

Jackson Housing Commission

Board of Commissioners

Regular Meeting

October 16, 2019 @ 12:00pm

Chalet Terrace Community Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
James Stark, Vice-President
Gerald Montgomery, Commissioner
Caroline Parker, Commissioner
Carmen Wade, Commissioner
4. Motion to changes/approve of the consent agenda
5. Public Comments (limited to 3 minutes)
6. Approval of Regular Meeting Minutes: September 18, 2019
7. Approval of the Previously Paid Liabilities: September 2019
8. RESOLUTIONS
Resolution No.2019-12: Approval of Collection Losses October 2019
Resolution No.2019-13: Approval HCV Payment Standards 2020
Resolution No.2019-14: Commitment to Enter Into Housing Assistance Payments (CHAP) Contract
9. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
10. Other Business
11. ADJOURNMENT

NEXT MEETING: Regular Meeting- December 18, 2019-Reed Manor Board Room

Jackson Housing Commission

Regular Meeting
September 18, 2019
12:00pm
Reed Manor Board Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on September 18, 2019 in the Reed Manor Board Room. President Woods called the meeting to order at 12:01pm. Upon roll call, the following commissioners were present: Michelle Woods, James Stark, Gerald Montgomery, Caroline Parker and Carmen Wade.

Also, present:

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

19-09-18-01 Request to Approve/Change the Consent Agenda
Commissioner Stark **MOTIONED** to approve the consent agenda. Commissioner Montgomery **SECONDED** and upon voice vote, the motion was approved.

19-09-18-02 Public Comments
President Woods extended an invitation for those in attendance to make comments; no comments were made.

19-09-18-03 Approval of the Regular Meeting Minutes-August 21, 2019
Commissioner Stark informed that he attended the August 21, 2019 meeting. However, the minutes reflected his absence.

Commissioner Stark **MOVED** to approve the Regular Meeting Minutes-August 21, 2019 with corrections. Commissioner Parker **SECONDED** and upon voice vote, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

(Note: It was later confirmed that Mr. Stark was not present for the mentioned meeting. Therefore, the meeting minutes remain as presented.)

19-09-18-04 Approval of Previously Paid Liabilities: August 2019
During the conversation regarding previously paid liabilities, Ms. Ingram acknowledged that payments (stipends) made to residents, compensating those helping to move items from units, is a pilot program. Commissioners Montgomery and Stark asked management to generate a list of residents desiring to earn a stipend, and work down the list until everyone has an opportunity to participate. In addition, Ms. Ingram mentioned that the agency recently sponsored The ART of Peace, a festival focused on violence prevention.

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-09-18-08 Other Business

RAD

The regional HUD representative reported that he provided a supporting opinion regarding the RAD conversion.

Security at Reed Manor

The Contract with Teachout Security ended per the company's request. A RFP to secure a new security vendor was recently published.

Other Business

Commissioner Montgomery inquired about the agency's policy for addressing allegations dishonesty and theft involving JHC staff. Ms. Ingram's response was that staff is held to a high standard of integrity; therefore substantiated offenses are addressed accordingly. Equally important, she expressed that frontline staff, primarily property managers are often recipients of allegations due to the nature of their job. Property managers must adhere to guidelines that may not appeal to residents, as result, managers receiving numerous complaints, most of which are unfounded.

19-09-18-09 Closed Session

Commissioner Parker **MOTIONED** to enter the **CLOSED SESSION** at 12:58pm. Commission Stark **SECONDED** and upon voice vote, the motion carried.

Commissioner Montgomery **MOTIONED** to return from the **CLOSED SESSION** and return to the **REGULAR SESSION** at approximately 1:15pm. Immediately following, Commissioner Parker **MOTIONED** to adjourn the regular meeting at approximately 1:16pm. Commissioner Montgomery **SECONDED**.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
66011	ph	AMBS CALL CENTER	9/5/2019	09-2019	Check	190811113 190811113 190811113	amp2 amp3 amp1	195.75 190811113 \$195.75 SEPT. 2019 AFTER HRS PHONE SERVICE 80.96 190811113 \$80.96 SEPT. 2019 AFTER HRS PHONE SERVICE 83.59 190811113 \$83.59 SEPT. 2019 AFTER HRS PHONE SERVICE 360.30	
Total 66011									
66012	ph	CASLER HARDWARE	9/5/2019	09-2019	Check	I-29358, I-29194 I-29358, I-29194	amp2 amp2	102.40 I-29194 \$102.40 MAINT. SUPPLIES 62.59 I-29358 \$62.59 MAINT. SUPPLIES 164.99	
Total 66012									
66013	ph	CONSUMERS ENERGY	9/5/2019	09-2019	Check	103034835282, 103029453703 103034835282, 103029453703 103034835282, 103029453703	amp3 amp3 amp2	20.50 KWH CONSUMPTION 94 16.38 MCF CONSUMPTION 1 18.52 MCF CONSUMPTION 2 55.40	
Total 66013									
66014	ph	Community Action Agency	9/5/2019	09-2019	Check	APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019 APR 2019, MAY 2019, JUNE 2019	amp1 amp2 amp3 amp1 amp2 amp3 amp1 amp2 amp3	916.67 APRIL 2019 TENANT SERVICES CONTRACT 2,750.00 APRIL 2019 TENANT SERVICES CONTRACT 916.66 APRIL 2019 TENANT SERVICES CONTRACT 1,541.02 JUNE 2019 TENANT SERVICES CONTRACT 4,623.07 JUNE 2019 TENANT SERVICES CONTRACT 1,541.03 JUNE 2019 TENANT SERVICES CONTRACT 916.67 MAY 2019 TENANT SERVICES CONTRACT 2,750.00 MAY 2019 TENANT SERVICES CONTRACT 916.66 MAY 2019 TENANT SERVICES CONTRACT 16,871.78	
Total 66014									
66015	ph	GRIFFIN PEST SOLUTIONS	9/5/2019	09-2019	Check	1833164 + 6 MORE 1833164 + 6 MORE 1833164 + 6 MORE 1833164 + 6 MORE	amp3 amp1 amp2 amp2	320.00 1822338 \$160.00 1822337 \$160.00 90.00 1833164 \$90.00 280.00 1833172 \$240.00 1834262 \$40.00 240.00 1834260 \$40.00 1822197 \$200.00 930.00	
Total 66015									
66016	ph	HAMMOND HARDWARE	9/5/2019	09-2019	Check	B402554	amp1	26.08 B402554 \$26.08 MAINTENANCE SUPPLIES 26.08	
Total 66016									
66017	ph	HD Supply Facilities Maintenance	9/5/2019	09-2019	Check	9175016650, 9175217400 9175016650, 9175217400	amp1 amp2	325.00 9175016650 \$325.00 MAINT. SUPPLIES 457.48 9175217400 \$457.48 MAINT. SUPPLIES 782.48	
Total 66017									
66018	ph	Hirst Electric Company	9/5/2019	09-2019	Check	62036	amp2	75.00 #62036 \$75.00 MINOR ELECTRICAL SERVICE 75.00	
Total 66018									
66019	ph	Jackson Housing Commission	9/5/2019	09-2019	Check	SEPT. 2019 PH MGMT FEES	amp2	13,367.24 SEPT. 2019 PH MGMT FEES \$13367.24	

