

Jackson Housing Commission

Board of Commissioners
Regular Meeting
April 17, 2019 @ 12:00pm
Reed Manor Board Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
Gerald Montgomery, Commissioner

Caroline Parker, Commissioner
James Stark, Commissioner (Excused)
Carmen Wade, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: March 20, 2019
6. Approval of the Previously Paid Liabilities: March 2019
7. RESOLUTIONS
Resolution No.2019-04: Approval of Collection Losses April 2019
Resolution No.2019-05: Approval to Ratify Resolution to Execute Documents for the Francis Senior Loft Development
8. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
9. OTHER BUSINESS
10. ADJOURNMENT

NEXT MEETING: Regular Meeting: May 15, 2019

Jackson Housing Commission

Regular Meeting

March 20, 2019

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on March 20, 2019 at the Chalet Terrace Community Room. President Michelle Woods called the meeting to order at 12:05pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, and Caroline Parker. Commissioners James Stark and Carmen Wade were both excused.

Also, present:

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

President Woods asked for a motion to alter the agenda by adding a closed session. Commissioner Parker made a motion; Commissioner Montgomery seconded.

19-03-20-01 Public Comments

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

19-03-20-02 Approval of the Minutes of the Regular Meeting held February 20, 2019

Commissioner Montgomery **MOVED** to approve the Minutes of the Regular Meeting held February 20, 2019. Commissioner Parker **SECONDED** and upon voice vote, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: J. Stark, C. Wade

19-03-20-03 Approval of Previously Paid Liabilities: February 2019

Questions were asked regarding previously paid liabilities.

Upon roll call, the board approved the previously paid liabilities.

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

NAYS: None

ABSTAIN: None

ABSENT: J. Stark, C. Wade

19-03-20-04 Resolution No.2019-03: Approval of Collection Write Off March 2019

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

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

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NAYS: None
ABSTAIN: None
ABSENT: J. Stark, C. Wade

19-03-20-05

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

19-03-20-06 Other Business

Ms. Ingram informed that the new fiscal year budget scheduled to commence April 1, 2019, would be presented at the regular meeting to be held April 17, 2019. The late submission is due to HUD releasing the electronic submission forms to PHAs late. In addition, Laurie advised that JHC Affordable Housing LLC was recently established to conduct all business pertaining to the Francis Street Loft development per, the recommendation of Miller-Valentine. The project is moving forward and the \$100,000 development fee is forthcoming.

Commissioner Montgomery **MOTIONED** to enter a Closed Session at 12:19pm; Commissioner Parker **SECONDED** Commissioner Montgomery motioned to reconvene the Regular Meeting at 12:44pm.

Commissioner Montgomery **MOTIONED** to adjourn the Regular Meeting at 12:45pm. Commissioner Parker **SECONDED**.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

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Jackson Housing Commission
Jackson, MI

The following Resolution introduced by _____

RESOLUTION NO. 2019-04

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	\$1,257.90
AMP 2: Reed Manor	\$2,694.35
AMP 3: Shahan Blackstone North	\$ -0-
Total	\$3,952.25

The attached Collection Losses Report reflects the delinquent amount of **\$3,952.25** 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:

President _____ 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 April 17, 2019.

Michelle Woods
President

Jackson Housing Commission Collection Losses

April 2019

Account	EOP	Amount
T0000577	1/25/19	\$1257.90
T0000620	1/07/19	\$2229.35
T0003469	1/16/19	\$ 465.00

Property	April 2018	April 2019
Chalet Terrace	\$1,400.82	\$1,257.90
Reed Manor	\$2,881.50	\$2,694.35
Shahan Blackstone North	-0-	-0-
Total	\$4,282.32	\$3,952.25

JACKSON HOUSING COMMISSION

Authorization to Execute Documents for the Francis Senior Lofts Development

WHEREAS, part of the Jackson Housing Commission's ("JHC") mission is to work toward improving the quality of life for its residents;

