

Jackson Housing Commission
Board of Commissioners
Regular Meeting
August 21, 2019 @ 12:00pm
Shahan Blackstone North 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. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: July 17, 2019
6. Approval of the Previously Paid Liabilities: July 2019
7. RESOLUTIONS
Resolution No.2019-09: Approval of Collection Losses August 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. ADJOURNMENT

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

Jackson Housing Commission

Regular Meeting

July 17, 2019

12:00pm

Chalet Terrace Community Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on July 17, 2019 in the Chalet Terrace Community Room. Commissioner Michelle Woods called the meeting to order at 12:00pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, Caroline Parker, Carmen Wade and James Stark.

Also, present:

Laurie Ingram, Executive Director
Chelsea Poole, Executive Secretary

- 19-07-17-01** Commissioner Woods requested a motion to add a Closed Session to the agenda. Commissioner Montgomery, **MOVED**, Commissioner Parker **SECONDED**.
- 19-07-17-02** **Public Comments**
President Woods extended an invitation for those in attendance to make comments. No comments were made.
- 19-07-17-03** Commissioner Woods requested a motion to enter a Closed Session. Commissioner Montgomery **MOVED** to enter a Closed Session, Commissioner Montgomery **SECONDED**. The board entered a Closed Session at 12:07pm.
- 19-07-17-04** Commissioner Parker **MOVED** to reconvene the Regular Meeting, Commissioner Montgomery **SECONDED**. The Board of Commissioners reconvened the Regular Meeting at 12:20pm
- 19-07-17-05** **Approval of the Minutes of the Regular Meeting held May 15, 2019**
Commissioner Stark **MOVED** to approve the Minutes of the Regular Meeting held May 15, 2019.
Commissioner Montgomery **SECONDED** and upon voice vote, the motion adopted:
- AYES:** M. Woods, G. Montgomery, C. Parker, C. Wade, J. Stark
NAYS: None
ABSTAIN: None
ABSENT: None
- Approval of the Minutes of the Annual Meeting held May 22, 2019**
Commissioner Stark **MOVED** to approve the Minutes of the Regular Meeting held May 22, 2019.
Commissioner Parker **SECONDED** and upon voice vote, the motion adopted:
- AYES:** M. Woods, G. Montgomery, C. Parker, C. Wade, J. Stark
NAYS: None
ABSTAIN: None
ABSENT: None
- 19-07-17-06** **Approval of Previously Paid Liabilities: May 2019 & June 2019**
Commissioner Stark **MOVED** to approve Previously Paid Liabilities May & June 2019.
Commissioner Parker **SECONDED** and upon roll call, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-07-17-07

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

Commissioner Parker **MOVED** to approve Collection Losses of \$4,017.66. Commissioner Stark **SECONDED** and upon roll call, the motion adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

19-07-17-08

Section 8

A. Leasing HAP Utilization Report

Public Housing

Tenant Accounts Receivables

Per, Commissioner Stark's concern regarding outstanding AR debt, Ms. Ingram informed that case manager turnover and software issues caused 14- day letters to be delayed. As a result, some residents neglected paying rents. Ms. Ingram will follow up with management regarding resident accounts, set up payment plans and continue to locate community resources to help residents pay rents.

B. Move Outs

C. Vacant Unit Turnaround

Select units were given to contractors to complete. In addition, some units requiring extensive pest, remained unoccupied until they were clear from significant pest activity. Ms. Ingram will continue to address unit turn cycles.

Executive

D. Income Statement

E. PH Income Statement

F. Petty Cash Fund Register

G. After Hours/Emergency Response Report

H. Utility Costs and Consumption

19-07-17-09

Other Business

RAD Conversion

The resident at Reed Manor meeting informing residents about the RAD conversion at Reed Manor was well attended and productive.

Physician on Site

Dr. Rais will provide home medical care to residents as well as see patients on-site. The community resources specialist will work with residents to make assure Medicare plans are active.

Commissioner Stark **MOTIONED** to adjourn the Regular Meeting, Commissioner Parker **SECONDED**. All was in favor and the regular meeting adjourned at 12:48pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65747	ph	A-1 LOCK SHOP	7/2/2019	Check	6381	amp1	30.20 #6381 \$30.20 KEYS	
Total 65747							30.20	
65748	ph	AMBS CALL CENTER	7/2/2019	Check	190610117 190610117 190610117	amp2 amp3 amp1	173.75 #190610117 \$173.75 JULY 2019 AFTER HOURS CALL SERVICES 71.86 #190610117 \$71.86 JULY 2019 AFTER HOURS CALL SERVICES 74.19 #190610117 \$74.19 JULY 2019 AFTER HOURS CALL SERVICES	
Total 65748							319.80	
65749	ph	AccuShred, LLC	7/2/2019	Check	51549 51549 51549	amp2 amp1 amp3	27.65 #51549 \$27.65 JUNE 2019 DOCUMENT DESTRUCTION 62.95 #51549 \$62.95 JUNE 2019 DOCUMENT DESTRUCTION 62.95 #51549 \$62.95 JUNE 2019 DOCUMENT DESTRUCTION	
Total 65749							153.55	
65750	ph	CONSUMERS ENERGY	7/2/2019	Check	12 INVOICES 12 INVOICES 12 INVOICES 12 INVOICES 12 INVOICES 12 INVOICES 12 INVOICES	amp2 amp1 amp3 amp3 amp1 amp2 amp3	15,309.57 KWH CONSUMPTION 122280 24.20 KWH CONSUMPTION 146 T. CHARGE 289.10 KWH CONSUMPTION 1586 14.53 KWH CONSUMPTION 60 15.82 MCF CONSUMPTION 1 20.04 MCF CONSUMPTION 2 T. CHARGE 29.95 MCF CONSUMPTION 3 67.37 MCF CONSUMPTION 4	
Total 65750							15,770.58	
65751	ph	COMCAST	7/2/2019	Check	0369913 & 0358478 0369913 & 0358478	amp1 amp1	106.85 8529114280358478 \$106.85 410 E HIGH ST 199.81 8529114280369913 \$199.81 316 BARBERRY	
Total 65751							306.66	
65752	ph	GRIFFIN PEST SOLUTIONS	7/2/2019	Check	1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE 1793261 + 22 MORE	amp2 amp3 amp2 amp2 amp2 amp1 amp2 amp2 amp3 amp1 amp1	325.00 1788145 \$325.00 535.00 1791293 \$475.00 1793373 \$60.00 1,413.50 1792378 \$318.50 1793309 \$1095.00 378.50 1792381 \$318.50 1793195 \$60.00 643.50 1792726 \$325.00 1777232 \$318.50 120.00 1793196 \$60.00 1793338 \$60.00 100.00 1793261 \$90.00 1805117 \$10.00 1,413.50 1793314 \$1095.00 1793321 \$318.50 378.50 1793325 \$318.50 1793197 \$60.00 685.00 1793372 \$60.00 1793267 \$625.00 180.00 1793376 \$60.00 1792866 \$120.00 50.00 1805096 \$10.00 1805268 \$40.00	
Total 65752							6,222.50	
65753	ph	GRIMES PLUMBING COMPANY, INC	7/2/2019	Check	06994	amp1	113.50 #6994 \$113.50 MINOR PLUMBING SERVICE	

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/11/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65753							113.50	
65754	ph	HAMMOND HARDWARE	7/2/2019	Check	8398427, 8398430, C310512 B398427, 8398430, C310512	amp1 amp1	38.88 56.64 95.52	8398427 \$13.27 8398430 \$25.61 C310512 \$56.64 MAINT. SUPPLIES
Total 65754								
65755	ph	Jackson Housing Commission	7/2/2019	Check	422376	amp1	358.00	#422376 \$358.00 WINDOW REPAIR/ REPLACEMENT
Total 65755							358.00	
65756	ph	Hi-Tech Safe & lock Inc.	7/2/2019	Check	30499	amp1	501.72	#30499 \$501.72 KEYS
Total 65756							501.72	
65757	ph	JACKSON UTILITY BILLING	7/2/2019	Check	19788, 19795 19788, 19795 19788, 19795 19788, 19795	amp1 amp2 amp2 amp1	597.19 2,034.28 3,199.70 958.64	SEWER SEWER WATER CONSUMPTION 100500 WATER CONSUMPTION 23800
Total 65757							6,789.81	
65758	ph	Jackson Housing Commission	7/2/2019	Check	19910 19910 19910	amp1 amp2 amp3	870.00 2,168.00 908.00	JULY 2019 BOOK KEEPING FEES JULY 2019 BOOK KEEPING FEES JULY 2019 BOOK KEEPING FEES
Total 65758							3,946.00	
65759	ph	Jackson Housing Commission	7/2/2019	Check	19909 19909 19909	amp1 amp2 amp3	516.00 1,176.00 480.00	JULY 2019 ASSET MANAGEMENT FEES JULY 2019 ASSET MANAGEMENT FEES JULY 2019 ASSET MANAGEMENT FEES
Total 65759							2,172.00	
65760	ph	Jackson Housing Commission	7/2/2019	Check	19911 19911 19911	amp1 amp2 amp3	6,122.40 13,571.32 5,510.16	JULY 2019 PH MANAGEMENT FEES JULY 2019 PH MANAGEMENT FEES JULY 2019 PH MANAGEMENT FEES
Total 65760							25,203.88	
65761	ph	MENARDS - JACKSON	7/2/2019	Check	56951, 56950, 57443 56951, 56950, 57443 56951, 56950, 57443	amp1 amp1 amp3	386.10 549.99 299.37	56950 \$386.10 STOVE 56951 \$549.99 FRIDGE 57443 \$299.37 MAINT. SUPPLIES
Total 65761							1,235.46	
65762	ph	OSBORNE PROCESS SERVICE	7/2/2019	Check	OBP-2019001721	amp1	62.96	OBP-2019001721 \$62.96 PROCESS SERVER FEES
Total 65762							62.96	

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65763	ph	PITNEY BOWES GLOBAL FINANCIAL	7/2/2019	Check	3309095514 3309095514 3309095514	amp2 amp1 amp3	111.20 POSTAGE METER \$111.20 04.20.2019-07.19.2019 45.30 POSTAGE METER \$45.30 04.20.2019-07.19.2019 49.42 POSTAGE METER \$49.42 04.20.2019-07.19.2019	
Total 65763							205.92	
65764	ph	Petty Cash	7/2/2019	Check	TRANS# 993-2022 TRANS# 993-2022 TRANS# 993-2022	amp1 amp2 amp3	619.58 TRANS# 993-2022 CURRENT AMOUNT IN SAFE \$141.28 619.58 TRANS# 993-2022 CURRENT AMOUNT IN SAFE \$141.28 619.56 TRANS# 993-2022 CURRENT AMOUNT IN SAFE \$141.28	
Total 65764							1,858.72	
65765	ph	Postmaster	7/2/2019	Check	19786, 19784 19786, 19784	amp1 amp2	25.00 AMP1 \$25.00 SMITH 50.00 AMP2 \$50.00 TAYLOR, DELOACH	
Total 65765							75.00	
65766	ph	REPUBLIC SERVICES #249	7/2/2019	Check	006414565/006411624 006414565/006411624 006414565/006411624 006414565/006411624	amp1 amp2 amp3 amp1	2,904.34 3-0249-0142326 029-006414565 5,607.09 3-0249-0142326 029-006414565 2,302.43 3-0249-0142326 029-006414565 354.90 3-0249-0154461 0249-00641624 \$354.90 316 BARBERRY	
Total 65766							11,168.76	
65767	ph	SAFETY SYSTEMS INC	7/2/2019	Check	494373	amp2	123.00 #494373 \$123.00 SERVICE ON ALARM SYSTEM	
Total 65767							123.00	
65768	ph	STAMPCO	7/2/2019	Check	33022	amp2	24.50 #33022 \$24.50 J. NORMAN SELF INKER	
Total 65768							24.50	
65769	ph	TEACHOUT SECURITY SOLUTIONS	7/2/2019	Check	001141342 001141342 001141342	amp1 amp3 amp2	105.00 #0011941342 \$105.00 06.20.2019-06.26.2019 105.00 #0011941342 \$105.00 06.20.2019-06.26.2019 1,338.48 #0011941342 \$1338.48 06.20.2019-06.26.2019	
Total 65769							1,548.48	
65770	ph	THE HOME DEPOT SUPPLY	7/2/2019	Check	4014899/ 4014897 4014899/ 4014897	amp2 amp2	1,764.00 4014897 \$1764.00 APPLIANCES 139.21 4014899 \$139.21 JANITORIAL SUPPLIES	
Total 65770							1,903.21	
65771	ph	Trail Supply LLC	7/2/2019	Check	494334	amp2	198.41 #49434 \$198.41 JANITORIAL SUPPLIES	
Total 65771							198.41	
65772	ph	WEATHERPROOF INC	7/2/2019	Check				

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65772					330467	amp2	376.20	JAC HOUS COM #330467 \$376.20 MAINT. SUPPLIES
65773	ph	White & Hotchkiss, PLLC	7/2/2019	Check	1923	amp3	112.35	FILE#1919/#1923 \$112.35 JUNE 2019 LEGAL EXPENSES
					1923	amp1	116.00	FILE#1919/#1923 \$116.00 JUNE 2019 LEGAL EXPENSES
Total 65773					1923	amp2	271.65	FILE#1919/#1923 \$271.65 JUNE 2019 LEGAL EXPENSES
							500.00	
65774	ph	WISE CONSULTING	7/2/2019	Check	169	amp1	123.75	#169 \$123.75 MAY 2019 FINANCIALS
					169	amp3	135.00	#169 \$135.00 MAY 2019 FINANCIALS
Total 65774					169	amp2	303.75	#169 \$303.75 MAY 2019 FINANCIALS
							562.50	
65775	ph	THE HOME DEPOT PRO	7/2/2019	Check	498279579	amp1	885.98	298279579 \$885.98 MAINT. SUPPLIES
					498279579	amp2	833.19	498050236 \$324.51 498279561 \$508.68
Total 65775					498279579	amp2	683.09	498497437 \$30.09 498279587 \$653.00
							2,402.26	
65776	ph	ETNA Supply	7/2/2019	Check	5103120120.001, 5103105158.001	amp2	500.37	S103105158.001 CFP W/H S102939554.001 \$-45.00 CREDIT
Total 65776					5103120120.001, 5103105158.001	amp2	1,054.05	S103120120.001 \$1054.05 CFP W/H X2
							1,554.42	
65777	ph	First National Bank Omaha	7/2/2019	Check	4988/6591/8367/2469/	amp2	108.79	BAYMONT INN \$108.79 TENANT RELOCATION
					4988/6591/8367/2469/	amp1	131.67	ZINGERMANS \$395.00 STAFF TRAINING- OMO
					4988/6591/8367/2469/	amp2	131.66	ZINGERMANS \$395.00 STAFF TRAINING- OMO
Total 65777					4988/6591/8367/2469/	amp3	131.67	ZINGERMANS \$395.00 STAFF TRAINING- OMO
							503.79	
65778	ph	GRIMES PLUMBING COMPANY, INC	7/2/2019	Check	6996, 6986, 7045, 6874, 6995	amp1	400.00	#6874 \$400.00 CFP W/H
					6996, 6986, 7045, 6874, 6995	amp2	476.50	#6986 \$476.50 CFP W/H
					6996, 6986, 7045, 6874, 6995	amp1	400.00	#6995 \$400.00 CFP W/H
					6996, 6986, 7045, 6874, 6995	amp2	400.00	#6996 \$400.00 CFP W/H
Total 65778					6996, 6986, 7045, 6874, 6995	amp2	497.30	#7045 \$497.30 CFP W/H
							2,173.80	
65755	ph	Jackson Housing Commission	7/2/2019	Check	422376	amp1	-358.00	#422376 \$358.00 WINDOW REPAIR/ REPLACEMENT
Total 65755							-358.00	
65779	ph	JACKSON GLASS WORKS INC	7/2/2019	Check	422376	amp1	358.00	JHOU/#422376 \$358.00 WINDOW REPAIR/ REPLACEMENT
Total 65779							358.00	