Jackson Housing Commission
Previously Paid Liabilities
 Public Housing

Period: From 09/01/2019 to 09/30/2019
 Invoice #

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 66027						2104090,2015651, 2022589	amp3	122.96 5016461 \$122.96 MAINT. SUPPLIES 3,225.47	
66028	ph	THE HOME DEPOT PRO	9/5/2019	09-2019	Check	507211092/ 50927173 507211092/ 50927173	amp2 amp3	440.34 507211092 \$440.34 MAINT. SUPPLIES 419.06 509287173 \$419.06 MAINT. SUPPLIES 859.40	
Total 66028									
66029	ph	First National Bank Omaha	9/5/2019	09-2019	Check	.4988.6591.8367.2469. .4988.6591.8367.2469. .4988.6591.8367.2469.	amp1 amp2 amp3	101.27 GOOGLE APPS \$101.27 AUG.2019 CHARGES 101.27 GOOGLE APPS \$101.27 AUG.2019 CHARGES 101.27 GOOGLE APPS \$101.27 AUG.2019 CHARGES 303.81	
Total 66029									
66030	ph	TEACHOUT SECURITY SOLUTIONS	9/5/2019	09-2019	Check	0011942461 0011942461 0011942461	amp1 amp3 amp2	105.00 #0011942461 \$105.00 08.22.2019-08.28.2019 105.00 #0011942461 \$105.00 08.22.2019-08.28.2019 1,306.01 #0011942461 \$1306.01 08.22.2019-08.28.2019 1,516.01	
Total 66030									
66031	ph	THE WATER STORE INC	9/5/2019	09-2019	Check	253342 253343 253342 253343	amp3 amp2	5.00 253342 \$5.00 dispenser fee 5.00 253343 \$5.00 dispenser fee 10.00	
Total 66031									
66032	ph	WISE CONSULTING	9/5/2019	09-2019	Check	201 201 201	amp1 amp3 amp2	33.00 #201 \$33.00 MONTHLY SEPT.2019 SERVICES 36.00 #201 \$36.00 MONTHLY SEPT.2019 SERVICES 81.00 #201 \$81.00 MONTHLY SEPT.2019 SERVICES 150.00	
Total 66032									
66033	ph	AMAZON	9/9/2019	09-2019	Check	60457,8781.056932.3	amp2	67.96 ORDER#114-8521153-7701065 TONER 67.96	
Total 66033									
66034	ph	INK CONTRACTING LLC	9/10/2019	09-2019	Check	1355 1355 1355 1355 1355	amp1 amp2 amp3 amp1 amp2 amp3	2,833.34 #1355 \$18500.00 CFP CONCRETE FOUNDATION FOR GAZEBO 2,833.34 #1355 \$18500.00 CFP CONCRETE FOUNDATION FOR GAZEBO 2,833.32 #1355 \$18500.00 CFP CONCRETE FOUNDATION FOR GAZEBO 3,333.34 #1355 CFP NON DWELLING STRUCTURE 3,333.34 #1355 CFP NON DWELLING STRUCTURE 3,333.32 #1355 CFP NON DWELLING STRUCTURE 18,500.00	
Total 66034									
66035	ph	INK CONTRACTING LLC	9/10/2019	09-2019	Check	1444	amp2	11,975.00 #1444 \$11975.00 INS CLAIM#A8BC7 UNIT 1-68 11,975.00	
Total 66035									
66036	ph	LIBRA INDUSTRIES, INC. OF MI	9/10/2019	09-2019	Check	INV/2019/11522	amp3	193.00 INV/2019/11522 \$193.00 EMPLOYEE WORK CLOTHING -STICKLER 193.00	
Total 66036									

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
66044	ph	GRIMES PLUMBING COMPANY, INC	9/12/2019	09-2019	Check	7441	amp2	358.71 #7441 \$358.71 MINOR PLUMBING	
Total 66044								358.71	
66045	ph	HireRight, Inc.	9/12/2019	09-2019	Check	G2810494	amp3	52.52 G2810494 \$52.52 EMPLOYEE BACKGROUND CHECKS	
Total 66045								52.52	
66046	ph	INK CONTRACTING LLC	9/12/2019	09-2019	Check	1447 1446 1449 1447 1446 1449 1447 1446 1449	amp1 amp1 amp2	950.00 #1446 \$950.00 1411 MERRIMAN UNIT TURN 200.00 #1447 \$200.00 1101 MAPLE & 216 SUMMITT LAWN CARE 825.00 #1449 \$825.00 UNIT I-18 COUNTERTOP REPLACEMENT	
Total 66046								1,975.00	
66047	ph	INK CONTRACTING LLC	9/12/2019	09-2019	Check	1445	amp2	16,000.00 #1445 \$16000.00 CLAIM# A8B11H-48H-14	
Total 66047								16,000.00	
66048	ph	LESTER BROTHERS EXCAVATING,	9/12/2019	09-2019	Check	118757	amp2	600.00 #118757 \$600.00 PORTABLE TOILETS WATER OFF	
Total 66048								600.00	
66049	ph	Hi-Tech Safe & lock Inc.	9/12/2019	09-2019	Check	30884	amp2	27.00 #30884 \$27.00 BLANK KEYS	
Total 66049								27.00	
66050	ph	LEUTZ CABINETS	9/12/2019	09-2019	Check	53277	amp2	295.00 #53277 \$295.00 NEW DRAWERS	
Total 66050								295.00	
66051	ph	MENARDS - JACKSON	9/12/2019	09-2019	Check	63843 63240 63843 63240	amp2 amp2	295.20 63240 \$295.20 MAINT. SUPPLIES 86.98 63843 \$86.98 MAINT. SUPPLIES	
Total 66051								382.18	
66052	ph	MINUTEMAN SEWER & DRAIN INC	9/12/2019	09-2019	Check	19-868,19-1813,19-1873, 19-875 19-868,19-1813,19-1873, 19-875 19-868,19-1813,19-1873, 19-875 19-868,19-1813,19-1873, 19-875 19-868,19-1813,19-1873, 19-875	amp2 amp2 amp2 amp2 amp2	165.00 #19-1775 \$165.00 B-11 PLUMBING 175.00 #19-1785 \$175.00 F-68 PLUMBING 285.00 #19-1873 \$285.00 A-13 PLUMBING 485.00 19-1813 \$485.00 A-13 PLUMBING 250.00 19-868 \$250.00 F-25 PLUMBING	
Total 66052								1,360.00	
66053	ph	MODERN WASTE SYSTEMS	9/12/2019	09-2019	Check	63175, 63390, 63176 63175, 63390, 63176 63175, 63390, 63176	amp3 amp2 amp2	461.35 #63176 \$461.35 SHAHAN ROLL OFF SVS 1,121.60 63175 \$1121.60 REED ROLL OFF SVS 247.10 63390 \$247.10 REED HAULING SVS	
Total 66053								1,830.05	
66054	ph	OSBORNE PROCESS SERVICE	9/12/2019	09-2019	Check	2827, 2920, 2918	amp1	28.61 OBP-2019002827 \$28.61 SERVER FEES	

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
66064	ph	TRANS UNION LLC	9/12/2019	09-2019	Check	08928711	amp2	65.50	08928711 \$65.50 PRE TENANT SCREENING
Total 66064								65.50	
66065	ph	The Craft Agency, Inc.	9/12/2019	09-2019	Check	1001317425 1001317425 1001317425	amp1 amp3 amp2	181.82 196.35 446.29	#1001317425 \$181.82 WORKERS COMPENSATION COSTS #1001317425 \$196.35 WORKERS COMPENSATION COSTS #1001317425 \$446.29 WORKERS COMPENSATION COSTS
Total 66065								826.46	
66066	ph	White & Hotchkiss, PLLC	9/12/2019	09-2019	Check	2582 2582 2582	amp3 amp1 amp2	101.11 104.40 244.49	#2582 \$101.11 AUGUST 2019 LEGAL EXPENSES #2582 \$104.40 AUGUST 2019 LEGAL EXPENSES #2582 \$244.49 AUGUST 2019 LEGAL EXPENSES
Total 66066								450.00	
66067	ph	YARDI SYSTEMS, INC	9/12/2019	09-2019	Check	3085784 3085784 3085784	amp2 amp3 amp1	154.75 37.35 58.30	3085784 \$154.75 AUG 2019 ACH/CHECK SCAN FEES 3085784 \$37.35 AUG 2019 ACH/CHECK SCAN FEES 3085784 \$58.30 AUG 2019 ACH/CHECK SCAN FEES
Total 66067								250.40	
66068	ph	THE HOME DEPOT PRO	9/12/2019	09-2019	Check	509287181 + 5 MORE 509287181 + 5 MORE 509287181 + 5 MORE 509287181 + 5 MORE 509287181 + 5 MORE	amp2 amp3 amp2 amp2 amp2	155.84 328.20 656.40 313.44 981.70	509287181 + 5 MORE \$155.84 MAINT. SUPPLIES 509287181 + 5 MORE \$328.20 MAINT. SUPPLIES 509287181 + 5 MORE \$656.40 MAINT. SUPPLIES 509287181 + 5 MORE \$313.44 MAINT. SUPPLIES 509287181 + 5 MORE \$981.70 MAINT. SUPPLIES
Total 66068								3,091.53	
66069	ph	ETNA Supply	9/12/2019	09-2019	Check	S103209730.001	amp2	1,096.85	S103209730.001 \$1096.85 CFP W/H
Total 66069								1,096.85	
66070	ph	First National Bank Omaha	9/12/2019	09-2019	Check	-4988659183672469_	amp2	247.53	BAYMONT INN \$247.53
Total 66070								247.53	
66071	ph	GRIMES PLUMBING COMPANY, INC	9/12/2019	09-2019	Check	7423,7391,7392, 7446 7423,7391,7392, 7446 7423,7391,7392, 7446 7423,7391,7392, 7446	amp2 amp2 amp2 amp2	510.20 400.00 534.90 629.10	7391 \$510.20 CFP W/H INSTALL 7392 \$400.00 CFP W/H INSTALL 7423 \$534.90 CFP W/H INSTALL 7446 \$629.10 CFP W/H INSTALL
Total 66071								2,074.20	
66072	ph	MINUTEMAN SEWER & DRAIN INC	9/12/2019	09-2019	Check	19-1874	amp2	1,000.00	19-1874 \$1000.00 JETTIED MAIN LINE A-B-C-D-E-F-G
Total 66072								1,000.00	
66073	ph	Final Accounting	9/12/2019	09-2019	Check				