WHEREAS, JHC is the sole member of JHC Affordable Housing, LLC ("Company"), a single purpose entity created to act as the Special Member of Francis Senior Lofts Limited Dividend Housing Association, LLC ("Partnership"), which is owner and borrower for the affordable housing development known as the Francis Senior Lofts project ("Development") being developed in the City of Jackson, Michigan;

WHEREAS, the JHC Board of Directors ("Board") wishes to authorize, approve, and consent to following actions by JHC and the Company, as Special Member of the Partnership, for the financing and construction of the Francis Senior Lofts project and hereby authorizes, through its unanimous consent, the following resolutions in connection with the Development (collectively the "Resolution").

NOW, THEREFORE, BE IT RESOLVED that the Board authorizes Laurie Ingram as the Executive Director of JHC ("Authorized Representative") to execute and deliver, on behalf of the JHC and the Company, such documents, agreements, instruments and certificates of any nature whatsoever, and to take such actions, as the Authorized Representative deems necessary and advisable to do all acts necessary to enter into and consummate the following:

- (i) The acquisition and transfer of real property for the Development to the Partnership;
- (ii) To withdraw JHC as member of the Partnership and to admit the Company as the Special Member and Flagstone Opportunities Fund Limited Partnership as the Investor Member and PJS/MVAH Partnership as the Class B Member and to designate MVAH Francis Senior Lofts LLC as the Managing Member and to sign an Amended and Restated Partnership Agreement, as amended, and related documents and agreements;
- (iii) To execute a Development Agreement to be entered into by JHC and MVAH Development.

FURTHER RESOLVED, that the Authorized Representative is hereby authorized and directed to negotiate, execute, deliver and perform, on behalf of JHC and the Company all of

the foregoing acts, documents, agreements, and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of JHC and the Company, are hereby in each and every respect authorized, approved, ratified and confirmed;

FURTHER RESOLVED, that action by the Authorized Representative, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in the name and on behalf of JCH or the Company, as the Authorized Representative may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified and confirmed;

FURTHER RESOLVED, that the execution and delivery by the Authorized Representative of any of the aforesaid agreements, documents and instruments authorized in the foregoing resolutions and the taking by the Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents and instruments shall be conclusive evidence of the approval thereof and of the authority to execute and deliver such agreements, documents and instruments and to take and perform such acts in the name and on behalf of JHC;

FURTHER RESOLVED, that the Member, Company, Partnership, Investors and funders of the Development and their successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of the Authorized Representative with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the person(s) designated as Authorized Representative in any certificates signed by the Authorized Representative continue to hold office until actual receipt of a certificate from JHC to the contrary;

FURTHER RESOLVED, that any actions previously taken by the Authorized Representative in contemplation and/or furtherance of the foregoing resolutions and/or the transactions contemplated thereby or described therein are hereby adopted, ratified, and confirmed as and for the acts of JCH.

Date: 4/15/19



Michelle Woods, President
Jackson Housing Commission

Leasing and HAP Utilization

CY2019

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	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											
May											
June											
July											
August											
September											
October											
November											
December											
	\$683,841	\$632,724	92.6%	1,375	\$ 460.02	96.5%	1,425	\$ 1,294	\$ 100	\$ 51,117	\$89,529

Jackson Housing Commission
 Tenant Accounts Receivables
 March 2019

Property	Property Name	Total Unpaid	Charges				Over 90 days	Prepays	Balance
			0-30 days	31-60 days	61-90 days	Over 90 days			
amp1	Chalet Terrace	59,524.67	17,693.98	12,010.05	8,889.31	20,931.33	-2,747.79	56,776.88	
amp2	Reed Manor	82,884.15	22,551.22	11,907.60	8,954.17	39,471.16	-7,378.00	75,506.15	
amp3	Shahan-Blackstone	34,096.71	6,326.89	5,366.72	4,439.85	17,963.25	-3,066.50	31,030.21	
Total		176,505.53	46,572.09	29,284.37	22,283.33	78,365.74	-13,192.29	163,313.24	