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65730	ph	Jackson Transportation Authority (7/10/2019	Check				
					0029536-IN	amp3	-117.99	0029536-IN \$117.99 MAY FUEL SERVICES
					0029536-IN	amp2	-227.82	0029536-IN \$227.82 MAY FUEL SERVICES
					0029536-IN	amp1	-99.64	0029536-IN \$99.64 MAY FUEL SERVICES
Total 65730							-445.45	
65780	ph	GRIFFIN PEST SOLUTIONS	7/10/2019	Check				
					18 invoices	amp3	555.00	1790326 \$475.00 1805734 \$80.00
					18 invoices	amp2	368.75	1790622 \$308.75 1805009 \$60.00
					18 invoices	amp2	633.75	1790628 \$308.75 1790579 \$325.00
					18 invoices	amp2	40.00	1793259 \$40.00
					18 invoices	amp2	3,395.72	1793330 \$318.50 1785093 \$3077.22
					18 invoices	amp2	485.00	1793389 \$325.00 1805505 \$160.00
					18 invoices	amp2	1,215.00	1805224 \$120.00 1805128 \$1095.00
					18 invoices	amp2	358.50	1805539 \$40.00 1793493 \$318.50
					18 invoices	amp3	505.00	1805729 \$30.00 1789581 \$475.00
					18 invoices	amp3	280.00	1805737 \$280.00
Total 65780							7,836.72	
65781	ph	GRIMES PLUMBING COMPANY, INC	7/10/2019	Check	7059	amp2	274.00	#7059 \$274.00 MINOR PLUMBING SERVICE I-13
Total 65781							274.00	
65782	ph	HAMMOND HARDWARE	7/10/2019	Check				
					11206 C310764 +3 MORE INVOIC	amp1	97.27	C310663 \$60.33 B398849 \$36.94
					11206 C310764 +3 MORE INVOIC	amp1	29.64	C311206 \$6.28 C310764 \$23.36
					11206 C310764 +3 MORE INVOIC	amp1	31.45	C311469 \$31.45
Total 65782							158.36	
65783	ph	HD Supply Facilities Maintenance	7/10/2019	Check	9173507731	amp2	59.99	9173507731 \$59.99 MAINT. SUPPLIES
Total 65783							59.99	
65784	ph	Hirst Electric Company	7/10/2019	Check				
					61961, 61962	amp1	75.00	61961 \$75.00 ELECTRICAL SERVICE
					61961, 61962	amp2	75.00	61962 \$75.00 ELECTRICAL SERVICE
Total 65784							150.00	
65785	ph	AMERICAN OFFICE SOLUTIONS	7/10/2019	Check				
					25140226	amp1	86.36	#25140226 \$86.36 JUNE 2019 COPIER FEES
					25140226	amp2	86.36	#25140226 \$86.36 JUNE 2019 COPIER FEES
					25140226	amp3	86.36	#25140226 \$86.36 JUNE 2019 COPIER FEES
Total 65785							259.08	
65786	ph	JACKSON GLASS WORKS INC	7/10/2019	Check	422730	amp2	390.23	#422730 \$390.23 WINDOW REPLACEMENT/ REPAIR
Total 65786							390.23	
65787	ph	MENARDS - JACKSON	7/10/2019	Check				

Payment Register
Previously Paid Liabilities
Public Housing

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65787					58082, 57050 + MORE INVOICES	amp1	45.42	#56949 \$45.42
					58082, 57050 + MORE INVOICES	amp1	120.83	#57050 \$100.85 #58031 \$19.98
					58082, 57050 + MORE INVOICES	amp1	217.98	#57348 \$217.98
					58082, 57050 + MORE INVOICES	amp1	324.75	#58001 \$115.75 #57359 \$209.00
					58082, 57050 + MORE INVOICES	amp3	181.18	#58082 \$181.18
							890.16	
65788	ph	PC Solutions	7/10/2019	Check	M24037	amp1	146.80	M24037 \$146.80 JUNE 2019 COMPUTER SUPPORT COSTS
					M24037	amp2	146.80	M24037 \$146.80 JUNE 2019 COMPUTER SUPPORT COSTS
					M24037	amp3	146.80	M24037 \$146.80 JUNE 2019 COMPUTER SUPPORT COSTS
Total 65788							440.40	
65789	ph	Postmaster	7/10/2019	Check	BROWN, ANDERSON, MATHIS	amp1	25.00	BROWN, ANDERSON MAILBOX KEYS
					BROWN, ANDERSON, MATHIS	amp3	50.00	MATHIS MAILBOX KEYS
Total 65789							75.00	
65790	ph	REPUBLIC SERVICES #249	7/10/2019	Check	006417754, 006417755	amp3	181.00	3-0249-0142276 0249-006417754 \$181.00
					006417754, 006417755	amp2	448.06	3-0249-0142277 0249-006417755 \$448.06
Total 65790							629.06	
65791	ph	ROONEYS	7/10/2019	Check	19-511	amp1	125.00	#19-511 \$125.00 MINOR PLUMBING SERVICE
Total 65791							125.00	
65792	ph	SCOTT ACCOUNTING & COMPUTE	7/10/2019	Check	142655	amp1	12.00	142655 \$12.00 JULY 2019 SOFTWARE MAINT.
					142655	amp2	12.00	142655 \$12.00 JULY 2019 SOFTWARE MAINT.
					142655	amp3	12.00	142655 \$12.00 JULY 2019 SOFTWARE MAINT.
Total 65792							36.00	
65793	ph	TALK THE WORK NUMBER	7/10/2019	Check	1000633395	amp1	46.12	0210/8805983/#1000633395 PRE TENANT SCREENING
					1000633395	amp3	46.13	0210/8805983/#1000633395 PRE TENANT SCREENING
Total 65793							92.25	
65794	ph	TDS Metrocom	7/10/2019	Check	5177879241 + 6 MORE INVOICES	amp2	1,141.49	5177800181 5177800620
					5177879241 + 6 MORE INVOICES	amp1	574.79	5177871188 5177870168
					5177879241 + 6 MORE INVOICES	amp3	667.91	5177876494
Total 65794							2,384.19	
65795	ph	TEACHOUT SECURITY SOLUTIONS	7/10/2019	Check	0011941420	amp1	105.00	0011941420 \$105.00 6.27.2019-7.3.2019
					0011941420	amp3	105.00	0011941420 \$105.00 6.27.2019-7.3.2019
					0011941420	amp2	1,378.08	0011941420 \$1378.08 6.27.2019-7.3.2019
Total 65795							1,588.08	

**Payment Register
Previously Paid Liabilities
Public Housing**

Period: From 07/11/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65796	ph	THE WATER STORE INC	7/10/2019	Check				
					236993, 236994	amp3	5.00	#236993 \$5.00 WATER DISPENSER FEE
					236993, 236994	amp2	5.00	#236994 \$5.00 WATER DISPENSER FEE
Total 65796							10.00	
65797	ph	TRANS UNION LLC	7/10/2019	Check	06928595	amp2	104.80	4408R0064047/ 06928595 \$104.80 PRE TENANT SCREENING
Total 65797							104.80	
65798	ph	YARDI SYSTEMS, INC	7/10/2019	Check				
					2987482	amp2	143.20	2987482 \$143.20 ACH/CHECKSCAN FEES
					2987482	amp3	37.85	2987482 \$37.85 ACH/CHECKSCAN FEES
					2987482	amp1	56.85	2987482 \$56.85 ACH/CHECKSCAN FEES
Total 65798							237.90	
65799	ph	THE HOME DEPOT PRO	7/10/2019	Check				
					493632723	amp1	230.17	493632723 \$450.07 495462640 \$-219.90 CREDIT
Total 65799							230.17	
65800	ph	ETNA Supply	7/10/2019	Check				
					S103118828.001	amp1	527.03	S103118828.001 \$527.03 CFP W/H
Total 65800							527.03	
65801	ph	First National Bank Omaha	7/10/2019	Check				
					4988.6591.8367.2469	amp1	96.56	JUNE 2019 GOOGLE APPS
					4988.6591.8367.2469	amp2	96.56	JUNE 2019 GOOGLE APPS
					4988.6591.8367.2469	amp3	96.56	JUNE 2019 GOOGLE APPS
Total 65801							289.68	
65802	ph	GRIMES PLUMBING COMPANY, INC	7/10/2019	Check	7046	amp1	400.00	#7046 \$400.00 CFP W/H INSTALL
Total 65802							400.00	
65803	ph	Jackson Transportation Authority (7/10/2019	Check				
					0029570-IN.	amp3	107.57	0029570-IN \$107.57 FUEL COSTS
					0029570-IN.	amp2	207.68	0029570-IN \$207.63 FUEL COSTS
					0029570-IN.	amp1	95.38	0029570-IN \$95.38 FUEL COSTS
Total 65803							410.63	
65804	ph	LEUTZ CABINETS	7/16/2019	Check	53240	amp2	280.00	#53240 \$280.00 NEW DRAWERS
Total 65804							280.00	
65805	ph	LIBRA INDUSTRIES, INC. OF MI	7/16/2019	Check	2019/8644	amp2	113.00	INV/2019/8644 \$113.00 EMPLOYEE CLOTHING - TRAYER
Total 65805							113.00	
65806	ph	CASLER HARDWARE	7/16/2019	Check				

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Invoice #

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65806					1-28673	amp2	132.87	33561/#1-28673 \$132.87 VARIOUS MAINT. SUPPLIES
65807	ph	CONSUMERS ENERGY	7/16/2019	Check	103034157737	amp3	34.53	KWH CONSUMPTION 188
Total 65807					103034157737	amp3	25.67	MCF CONSUMPTION 0.1
65808	ph	HAMMOND HARDWARE	7/16/2019	Check	C312881, C312276	amp1	79.98	C312276 \$79.98 MISC. MAINT SUPPLIES
Total 65808					C312881, C312276	amp1	25.18	C312881 \$25.18 MISC. MAINT SUPPLIES
65809	ph	JACKSON GLASS WORKS INC	7/16/2019	Check	422809	amp1	30.00	JHOUJ/#422809 \$30.00 WINDOW REPAIR
Total 65809					422809	amp1	30.00	
65810	ph	JACKSON KEY WORKS	7/16/2019	Check	2904	amp1	411.00	#2904 \$411.00 KEYS AND CORES
Total 65810					2904	amp1	411.00	
65811	ph	LIBERTY ENVIRONMENTALISTS, II	7/16/2019	Check	178405	amp1	40.00	#178405 \$40.00 RUBBISH DROPPED AT LANDFILL
Total 65811					178405	amp1	40.00	
65812	ph	THE HOME DEPOT SUPPLY	7/16/2019	Check	4022053, 4131188	amp1	69.80	4022053 \$69.80 MISC. MAINT. SUPPLIES
Total 65812					4022053, 4131188	amp1	33.30	4131188 \$33.30 MISC. MAINT. SUPPLIES
65813	ph	AFLAC	7/17/2019	Check	540933	amp2	167.52	VX312/540933 \$167.52 JULY 2019 SUPPLEMENTAL INSURANCE
Total 65813					540933	amp1	258.50	VX312/540933 \$258.50 JULY 2019 SUPPLEMENTAL INSURANCE
65814	ph	CONSUMERS ENERGY	7/17/2019	Check	100035146164	amp1	7,094.69	KWH 51316 CONSUMPTION
Total 65814					100035146164	amp3	10.12	KWH CONSUMPTION 0
					100035146164	amp1	5.00	KWH CONSUMPTION 19
					100035146164	amp1	48.56	KWH CONSUMPTION 67
					100035146164	amp1	4.17	MCF CONSUMPTION 0
					100035146164	amp3	15.25	MCF CONSUMPTION 0
					100035146164	amp1	1,230.58	MCF CONSUMPTION 151
					100035146164	amp1	42.72	MCF CONSUMPTION 2
Total 65814					100035146164	amp1	8,451.09	
65815	ph	City Of Jackson - Finance Departm	7/17/2019	Check	JUNE 2019 EE & ER PENSION	amp1	645.20	ADMIN - EMPLOYER CONTRIBUTIONS

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65815							7,772.90	
65816	ph	COMCAST	7/17/2019	Check				
Total 65816							458.83	
65817	ph	GRIFFIN PEST SOLUTIONS	7/17/2019	Check				
Total 65817							1,474.50	
65818	ph	JACKSON KEY WORKS	7/17/2019	Check				
Total 65818							90.00	
65819	ph	Jackson Transportation Authority (7/17/2019	Check				
Total 65819							493.92	
65820	ph	MENARDS - JACKSON	7/17/2019	Check				
Total 65820							929.87	
65821	ph	KCL GROUP BENEFITS	7/17/2019	Check				
Total 65821							94.35	

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Previously Paid Liabilities
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Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount	Notes
65822	ph	OSBORNE PROCESS SERVICE	7/17/2019	Check			
					OBP-2019002071 + 14 MORE	443.95	001991 \$221.17 001993 \$222.78
					OBP-2019002071 + 14 MORE	56.34	002059 \$28.17 002100 \$28.17
					OBP-2019002071 + 14 MORE	56.34	002071 \$28.17 002102 \$28.17
					OBP-2019002071 + 14 MORE	376.74	002099 \$28.78 001754 \$347.96
					OBP-2019002071 + 14 MORE	57.57	002139 \$28.61 002157 \$28.96
					OBP-2019002071 + 14 MORE	28.17	002140 \$28.17
					OBP-2019002071 + 14 MORE	327.34	002147 \$28.17 001582 \$299.17
					OBP-2019002071 + 14 MORE	56.34	002150 \$28.17 002101 \$28.17
Total 65822						1,402.79	
65823	ph	Postmaster	7/17/2019	Check	SHEELEY	25.00	\$25.00 SHEELEY - MAIL BOX KEY
Total 65823						25.00	
65824	ph	REPUBLIC SERVICES #249	7/17/2019	Check	0249-006418057	80.00	3-0249-0155065 0249-006418057 \$80.00 CHALET
Total 65824						80.00	
65825	ph	TEACHOUT SECURITY SOLUTIONS	7/17/2019	Check	0011941564	112.50	#0011941564 \$112.50 07 04.2019-07.10.2019
					0011941564	112.50	#0011941564 \$112.50 07 04.2019-07.10.2019
					0011941564	1,378.08	#0011941564 \$1378.08 07 04.2019-07.10.2019
Total 65825						1,603.08	
65826	ph	A-1 LOCK SHOP	7/17/2019	Check	6408	569.50	6408 \$569.50 KEYS, LOCK SETS
Total 65826						569.50	
65827	ph	Firestone Complete Auto Care	7/17/2019	Check	111374	68.98	#11174 \$68.98 2011 FORD TRUCK OIL CHANGE
Total 65827						68.98	
65828	ph	GRIMES PLUMBING COMPANY, INC	7/17/2019	Check	7114	492.20	7114 \$492.20 1203 MERR TUB SHOWER VALVE REPLACED
Total 65828						492.20	
65829	ph	MEWARDS - JACKSON	7/17/2019	Check	58946	219.00	#58946 \$219.00 MAINT. SUPPLIES
Total 65829						219.00	
65830	ph	THE SHERWIN - WILLIAMS CO.	7/17/2019	Check	2774-5	603.20	#2774-5 \$603.20 PAINT
Total 65830						603.20	
65831	ph	THE HOME DEPOT SUPPLY	7/17/2019	Check	30880, 2010923, 3010748	223.44	2010923 \$223.44 MAINT. SUPPLIES
					30880, 2010923, 3010748	567.00	27700000130880 \$567.00
					30880, 2010923, 3010748	69.57	3010748 \$69.57 MAINT. SUPPLIES