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
66083	ph	COMCAST	9/19/2019	09-2019	Check				
Total 66083						9921,3940, 4708 SEPT. 2019 9921,3940, 4708 SEPT. 2019 9921,3940, 4708 SEPT. 2019	amp3 amp2 amp3	207.54 8529114280104708 09.04.2019 109 SHAHAN 225.09 8529114280363940 09.04.2019 301 STEW 46.20 8529114280369921 09.06.2019 221 JANKE 478.83	
66084	ph	AMERICAN OFFICE SOLUTIONS	9/19/2019	09-2019	Check	25506667 25506667 25506667	amp1 amp3 amp2	81.00 #325506667 \$81.00 COUNTED COPIES/FAXES MADE 81.00 #325506667 \$81.00 COUNTED COPIES/FAXES MADE 81.96 #325506667 \$81.96 COUNTED COPIES/FAXES MADE 243.96	
Total 66084									
66085	ph	CAMPBELL'S SEWER CLEANING, LL	9/19/2019	09-2019	Check	1260 LAUREL LANE (2)	amp1	90.00 1260 LAUREL LANE \$90.00 MINOR PLUMBING SERVICE 90.00	
Total 66085									
66086	ph	GRIFFIN PEST SOLUTIONS	9/19/2019	09-2019	Check	1834664 1834664 1834664	amp2 amp3 amp3	160.00 1834664 \$120.00 1834663 \$40.00 200.00 1835475 \$40.00 1835473 \$160.00 120.00 1837186 \$40.00 1814136 \$80.00 480.00	
Total 66086									
66087	ph	HAMMOND HARDWARE	9/19/2019	09-2019	Check	B403873, B403747 B403873, B403747	amp1 amp1	17.13 B403747 \$17.13 MISC MAINT. SUPPLIES 47.97 B403873 \$47.97 BATTERIES 65.10	
Total 66087									
66088	ph	JACKSON GLASS WORKS INC	9/19/2019	09-2019	Check	424551	amp1	313.33 JHOU/#424551 1201 LAUREL LN WINDOW REPLACEMENT/REPAIR 313.33	
Total 66088									
66089	ph	MENARDS - JACKSON	9/19/2019	09-2019	Check	64417	amp1	145.46 #64417 \$145.46 MISC. MAINT. SUPPLIES 145.46	
Total 66089									
66090	ph	MINUTEMAN SEWER & DRAIN INC	9/19/2019	09-2019	Check	19-1927	amp2	195.00 #19-1927 \$195.00 H-7 MINOR PLUMBING 195.00	
Total 66090									
66091	ph	KCL GROUP BENEFITS	9/19/2019	09-2019	Check	AD&D INS OCT. 2019 AD&D INS OCT. 2019 AD&D INS OCT. 2019	amp3 amp1 amp2	11.10 #24774 \$11.10 LIFE AD&D INS OCT.2019 38.85 #24774 \$38.85 LIFE AD&D INS OCT.2019 44.40 #24774 \$44.40 LIFE AD&D INS OCT.2019 94.35	
Total 66091									
66092	ph	OSBORNE PROCESS SERVICE	9/19/2019	09-2019	Check	2019002903 + 13 MORE 2019002903 + 13 MORE 2019002903 + 13 MORE 2019002903 + 13 MORE 2019002903 + 13 MORE	amp2 amp2 amp2 amp2 amp3	208.17 2019002902 \$208.17 200.17 2019002903 \$200.17 170.17 2019002908 \$170.17 56.34 2019002919 \$28.17 2019002919 \$28.17 60.00 2019002924 \$30.00 2019002934 \$30.00	

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
66118	ph	AccuShred, LLC	9/25/2019	09-2019	Check	53361	amp1	62.95	53361 \$62.95 SEPT.2019 DOCUMENT DESTRUCTION
Total 66118								62.95	
66119	ph	Brooklyn Plumbing, Heating & A/C,	9/25/2019	09-2019	Check	663100	amp1	262.00	663100 \$262.00 MINOR PLUMBING 116 LAUREL CT
Total 66119								262.00	
66120	ph	CASLER HARDWARE	9/25/2019	09-2019	Check	I-29757	amp2	85.10	I-29757 \$85.10 MAINT. SUPPLIES
Total 66120								85.10	
66121	ph	COLLINS BROTHERS	9/25/2019	09-2019	Check	52747	amp1	260.00	52747 \$260.00 BROWN STAIR TREAD
Total 66121								260.00	
66122	ph	COMCAST	9/25/2019	09-2019	Check	0369913, 0358478, 0369913, 0358478,	amp1 amp1	106.85 199.81	0369913, 0358478, \$106.85 09.23.2019-10.22.2019 0369913, 0358478, \$199.81 9.24.2019-10.23.2019
Total 66122								306.66	
66123	ph	CONSUMERS ENERGY	9/25/2019	09-2019	Check	100035140910 +11 INVOICES 100035140910 +11 INVOICES 100035140910 +11 INVOICES 100035140910 +11 INVOICES 100035140910 +11 INVOICES 100035140910 +11 INVOICES	amp3 amp3 amp2 amp3 amp2 amp3	15.41 55.77 17,928.19 286.54 1,626.95 12.26	KWH CONSUMPTION 1 KWH CONSUMPTION 2 KWJ CONSUMPTION 140600 MCF CONSUMPTION 1956 MCF CONSUMPTION 205 MCF CONSUMPTION 52
Total 66123								19,925.12	
66124	ph	DBI BUSINESS INTERIORS	9/25/2019	09-2019	Check	116826-0 +4 MORE INVOICES 116826-0 +4 MORE INVOICES	amp1 amp1	125.09 6.94	114637-0 \$110.52 114637-1 \$14.57 116826-0 \$6.94 SHARPIE
Total 66124								132.03	
66125	ph	GRIFFIN PEST SOLUTIONS	9/25/2019	09-2019	Check	37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO 37017, 1835605, 1814135 13 MO	amp1 amp2 amp2 amp3 amp3 amp2 amp2 amp1 amp2	80.00 637.00 378.50 1,025.00 400.00 80.00 460.00 1,205.00 128.00	1814135 \$80.00 1834535 \$318.50 1834534 \$318.50 1834536 \$318.50 1836471 \$60.00 1835805 \$400.00 1835788 \$625.00 1835893 \$400.00 1835925 \$40.00 1836493 \$40.00 1836991 \$60.00 1835370 \$400.00 1837017 \$965.00 1835605 \$240.00 1847365 \$8.00 1835928 \$120.00
Total 66125								4,393.50	
66126	ph	GRIMES PLUMBING COMPANY, INC	9/25/2019	09-2019	Check	7522	amp2	125.85	#7522 \$125.85 MINOR PLUMBING APT#H-4
Total 66126								125.85	

