

Jackson Housing Commission
Board of Commissioners
Regular Meeting
March 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: February 20, 2019
6. Approval of the Previously Paid Liabilities: February 2019
7. RESOLUTIONS
Resolution No.2019-03: Approval of Collection Losses March 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: April 17, 2019- Reed Manor Community Room

Jackson Housing Commission

Regular Meeting
February 20, 2019
12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on February 20, 2019 in the Shahan Blackstone Community Room. President 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 absent.

Also, present:

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

19-02-20-01 Public Comments

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

19-02-20-02 Approval of the Minutes of the Regular Meeting held January 16, 2019

Commissioner Montgomery **MOVED** to approve the Minutes of the Regular Meeting held January 16, 2019. Commissioner Wade **SECONDED** and upon voice vote, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: C. Parker, J. Stark

19-02-20-03 Approval of Previously Paid Liabilities: January 2019

Mr. Montgomery asked questions regarding the previously paid liabilities. Commissioner Montgomery **MOVED** to approve Previously Paid Liabilities for January 2019. Commissioner Stark **SECONDED** and upon roll call, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: C. Parker, J. Stark

19-02-20-04 Resolution No.2019-02: Approval of Collection Write Off February 20, 2019

Commissioner Montgomery **MOVED** to approve Collection Losses of \$11,786.87. Commissioner Wade **SECONDED** and upon roll call, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: C. Parker, J. Stark

19-02-20-05

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Executive

E. Income Statement

F. PH Income Statement

G. Petty Cash Fund Register

H. After Hours/Emergency Response Report

I. Utility Costs and Consumption

19-02-20-06 **Other Business**

- Ms. Ingram informed the BOC that the Non Profit Network prepared a proposal for consulting services for strategic planning and community engagement around a broad range of relevant areas concerning the RAD conversion, as well as, board and staff development. Katena Cain will contact the BOC and staff in the upcoming months.
- No updates regarding the RAD conversion were available.
- The 2019 Tenant Survey responses will be included in the annual report.
- The tablet program is in progress is underway and is going well.
- Management will discuss the status of cars that appear to be non-working at the complexes during the next Leadership meeting.
- Mr. Montgomery shared his concerns regarding office coverage at the property management offices. Ms. Ingram assured that staff is busy serving residents in the office, out on the properties or out of the office due to approved time off from work.

Commissioner Montgomery **MOTIONED** to adjourn. Commissioner Wade **SECONED** and the February 20, 2019 Regular meeting adjourned at 12:16pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

Previously Paid Liabilities
Public Housing
2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64956	ph	AFLAC	Check				
				006364	amp1	189.18	VX312/006364 JAN. 2019 SUPPLEMENTAL INS.
				006364	amp2	56.52	VX312/006364 JAN. 2019 SUPPLEMENTAL INS.
				006364	amp3	31.20	VX312/006364 JAN. 2019 SUPPLEMENTAL INS.
Total 64956						276.90	
64957	ph	AMAZON	Check				
				936699443368	amp3	207.92	453856696884/ 466556466773 OFC SUPPLIES
				936699443368	amp3	65.01	469947773855/11-7456512-8489858
				936699443368	amp2	32.99	936699443368 \$32.99 OFFICE SUPPLIES
Total 64957						305.92	
64958	ph	AccuShred, LLC	Check				
				48681	amp1	55.00	# 48681 JAN. 2019 DOC. DESTRUCTION
				48681	amp2	25.00	# 48681 JAN. 2019 DOC. DESTRUCTION
				48681	amp3	55.00	# 48681 JAN. 2019 DOC. DESTRUCTION
Total 64958						135.00	
64959	ph	Brooklyn Plumbing, Heating & A/C,	Check				
				660321	amp1	376.83	660321 \$376.83 MINOR PLUMBING SVC
Total 64959						376.83	
64960	ph	CASLER HARDWARE	Check				
				26118, 26131, 26104	amp2	333.60	I-26118, I-26131, I-26104, MAINT. SUPPLIES
Total 64960						333.60	
64961	ph	CONSUMERS ENERGY	Check				
				18735	amp2	13,453.39	111140 KWH CONSUMPTION
				18735	amp1	9,211.37	1143 MCF CONSUMPTION
				18735	amp2	9,702.83	1160 MCF CONSUMPTION
				18735	amp3	25.72	135 KWH CONSUMPTION
				18735	amp3	288.54	1565KWH CONSUMPTION
				18735	amp1	43.69	248 KWH CONSUMPTION
				18735	amp1	41.99	26.93 KWH CONSUMPTION
				18735	amp3	331.11	42 MCF CONSUMPTION
				18735	amp1	7,560.68	58910 KWH CONSUMPTION
				18735	amp3	52.26	6 MCF CONSUMPTION
				18735	amp1	59.84	7 MCF CONSUMPTION
				18735	amp1	74.21	9 MCF CONSUMPTION
Total 64961						40,845.63	
64962	ph	COMCAST	Check				
				18760, 18737	amp1	106.85	852911428-0358478 \$106.85 E HIGH
				18760, 18737	amp3	46.19	852911428-0366921 \$46.19 221 JANKE
				18760, 18737	amp1	199.80	852911428-0369913 \$199.80 316 BARB

Jackson Housing Commission
Previously Paid Liabilities
Public Housing
2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64962							
64963	ph	DBI BUSINESS INTERIORS	Check	71612, 69430, 69421	amp2	53.88	71612-0 \$53.88 SUPPLIES
Total 64963							
64964	ph	Firestone Complete Auto Care	Check	109210	amp1	467.95	CUST# 109210 \$467.95 VEHICLE MAINT.
Total 64964							
64965	ph	GRIFFIN PEST SOLUTIONS	Check	716495 1705893 171640	amp2	2,422.00	1705877 1705889 1708293
				716495 1705893 171640	amp2	3,975.50	1705891 1706053 1607693
				716495 1705893 171640	amp2	2,148.00	1708291 1706056 1705886
				716495 1705893 171640	amp2	3,397.50	1716495 1705893 1716408
				716495 1705893 171640	amp1	460.00	1718040 \$60.00 1718434 \$400.00
				716495 1705893 171640	amp3	475.00	1718389 \$475.00
				716495 1705893 171640	amp1	660.00	1718433 \$600.00 1706698 \$60.00
Total 64965							
64966	ph	GRIMES PLUMBING COMPANY, INC	Check	6085, 6118	amp1	129.10	#6085 \$129.10 HVAC WORK
				6085, 6118	amp2	325.00	#6118 \$325.00 MINOR PLUMBING SVS
Total 64966							
64967	ph	HAMMOND HARDWARE	Check	B389654	amp2	8.54	B389102 \$8.54
				B389654	amp1	77.35	B389166 \$52.18 B389290 \$25.17
				B389654	amp1	33.74	B389654 \$20.26 B389351 \$13.48
				B389654	amp1	41.36	C296146 \$26.07 C295548 \$15.29
Total 64967							
64968	ph	INK CONTRACTING LLC	Check	1374, 1375	amp1	480.00	#1374 \$180.00 #1375 \$300.00 WINDOW INSTALLS
Total 64968							
64969	ph	JACKSON APPLIANCE SERVICE LLC	Check	3876	amp1	73.96	#3876 \$73.96 MAINTENANCE SUPPLIES
Total 64969							
64970	ph	JACKSON GLASS WORKS INC	Check	418878, 418568	amp3	219.20	418568 \$219.20 WINDOW REPAIR/ REPLACEMENT
				418878, 418568	amp1	109.83	418878 \$109.83 WINDOW REPAIR/ REPLACEMENT
Total 64970							

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64971	ph	JACKSON UTILITY BILLING	Check				
				18768	amp2	2,460.05	SEWER
				18768	amp3	5,295.59	SEWER
				18768	amp2	3,775.93	WATER CONSUMPTION 122000
				18768	amp3	9,884.35	WATER CONSUMPTION 268600
Total 64971						21,415.92	
64972	ph	LESTER BROTHERS EXCAVATING,	Check	108387	amp2	642.00	#108387 \$642.00 portable toilet service
Total 64972						642.00	
64973	ph	Lammers Heating & A/C	Check	1191, 24486, 24175, 242	amp1	552.87	12471-25191/12741-24486 HVAC SVS
				1191, 24486, 24175, 242	amp1	282.90	12741-24175/12741-24223 HVAC SVS
Total 64973						835.77	
64974	ph	Hi-Tech Safe & lock Inc.	Check	30025, 30013	amp2	173.20	#30013 \$109.80 #30025 \$63.40 KEYS/ BLANKS
Total 64974						173.20	
64975	ph	KCL GROUP BENEFITS	Check	02.01.2019-02.28.2019	amp1	44.40	02.01.2019-02.28.2019 LIFE AD&D INS
				02.01.2019-02.28.2019	amp2	44.40	02.01.2019-02.28.2019 LIFE AD&D INS
Total 64975						88.80	
64976	ph	JASON'S NEW & USED APPLIANCE	Check	36207	amp1	603.14	#36207 \$603.14 FRIDGE/ CHALET UNIT
Total 64976						603.14	
64977	ph	LIBRA INDUSTRIES, INC. OF MI	Check	2019/0346	amp1	245.00	INV/2019/0346 \$246.00 GRAVES WORK CLOTHING
Total 64977						246.00	
64978	ph	MCGOWAN ELECTRIC SUPPLY INC	Check	1337496	amp2	36.00	1337496 \$36.00 MAINTENANCE SUPPLIES
Total 64978						36.00	
64979	ph	MENARDS - JACKSON	Check	43500	amp1	362.33	42999 /43121 /43262
				43500	amp3	425.70	43461 /44179 MAINT. SUPPLIES
				43500	amp1	653.15	43500 /43039 /34651
				43500	amp2	209.73	44177 \$209.73
Total 64979						1,650.91	
64980	ph	MINUTEMAN SEWER & DRAIN INC	Check				

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 64980				19-0036/ 18-2611	amp2	535.00	19-0036/ 18-2611 MINOR PLUMBING
						535.00	
64981	ph	OSBORNE PROCESS SERVICE	Check	0070, 2880, 3548, 0058	amp1	42.73	OBP-2017002880 \$42.73
				0070, 2880, 3548, 0058	amp2	28.00	OBP-2018003548 \$28.00
				0070, 2880, 3548, 0058	amp2	28.17	OBP-2019000058 \$28.17
				0070, 2880, 3548, 0058	amp1	29.13	OBP-2019000070 \$29.13
Total 64981						128.03	
64982	ph	PC Solutions	Check	M22578	amp2	2,838.61	#M22578 \$2838.61 SEC. CAMERA INSTALL
Total 64982						2,838.61	
64983	ph	PITNEY BOWES GLOBAL FINANCIAL	Check	3307813122	amp1	45.30	#3307813122 POSTAGE METER LEASE
				3307813122	amp2	111.20	#3307813122 POSTAGE METER LEASE
				3307813122	amp3	49.42	#3307813122 POSTAGE METER LEASE
Total 64983						205.92	
64984	ph	Postmaster	Check	18762, 18729, 18725	amp1	25.00	TENANT MAILBOX KEYS
				18762, 18729, 18725	amp2	25.00	TENANT MAILBOX KEYS
				18762, 18729, 18725	amp3	25.00	TENANT MAILBOX KEYS
Total 64984						75.00	
64985	ph	REPUBLIC SERVICES #249	Check	622358, 6219772,	amp1	217.37	3-0249-0142776-0249-006219772
				622358, 6219772,	amp3	198.59	3-0249-0142776-0249-006219772
				622358, 6219772,	amp1	410.14	3-0249-0142776-0249-006242358
				622358, 6219772,	amp3	207.98	3-0249-0142776-0249-006242358
				622358, 6219772,	amp2	297.81	3-0249-0142777-0249-006219773
				622358, 6219772,	amp2	805.09	3-0249-0142777-0249-006242359
Total 64985						2,136.98	
64986	ph	Rooney's Sewer Service	Check	INV-8342	amp1	150.00	INV#8342 \$150.00 MINOR PLUMBING SERVICE
Total 64986						150.00	
64987	ph	SAFETY SYSTEMS INC	Check	488483, 489408, 489399	amp1	245.00	488483 \$245.00
				488483, 489408, 489399	amp3	270.00	489399 \$35.00 488482 \$235.00
				488483, 489408, 489399	amp2	1,083.00	489408 \$25.00 489397 489398
Total 64987						1,598.00	

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64988	ph	TEACHOUT SECURITY SOLUTIONS	Check				
				001193637, 0011938570	amp1	105.00	0011938570 01.10.2019-01.16.2019
				001193637, 0011938570	amp2	1,292.76	0011938570 01.10.2019-01.16.2019
				001193637, 0011938570	amp3	105.00	0011938570 01.10.2019-01.16.2019
				001193637, 0011938570	amp1	105.00	0011938637 01.17.2019-01.23.2019
				001193637, 0011938570	amp2	1,292.76	0011938637 01.17.2019-01.23.2019
				001193637, 0011938570	amp3	105.00	0011938637 01.17.2019-01.23.2019
Total 64988						3,005.52	
64989	ph	THE SHERWIN -WILLIAMS CO.	Check				
				2584-8, 2585-5,	amp1	603.20	2584-8 \$603.20 PAINT
				2584-8, 2585-5,	amp2	210.75	2585-5 \$210.75 PAINT
Total 64989						813.95	
64990	ph	THE HOME DEPOT SUPPLY	Check				
				3010169, 41945, 07886	amp1	486.72	2770-00001-07886 \$486.72
				3010169, 41945, 07886	amp1	121.68	2770-00001-41945 \$121.68
				3010169, 41945, 07886	amp2	272.89	3010169 \$272.89
Total 64990						881.29	
64991	ph	The SBAM Plan	Check				
				02.1.2018-02.28.2019	amp1	1,786.07	ADMIN CONTRIBUTION
				02.1.2018-02.28.2019	amp2	2,751.79	ADMIN CONTRIBUTION
				02.1.2018-02.28.2019	amp3	864.19	ADMIN CONTRIBUTION
				02.1.2018-02.28.2019	amp1	7.00	ADMIN FEE
				02.1.2018-02.28.2019	amp2	7.00	ADMIN FEE
				02.1.2018-02.28.2019	amp3	7.00	ADMIN FEE
				02.1.2018-02.28.2019	amp1	1,854.59	MAINT. CONTRIBUTION
				02.1.2018-02.28.2019	amp2	3,933.52	MAINT. CONTRIBUTION
				02.1.2018-02.28.2019	amp3	406.32	MAINT. CONTRIBUTION
Total 64991						11,617.48	
64992	ph	Trail Supply LLC	Check				
Total 64992						VOIDED	Incorrect Remit Name
						-2,900.00	
64993	ph	Trail Supply LLC	Check				
				46970, 46734, 46716	amp3	399.22	46716 \$399.22
				46970, 46734, 46716	amp2	387.91	46734 \$387.91
				46970, 46734, 46716	amp1	582.50	46970 \$582.50
Total 64993						1,369.63	
64994	ph	ULINE	Check				
				104797848	amp2	73.01	104797848 \$73.01 HAND SANITIZER CLR
Total 64994						73.01	