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65831							860.01	
65832	ph	The SBAM Plan	7/17/2019	Check		amp1	8.50	ADMIN FEE
						amp2	8.50	ADMIN FEE
						amp3	8.50	ADMIN FEE
						amp1	1,168.43	ADMIN INSURANCE
						amp2	2,634.52	ADMIN INSURANCE
						amp3	390.12	ADMIN INSURANCE
						amp1	4,198.76	MAINT. INSURANCE
						amp2	3,519.39	MAINT. INSURANCE
						amp3	470.49	MAINT. INSURANCE
Total 65832							12,407.21	
65833	ph	WISE CONSULTING	7/17/2019	Check		amp1	140.25	#180 \$140.25 JUNE 2019 FINANCIALS COST
						amp3	153.00	#180 \$153.00 JUNE 2019 FINANCIALS COST
Total 65833						amp2	344.25	#180 \$344.25 JUNE 2019 FINANCIALS COST
							637.50	
65834	ph	THE HOME DEPOT PRO	7/17/2019	Check		amp1	149.98	500319835 \$149.98 CUTTER KIT
Total 65834						amp1	1,181.96	500984828 \$1181.96 BLINDS
65835	ph	Kirk	7/17/2019	Check			1,331.94	
Total 65835						amp1	125.00	Refunding Q-16144
							125.00	
65836	ph	HireRight, Inc.	7/17/2019	Check		amp2	69.98	300245/#G2766948 \$69.98 PRE EMPLOYMENT SCREENING
Total 65836							69.98	
65844	ph	First National Bank Omaha	7/17/2019	Check		amp1	402.59	BAYMONT INN \$402.59 TENANT DISPLACED
Total 65844							402.59	
65845	ph	GRIMES PLUMBING COMPANY, INC	7/17/2019	Check		amp2	508.00	#6943 \$508.00 W/H INSTALL 8-6 STEWARD
Total 65845							508.00	
65846	ph	THE HOME DEPOT PRO	7/17/2019	Check		amp1	102.00	70585/#501230759 \$102.00 MAINT. SUPPLIES
Total 65846							102.00	
65847	ph	First National Bank Omaha	7/19/2019	Check		amp1	435.60	BAYMONT INN \$435.00 DISPLACED WATER MAIN BREAK
Total 65847						amp1	723.40	BAYMONT INN \$723.40 DISPLACED WATER MAIN BREAK
							1,159.00	

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65848	ph	GRIFFIN PEST SOLUTIONS	7/19/2019	Check	1807386 +3 MORE 1807386 +3 MORE	amp2 amp2	1,420.00 1806286 \$325.00 1807411 \$1095.00 PEST MAINT. 245.00 1807386 \$125.00 1807142 \$120.00 PEST MAINT. 1,665.00	
Total 65848								
65849	ph	OSBORNE PROCESS SERVICE	7/19/2019	Check	OBP-2019002155 + OBP-2019002155 + OBP-2019002155 + OBP-2019002155 + OBP-2019002155 +	amp2 amp2 amp2 amp1 amp3	56.34 002148 \$28.17 002125 \$28.17 28.17 OBP-2019002149 \$28.17 28.17 OBP-2019002151 \$28.17 28.96 OBP-2019002155 \$28.96 29.65 OBP-2019002156 \$29.65 171.29	
Total 65849								
65850	ph	Postmaster	7/19/2019	Check	C. BROWN, B. DOUGLAS C. BROWN, B. DOUGLAS	amp1 amp2	25.00 AMP1 C. BROWN MAILBOX KEY 25.00 AMP2 B. DOUGLAS MAILBOX KEY 50.00	
Total 65850								
65851	ph	TEACHOUT SECURITY SOLUTIONS	7/19/2019	Check	0011941719 0011941719 0011941719	amp1 amp3 amp2	105.00 #0011941719 \$105.00 07.11.2019-07.17.2019 105.00 #0011941719 \$105.00 07.11.2019-07.17.2019 1,330.56 #0011941719 \$1330.56 07.11.2019-07.17.2019 1,540.56	
Total 65851								
65852	ph	CASLER HARDWARE	7/25/2019	Check	I-28890	amp2	80.42 I-28890 \$80.42 MAINT. SUPPLIES 80.42	
Total 65852								
65853	ph	FERGUSON ENTERPRISES, INC.- Jr	7/25/2019	Check	5250446	amp1	128.47 5250446 \$128.47 MAINT SUPPLIES 128.47	
Total 65853								
65854	ph	GRIFFIN PEST SOLUTIONS	7/25/2019	Check	1806413 1806413 1806413 1806413 1806413	amp1 amp2 amp3 amp1 amp2	120.00 1783809 \$120.00 10.00 1785096 \$10.00 475.00 1805748 \$475.00 585.00 1806413 \$585.00 1,333.79 1807580 \$1333.79 2,523.79	
Total 65854								
65855	ph	GRIMES PLUMBING COMPANY, INC	7/25/2019	Check	7127	amp3	226.00 #7127 \$226.00 MINOR PLUMBING SERVICE 113 SHAHAN 226.00	
Total 65855								
65856	ph	HAMMOND HARDWARE	7/25/2019	Check	8397861+ 6 MORE INVOICES 8397861+ 6 MORE INVOICES 8397861+ 6 MORE INVOICES	amp1 amp1 amp1	45.99 B400282 \$45.99 MAINT. SUPPLIES 92.18 B400383 \$78.25 C313777 \$13.93 59.32 B400778 \$41.36 B400607 \$17.96	

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
B397861 + 6 MORE INVOICES							70.90	C309892 \$11.99 B397861 \$58.91
Total 65856							268.39	
65857	ph	AccuShred, LLC	7/25/2019	Check	52112	amp2	27.65	#52112 \$27.65 JULY 2019 DOCUMENT DESTRUCTION
Total 65857							153.55	62.95 #52112 \$62.95 JULY 2019 DOCUMENT DESTRUCTION 62.95 #52112 \$62.95 JULY 2019 DOCUMENT DESTRUCTION
65858	ph	COMCAST	7/25/2019	Check	0358478, 0369913- 0358478, 0369913-	amp1 amp1	209.81 116.85	5829114280369913 \$209.81 316 BARBERY 8529114280358478 \$116.85 410 E HIGH
Total 65858							326.66	
65859	ph	HOUSING DATA SYSTEMS, INC.	7/25/2019	Check	227808 227808 227808	amp1 amp2 amp3	52.67 52.67 52.66	6183/#227808 \$52.67 500 BLANK CHECKS 6183/#227808 \$52.67 500 BLANK CHECKS 6183/#227808 \$52.67 500 BLANK CHECKS
Total 65859							158.00	
65860	ph	MENARDS - JACKSON	7/25/2019	Check	59727, 59259 59727, 59259	amp1 amp1	1,099.98 185.30	59259 \$1099.98 2 FRIDGES 59727 \$185.30 MISC MAINT SUPPLIES
Total 65860							1,285.28	
65861	ph	OSBORNE PROCESS SERVICE	7/25/2019	Check	002030, 002063 002030, 002063	amp2 amp2	219.17 219.17	08P-2019002030 \$219.17 PROCESS SERVICE FEES 08P-2019002063 \$219.17 PROCESS SERVICE FEES
Total 65861							438.34	
65862	ph	Postmaster	7/25/2019	Check	5 TENANT MAILBOX KEYS 5 TENANT MAILBOX KEYS 5 TENANT MAILBOX KEYS 5 TENANT MAILBOX KEYS	amp1 amp2 amp2 amp2	25.00 25.00 25.00 50.00	C. KELLER \$25.00 C. LEWIS \$25.00 D. WRIGHT R. PATEFIELD/ D. AKERS
Total 65862							125.00	
65863	ph	CONSUMERS ENERGY	7/25/2019	Check	100000120855 100000120855 100000120855 100000120855 100000120855	amp2 amp3 amp2 amp1 amp3	19,262.39 75.05 1,738.39 210.85 40.36	KWH CONSUMPTION 153040 KWH CONSUMPTION 431 MCF CONSUMPTION 220 MCF CONSUMPTION 25 MCF CONSUMPTION 3
Total 65863							21,327.04	
65864	ph	JACKSON UTILITY BILLING	7/25/2019	Check	07.03.2019 READ DATE 07.03.2019 READ DATE	amp3 amp3	5,836.69 10,334.73	SEWER WATER CONSUMPTION 241474
Total 65864							16,171.42	

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
65865	ph	REPUBLIC SERVICES #249	7/25/2019	Check	0249-006440331	amp3	198.14	198.14 3-0249-0142776 0249-006440331 \$198.14
Total 65865							198.14	
65866	ph	THE HOME DEPOT SUPPLY	7/25/2019	Check	6011641, 4011927 6011641, 4011927	amp3 amp1	124.78 199.00 323.78	4011927 \$124.78 MAINT. SUPPLIES 6011641 \$199.00 MAINT. SUPPLIES
Total 65866							323.78	
65867	ph	THE HOME DEPOT PRO	7/25/2019	Check	501721153	amp1	239.00	501721153 \$239.00 MAINT SUPPLIES
Total 65867							239.00	
65868	ph	AMAZON	7/25/2019	Check	60457.8781.056932-3 60457.8781.056932-3	amp2 amp3	35.94 119.97 155.91	114-6474262-02704207 \$35.94 745496948963/993695677443
Total 65868							155.91	
65869	ph	First National Bank Omaha	7/25/2019	Check	4988*6591*8367*2469* 4988*6591*8367*2469*	amp1 amp1	745.70 743.70 1,489.40	1254 LAUREL LANE RELOCATION 1256 LAUREL LANE RELOCATION
Total 65869							1,489.40	
65870	ph	AMBS CALL CENTER	8/1/2019	Check	190710150 190710150 190710150	amp2 amp3 amp1	230.20 95.20 98.30 423.70	190710150 \$230.20 AFTER HOURS PHONE SERVICE 190710150 \$95.20 AFTER HOURS PHONE SERVICE 190710150 \$98.30 AFTER HOURS PHONE SERVICE
Total 65870							423.70	
65871	ph	Automatic Door Service Of Grand F	8/1/2019	Check	11314, 11542 11314, 11542	amp1 amp1	382.50 696.99 1,079.49	0000011314 \$382.50 SERVICE ON OFFICE DOOR 0000011542 \$696.99 SERVICE ON OFFICE DOOR
Total 65871							1,079.49	
65872	ph	CASLER HARDWARE	8/1/2019	Check	127449, 127498, 128920, 128912 127449, 127498, 128920, 128912	amp2 amp2	95.26 341.87 437.13	127449 \$18.78 127498 \$76.48 MAINT. SUPPLIES 128920 \$239.95 128912 \$101.92 MAINT. SUPPLIES
Total 65872							437.13	
65873	ph	CONSUMERS ENERGY	8/1/2019	Check	100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE 100000120855 +4 MORE	amp3 amp3 amp3 amp1	445.45 10.09 9.82 56.73 210.85 732.94	KWH CONSUMPTION 2669 KWH CONSUMPTION 29 MCF CONSUMPTION 0 MCF CONSUMPTION 2 MCF CONSUMPTION 25
Total 65873							732.94	
65874	ph	FERGUSON ENTERPRISES, INC.-Jr	8/1/2019	Check				

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 65874					5263658	amp1	24.85	31919/#5263658 \$24.85 MAINT SUPPLIES
65875	ph	GRIFFIN PEST SOLUTIONS	8/1/2019	Check	1807444 +6MORE	amp2	637.00	1807124 \$318.50 1807463 \$318.50
					1807444 +6MORE	amp2	478.50	1807444 \$160.00 1807126 \$318.50
					1807444 +6MORE	amp2	318.50	1807462 \$318.50
Total 65875					1807444 +6MORE	amp3	555.00	1818819 \$120.00 1808596 \$435.00
							1,989.00	
65876	ph	HAMMOND HARDWARE	8/1/2019	Check	C314631	amp1	13.49	C314631 \$13.49 MAINT. SUPPLIES
Total 65876							13.49	
65877	ph	JACKSON UTILITY BILLING	8/1/2019	Check	WILD-000428-0000-01 +8 MORE	amp2	2,793.05	SEWER
					WILD-000428-0000-01 +8 MORE	amp2	4,133.80	WATER CONSUMPTION 125000
Total 65877							6,926.85	
65878	ph	LESTER BROTHERS EXCAVATING,	8/1/2019	Check	116663	amp2	600.00	#116663 \$600.00 PORTABLE TOILETS/ LOSS OF WATER
Total 65878							600.00	
65879	ph	LIBRA INDUSTRIES, INC. OF MI	8/1/2019	Check	INV/2019/9648	amp2	45.00	INV/2019/9648 \$45.00 EMPLOYEE CLOTHING - CONRAD
Total 65879							45.00	
65880	ph	MENARDS - JACKSON	8/1/2019	Check	59413	amp2	315.41	59413 \$315.41 MAINTENANCE SUPPLIES
Total 65880							315.41	
65881	ph	MINUTEMAN SEWER & DRAIN INC	8/1/2019	Check	19-1284, 19-1336	amp2	85.00	19-1284 \$85.00 MINOR PLUMBING
					19-1284, 19-1336	amp2	185.00	19-1336 \$185.00 MINOR PLUMBING SERVICE
Total 65881							270.00	
65882	ph	OSBORNE PROCESS SERVICE	8/1/2019	Check	OBP-2019001551	amp3	283.83	OBP-2019001551 \$283.83 PROCESS SERVER FEE
Total 65882							283.83	
65883	ph	Postmaster	8/1/2019	Check	20004, 19998	amp2	25.00	TENANT MAILBOX KEY K. STEPHEN
					20004, 19998	amp2	25.00	TENANT MAILBOX KEY W. MOORE
Total 65883							50.00	
65884	ph	REPUBLIC SERVICES #249	8/1/2019	Check	0249-006440487	amp1	226.60	3-0249-0155065 0249-006440487 \$226.60 TRASH REMOVAL
Total 65884							226.60	

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount	Notes
65885	ph	SAFETY SYSTEMS INC	8/1/2019	Check	amp2	411.00	495578 411.00 SERVICE ON ALARM SYSTEM
Total 65885						411.00	
65886	ph	TDS Metrocom	8/1/2019	Check	amp2	582.72	5177876494+ 6 MORE \$39.93
					amp1	585.54	5177800620 \$100.98
					amp2	583.35	5177871188 \$1756.60 5177870168 \$439.64
					amp3	680.87	5177876494 \$95.33
Total 65886						2,432.48	
65887	ph	TEACHOUT SECURITY SOLUTIONS	8/1/2019	Check	amp1	105.00	0011941871 \$105.00 07.18.2019-07.24.2019
					amp3	105.00	0011941871 \$105.00 07.18.2019-07.24.2019
					amp2	1,330.56	0011941871 \$1330.56 07.18.2019-07.24.2019
Total 65887						1,540.56	
65888	ph	THE HOME DEPOT SUPPLY	8/1/2019	Check	amp2	2,016.20	#9012481 \$2016.20 MISC. MAINTENANCE SUPPLIES
Total 65888						2,016.20	
65889	ph	JACKSON YMCA	8/1/2019	Check	amp1	117.00	JULY, AUG, SEPT 2019 MEMBERSHIP FEES
					amp2	117.00	JULY, AUG, SEPT 2019 MEMBERSHIP FEES
					amp3	178.50	JULY, AUG, SEPT 2019 MEMBERSHIP FEES
Total 65889						412.50	
65890	ph	WISE CONSULTING	8/1/2019	Check	amp1	200.00	#183 \$200.00 PH AUDIT ASSISTANCE
					amp2	200.00	#183 \$200.00 PH AUDIT ASSISTANCE
					amp3	200.00	#183 \$200.00 PH AUDIT ASSISTANCE
Total 65890						600.00	
65891	ph	THE HOME DEPOT PRO	8/1/2019	Check	amp2	449.76	501960876 \$449.76
					amp2	-11.59	PAYMENT246094 -\$11.59 CREDIT
					amp2	-98.82	PAYMENT246960 -\$98.82 CREDIT
Total 65891						339.35	
65892	ph	ETNA Supply	8/1/2019	Check	amp2	545.37	5103150634.001 \$545.37 CFP W/H 1460
Total 65892						545.37	
Grand Total						220,594.09	