Jackson Housing Commission
Move Out Report
March 2019

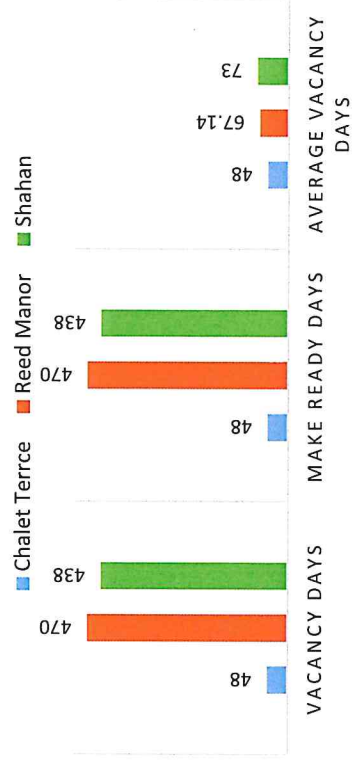
Property	Account Number	EOP	Reason
Chalet Terrace	T0000582	3/29/19	Relocation
Chalet Terrace	T0000540	3/28/19	Relocation
Shahan Blackstone North	T0000162	3/21/19	Relocation

Jackson Housing Commission Vacant Unit Turn Around Report March 2019

Narrative

During the month of March, Chalet Terrace turned one unit for re-occupancy. Reed Manor prepared seven units for move-in, while Shahan Blackstone North turned six.