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
64995	ph	WEATHERPROOF INC	Check	328030	amp1	149.11	149.11 JAC HOUS.COM/ 328030 MAINT. SUPPLIES
Total 64995						149.11	
64996	ph	WILMAR INDUSTRIES	Check	472134568, 473539260	amp1	819.52	472134568/473539260/471446468
				472134568, 473539260	amp3	957.15	472134576/472376003
				472134568, 473539260	amp2	558.15	473300465 MAINT. SUPPLIES
Total 64996						2,334.82	
64997	ph	ETNA Supply	Check	510291973.001	amp2	527.03	512919733.001 \$527.03 CFP WATER HEATER
Total 64997						527.03	
64998	ph	First National Bank Omaha	Check		amp2	11.13	DOLLAR TREE
					amp1	22.79	DOLLAR TREE/ ARTS & CRAFTS
					amp3	22.79	DOLLAR TREE/ ARTS & CRAFTS
					amp2	29.48	GORDONS/ CLR SUPPLIES
					amp1	162.94	GORDONS/ COMMUNITY DINNER
					amp3	162.94	GORDONS/ COMMUNITY DINNER
					amp2	182.34	GORDONS/ RIMTA MTING SUPPLIES
					amp1	31.46	JOANNS/ ARTS & CRAFTS
					amp3	31.47	JOANNS/ ARTS & CRAFTS
					amp2	71.08	WALMART/ CLR SUPPLIES
Total 64998						728.42	
64999	ph	Ohlinger	Check	fund 1/24/2019:25:56	amp2	75.00	Refunding Q-7569
Total 64999						75.00	
65000	ph	Hicks	Check	fund 1/24/2019:58:39	amp2	156.90	Refunding Q-7566
Total 65000						156.90	
65001	ph	White	Check	fund 1/29/2019:42:08	amp2	200.00	Refunding Q-7736
Total 65001						200.00	
65002	ph	TITAN TRASH	Check	24486, 24488, 24487	amp2	1,000.00	24486 \$1000.00 RUBBISH REMOVAL
				24486, 24488, 24487	amp2	900.00	24487 \$900.00 RUBBISH REMOVAL
				24486, 24488, 24487	amp2	1,000.00	24488 \$1000.00 RUBBISH REMOVAL
Total 65002						2,900.00	

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
65003	ph	AMBS CALL CENTER	Check				
				190110145	amp3	139.51	INV#190110145 \$139.51 ACCT# 1909 FEB. 2019 ANSWERING SERVICE
				190110145	amp1	144.03	INV#190110145 \$144.03 ACCT# 1909 FEB. 2019 ANSWERING SERVICE
				190110145	amp2	337.30	INV#190110145 \$337.30 ACCT# 1909 FEB. 2019 ANSWERING SERVICE
Total 65003						620.84	
65004	ph	American Office Solutions	Check				
				IN188533	amp2	103.73	ACCT# J1087 INV# 188533 \$103.73
Total 65004						103.73	
65005	ph	CASLER HARDWARE	Check				
				0, 26200,26275,26299,2	amp2	28.26	I26150 \$28.26
				0, 26200,26275,26299,2	amp2	361.03	I26200 \$293.88 I26275 \$67.15
				0, 26200,26275,26299,2	amp3	62.80	I26299 \$5.90 I26210 \$56.90
Total 65005						452.09	
65006	ph	CONSUMERS ENERGY	Check				
				18781,18792,18793	amp3	243.05	KWH CONSUMPTION 1142
				18781,18792,18793	amp1	2.75	KWH CONSUMPTION 14
				18781,18792,18793	amp2	3,002.72	KWH CONSUMPTION 22000
				18781,18792,18793	amp1	5.38	MCF CONSUMPTION 1 FINAL BILL
				18781,18792,18793	amp3	534.61	MCF CONSUMPTION 60
Total 65006						3,788.51	
65007	ph	GRIFFIN PEST SOLUTIONS	Check				
				79,1727883,1727877,17	amp1	80.00	1708279 \$80.00
				79,1727883,1727877,17	amp2	1,274.00	1727883 \$318.50 1727877 \$955.50
				79,1727883,1727877,17	amp2	325.00	1728181 \$325.00
Total 65007						1,679.00	
65008	ph	GRIMES PLUMBING COMPANY, INC	Check				
				6195	amp1	264.00	6195 \$264.00 MINOR PLUMBING SERVICE
Total 65008						264.00	
65009	ph	HAMMOND HARDWARE	Check				
				-565,295987,297129,296	amp1	53.06	C296565 \$35.07 C295987 \$17.99
				-565,295987,297129,296	amp1	71.84	C297129 \$43.07 C296877 \$28.77
Total 65009						124.90	
65010	ph	Jackson Housing Commission	Check				
				18795	amp1	6,224.44	PH MANAGEMENT FEES FEB. 2019
				18795	amp2	13,673.36	PH MANAGEMENT FEES FEB. 2019
				18795	amp3	5,561.18	PH MANAGEMENT FEES FEB. 2019
Total 65010						25,458.98	

Jackson Housing Commission
 Previously Paid Liabilities
 Public Housing
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
65011	ph	Jackson Housing Commission	Check	18785	amp1	516.00	PH ASSET MGMT FEES FEB. 2019
				18785	amp2	1,176.00	PH ASSET MGMT FEES FEB. 2019
				18785	amp3	480.00	PH ASSET MGMT FEES FEB. 2019
Total 65011						2,172.00	
65012	ph	Jackson Housing Commission	Check	18786	amp1	870.00	PH BOOKKEEPING FEES FEB. 2019
				18786	amp2	2,168.00	PH BOOKKEEPING FEES FEB. 2019
				18786	amp3	908.00	PH BOOKKEEPING FEES FEB. 2019
Total 65012						3,946.00	
65013	ph	Johnstone Supply	Check	700-1,1702, 1702,1703-	amp3	1,740.17	2011700 \$1250.97 2011700-01 \$489.20
				700-1,1702, 1702,1703-	amp3	1,301.24	2011702-01 \$1225.40 2011702 \$75.84
				700-1,1702, 1702,1703-	amp3	1,265.75	2011703-01 \$790.90 2011703 \$474.85
Total 65013						4,307.16	
65014	ph	LIBRA INDUSTRIES, INC. OF MI	Check	3,1348,1371,1441,0738,;	amp3	119.00	0738 \$96.00 1624 \$23.00
				3,1348,1371,1441,0738,;	amp1	156.69	1239 \$19.69 1371 \$137.00
				3,1348,1371,1441,0738,;	amp1	139.47	1441 \$139.47
Total 65014						415.16	
65015	ph	Lammers Heating & A/C	Check	25140, 25138, 25444	amp3	230.00	12741-25140 \$65.00 12741-25138 \$165.00
				25140, 25138, 25444	amp1	403.87	12741-25444 \$403.87 HVAC SVS
Total 65015						633.87	
65016	ph	MENARDS - JACKSON	Check	13,43589,44443,44813,4	amp3	209.73	44177 \$209.73
				13,43589,44443,44813,4	amp2	442.69	44443 \$102.72 44813 \$339.97
				13,43589,44443,44813,4	amp1	142.43	44473 \$60.92 43589 \$81.51
Total 65016						794.85	
65017	ph	MINUTEMAN SEWER & DRAIN INC	Check	19-0107	amp2	285.00	19-0107 \$285.00 MINOR PLUMBING SERVICES
Total 65017						285.00	
65018	ph	PC Solutions	Check	22646, 22745	amp1	152.80	M22745 152.80 IT SUPPORT
				22646, 22745	amp2	152.80	M22745 152.80 IT SUPPORT
				22646, 22745	amp3	152.80	M22745 152.80 IT SUPPORT
Total 65018						458.40	

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
65019	ph	Petty Cash	Check				
				18796	amp1	418.45	REPLENISHING PETTY CASH TRANS# 905-947
				18796	amp2	418.44	REPLENISHING PETTY CASH TRANS# 905-947
				18796	amp3	418.45	REPLENISHING PETTY CASH TRANS# 905-947
Total 65019						1,255.34	
65020	ph	PITNEY BOWES INC.	Check				
				1011156806	amp1	8.41	INV#1011156806 E-Z SEAL FOR POSTAGE MACHINE
				1011156806	amp2	20.65	INV#1011156806 E-Z SEAL FOR POSTAGE MACHINE
				1011156806	amp3	9.18	INV#1011156806 E-Z SEAL FOR POSTAGE MACHINE
Total 65020						38.24	
65021	ph	Postmaster	Check				
				8776,18769,18794,1878	amp1	25.00	TENANT MAILBOX KEY REQUESTS
				8776,18769,18794,1878	amp2	25.00	TENANT MAILBOX KEY REQUESTS
				8776,18769,18794,1878	amp3	100.00	TENANT MAILBOX KEY REQUESTS
Total 65021						150.00	
65022	ph	REPUBLIC SERVICES #249	Check				
				0249-006245507	amp3	2,302.43	ACCT# 3-0249-042326 \$2302.43 INV#0249-006245507
				0249-006245507	amp1	2,904.34	ACCT# 3-0249-042326 \$2904.34 INV#0249-006245507
				0249-006245507	amp2	5,695.30	ACCT# 3-0249-042326 \$5695.30 INV#0249-006245507
Total 65022						10,902.07	
65023	ph	Rooney's Sewer Service	Check				
				8391, 8370, 8153	amp2	125.00	8153 \$125.00 MINOR PLUMBING SVS
				8391, 8370, 8153	amp1	350.00	8391 \$225.00 8370 \$125.00
Total 65023						475.00	
65024	ph	SCOTT ACCOUNTING & COMPUTE	Check				
				140174	amp1	12.00	CUST# 11421 INV# 140174 FEB. 2019 IT SUPPORT
				140174	amp2	12.00	CUST# 11421 INV# 140174 FEB. 2019 IT SUPPORT
				140174	amp3	12.00	CUST# 11421 INV# 140174 FEB. 2019 IT SUPPORT
Total 65024						36.00	
65025	ph	THE SHERWIN -WILLIAMS CO.	Check				
				3980-7	amp2	1,280.54	#3980-7 \$1280.54 PAINT- SUPPLIES
Total 65025						1,280.54	
65026	ph	TDS Metrocom	Check				
				18791	amp3	684.86	517-787-0168 \$437.54
				18791	amp2	1,167.46	517-787-1188 \$1770.28
				18791	amp1	590.08	517-787-6494 \$94.76 517-780-0620 \$100.18
Total 65026						2,442.40	

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
65027	ph	TEACHOUT SECURITY SOLUTIONS	Check	0011938778	amp1	105.00	#0011938778 \$105.00 01/24/2019-01/30/2019
				0011938778	amp3	105.00	#0011938778 \$105.00 01/24/2019-01/30/2019
				0011938778	amp2	1,292.76	#0011938778 \$1292.76 01/24/2019-01/30/2019
Total 65027						1,502.76	
65028	ph	THE HOME DEPOT SUPPLY	Check	27700000146241	amp2	12.00	27700000146241 \$12.00 SUPPLIES
				27700000146241	amp2	1,818.37	2770000939711 \$1818.37 FLOORING/ SAW BLADE
Total 65028						1,830.37	
65029	ph	THE WATER STORE INC	Check	200316, 200317	amp3	5.00	200315 \$5.00 WATER DISPENSER MTHLY FEE
				200316, 200317	amp1	5.00	200316 \$5.00 WATER DISPENSER MTHLY FEE
				200316, 200317	amp2	5.00	200317 \$5.00 WATER DISPENSER MTHLY FEE
Total 65029						15.00	
65030	ph	TTTAN TRASH	Check	24992	amp1	750.00	#24992 \$750.00 VACANT UNIT TRASH REMOVAL
Total 65030						750.00	
65031	ph	The Craft Agency, Inc.	Check	1000635095	amp1	201.34	#1000635095 \$201.34 FEB.2019 WORK COMP
				1000635095	amp3	219.65	#1000635095 \$219.65 FEB.2019 WORK COMP
				1000635095	amp2	494.20	#1000635095 \$494.20 FEB.2019 WORK COMP
Total 65031						915.19	
65032	ph	Trail Supply LLC	Check	7044,47036,47037, 4722	amp3	1,165.00	47037 \$582.50 47229 \$582.50
				7044,47036,47037, 4722	amp2	1,521.94	47044 \$356.94 47036 \$1165.00
Total 65032						2,686.94	
65033	ph	WILMAR INDUSTRIES	Check	00473,473539286,47353	amp2	653.00	473300473 \$653.00
				00473,473539286,47353	amp2	983.65	473539278 \$983.65
				00473,473539286,47353	amp2	266.90	473539286 \$266.90
Total 65033						1,903.55	
65034	ph	WISE CONSULTING	Check	108	amp1	298.38	3108 \$298.38 DEC.2018 FINANCIALS YARDI SUPPORT
				108	amp3	325.50	3108 \$325.50 DEC.2018 FINANCIALS YARDI SUPPORT
				108	amp2	732.37	3108 \$732.37 DEC.2018 FINANCIALS YARDI SUPPORT
Total 65034						1,356.25	
65035	ph	AMAZON	Check				