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COCC

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Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
3577	cocc	DBI BUSINESS INTERIORS	7/2/2019	Check				
Total 3577					100766-0/101048-0 100766-0/101048-0	cocc cocc	17.88 100766-0 \$72.77 C101102-0 \$54.89 26.21 101048-0 \$26.21 44.09	
3578	cocc	AccuShred, LLC	7/2/2019	Check				
Total 3578					51549	cocc	27.65 #51549 \$27.65 JUNE 2019 DOCUMENT DESTRUCTION 27.65	
3579	cocc	JACKSON UTILITY BILLING	7/2/2019	Check				
Total 3579					19788, 19795 19788, 19795	cocc cocc	23.43 SEWER 60.01 WATER CONSUMPTION 500 83.44	
3580	cocc	PITNEY BOWES GLOBAL FINANCIAL SERVICES	7/2/2019	Check				
Total 3580					3309095514	cocc	82.37 POSTAGE METER \$82.37 04.20.2019-07.19.2019 82.37	
3581	cocc	WISE CONSULTING	7/2/2019	Check				
Total 3581					169	cocc	337.50 #169 \$337.50 MAY 2019 FINANCIALS 337.50	
3582	cocc	First National Bank Omaha	7/2/2019	Check				
Total 3582					4988/6591/8367/2469/	cocc	70.07 MENARDS \$70.07 CLEANING SUPPLIES 70.07	
3583	cocc	ANTHONY GITTENS	7/2/2019	Check				
Total 3583					CLR REIMBURSEMENT CLR REIMBURSEMENT CLR REIMBURSEMENT	cocc cocc cocc	15.90 CLR CLEANING SUPPLIES \$15.90 DOLLAR GENERAL 5.30 CLR CLEANING SUPPLIES \$5.30 FAMILY DOLLAR 30.00 TIMOTHY IDZIOR ART SUPPLIES CLR \$30.00 51.20	
3584	cocc	ROBERT BILLS	7/3/2019	Check				
Total 3584					WEEK OF 07.01.2019-07.05.2019	cocc	200.00 WEEK OF 07.01.2019-07.05.2019 CLF FOOD 200.00	
3585	cocc	ANTHONY GITTENS	7/10/2019	Check				
Total 3585					FAMILY DOLLAR/ KROGER FAMILY DOLLAR/ KROGER	cocc cocc	18.59 FAMILY DOLLAR \$18.59 3.20 KROGER \$3.20 21.79	
3586	cocc	AMERICAN OFFICE SOLUTIONS	7/10/2019	Check				
Total 3586					25140226	cocc	86.36 #25140226 \$86.36 JUNE 2019 COPIER FEES 86.36	
3587	cocc	PC Solutions	7/10/2019	Check				
Total 3587					M24037	cocc	146.80 M24037 \$146.80 JUNE 2019 COMPUTER SUPPORT COSTS 146.80	
3588	cocc	SCOTT ACCOUNTING & COMPUTER SERVICE, .	7/10/2019	Check				
Total 3588					142655	cocc	12.00 142655 \$12.00 JULY 2019 SOFTWARE MAINT. 12.00	

Payment Register
Previously Paid Liabilities

COCC
Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
3589	COCC	TDS Metrocom	7/10/2019	Check	5177879241 + 6 MORE INVOICES	COCC	66.24	5177879241 PHONE/ FAX SERVICE
Total 3589							66.24	
3590	COCC	YARDI SYSTEMS, INC	7/10/2019	Check	2987482	COCC	4.50	2987482 \$4.50 ACH/CHECKSCAN FEES
Total 3590							4.50	
3591	COCC	First National Bank Omaha	7/10/2019	Check	.4988.6591.8367.2469	COCC	96.56	JUNE 2019 GOOGLE APPS
Total 3591					.4988.6591.8367.2469	COCC	232.02	RMTA DINNER GORDONS FOOD \$232.02
3592	COCC	ROBERT BILLS	7/15/2019	Check	07.15.2019-07.19.2019	COCC	250.00	MR. Bills \$250.00 Feed thy Neighbor 07.15.2019-07.19.2019
Total 3592							250.00	
3593	COCC	First National Bank Omaha	7/16/2019	Check	4988*6591*8367*2469	COCC	66.09	WALMART \$66.09 FOOD FOR RMTA 4TH JULY BBQ
Total 3593							66.09	
3594	COCC	AFLAC	7/17/2019	Check	540933	COCC	165.94	VX312/540933 \$165.94 JULY 2019 SUPPLEMENTAL INSURANCE
Total 3594							165.94	
3595	COCC	City Of Jackson - Finance Department	7/17/2019	Check	JUNE 2019 EE & ER PENSION	COCC	2,529.00	ADMIN - EMPLOYER CONTRIBUTIONS
Total 3595					JUNE 2019 EE & ER PENSION	COCC	1,543.34	ADMIN EMPLOYEE CONTRIBUTION
3596	COCC	DBI BUSINESS INTERIORS	7/17/2019	Check	103673-0, 12578-0	COCC	11.26	102578-0 \$11.26 OFC SUPPLIES
Total 3596							11.26	
3597	COCC	HireRight, Inc.	7/17/2019	Check	G2766948	COCC	69.89	300245/#G2766948 \$69.89 PRE EMPLOYMENT SCREENING
Total 3597							69.89	
3598	COCC	KCL GROUP BENEFITS	7/17/2019	Check	24774	COCC	33.30	#24774 \$33.30 AUG 2019 LIFE AD&D INS
Total 3598							33.30	
3599	COCC	PC Solutions	7/17/2019	Check	M24094	COCC	99.00	M24094 \$99.00 COCC COMPUTER SUPPORT
Total 3599							99.00	
3600	COCC	The SBAM Plan	7/17/2019	Check	08.01.2019-08.31.2019	COCC	8.50	ADMIN FEE
Total 3600					08.01.2019-08.31.2019	COCC	7,953.67	ADMIN INSURANCE
3601	COCC	WISE CONSULTING	7/17/2019	Check	08.01.2019-08.31.2019	COCC	2,736.17	RETIREES INS
Total 3601							10,698.34	

Payment Register
 Previously Paid Liabilities
 COCC

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 3601					180	COCC	382.50 #180 \$382.50 JUNE 2019 FINANCIALS COST	
3602	COCC	ROBERT BILLS	7/19/2019	Check				
Total 3602							250.00 WEEK OF 07.22.2019- 07.26.2019 250.00 WEEK OF 07.29.2019- 08.02.2019 500.00	
3603	COCC	DBI BUSINESS INTERIORS	7/19/2019	Check	104378-0, 104551-0	COCC	33.02 104378-0 \$17.70 104551-0 \$15.32 OFFICE SUPPLIES	
Total 3603							33.02	
3604	COCC	GRIFFIN PEST SOLUTIONS	7/19/2019	Check	1807386 +3 MORE	COCC	125.00 1807386 \$125.00 PEST MAINT.	
Total 3604							125.00	
3605	COCC	AccuShred, LLC	7/25/2019	Check	52112	COCC	27.65 #52112 \$27.65 JULY 2019 DOCUMENT DESTRUCTION	
Total 3605							27.65	
3606	COCC	PC Solutions	7/25/2019	Check	M24184	COCC	30.00 M24184 \$30.00 JASON OMO COMPUTER SUPPORT	
Total 3606							30.00	
3607	COCC	AMAZON	7/25/2019	Check	60457.8781.056932-3	COCC	46.58 457656544837 \$46.58 OFFICE SUPPLIES	
Total 3607							46.58	
3608	COCC	DBI BUSINESS INTERIORS	8/1/2019	Check	106464-0, 106836-0	COCC	79.15 106464-0 \$74.26 106836-0 \$4.89 OFFICE SUPPLIES	
Total 3608							79.15	
3609	COCC	JACKSON UTILITY BILLING	8/1/2019	Check	WILD-000428-0000-01 +8 MORE WILD-000428-0000-01 +8 MORE	COCC COCC	29.58 SEWER 76.64 WATER CONSUMPTION 500	
Total 3609							106.22	
3610	COCC	TDS Metrocom	8/1/2019	Check	5177876494+ 6 MORE	COCC	65.35 5177879241 \$65.35	
Total 3610							65.35	
3611	COCC	JACKSON YMCA	8/1/2019	Check	JULY, AUG, SEPT 2019	COCC	295.50 JULY, AUG, SEPT 2019 MEMBERSHIP FEES	
Total 3611							295.50	
3612	COCC	First National Bank Omaha	8/1/2019	Check	-4988_6591_8367_2469 -4988_6591_8367_2469 -4988_6591_8367_2469	COCC COCC COCC	192.79 GORDONS \$192.79 HIV TESTING MEALS 63.60 LITTLE CEASER \$63.60 HIV TESTING MEALS 18.74 WALMART \$18.74 HIV TESTING MEALS	
Total 3612							275.13	
3613	COCC	ALL THE CRAVE CUPCAKES BY KATE FLAVIN	8/1/2019	Check	00007	COCC	168.00 #00007 \$168.00 FOOD FOR ANNUAL JHC MEETING	

Payment Register
Previously Paid Liabilities

COC

Period: From 07/1/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 3613							168.00	
Grand Total							19,162.85	

Payment Register
Previously Paid Liabilities
HCV

Period: From 07/01/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
55155	hcv	AccuShred, LLC	7/2/2019	Check	51549	hcv	27.65	#51549 \$27.65 JUNE 2019 DOCUMENT DESTRUCTION
Total 55155							27.65	
55156	hcv	JACKSON UTILITY BILLING	7/2/2019	Check	19788, 19795	hcv	23.44	SEWER
Total 55156					19788, 19795	hcv	60.00	WATER CONSUMPTION 500
55157	hcv	Jackson Housing Commission	7/2/2019	Check	19785	hcv	71.79	S8 INSPECTION FEES \$71.79 CRAM/ ARNOLD
Total 55157							71.79	
55158	hcv	LORENZO NEAL	7/2/2019	Check	7	hcv	110.00	6.11.2019 5 HRS @ \$22.00 = \$110.00
Total 55158					7	hcv	99.00	6.12.2019 4.50 HRS @ \$22.00 = \$99.00
55159	hcv	PITNEY BOWES GLOBAL FINANCIA	7/2/2019	Check	3309095514	hcv	123.55	POSTAGE METER \$123.55 04.20.2019-07.19.2019
Total 55159							123.55	
55160	hcv	WISE CONSULTING	7/2/2019	Check	169	hcv	225.00	#169 \$225.00 MAY 2019 FINANCIALS
Total 55160							225.00	
55161	hcv	AMERICAN OFFICE SOLUTIONS	7/10/2019	Check	25140226	hcv	86.33	#25140226 \$86.33 JUNE 2019 COPIER FEES
Total 55161							86.33	
55162	hcv	Jackson Housing Commission	7/10/2019	Check		hcv	3,000.00	JUNE 2019 S8 MGMT FEES \$3000.00
Total 55162							3,000.00	
55163	hcv	PC Solutions	7/10/2019	Check	M24037	hcv	146.79	M24037 \$146.79 JUNE 2019 COMPUTER SUPPORT COSTS
Total 55163							146.79	
55164	hcv	SCOTT ACCOUNTING & COMPUTE	7/10/2019	Check	142655	hcv	12.00	142655 \$12.00 JULY 2019 SOFTWARE MAINT.
Total 55164							12.00	
55165	hcv	TALX THE WORK NUMBER	7/10/2019	Check	1000633395	hcv	289.10	0210/6805983/#1000633395 PRE TENANT SCREENING

Payment Register
Previously Paid Liabilities
HCV

Period: From 07/01/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
Total 55165							289.10	
55166	hcv	TDS Metrocom	7/10/2019	Check	7879241 + 6 MORE INVOI	hcv	90.38	5177876326 PHONE/ FAX SERVICE
Total 55166							90.38	
55167	hcv	YARDI SYSTEMS, INC	7/10/2019	Check	2987482	hcv	3.00	2987482 \$3.00 ACH/CHECKSCAN FEES
Total 55167							3.00	
55168	hcv	First National Bank Omaha	7/10/2019	Check	.4988.6591.8367.2469	hcv	96.56	96.56 JUNE 2019 GOOGLE APPS
Total 55168							96.56	
55169	hcv	AFLAC	7/17/2019	Check	540933	hcv	250.44	250.44 VX312/540933 \$250.44 JULY 2019 SUPPLEMENTAL INSURANCE
Total 55169							250.44	
55170	hcv	City Of Jackson - Finance Departm	7/17/2019	Check	JNE 2019 EE & ER PENSIC	hcv	967.00	967.00 ADMIN - EMPLOYER CONTRIBUTIONS
Total 55170							967.00	
55171	hcv	DBI BUSINESS INTERIORS	7/17/2019	Check	103673-0, 12578-0	hcv	145.74	145.74 103673-0 \$145.74 OFC SUPPLIES
Total 55171							145.74	
55172	hcv	HireRight, Inc.	7/17/2019	Check	G2766948	hcv	69.89	69.89 300245/#G2766948 \$69.89 PRE EMPLOYMENT SCREENING
Total 55172							69.89	
55173	hcv	KCL GROUP BENEFITS	7/17/2019	Check	24774	hcv	16.65	16.65 #24774 \$16.65 AUG 2019 LIFE AD&D INS
Total 55173							16.65	
55174	hcv	LORENZO NEAL	7/17/2019	Check	8	hcv	66.00	66.00 6.25.19 3HRS @ \$22
					8	hcv	55.00	55.00 6.26.19 2.50HRS @ \$22
					8	hcv	181.50	181.50 7.10.19 8.25 @ \$22
					8	hcv	110.00	110.00 7.9.19 5HRS @ \$22
Total 55174							412.50	
55175	hcv	The Neilrod Company	7/17/2019	Check	ZR1529-2018	hcv	760.00	760.00 ZR1529-2018 \$760.00 EZ-REASONABLE RENT DETERM
Total 55175							760.00	

Payment Register
Previously Paid Liabilities
HCV

Period: From 07/01/2019 to 07/31/2019

Check #	Bank Code	Payee Name	Check Date	Payment Method	Invoice #	Property	Amount	Notes
55176	hcv	The SBAM Plan	7/17/2019	Check				
Total 55176					08.01.2019-08.31.2019 08.01.2019-08.31.2019	hcv hcv	8.50 ADMIN FEE 1,536.93 ADMIN INSURANCE 1,545.43	
55177	hcv	WISE CONSULTING	7/17/2019	Check	180	hcv	255.00 #180 \$255.00 JUNE 2019 FINANCIALS COST 255.00	
Total 55177					G2766948	hcv	-69.89 300245/#G2766948 \$69.89 PRE EMPLOYMENT SCREENING -69.89	
55172	hcv	HireRight, Inc.	7/17/2019	Check		hcv	-69.89	
Total 55172					G2766948-A G2766948	hcv hcv	69.89 300245/#G2766948 \$69.89 PRE EMPLOYMENT SCREENING Voided	
11	hcv	HireRight, Inc.	7/19/2019	Check		hcv	343.54 SEC 8 INSPECTION FEES 07.01.201-07.12.2019 CRAM, ARNOLD 343.54	
Total 55178					19960	hcv	27.65 #52112 \$27.65 JULY 2019 DOCUMENT DESTRUCTION 27.65	
55179	hcv	AccuShred, LLC	7/25/2019	Check		hcv	28.43 7.15.19-7.26.19 S8 INSPECTION FEE \$28.43 CRAM & ARNOLD 28.43	
Total 55179					52112	hcv	199.00 INV241082 \$199.00 MODEL ADMIN PLAN REV. SERVICE 199.00	
55180	hcv	Jackson Housing Commission	7/25/2019	Check		hcv	29.58 SEWER 76.64 WATER CONSUMPTION 500 106.22	
Total 55180					19-7.26.19 S8 INSPECTION	hcv	93.71 5177876326 \$93.71 93.71	
55181	hcv	NAN MCKAY & Associates, Inc.	7/25/2019	Check	INV241082	hcv	200.00 #183 \$200.00 HCV AUDIT ASSISTANCE 200.00	
Total 55181						hcv		
55182	hcv	JACKSON UTILITY BILLING	8/1/2019	Check		hcv		
Total 55182					.D-000428-0000-01 +8 MK .D-000428-0000-01 +8 MK	hcv hcv		
55183	hcv	TDS Metrocom	8/1/2019	Check		hcv		
Total 55183					5177876494+ 6 MORE	hcv		
55184	hcv	WISE CONSULTING	8/1/2019	Check	183	hcv		
Total 55184						hcv		

Payment Register
Previously Paid Liabilities
HCY

Period: From 07/01/2019 to 07/31/2019

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

10,821.14

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2019-09

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	\$1,359.60
AMP 2: Reed Manor	\$7,305.73
AMP 3: Shahan Blackstone North	\$ 24.89
Total	\$8,690.22

The attached Collection Losses Report reflects the delinquent amount of **\$8,690.22** 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 August 21, 2019.