VACANT UNIT TURNAROUND TIME
MARCH 2019



Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 03/01/2019 and 04/01/2019

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	0000066	3214	Emergency	HVAC	No heat	03/04/2019 7:00 PM	03/04/2019 7:30 PM	0.50
amp1	0000030	3281	Emergency		No Hot Water	03/12/2019 3:14 PM	03/12/2019 3:30 PM	0.27
amp1	00000122	3432	Emergency	HVAC	No heat	03/18/2019 3:04 AM	03/18/2019 3:52 AM	0.80
amp1	00000127	3322	Emergency		Toilet clogged	03/18/2019 8:24 AM	03/18/2019 10:15 AM	1.85
amp1	00000002	3426	Emergency	HVAC	No heat	03/15/2019 4:04 PM	03/15/2019 5:10 PM	1.10
amp1	00000122	3429	Emergency	HVAC	No heat	03/16/2019 9:47 PM	03/16/2019 10:32 PM	0.75
amp1	00000122	3430	Emergency	HVAC	No heat	03/17/2019 8:17 PM	03/17/2019 9:02 PM	0.75
amp1	00000137	3431	Emergency	Plumbing	No hot water	03/17/2019 11:59 AM	03/17/2019 12:36 PM	0.62
amp1	00000024	3428	Emergency	HVAC	No heat	03/16/2019 10:50 AM	03/16/2019 12:50 PM	2.00
amp1	00000142	3436	Emergency	HVAC	No hot water	03/10/2019 11:49 AM	03/10/2019 12:26 PM	0.62
amp1	00000145	3437	Emergency	HVAC	No heat	03/10/2019 8:47 AM	03/10/2019 9:26 AM	0.65
amp1		3508	Emergency	Emergency	Alarm	03/26/2019 4:15 PM	03/26/2019 4:30 PM	0.25
amp1	00000132	3507	Emergency	HVAC	No heat	03/24/2019 10:00 AM	03/24/2019 10:30 AM	0.50
amp1	00000132	3583	Emergency	HVAC	No heat	03/31/2019 5:57 PM	03/31/2019 7:13 PM	1.27
amp1	00000132	3584	Emergency	HVAC	No heat	03/30/2019 9:01 PM	03/30/2019 9:52 PM	0.85
amp1	00000001	3585	Emergency	HVAC	No heat	03/31/2019 12:11 PM	03/31/2019 1:22 PM	1.18
amp1	00000022	3579	Emergency	Plumbing	No hot water	03/30/2019 7:23 PM	03/30/2019 8:40 PM	1.28
amp1	00000022	3580	Emergency	HVAC	No heat	03/30/2019 4:35 PM	03/30/2019 5:30 PM	0.92
amp1	00000132	3581	Emergency	HVAC	No heat	03/30/2019 8:56 AM	03/30/2019 10:00 AM	1.07
amp2	E-7	3210	Emergency	Plumbing	Toilet over flowed	03/05/2019 9:00 AM	03/05/2019 9:30 AM	0.50
amp2	E-4	3212	Emergency	Appliances	No hot water	03/02/2019 7:40 PM	03/02/2019 8:30 PM	0.83
amp2	F-24	3244	Emergency	Plumbing	Water leak	03/08/2019 7:54 AM	03/08/2019 2:59 PM	7.08
amp2	B-19	3221	Emergency	Appliances	No hot water	03/06/2019 2:06 PM	03/06/2019 3:15 PM	1.15
amp2	I-3	3298	Emergency	Doors/Locks	Change Locks	03/14/2019 1:25 PM	03/14/2019 3:10 PM	1.75
amp2	E-8	3384	Emergency	Plumbing	Clogged tub and kitchen	03/25/2019 7:50 AM	03/25/2019 2:38 PM	6.80
amp2	E-12	3409	Emergency	Appliances	No heat	03/25/2019 2:29 PM	03/25/2019 2:47 PM	0.30
amp2	G-23	3269	Emergency	Plumbing	Clogged toilet	03/12/2019 9:24 AM	03/12/2019 9:24 AM	0.00
amp2	H-18	3502	Emergency		Fridge not cold	03/29/2019 3:04 PM	03/29/2019 3:04 PM	0.00
amp2	H-32	3494	Emergency	Plumbing	Toilet leak	03/29/2019 2:00 PM	03/29/2019 2:00 PM	0.00
amp2		3496	Emergency		A building	03/29/2019 2:09 PM	03/29/2019 2:09 PM	0.00
amp2	H-4	3497	Emergency		CO2 alarm was going off	03/29/2019 2:18 PM	03/29/2019 2:18 PM	0.00
amp2	I-31	3503	Emergency	Doors/Locks	Lock out	03/29/2019 3:08 PM	03/29/2019 3:08 PM	0.00
amp3	00000114	3215	Emergency	HVAC	No heat	03/06/2019 8:00 AM	03/06/2019 8:30 AM	0.50
amp3	00000083	3272	Emergency	HVAC	No Heat	03/09/2019 2:11 PM	03/09/2019 3:14 PM	1.05
amp3	00000119	3308	Emergency	Doors/Locks	Lock Change	03/15/2019 3:00 PM	03/15/2019 3:20 PM	0.33
amp3	00000093	3315	Emergency	Plumbing	No hot water	03/18/2019 2:00 PM	03/18/2019 4:15 PM	2.25
amp3	00000088	3391	Emergency	HVAC	No heat	03/25/2019 12:00 PM	03/25/2019 12:30 PM	0.50
amp3	00000124	3320	Emergency	Plumbing	Leak	03/17/2019 11:08 AM	03/17/2019 11:40 AM	0.53
amp3		3321	Emergency	Doors/Locks	Community Room	03/17/2019 12:37 PM	03/17/2019 12:49 PM	0.20
amp3	00000017	3275	Emergency	Plumbing	Leak	03/10/2019 4:24 PM	03/10/2019 5:08 PM	0.73
amp3	00000019	3457	Emergency	Doors/Locks	Lock Change	03/28/2019 2:45 PM	03/29/2019 10:03 AM	19.30
amp3	00000088	3523	Emergency	HVAC	No Heat	03/22/2019 6:30 PM	03/22/2019 7:15 PM	0.75
amp3	00000109	3524	Emergency	Plumbing	Leak	03/23/2019 11:30 AM	03/23/2019 12:30 PM	1.00
amp3		3525	Emergency	Doors/Locks	Community Room	03/25/2019 6:30 PM	03/25/2019 7:00 PM	0.50