Jackson Housing Commission
Previously Paid Liabilities

Public Housing
 Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
066135	ph	MENARDS - JACKSON	9/25/2019	09-2019	Check				
Total 066135						65241, 64290, 65327 65241, 64290, 65327 65241, 64290, 65327	amp1 amp1 amp3	664.98 64290 \$664.98 FRIDGE 17.96 65241 \$17.96 STRIPPING PAD 214.24 65327 \$214.24 SUPPLIES 897.18	
066136	ph	OSBORNE PROCESS SERVICE	9/25/2019	09-2019	Check	2019002911 +5 MORE 2019002911 +5 MORE 2019002911 +5 MORE 2019002911 +5 MORE 2019002911 +5 MORE	amp3 amp2 amp2 amp2 amp2	166.78 OBP-2019002911 \$166.78 SERVER FEES 28.17 OBP-2019002954 \$28.17 SERVER FEES 28.17 OBP-2019002955 \$28.17 SERVER FEES 28.17 OBP-2019002958 \$28.17 SERVER FEES 28.17 OBP-2019002959 \$28.17 SERVER FEES 28.17 OBP-2019002960 \$28.17 SERVER FEES 307.63	
Total 066136							amp2	99.00 M24570 \$99.00 MOVE RUBBISH ROOM CAMERA 99.00	
066137	ph	PC Solutions	9/25/2019	09-2019	Check	M24570			
Total 066137							amp2	83.00 SI-302059 \$83.00 DEFROST 83.00	
066138	ph	PDQ SUPPLY, INC.	9/25/2019	09-2019	Check	SI-302059			
Total 066138							amp2	111.20 3309701433 \$111.20 7.20.2019-10.19.2019 METER LEASE 45.30 3309701433 \$45.30 7.20.2019-10.19.2019 METER LEASE 49.42 3309701433 \$49.42 7.20.2019-10.19.2019 METER LEASE 205.92	
066139	ph	PITNEY BOWES GLOBAL FINANCIA	9/25/2019	09-2019	Check	3309701433 3309701433 3309701433	amp2 amp1 amp3		
Total 066139							amp1	25.00 MCCLAIN MAILBOX KEY 25.00	
066140	ph	Postmaster	9/25/2019	09-2019	Check	MCCLAIN MAILBOX KEY			
Total 066140							amp1	780.00 293 \$780.00 UNIT TURN 104 SHAHAN 1,380.00 310 \$1380.00 UNIT TURN 317 MOORM 440.00 324 \$440.00 UNIT TURN 325 MOORM 480.00 325 \$480.00 UNIT TURN 323 MOORM 690.00 349 \$690.00 UNIT TURN 1228 HEATHER 520.00 364 \$520.00 UNIT TURN 1207 HEATHER 930.00 397 \$930.00 UNIT TURN G6-E17-E19 300.00 398 \$300.00 UNIT TURN G10-G37 5,520.00	
066141	ph	ServiceMaster Absolute Home & Re	9/25/2019	09-2019	Check	349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE 349, 364, 398, 397, +4 MORE	amp3 amp3 amp3 amp3 amp1 amp2 amp2		
Total 066141							amp1	90.00 #0011942851 \$90.00 09.12.2019-09.18.2019 90.00 #0011942851 \$90.00 09.12.2019-09.18.2019 950.40 #0011942851 \$950.40 09.12.2019-09.18.2019 1,130.40	
66142	ph	TEACHOUT SECURITY SOLUTIONS	9/25/2019	09-2019	Check	0011942851 0011942851 0011942851	amp1 amp3 amp2		
Total 66142									
66143	ph	THE HOME DEPOT SUPPLY	9/25/2019	09-2019	Check				

**Jackson Housing Commission
Previously Paid Liabilities**

Public Housing

Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
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Grand Total

396,097.14

Jackson Housing Commission
Previsouly Paid Liabilities

Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 3665						Z5-1767368-015	COCC	89.00	89.00 Z5-1767368-015 \$89.00 SMEREKA- WORKING W/ELDERLY
3666	COCC	YARD SYSTEMS, INC	9/12/2019	09-2019	Check				
Total 3666						3085784	COCC	5.00	5.00 3085784 \$5.00 AUG 2019 ACH/CHECK SCAN FEES
3667	COCC	AMAZON	9/12/2019	09-2019	Check				
Total 3667						465743766765	COCC	121.91	121.91 #465743766765 \$121.91 MISC. MANAGEMENT BOOKS
3668	COCC	First National Bank Omaha	9/12/2019	09-2019	Check				
Total 3668									
3669	COCC	Firestone Complete Auto Care	9/12/2019	09-2019	Check				
Total 3669						112073	COCC	103.45	103.45 112073 \$103.45 VEHICLE MAINT.
3670	COCC	First National Bank Omaha	9/12/2019	09-2019	Check				
Total 3670									
3671	COCC	ROBERT BILLS	9/13/2019	09-2019	Check				
Total 3671									
3672	COCC	WISE CONSULTING	9/18/2019	09-2019	Check				
Total 3672									
3673	COCC	AFLAC	9/19/2019	09-2019	Check				
Total 3673						403713	COCC	165.94	165.94 #403713 \$165.94 SEPT. 2019 SUPPLEMENTAL INS
3674	COCC	AMERICAN OFFICE SOLUTIONS	9/19/2019	09-2019	Check				
Total 3674						25506667	COCC	81.00	81.00 #325506667 \$81.00 COUNTED COPIES/FAXES MADE
3675	COCC	DBI BUSINESS INTERIORS	9/19/2019	09-2019	Check				
Total 3675									
3676	COCC	KCL GROUP BENEFITS	9/19/2019	09-2019	Check				
Total 3676									
3677	COCC	Pentluk, Couvreur & Kobijjak, P.C	9/19/2019	09-2019	Check				
Total 3677						41820	COCC	312.00	312.00 #41820 \$312.00 AUG. 2019 LEGAL SERVICES

**Jackson Housing Commission
Previously Paid Liabilities**

COCC
Period: From 09/01/2019 to 09/30/2019

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
3689	COCC	First National Bank Omaha	9/25/2019	09-2019	Check	THE NELROD CO.	COCC	116.10	116.10 THE NELROD \$116.10 APPLICATION UPDATES
Total 3689								116.10	
3690	COCC	SMALL BUSINESS ASSOCIATION O.	9/25/2019	09-2019	Check	JSON HOUSING COMMIE	COCC	420.00	420.00 JACKSON HOUSING COMMISSION COBRA ADMIN EXPENSE
Total 3690								420.00	
3691	COCC	CANTERBURY HOUSE APARTMENT:	9/26/2019	09-2019	Check	INTERBURY TREATMENT	COCC	449.00	449.00 TREATMENT/CANTERBURY COCC COSTS
Total 3691								449.00	
3692	COCC	ROBERT BILLS	9/27/2019	09-2019	Check	EK OF 9.30.2019-10.04.2	COCC	200.00	200.00 WEEK OF 9.30.2019-10.04.2019 CLR FTN
Total 3692								200.00	
3693	COCC	ANTHONY GITTENS	9/27/2019	09-2019	Check	245-066	COCC	71.02	71.02 RMTA FOOD PURCHASE REIMBURSEMENT 9.26.2019
Total 3693								71.02	
Grand Total								27,143.35	

