



**Jackson Housing Commission**  
Board of Commissioners  
Regular Meeting  
March 20, 2024  
Reed Manor Board Room

**AGENDA**

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

- James Johnson, Commissioner
- Josh Burgett, Commissioner
- Jacqueline Barber, Commissioner
- Bobby Beauchamp, Commissioner
- Nicole Taylor, Commissioner

4. MOTION TO APPROVE/CHANGE AGENDA
5. PUBLIC COMMENTS (LIMIT 3 MINUTES)
6. APPROVAL OF REGULAR MEETING MINUTES: February 2024
7. APPROVAL OF PREVIOUSLY PAID LIABILITIES: February 2024
8. APPROVAL OF ANNUAL PLAN
9. RESOLUTIONS

- Resolution Number 2024-04 Collection Losses Write Offs: December 2023

Section 8

- Leasing and HAP Utilization Report
- Admin Fee Insolvency Update
- Account Receivable

10. SITE UPDATES/VACANCIES/EVICTIONS

- Reed
- Chalet
- Shahan

11. PROCUREMENT AND CONTRACT UPDATES

- Fee Accountant
- Granger
- AT&T
- YARDI
- PC Solutions

12. OTHER BUSINESS
13. CEO REPORT
14. ADJOURNMENT

**NEXT Regular Meeting –April 17, 2024**



Board of Commissioners Regular Meeting  
February 21, 2024 @ 4:00pm  
Reed Manor Board Room

*The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday February 21, 2024.*

1. Commissioner Barber called the meeting to order at 4:00 pm.
2. Participants recited the Pledge of Allegiance.
3. Upon roll call, the attendance was as follows:

**Commissioners Present:**

- Josh Burgett
- Jacqueline Barber
- Bobby Beauchamp

**Staff Present:**

- Arturo Puckerin, Executive Director
  - Shari Boyce, Section 8 Director
  - Rodney McMiller, Operations Manager
  - Kathy Winklepleck, Account Payable Specialist
4. Commissioner Burgett MOTIONED to Approve the agenda for February. Commissioner Beauchamp SECONDED and upon voice vote the motion was adopted.
    - AYES: Burgett, Beauchamp, and Barber
    - NAYES: None
    - ABSTAIN: None
    - ABSENT: Johnson and Taylor
  5. Commissioner Barber extended an invitation for members of the public to comment. Public Comments were made.
  6. Commissioner Burgett MOTIONED to approve the Regular Meeting Minutes for February. Commissioner Beauchamp SECONDED and upon voice vote the motion was adopted.
    - AYES: Burgett, Beauchamp, and Barber
    - NAYES: None
    - ABSTAIN: None
    - ABSENT: Taylor and Johnson.
  7. Approval of Previously Paid Liabilities- January 2024.  
Commissioner Burgett MOTIONED to Approve the Previously Paid Liabilities- January 2024. Commissioner Beauchamp SECONDED and upon voice vote the motion was adopted.
    - AYES: Burgett, Beauchamp, and Barber
    - NAYES: None
    - ABSTAIN: None
    - ABSENT: Taylor and Johnson.



8. RESOLUTION 2024-02 Approval of Collection Losses Write-Offs November 2023.  
Commissioner Burgett MOTIONED to Approve the Collection Losses Write-Offs November 2023. Commissioner Johnson SECONDED and upon voice vote the motion was adopted.
  - AYES: Burgett, Beauchamp, and Barber.
  - NAYES: None
  - ABSTAIN: None
  - ABSENT: Taylor and Johnson.
9. RESOLUTION 2024-03 Project Based Voucher Program Fair Market Rents.  
Commissioner Burgett MOTIONED to Approve the Project Based Voucher Program Fair Market Rents. Beauchamp SECONDED and upon voice vote the motion was adopted.

### *Directors' Reports*

#### Section 8

##### A. Leasing HAP Utilization Report

#### Public Housing

##### B. Tenant Account Receivables

##### C. Vacant Unit Turnaround

- Reed - 43 Vacancies 5 move-in ready, 150 open work orders.
- Chalet- 16 available units with 127 open work orders.
- Shahan- 20 Vacancies, 6 units ready with 72 open work orders.