Work Orders Completed within 24 Hours

44

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1	00000088	2037	Emergency			11/13/2018 2:52 PM	03/14/2019 2:30 PM	2,904
amp2	G-41	3338	Emergency	Plumbing	No hot water	03/18/2019 2:42 PM	03/20/2019 3:28 PM	49
amp2	00000196	3347	Emergency	Emergency	No heat.	03/19/2019 12:54 PM	03/20/2019 3:07 PM	26
amp2	B-17	3382	Emergency	Plumbing	No hot water	03/25/2019 7:46 AM	03/28/2019 3:12 PM	79
amp2	B-9	3387	Emergency	Plumbing	Water coming up from floor	03/25/2019 8:31 AM	03/28/2019 3:02 PM	79
amp2	I-15	3413	Emergency	Plumbing	No hot water	03/26/2019 7:43 AM	03/27/2019 12:59 PM	29
amp2	G-15	3361	Emergency	Doors/Locks	Change Locks	03/20/2019 2:23 PM	03/27/2019 1:21 PM	167
amp2	E-22	3277	Emergency	Plumbing	No Hot Water	03/12/2019 11:38 AM	03/13/2019 2:13 PM	27

Friday, April 12, 2019

amp2	H-39	3336	Emergency	Doors/Locks	Change Locks	03/18/2019 2:39 PM	03/20/2019 3:30 PM	49
amp2	I-15	3388	Emergency	Plumbing	no hot water.	03/25/2019 8:45 AM	03/28/2019 3:08 PM	78
amp3	00000013	3191	Emergency	HVAC	No heat	03/04/2019 7:51 AM	03/05/2019 12:01 PM	28
amp3	00000120	3241	Emergency	Plumbing	No hot water	03/07/2019 3:35 PM	03/11/2019 11:20 AM	92

Work Orders Completed in more than 24 Hours

12

Total number of emergency work orders:	56
Total number of emergency work orders completed/abated within 24 hours	44
Percentage of emergency work orders completed/abated within 24 hours	79 %

**JACKSON HOUSING COMMISSION
PETTY CASH REPORT
43525**

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
				USED:		BALANCE
03.01.2019	957	Anthony Gittens CLR supplies reimbursement	92400.2	\$ 12.49		\$ 1,645.07
03.06.2019	958	Jason Norman quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,635.07
			91600.1 \$7.42			
			91600.2 \$7.42			
			91600.3 \$7.42			
03.06.2019	959	Deb Davis reimbursement for book purchased at training	91600.4 \$7.42	\$ 29.68		\$ 1,605.39
03.07.2019	960	Anthony Gittens quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,595.39
			91800.1 \$11.17			
			91800.2 \$11.17			
			91800.3 \$11.17			
03.11.2019	961	Deb Davis mileage reimbursement SHRM training 2.19.19-2.19.19	91800.4 \$11.15	\$ 44.66		\$ 1,550.73
			91800.1 \$10.13			
			91800.2 \$10.13			
			91800.3 \$10.13			
03.11.2019	962	Lynne Smerea mileage reimbursement 02.01.2019-02.28.2019	91800.4 \$10.10	\$ 40.49		\$ 1,510.24
03.11.2019	963	Shannon Brooks quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,500.24
03.15.2019	964	Lynne Smereka court filing costs	91700.2	\$ 110.00		\$ 1,390.24
03.18.2019	965	Jamey Jones mileage reimbursement 04.28.2018-04.29.2018	91800.3	\$ 22.74		\$ 1,367.50
03.21.2019	966	Roy Nethercott mileage reimbursement 03.09.2019-03.14.2019	91800.2	\$ 19.96		\$ 1,347.54
03.21.2019	967	Gary Cram mileage reimbursement 03.02.2019-03.07.2019	91800.2	\$ 16.82		\$ 1,330.72
03.21.2019	968	Jason Omo co2 alarms purchased for chalet day care	91600.1	\$ 41.10		\$ 1,289.62
03.22.2019	969	Jason Norman quarters for bed bug prep	92400.2	\$ 10.00		\$ 1,279.62
03.27.2019	970	Darek Graves mileage reimbursement 2.15.2019-3.19.2019	91800.3	\$ 66.70		\$ 1,212.92
03.28.2019	971	Replenish PETTY CASH chk# 65239		\$ (787.08)		\$ 2,000.00
			91700.1 \$825			
			91700.2 \$605			
03.28.2019	972	Lynne Smereka court filing costs	91700.3 \$220	\$ 1,650.00		\$ 350.00