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 65035				111-2991618-8807432	amp2	100.81	ORDER# 111-2991618-8807432 OFFICE SUPPLIES CLR
65036	ph	ETNA Supply	Check	102923445, 102939554	amp2	395.27	S102923445.001 \$395.27 CFP W/H
Total 65036				102923445, 102939554	amp1	572.03	S102939554.001 \$527.03 CFP W/H
						967.30	
65037	ph	First National Bank Omaha	Check	4988-6591-8367 2469	amp2	634.45	BAYMONT INN \$634.45
				4988-6591-8367 2469	amp2	102.60	GOOGLE APPS \$102.60
				4988-6591-8367 2469	amp1	41.80	GOOGLE APPS \$41.80
Total 65037				4988-6591-8367 2469	amp3	45.60	GOOGLE APPS \$45.60
						824.45	
65038	ph	GRIMES PLUMBING COMPANY, INC	Check	6123, 6148	amp2	800.00	#6123 \$400.00 #6148 \$400.00 CFP WATER HEATERS
Total 65038						800.00	
65039	ph	Housing Authority Risk Retention G	Check	HG-00094013	amp1	58.63	HG00094013 YEAR#32 CUSTID#385
				HG-00094013	amp2	143.91	HG00094013 YEAR#32 CUSTID#385
Total 65039				HG-00094013	amp3	63.96	HG00094013 YEAR#32 CUSTID#385
						266.50	
65040	ph	Housing Insurance Services, Inc.	Check	HP-00087010	amp3	1,504.14	HP00087010 \$1504.14 YEAR32 ID#385
				HP-00087010	amp1	1,553.01	HP00087010 \$1553.01 YEAR32 ID#385
Total 65040				HP-00087010	amp2	3,636.85	HP00087010 \$3636.85 YEAR32 ID#385
						6,694.00	
65041	ph	White & Hotchkiss, PLLC	Check	550	amp3	147.17	#550 \$147.17 JAN. 2019 LEGAL COSTS
				550	amp1	151.96	#550 \$151.96 JAN. 2019 LEGAL COSTS
Total 65041				550	amp2	355.87	#550 \$355.87 JAN. 2019 LEGAL COSTS
						655.00	
65042	ph	CASLER HARDWARE	Check	126448, 126471	amp2	68.22	I26448 \$26.28 I26471 \$41.94 MAINTENANCE SUPPLIES
Total 65042						68.22	
65043	ph	CONSUMERS ENERGY	Check	8818, 18808, 18823	amp1	73.00	KWH CONSUMPTION 398
				8818, 18808, 18823	amp3	90.91	KWH CONSUMPTION 536
				8818, 18808, 18823	amp3	77.48	MCF CONSUMPTION 20

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 65043				8818, 18808, 18823	amp1	169.07 MCF CONSUMPTION 26 410.46	
65044	ph	City Of Jackson - Finance Departm	Check				
				: & ER PENSION JAN. 20	amp1	556.88 ADMIN EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp2	755.57 ADMIN EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp3	333.22 ADMIN EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp1	912.58 ADMIN EMPLOYER PORTION	
				: & ER PENSION JAN. 20	amp2	1,238.11 ADMIN EMPLOYER PORTION	
				: & ER PENSION JAN. 20	amp3	546.02 ADMIN EMPLOYER PORTION	
				: & ER PENSION JAN. 20	amp1	1,177.65 MAINT EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp2	1,654.74 MAINT EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp3	571.03 MAINT EMPLOYEE PORTION	
				: & ER PENSION JAN. 20	amp1	1,566.75 MAINT EMPLOYER PORTION	
				: & ER PENSION JAN. 20	amp2	2,359.71 MAINT EMPLOYER PORTION	
				: & ER PENSION JAN. 20	amp3	1,080.24 MAINT EMPLOYER PORTION	
Total 65044						12,752.50	
65045	ph	COMCAST	Check				
				18812, 18813, 18822	amp3	197.53 8529114280104709 \$197.53 109 SHAHAN	
				18812, 18813, 18822	amp2	215.08 8529114280363940 \$215.08 301 STEW	
				18812, 18813, 18822	amp3	46.19 8529114280369921 \$46.19 221 JANKE	
Total 65045						458.80	
65046	ph	Dalley's Carpet Cleaning	Check				
				135526	amp3	70.00 CLEAN CARPET IN 134 SHAHAN \$70.00	
Total 65046						70.00	
65047	ph	GRIFFIN PEST SOLUTIONS	Check				
				128671, 1718974, 17181	amp2	325.00 1718144 \$325.00 PEST MAINT.	
				128671, 1718974, 17181	amp2	594.00 1718974 \$594.00 PEST MAIN.	
				128671, 1718974, 17181	amp1	20.00 1728671 \$20.00 PEST MAINT.	
Total 65047						939.00	
65048	ph	GRIMES PLUMBING COMPANY, INC	Check				
				6235	amp1	228.00 6235 \$228.00 MINOR PLUMBING SERVICE	
Total 65048						228.00	
65049	ph	HireRight, Inc.	Check				
				G2639773	amp1	66.53 300245 G2639773 \$66.53 EMPLOYEE BACKGROUND	
				G2639773	amp2	66.53 300245 G2639773 \$66.53 EMPLOYEE BACKGROUND	
				G2639773	amp3	66.53 300245 G2639773 \$66.53 EMPLOYEE BACKGROUND	
Total 65049						199.59	
65050	ph	Hirst Electric Company	Check				

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 65050				61745	amp2	136.00	INV#61745 \$136.00 ELECTRICAL SERVICES
65051	ph	Housing Authority Risk Retention G	Check	HG00097431	amp1	4,636.06	#385 YR 33 INV#HG00097431 LIABILITY INSURANCE
				HG00097431	amp2	11,379.42	#385 YR 33 INV#HG00097431 LIABILITY INSURANCE
				HG00097431	amp3	5,057.52	#385 YR 33 INV#HG00097431 LIABILITY INSURANCE
Total 65051						21,073.00	
65052	ph	Housing Insurance Services, Inc.	Check	HP00091578	amp1	25,155.06	HP00091578 #385 YR 33 02/14/2019-02/14/2020
				HP00091578	amp2	58,908.39	HP00091578 #385 YR 33 02/14/2019-02/14/2020
				HP00091578	amp3	24,363.55	HP00091578 #385 YR 33 02/14/2019-02/14/2020
Total 65052						108,427.00	
65053	ph	Housing Insurance Services, Inc.	Check	HP00091552	amp1	121.11	HP00091552 33 YR #385 ALT- FIDELITY
				HP00091552	amp2	283.60	HP00091552 33 YR #385 ALT- FIDELITY
				HP00091552	amp3	117.29	HP00091552 33 YR #385 ALT- FIDELITY
Total 65053						522.00	
65054	ph	Jackson Transportation Authority (Check	0029247-IN	amp2	130.43	INV#0029247-IN \$130.43 JAN. 2019 FUEL SERVICES
				0029247-IN	amp1	224.25	INV#0029247-IN \$224.25 JAN. 2019 FUEL SERVICES
				0029247-IN	amp3	66.60	INV#0029247-IN \$66.60 JAN. 2019 FUEL SERVICES
Total 65054						421.28	
65055	ph	MENARDS - JACKSON	Check	45462, 45473, 46106	amp1	472.63	45462 \$242.64 45473 \$229.99
				45462, 45473, 46106	amp3	319.63	46106 \$319.63 MAINT. SUPPLIES
Total 65055						792.26	
65056	ph	MINUTEMAN SEWER & DRAIN INC	Check	19-0235	amp2	185.00	19-0235 \$185.00 MINOR PLUMBING SERVICE
Total 65056						185.00	
65057	ph	OTIS ELEVATOR COMPANY	Check	CVJ15604001	amp2	380.00	CVJ15604001 \$380.00 SERVICE ON G-BLDG ELEVATOR
Total 65057						380.00	
65058	ph	PC Solutions	Check	422864, M22882, M2285	amp2	263.12	M22864 \$263.12 SOFTWARE /COMPUTER LAB
				422864, M22882, M2285	amp2	346.50	M22882 \$346.50 G CAMERA RESTART
Total 65058						609.62	

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
65059	ph	JASON'S NEW & USED APPLIANCE:	Check	36271	amp1	528.00	#36271 \$528.00 FRIDGE FOR CHALET UNIT
Total 65059						528.00	
65060	ph	REPUBLIC SERVICES #249	Check	18833, 18832	amp3	166.37	0249-0142776 0249-006248648 \$166.37
				18833, 18832	amp1	410.98	0249-0142776 0249-006248648 \$410.98
				18833, 18832	amp3	213.79	0249-0142776 0249-006271578 \$213.79
				18833, 18832	amp1	455.25	0249-0142776 0249-006271578 \$455.25
				18833, 18832	amp2	556.88	0249-0142777 0249-006248649 \$556.88
				18833, 18832	amp2	505.25	0249-0142777 0249-006271579 \$505.25
Total 65060						2,308.52	
65061	ph	SAFETY SYSTEMS INC	Check	489907	amp1	768.00	489907 \$768.00 ANNUAL LEASE MAINT. HEAD START ALARM
Total 65061						768.00	
65062	ph	TALX THE WORK NUMBER	Check	1000068592	amp1	173.15	0210/8805983 1000068592 \$173.15 PRE TENANT SCREENING
				1000068592	amp3	173.15	0210/8805983 1000068592 \$173.15 PRE TENANT SCREENING
Total 65062						346.30	
65063	ph	TEACHOUT SECURITY SOLUTIONS	Check	0011938865,	amp1	105.00	0011938865 \$105.00 01.13.2019-02.06.2019
				0011938865,	amp3	105.00	0011938865 \$105.00 01.13.2019-02.06.2019
				0011938865,	amp2	1,292.76	0011938865 \$1292.76 01.13.2019-02.06.2019
				0011938865,	amp1	105.00	0011938895 \$105.00 02.07.2019-02.13.2019
				0011938865,	amp3	105.00	0011938895 \$105.00 02.07.2019-02.13.2019
				0011938865,	amp2	1,330.56	0011938895 \$11330.56 02.07.2019-02.13.2019
Total 65063						3,043.32	
65064	ph	TRANS UNION LLC	Check	01928119	amp2	222.70	01928119 \$222.70 PRE TENANT SCREENING
Total 65064						222.70	
65065	ph	The SBAM Plan	Check	18820	amp1	7.00	ADMIN FEE
				18820	amp2	7.00	ADMIN FEE
				18820	amp3	7.00	ADMIN FEE
				18820	amp1	1,786.07	ADMIN MARCH 2019 HOSPITAL INSURANCE
				18820	amp2	4,493.40	ADMIN MARCH 2019 HOSPITAL INSURANCE
				18820	amp3	347.92	ADMIN MARCH 2019 HOSPITAL INSURANCE
				18820	amp1	5,393.20	MAINT MARCH 2019 HOSPITAL INSURANCE
				18820	amp2	3,933.52	MARCH 2019 HOSPITAL INSURANCE
				18820	amp3	406.32	MARCH 2019 HOSPITAL INSURANCE

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 65065						16,381.43	
65066	ph	Trail Supply LLC	Check	47408	amp3	582.50	47408 \$582.50 SALT
Total 65066						582.50	
65067	ph	ETNA Supply	Check	S102957503.001	amp2	527.03	4218/ S102957503.001 CFP WATER HEATER
Total 65067						527.03	
65068	ph	M.C. Smith Associates and Architec	Check	A-1178	amp2	4,107.10	PIPE REPLACEMENT PROJECT A1178 PROFESSIONAL SERVICES
Total 65068						4,107.10	
65069	ph	TOMMARK, INC.	Check	812754842	amp2	311.63	100596 812754842 \$311.63 MAINTENANCE SUPPLIES
Total 65069						311.63	
65070	ph	WILMAR INDUSTRIES	Check	475702254	amp3	327.69	70585 #475702254 \$327.69 MAINTENANCE SUPPLIES
Total 65070						327.69	
65071	ph	YARDI SYSTEMS, INC	Check	2760554, 2709122	amp1	99.70	2760554/ 2709122 JAN & FEB 2019 ACH/ CHECK SCAN
				2760554, 2709122	amp2	279.75	2760554/ 2709122 JAN & FEB 2019 ACH/ CHECK SCAN
				2760554, 2709122	amp3	71.75	2760554/ 2709122 JAN & FEB 2019 ACH/ CHECK SCAN
Total 65071						451.20	
65072	ph	GRIFFIN PEST SOLUTIONS	Check	1726586	amp2	3,077.22	INV#1726586 \$3077.22 PEST MAINT.
Total 65072						3,077.22	
65073	ph	LIBRA INDUSTRIES, INC. OF MI	Check	2019/2191 2019/2194	amp1	196.00	2019/2191 \$196.00 WILLIAMS
Total 65073						196.00	
65074	ph	Community Living Room	Check	Voided			Voided
Total 65074							-250.00
65075	ph	ROBERT BILLS	Check	17669	amp2	250.00	CLR FOOD/ SUPPLIES DATE 2.25.2019 END 03.01.2019
Total 65075						250.00	
65076	ph	AFLAC	Check	440881	amp1	189.18	VX312/440881 \$189.18 FEB.2019 SUPPLEMENTAL INS

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 65076							
				440881	amp3	31.20	VX312/440881 \$31.20 FEB.2019 SUPPLEMENTAL INS
				440881	amp2	56.52	VX312/440881 \$56.52 FEB.2019 SUPPLEMENTAL INS
						276.90	
65077	ph	APCO SUPPLY	Check	1443069-00	amp2	90.36	178131/1443069-00 \$90.36 MAINTENANCE SUPPLIES
Total 65077							
65078	ph	AccuShred, LLC	Check	49365	amp2	25.00	#49365 \$25.00 FEB. 2019 DOCUMENT DESTRUCTION
				49365	amp1	55.00	#49365 \$55.00 FEB. 2019 DOCUMENT DESTRUCTION
						80.00	
Total 65078							
65079	ph	American Office Solutions	Check	IN191244	amp2	91.73	J1087/IN191244 \$91.73 COUNTED COPIES/FAXES FROM MACHINE
Total 65079							
65080	ph	Aspen One Hour Heating & Air Con	Check	385336	amp1	228.00	#385336 \$228.00 FURNACE REPAIR
Total 65080							
65081	ph	Brooklyn Plumbing, Heating & A/C,	Check	660163	amp1	426.22	INV#660163 \$426.22 HVAC REPAIR
Total 65081							
65082	ph	CASLER HARDWARE	Check	126367, 126519	amp2	48.91	126367 \$12.95 126519 \$35.96 MAINTENANCE SUPPLIES
Total 65082							
65083	ph	CITY OF JACKSON - CITY CLERK	Check	00071910	amp1	50.00	REFUSE VIOLATION FEE 139 STANLEY TENANT CHARGE
Total 65083							
65084	ph	COLLINS BROTHERS	Check	52440, 52453	amp1	140.84	52440 \$140.84 MAINTENANCE SUPPLIES
				52440, 52453	amp2	963.00	52453 \$963.00 MAINTENANCE SUPPLIES
						1,103.84	
Total 65084							
65085	ph	COMCAST	Check	0369913, 0358478	amp1	209.80	05829114280369913 \$209.80 316 BARBERRY
				0369913, 0358478	amp1	98.85	8529114280358478 \$98.85 410 HIGH
						308.65	
Total 65085							
Grand Total							383,534.25