##### D. Move Out Report

#### Executive Directors Report

##### E. PH Income Statement

##### F. Petty Cash Fund Register

##### G. After Hours/Emergency Response Report

##### H. Utility Costs and Consumption

#### Other Business-

- JHC Annual plan has been released for a 45-day public comment period. ED Puckerin has reviewed the Annual Plan with HUD. The housing goals are increasing affordable housing, modernization, increasing housing for those with disabilities, and heightening our policies and programs to increase fair housing choice.
- JHC will update ACOP by 6/1
- JHC applying for Emergency Safety and Security Grant through HUD to make facilities, maintenance, and security upgrades at all 3 amps. Will be submitted by next month. Grant will be for up to \$250,000
- JHC resident advisory board is now up and running.
- Maintenance work orders are now closing out in a timelier manner, and they are now giving a monthly report on work being done and materials. With the help of the mobile maintenance app.
- JHC will be on track with an independent auditor and up and running within 60 days.
- JHC budget should be board approved at the April Board Meeting.
- ED Puckerin met with Mayor Mahoney and other community leaders, and has been appointed as Vice Chairman of Affordable Housing Development Board

10. Commissioner Burgett MOTIONED to adjourn to the Regular Meeting at approximately 4:38 PM. Commissioner Barber SECONDED and upon voice vote the meeting adjourned.

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Revenue &amp; Expenses</b>				
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	29,651	53	281,432	52
Utility Reimb.-LIPH	-513	-1	-6,226	-1
Utility Reimbursement Recovery	0	0	222	0
Total Rental Income	29,138	52	275,206	51
Other Tenant Income	160	0	2,235	0
Damages	0	0	-80	0
Late Charges	1,000	2	9,500	2
Legal Fees - Tenant	829	1	4,180	1
Tenant Screening	0	0	-341	0
Misc.Tenant Income	820	1	5,409	1
TPA Rent	-986	-2	14,854	3
TPA Damage	0	0	80	0
TPA Legal	0	0	75	0
Total Other Tenant Income	1,823	3	35,984	7
<b>NET TENANT INCOME</b>	<b>30,961</b>	<b>55</b>	<b>311,189</b>	<b>58</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants...	25,314	45	226,526	42
<b>TOTAL GRANT INCOME</b>	<b>25,314</b>	<b>45</b>	<b>226,526</b>	<b>42</b>
<b>OTHER INCOME</b>				
Investment Income - Unrestricted	4	0	34	0
Miscellaneous Other Income	0	0	1,050	0
<b>TOTAL OTHER INCOME</b>	<b>4</b>	<b>0</b>	<b>1,084</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>56,279</b>	<b>100</b>	<b>538,799</b>	<b>100</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Administrative Salaries				
Administrative Salaries	7,962	14	99,298	18
Employee Benefit Contrib...	2,875	5	52,527	10
Total Administrative Salaries	10,837	19	151,825	28
Legal Expense				
Criminal Background Checks	60	0	213	0
Tenant Screening	28	0	1,181	0
General Legal Expense	887	2	8,417	2
Total Legal Expense	975	2	9,811	2
Other Admin Expenses				
Staff Training	0	0	322	0

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Travel	413	1	1,215	0
Mailbox Keys/Postmaster	0	0	300	0
Meals	766	1	1,190	0
Accounting Fees	0	0	2,469	0
Management Fee	6,258	11	69,389	13
Asset Management Fees	0	0	2,064	0
Bookkeeping Fees	832	1	5,152	1
Consultants	1,069	2	11,234	2
<b>Total Other Admin Expenses</b>	<b>8,507</b>	<b>15</b>	<b>88,184</b>	<b>16</b>
<b>Miscellaneous Admin Expenses</b>				
Membership and Fees	50	0	777	0
Advertising	0	0	253	0
Office Supplies	0	0	1,329	0
Telephone	873	2	6,692	1
Postage	56	0	255	0
Software License Fees	0	0	10,511	2
Copiers	78	0	743	0
Printer Supplies	0	0	51	0
Software	0	0	357	0
Internet	377	1	4,144	1
Fax	0	0	238	0
Cell Phones/Pagers	172	0	6,600	1
Payroll Services Fees	540	1	8,092	2
Bank Fees	46	0	663	0
Other Misc Admin Expenses	716	1	7,441	1
<b>Total Miscellaneous Admin ...</b>	<b>14,577</b>	<b>26</b>	<b>205,121</b>	<b>38</b>
<b>TOTAL ADMINISTRATIVE E...</b>	<b>24,059</b>	<b>43</b>	<b>303,116</b>	<b>56</b>
<b>TENANT SERVICES</b>				
Tenant Services Contract Costs	750	1	1,181	0
Tenant Relocation	1,586	3	3,648	1
Community Living Room	0	0	-4,200	-1
Community Living Room Supplies	0	0	262	0
Resident Services-Youth	0	0	4,050	1
<b>TOTAL TENANT SERVICES ...</b>	<b>2,336</b>	<b>4</b>	<b>4,941</b>	<b>1</b>
<b>UTILITIES</b>				
Water	16,259	29	82,706	15
Electricity	4,360	8	75,856	14
Electricity-Vacant Units	38	0	224	0
Gas	15,005	27	69,701	13
Gas-Vacant Units	84	0	425	0
Garbage/Trash Removal	0	0	6,740	1
Sewer	8,128	14	42,180	8
<b>TOTAL UTILITY EXPENSES</b>	<b>43,875</b>	<b>78</b>	<b>277,832</b>	<b>52</b>
<b>MAINTENANCE AND OPERA...</b>				

