01/27/2019 7:00 AM	01/27/2019 8:30 AM	1.50
amp2	H-20	2733	Emergency	Doors/Locks	Lock out	01/20/2019 11:14 AM	01/20/2019 11:40 AM	0.43
amp2	I-9	2780	Emergency	Plumbing	Leak in water heater closet	01/23/2019 6:35 PM	01/23/2019 7:30 PM	0.92
amp2		2781	Emergency	Plumbing	G-Bldg Flood	01/23/2019 3:00 AM	01/23/2019 2:34 PM	11.57
amp3	00000057	2724	Emergency	Electrical	Gas smell	01/14/2019 4:30 PM	01/14/2019 6:00 PM	1.50
amp3	00000004	2532	Emergency	Plumbing	No hot water	01/01/2019 12:25 PM	01/01/2019 1:00 PM	0.58
amp3	00000096	2514	Emergency	HVAC	No heat	01/02/2019 9:00 AM	01/02/2019 11:30 AM	2.50
amp3	00000091	2735	Emergency	HVAC	No heat	01/19/2019 7:30 PM	01/19/2019 10:05 PM	2.58
amp3	00000014	2736	Emergency	HVAC	No heat	01/19/2019 2:53 PM	01/19/2019 4:09 PM	1.27
amp3	00000098	2737	Emergency	HVAC	Furnace	01/20/2019 3:48 PM	01/20/2019 4:13 PM	0.42
amp3	00000110	2738	Emergency	HVAC	No heat	01/20/2019 6:04 PM	01/20/2019 8:27 PM	2.38
amp3	00000097	2739	Emergency	Plumbing	Leak	01/21/2019 1:36 PM	01/21/2019 2:52 PM	1.27
amp3	00000086	2777	Emergency	Plumbing	No hot water	01/24/2019 10:00 AM	01/24/2019 10:20 AM	0.33
amp3	00000075	2757	Emergency	HVAC	No heat	01/21/2019 10:45 AM	01/21/2019 11:00 AM	0.25
amp3	00000097	2837	Emergency	Plumbing	Leak	01/30/2019 1:15 PM	01/30/2019 1:45 PM	0.50
amp3	00000099	2800	Emergency	HVAC	No heat	01/27/2019 11:20 AM	01/27/2019 12:00 PM	0.67
amp3	00000075	2801	Emergency	HVAC	No heat	01/28/2019 11:10 AM	01/28/2019 12:30 PM	1.33

Work Orders Completed within 24 Hours

48

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	00000112	2522	Emergency	Plumbing	No hot water	01/02/2019 10:32 AM	01/03/2019 1:00 PM	26
amp1	00000108	2597	Emergency	Plumbing	Water leak	01/07/2019 11:00 AM	01/10/2019 12:15 PM	73

Work Orders Completed in more than 24 Hours **2**

Total number of emergency work orders: 50
 Total number of emergency work orders completed/abated within 24 hours 48
 Percentage of emergency work orders completed/abated within 24 hours 96 %

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017-18
		BILL	CONSUMP	NET BILL	MCF CONSUMP	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL BILL		
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	\$ 18,895.43	\$ 35,823.32
Feb-19												\$ -
Mar-18	49,494	\$ 6,669.40	1,020	\$ 8,101.11	25,700	\$ 937.62	\$ 525.03			\$ 1,462.65	\$ 1,462.65	\$ 16,233.16
Mar-19										\$ -	\$ -	\$ -
Apr-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32						\$ -	\$ -	\$ 14,554.61
Apr-19										\$ -	\$ -	\$ -
May-18	43,613	\$ 5,998.15	428	\$ 3,184.04	263,400	\$ 10,075.32	\$ 5,481.25			\$ 15,556.57	\$ 15,556.57	\$ 24,738.76
May-19										\$ -	\$ -	\$ -
Jun-18	47,512	\$ 6,924.55	408	\$ 2,970.14	43,900	\$ 1,469.15	\$ 837.17			\$ 2,306.32	\$ 2,306.32	\$ 12,201.01
Jun-19										\$ -	\$ -	\$ -
Jul-18	64,140	\$ 8,913.78	681	\$ 1,373.15						\$ -	\$ -	\$ 10,286.93
Jul-19										\$ -	\$ -	\$ -
Aug-18	62,144	\$ 8,701.94	158	\$ 1,235.37	382,000	\$ 14,222.86	\$ 8,285.34			\$ 22,508.20	\$ 22,508.20	\$ 32,445.51
Aug-19										\$ -	\$ -	\$ -
Sep-18	66,713	\$ 8,966.94	173	\$ 1,373.64	26,500	\$ 1,003.70	\$ 593.23			\$ 1,596.93	\$ 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	\$ 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	\$ 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	59,075	\$ 7,594.43	1,154	\$ 9,301.95	-	\$ -	\$ -	\$ -	\$ 16,896.38			