**Jackson Housing Commission
Previously Paid Liabilities**

Period: From 09/01/2019 to 09/31/2019
Section 8
Invoice #

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 55220						3085784	hcv	4.00	3085784 \$4.00 AUG 2019 ACH/CHECK SCAN FEES
55221	hcv	TROYCIE MILLER-OLIVER	9/12/2019	09-2019	Check			4.00	
Total 55221						T0000357	hcv	0.13	0.13 PAID OVER PAYMENT DUE AMOUNT/OWED \$0.13
55222	hcv	WISE CONSULTING	9/18/2019	09-2019	Check	209	hcv	140.00	# 2019 \$140.00 BOARD MEETING & TRAINING COSTS 9/18/2019
Total 55222						208	hcv	300.00	# 208 \$300.00 8/2019 FINANCIALS/ AUDIT ASSISTANT COSTS
55223	hcv	AFLAC	9/19/2019	09-2019	Check	403713	hcv	250.44	# 403713 \$250.44 SEPT. 2019 SUPPLEMENTAL INS
Total 55223								250.44	
55224	hcv	AMERICAN OFFICE SOLUTIONS	9/19/2019	09-2019	Check	25506667	hcv	80.00	# 325506667 \$80.00 COUNTED COPIES/FAXES MADE
Total 55224								80.00	
55225	hcv	KCL GROUP BENEFITS	9/19/2019	09-2019	Check	AD&D INS OCT. 2019	hcv	16.65	# 24774 \$16.65 LIFE AD&D INS OCT.2019
Total 55225								16.65	
55226	hcv	The SBAM Plan	9/19/2019	09-2019	Check	10.01.2019-10.31.2019 HOSP INS	hcv	8.50	ADMIN FEES
Total 55226						10.01.2019-10.31.2019 HOSP INS	hcv	1,536.93	ADMIN INSURANCE
55225	hcv	KCL GROUP BENEFITS	9/23/2019	09-2019	Check	AD&D INS OCT. 2019	hcv	-16.65	# 24774 \$16.65 LIFE AD&D INS OCT.2019
Total 55225								-16.65	Voided
55227	hcv	KCL GROUP BENEFITS	9/23/2019	09-2019	Check	AD&D INS OCT. 2019	hcv	16.65	# 24774 \$16.65 LIFE AD&D INS OCT.2019
Total 55227								16.65	
55228	hcv	PITNEY BOWES GLOBAL FINANCIAL SE	9/25/2019	09-2019	Check	3309701433	hcv	123.55	3309701433 \$123.55 7.20.2019-10.19.2019 METER LEASE
Total 55228								123.55	
Grand Total								9,744.02	

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2019-12

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	\$11,600.81
AMP 2: Reed Manor	\$ 7,578.57
AMP 3: Shahan Blackstone North	\$ 2,585.27
Total	\$21,764.65

The attached Collection Losses Report reflects the delinquent amount of **\$21,764.65** approved for fiscal year 2019-2020 write-off.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission on October 16, 2019.

Michelle Woods
President

Jackson Housing Commission

Collection Losses

October 2019

Property	Account Number	EOP	Amount
Chalet Terrace	T0000112	7/01/2019	\$10,466.57
Chalet Terrace	T0000799	7/24/2019	\$1,134.24
Reed Manor	T0000183	7/08/2019	\$3,626.89
Reed Manor	T0000539	7/25/2019	\$1,092.34
Reed Manor	T0001882	7/17/2019	\$2,859.34
Shahan Blackstone North	T0000724	7/16/2019	\$2,585.27

Property	October 2019	October 2018
Chalet Terrace	\$11,600.81	-0-
Reed Manor	\$ 7,578.57	\$120.00
Shahan Blackstone North	\$ 2,585.27	\$194.00
Total	\$21,764.65	\$314.00

JACKSON HOUSING COMMISSION
Jackson, MI

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

RESOLUTION NO. 2019-13

WHEREAS, pursuant to HUD regulatory requirements for the Jackson Housing Commission Housing Choice Voucher (HCV) Program, the Nelrod Corporation performed an analysis of Jackson County utility costs and consumption data;

WHEREAS, the HCV Program Director recommends adoption of the attached program utility allowances;

THEREFORE BE IT RESOLVED THAT the Commission hereby attached utility allowances for the Housing Choice Voucher Program effective January 1, 2020 as proposed.

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

AYES: None
NAYS: None
ABSTAIN: None
ABSENT: None

_____ declared said motion carried and said Resolution adopted.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission on October 16, 2019

Michelle Woods
President

HCV/Section 8 Payment Standards

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

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

The following are the new HCV/Section 8 Payment Standards. The rates for a 0, 1, 2, 3, 4, 5, and 6 bedrooms are set at FMR'S between 90% and 110%. These amounts are effective January 1, 2020.

<u>No. of Bedrooms</u>	<u>Payment Standards</u>
0	611-Raise
1	701-105%
2	829-Same
3	1023-Raise
4	1125-Raise
5	1226-Same
6	1410-Same

The 0,3 and 4 bedrooms we are raising to the 2020 FMR

The 1 bedroom we are raising to 105%

The 2,5 and 6 bedroom rates we are keeping the same as last year.

HCV/Section 8 Payment Standards

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

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

The following are the new HCV/Section 8 Payment Standards. The rates for a 0, 1, 2, 3, 4, 5, and 6 bedrooms are set at FMR’S between 90% and 110%. These amounts are effective **January 1, 2018 and 2019**

<u>No. of Bedrooms</u>	<u>Payment Standards</u>
0	561
1	652
2	829
3	1012
4	1066
5	1226
6	1410



FY 2020 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2020 Jackson, MI MSA FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Four- Bedroom</u>
FY 2020 FMR	\$611	\$668	\$796	\$1,023	\$1,125
FY 2019 FMR	\$614	\$660	\$807	\$1,031	\$1,134

Jackson County, MI is part of the Jackson, MI MSA, which consists of the following counties: Jackson County, MI. All information here applies to the entirety of the Jackson, MI MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2013-2017 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2020 provided the estimate is statistically reliable. For FY2020, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

Leasing and HAP Utilization

CY2019

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UIML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											37,018
January	229,217	224,432	98.0%	465	482.65	97.9%	475	474	31	4,785	42,308
February	234,395	203,242	86.7%	458	443.76	96.5%	475	399	35	31,153	73,895
March	220,229	205,050	93.1%	452	453.65	95.2%	475	421	34	15,179	89,529
April	220,229	202,138	91.8%	452	447.21	95.2%	475	818	39	18,091	108,477
May	211,151	203,528	96.4%	453	449.29	95.4%	475	558	40	7,623	116,698
June	189,594	214,186	113.0%	454	471.78	95.6%	475	646	42	(24,592)	92,794
July	207,307	204,166	98.5%	455	448.72	95.8%	475	173	38	3,141	96,146
August	207,307	210,465	102.0%	451	466.66	95.0%	475	547	40	(3,158)	93,575
September	207,599	208,446	100.4%	451	462.18	95.0%	475	396	40	(847)	93,164
October											
November											
December											
	\$1,927,028	\$1,875,653	97.7%	4,091	\$458.43	95.7%	4,275	\$ 4,432	\$ 339	\$ 51,375	\$93,575

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

Jackson Housing Commission
 Move Out Report
 September 2019

Property	Account Number	EOP	Reason
Chalet Terrace	T0001469	09/24/19	Transfer
Chalet Terrace	T0000900	09/20/19	Transfer
Chalet Terrace	T0000393	09/05/19	Relocate
Reed Manor	T0000418	09/09/19	Eviction
Reed Manor	T0001285	09/09/19	Eviction
Reed Manor	T0000952	09/09/19	Eviction
Reed Manor	T0004128	09/23/19	Eviction
Reed Manor	T0000267	09/23/19	Eviction
Shahan Blackstone North	A0000743	09/19/19	Transfer
Shahan Blackstone North	T0000156	09/16/19	Transfer

Jackson Housing Commission

Vacant Unit Turn Around Report Dashboard

September 2019

Property	No. of Units Turned	Vacancy Days	Make Ready Days	Average Vacancy Days
Chalet Terrace	5	230	230	46
Reed Manor	13	1,218	1,218	93.69
Shahan Blackstone North	4	287	287	71.75