Michelle Woods
President

Jackson Housing Commission Collection Losses

August 2019

Property	Account	EOP	Amount
Chalet Terrace	T0000243	5/30/19	\$1,359.60
Reed Manor	T0000971	5/23/19	\$3,705.84
Reed Manor	T0000036	5/23/19	\$ 894.76
Reed Manor	T0000503	5/28/19	\$ 144.45
Reed Manor	T0001244	5/23/19	\$1,455.34
Reed Manor	T0000802	5/22/19	\$1,105.34
Shahan Blackstone North	T0000689	5/02/19	\$ 24.89

Property	August 2019	August 2018
Chalet Terrace	\$1,359.60	\$.25
Reed Manor	\$7,305.73	\$2,165.00
Shahan Blackstone North	\$ 24.89	0
Total	\$8,690.22	\$2,165.25

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	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											
September											
October											
November											
December											
	\$1,512,122	\$1,456,742	96.8%	3,189	\$ 456.72	95.9%	3,325	\$ 3,489	\$ 259	\$ 55,380	\$96,146

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

Jackson Housing Commission

Tenant Accounts Receivables Reports

July 2019

Property Name	Total Unpaid Charges	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Prepays	Balance
Chalet Terrace	54,528.80	16,734.44	10,440.75	1,518.45	25,835.16	-4,613.01	49,915.79
Reed Manor	95,068.92	20,703.63	15,773.21	3,871.34	54,720.74	-9,161.50	85,907.42
Shahan-Blackstone	29,418.57	5,407.39	3,376.72	665.00	19,969.46	-2,109.30	27,309.27
	179,016.29	42,845.46	29,590.68	6,054.79	100,525.36	-15,883.81	163,132.48

Jackson Housing Commission

Move Outs

July 2019

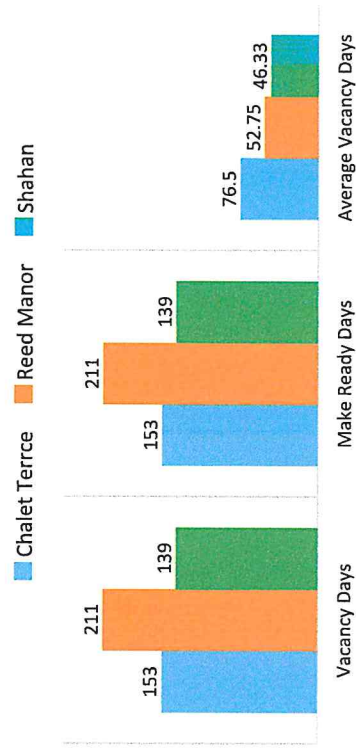
Property	Account Number	EOP	Reason
Chalet Terrace	a0000743	7/14/2019	Relocating
Chalet Terrace	t0000051	7/19/2019	Relocating
Chalet Terrace	a0000278	7/24/2019	Relocating
Chalet Terrace	t0000112	7/01/2019	Non Payment
Chalet Terrace	t0000799	7/24/2019	Eviction
Reed Manor	t0000183	7/08/2019	Eviction
Reed Manor	t0000539	7/25/2019	Illegal Activities
Shahan Blackstone North	t0000724	7/16/2019	Eviction
Shahan Blackstone North	t0000686	7/06/2019	Relocating
Shahan Blackstone North	b0000905	7/05/2019	Relocating

Jackson Housing Commission

Vacant Unit Turnaround Report

July 2019

Vacant Unit Turnaround Time
July 2019



Vacant Unit Turnaround Time

Chalet Terrace (amp1)
 Units Turned between 07/01/2019 and 08/01/2019

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
00000036 1207 Merriman 01/01/1900 HUD: MI038000-001 1 BR: 3		Vacant - Down	04/02/2019	07/16/2019	106	106	-	-	106	-	-
00000136 1208 Heather Lane 01/01/1900 HUD: MI038000-001 1 BR: 4		Vacant - Down	06/06/2019	07/22/2019	47	47	-	-	47	-	-
		Units Turned:	2	Property Totals:	153	153	0	0	153	0	0
				Averages:	76.50	76.50	0.00	0.00	76.50	0.00	0.00
E-11 301 Steward Ave E-11 01/01/1900 HUD: MI038000-002 E-11 BR: 0		Vacant - Down	05/10/2019	07/30/2019	82	82	-	-	82	-	-
				Averages:	82	82	0	0	82	0	0
E-25 301 Steward Ave E-25 01/01/1900 HUD: MI038000-002 E-25 BR: 0		Vacant - Down	06/08/2019	07/29/2019	52	52	-	-	52	-	-
				Averages:	52	52	0	0	52	0	0
G-8 301 Steward Avenue G-8 01/01/1900 HUD: MI038000-002 G-8 BR: 0		Vacant - Down	06/20/2019	07/29/2019	40	40	-	-	40	-	-
				Averages:	40	40	0	0	40	0	0
H-8 207 Steward Avenue H-8 06/16/2019 HUD: MI038000-002 H-8 BR: 0		Vacant - Down	06/17/2019	07/23/2019	37	37	-	-	37	-	-
				Averages:	37	37	0	0	37	0	0
304 304 Moorman Drive 01/01/1900 HUD: MI038000-003 2 BR: 2		Vacant - Down	06/04/2019	07/14/2019	41	41	-	-	41	-	-
				Averages:	41	41	0	0	41	0	0
		Units Turned:	4	Property Totals:	211	211	0	0	211	0	0
				Averages:	52.75	52.75	0.00	0.00	52.75	0.00	0.00

Balance Sheet

Period = Jul 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	
1111-99-000	Total Unrestricted Cash	324,015.26
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	22,928.38
1112-99-000	Total Restricted Cash	22,928.38
1119-00-000	TOTAL CASH	346,943.64
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	11,767.91
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	11,561.91
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,664.44
1211-00-000	Prepaid Insurance	1,775.46
1299-00-000	TOTAL OTHER CURRENT ASSETS	5,439.90
1300-00-000	TOTAL CURRENT ASSETS	363,945.45
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)	0.00
1999-00-000	TOTAL ASSETS	363,945.45
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	1,640.53
2117-06-000	Employee FICA Withholding	-0.03
2117-07-000	Employee Medicare Withholding	11,152.61
2117-60-000	Retirement W/H	4,168.09
2117-90-000	Supplemental Insurance W/H	-1,001.76
2240-00-000	Tenant Prepaid Rents	5.15
2260-00-000	Accrued Compensated Absences-Current	3,044.25
2299-00-000	TOTAL CURRENT LIABILITIES	19,008.84
2499-00-000	TOTAL LIABILITIES	19,008.84
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	246,199.08
2809-03-000	Retained Earnings-Restricted Net Assets	39,167.53
2809-99-000	TOTAL RETAINED EARNINGS:	344,936.61
2899-00-000	TOTAL EQUITY	344,936.61

Balance Sheet

Period = Jul 2019

Book = Accrual ; Tree = ysi_bs

2999-00-000 TOTAL LIABILITIES AND EQUITY

Current Balance

363,945.45

Income Statement

Period = Jul 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	27,652.77	0.00	100,345.41	0.00
3112-01-000 Utility Reimb.-LIPH	-456.00	0.00	-1,684.00	0.00
3112-05-000 Utility Reimbursement Recovery	0.00	0.00	-228.00	0.00
3119-00-000 Total Rental Income	27,196.77	0.00	98,433.41	0.00
3120-00-000 Other Tenant Income	505.56	0.00	1,924.56	0.00
3120-01-000 Laundry and Vending	145.00	0.00	266.30	0.00
3120-03-000 Damages	256.00	0.00	569.33	0.00
3120-04-000 Late Charges	900.00	0.00	3,700.00	0.00
3120-05-000 Legal Fees - Tenant	935.39	0.00	3,813.47	0.00
3120-07-000 Tenant Owed Utilities	0.00	0.00	44.24	0.00
3120-08-000 Tenant Screening	0.00	0.00	-287.71	0.00
3120-09-000 Misc.Tenant Income	88.50	0.00	520.66	0.00
3121-00-000 TPA Rent	699.23	0.00	7,693.32	0.00
3121-02-000 TPA Legal	0.00	0.00	-263.61	0.00
3129-00-000 Total Other Tenant Income	3,529.68	0.00	18,507.78	0.00
3199-00-000 NET TENANT INCOME	30,726.45	0.00	116,941.19	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	43,635.77	0.00	210,750.10	0.00
3420-00-000 Capital Fund Grants	2,344.62	0.00	5,889.52	0.00
3499-00-000 TOTAL GRANT INCOME	45,980.39	0.00	216,639.62	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	45.62	0.00	185.43	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	966.89	0.00
3655-00-000 Insurance Proceeds	0.00	0.00	111.00	0.00
3699-00-000 TOTAL OTHER INCOME	45.62	0.00	1,263.32	0.00
3999-00-000 TOTAL INCOME	76,752.46	0.00	334,844.13	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	8,765.44	0.00	31,757.43	0.00
4110-04-000 Employee Benefit Contribution-Admin	2,207.37	0.00	8,519.31	0.00
4110-99-000 Total Administrative Salaries	10,972.81	0.00	40,276.74	0.00
4130-00-000 Legal Expense				
4130-03-000 Tenant Screening	46.12	0.00	46.12	0.00
4130-04-000 General Legal Expense	704.28	0.00	2,254.96	0.00
4131-00-000 Total Legal Expense	750.40	0.00	2,301.08	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	131.67	0.00	202.72	0.00
4150-00-000 Travel	0.00	0.00	55.39	0.00
4155-00-000 Mailbox Keys/Postmaster	100.00	0.00	175.00	0.00
4170-00-000 Accounting Fees	464.00	0.00	2,075.76	0.00
4173-00-000 Management Fee	6,122.40	0.00	24,540.62	0.00
4175-40-000 Asset Management Fees	516.00	0.00	2,064.00	0.00
4189-00-000 Total Other Admin Expenses	7,334.07	0.00	29,113.49	0.00

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_us

	Period to Date	%	Year to Date	%	
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	117.00	0.00	1,052.73	0.00
4190-02-000	Publications	0.00	0.00	104.00	0.00
4190-04-000	Office Supplies	52.67	0.00	474.82	0.00
4190-07-000	Telephone	1,160.33	0.00	3,022.47	0.00
4190-08-000	Postage	45.30	0.00	211.02	0.00
4190-10-000	Copiers	86.36	0.00	471.54	0.00
4190-12-000	Software	96.56	0.00	364.55	0.00
4190-13-000	Internet	633.32	0.00	1,147.78	0.00
4190-17-000	Payroll Services Fees	0.00	0.00	1,519.30	0.00
4190-20-000	Bank Fees	56.85	0.00	290.35	0.00
4190-22-000	Other Misc Admin Expenses	83.50	0.00	105.66	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,331.89	0.00	8,764.22	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	21,389.17	0.00	80,455.53	0.00
4200-00-000	TENANT SERVICES				
4230-00-000	Tenant Services Contract Costs	-750.00	0.00	4,028.10	0.00
4230-01-000	Tenant Relocation	3,050.99	0.00	3,083.49	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	2,300.99	0.00	7,111.59	0.00
4300-00-000	UTILITIES				
4310-00-000	Water	958.64	0.00	13,839.14	0.00
4320-00-000	Electricity	7,094.69	0.00	24,515.62	0.00
4320-01-000	Electricity-Vacant Units	77.76	0.00	113.92	0.00
4330-00-000	Gas	1,441.43	0.00	14,568.68	0.00
4330-01-000	Gas-Vacant Units	277.78	0.00	360.64	0.00
4340-00-000	Garbage/Trash Removal	3,731.74	0.00	10,468.69	0.00
4390-00-000	Sewer	597.19	0.00	8,126.70	0.00
4399-00-000	TOTAL UTILITY EXPENSES	14,179.23	0.00	71,993.39	0.00
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	11,054.26	0.00	45,293.71	0.00
4410-05-000	Employee Benefit Contribution-Maint.	6,090.15	0.00	23,041.22	0.00
4411-00-000	Maintenace Uniforms	0.00	0.00	219.40	0.00
4413-00-000	Vehicle Gas, Oil, Grease	25.33	0.00	217.67	0.00
4419-00-000	Total General Maint Expense	17,169.74	0.00	68,772.00	0.00
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	2,036.07	0.00	4,001.33	0.00
4420-04-000	Supplies-Electrical	0.00	0.00	106.78	0.00
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	354.66	0.00
4420-07-000	Supplies-Maint/Repairs	7,426.30	0.00	18,824.29	0.00
4420-08-000	Supplies-Plumbing	0.00	0.00	1,948.21	0.00
4429-00-000	Total Materials	9,462.37	0.00	25,235.27	0.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	0.00	0.00	401.00	0.00
4430-06-000	Contract-Electrical	75.00	0.00	75.00	0.00
4430-07-000	Contract-Pest Control	1,125.00	0.00	3,564.00	0.00
4430-09-000	Contract-Grounds	0.00	0.00	1,175.00	0.00
4430-11-000	Contract-Plumbing	730.70	0.00	3,177.85	0.00
4430-13-000	Contract-HVAC	0.00	0.00	265.77	0.00
4430-14-000	Contract-Vehicle Maintenance	68.98	0.00	594.92	0.00
4430-18-000	Contract-Alarm Monitoring	172.49	0.00	1,301.93	0.00
4430-22-000	Contract-IT Contracts	158.80	0.00	685.39	0.00
4430-80-000	Contract-Bookkeeping Fees	870.00	0.00	3,480.00	0.00

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
4430-90-000 Contract-Fee For Service	0.00	0.00	3,257.00	0.00
4430-99-000 Contract Costs-Other	1,079.49	0.00	1,079.49	0.00
4439-00-000 Total Contract Costs	4,280.46	0.00	19,057.35	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	30,912.57	0.00	113,064.62	0.00
4500-00-000 GENERAL EXPENSES				
4520-00-000 Payments in Lieu of Taxes	0.00	0.00	-2,447.00	0.00
4540-00-000 Employee Benefits	33.30	0.00	149.85	0.00
4540-20-000 Workers Compensation	0.00	0.00	484.88	0.00
4570-00-000 Bad Debt-Tenant Rents	1,698.64	0.00	3,924.19	0.00
4580-00-000 Security/Law Enforcement	532.50	0.00	1,800.00	0.00
4599-00-000 TOTAL GENERAL EXPENSES	2,264.44	0.00	3,911.92	0.00
8000-00-000 TOTAL EXPENSES	71,046.40	0.00	276,537.05	0.00
9000-00-000 NET INCOME	5,706.06	0.00	58,307.08	0.00

Balance Sheet

Period = Jul 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	394,597.86
1111-90-000	Petty Cash	2,861.50
1111-99-000	Total Unrestricted Cash	<u>397,459.36</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	20,889.05
1112-99-000	Total Restricted Cash	<u>20,889.05</u>
1119-00-000	TOTAL CASH	418,348.41
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	49,884.78
1122-01-000	Allowance for Doubtful Accounts-Tenants	-4,843.45
1129-01-000	AR - TPA	6,384.14
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>51,425.47</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	143,242.38
1211-00-000	Prepaid Insurance	22,860.94
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>166,103.32</u>
1300-00-000	TOTAL CURRENT ASSETS	635,877.20
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,436,780.78
1400-07-000	Furniture and Equipment-Dwelling	81,701.00
1400-08-000	Furniture and Equipment-Admin.	63,817.92
1405-01-000	Accum Depreciation-Buildings	-5,305,983.27
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>276,316.43</u>
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	11,923.00
1408-16-000	CFP 16 Mgmt Improvements	18,780.78
1410-16-000	CFP 16 Administration	59,618.00
1460-16-000	CFP 16 Dwelling Structures	155,647.03
1475-16-000	CFP 16 Non-Dwelling Equipment	22,735.49
1499-00-000	TOTAL CFP FUNDING	<u>268,704.30</u>
1999-00-000	TOTAL ASSETS	<u>1,180,897.93</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	3,288.12
2114-00-000	Tenant Security Deposits	20,331.00
2117-06-000	Employee FICA Withholding	0.06
2117-90-000	Supplemental Insurance W/H	-1,034.00
2119-90-000	Other Current Liabilities	9,933.33
2240-00-000	Tenant Prepaid Rents	4,070.18
2260-00-000	Accrued Compensated Absences-Current	2,233.27
2299-00-000	TOTAL CURRENT LIABILITIES	<u>38,821.96</u>
2300-00-000	NONCURRENT LIABILITIES:	