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017-18
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	136,000	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$ 36,794.79
Jan-19	133,140	\$ 16,400.42	1,160	\$ 9,758.52	123,000	\$ 3,906.21	\$ 2,509.50	\$ 6,415.71	\$ 32,574.65
Feb-18	126,720	\$ 16,500.43	1,230	\$ 9,923.86	115,000	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$ 32,842.39
Feb-19	125,040	\$ 16,171.87	950	\$ 7,575.31	135,000	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$ 30,351.35
Mar-18	118,600	\$ 15,478.19	901	\$ 6,658.32	115,000	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$ 27,847.06
Apr-18	105,640	\$ 14,146.42	593	\$ 4,312.62	119,000	\$ 3,748.35	\$ 2,227.55	\$ 5,975.90	\$ 24,434.94
May-18	125,580	\$ 19,720.24	287	\$ 2,099.13	132,000	\$ 4,056.29	\$ 2,458.00	\$ 6,514.29	\$ 28,333.66
Jun-18	162,800	\$ 21,748.51	207	\$ 1,536.05	108,000	\$ 3,436.47	\$ 2,028.01	\$ 5,464.48	\$ 28,749.04
Jul-18	152,240	\$ 20,391.54	236	\$ 1,735.36	91,000	\$ 3,181.73	\$ 1,953.14	\$ 5,134.87	\$ 27,261.77
Aug-18	159,600	\$ 20,466.11	201	\$ 1,502.09	100,350	\$ 3,452.23	\$ 2,115.06	\$ 5,567.29	\$ 27,535.49
Sep-18	116,480	\$ 14,976.98	264	\$ 2,052.03	177,444	\$ 5,177.21	\$ 3,539.60	\$ 8,716.81	\$ 25,745.82
Oct-18	113,840	\$ 14,215.37	529	\$ 4,340.60	114,000	\$ 3,735.77	\$ 2,360.72	\$ 6,096.49	\$ 24,652.46
Nov-18	126,120	\$ 15,771.22	1,102	\$ 10,278.38	140,000	\$ 4,334.71	\$ 2,936.05	\$ 7,270.76	\$ 33,320.36
Dec-18									
Dec-19									
2018	1,594,900	\$ 209,632.90	7,849	\$ 62,165.21	1,482,794	\$ 46,502.13	\$ 29,568.89	\$ 76,071.02	\$ 347,869.13
2019	133,140	\$ 16,400.42	1,160	\$ 9,758.52	123,000	\$ 3,906.21	\$ 2,509.50	\$ 6,415.71	\$ 32,574.65

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017-18
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$	14,127.08	
Jan-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	1,699	\$ 308.46	51	\$ 442.68				\$	\$	751.14	
Mar-18								\$	\$		
Mar-19								\$	\$		
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								\$	\$		
May-18	1,457	\$ 266.32	17	\$ 176.52				\$	\$	442.84	
May-19								\$	\$		
Jun-18	1,948	\$ 340.26	5	\$ 96.16				\$	\$	436.42	
Jun-19								\$	\$		
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								\$	\$		
Aug-18	2,990	\$ 482.79	4	\$ 78.81				\$	\$	561.60	
Aug-19								\$	\$		
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	2,842	\$ 520.51	108	\$ 863.82	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$	16,564.27	

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS		WATER		NET BILL	SEWER BILL	WATER BILL	NET WATER BILL	TOTAL MONTHLY UTILITY 2017-18
			MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL					
Jan-18	232,785	\$ 29,109.27	3,048	\$ 22,171.94	339,500	\$ 12,557.57	\$ 6,748.97	\$ 19,306.54	\$ 70,587.75		
Jan-19	195,057	\$ 24,515.36	2,422	\$ 19,924.29	391,600	\$ 13,790.56	\$ 7,805.09	\$ 21,595.65	\$ 66,035.30		
Feb-18	182,065	\$ 23,947.95	2,506	\$ 20,270.93	446,500	\$ 15,844.72	\$ 9,468.81	\$ 25,313.53	\$ 69,532.41		
Feb-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Mar-18	176,233	\$ 23,149.73	2,021	\$ 16,119.10	160,700	\$ 5,037.81	\$ 3,029.01	\$ 8,066.82	\$ 47,335.65		
Mar-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Apr-18	175,295	\$ 22,897.12	1,972	\$ 14,618.79	309,600	\$ 11,732.78	\$ 6,201.46	\$ 17,934.24	\$ 55,450.15		
Apr-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
May-18	150,710	\$ 20,410.89	1,038	\$ 7,673.18	382,400	\$ 13,823.67	\$ 7,708.80	\$ 21,532.47	\$ 49,616.54		
May-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Jun-18	175,040	\$ 26,985.05	700	\$ 5,165.43	175,900	\$ 5,525.44	\$ 3,295.17	\$ 8,820.61	\$ 40,971.09		
Jun-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Jul-18	229,806	\$ 31,123.99	892	\$ 2,983.91	332,100	\$ 12,856.53	\$ 6,699.91	\$ 19,556.44	\$ 53,664.34		
Jul-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Aug-18	217,374	\$ 29,576.27	398	\$ 3,049.54	473,000	\$ 17,404.59	\$ 10,238.48	\$ 27,643.07	\$ 60,268.88		
Aug-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Sep-18	229,111	\$ 29,880.78	378	\$ 2,960.34	126,850	\$ 4,455.93	\$ 2,708.29	\$ 7,164.22	\$ 40,005.34		
Sep-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Oct-18	171,517	\$ 22,088.70	504	\$ 4,022.65	433,644	\$ 15,550.45	\$ 9,162.11	\$ 24,712.56	\$ 50,823.91		
Oct-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Nov-18	161,096	\$ 20,457.56	1,091	\$ 9,004.19	440,100	\$ 16,168.37	\$ 9,569.13	\$ 25,737.50	\$ 55,199.25		
Nov-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
Dec-18	186,736	\$ 23,490.18	2,243	\$ 20,494.77	169,000	\$ 5,408.90	\$ 3,574.99	\$ 8,983.89	\$ 52,968.84		
Dec-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -		
2018	2,287,768	\$ 303,117.49	16,791	\$ 128,534.77	3,789,294	\$ 136,366.76	\$ 78,405.13	\$ 214,771.89	\$ 646,424.15		
2019	195,057	\$ 24,515.36	2,422	\$ 19,924.29	391,600	\$ 13,790.56	\$ 7,805.09	\$ 21,595.65	\$ 66,035.30		