Vacant Unit Turnaround Time

Chalet Terrace (amp1)
Units Turned between 09/01/2019 and 10/01/2019

Property: Unit / Move-Out	#Error	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days		
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other	
00000077	100 Laurel Court											
01/01/1900	HUD: MI038000-001 1 BR: 3	Vacant - Down	08/02/2019	09/05/2019	35	35	-	-	35	-	-	0
					35	35	0	0	35	0	0	0
313	313 Barbary Drive											
01/01/1900	HUD: MI038000-001 1 BR: 0	Vacant - Down	08/16/2019	09/20/2019	36	36	-	-	36	-	-	0
					36	36	0	0	36	0	0	0
00000042	1226 Laurel Lane											
01/01/1900	HUD: MI038000-001 2 BR: 0	Vacant - Down	08/23/2019	09/17/2019	26	26	-	-	26	-	-	0
					26	26	0	0	26	0	0	0
1421	1421 Plymouth											
01/01/1900	HUD: MI038000-001 22 BR: 3	Vacant - Down	07/24/2019	09/10/2019	49	49	-	-	49	-	-	0
					49	49	0	0	49	0	0	0
122	122 Stanley											
01/01/1900	HUD: MI038000-001 40 BR: 3	Vacant - Down	07/02/2019	09/23/2019	84	84	-	-	84	-	-	0
					84	84	0	0	84	0	0	0
A-15	428 Wildwood Ave A-15											
01/01/1900	HUD: MI038000-002 A-15 BR: 1	Units Turned: 5		Property Totals:	230	230	0	0	230	0	0	0
				Averages:	46.00	46.00	0.00	0.00	46.00	0.00	0.00	0.00
E-18	301 Steward Ave E-18											
01/01/1900	HUD: MI038000-002 E-18 BR: 0	Vacant - Down	08/06/2019	09/25/2019	51	51	-	-	51	-	-	0
					51	51	0	0	51	0	0	0
					127	127	-	-	127	-	-	0
					127	127	0	0	127	0	0	0

Property: Unit / Move-Out	TOR	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			empt Days	
							Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
I-51 01/01/1900	315 Steward Avenue I-51 HUD: MI038000-002 I-51 BR: 0	Vacant - Down	05/24/2019	09/08/2019	108 108	108	-	-	108	-	0
I-67 01/01/1900	315 Steward Avenue I-67 HUD: MI038000-002 I-67 BR: 0	Vacant - Down	07/25/2019	09/03/2019	41 41	41	-	-	41	-	0
I-68 01/01/1900	315 Steward Avenue I-68 HUD: MI038000-002 I-68 BR: 0	Vacant - Down	04/27/2019	09/16/2019	143 143	143	-	-	143	-	0
301 01/01/1900	301 Moorman Drive HUD: MI038000-003 1 BR: 3										
			Units Turned: 13			Property Totals:			1,218	0	1,218
			Averages:			93.69	0.00	0.00	93.69	0.00	0.00
334 08/25/2019	334 Moorman Drive HUD: MI038000-003 1 BR: 2	Vacant - Down	07/17/2019	09/16/2019	62 62	62	-	-	62	-	0
317 01/01/1900	317 Moorman Drive HUD: MI038000-003 3 BR: 3	Vacant - Down	08/26/2019	09/30/2019	36 36	36	-	-	36	-	0
			Property Totals:			108	-	-	108	-	0
			Averages:			108	0	0	108	0	0

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

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
09.05.2019	1065	Emerald Pruitt quarters for bed bug prep	92400.2	10.00		
09.06.2019	1066	Dustin Williams mileage reimburse 08.30.2019-09.05.2019	91800.1	47.22		
			91800.1 \$11.23			
			91800.2 \$11.23			
			91800.3 \$11.23			
			91800.4 \$22.21			
			91800.3			
09.06.2019	1067	Lynne Smereka mileage reimbursement 08.02.2019-08.29.2019		44.90		542.16
09.06.2019	1068	Darek Graves mileage reimbursement 08.10.2019-08.25.2019		44.08		498.08
09.06.2019	1069	Deposit unknown \$.12 overage		(0.12)		498.20
09.06.2019	1070	Replenish Petty Cash Chk#66057		(1,501.80)		2,000.00
09.10.2019	1071	Lynne Smereka court filing costs	91700.1	15.00		1,985.00
09.17.2019	1072	Jason Norman quarters for bed bug prep	92400.2	10.00		1,975.00
09.17.2019	1073	Jason Norman quarters for bed bug prep	92400.2	10.00		1,965.00
09.18.2019	1074	Anthony Gittens quarters for bed bug prep	92400.2	10.00		1,955.00
09.19.2019	1075	Lynne Smereka court filing costs	91700.2	15.00		1,940.00
09.20.2019	1076	Jordan Burdge mileage reimbursement 09.13.2019-09.19.2019	91800.2	61.14		1,878.86
			91800.1 \$38.28			
			91800.3 \$38.28			
09.20.2019	1077	Jannaa Pool mileage reimbursement 08.07.2019-08.27.2019		76.56		1,802.30
09.23.2019	1078	Anthony Gittens quarters for bed bug prep	92400.2	10.00		1,792.30
09.23.2019	1079	Anthony Gittens quarters for bed bug prep	92400.2	10.00		1,782.30
09.26.2019	1080	Jason Norman quarters for bed bug prep	92400.2	10.00		1,772.30
09.27.2019	1081	Lynne Smereka court filing costs	91700.2	55.00		1,717.30
09.27.2019	1082	Jason Norman quarters for bed bug prep	92400.2	10.00		1,707.30
				USED:		BALANCE
				\$		\$
				\$		\$