Balance Sheet

Period = Jul 2019

Book = Accrual ; Tree = ysj_bs

		Current Balance
2305-00-000	Accrued Compensated Absences-LT	-5,135.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-5,135.00
2499-00-000	TOTAL LIABILITIES	33,686.96
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	1,147,210.97
2809-99-000	TOTAL RETAINED EARNINGS:	1,147,210.97
2899-00-000	TOTAL EQUITY	1,147,210.97
2999-00-000	TOTAL LIABILITIES AND EQUITY	1,180,897.93

Income Statement

Period = Jul 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	54,292.50	0.00	235,414.90	0.00
3119-00-000 Total Rental Income	54,292.50	0.00	235,414.90	0.00
3120-00-000 Other Tenant Income	1,351.47	0.00	3,808.14	0.00
3120-01-000 Laundry and Vending	918.87	0.00	5,605.43	0.00
3120-03-000 Damages	100.00	0.00	117.92	0.00
3120-04-000 Late Charges	700.00	0.00	3,058.00	0.00
3120-05-000 Legal Fees - Tenant	1,038.38	0.00	4,716.97	0.00
3120-08-000 Tenant Screening	-104.80	0.00	-752.35	0.00
3120-09-000 Misc. Tenant Income	130.00	0.00	323.71	0.00
3121-00-000 TPA Rent	4,743.50	0.00	8,665.10	0.00
3121-02-000 TPA Legal	-213.17	0.00	-213.17	0.00
3129-00-000 Total Other Tenant Income	9,090.59	0.00	25,756.09	0.00
3199-00-000 NET TENANT INCOME	63,383.09	0.00	261,170.99	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	207,093.69	0.00	1,045,580.36	0.00
3420-00-000 Capital Fund Grants	2,928.22	0.00	-3,578.01	0.00
3499-00-000 TOTAL GRANT INCOME	210,021.91	0.00	1,042,002.35	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	45.62	0.00	185.45	0.00
3650-00-000 Miscellaneous Other Income	222.70	0.00	1,132.00	0.00
3655-00-000 Insurance Proceeds	0.00	0.00	81,297.88	0.00
3660-00-000 Operating Transfers IN	0.00	0.00	153,000.00	0.00
3699-00-000 TOTAL OTHER INCOME	268.32	0.00	235,615.33	0.00
3999-00-000 TOTAL INCOME	273,673.32	0.00	1,538,788.67	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	9,557.61	0.00	35,384.96	0.00
4110-04-000 Employee Benefit Contribution-Admin	3,622.21	0.00	13,429.86	0.00
4110-99-000 Total Administrative Salaries	13,179.82	0.00	48,814.82	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	69.98	0.00	165.85	0.00
4130-04-000 General Legal Expense	1,700.93	0.00	4,331.69	0.00
4131-00-000 Total Legal Expense	1,770.91	0.00	4,497.54	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	131.66	0.00	196.66	0.00
4155-00-000 Mailbox Keys/Postmaster	250.00	0.00	700.00	0.00
4170-00-000 Accounting Fees	848.00	0.00	4,301.97	0.00
4173-00-000 Management Fee	13,571.32	0.00	55,152.62	0.00
4175-40-000 Asset Management Fees	1,176.00	0.00	4,704.00	0.00
4189-00-000 Total Other Admin Expenses	15,976.98	0.00	65,055.25	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	117.00	0.00	1,185.73	0.00
4190-02-000 Publications	0.00	0.00	104.00	0.00

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_is

		Period to Date	%	Year to Date	%
4190-04-000	Office Supplies	118.11	0.00	2,044.76	0.00
4190-07-000	Telephone	2,307.56	0.00	5,874.00	0.00
4190-08-000	Postage	111.20	0.00	517.96	0.00
4190-10-000	Copiers	86.36	0.00	88.42	0.00
4190-12-000	Software	96.56	0.00	364.55	0.00
4190-13-000	Internet	215.09	0.00	860.35	0.00
4190-17-000	Payroll Services Fees	945.70	0.00	2,465.01	0.00
4190-20-000	Bank Fees	202.75	0.00	809.18	0.00
4190-22-000	Other Misc Admin Expenses	8.50	0.00	1,582.47	0.00
4191-00-000	Total Miscellaneous Admin Expenses	4,208.83	0.00	15,896.43	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,136.54	0.00	134,264.04	0.00
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	0.00	0.00	480.00	0.00
4230-00-000	Tenant Services Contract Costs	-750.00	0.00	8,917.59	0.00
4230-01-000	Tenant Relocation	108.79	0.00	318.88	0.00
4235-00-000	Community Living Room	0.00	0.00	2,850.00	0.00
4235-01-000	Community Living Room Supplies	0.00	0.00	411.96	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-641.21	0.00	12,978.43	0.00
4300-00-000	UTILITIES				
4310-00-000	Water	7,333.50	0.00	15,394.18	0.00
4320-00-000	Electricity	34,571.96	0.00	59,899.27	0.00
4330-00-000	Gas	1,768.34	0.00	15,440.70	0.00
4340-00-000	Garbage/Trash Removal	6,110.45	0.00	20,459.45	0.00
4390-00-000	Sewer	4,827.33	0.00	10,057.99	0.00
4399-00-000	TOTAL UTILITY EXPENSES	54,611.58	0.00	121,251.59	0.00
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	14,101.44	0.00	57,835.82	0.00
4410-05-000	Employee Benefit Contribution-Maint.	5,903.03	0.00	22,268.15	0.00
4411-00-000	Maintenace Uniforms	158.00	0.00	773.20	0.00
4413-00-000	Vehicle Gas, Oil, Grease	355.63	0.00	950.89	0.00
4419-00-000	Total General Maint Expense	20,518.10	0.00	81,828.06	0.00
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	1,764.00	0.00	4,108.00	0.00
4420-04-000	Supplies-Electrical	0.00	0.00	450.13	0.00
4420-06-000	Supplies-Janitorial/Cleaning	337.62	0.00	1,101.94	0.00
4420-07-000	Supplies-Maint/Repairs	6,656.18	0.00	19,150.99	0.00
4420-08-000	Supplies-Plumbing	0.00	0.00	492.90	0.00
4429-00-000	Total Materials	8,757.80	0.00	25,303.96	0.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	0.00	0.00	625.00	0.00
4430-03-000	Contract-Building Repairs	0.00	0.00	11,065.00	0.00
4430-06-000	Contract-Electrical	75.00	0.00	222.12	0.00
4430-07-000	Contract-Pest Control	16,916.51	0.00	42,127.17	0.00
4430-10-000	Contract-Janitorial/Cleaning	600.00	0.00	600.00	0.00
4430-11-000	Contract-Plumbing	544.00	0.00	1,686.50	0.00
4430-13-000	Contract-HVAC	0.00	0.00	190.00	0.00
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	140.49	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	11,921.40	0.00
4430-18-000	Contract-Alarm Monitoring	937.95	0.00	3,449.46	0.00
4430-22-000	Contract-IT Contracts	158.80	0.00	1,439.87	0.00
4430-80-000	Contract-Bookkeeping Fees	2,168.00	0.00	8,672.00	0.00

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
4439-00-000 Total Contract Costs	21,400.26	0.00	82,139.01	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	50,676.16	0.00	189,271.03	0.00
4500-00-000 GENERAL EXPENSES				
4510-00-000 Insurance	0.00	0.00	22,419.97	0.00
4510-10-000 Property Insurance	-18,210.39	0.00	-18,210.39	0.00
4520-00-000 Payments in Lieu of Taxes	0.00	0.00	-13,236.00	0.00
4540-00-000 Employee Benefits	44.40	0.00	155.40	0.00
4540-20-000 Workers Compensation	0.00	0.00	1,190.16	0.00
4570-00-000 Bad Debt-Tenant Rents	2,050.67	0.00	5,245.77	0.00
4580-00-000 Security/Law Enforcement	6,755.76	0.00	22,997.14	0.00
4599-00-000 TOTAL GENERAL EXPENSES	-9,359.56	0.00	20,562.05	0.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS				
4715-01-000 Tenant Utility Payments-Voucher	22.00	0.00	44.00	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	22.00	0.00	44.00	0.00
5000-00-000 NON-OPERATING ITEMS				
5210-00-000 Operating Transfers OUT	0.00	0.00	153,000.00	0.00
5999-00-000 TOTAL NON-OPERATING ITEMS	0.00	0.00	153,000.00	0.00
8000-00-000 TOTAL EXPENSES	130,445.51	0.00	631,371.14	0.00
8029-00-000 CFP CY Received				
8029-16-000 CFP 16 Received	0.00	0.00	4,499.34	0.00
8029-99-000 TOTAL CFP CY Received	0.00	0.00	4,499.34	0.00
9000-00-000 NET INCOME	143,227.81	0.00	911,916.87	0.00

Balance Sheet

Period = Jul 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	2,812,485.23
1111-90-000	Petty Cash	2,739.48
1111-99-000	Total Unrestricted Cash	<u>2,815,224.71</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	39,808.00
1112-99-000	Total Restricted Cash	<u>39,808.00</u>
1119-00-000	TOTAL CASH	2,855,032.71
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	101,889.23
1122-01-000	Allowance for Doubtful Accounts-Tenants	-7,967.12
1129-01-000	AR - TPA	10,293.27
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>104,215.38</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	272,907.21
1211-00-000	Prepaid Insurance	46,938.15
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>319,845.36</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>3,279,093.45</u>
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	16,885,790.85
1400-07-000	Furniture and Equipment-Dwelling	289,249.27
1400-08-000	Furniture and Equipment-Admin.	156,059.04
1405-01-000	Accum Depreciation-Buildings	-14,486,708.31
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>2,844,390.85</u>
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	3,975.00
1408-16-000	CFP 16 Mgmt Improvements	75,485.13
1410-16-000	CFP 16 Administration	19,873.00
1460-16-000	CFP 16 Dwelling Structures	2,200,702.43
1470-16-000	CFP 16 Non-Dwelling Structures	689,952.03
1475-16-000	CFP 16 Non-Dwelling Equipment	4,813.20
1499-00-000	TOTAL CFP FUNDING	<u>2,994,800.79</u>
1999-00-000	TOTAL ASSETS	<u>9,118,285.09</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	16,478.14
2114-00-000	Tenant Security Deposits	46,110.00
2117-06-000	Employee FICA Withholding	0.08
2117-90-000	Supplemental Insurance W/H	-670.08
2119-90-000	Other Current Liabilities	11,194.50
2240-00-000	Tenant Prepaid Rents	8,063.36
2250-00-000	Contract Retentions	-686,224.00
2260-00-000	Accrued Compensated Absences-Current	-6,929.86
2299-00-000	TOTAL CURRENT LIABILITIES	<u>-611,977.86</u>

Balance Sheet

Period = Jul 2019

Book = Accrual ; Tree = ysi_bs

Current Balance

2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	-4,421.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	-4,421.00
2499-00-000	TOTAL LIABILITIES	-616,398.86
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,655,231.85
2809-02-000	Retained Earnings-Unrestricted Net Assets	6,079,452.10
2809-99-000	TOTAL RETAINED EARNINGS:	9,734,683.95
2899-00-000	TOTAL EQUITY	9,734,683.95
2999-00-000	TOTAL LIABILITIES AND EQUITY	9,118,285.09

Income Statement

Period = Jul 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	8,867.45	0.00	41,704.56	0.00
3112-01-000 Utility Reimb.-LIPH	-1,133.00	0.00	-4,643.00	0.00
3119-00-000 Total Rental Income	7,734.45	0.00	37,061.56	0.00
3120-00-000 Other Tenant Income	224.00	0.00	880.65	0.00
3120-01-000 Laundry and Vending	0.00	0.00	161.78	0.00
3120-03-000 Damages	340.00	0.00	340.00	0.00
3120-04-000 Late Charges	400.00	0.00	2,025.00	0.00
3120-05-000 Legal Fees - Tenant	313.48	0.00	988.50	0.00
3120-07-000 Tenant Owed Utilities	100.97	0.00	-83.25	0.00
3120-08-000 Tenant Screening	0.00	0.00	-287.69	0.00
3120-09-000 Misc.Tenant Income	10.00	0.00	6,760.00	0.00
3121-00-000 TPA Rent	4,944.81	0.00	8,146.25	0.00
3121-01-000 TPA Damage	0.00	0.00	7.20	0.00
3121-02-000 TPA Legal	0.00	0.00	-100.00	0.00
3129-00-000 Total Other Tenant Income	6,333.26	0.00	19,038.44	0.00
3199-00-000 NET TENANT INCOME	14,067.71	0.00	56,100.00	0.00
3400-00-000 GRANT INCOME				
3401-00-000 HUD PHA Operating Grants/Subsidy	42,345.08	0.00	214,651.41	0.00
3420-00-000 Capital Fund Grants	0.00	0.00	2,869.34	0.00
3499-00-000 TOTAL GRANT INCOME	42,345.08	0.00	217,520.75	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	45.62	0.00	185.42	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	950.09	0.00
3655-00-000 Insurance Proceeds	0.00	0.00	111.00	0.00
3699-00-000 TOTAL OTHER INCOME	45.62	0.00	1,246.51	0.00
3999-00-000 TOTAL INCOME	56,458.41	0.00	274,867.26	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	3,891.70	0.00	12,539.13	0.00
4110-04-000 Employee Benefit Contribution-Admin	957.73	0.00	3,704.77	0.00
4110-99-000 Total Administrative Salaries	4,849.43	0.00	16,243.90	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	0.00	0.00	106.65	0.00
4130-03-000 Tenant Screening	46.13	0.00	46.13	0.00
4130-04-000 General Legal Expense	454.00	0.00	1,043.86	0.00
4131-00-000 Total Legal Expense	500.13	0.00	1,196.64	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	131.67	0.00	202.72	0.00
4150-00-000 Travel	0.00	0.00	55.39	0.00
4155-00-000 Mailbox Keys/Postmaster	50.00	0.00	250.00	0.00
4170-00-000 Accounting Fees	488.00	0.00	2,184.79	0.00
4173-00-000 Management Fee	5,510.16	0.00	22,550.84	0.00
4175-40-000 Asset Management Fees	480.00	0.00	1,920.00	0.00