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 COCC
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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
3427	COCC	AFLAC	Check	006364	COCC	92.24	VX312/006364 JAN. 2019 SUPPLEMENTAL INS.
Total 3427							92.24
3428	COCC	ALLEGRA	Check	45203, 45219	COCC	126.66	#45203 \$11.66 #45219 \$115.00 OFFICE SUPPLIES
Total 3428							126.66
3429	COCC	AMAZON	Check	936699443368	COCC	69.95	456885844533 OFFICE SUPPLIES
Total 3429							175.18
3430	COCC	AccuShred, LLC	Check	48681	COCC	25.00	# 48681 JAN. 2019 DOC. DESTRUCTION
Total 3430							25.00
3431	COCC	DBI BUSINESS INTERIORS	Check	1612, 69430, 6942	COCC	14.77	69430-0 \$14.77 SUPPLIES
Total 3431							14.77
3432	COCC	FORESIGHT SUPERSIGN	Check	6685	COCC	227.20	#6685 \$227.20 OFFICE SUPPLIES
Total 3432							227.20
3433	COCC	GLG PRINT	Check	60699	COCC	34.25	#60699 \$34.25 OFFICE SUPPLIES
Total 3433							34.25
3434	COCC	JACKSON UTILITY BILLING	Check	18768	COCC	24.72	SEWER
Total 3434							89.86
3435	COCC	KCL GROUP BENEFITS	Check	01.2019-02.28.20	COCC	33.30	02.01.2019-02.28.2019 LIFE AD&D INS
Total 3435							33.30
3436	COCC	PITNEY BOWES GLOBAL FINANCIA	Check	3307813122	COCC	123.55	#3307813122 POSTAGE METER LEASE
Total 3436							123.55

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Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
3437	COCC	THE WATER STORE INC	Check	194520	COCC	23.65	004793/ 194520 \$23.65 WATER FOR RM OFC
Total 3437						23.65	
3438	COCC	The SBAM Plan	Check	2.1.2018-02.28.20;	COCC	7.00	ADMIN FEE
				2.1.2018-02.28.20;	COCC	6,861.94	ADMIN. CONTRIBUTION
				2.1.2018-02.28.20;	COCC	2,675.73	RETIRES
Total 3438						9,544.67	
3439	COCC	First National Bank Omaha	Check	ATEMENT 01.17.20	COCC	125.46	WALMART/ HEATERS
				ATEMENT 01.17.20	COCC	97.98	WHITES CHICKEN / MAINT. MTING
Total 3439						223.44	
3440	COCC	PC Solutions	Check	22646, 22745	COCC	38.00	M22646 \$38.00 IT SUPPORT
				22646, 22745	COCC	152.80	M22745 152.80 IT SUPPORT
Total 3440						190.80	
3441	COCC	PITNEY BOWES INC.	Check	1011156806	COCC	22.95	INV# 1011156806 E-Z SEAL FOR POSTAGE MACHINE
Total 3441						22.95	
3442	COCC	SCOTT ACCOUNTING & COMPUTEI	Check	140174	COCC	12.00	CUST# 11421 INV# 140174 FEB. 2019 IT SUPPORT
Total 3442						12.00	
3443	COCC	STAMPCO	Check	32892	COCC	55.00	#32892 \$55.00 DATE STAMP FOR RECEPTIONIST
Total 3443						55.00	
3444	COCC	TDS Metrocom	Check	18791	COCC	66.70	517-787-9241 \$66.70
Total 3444						66.70	
3445	COCC	The Craft Agency, Inc.	Check	1000635095	COCC	549.11	#1000635095 \$549.11 FEB.2019 WORK COMP
Total 3445						549.11	

Jackson Housing Commission
 Previously Paid Liabilities
 COCC
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
3446	cocc	WISE CONSULTING	Check	108	COCC	813.75	3108 \$813.75 DEC.2018 FINANCIALS YARDI SUPPORT
Total 3446						813.75	
3447	cocc	First National Bank Omaha	Check	388-6591-8367 246	COCC	114.00	GOOGLE APPS \$114.00
Total 3447						114.00	
3448	cocc	City Of Jackson - Finance Department	Check		COCC	2,267.50	ADMIN EMPLOYEE PORTION
Total 3448						3,715.61	ADMIN EMPLOYER PORTION 5,983.11
3449	cocc	HireRight, Inc.	Check	62639773	COCC	66.53	300245 G2639773 \$66.53 EMPLOYEE BACKGROUND
Total 3449						66.53	
3450	cocc	HDS LLC	Check	226755	COCC	151.00	226755 \$151.00 500 CHECKS FOR COCC
Total 3450						151.00	
3451	cocc	Housing Authority Risk Retention C	Check	HG00097431	COCC	12,643.80	#385 YR 33 INV#HG00097431 LIABILITY INSURANCE
Total 3451						12,643.80	
3452	cocc	PC Solutions	Check	1864, M22882, M22	COCC	19.99	M22851 \$19.99 JHC-MI.ORG DOMAIN NAME
Total 3452						19.99	
3453	cocc	SCHRMA	Check	17883	COCC	130.00	2019 SCHRMA MEMBERSHIP- DEB DAVIS
Total 3453						130.00	
3454	cocc	SOCIETY FOR HUMAN RESOURCE I	Check	9007561905	COCC	189.00	#01118187 \$189.00 9007561905 SHRM MEMBERSHIP DEB- DAVIS
Total 3454						189.00	
3455	cocc	The SBAM Plan	Check	18820	COCC	7.00	ADMIN FEE
				18820	COCC	6,861.94	ADMIN MARCH 2019 HOSPITAL INSURANCE
				18820	COCC	2,675.73	RETIRES ADMIN MARCH 2019 HOSPITAL INSURANCE

Jackson Housing Commission
 Previously Paid Liabilities
 COCC

3/5/2019 10:40 AM

2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 3455							9,544.67
3456	COCC	First National Bank Omaha	Check	1 98865918367246	COCC	52.98	LOWES \$52.98 HEATERS
				1 98865918367246	COCC	100.00	SHRM ANN ARBOR \$100.00
				1 98865918367246	COCC	48.92	WALMART RMTA MEETING
Total 3456							201.90
3457	COCC	YARDI SYSTEMS, INC	Check	2760554, 2709122	COCC	7.00	2760554/ 2709122 JAN & FEB 2019 ACH/ CHECK SCAN
Total 3457							7.00
Grand Total							41,495.08

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
55034	hcv	JACKSON UTILITY BILLING	Check	18768	hcv	24.73	SEWER
				18768	hcv	65.14	WATER CONSUMPTION 500
Total 55034						89.87	
55035	hcv	PITNEY BOWES GLOBAL FINANCIA	Check	3307813122	hcv	82.37	#3307813122 POSTAGE METER LEASE
Total 55035						82.37	
55036	hcv	The SBAM Plan	Check	02.1.2018-02.28.2019	hcv	7.00	ADMIN FEE
				02.1.2018-02.28.2019	hcv	1,310.87	ADMIN. CONTRIBUTION
Total 55036						1,317.87	
55037	hcv	Jackson Housing Commission	Check	18778, 18777	hcv	118.66	INSPECTION FEES 01/01/2019-01/11/2019
				18778, 18777	hcv	1,056.39	INSPECTION FEES 1/14/2019-01/25/2019
Total 55037						1,175.05	
55038	hcv	Jackson Housing Commission	Check	18726	hcv	3,000.00	SB MANAGEMENT FEES FEB. 2019
Total 55038						3,000.00	
55039	hcv	LIBRA INDUSTRIES, INC. OF MI	Check	1239,1348,1371,1441,0738,162	hcv	41.98	1348 \$41.98
Total 55039						41.98	
55040	hcv	PC Solutions	Check	22646, 22745	hcv	152.79	M22745 152.80 IT SUPPORT
Total 55040						152.79	
55041	hcv	PITNEY BOWES INC.	Check	1011156806	hcv	15.30	INV#1011156806 E-Z SEAL FOR POSTAGE MACHINE
Total 55041						15.30	
55042	hcv	SCOTT ACCOUNTING & COMPUTEF	Check	140174	hcv	12.00	CUST# 11421 INV# 140174 FEB. 2019 IT SUPPORT
Total 55042						12.00	
55043	hcv	TDS Metrocom	Check	18791	hcv	89.63	517-787-6326 \$89.63
Total 55043						89.63	

Jackson Housing Commission
 Previously Paid Liabilities
 HCV Program
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
55044	hcv	The Craft Agency, Inc.	Check	1000635095	hcv	366.08	#1000635095 \$366.08 FEB.2019 WORK COMP
Total 55044						366.08	
55045	hcv	WISE CONSULTING	Check	108	hcv	542.50	3108 \$542.50 DEC.2018 FINANCIALS YARDI SUPPORT
Total 55045						542.50	
55046	hcv	First National Bank Omaha	Check	4988-6591-8367 2469	hcv	76.00	GOOGLE APPS \$76.00
Total 55046						76.00	
55047	hcv	City Of Jackson - Finance Departme	Check		hcv	1,065.84	ADMIN EMPLOYEE PORTION
					hcv	1,422.15	ADMIN EMPLOYER PORTION
Total 55047						2,487.99	
55048	hcv	HireRight, Inc.	Check	G2639773	hcv	66.51	300245 G2639773 \$66.53 EMPLOYEE BACKGROUND
Total 55048						66.51	
55049	hcv	Housing Authority Risk Retention G	Check	HG00097431	hcv	8,429.20	#385 YR 33 INV#HG00097431 LIABILITY INSURANCE
Total 55049						8,429.20	
55050	hcv	Jackson Housing Commission	Check	18810	hcv	227.29	01.28.2019-02.08-1019 S8 INSPECTION FEES
Total 55050						227.29	
55051	hcv	BOYCE	Check	18827	hcv	31.50	OUT OF POCKETS COST FOR S8 ORIENTATION 2.7.2019
Total 55051						31.50	
55052	hcv	TALX THE WORK NUMBER	Check	1000068592	hcv	143.35	0210/8805983 1000068592 \$143.35 PRE TENANT SCREENING
Total 55052						143.35	
55053	hcv	The SBAM Plan	Check	18820	hcv	7.00	ADMIN FEE
				18820	hcv	1,310.87	ADMIN MARCH 2019 HOSPITAL INSURANCE
Total 55053						1,317.87	
55054	hcv	YARDI SYSTEMS, INC	Check				

Jackson Housing Commission
 Previously Paid Liabilities
 HCV Program
 2/01/19 to 2/28/19

Check #	Bank Code	Payee Name	Payment Method	Invoice #	Property	Amount	Notes
Total 55054				2760554, 2709122	hcv	9.00	2760554/ 2709122 JAN & FEB 2019 ACH/ CHECK SCAN
55055	hcv	LIBRA INDUSTRIES, INC. OF MI	Check	2019/2191 2019/2194	hcv	42.00	2019/2194 \$42.00 CUNNINGHAM
Total 55055						42.00	
Grand Total						19,716.15	

Jackson Housing Commission
Jackson, MI

The following Resolution introduced by President Woods:

RESOLUTION NO. 2019-03

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	\$ -0-
AMP 2: Reed Manor	\$1,268.42
AMP 3: Shahan Blackstone North	\$ 12.94
Total	\$1,281.36

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:

President Woods 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 March 20, 2019.

Michelle Woods
President

Jackson Housing Commission Collection Losses

March 2019

Property	Account	EOP	Amount
Reed Manor	T0000695	12/4/18	\$631.00
Reed Manor	T0000490	12/4/18	\$637.42
Shahan Blackstone North	T0000860	12/10/10	\$ 12.94

Property	March 2018	March 2019
Chalet Terrace	\$3,338.03	-0-
Reed Manor	\$1,066.00	\$ 1,268.42
Shahan Blackstone North	0	\$ 12.94
Total	\$4,404.03	\$ 1,281.36

Jackson Housing Commission

Tenant Accounts Receivables Report

February 2019

Property	Total Unpaid Charges	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Prepays	Balance
Chalet Terrace	64,907.51	17,931.99	11,190.67	8,159.96	27,624.89	-1,692.04	63,215.47
Reed Manor	75,884.81	20,086.88	11,226.17	9,177.02	35,394.74	-6,708.50	69,176.31
Shahan-Blackstone	33,931.69	7,387.72	5,440.85	4,158.94	16,944.18	-1,947.50	31,984.19
	174,724.01	45,406.59	27,857.69	21,495.92	79,963.81	-10,348.04	164,375.97

Jackson Housing Commission

Move Out Report

February 2019

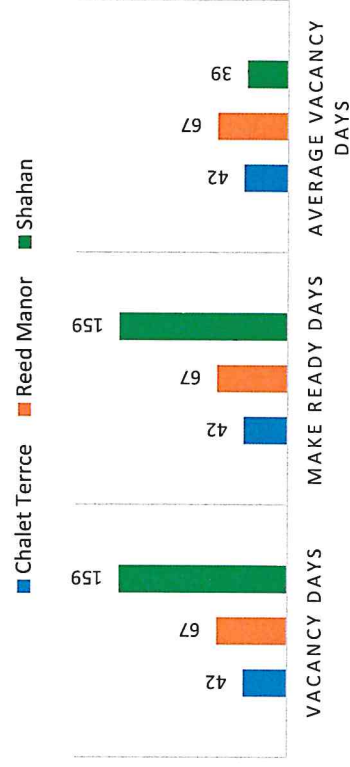
Property	Account Number	EOP	Reason
Chalet Terrace	T0000824	2/26/19	Eviction
Chalet Terrace	T0000368	2/26/19	Eviction
Chalet Terrace	T0000838	2/27/19	Eviction
Reed Manor	T0001867	2/24/19	Unknown

Jackson Housing Commission Vacant Unit Turn Around Report February 2019

Analysis

Chalet Terrace and Reed Manor turned one unit each; two units were turned are Shahan Blackstone North. The vacancy day total for the entire agency was 268, making the average vacancy days for the agency 67.