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 09/01/2019 and 10/01/2019

Work Orders Completed within 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete	
amp1		00000070	5416	Emergency	Appliances	Freezer not working	09/09/2019 1:13 PM	09/10/2019 12:00 PM	22.78
amp1		00000104	5461	Emergency	Emergency	Leaky sink	09/11/2019 12:46 PM	09/11/2019 12:46 PM	0.00
amp1		00000004	5562	Emergency	Plumbing	Leak in bathtub	09/20/2019 12:54 PM	09/20/2019 1:00 PM	0.10
amp1			5563	Emergency	Emergency	Chalet Community Room	09/16/2019 6:15 PM	09/16/2019 7:00 PM	0.75
amp1		00000126	5607	Emergency	Emergency	No Hot Water	09/25/2019 10:24 AM	09/25/2019 2:00 PM	3.60
amp1		00000092	5678	Emergency	HVAC	No heat	09/29/2019 2:53 PM	09/29/2019 3:54 PM	1.02
amp1			5680	Emergency	Emergency	Chalet Community Room	09/27/2019 6:52 PM	09/27/2019 7:44 PM	0.87
amp1			5681	Emergency	Emergency	Chalet Community Room	09/28/2019 11:35 AM	09/28/2019 12:15 PM	0.67
amp2	B-16	5402	Emergency	Doors/Locks	Lock out.	09/07/2019 10:32 AM	09/07/2019 11:02 AM	0.50	
amp2	H-11	5444	Emergency	Doors/Locks	Lock out.	09/02/2019 10:00 AM	09/02/2019 10:30 AM	0.50	
amp2	I-29	5445	Emergency	Appliances	Fridge is leaking .	09/10/2019 2:46 PM	09/10/2019 3:30 PM	0.73	
amp2	H-9	5446	Emergency	Fixtures (non-Lighting)	No Heat/ Thermostat	09/10/2019 3:08 PM	09/10/2019 3:08 PM	0.00	
amp2	I-54	5452	Emergency	Plumbing	Clogged toilet.	09/11/2019 8:22 AM	09/11/2019 8:22 AM	0.00	
amp2	H-7	5418	Emergency	Plumbing	Sewage Issues.	09/07/2019 3:25 PM	09/07/2019 5:05 PM	1.67	
amp2	D-22	5435	Emergency	Doors/Locks	Lock out.	09/09/2019 5:27 PM	09/09/2019 5:52 PM	0.42	
amp2	H-30	5470	Emergency	Plumbing	Toilet is leaking.	09/12/2019 9:30 AM	09/12/2019 10:10 AM	0.67	
amp2	H-23	5529	Emergency	Plumbing	No hot water.	09/18/2019 2:00 PM	09/18/2019 2:30 PM	0.50	
amp2	G-32	5547	Emergency	Doors/Locks	Lock out.	09/19/2019 2:17 AM	09/19/2019 2:40 AM	0.38	
amp2	E-7	5550	Emergency	Plumbing	Flood.	09/13/2019 7:50 PM	09/13/2019 10:30 PM	2.67	
amp2	G-39	5554	Emergency	Doors/Locks	Lock out.	09/19/2019 8:55 PM	09/19/2019 9:35 PM	0.67	
amp2	H-39	5508	Emergency	Doors/Locks	Secure door	09/16/2019 2:00 PM	09/16/2019 2:45 PM	0.75	
amp2	B-9	5584	Emergency	Plumbing	No hot water.	09/23/2019 3:50 PM	09/23/2019 4:18 PM	0.47	
amp2	G-40	5589	Emergency	Doors/Locks	Lock out.	09/23/2019 9:05 PM	09/23/2019 9:30 PM	0.42	
amp2	G-1	5377	Emergency	Plumbing	Toilet is overflowing.	09/05/2019 7:45 PM	09/05/2019 9:00 PM	1.25	
amp2	H-7	5400	Emergency	Plumbing	Unit Flooded	09/07/2019 1:34 PM	09/07/2019 2:54 PM	1.33	
amp2	G-7	5462	Emergency	Plumbing	Clogged sink	09/11/2019 1:45 PM	09/11/2019 2:30 PM	0.75	
amp2	G-22	5378	Emergency	Smoke Detectors	Co2 detector needs battery	09/02/2019 4:15 PM	09/02/2019 4:45 PM	0.50	
amp2	I-52	5439	Emergency	Smoke Detectors	Smoke detector beeping	09/11/2019 2:15 PM	09/11/2019 2:30 PM	0.25	
amp2	H-4	5464	Emergency	Plumbing	Kitchen Sink.	09/11/2019 2:30 PM	09/11/2019 2:45 PM	0.25	
amp2	G-41	5500	Emergency	Appliances	Fridge isn't working.	09/16/2019 11:30 AM	09/16/2019 1:15 PM	1.75	
amp2	G-11	5510	Emergency	Plumbing	Toilet is clogged	09/17/2019 8:00 AM	09/17/2019 9:15 AM	1.25	
amp2	I-29	5512	Emergency	Plumbing	Fridge is leaking .	09/17/2019 12:30 PM	09/17/2019 1:30 PM	1.00	
amp2	H-39	5518	Emergency	Doors/Locks	Door was kicked in.	09/16/2019 2:00 PM	09/16/2019 2:30 PM	0.50	
amp2		5440	Emergency	Plumbing	A Building	09/10/2019 1:20 PM	09/10/2019 1:50 PM	0.50	
amp2	A-5	5505	Emergency	Smoke Detectors	Smoke detector beeping	09/16/2019 12:59 PM	09/17/2019 8:49 AM	19.83	
amp2	G-14	5522	Emergency	Smoke Detectors	Smoke Alarm	09/18/2019 1:30 PM	09/18/2019 2:00 PM	0.50	
amp2	G-19	5523	Emergency	Appliances	Fridge is leaking .	09/18/2019 11:16 AM	09/18/2019 3:16 PM	4.00	
amp2	B-5	5527	Emergency	Doors/Locks	Lock out.	09/17/2019 10:18 PM	09/17/2019 10:30 PM	0.20	
amp2	H-23	5533	Emergency	Plumbing	Needs water heater	09/19/2019 10:00 AM	09/19/2019 11:00 AM	1.00	
amp2	H-39	5519	Emergency	Doors/Locks	Door was kicked in.	09/17/2019 2:45 PM	09/17/2019 3:00 PM	0.25	
amp2		5549	Emergency	Doors/Locks	Office Alarm	09/13/2019 4:25 PM	09/13/2019 4:50 PM	0.42	
amp2	I-57	5556	Emergency	Doors/Locks	Lock out.	09/19/2019 8:53 PM	09/19/2019 9:20 PM	0.45	
amp2	E-18	5570	Emergency	Doors/Locks	Lock out.	09/22/2019 7:08 PM	09/22/2019 7:22 PM	0.23	
amp2	A-15	5644	Emergency	Plumbing	No hot water	09/30/2019 1:00 PM	09/30/2019 1:15 PM	0.25	
amp2	H-39	5647	Emergency	Doors/Locks	Lock out.	09/27/2019 1:50 AM	09/27/2019 2:09 AM	0.32	
amp2	I-51	5666	Emergency	Doors/Locks	Lock Change.	09/27/2019 8:56 PM	09/27/2019 9:30 PM	0.57	
amp2	G-29	5605	Emergency	Plumbing	No hot water.	09/25/2019 9:21 AM	09/25/2019 9:45 AM	0.40	
amp2	F-1	5611	Emergency	Fixtures (non-Lighting)	Light fixture in bathroom.	09/24/2019 5:47 PM	09/24/2019 6:40 PM	0.88	
amp2	I-37	5648	Emergency	Plumbing	Leak.	09/26/2019 10:22 PM	09/26/2019 11:09 PM	0.78	
amp2		5664	Emergency	Doors/Locks	Alarm in Reed Manor Garage	09/28/2019 7:25 PM	09/28/2019 7:50 PM	0.42	
amp2	G-23	5667	Emergency	Plumbing	Toilet wont flush	09/27/2019 4:40 PM	09/27/2019 5:00 PM	0.33	
amp2	G-32	5609	Emergency	Doors/Locks	Lock out.	09/24/2019 7:00 PM	09/24/2019 7:25 PM	0.42	
amp2	H-18	5663	Emergency	Doors/Locks	Lock Out of building.	09/27/2019 7:55 PM	09/27/2019 9:30 PM	1.58	
amp2	H-9	5665	Emergency	Electrical	No power.	09/27/2019 5:38 PM	09/27/2019 6:15 PM	0.62	
amp2	I-43	5661	Emergency	Doors/Locks	Lock out.	09/30/2019 5:50 PM	09/30/2019 6:20 PM	0.50	

amp3		5566	Emergency	Doors/Locks	Office	09/19/2019 12:35 AM	09/19/2019 1:00 AM	0.42
amp3	310	5407	Emergency	Appliances	Refrigerator	09/04/2019 4:45 PM	09/04/2019 5:30 PM	0.75
amp3		5659	Emergency	Doors/Locks	Community Room	09/29/2019 1:35 PM	09/29/2019 2:32 PM	0.95
amp3	212	5658	Emergency	HVAC	No heat	09/29/2019 10:05 PM	09/29/2019 10:05 PM	0.00

Work Orders Completed within 24 Hours 59

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp3	301	5473	Emergency	Electrical	Outlet	09/12/2019 10:12 AM	09/13/2019 11:17 AM	25
amp3	116	5514	Emergency	Appliances	Refrigerator	09/17/2019 12:31 PM	09/20/2019 1:13 PM	73

Work Orders Completed in more than 24 Hours 2

Total number of emergency work orders: 61
 Total number of emergency work orders completed/abated within 24 hours 59
 Percentage of emergency work orders completed/abated within 24 hours 97 %

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	56,705	\$ 6,922.02	1,182	\$ 9,530.31	27,640	\$ 1,033.56	\$ 613.51	\$ 1,647.07	\$ 18,099.40
Apr-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32				\$ -	\$ 14,554.61
Apr-19	47,161	\$ 5,871.84	795	\$ 6,421.10				\$ -	\$ 12,292.94
May-18	43,613	\$ 5,998.15	428	\$ 3,184.04	263,400	\$ 10,075.32	\$ 5,481.25	\$ 15,556.57	\$ 24,738.76
May-19	45,058	\$ 5,580.26	416	\$ 3,338.46	342,200	\$ 12,880.50	\$ 7,529.51	\$ 20,410.01	\$ 29,328.73
Jun-18	47,512	\$ 6,924.55	408	\$ 2,970.14	43,900	\$ 1,469.15	\$ 837.17	\$ 2,306.32	\$ 12,201.01
Jun-19	45,278	\$ 5,991.26	441	\$ 3,414.46	23,800	\$ 958.64	\$ 597.19	\$ 1,555.83	\$ 10,961.55
Jul-18	64,140	\$ 8,913.78	681	\$ 1,373.15				\$ -	\$ 10,286.93
Jul-19	51,335	\$ 7,099.69	176	\$ 1,445.60				\$ -	\$ 8,545.29
Aug-18	62,144	\$ 8,701.94	158	\$ 1,235.37	382,000	\$ 14,222.86	\$ 8,285.34	\$ 22,508.20	\$ 32,445.51
Aug-19	58,458	\$ 7,994.76	138	\$ 1,020.59	398,900	\$ 15,055.37	\$ 9,354.17	\$ 24,409.54	\$ 33,424.89
Sep-18	66,713	\$ 8,966.94	173	\$ 1,373.64	26,500	\$ 1,003.70	\$ 593.23	\$ 1,596.93	\$ 11,937.51
Sep-19	54,359	\$ 7,244.14	159	\$ 1,327.87	23,500	\$ 928.09	\$ 493.86	\$ 1,421.95	\$ 9,993.96
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	474,447	\$ 65,613.91	5,790	\$ 46,712.05	1,152,340	\$ 43,913.71	\$ 26,068.10	\$ 69,981.81	\$ 182,307.77