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>General Maint Expense</b>				
Maintenance Salaries	14,985	27	177,705	33
Employee Benefit Contrib...	9,875	18	61,868	11
Maintenace Uniforms	261	0	1,373	0
Maintenance Travel/Training	0	0	510	0
Vehicle Gas, Oil, Grease	0	0	2,473	0
<b>Total General Maint Expense</b>	<b>25,121</b>	<b>45</b>	<b>243,929</b>	<b>45</b>
<b>Materials</b>				
Supplies-Grounds	95	0	2,124	0
Supplies-Appliance	1,059	2	2,360	0
Supplies-Electrical	520	1	6,688	1
Supplies-Exterminating	72	0	72	0
Supplies-Janitorial/Cleaning	102	0	3,724	1
Supplies-Maint/Repairs	1,371	2	23,990	4
Supplies-Plumbing	812	1	5,367	1
Tools and Equipment	525	1	2,740	1
Maintenance Paper/Supplies	0	0	220	0
<b>Total Materials</b>	<b>4,558</b>	<b>8</b>	<b>47,286</b>	<b>9</b>
<b>Contract Costs</b>				
Contract-Electrical	0	0	2,606	0
Contract-Pest Control	1,514	3	24,211	4
Contract-Grounds	0	0	25,404	5
Contract-Plumbing	3,030	5	13,629	3
Contract-HVAC	1,009	2	2,816	1
Contract-Equipment Rental	48	0	699	0
Contract-Alarm Monitoring	890	2	3,707	1
Contract-Trash/Garbage...	0	0	54,898	10
Contract-IT Contracts	438	1	4,767	1
Contract Costs-Other	349	1	8,725	2
<b>Total Contract Costs</b>	<b>7,278</b>	<b>13</b>	<b>141,463</b>	<b>26</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>36,957</b>	<b>66</b>	<b>432,678</b>	<b>80</b>
<b>GENERAL EXPENSES</b>				
Insurance	0	0	2,589	0
Property Insurance	0	0	1,031	0
Misc. Taxes/Liscenses/Insurance	201	0	2,358	0
Employee Benefits	-860	-2	2,725	1
Retiree Insurance	1,612	3	17,547	3
Workers Compensation	0	0	2,917	1
Bad Debt-Tenant Rents	0	0	20,985	4
Security/Law Enforcement	0	0	1,739	0
<b>TOTAL GENERAL EXPENSES</b>	<b>954</b>	<b>2</b>	<b>51,892</b>	<b>10</b>
<b>TOTAL EXPENSES</b>	<b>108,182</b>	<b>192</b>	<b>1,070,460</b>	<b>199</b>
<b>NET INCOME</b>	<b>-51,903</b>	<b>-92</b>	<b>-531,660</b>	<b>-99</b>

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Revenue &amp; Expenses</b>				
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	52,759	59	518,487	21
Utility Reimb.-LIPH	0	0	79	0
Total Rental Income	52,759	59	518,566	21
Other Tenant Income	91	0	2,498	0
Laundry and Vending	0	0	9,977	0
Damages	0	0	50	0
Late Charges	1,300	1	16,754	1
Legal Fees - Tenant	2,940	3	16,219	1
Tenant Screening	0	0	-723	0
Misc.Tenant Income	25	0	1,165	0
TPA Rent	269	0	58,742	2
TPA Legal	0	0	-840	0
Total Other Tenant Income	4,625	5	105,522	4
<b>NET TENANT INCOME</b>	<b>57,384</b>	<b>64</b>	<b>624,089</b>	<b>25</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants...	19,404	22	158,991	6
Other Government Grants	0	0	102,500	4
Capital Fund Grants	6,000	7	1,282,599	52
Capital Fund Grants-Soft Costs	0	0	41,484	2
Capital Fund Grants-Soft Costs	6,000	7	38,430	2
Capital Fund Grants-Soft Costs	0	0	82,676	3
Capital Fund Grants-Soft Costs	0	0	138,355	6
<b>TOTAL GRANT INCOME</b>	<b>31,404</b>	<b>35</b>	<b>1,845,035</b>	<b>75</b>
<b>OTHER INCOME</b>				
Investment Income - Unrestricted	7	0	74	0
Donation Income	99	0	99	0
Miscellaneous Other Income	254	0	2,694	0
Operating Transfers IN	0	0	2,347	0
<b>TOTAL OTHER INCOME</b>	<b>360</b>	<b>0</b>	<b>5,214</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>89,147</b>	<b>100</b>	<b>2,474,337</b>	<b>100</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Administrative Salaries				
Administrative Salaries	10,270	12	142,263	6
Employee Benefit Contrib...	6,629	7	82,049	3
Total Administrative Salaries	16,899	19	224,312	9