VACANT UNIT TURNAROUND TIME
FEBRUARY 2019



Income Statement

Period = Feb 2019

Book = Accrual . Tree = ysj_is

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3101-00-000 Rental Income				
3111-00-000 Tenant Rent	26,212.22	0.00	291,035.83	0.00
3112-01-000 Utility Reimb.-LIPH	-513.00	0.00	-3,168.00	0.00
3119-00-000 Total Rental Income	25,699.22	0.00	287,867.83	0.00
3120-00-000 Other Tenant Income	347.50	0.00	12,463.06	0.00
3120-01-000 Laundry and Vending	0.00	0.00	604.10	0.00
3120-03-000 Damages	0.00	0.00	222.58	0.00
3120-04-000 Late Charges	1,500.00	0.00	4,248.00	0.00
3120-05-000 Legal Fees - Tenant	356.29	0.00	1,069.91	0.00
3120-08-000 Tenant Screening	0.00	0.00	-12.47	0.00
3120-09-000 Misc.Tenant Income	0.00	0.00	310.23	0.00
3121-00-000 TPA Rent	664.60	0.00	7,606.87	0.00
3129-00-000 Total Other Tenant Income	2,868.39	0.00	26,512.28	0.00
3199-00-000 NET TENANT INCOME	28,567.61	0.00	314,380.11	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	189,892.00	0.00	663,194.00	0.00
3420-00-000 Capital Fund Grants	-1,987.80	0.00	-13,621.53	0.00
3499-00-000 TOTAL GRANT INCOME	187,904.20	0.00	649,572.47	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	47.06	0.00	209.62	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	18,797.70	0.00
3699-00-000 TOTAL OTHER INCOME	47.06	0.00	19,007.32	0.00
3999-00-000 TOTAL INCOME	216,518.87	0.00	982,959.90	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	7,500.07	0.00	81,442.77	0.00
4110-04-000 Employee Benefit Contribution-Admin	3,294.38	0.00	16,957.51	0.00
4110-99-000 Total Administrative Salaries	10,794.45	0.00	98,400.28	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	66.53	0.00	247.29	0.00
4130-03-000 Tenant Screening	173.15	0.00	419.26	0.00
4130-04-000 General Legal Expense	180.74	0.00	3,045.60	0.00
4131-00-000 Total Legal Expense	420.42	0.00	3,712.15	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	10,061.05	0.00
4150-00-000 Travel	0.00	0.00	937.93	0.00
4170-00-000 Accounting Fees	298.38	0.00	5,820.26	0.00
4171-00-000 Auditing Fees	0.00	0.00	6,847.92	0.00
4173-00-000 Management Fee	6,224.44	0.00	71,272.76	0.00
4175-40-000 Asset Management Fees	516.00	0.00	3,999.00	0.00
4189-00-000 Total Other Admin Expenses	7,038.82	0.00	98,938.92	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	-39.80	0.00	545.59	0.00
4190-02-000 Publications	0.00	0.00	406.50	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
4190-04-000 Office Supplies	63.59	0.00	2,089.07	0.00
4190-07-000 Telephone	590.08	0.00	7,898.39	0.00
4190-08-000 Postage	0.00	0.00	431.59	0.00
4190-09-000 Software License Fees	0.00	0.00	14,102.96	0.00
4190-12-000 Software	0.00	0.00	107.01	0.00
4190-13-000 Internet	308.65	0.00	2,074.89	0.00
4190-14-000 Fax	0.00	0.00	579.66	0.00
4190-15-000 Cell Phones/Pagers	0.00	0.00	1,792.24	0.00
4190-17-000 Payroll Services Fees	555.62	0.00	1,157.15	0.00
4190-18-000 Small Office Equipment	0.00	0.00	109.00	0.00
4190-22-000 Other Misc Admin Expenses	534.10	0.00	12,182.00	0.00
4191-00-000 Total Miscellaneous Admin Expenses	2,012.24	0.00	43,476.05	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	20,265.93	0.00	244,527.40	0.00
4200-00-000 TENANT SERVICES				
4220-01-000 Other Tenant Svcs.	0.00	0.00	233.34	0.00
4230-00-000 Tenant Services Contract Costs	-750.00	0.00	3,478.45	0.00
4230-01-000 Tenant Relocation	0.00	0.00	100.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	-750.00	0.00	3,811.79	0.00
4300-00-000 UTILITIES				
4310-00-000 Water	13,057.55	0.00	41,790.90	0.00
4320-00-000 Electricity	11,234.36	0.00	78,257.05	0.00
4320-01-000 Electricity-Vacant Units	75.75	0.00	425.74	0.00
4330-00-000 Gas	6,365.78	0.00	49,344.10	0.00
4330-01-000 Gas-Vacant Units	174.45	0.00	523.11	0.00
4340-00-000 Garbage/Trash Removal	7,424.91	0.00	33,195.61	0.00
4390-00-000 Sewer	7,479.86	0.00	25,332.78	0.00
4399-00-000 TOTAL UTILITY EXPENSES	45,812.66	0.00	228,869.29	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				
4400-99-000 General Maint Expense				
4410-00-000 Maintenance Salaries	12,936.04	0.00	134,675.48	0.00
4410-05-000 Employee Benefit Contribution-Maint.	8,137.60	0.00	35,580.95	0.00
4411-00-000 Maintenance Uniforms	492.16	0.00	2,111.55	0.00
4413-00-000 Vehicle Gas, Oil, Grease	224.25	0.00	637.03	0.00
4419-00-000 Total General Maint Expense	21,790.05	0.00	173,005.01	0.00
4420-00-000 Materials				
4420-01-000 Supplies-Grounds	0.00	0.00	840.00	0.00
4420-02-000 Supplies-Appliance	528.00	0.00	7,991.34	0.00
4420-06-000 Supplies-Janitorial/Cleaning	582.50	0.00	3,120.09	0.00
4420-07-000 Supplies-Maint/Repairs	4,059.75	0.00	53,064.57	0.00
4420-08-000 Supplies-Plumbing	0.00	0.00	400.00	0.00
4429-00-000 Total Materials	5,170.25	0.00	65,416.00	0.00
4430-00-000 Contract Costs				
4430-01-000 Contract-Alarm/Extinguisher	0.00	0.00	49.00	0.00
4430-03-000 Contract-Building Repairs	0.00	0.00	480.00	0.00
4430-04-000 Contract-Carpet Cleaning	0.00	0.00	119.00	0.00
4430-07-000 Contract-Pest Control	100.00	0.00	6,282.00	0.00
4430-09-000 Contract-Grounds	0.00	0.00	8,675.00	0.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	291.38	0.00
4430-11-000 Contract-Plumbing	842.00	0.00	9,412.62	0.00
4430-13-000 Contract-HVAC	1,353.09	0.00	4,938.81	0.00
4430-14-000 Contract-Vehicle Maintenance	0.00	0.00	528.93	0.00
4430-18-000 Contract-Alarm Monitoring	768.00	0.00	3,113.08	0.00

Income Statement

Period = Feb 2019

Book = Accrual . Tree = ysi_js

	Period to Date	%	Year to Date	%
4430-22-000 Contract-IT Contracts	92.80	0.00	1,475.75	0.00
4430-70-000 Contract-Asset Fees	0.00	0.00	1,032.00	0.00
4430-80-000 Contract-Bookkeeping Fees	870.00	0.00	4,350.00	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	12,896.21	0.00
4439-00-000 Total Contract Costs	<u>4,025.89</u>	<u>0.00</u>	<u>53,643.78</u>	<u>0.00</u>
4499-00-000 TOTAL MAINTENACE EXPENSES	30,986.19	0.00	292,064.79	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	121.11	0.00	179.74	0.00
4510-10-000 Property Insurance	25,155.06	0.00	25,155.06	0.00
4510-20-000 Liability Insurance	6,247.70	0.00	40,000.71	0.00
4520-00-000 Payments in Lieu of Taxes	0.00	0.00	8,266.00	0.00
4540-00-000 Employee Benefits	0.00	0.00	25,647.25	0.00
4540-10-000 Retiree Insurance	0.00	0.00	600.00	0.00
4540-20-000 Workers Compensation	201.34	0.00	1,382.53	0.00
4570-00-000 Bad Debt-Tenant Rents	0.00	0.00	-213.85	0.00
4580-00-000 Security/Law Enforcement	564.03	0.00	3,674.03	0.00
4599-00-000 TOTAL GENERAL EXPENSES	<u>32,289.24</u>	<u>0.00</u>	<u>104,691.47</u>	<u>0.00</u>
4700-00-000 HOUSING ASSISTANCE PAYMENTS				
4715-00-000 Housing Assistance Payments	0.00	0.00	31,000.51	0.00
4715-01-000 Tenant Utility Payments-Voucher	0.00	0.00	413.00	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	<u>0.00</u>	<u>0.00</u>	<u>31,413.51</u>	<u>0.00</u>
8000-00-000 TOTAL EXPENSES	<u>128,604.02</u>	<u>0.00</u>	<u>905,378.25</u>	<u>0.00</u>
8029-00-000 CFP CY Received				
8029-14-000 CFP Subsidy Earned	0.00	0.00	27,810.00	0.00
8029-15-000 CFP 15 Received	0.00	0.00	31,952.99	0.00
8029-16-000 CFP 16 Received	0.00	0.00	137,274.03	0.00
8029-99-000 TOTAL CFP CY Received	<u>0.00</u>	<u>0.00</u>	<u>197,037.02</u>	<u>0.00</u>
9000-00-000 NET INCOME	<u>87,914.85</u>	<u>0.00</u>	<u>274,618.67</u>	<u>0.00</u>

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	285,245.56
1111-20-000	Cash Operating 2	68.29
1111-90-000	Petty Cash	826.18
1111-99-000	Total Unrestricted Cash	<u>286,140.03</u>
1119-00-000	TOTAL CASH	286,140.03
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	66,139.02
1122-01-000	Allowance for Doubtful Accounts-Tenants	-4,843.45
1135-01-000	A/R-HUD	119,153.97
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>180,449.54</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	143,014.43
1211-00-000	Prepaid Insurance	22,860.94
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>165,875.37</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>632,464.94</u>
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,329,598.78
1400-07-000	Furniture and Equipment-Dwelling	81,701.00
1400-08-000	Furniture and Equipment-Admin.	63,817.92
1400-09-000	Leashold Improvements	63,357.84
1400-10-000	Site Improvement	162,122.50
1405-01-000	Accum Depreciation-Buildings	-4,282,537.27
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>1,418,060.77</u>
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	1,853.49
1408-16-000	CFP 16 Mgmt Improvements	126,207.46
1430-14-000	CFP 14 Fees and Costs	339.00
1450-14-000	CFP 14 Site Improvements	28,674.08
1460-16-000	CFP 16 Dwelling Structures	151,473.62
1470-16-000	CFP 16 Non-Dwelling Structures	11,859.07
1475-16-000	CFP 16 Non-Dwelling Equipment	15,462.78
1499-00-000	TOTAL CFP FUNDING	<u>335,869.50</u>
1999-00-000	TOTAL ASSETS	<u>2,386,395.21</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	52,289.22
2114-00-000	Tenant Security Deposits	20,994.00
2114-02-000	Security Deposit Clearing Account	-340.00
2117-03-000	A/P-Misc. Payroll Withholdings	-384.66
2117-06-000	Employee FICA Withholding	0.06
2117-07-000	Employee Medicare Withholding	10,306.76
2117-09-000	State Unemployment Tax	-690.99
2117-10-000	Workers Compensation	-1,252.67

Balance Sheet

Period = Feb 2019

Book = Accrual : Tree = ysi_bs

		Current Balance
2117-60-000	Retirement W/H	19,765.36
2117-70-000	Garnishments	-149.47
2117-90-000	Supplemental Insurance W/H	-1,191.88
2119-90-000	Other Current Liabilities	3,496.47
2137-00-000	Accrued PILOT	-3,225.76
2145-00-000	Interprogram-Due To	7,721.29
2240-00-000	Tenant Prepaid Rents	296.04
2260-00-000	Accrued Compensated Absences-Current	2,233.27
2299-00-000	TOTAL CURRENT LIABILITIES	<u>109,867.04</u>
2499-00-000	TOTAL LIABILITIES	<u>109,867.04</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	1,547,105.95
2809-02-000	Retained Earnings-Unrestricted Net Assets	729,422.22
2809-99-000	TOTAL RETAINED EARNINGS:	<u>2,276,528.17</u>
2899-00-000	TOTAL EQUITY	<u>2,276,528.17</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,386,395.21</u>