Income Statement

Period = Jul 2019

Book = Accrual . Tree = ysi_is

		Period to Date	%	Year to Date	%
4189-00-000	Total Other Admin Expenses	6,659.83	0.00	27,163.74	0.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	178.50	0.00	1,217.22	0.00
4190-02-000	Publications	0.00	0.00	104.00	0.00
4190-04-000	Office Supplies	177.63	0.00	446.26	0.00
4190-07-000	Telephone	1,348.78	0.00	3,490.44	0.00
4190-08-000	Postage	49.42	0.00	230.19	0.00
4190-10-000	Copiers	86.36	0.00	471.54	0.00
4190-12-000	Software	96.56	0.00	364.55	0.00
4190-13-000	Internet	243.74	0.00	954.94	0.00
4190-17-000	Payroll Services Fees	0.00	0.00	1,519.30	0.00
4190-20-000	Bank Fees	37.85	0.00	209.05	0.00
4190-22-000	Other Misc Admin Expenses	8.50	0.00	174.50	0.00
4191-00-000	Total Miscellaneous Admin Expenses	2,227.34	0.00	9,181.99	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	14,236.73	0.00	53,786.27	0.00
4200-00-000	TENANT SERVICES				
4230-00-000	Tenant Services Contract Costs	-750.00	0.00	4,028.11	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-750.00	0.00	4,028.11	0.00
4300-00-000	UTILITIES				
4310-00-000	Water	10,334.73	0.00	19,880.83	0.00
4320-00-000	Electricity	734.55	0.00	1,388.00	0.00
4320-01-000	Electricity-Vacant Units	144.32	0.00	390.68	0.00
4330-00-000	Gas	124.10	0.00	575.34	0.00
4330-01-000	Gas-Vacant Units	106.92	0.00	425.22	0.00
4340-00-000	Garbage/Trash Removal	2,609.33	0.00	8,811.67	0.00
4390-00-000	Sewer	5,836.69	0.00	10,900.05	0.00
4399-00-000	TOTAL UTILITY EXPENSES	19,890.64	0.00	42,371.79	0.00
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,733.10	0.00	28,169.08	0.00
4410-05-000	Employee Benefit Contribution-Maint.	1,374.12	0.00	6,097.72	0.00
4411-00-000	Maintenance Uniforms	0.00	0.00	300.00	0.00
4413-00-000	Vehicle Gas, Oil, Grease	78.14	0.00	332.65	0.00
4419-00-000	Total General Maint Expense	9,185.36	0.00	34,899.45	0.00
4420-00-000	Materials				
4420-06-000	Supplies-Janitorial/Cleaning	0.00	0.00	588.96	0.00
4420-07-000	Supplies-Maint/Repairs	1,849.14	0.00	8,494.81	0.00
4429-00-000	Total Materials	1,849.14	0.00	9,083.77	0.00
4430-00-000	Contract Costs				
4430-01-000	Contract-Alarm/Extinguisher	0.00	0.00	518.00	0.00
4430-06-000	Contract-Electrical	0.00	0.00	158.00	0.00
4430-07-000	Contract-Pest Control	3,670.00	0.00	9,705.00	0.00
4430-11-000	Contract-Plumbing	226.00	0.00	391.00	0.00
4430-18-000	Contract-Alarm Monitoring	167.06	0.00	1,384.53	0.00
4430-22-000	Contract-IT Contracts	158.80	0.00	833.89	0.00
4430-80-000	Contract-Bookkeeping Fees	908.00	0.00	3,632.00	0.00
4439-00-000	Total Contract Costs	5,129.86	0.00	16,622.42	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	16,164.36	0.00	60,605.64	0.00
4500-00-000	GENERAL EXPENSES				
4520-00-000	Payments in Lieu of Taxes	0.00	0.00	13.00	0.00
4540-00-000	Employee Benefits	16.65	0.00	55.50	0.00

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
4540-20-000 Workers Compensation	0.00	0.00	528.96	0.00
4570-00-000 Bad Debt-Tenant Rents	260.85	0.00	-68.15	0.00
4580-00-000 Security/Law Enforcement	730.64	0.00	1,998.14	0.00
4599-00-000 TOTAL GENERAL EXPENSES	1,008.14	0.00	2,527.45	0.00
8000-00-000 TOTAL EXPENSES	50,549.87	0.00	163,319.26	0.00
9000-00-000 NET INCOME	5,908.54	0.00	111,548.00	0.00

Balance Sheet

Period = Jul 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	205,861.52
1111-90-000	Petty Cash	2,861.46
1111-99-000	Total Unrestricted Cash	<u>208,722.98</u>
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,680.00
1112-99-000	Total Restricted Cash	<u>14,680.00</u>
1119-00-000	TOTAL CASH	<u>223,402.98</u>
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	24,853.49
1122-01-000	Allowance for Doubtful Accounts-Tenants	-3,410.00
1129-01-000	AR - TPA	6,559.99
1135-01-000	A/R-HUD	-0.14
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>28,003.34</u>
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	367.56
1211-00-000	Prepaid Insurance	10,080.14
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>10,447.70</u>
1300-00-000	TOTAL CURRENT ASSETS	<u>261,854.02</u>
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	6,440,928.92
1400-07-000	Furniture and Equipment-Dwelling	85,196.00
1400-08-000	Furniture and Equipment-Admin.	64,685.18
1405-01-000	Accum Depreciation-Buildings	-6,424,300.88
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>166,509.22</u>
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	974.79
1408-16-000	CFP 16 Mgmt Improvements	-463.98
1410-16-000	CFP 16 Administration	19,873.00
1460-16-000	CFP 16 Dwelling Structures	8,410.72
1470-16-000	CFP 16 Non-Dwelling Structures	208,859.54
1499-00-000	TOTAL CFP FUNDING	<u>237,654.07</u>
1999-00-000	TOTAL ASSETS	<u>666,017.31</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	3,888.49
2114-00-000	Tenant Security Deposits	15,583.00
2117-06-000	Employee FICA Withholding	0.12
2117-90-000	Supplemental Insurance W/H	-338.88
2119-90-000	Other Current Liabilities	4,681.99
2240-00-000	Tenant Prepaid Rents	3,017.80
2260-00-000	Accrued Compensated Absences-Current	5,649.11
2299-00-000	TOTAL CURRENT LIABILITIES	<u>32,481.63</u>

Balance Sheet

Period = Jul 2019

Book = Accrual ; Tree = ysi_bs

		Current Balance
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	-2,125.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>-2,125.00</u>
2499-00-000	TOTAL LIABILITIES	<u>30,356.63</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	635,660.68
2809-99-000	TOTAL RETAINED EARNINGS:	<u>635,660.68</u>
2899-00-000	TOTAL EQUITY	<u>635,660.68</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>666,017.31</u>

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3600-00-000 OTHER INCOME				
3620-00-000 Management Fee Income	34,321.88	0.00	138,716.08	0.00
3650-00-000 Miscellaneous Other Income	443.76	0.00	27,821.75	0.00
3660-00-000 Operating Transfers IN	0.00	0.00	153,000.00	0.00
3699-00-000 TOTAL OTHER INCOME	34,765.64	0.00	319,537.83	0.00
3999-00-000 TOTAL INCOME	34,765.64	0.00	319,537.83	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	26,165.83	0.00	87,051.98	0.00
4110-04-000 Employee Benefit Contribution-Admin	14,144.82	0.00	59,922.04	0.00
4110-99-000 Total Administrative Salaries	40,310.65	0.00	146,974.02	0.00
4130-00-000 Legal Expense				
4130-02-000 Criminal Background Checks	69.89	0.00	91.75	0.00
4130-04-000 General Legal Expense	0.00	0.00	1,476.00	0.00
4131-00-000 Total Legal Expense	69.89	0.00	1,567.75	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	111.94	0.00
4150-00-000 Travel	0.00	0.00	38.48	0.00
4160-00-000 Meals	741.24	0.00	4,260.70	0.00
4170-00-000 Accounting Fees	720.00	0.00	3,517.50	0.00
4189-00-000 Total Other Admin Expenses	1,461.24	0.00	7,928.62	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	295.50	0.00	1,184.56	0.00
4190-02-000 Publications	0.00	0.00	104.00	0.00
4190-03-000 Advertising	0.00	0.00	110.00	0.00
4190-04-000 Office Supplies	214.10	0.00	2,168.70	0.00
4190-07-000 Telephone	131.59	0.00	330.69	0.00
4190-08-000 Postage	82.37	0.00	387.67	0.00
4190-10-000 Copiers	86.36	0.00	471.54	0.00
4190-12-000 Software	96.56	0.00	396.33	0.00
4190-20-000 Bank Fees	19.47	0.00	79.97	0.00
4190-22-000 Other Misc Admin Expenses	8.50	0.00	29.50	0.00
4191-00-000 Total Miscellaneous Admin Expenses	934.45	0.00	5,262.96	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	42,776.23	0.00	161,733.35	0.00
4200-00-000 TENANT SERVICES				
4235-00-000 Community Living Room	971.79	0.00	721.79	0.00
4235-01-000 Community Living Room Supplies	51.20	0.00	201.64	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	1,022.99	0.00	923.43	0.00
4300-00-000 UTILITIES				
4310-00-000 Water	136.65	0.00	399.70	0.00
4340-00-000 Garbage/Trash Removal	55.30	0.00	227.95	0.00
4390-00-000 Sewer	53.01	0.00	180.67	0.00
4399-00-000 TOTAL UTILITY EXPENSES	244.96	0.00	808.32	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
4400-99-000	General Maint Expense			
4411-00-000	Maintenace Uniforms	0.00	50.00	0.00
4419-00-000	Total General Maint Expense	0.00	50.00	0.00
4420-00-000	Materials			
4420-06-000	Supplies-Janitorial/Cleaning	70.07	70.07	0.00
4429-00-000	Total Materials	70.07	70.07	0.00
4430-00-000	Contract Costs			
4430-07-000	Contract-Pest Control	125.00	125.00	0.00
4430-14-000	Contract-Vehicle Maintenance	0.00	30.49	0.00
4430-22-000	Contract-IT Contracts	287.80	2,223.19	0.00
4430-90-000	Contract-Fee For Service	0.00	1,615.00	0.00
4439-00-000	Total Contract Costs	412.80	3,993.68	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	482.87	4,113.75	0.00
4500-00-000	GENERAL EXPENSES			
4540-00-000	Employee Benefits	33.30	133.20	0.00
4540-10-000	Retiree Insurance	2,736.17	10,823.80	0.00
4540-20-000	Workers Compensation	0.00	1,322.40	0.00
4599-00-000	TOTAL GENERAL EXPENSES	2,769.47	12,279.40	0.00
8000-00-000	TOTAL EXPENSES	47,296.52	179,858.25	0.00
9000-00-000	NET INCOME	-12,530.88	139,679.58	0.00

Balance Sheet

Period = Jul 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	207,251.85
1111-90-000	Petty Cash	1,099.17
1111-99-000	Total Unrestricted Cash	<u>208,351.02</u>
1119-00-000	TOTAL CASH	208,351.02
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	30,817.16
1299-00-000	TOTAL OTHER CURRENT ASSETS	<u>30,817.16</u>
1300-00-000	TOTAL CURRENT ASSETS	239,168.18
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	583,527.00
1400-07-000	Furniture and Equipment-Dwelling	49,377.50
1405-01-000	Accum Depreciation-Buildings	-632,904.50
1405-99-000	TOTAL FIXED ASSETS (NET)	<u>0.00</u>
1999-00-000	TOTAL ASSETS	<u>239,168.18</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	989.35
2117-05-000	State Tax Witholding	0.01
2117-90-000	Supplemental Insurance W/H	-663.76
2119-90-000	Other Current Liabilities	7,695.50
2260-00-000	Accrued Compensated Absences-Current	6,532.43
2299-00-000	TOTAL CURRENT LIABILITIES	<u>14,553.53</u>
2499-00-000	TOTAL LIABILITIES	14,553.53
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	2,250.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>2,250.00</u>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	222,364.65
2809-99-000	TOTAL RETAINED EARNINGS:	<u>222,364.65</u>
2899-00-000	TOTAL EQUITY	<u>224,614.65</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>239,168.18</u>

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
2999-99-999 Revenue & Expenses				
3000-00-000 INCOME				
3100-00-000 TENANT INCOME				
3120-08-000 Tenant Screening	0.00	0.00	-838.80	0.00
3120-10-000 Fraud Recovery	0.00	0.00	13,047.00	0.00
3129-00-000 Total Other Tenant Income	0.00	0.00	12,208.20	0.00
3199-00-000 NET TENANT INCOME	0.00	0.00	12,208.20	0.00
3400-00-000 GRANT INCOME				
3410-01-000 Section 8 HAP Earned	207,307.00	0.00	822,667.00	0.00
3410-02-000 Section 8 Admin. Fee Income	24,305.00	0.00	88,246.00	0.00
3499-00-000 TOTAL GRANT INCOME	231,612.00	0.00	910,913.00	0.00
3600-00-000 OTHER INCOME				
3610-00-000 Investment Income - Unrestricted	75.56	0.00	320.41	0.00
3699-00-000 TOTAL OTHER INCOME	75.56	0.00	320.41	0.00
3999-00-000 TOTAL INCOME	231,687.56	0.00	923,441.61	0.00
4000-00-000 EXPENSES				
4100-00-000 ADMINISTRATIVE				
4100-99-000 Administrative Salaries				
4110-00-000 Administrative Salaries	10,000.26	0.00	32,863.57	0.00
4110-04-000 Employee Benefit Contribution-Admin	5,551.16	0.00	19,642.70	0.00
4110-99-000 Total Administrative Salaries	15,551.42	0.00	52,506.27	0.00
4130-00-000 Legal Expense				
4130-03-000 Tenant Screening	289.10	0.00	289.10	0.00
4131-00-000 Total Legal Expense	289.10	0.00	289.10	0.00
4139-00-000 Other Admin Expenses				
4140-00-000 Staff Training	0.00	0.00	199.00	0.00
4170-00-000 Accounting Fees	680.00	0.00	2,544.98	0.00
4172-00-000 Port Out Admin Fee Paid	57.54	0.00	228.53	0.00
4173-00-000 Management Fee	3,000.00	0.00	12,000.00	0.00
4189-00-000 Total Other Admin Expenses	3,737.54	0.00	14,972.51	0.00
4190-00-000 Miscellaneous Admin Expenses				
4190-01-000 Membership and Fees	0.00	0.00	368.56	0.00
4190-02-000 Publications	0.00	0.00	104.00	0.00
4190-04-000 Office Supplies	145.74	0.00	546.80	0.00
4190-07-000 Telephone	184.09	0.00	449.67	0.00
4190-08-000 Postage	123.55	0.00	575.50	0.00
4190-10-000 Copiers	86.33	0.00	471.48	0.00
4190-12-000 Software	1,055.56	0.00	2,074.49	0.00
4190-20-000 Bank Fees	3.00	0.00	15.00	0.00
4190-22-000 Other Misc Admin Expenses	452.26	0.00	1,062.90	0.00
4191-00-000 Total Miscellaneous Admin Expenses	2,050.53	0.00	5,668.40	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	21,628.59	0.00	73,436.28	0.00
4200-00-000 TENANT SERVICES				
4230-00-000 Tenant Services Contract Costs	0.00	0.00	4,583.24	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	0.00	0.00	4,583.24	0.00
4300-00-000 UTILITIES				

Income Statement

Period = Jul 2019

Book = Accrual ; Tree = ysi_js

	Period to Date	%	Year to Date	%
4310-00-000 Water	136.64	0.00	399.70	0.00
4340-00-000 Garbage/Trash Removal	55.30	0.00	107.95	0.00
4390-00-000 Sewer	53.02	0.00	180.69	0.00
4399-00-000 TOTAL UTILITY EXPENSES	244.96	0.00	688.34	0.00
4400-00-000 MAINTENANCE AND OPERATIONS				
4430-00-000 Contract Costs				
4430-22-000 Contract-IT Contracts	158.79	0.00	629.16	0.00
4430-90-000 Contract-Fee For Service	902.00	0.00	1,523.50	0.00
4439-00-000 Total Contract Costs	1,060.79	0.00	2,152.66	0.00
4499-00-000 TOTAL MAINTENACE EXPENSES	1,060.79	0.00	2,152.66	0.00
4500-00-000 GENERAL EXPENSES				
4540-00-000 Employee Benefits	16.65	0.00	66.60	0.00
4540-20-000 Workers Compensation	0.00	0.00	881.60	0.00
4599-00-000 TOTAL GENERAL EXPENSES	16.65	0.00	948.20	0.00
4700-00-000 HOUSING ASSISTANCE PAYMENTS				
4715-00-000 Housing Assistance Payments	189,642.00	0.00	759,103.00	0.00
4715-01-000 Tenant Utility Payments-Voucher	3,051.00	0.00	12,879.00	0.00
4715-02-000 Portable Out HAP Payments	1,852.00	0.00	5,905.00	0.00
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	194,545.00	0.00	777,887.00	0.00
8000-00-000 TOTAL EXPENSES	217,495.99	0.00	859,695.72	0.00
9000-00-000 NET INCOME	14,191.57	0.00	63,745.89	0.00