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								\$ -	\$ -
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	172,798	\$ 25,831.96	3,665	\$ 29,743.97	363,940	\$ 14,091.11	\$ 8,093.37	\$ 22,184.48	\$ 77,760.41

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY KW HOURS CONSUMP	GAS		WATER		SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2018-19
		NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP			
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$ 36,794.79
Jan-19	133,140	\$ 16,400.42	1,160	\$ 9,758.52	\$ 3,906.21	\$ 2,509.50	\$ 6,415.71	\$ 32,574.65
Feb-18	126,720	\$ 16,500.43	1,230	\$ 9,923.86	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$ 32,842.39
Feb-19	150,760	\$ 17,195.55	1,330	\$ 10,698.79	\$ 4,865.01	\$ 3,184.16	\$ 8,049.17	\$ 35,943.51
Mar-18	125,040	\$ 16,171.87	950	\$ 7,575.31	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$ 30,351.35
Mar-19	120,400	\$ 14,244.65	1,201	\$ 9,667.46	\$ 3,335.94	\$ 2,085.23	\$ 5,421.17	\$ 29,333.28
Apr-18	118,600	\$ 15,478.19	901	\$ 6,658.32	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 46,502.13	\$ 29,568.89	\$ 76,071.02	\$ 347,869.13
2019	404,300	\$ 47,840.62	3,691	\$ 30,124.77	\$ 12,107.16	\$ 7,778.89	\$ 19,886.05	\$ 97,851.44

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

<u>MONTH</u>	<u>ELECTRICITY</u>		<u>GAS</u>		<u>WATER</u>		<u>SEWER</u>		<u>TOTAL</u>	
	<u>KW HOURS</u>	<u>NET</u>	<u>MCF</u>	<u>NET</u>	<u>CCF</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>WATER</u>	<u>MONTHLY</u>
	<u>CONSUMP</u>	<u>BILL</u>	<u>CONSUMP</u>	<u>BILL</u>	<u>CONSUMP</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>BILL</u>	<u>UTILITY 2018-19</u>
Jan-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$	14,127.08
Jan-19	2,842	\$ 520.51	108	\$ 863.82	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$	16,564.27
Feb-18	1,862	\$ 333.96	66	\$ 532.74				\$		866.70
Feb-19	2,845	\$ 508.83	98	\$ 789.67				\$		1,298.50
Mar-18	1,699	\$ 308.46	51	\$ 442.68				\$		751.14
Mar-19	3,229	\$ 586.36	98	\$ 803.93				\$		1,390.29
Apr-18	1,971	\$ 352.64	61	\$ 472.15	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$	13,048.48
Apr-19								\$		
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	8,916	\$ 1,615.70	304	\$ 2,457.42	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$	19,253.06

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	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	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	586,014	\$ 75,288.28	7,660	\$ 62,326.16	1,013,540	\$ 36,082.62	\$ 21,167.85	\$ 57,250.47	\$ 194,864.91