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3101-00-000 Rental Income				
3111-00-000 Tenant Rent	56,373.00	0.00	617,367.20	0.00
3119-00-000 Total Rental Income	56,373.00	0.00	617,367.20	0.00
3120-00-000 Other Tenant Income	137.35	0.00	10,607.99	0.00
3120-01-000 Laundry and Vending	129.46	0.00	9,418.25	0.00
3120-03-000 Damages	0.00	0.00	685.72	0.00
3120-04-000 Late Charges	2,750.00	0.00	4,075.00	0.00
3120-05-000 Legal Fees - Tenant	130.00	0.00	2,308.17	0.00
3120-09-000 Misc.Tenant Income	-58.00	0.00	67.00	0.00
3121-00-000 TPA Rent	1,588.00	0.00	6,271.15	0.00
3129-00-000 Total Other Tenant Income	4,676.81	0.00	33,433.28	0.00
3199-00-000 NET TENANT INCOME	61,049.81	0.00	650,800.48	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	608,550.00	0.00	2,637,127.00	0.00
3420-00-000 Capital Fund Grants	-7,354.48	0.00	-131,891.39	0.00
3499-00-000 TOTAL GRANT INCOME	601,195.52	0.00	2,505,235.61	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	47.07	0.00	160.69	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	5,484.75	0.00
3699-00-000 TOTAL OTHER INCOME	47.07	0.00	5,645.44	0.00
3999-00-000 TOTAL INCOME	662,292.40	0.00	3,161,681.53	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	7,043.26	0.00	96,408.29	0.00
4110-04-000 Employee Benefit Contribution-Admin	6,531.48	0.00	33,803.36	0.00
4110-99-000 Total Administrative Salaries	13,574.74	0.00	130,211.65	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	66.53	0.00	178.98	0.00
4130-03-000 Tenant Screening	222.70	0.00	1,123.32	0.00
4130-04-000 General Legal Expense	395.70	0.00	4,300.28	0.00
4131-00-000 Total Legal Expense	684.93	0.00	5,602.58	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	12,094.39	0.00
4150-00-000 Travel	0.00	0.00	857.37	0.00
4170-00-000 Accounting Fees	732.37	0.00	9,914.76	0.00
4171-00-000 Auditing Fees	0.00	0.00	7,387.44	0.00
4173-00-000 Management Fee	13,673.36	0.00	160,811.40	0.00
4175-40-000 Asset Management Fees	1,176.00	0.00	11,824.00	0.00
4189-00-000 Total Other Admin Expenses	15,581.73	0.00	202,889.36	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	-39.80	0.00	513.84	0.00
4190-02-000 Publications	0.00	0.00	813.00	0.00
4190-04-000 Office Supplies	268.95	0.00	5,633.83	0.00
4190-07-000 Telephone	1,167.46	0.00	12,285.86	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
4190-08-000 Postage	0.00	0.00	1,135.36	0.00
4190-09-000 Software License Fees	0.00	0.00	27,048.05	0.00
4190-10-000 Copiers	195.46	0.00	625.33	0.00
4190-12-000 Software	263.12	0.00	428.55	0.00
4190-13-000 Internet	215.08	0.00	1,756.55	0.00
4190-14-000 Fax	0.00	0.00	1,143.53	0.00
4190-15-000 Cell Phones/Pagers	0.00	0.00	1,149.61	0.00
4190-17-000 Payroll Services Fees	555.63	0.00	1,319.99	0.00
4190-18-000 Small Office Equipment	0.00	0.00	109.00	0.00
4190-20-000 Bank Fees	0.00	0.00	13.00	0.00
4190-22-000 Other Misc Admin Expenses	784.03	0.00	128,786.23	0.00
4191-00-000 Total Miscellaneous Admin Expenses	3,409.93	0.00	182,761.73	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	33,251.33	0.00	521,465.32	0.00
4200-00-000 TENANT SERVICES				
4210-00-000 Tenant Services Salaries	0.00	0.00	1,950.00	0.00
4210-01-000 Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	1,373.14	0.00
4220-01-000 Other Tenant Svcs.	0.00	0.00	3,706.08	0.00
4230-00-000 Tenant Services Contract Costs	-750.00	0.00	14,678.06	0.00
4230-01-000 Tenant Relocation	727.69	0.00	727.69	0.00
4235-00-000 Community Living Room	250.00	0.00	250.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	227.69	0.00	22,684.97	0.00
4300-00-000 UTILITIES				
4310-00-000 Water	4,710.77	0.00	31,148.62	0.00
4320-00-000 Electricity	20,198.27	0.00	170,877.42	0.00
4330-00-000 Gas	10,671.77	0.00	48,435.89	0.00
4340-00-000 Garbage/Trash Removal	12,452.73	0.00	68,409.76	0.00
4390-00-000 Sewer	3,128.68	0.00	20,188.73	0.00
4399-00-000 TOTAL UTILITY EXPENSES	51,162.22	0.00	339,060.42	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				
4400-99-000 General Maint Expense				
4410-00-000 Maintenance Salaries	18,353.70	0.00	226,967.24	0.00
4410-04-000 Maint. Empl. Rent Free Unit	0.00	0.00	44.40	0.00
4410-05-000 Employee Benefit Contribution-Maint.	7,947.97	0.00	42,415.28	0.00
4411-00-000 Maintenance Uniforms	0.00	0.00	753.56	0.00
4412-00-000 Maintenance Travel/Training	0.00	0.00	517.00	0.00
4413-00-000 Vehicle Gas, Oil, Grease	130.43	0.00	1,535.47	0.00
4419-00-000 Total General Maint Expense	26,432.10	0.00	272,232.95	0.00
4420-00-000 Materials				
4420-02-000 Supplies-Appliance	0.00	0.00	4,077.29	0.00
4420-04-000 Supplies-Electrical	311.63	0.00	311.63	0.00
4420-06-000 Supplies-Janitorial/Cleaning	3,293.15	0.00	8,311.92	0.00
4420-07-000 Supplies-Maint/Repairs	13,682.79	0.00	104,493.12	0.00
4420-08-000 Supplies-Plumbing	0.00	0.00	748.29	0.00
4420-10-000 Maintenance Paper/Supplies	0.00	0.00	554.68	0.00
4429-00-000 Total Materials	17,287.57	0.00	118,496.93	0.00
4430-00-000 Contract Costs				
4430-01-000 Contract-Alarm/Extinguisher	0.00	0.00	571.00	0.00
4430-02-000 Contract-Appliance	0.00	0.00	503.00	0.00
4430-03-000 Contract-Building Repairs	242.00	0.00	34,529.34	0.00
4430-05-000 Contract-Decorating/Painting	0.00	0.00	204.60	0.00
4430-06-000 Contract-Electrical	136.00	0.00	450.27	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
4430-07-000 Contract-Pest Control	7,746.47	0.00	45,826.29	0.00
4430-09-000 Contract-Grounds	0.00	0.00	2,800.00	0.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	642.00	0.00
4430-11-000 Contract-Plumbing	985.00	0.00	9,363.76	0.00
4430-14-000 Contract-Vehicle Maintenance	0.00	0.00	903.13	0.00
4430-17-000 Contract-Elevator Monitoring	380.00	0.00	1,900.00	0.00
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	4,475.27	0.00
4430-22-000 Contract-IT Contracts	439.30	0.00	3,040.38	0.00
4430-70-000 Contract-Asset Fees	0.00	0.00	2,352.00	0.00
4430-80-000 Contract-Bookkeeping Fees	2,168.00	0.00	10,840.00	0.00
4430-90-000 Contract-Fee For Service	0.00	0.00	186,192.38	0.00
4430-99-000 Contract Costs-Other	508.34	0.00	86,285.11	0.00
4439-00-000 Total Contract Costs	12,605.11	0.00	390,878.53	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	56,324.78	0.00	781,608.41	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	283.60	0.00	427.51	0.00
4510-10-000 Property Insurance	58,908.39	0.00	58,908.39	0.00
4510-20-000 Liability Insurance	15,160.18	0.00	18,797.03	0.00
4520-00-000 Payments in Lieu of Taxes	0.00	0.00	33,990.00	0.00
4540-00-000 Employee Benefits	0.00	0.00	28,226.11	0.00
4540-10-000 Retiree Insurance	0.00	0.00	1,550.00	0.00
4540-20-000 Workers Compensation	494.20	0.00	3,393.50	0.00
4570-00-000 Bad Debt-Tenant Rents	6,131.58	0.00	6,165.58	0.00
4580-00-000 Security/Law Enforcement	5,591.86	0.00	127,327.11	0.00
4599-00-000 TOTAL GENERAL EXPENSES	86,569.81	0.00	278,785.23	0.00
8000-00-000 TOTAL EXPENSES	227,535.83	0.00	1,943,604.35	0.00
8029-00-000 CFP CY Received				
8029-14-000 CFP Subsidy Earned	0.00	0.00	260,750.00	0.00
8029-15-000 CFP 15 Received	0.00	0.00	329,616.00	0.00
8029-16-000 CFP 16 Received	0.00	0.00	929,282.92	0.00
8029-99-000 TOTAL CFP CY Received	0.00	0.00	1,519,648.92	0.00
9000-00-000 NET INCOME	434,756.57	0.00	2,737,726.10	0.00

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,079,737.33
1111-90-000	Petty Cash	704.16
1111-99-000	Total Unrestricted Cash	2,080,441.49
1119-00-000	TOTAL CASH	2,080,441.49
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	74,748.34
1122-01-000	Allowance for Doubtful Accounts-Tenants	-48,286.12
1129-01-000	AR - TPA	40.00
1135-01-000	A/R-HUD	375,534.51
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	402,036.73
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	272,679.23
1211-00-000	Prepaid Insurance	46,938.15
1299-00-000	TOTAL OTHER CURRENT ASSETS	319,617.38
1300-00-000	TOTAL CURRENT ASSETS	2,802,095.60
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	14,345,534.85
1400-07-000	Furniture and Equipment-Dwelling	168,437.27
1400-08-000	Furniture and Equipment-Admin.	219,228.04
1400-09-000	Leashold Improvements	1,221,847.00
1400-10-000	Site Improvement	11,567.22
1405-01-000	Accum Depreciation-Buildings	-11,529,662.31
1405-99-000	TOTAL FIXED ASSETS (NET)	4,436,952.07
1406-00-000	CFP Funding	
1408-16-000	CFP 16 Mgmt Improvements	76,495.57
1450-14-000	CFP 14 Site Improvements	11,989.57
1460-16-000	CFP 16 Dwelling Structures	983,703.87
1470-16-000	CFP 16 Non-Dwelling Structures	-3,227.03
1475-16-000	CFP 16 Non-Dwelling Equipment	4,813.20
1499-00-000	TOTAL CFP FUNDING	1,073,775.18
1999-00-000	TOTAL ASSETS	8,312,822.85
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	57,738.06
2114-00-000	Tenant Security Deposits	43,576.00
2114-02-000	Security Deposit Clearing Account	460.00
2117-03-000	A/P-Misc. Payroll Withholdings	-141.30
2117-06-000	Employee FICA Withholding	0.08
2117-07-000	Employee Medicare Withholding	17,289.48
2117-09-000	State Unemployment Tax	-10,592.90
2117-10-000	Workers Compensation	-3,074.77
2117-60-000	Retirement W/H	28,519.77
2117-90-000	Supplemental Insurance W/H	159.70

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

2119-90-000	Other Current Liabilities	-4,738.00
2137-00-000	Accrued PILOT	-1,690.02
2240-00-000	Tenant Prepaid Rents	6,848.50
2260-00-000	Accrued Compensated Absences-Current	2,619.14
2299-00-000	TOTAL CURRENT LIABILITIES	136,973.74
2499-00-000	TOTAL LIABILITIES	136,973.74
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE:	
2807-02-000	Reserved for Capital Activities	159,595.73
2808-00-000	TOTAL RESERVED FUND BALANCE	159,595.73
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	4,341,425.85
2809-02-000	Retained Earnings-Unrestricted Net Assets	3,674,827.53
2809-99-000	TOTAL RETAINED EARNINGS:	8,016,253.38
2899-00-000	TOTAL EQUITY	8,175,849.11
2999-00-000	TOTAL LIABILITIES AND EQUITY	8,312,822.85

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3101-00-000 Rental Income				
3111-00-000 Tenant Rent	12,130.00	0.00	153,500.05	0.00
3112-01-000 Utility Reimb.-LIPH	-1,197.00	0.00	-6,242.00	0.00
3112-05-000 Utility Reimbursement Recovery	124.03	0.00	124.03	0.00
3119-00-000 Total Rental Income	11,057.03	0.00	147,382.08	0.00
3120-00-000 Other Tenant Income	66.00	0.00	4,528.74	0.00
3120-04-000 Late Charges	1,200.00	0.00	1,525.00	0.00
3120-05-000 Legal Fees - Tenant	0.00	0.00	346.17	0.00
3120-07-000 Tenant Owed Utilities	0.00	0.00	184.22	0.00
3120-08-000 Tenant Screening	0.00	0.00	-12.48	0.00
3120-09-000 Misc. Tenant Income	150.00	0.00	400.00	0.00
3121-00-000 TPA Rent	1,086.98	0.00	4,056.88	0.00
3121-01-000 TPA Damage	10.00	0.00	80.00	0.00
3129-00-000 Total Other Tenant Income	2,512.98	0.00	11,108.53	0.00
3199-00-000 NET TENANT INCOME	13,570.01	0.00	158,490.61	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	124,295.00	0.00	521,327.00	0.00
3420-00-000 Capital Fund Grants	0.00	0.00	-957.50	0.00
3499-00-000 TOTAL GRANT INCOME	124,295.00	0.00	520,369.50	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	47.06	0.00	139.62	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	3,069.02	0.00
3699-00-000 TOTAL OTHER INCOME	47.06	0.00	3,208.64	0.00
3999-00-000 TOTAL INCOME	137,912.07	0.00	682,068.75	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	2,955.20	0.00	40,068.81	0.00
4110-04-000 Employee Benefit Contribution-Admin	1,243.81	0.00	6,918.07	0.00
4110-99-000 Total Administrative Salaries	4,199.01	0.00	46,986.88	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	66.53	0.00	178.97	0.00
4130-03-000 Tenant Screening	173.15	0.00	396.82	0.00
4130-04-000 General Legal Expense	147.17	0.00	1,436.42	0.00
4131-00-000 Total Legal Expense	386.85	0.00	2,012.21	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	10,046.43	0.00
4150-00-000 Travel	0.00	0.00	858.55	0.00
4170-00-000 Accounting Fees	325.50	0.00	4,948.82	0.00
4171-00-000 Auditing Fees	0.00	0.00	6,881.64	0.00
4173-00-000 Management Fee	5,561.18	0.00	65,714.08	0.00
4175-40-000 Asset Management Fees	480.00	0.00	4,855.00	0.00
4189-00-000 Total Other Admin Expenses	6,366.68	0.00	93,304.52	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	-39.80	0.00	710.34	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4190-02-000	Publications	0.00	0.00	406.50	0.00
4190-04-000	Office Supplies	13.31	0.00	893.29	0.00
4190-07-000	Telephone	684.86	0.00	7,622.79	0.00
4190-08-000	Postage	0.00	0.00	470.82	0.00
4190-09-000	Software License Fees	0.00	0.00	14,102.95	0.00
4190-10-000	Copiers	0.00	0.00	602.18	0.00
4190-12-000	Software	0.00	0.00	110.66	0.00
4190-13-000	Internet	243.72	0.00	1,698.42	0.00
4190-14-000	Fax	0.00	0.00	674.07	0.00
4190-15-000	Cell Phones/Pagers	0.00	0.00	671.08	0.00
4190-17-000	Payroll Services Fees	555.62	0.00	998.56	0.00
4190-18-000	Small Office Equipment	0.00	0.00	109.00	0.00
4190-22-000	Other Misc Admin Expenses	455.73	0.00	12,573.98	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,913.44	0.00	41,644.64	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	12,865.98	0.00	183,948.25	0.00
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	0.00	233.34	0.00
4230-00-000	Tenant Services Contract Costs	-750.00	0.00	3,478.45	0.00
4230-01-000	Tenant Relocation	0.00	0.00	387.72	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-750.00	0.00	4,099.51	0.00
4300-00-000	UTILITIES				
4310-00-000	Water	0.00	0.00	57,457.91	0.00
4320-00-000	Electricity	332.67	0.00	3,405.79	0.00
4320-01-000	Electricity-Vacant Units	389.96	0.00	987.11	0.00
4330-00-000	Gas	476.88	0.00	16,558.60	0.00
4330-01-000	Gas-Vacant Units	717.37	0.00	1,026.69	0.00
4340-00-000	Garbage/Trash Removal	5,148.55	0.00	25,006.40	0.00
4390-00-000	Sewer	0.00	0.00	18,753.86	0.00
4399-00-000	TOTAL UTILITY EXPENSES	7,065.43	0.00	123,196.36	0.00
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,877.16	0.00	85,605.50	0.00
4410-05-000	Employee Benefit Contribution-Maint.	2,057.59	0.00	30,745.71	0.00
4411-00-000	Maintenace Uniforms	119.00	0.00	677.01	0.00
4412-00-000	Maintenance Travel/Training	0.00	0.00	297.00	0.00
4413-00-000	Vehicle Gas, Oil, Grease	66.60	0.00	624.92	0.00
4419-00-000	Total General Maint Expense	10,120.35	0.00	117,950.14	0.00
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	0.00	0.00	1,693.08	0.00
4420-04-000	Supplies-Electrical	0.00	0.00	8.14	0.00
4420-06-000	Supplies-Janitorial/Cleaning	2,330.00	0.00	3,894.22	0.00
4420-07-000	Supplies-Maint/Repairs	7,225.38	0.00	47,779.95	0.00
4429-00-000	Total Materials	9,555.38	0.00	53,375.39	0.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	0.00	0.00	568.65	0.00
4430-03-000	Contract-Building Repairs	0.00	0.00	8,300.00	0.00
4430-04-000	Contract-Carpet Cleaning	70.00	0.00	70.00	0.00
4430-05-000	Contract-Decorating/Painting	0.00	0.00	3,190.00	0.00
4430-06-000	Contract-Electrical	0.00	0.00	105.00	0.00
4430-07-000	Contract-Pest Control	0.00	0.00	13,859.00	0.00
4430-09-000	Contract-Grounds	0.00	0.00	7,700.00	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	1,353.66	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
4430-13-000 Contract-HVAC	630.00	0.00	2,305.63	0.00
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	1,819.67	0.00
4430-22-000 Contract-IT Contracts	92.80	0.00	1,620.23	0.00
4430-70-000 Contract-Asset Fees	0.00	0.00	960.00	0.00
4430-80-000 Contract-Bookkeeping Fees	908.00	0.00	4,540.00	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	21,210.66	0.00
4439-00-000 Total Contract Costs	1,700.80	0.00	67,602.50	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	21,376.53	0.00	238,928.03	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	117.29	0.00	181.25	0.00
4510-10-000 Property Insurance	24,363.55	0.00	24,363.55	0.00
4510-20-000 Liability Insurance	6,625.62	0.00	8,129.76	0.00
4520-00-000 Payments in Lieu of Taxes	0.00	0.00	8,610.00	0.00
4540-00-000 Employee Benefits	0.00	0.00	1,075.35	0.00
4540-10-000 Retiree Insurance	0.00	0.00	650.00	0.00
4540-20-000 Workers Compensation	219.65	0.00	1,508.25	0.00
4570-00-000 Bad Debt-Tenant Rents	5,516.14	0.00	5,299.14	0.00
4580-00-000 Security/Law Enforcement	559.51	0.00	3,709.51	0.00
4599-00-000 TOTAL GENERAL EXPENSES	37,401.76	0.00	53,526.81	0.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS				
4715-01-000 Tenant Utility Payments-Voucher	0.00	0.00	2,817.00	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	2,817.00	0.00
8000-00-000 TOTAL EXPENSES				
	77,959.70	0.00	606,515.96	0.00
8029-00-000 CFP CY Received				
8029-14-000 CFP Subsidy Earned	0.00	0.00	126,730.00	0.00
8029-15-000 CFP 15 Received	0.00	0.00	42,999.44	0.00
8029-16-000 CFP 16 Received	0.00	0.00	24,345.87	0.00
8029-99-000 TOTAL CFP CY Received	0.00	0.00	194,075.31	0.00
9000-00-000 NET INCOME				
	59,952.37	0.00	269,628.10	0.00