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 07/01/2019 and 08/01/2019

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		4822	Emergency	Emergency	Aiekyo Center alarm	07/11/2019 10:30 PM	07/11/2019 10:45 PM	0.25
amp1	00000002	4831	Emergency	Windows/Blinds	Busted window	07/16/2019 1:33 AM	07/16/2019 2:38 AM	1.08
amp1	00000082	4780	Emergency	Electrical	Out of power	07/03/2019 8:42 AM	07/03/2019 10:46 AM	2.07
amp1		4816	Emergency		Chalet Community Room	07/12/2019 7:13 PM	07/12/2019 7:51 PM	0.63
amp1		4819	Emergency	Emergency	Community Room	07/11/2019 8:30 PM	07/11/2019 8:45 PM	0.25
amp1		4820	Emergency	Emergency	Community Room	07/16/2019 8:40 AM	07/16/2019 8:40 AM	0.00
amp1	00000093	5131	Emergency	Emergency	Unit needs locked	07/17/2019 5:27 PM	07/17/2019 6:02 PM	0.58
amp1	1248	5135	Emergency	Electrical	No power	07/31/2019 8:30 PM	07/31/2019 9:30 PM	1.00
amp1	00000070	5136	Emergency	Plumbing	Water meter leak	07/29/2019 9:21 PM	07/29/2019 10:00 PM	0.65
amp1	00000104	5137	Emergency	Emergency	Fire	07/26/2019 6:30 PM	07/26/2019 7:15 PM	0.75
amp1	1031	5143	Emergency	Plumbing	Water heater	07/27/2019 4:02 PM	07/27/2019 4:20 PM	0.30
amp1	00000126	5144	Emergency	Plumbing	Clogged drain	07/27/2019 12:05 PM	07/27/2019 2:02 PM	1.95
amp2	I-43	4678	Emergency	Plumbing	No hot water.	07/01/2019 11:00 AM	07/01/2019 11:45 AM	0.75
amp2	A-9	4865	Emergency	Appliances	Replacing Fridge	07/19/2019 12:00 PM	07/19/2019 1:00 PM	1.00
amp2	I-35	4960	Emergency	Appliances	Fridge isn't working.	07/26/2019 12:26 PM	07/26/2019 2:30 PM	2.07
amp2	H-7	4963	Emergency	Plumbing	Hot water heater went out	07/26/2019 3:34 PM	07/26/2019 4:34 PM	1.00
amp2	I-80	4674	Emergency	Appliances	Fridge isn't working.	07/01/2019 8:48 AM	07/01/2019 9:30 AM	0.70
amp2	I-39	4750	Emergency	Plumbing	Toilet is clogged.	07/09/2019 10:15 AM	07/09/2019 10:30 AM	0.25
amp2	I-76	4767	Emergency	Appliances	Fridge isn't working.	07/10/2019 11:00 AM	07/10/2019 12:30 PM	1.50
amp2	I-34	4792	Emergency	Appliances	Fridge isn't working.	07/15/2019 8:00 AM	07/15/2019 9:15 AM	1.25
amp2	E-4	4702	Emergency	Plumbing	Light is leaking.	07/02/2019 3:09 PM	07/02/2019 4:00 PM	0.85
amp2	E-10	4752	Emergency	Doors/Locks	Lock out.	07/09/2019 2:45 PM	07/09/2019 3:16 PM	0.52
amp2	G-42	4795	Emergency	Appliances	Fridge isn't working.	07/15/2019 8:30 AM	07/15/2019 9:00 AM	0.50
amp2	B-2	4799	Emergency	Doors/Locks	Lock out.	07/14/2019 4:11 PM	07/14/2019 4:32 PM	0.35
amp2	E-22	4800	Emergency	Plumbing	Clogged toilet.	07/13/2019 12:37 PM	07/13/2019 1:57 PM	1.33
amp2		4801	Emergency	Plumbing	A Building	07/13/2019 6:17 PM	07/13/2019 7:15 PM	0.97
amp2	H-32	4803	Emergency	Plumbing	Clogged toilet.	07/13/2019 3:04 AM	07/13/2019 3:38 AM	0.57
amp2	I-80	4713	Emergency	Appliances	Fridge isn't working.	07/03/2019 1:15 PM	07/03/2019 2:00 PM	0.75
amp2	I-72	4757	Emergency	Doors/Locks	Change locks	07/09/2019 1:10 PM	07/09/2019 1:40 PM	0.50
amp2	F-24	4798	Emergency	Doors/Locks	Lock out.	07/14/2019 2:51 PM	07/14/2019 3:19 PM	0.47
amp2	A-19	4806	Emergency	Appliances	Fridge isn't working.	07/15/2019 1:15 PM	07/15/2019 2:15 PM	1.00
amp2		4807	Emergency	Plumbing	A Building Main Sewer	07/12/2019 9:01 AM	07/12/2019 10:11 AM	1.17
amp2	D-22	4758	Emergency	Plumbing	No hot water.	07/09/2019 1:46 PM	07/10/2019 11:11 AM	21.42
amp2	D-12	4944	Emergency	Appliances	Fridge isn't working.	07/25/2019 1:30 PM	07/25/2019 2:45 PM	1.25
amp2	H-32	4934	Emergency	Plumbing	Clogged bathtub	07/24/2019 3:31 PM	07/24/2019 3:46 PM	0.25
amp2	H-32	5015	Emergency	Doors/Locks	Lock out.	07/05/2019 3:05 PM	07/05/2019 3:30 PM	0.42
amp2	E-22	4928	Emergency	Plumbing	Clogged bathtub	07/15/2019 9:01 AM	07/15/2019 9:38 AM	0.62
amp2	A-7	5057	Emergency	Plumbing	Toilet is leaking.	07/06/2019 2:00 PM	07/06/2019 2:30 PM	0.50
amp2	E-4	5071	Emergency	Appliances	Stove isn't working.	07/31/2019 4:22 PM	07/31/2019 5:14 PM	0.87
amp2	H-11	5072	Emergency	Doors/Locks	Lock out.	07/29/2019 5:30 PM	07/29/2019 6:00 PM	0.50
amp2	H-35	4992	Emergency	Doors/Locks	Change locks	07/30/2019 12:14 PM	07/30/2019 12:30 PM	0.27
amp2		5023	Emergency		I Building	07/03/2019 6:00 PM	07/03/2019 6:26 PM	0.43
amp2		5024	Emergency	Doors/Locks	Alarm in Reed Manor Garage	07/03/2019 2:49 PM	07/03/2019 3:13 PM	0.40
amp2	I-17	5059	Emergency	Doors/Locks	Lock Change.	07/11/2019 4:15 PM	07/11/2019 5:00 PM	0.75
amp2	E-17	5062	Emergency	Plumbing	No hot water.	07/06/2019 11:15 PM	07/07/2019 12:00 AM	0.75
amp2	A-19	5004	Emergency	Appliances	Fridge isn't working.	07/16/2019 6:45 PM	07/16/2019 7:12 PM	0.45
amp2	I-76	5009	Emergency	Appliances	Fridge isn't working.	07/31/2019 1:55 PM	07/31/2019 3:00 PM	1.08
amp2	G-32	5017	Emergency	Doors/Locks	Lock out.	07/04/2019 10:27 AM	07/04/2019 10:56 AM	0.48
amp2	H-43	5020	Emergency	Doors/Locks	Lock out.	07/05/2019 8:19 AM	07/05/2019 8:48 AM	0.48
amp2	B-17	5065	Emergency	Doors/Locks	Lock out.	07/06/2019 1:15 PM	07/06/2019 1:30 PM	0.25
amp2	E-19	5066	Emergency	Plumbing	No hot water.	07/07/2019 7:15 PM	07/07/2019 7:45 PM	0.50

amp3	314	4731	Emergency	Smoke Detectors	Smoke Detectors	07/06/2019 9:52 AM	07/06/2019 10:23 AM	0.52
amp3	336	4839	Emergency	Smoke Detectors	Smoke Detectors	07/06/2019 7:15 PM	07/06/2019 7:45 PM	0.50
amp3	107	4877	Emergency		Smoke Detectors	07/19/2019 1:51 AM	07/19/2019 2:31 AM	0.67
amp3	348	5085	Emergency	Plumbing	Leak	07/27/2019 4:25 PM	07/27/2019 6:00 PM	1.58

Work Orders Completed within 24 Hours 55

Total number of emergency work orders: 55
Total number of emergency work orders completed/abated within 24 hours 55
Percentage of emergency work orders completed/abated within 24 hours 100 %

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

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
07.02.2019	1024	Jason Norman quarters for bed bug prep	92400.2	10.00		BALANCE
07.02.2019	1025	Roy Nethercott mileage reimbursement 06.21.2019-06.27.2019	91800.2	34.28		\$ 1,990.00
			91800.1 \$9.05			\$ 1,955.72
			91800.2 \$9.05			
			91800.3 \$9.05			
07.09.2019	1026	Lynne Smereka mileage reimbursement 06.06.2019-06.27.2019	91800.4 \$9.05	36.20		\$ 1,919.52
			91800.1 \$45.82			
07.09.2019	1027	Jannaa Pool mileage reimbursement 06.01.2019-07.2019	91800.3 \$45.82	91.64		\$ 1,827.88
07.09.2019	1028	Lorrin Murry mileage reimbursement 06.27.2019-06.28.2019	91800.1	23.20		\$ 1,804.68
07.09.2019	1029	Darek Graves mileage reimbursement 05.25.2019-07.05.2019	91800.3	51.04		\$ 1,753.64
07.09.2019	1030	Gary Cram mileage reimbursement 06.14.2019-06.16.2019	91800.2	26.68		\$ 1,726.96
07.15.2019	1031	Anthony Gittens quarters for bed bug prep	92400.2	10.00		\$ 1,716.96
07.16.2019	1032	Jason Norman quarters for bed bug prep	92400.2	10.00		\$ 1,706.96
07.16.2019	1033	Lynne Smereka court filing costs	91700.2	15.00		\$ 1,691.96
07.17.2019	1034	Dustin Williams mileage reimbursement 07.06.2019-07.11.2019	91800.1	33.12		\$ 1,658.84
07.17.2019	1035	Jason Norman quarters for bed bug prep	92400.2	10.00		\$ 1,648.84
07.19.2019	1036	Emerald Pruitt quarters for bed bug prep	92400.2	10.00		\$ 1,638.84
07.19.2019	1037	Emerald Pruitt quarters for bed bug prep	92400.2	20.00		\$ 1,618.84
07.23.2019	1038	Lynne Smereka court filing costs	91700.2	140.00		\$ 1,478.84
07.29.2019	1039	Jason Norman quarters for bed bug prep	92400.2	10.00		\$ 1,468.84
07.29.2019	1040	Jason Norman quarters for bed bug prep	92400.2	20.00		\$ 1,448.84
07.29.2019	1041	Jason Norman quarters for bed bug prep	92400.2	10.00		\$ 1,438.84
07.29.2019	1042	Darek Graves mileage reimbursement 07.12.2019-07.19.2019	91800.3	47.56		\$ 1,391.28
07.29.2019	1043	Anthony Gittens /Aaron G bed from CLR funds-COCC	92400.4	60.00		\$ 1,331.28
07.30.2019	1044	Darek Graves quarters for tenant/laundry due to flood	92400.3	40.00		\$ 1,291.28
07.31.2019	1045	Lynne Smereka court filing fees	91700.2	30.00		\$ 1,261.28
			91800.1 \$9.92			
			91800.2 \$9.92			
			91800.3 \$9.92			
07.31.2019	1046	Lynne Smereka mileage reimbursement 07.09.2019-07.31.2019	91800.4 \$9.92	39.68		\$ 1,221.60

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								\$ -	\$ -
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	361,630	\$ 50,375.01	5,493	\$ 44,363.59	729,940	\$ 27,930.25	\$ 16,220.07	\$ 44,150.32	\$ 138,888.92

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2018-19
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									
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									
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	886,700	\$ 107,739.89	5,635	\$ 45,509.75	877,000	\$ 28,300.74	\$ 18,198.24	\$ 46,498.98	\$ 199,748.62

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

<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	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$ 14,127.08
Jan-19	2,842	\$ 520.51	108	\$ 863.82	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$ 16,564.27
Feb-18	1,862	\$ 333.96	66	\$ 532.74					\$ 866.70
Feb-19	2,845	\$ 508.83	98	\$ 789.67					\$ 1,298.50
Mar-18	1,699	\$ 308.46	51	\$ 442.68					\$ 751.14
Mar-19	3,229	\$ 586.36	98	\$ 803.93					\$ 1,390.29
Apr-18	1,971	\$ 352.64	61	\$ 472.15	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$ 13,048.48
Apr-19	2,005	\$ 385.10	38	\$ 259.43	230,550	\$ 9,546.10	\$ 5,063.36	\$ 14,609.46	\$ 15,253.99
May-18	1,457	\$ 266.32	17	\$ 176.52					\$ 442.84
May-19	1,620	\$ 295.83	13	\$ 133.12					\$ 428.95
Jun-18	1,948	\$ 340.26	5	\$ 96.16					\$ 436.42
Jun-19	1,646	\$ 305.63	5	\$ 81.19					\$ 386.82
Jul-18	2,866	\$ 461.70	4	\$ 74.71	224,100	\$ 9,420.06	\$ 4,671.90	\$ 14,091.96	\$ 14,628.37
Jul-19	3,129	\$ 540.71	5	\$ 122.16	241,474	\$ 10,334.73	\$ 5,836.69	\$ 16,171.42	\$ 16,834.29
Aug-18	2,990	\$ 482.79	4	\$ 78.81					\$ 561.60
Aug-19									\$ -
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	17,316	\$ 3,142.97	365	\$ 3,053.32	740,624	\$ 29,765.18	\$ 16,195.64	\$ 45,960.82	\$ 52,157.11

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		NET		TOTAL	
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	SEWER BILL	WATER BILL	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	\$ 7,068.24	\$ 7,068.24	\$ 19,306.54	\$ 7,068.24	\$ 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	\$ 7,805.09	\$ 7,805.09	\$ 21,595.65	\$ 7,805.09	\$ 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	\$ 9,468.81	\$ 9,468.81	\$ 25,313.53	\$ 9,468.81	\$ 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	\$ 10,664.02	\$ 10,664.02	\$ 28,586.58	\$ 10,664.02	\$ 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	\$ 3,029.01	\$ 3,029.01	\$ 8,066.82	\$ 3,029.01	\$ 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	\$ 2,698.74	\$ 2,698.74	\$ 7,068.24	\$ 2,698.74	\$ 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	\$ 6,201.46	\$ 6,201.46	\$ 17,934.24	\$ 6,201.46	\$ 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	\$ 7,546.86	\$ 7,546.86	\$ 21,035.25	\$ 7,546.86	\$ 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	\$ 7,708.80	\$ 7,708.80	\$ 21,532.47	\$ 7,708.80	\$ 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	\$ 10,532.00	\$ 10,532.00	\$ 28,057.00	\$ 10,532.00	\$ 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	\$ 3,295.17	\$ 3,295.17	\$ 8,820.61	\$ 3,295.17	\$ 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	\$ 2,678.34	\$ 2,678.34	\$ 6,956.69	\$ 2,678.34	\$ 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	\$ 6,699.91	\$ 6,699.91	\$ 19,556.44	\$ 6,699.91	\$ 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	\$ 8,688.90	\$ 8,688.90	\$ 23,310.71	\$ 8,688.90	\$ 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	\$ 10,238.48	\$ 10,238.48	\$ 27,643.07	\$ 10,238.48	\$ 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	\$ 2,708.29	\$ 2,708.29	\$ 7,164.22	\$ 2,708.29	\$ 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	\$ 9,162.11	\$ 9,162.11	\$ 24,712.56	\$ 9,162.11	\$ 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	\$ 9,569.13	\$ 9,569.13	\$ 25,737.50	\$ 9,569.13	\$ 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	\$ 3,574.99	\$ 3,574.99	\$ 8,983.89	\$ 3,574.99	\$ 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	\$ 78,405.13	\$ 78,405.13	\$ 214,771.89	\$ 78,405.13	\$ 646,424.15	
2019	1,265,646	\$ 161,257.87	11,493	\$ 92,926.66	2,347,564	\$ 85,996.17	\$ 50,613.95	\$ 136,610.12	\$ 50,613.95	\$ 50,613.95	\$ 136,610.12	\$ 50,613.95	\$ 390,794.65	