Utility Cost and Consumption Report

Reed Manor (AMP 2)

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2018-19</u>
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	136,000	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$ 36,794.79
Jan-19	133,140	\$ 16,400.42	1,160	\$ 9,758.52	123,000	\$ 3,906.21	\$ 2,509.50	\$ 6,415.71	\$ 32,574.65
Feb-18	126,720	\$ 16,500.43	1,230	\$ 9,923.86	115,000	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$ 32,842.39
Feb-19	150,760	\$ 17,195.55	1,330	\$ 10,698.79	157,000	\$ 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	\$ 30,351.35
Mar-19	120,400	\$ 14,244.65	1,201	\$ 9,667.46	101,000	\$ 3,335.94	\$ 2,085.23	\$ 5,421.17	\$ 29,333.28
Apr-18	118,600	\$ 15,478.19	901	\$ 6,658.32	115,000	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$ 27,847.06
Apr-19	105,240	\$ 12,941.05	807	\$ 6,534.80	121,000	\$ 3,942.29	\$ 2,483.50	\$ 6,425.79	\$ 25,901.64
May-18	105,640	\$ 14,146.42	593	\$ 4,312.62	119,000	\$ 3,748.35	\$ 2,227.55	\$ 5,975.90	\$ 24,434.94
May-19	101,840	\$ 12,386.26	555	\$ 4,409.16	148,000	\$ 4,644.50	\$ 3,002.49	\$ 7,646.99	\$ 24,442.41
Jun-18	125,580	\$ 19,720.24	287	\$ 2,099.13	132,000	\$ 4,056.29	\$ 2,458.00	\$ 6,514.29	\$ 28,333.66
Jun-19	122,280	\$ 15,309.57	348	\$ 2,702.63	101,000	\$ 3,319.71	\$ 2,081.15	\$ 5,400.86	\$ 23,413.06
Jul-18	162,800	\$ 21,748.51	207	\$ 1,536.05	108,000	\$ 3,436.47	\$ 2,028.01	\$ 5,464.48	\$ 28,749.04
Jul-19	153,040	\$ 19,262.39	234	\$ 1,738.39	126,000	\$ 4,287.08	\$ 2,852.21	\$ 7,139.29	\$ 28,140.07
Aug-18	152,240	\$ 20,391.54	236	\$ 1,735.36	91,000	\$ 3,181.73	\$ 1,953.14	\$ 5,134.87	\$ 27,261.77
Aug-19	149,080	\$ 19,425.54	156	\$ 1,284.48	138,000	\$ 4,566.38	\$ 3,100.61	\$ 7,666.99	\$ 28,377.01
Sep-18	159,600	\$ 20,466.11	201	\$ 1,502.09	100,350	\$ 3,452.23	\$ 2,115.06	\$ 5,567.29	\$ 27,535.49
Sep-19	140,600	\$ 17,928.19	208	\$ 1,655.47	112,000	\$ 3,855.80	\$ 2,540.69	\$ 6,396.49	\$ 25,980.15
Oct-18	116,480	\$ 14,976.98	264	\$ 2,052.03	177,444	\$ 5,177.21	\$ 3,539.60	\$ 8,716.81	\$ 25,745.82
Oct-19									
Nov-18	113,840	\$ 14,215.37	529	\$ 4,340.60	114,000	\$ 3,735.77	\$ 2,360.72	\$ 6,096.49	\$ 24,652.46
Nov-19									
Dec-18	126,120	\$ 15,771.22	1,102	\$ 10,278.38	140,000	\$ 4,334.71	\$ 2,936.05	\$ 7,270.76	\$ 33,320.36
Dec-19									
2018	1,594,900	\$ 209,632.90	7,849	\$ 62,165.21	1,482,794	\$ 46,502.13	\$ 29,568.89	\$ 76,071.02	\$ 347,869.13
2019	1,176,380	\$ 145,093.62	5,999	\$ 48,449.70	1,127,000	\$ 36,722.92	\$ 23,839.54	\$ 60,562.46	\$ 254,105.78

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 WATER BILL		
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	\$ 1,298.50		
Feb-19	2,845	\$ 508.83	98	\$ 789.67				\$ 751.14	\$ 1,390.29		
Mar-18	1,699	\$ 308.46	51	\$ 442.68				\$ 13,048.48	\$ 15,253.99		
Mar-19	3,229	\$ 586.36	98	\$ 803.93	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$ 442.84		
Apr-18	1,971	\$ 352.64	61	\$ 472.15	230,550	\$ 9,546.10	\$ 5,063.36	\$ 14,609.46	\$ 428.95		
Apr-19	2,005	\$ 385.10	38	\$ 259.43				\$ 436.42	\$ 386.82		
May-18	1,457	\$ 266.32	17	\$ 176.52				\$ 14,091.96	\$ 16,834.29		
May-19	1,620	\$ 295.83	13	\$ 133.12				\$ 561.60	\$ 663.72		
Jun-18	1,948	\$ 340.26	5	\$ 96.16				\$ 65.44	\$ 532.34		
Jun-19	1,646	\$ 305.63	5	\$ 81.19				\$ 486.60	\$ 16,414.39		
Jul-18	2,866	\$ 461.70	4	\$ 74.71	224,100	\$ 9,420.06	\$ 4,671.90	\$ 14,091.96	\$ 14,628.37		
Jul-19	3,129	\$ 540.71	5	\$ 122.16	241,474	\$ 10,334.73	\$ 5,836.69	\$ 16,171.42	\$ 16,834.29		
Aug-18	2,990	\$ 482.79	4	\$ 78.81		\$ 65.44	\$ -	\$ -	\$ 561.60		
Aug-19	3,003	\$ 511.92	4	\$ 86.36				\$ 65.44	\$ 663.72		
Sep-18	2,798	\$ 447.73	4	\$ 84.61				\$ -	\$ 532.34		
Sep-19	2,216	\$ 352.40	4	\$ 134.20				\$ -	\$ 486.60		
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	22,535	\$ 4,007.29	373	\$ 3,273.88	740,624	\$ 29,830.62	\$ 16,195.64	\$ 46,026.26	\$ 53,307.43		

Utility Cost and Consumption Report

All Amps

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>NET WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2018-19</u>
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	180,334	\$ 21,753.03	2,481	\$ 20,001.70	128,640	\$ 4,369.50	\$ 2,698.74	\$ 7,068.24	\$ 48,822.97
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	154,406	\$ 19,197.99	1,640	\$ 13,215.33	351,550	\$ 13,488.39	\$ 7,546.86	\$ 21,035.25	\$ 53,448.57
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	148,518	\$ 18,262.35	984	\$ 7,880.74	490,200	\$ 17,525.00	\$ 10,532.00	\$ 28,057.00	\$ 54,200.09
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	169,204	\$ 21,606.46	794	\$ 6,198.28	124,800	\$ 4,278.35	\$ 2,678.34	\$ 6,956.69	\$ 34,761.43
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	207,504	\$ 26,902.79	415	\$ 3,306.15	367,474	\$ 14,621.81	\$ 8,688.90	\$ 23,310.71	\$ 53,519.65
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	207,538	\$ 27,932.22	298	\$ 2,391.43	536,900	\$ 19,687.19	\$ 12,454.78	\$ 32,141.97	\$ 62,465.62
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	197,175	\$ 25,524.73	371	\$ 3,117.54	135,500	\$ 4,783.89	\$ 3,034.55	\$ 7,818.44	\$ 36,460.71
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	1,670,359	\$ 214,714.82	12,162	\$ 98,435.63	3,019,964	\$ 110,467.25	\$ 66,103.28	\$ 176,570.53	\$ 489,720.98