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	227,986.79
1111-90-000	Petty Cash	826.18
1111-99-000	Total Unrestricted Cash	<u>228,812.97</u>
1119-00-000	TOTAL CASH	228,812.97
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	33,739.69
1135-01-000	A/R-HUD	43,628.63
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>77,368.32</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	139.62
1211-00-000	Prepaid Insurance	10,080.14
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>10,219.76</u>
1300-00-000	TOTAL CURRENT ASSETS	316,401.05
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	6,353,543.92
1400-07-000	Furniture and Equipment-Dwelling	85,196.00
1400-08-000	Furniture and Equipment-Admin.	64,685.18
1400-09-000	Leashold Improvements	56,353.67
1400-10-000	Site Improvement	67,091.53
1405-01-000	Accum Depreciation-Buildings	-5,229,947.88
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>1,396,922.42</u>
1406-00-000	CFP Funding	
1408-16-000	CFP 16 Mgmt Improvements	3,256.84
1430-14-000	CFP 14 Fees and Costs	5,750.00
1460-16-000	CFP 16 Dwelling Structures	69,246.47
1470-16-000	CFP 16 Non-Dwelling Structures	-550.50
1475-16-000	CFP 16 Non-Dwelling Equipment	28,492.73
1499-00-000	TOTAL CFP FUNDING	<u>106,195.54</u>
1999-00-000	TOTAL ASSETS	<u>1,819,519.01</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	15,667.82
2114-00-000	Tenant Security Deposits	15,195.00
2114-02-000	Security Deposit Clearing Account	414.00
2117-03-000	A/P-Misc. Payroll Withholdings	-78.00
2117-04-000	Federal Tax Withholding	-144.46
2117-05-000	State Tax Withholding	144.46
2117-06-000	Employee FICA Withholding	0.12
2117-07-000	Employee Medicare Withholding	6,699.88
2117-09-000	State Unemployment Tax	-10,457.61
2117-10-000	Workers Compensation	-1,366.56
2117-60-000	Retirement W/H	9,561.75
2117-90-000	Supplemental Insurance W/H	584.96

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysl_bs

		Current Balance
2137-00-000	Accrued PILOT	-4,787.71
2240-00-000	Tenant Prepaid Rents	1,932.50
2260-00-000	Accrued Compensated Absences-Current	5,649.11
2299-00-000	TOTAL CURRENT LIABILITIES	<u>39,015.26</u>
2499-00-000	TOTAL LIABILITIES	<u>39,015.26</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	1,407,784.38
2809-02-000	Retained Earnings-Unrestricted Net Assets	372,719.37
2809-99-000	TOTAL RETAINED EARNINGS:	<u>1,780,503.75</u>
2899-00-000	TOTAL EQUITY	<u>1,780,503.75</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>1,819,519.01</u>

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-00-000	Cash In Bank-Legacy Acct	252.00
1111-10-000	Cash Operating 1	101,726.40
1111-90-000	Petty Cash	1,099.17
1111-99-000	Total Unrestricted Cash	<u>103,077.57</u>
1119-00-000	TOTAL CASH	103,077.57
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1129-00-000	A/R-Other	15,739.65
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>15,739.65</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	25,124.17
1211-00-000	Prepaid Insurance	2,119.95
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>27,244.12</u>
1300-00-000	TOTAL CURRENT ASSETS	146,061.34
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	583,527.00
1400-07-000	Furniture and Equipment-Dwelling	49,377.50
1400-09-000	Leashold Improvements	250.00
1405-01-000	Accum Depreciation-Buildings	-610,737.06
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>22,417.44</u>
1999-00-000	TOTAL ASSETS	168,478.78
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	631.06
2117-03-000	A/P-Misc. Payroll Withholdings	-230.60
2117-05-000	State Tax Withholding	0.01
2117-07-000	Employee Medicare Withholding	23,661.66
2117-10-000	Workers Compensation	-2,323.21
2117-60-000	Retirement W/H	46,520.49
2117-70-000	Garnishments	334.19
2117-90-000	Supplemental Insurance W/H	3,907.96
2119-90-000	Other Current Liabilities	5,043.38
2260-00-000	Accrued Compensated Absences-Current	6,532.43
2299-00-000	TOTAL CURRENT LIABILITIES	<u>84,077.37</u>
2499-00-000	TOTAL LIABILITIES	84,077.37
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	500.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>500.00</u>
2809-00-000	RETAINED EARNINGS:	

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
2809-01-000	Invested in Capital Assets-Net of Debt	22,167.44
2809-02-000	Retained Earnings-Unrestricted Net Assets	61,733.97
2809-99-000	TOTAL RETAINED EARNINGS:	<hr/> 83,901.41
2899-00-000	TOTAL EQUITY	<hr/> 84,401.41
2999-00-000	TOTAL LIABILITIES AND EQUITY	<hr/> 168,478.78

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3120-01-000 Laundry and Vending	0.00	0.00	491.94	0.00
3129-00-000 Total Other Tenant Income	0.00	0.00	491.94	0.00
3199-00-000 NET TENANT INCOME	0.00	0.00	491.94	0.00
3600-00-000 OTHER INCOME				
3620-00-000 Management Fee Income	34,576.98	0.00	369,213.01	0.00
3625-00-000 Bookkeeping Fee Income	0.00	0.00	5,430.00	0.00
3630-00-000 Asset Management Fee Income	0.00	0.00	9,865.00	0.00
3650-00-000 Miscellaneous Other Income	1,402.34	0.00	11,360.20	0.00
3660-00-000 Operating Transfers IN	0.00	0.00	90,104.93	0.00
3699-00-000 TOTAL OTHER INCOME	35,979.32	0.00	485,973.14	0.00
3999-00-000 TOTAL INCOME	35,979.32	0.00	486,465.08	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	26,821.66	0.00	343,953.36	0.00
4110-04-000 Employee Benefit Contribution-Admin	12,024.84	0.00	103,722.34	0.00
4110-99-000 Total Administrative Salaries	38,846.50	0.00	447,675.70	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	66.53	0.00	66.53	0.00
4130-04-000 General Legal Expense	0.00	0.00	12,853.94	0.00
4131-00-000 Total Legal Expense	66.53	0.00	12,920.47	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	10,818.76	0.00
4150-00-000 Travel	0.00	0.00	816.31	0.00
4170-00-000 Accounting Fees	813.75	0.00	4,857.95	0.00
4171-00-000 Auditing Fees	0.00	0.00	3,261.60	0.00
4189-00-000 Total Other Admin Expenses	813.75	0.00	19,754.62	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	419.00	0.00	2,046.13	0.00
4190-02-000 Publications	0.00	0.00	544.59	0.00
4190-04-000 Office Supplies	214.41	0.00	4,289.95	0.00
4190-06-000 Computer Parts	0.00	0.00	1,752.62	0.00
4190-07-000 Telephone	66.70	0.00	1,161.07	0.00
4190-08-000 Postage	0.00	0.00	1,175.82	0.00
4190-12-000 Software	15.89	0.00	300.37	0.00
4190-14-000 Fax	0.00	0.00	55.31	0.00
4190-15-000 Cell Phones/Pagers	0.00	0.00	791.37	0.00
4190-17-000 Payroll Services Fees	0.00	0.00	607.64	0.00
4190-18-000 Small Office Equipment	0.00	0.00	109.00	0.00
4190-20-000 Bank Fees	5.00	0.00	219.00	0.00
4190-22-000 Other Misc Admin Expenses	852.65	0.00	32,926.55	0.00
4191-00-000 Total Miscellaneous Admin Expenses	1,573.65	0.00	45,979.42	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	41,300.43	0.00	526,330.21	0.00
4200-00-000 TENANT SERVICES				
4220-00-000 Resident Council	-2,193.11	0.00	-2,193.11	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
4220-01-000 Other Tenant Svcs.	0.00	0.00	588.30	0.00
4230-01-000 Tenant Relocation	0.00	0.00	389.04	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	-2,193.11	0.00	-1,215.77	0.00
4300-00-000 UTILITIES				
4310-00-000 Water	77.12	0.00	713.77	0.00
4390-00-000 Sewer	27.74	0.00	218.76	0.00
4399-00-000 TOTAL UTILITY EXPENSES	104.86	0.00	932.53	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				
4400-99-000 General Maint Expense				
4410-04-000 Maint. Empl. Rent Free Unit	0.00	0.00	33.30	0.00
4419-00-000 Total General Maint Expense	0.00	0.00	33.30	0.00
4420-00-000 Materials				
4420-07-000 Supplies-Maint/Repairs	0.00	0.00	248.62	0.00
4429-00-000 Total Materials	0.00	0.00	248.62	0.00
4430-00-000 Contract Costs				
4430-01-000 Contract-Alarm/Extinguisher	0.00	0.00	25.00	0.00
4430-07-000 Contract-Pest Control	0.00	0.00	175.00	0.00
4430-11-000 Contract-Plumbing	0.00	0.00	298.00	0.00
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	180.00	0.00
4430-22-000 Contract-IT Contracts	222.79	0.00	1,656.13	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	289.93	0.00
4439-00-000 Total Contract Costs	222.79	0.00	2,624.06	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	222.79	0.00	2,905.98	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	0.00	0.00	14,728.18	0.00
4510-10-000 Property Insurance	0.00	0.00	-9,568.28	0.00
4510-20-000 Liability Insurance	12,643.80	0.00	12,643.80	0.00
4540-00-000 Employee Benefits	0.00	0.00	3,591.33	0.00
4540-10-000 Retiree Insurance	2,675.73	0.00	24,089.78	0.00
4540-20-000 Workers Compensation	549.11	0.00	3,796.46	0.00
4570-00-000 Bad Debt-Tenant Rents	0.00	0.00	-82.50	0.00
4599-00-000 TOTAL GENERAL EXPENSES	15,868.64	0.00	49,198.77	0.00
8000-00-000 TOTAL EXPENSES	55,303.61	0.00	578,151.72	0.00
9000-00-000 NET INCOME	-19,324.29	0.00	-91,686.64	0.00

Income Statement

Period = Feb 2019

Book = Accrual ; Tree = ysi_is

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3120-10-000 Fraud Recovery	0.00	0.00	6,930.00	0.00
3129-00-000 Total Other Tenant Income	0.00	0.00	6,930.00	0.00
3199-00-000 NET TENANT INCOME	0.00	0.00	6,930.00	0.00
3400-00-000 GRANT INCOME				
3410-01-000 Section 8 HAP Earned	228,973.00	0.00	2,375,530.00	0.00
3410-02-000 Section 8 Admin. Fee Income	26,639.00	0.00	235,359.00	0.00
3499-00-000 TOTAL GRANT INCOME	255,612.00	0.00	2,610,889.00	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	71.68	0.00	415.68	0.00
3611-00-000 Investment Income - Restricted	0.00	0.00	0.90	0.00
3640-00-000 Fraud Recovery	0.00	0.00	9,215.69	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	2,731.74	0.00
3699-00-000 TOTAL OTHER INCOME	71.68	0.00	12,364.01	0.00
3999-00-000 TOTAL INCOME	255,683.68	0.00	2,630,183.01	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	9,601.27	0.00	106,201.02	0.00
4110-04-000 Employee Benefit Contribution-Admin	3,815.51	0.00	33,202.99	0.00
4110-99-000 Total Administrative Salaries	13,416.78	0.00	139,404.01	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	66.51	0.00	66.51	0.00
4130-03-000 Tenant Screening	143.35	0.00	1,390.90	0.00
4131-00-000 Total Legal Expense	209.86	0.00	1,457.41	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	7,566.16	0.00
4150-00-000 Travel	0.00	0.00	797.76	0.00
4170-00-000 Accounting Fees	542.50	0.00	3,647.31	0.00
4171-00-000 Auditing Fees	0.00	0.00	7,151.40	0.00
4172-00-000 Port Out Admin Fee Paid	121.67	0.00	2,219.88	0.00
4173-00-000 Management Fee	3,000.00	0.00	30,000.00	0.00
4189-00-000 Total Other Admin Expenses	3,664.17	0.00	51,382.51	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	0.00	0.00	39.80	0.00
4190-02-000 Publications	0.00	0.00	161.60	0.00
4190-04-000 Office Supplies	0.00	0.00	1,153.78	0.00
4190-07-000 Telephone	89.63	0.00	901.17	0.00
4190-08-000 Postage	0.00	0.00	1,043.84	0.00
4190-12-000 Software	0.00	0.00	139.86	0.00
4190-14-000 Fax	0.00	0.00	81.38	0.00
4190-15-000 Cell Phones/Pagers	0.00	0.00	204.77	0.00
4190-17-000 Payroll Services Fees	0.00	0.00	356.07	0.00
4190-18-000 Small Office Equipment	0.00	0.00	109.00	0.00
4190-22-000 Other Misc Admin Expenses	1,566.14	0.00	9,251.64	0.00
4191-00-000 Total Miscellaneous Admin Expenses	1,655.77	0.00	13,442.91	0.00

Income Statement

Period = Feb 2019

Book = Accrual . Tree = ysi_is

	Period to Date	%	Year to Date	%
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	18,946.58	0.00	205,686.84	0.00
4200-00-000 TENANT SERVICES				
4230-00-000 Tenant Services Contract Costs	0.00	0.00	5,728.33	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	5,728.33	0.00
4300-00-000 UTILITIES				
4310-00-000 Water	77.12	0.00	470.36	0.00
4340-00-000 Garbage/Trash Removal	0.00	0.00	44.44	0.00
4390-00-000 Sewer	27.74	0.00	218.75	0.00
4399-00-000 TOTAL UTILITY EXPENSES	104.86	0.00	733.55	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				
4400-99-000 General Maint Expense				
4411-00-000 Maintence Uniforms	83.98	0.00	83.98	0.00
4419-00-000 Total General Maint Expense	83.98	0.00	83.98	0.00
4430-00-000 Contract Costs				
4430-07-000 Contract-Pest Control	0.00	0.00	175.00	0.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	0.00	4,096.55	0.00
4430-18-000 Contract-Alarm Monitoring	0.00	0.00	180.00	0.00
4430-22-000 Contract-IT Contracts	164.79	0.00	1,398.86	0.00
4430-90-000 Contract-Fee For Service	456.50	0.00	3,680.23	0.00
4430-99-000 Contract Costs-Other	0.00	0.00	673.73	0.00
4439-00-000 Total Contract Costs	621.29	0.00	10,204.37	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	705.27	0.00	10,288.35	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	0.00	0.00	106.60	0.00
4510-20-000 Liability Insurance	8,429.20	0.00	8,429.20	0.00
4540-00-000 Employee Benefits	0.00	0.00	2,666.14	0.00
4540-20-000 Workers Compensation	366.08	0.00	1,989.94	0.00
4599-00-000 TOTAL GENERAL EXPENSES	8,795.28	0.00	13,191.88	0.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS				
4715-00-000 Housing Assistance Payments	187,725.00	0.00	2,255,545.00	0.00
4715-01-000 Tenant Utility Payments-Voucher	2,472.00	0.00	22,686.00	0.00
4715-02-000 Portable Out HAP Payments	2,696.00	0.00	46,353.00	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	192,893.00	0.00	2,324,584.00	0.00
8000-00-000 TOTAL EXPENSES	221,444.99	0.00	2,560,212.95	0.00
9000-00-000 NET INCOME	34,238.69	0.00	69,970.06	0.00

Balance Sheet

Period = Feb 2019

Book = Accrual , Tree = ysi_bs

Current Balance

0999-99-000	All	
1000-00-000	ASSETS	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	256,873.63
1111-99-000	Total Unrestricted Cash	<u>256,873.63</u>
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	22,928.38
1112-99-000	Total Restricted Cash	<u>22,928.38</u>
1119-00-000	TOTAL CASH	279,802.01
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	2,999.77
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>2,999.77</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,658.44
1211-00-000	Prepaid Insurance	1,775.46
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>5,433.90</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>288,235.68</u>
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	33,341.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-33,341.00
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>0.00</u>
1999-00-000	TOTAL ASSETS	<u>288,235.68</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	1,464.05
2115-00-000	A/P Other	42,808.52
2117-03-000	A/P-Misc. Payroll Withholdings	-626.10
2117-06-000	Employee FICA Withholding	-0.03
2117-07-000	Employee Medicare Withholding	11,152.61
2117-10-000	Workers Compensation	-1,548.81
2117-60-000	Retirement W/H	2,619.28
2117-90-000	Supplemental Insurance W/H	193.87
2119-90-000	Other Current Liabilities	2,472.71
2260-00-000	Accrued Compensated Absences-Current	3,044.25
2299-00-000	TOTAL CURRENT LIABILITIES	<u>61,580.35</u>
2499-00-000	TOTAL LIABILITIES	<u>61,580.35</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	59,570.00
2809-02-000	Retained Earnings-Unrestricted Net Assets	167,085.33
2809-99-000	TOTAL RETAINED EARNINGS:	<u>226,655.33</u>
2899-00-000	TOTAL EQUITY	<u>226,655.33</u>

Balance Sheet

Period = Feb 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

2999-00-000

TOTAL LIABILITIES AND EQUITY

288,235.68

**Jackson Housing Commission
Petty Cash Report
February 2019**

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
				<i>USED</i>		<i>BALANCE</i>
02.01.2019	942	Jason Norman quarters for bed bug prep	92400.2	\$ 10.00		\$ 874.92
02.01.2019	943	Roy Nethercott mileage reimbursement 01.19.2019-01.22.2019	91800.2	\$ 57.02		\$ 817.90
02.01.2019	944	Gary Cram mileage reimbursement 01.12.2019-01.17.2019	91800.2	\$ 49.30		\$ 768.60
02.01.2019	945	Lynne Smereka mileage reimbursement 01.03.2019-01.24.2019	91800.2	\$ 25.76		\$ 742.84
02.05.2019	946	Unknown OVERAGE deposited into safe		\$ (1.82)		\$ 744.66
02.08.2019	947	Replenish petty cash chk# 65019		\$ (1,255.34)		\$ 2,000.00
02.08.2019	948	Jason Norman quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,990.00
02.15.2019	949	Dustin Williams mileage reimbursement 02.01.2019-02.07.2019	91800.1	\$ 54.87		\$ 1,935.13
02.19.2019	950	Lynne Smereka court filing costs (writ)	91700.1	\$ 15.00		\$ 1,920.13
02.22.2019	951	Lynne Smereka court filing costs	91700.2	\$ 55.00		\$ 1,865.13
02.22.2019	952	Anthony Gittens CPR/First Aid costs CLR 35.00	92400.2	\$ 35.00		\$ 1,830.13
02.25.2019	953	Deb David CLR CPR/First Aid costs \$35.00x2	92400.2	\$ 70.00		\$ 1,760.13
02.25.2019	954	Shannon Brooks quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,750.13
02.25.2019	955	Jamey Jones mileage reimbursement 01.25.2019-01.28.2018	91800.3	\$ 30.51		\$ 1,719.62
02.27.2019	956	Jannaa Pool mileage reimbursement 01.02.2019-01.22.2019	91800.1	\$ 60.06		\$ 1,659.56
03.01.2019	957	Anthony Gittens CLR supplies reimbursement	92400.2	\$ 12.49		\$ 1,647.07

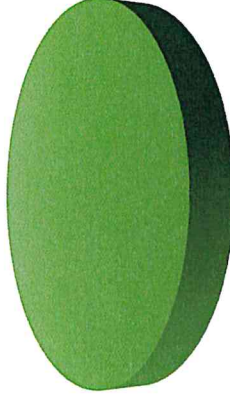
Jackson Housing Commission After Hours Emergency Response Report February 2019

Emergency Work Order Breakdown: February 2019

Total number of emergency work orders:	45
Total number of emergency work orders completed more than 24 hours:	0
Total number of emergency work orders completed/abated within 24 hours:	45
Percentage of emergency work orders completed/abated within 24 hours:	100 %

Emergency Work Order Completion Rate February 2019

More than 24
Hrs. , 0%



Within 24 Hrs.
, 100%

■ Within 24 Hrs. ■ More than 24 Hrs.

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

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 2018-19
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									\$ -
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	\$ 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	\$ 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	\$ 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	\$ 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	116,093	\$ 18,909.94	2,483	\$ 20,213.66	336,300	\$ 13,057.55	\$ 7,479.86	\$ 20,537.41	\$ 59,661.01

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2018-19
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	TOTAL	
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	136,000	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$ 2,510.91	\$ 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	\$ 2,509.50	\$ 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	\$ 2,792.27	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$ 32,842.39
Feb-19	150,760	\$ 17,195.55	1,330	\$ 10,698.79	157,000	\$ 4,865.01	\$ 3,184.16	\$ 8,049.17	\$ 3,184.16	\$ 4,865.01	\$ 3,184.16	\$ 8,049.17	\$ 35,943.51
Mar-18	125,040	\$ 16,171.87	950	\$ 7,575.31	135,000	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$ 2,503.98	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$ 30,351.35
Mar-19													
Apr-18	118,600	\$ 15,478.19	901	\$ 6,658.32	115,000	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$ 2,143.60	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$ 27,847.06
Apr-19													
May-18	105,640	\$ 14,146.42	593	\$ 4,312.62	119,000	\$ 3,748.35	\$ 2,227.55	\$ 5,975.90	\$ 2,227.55	\$ 3,748.35	\$ 2,227.55	\$ 5,975.90	\$ 24,434.94
May-19													
Jun-18	125,580	\$ 19,720.24	287	\$ 2,099.13	132,000	\$ 4,056.29	\$ 2,458.00	\$ 6,514.29	\$ 2,458.00	\$ 4,056.29	\$ 2,458.00	\$ 6,514.29	\$ 28,333.66
Jun-19													
Jul-18	162,800	\$ 21,748.51	207	\$ 1,536.05	108,000	\$ 3,436.47	\$ 2,028.01	\$ 5,464.48	\$ 2,028.01	\$ 3,436.47	\$ 2,028.01	\$ 5,464.48	\$ 28,749.04
Jul-19													
Aug-18	152,240	\$ 20,391.54	236	\$ 1,735.36	91,000	\$ 3,181.73	\$ 1,953.14	\$ 5,134.87	\$ 1,953.14	\$ 3,181.73	\$ 1,953.14	\$ 5,134.87	\$ 27,261.77
Aug-19													
Sep-18	159,600	\$ 20,466.11	201	\$ 1,502.09	100,350	\$ 3,452.23	\$ 2,115.06	\$ 5,567.29	\$ 2,115.06	\$ 3,452.23	\$ 2,115.06	\$ 5,567.29	\$ 27,535.49
Sep-19													
Oct-18	116,480	\$ 14,976.98	264	\$ 2,052.03	177,444	\$ 5,177.21	\$ 3,539.60	\$ 8,716.81	\$ 3,539.60	\$ 5,177.21	\$ 3,539.60	\$ 8,716.81	\$ 25,745.82
Oct-19													
Nov-18	113,840	\$ 14,215.37	529	\$ 4,340.60	114,000	\$ 3,735.77	\$ 2,360.72	\$ 6,096.49	\$ 2,360.72	\$ 3,735.77	\$ 2,360.72	\$ 6,096.49	\$ 24,652.46
Nov-19													
Dec-18	126,120	\$ 15,771.22	1,102	\$ 10,278.38	140,000	\$ 4,334.71	\$ 2,936.05	\$ 7,270.76	\$ 2,936.05	\$ 4,334.71	\$ 2,936.05	\$ 7,270.76	\$ 33,320.36
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	\$ 29,568.89	\$ 46,502.13	\$ 29,568.89	\$ 76,071.02	\$ 347,869.13
2019	283,900	\$ 33,595.97	2,490	\$ 20,457.31	280,000	\$ 8,771.22	\$ 5,693.66	\$ 14,464.88	\$ 5,693.66	\$ 8,771.22	\$ 5,693.66	\$ 14,464.88	\$ 68,518.16

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2018-19
	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	2,845	\$ 508.83	98	\$ 789.67				\$		1,298.50	
Mar-18	1,699	\$ 308.46	51	\$ 442.68				\$		751.14	
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	5,687	\$ 1,029.34	206	\$ 1,653.49	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$	17,862.77	

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	NET WATER BILL	TOTAL MONTHLY UTILITY 2018-19
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	210,623	\$ 29,019.89	2,757	\$ 22,400.17	493,300	\$ 17,922.56	\$ 10,664.02	\$ 28,586.58	\$ 80,006.64
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	405,680	\$ 53,535.25	5,179	\$ 42,324.46	884,900	\$ 31,713.12	\$ 18,469.11	\$ 50,182.23	\$ 146,041.94