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Legal Expense</b>				
Criminal Background Checks	123	0	263	0
Tenant Screening	411	0	581	0
General Legal Expense	3,191	4	27,005	1
<b>Total Legal Expense</b>	<b>3,725</b>	<b>4</b>	<b>27,849</b>	<b>1</b>
<b>Other Admin Expenses</b>				
Staff Training	0	0	2,514	0
Travel	4	0	1,963	0
Mailbox Keys/Postmaster	0	0	675	0
Meals	46	0	759	0
Accounting Fees	0	0	6,062	0
Management Fee	10,938	12	128,664	5
Asset Management Fees	0	0	4,704	0
Bookkeeping Fees	1,455	2	11,597	0
Consultants	1,871	2	52,671	2
<b>Total Other Admin Expenses</b>	<b>12,859</b>	<b>14</b>	<b>198,011</b>	<b>8</b>
<b>Miscellaneous Admin Expenses</b>				
Membership and Fees	95	0	584	0
Publications	0	0	200	0
Advertising	0	0	1,952	0
Office Supplies	60	0	2,059	0
Computer Parts	0	0	130	0
Telephone	281	0	11,621	0
Postage	109	0	525	0
Software License Fees	0	0	20,271	1
Copiers	176	0	1,514	0
Printer Supplies	0	0	47	0
Internet	341	0	3,304	0
Fax	0	0	272	0
Cell Phones/Pagers	360	0	10,322	0
Payroll Services Fees	858	1	14,200	1
Bank Fees	275	0	3,998	0
Other Misc Admin Expenses	7	0	2,753	0
<b>Total Miscellaneous Admin ...</b>	<b>20,914</b>	<b>23</b>	<b>309,662</b>	<b>13</b>
<b>TOTAL ADMINISTRATIVE E...</b>	<b>37,497</b>	<b>42</b>	<b>535,522</b>	<b>22</b>
<b>TENANT SERVICES</b>				
Other Tenant Svcs.	500	1	2,423	0
Tenant Services Contract Costs	0	0	14,820	1
Tenant Relocation	0	0	836	0
<b>TOTAL TENANT SERVICES ...</b>	<b>500</b>	<b>1</b>	<b>18,079</b>	<b>1</b>
<b>UTILITIES</b>				
Water	5,675	6	70,564	3
Electricity	12,806	14	155,990	6
Gas	14,872	17	73,218	3
Garbage/Trash Removal	0	0	3,313	0



### Income Statement

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Sewer	2,864	3	36,209	1
<b>TOTAL UTILITY EXPENSES</b>	<b>36,217</b>	<b>41</b>	<b>339,293</b>	<b>14</b>
<b>MAINTENANCE AND OPERA...</b>				
General Maint Expense				
Maintenance Salaries	14,170	16	379,087	15
Employee Benefit Contrib...	7,585	9	109,429	4
Maintenace Uniforms	0	0	1,421	0
Maintenance Travel/Training	0	0	1,117	0
Vehicle Gas, Oil, Grease	0	0	6,747	0
<b>Total General Maint Expense</b>	<b>21,755</b>	<b>24</b>	<b>497,802</b>	<b>20</b>
Materials				
Supplies-Grounds	128	0	5,086	0
Supplies-Appliance	0	0	2,234	0
Supplies-Electrical	649	1	6,011	0
Supplies-Exterminating	119	0	288	0
Supplies-Janitorial/Cleaning	865	1	11,528	0
Supplies-Maint/Repairs	5,024	6	31,279	1
Supplies-Plumbing	669	1	10,391	0
Tools and Equipment	599	1	5,625	0
Maintenance Paper/Supplies	83	0	505	0
<b>Total Materials</b>	<b>8,136</b>	<b>9</b>	<b>72,947</b>	<b>3</b>
Contract Costs				
Contract-Alarm/Extinguisher	2,128	2	2,288	0
Contract-Building Repairs	0	0	476	0
Contract-Electrical	0	0	1,910	0
Contract-Pest Control	1,554	2	73,431	3
Contract-Grounds	0	0	9,722	0
Contract-Janitorial/Cleaning	0	0	4,389	0
Contract-Plumbing	1,274	1	26,679	1
Contract-HVAC	0	0	390	0
Contract-Vehicle Maintenance	0	0	843	0
Contract-Equipment Rental	53	0	647	0
Contract-Elevator Monitoring	0	0	21,207	1
Contract-Alarm Monitoring	0	0	3,406	0
Contract-Sprinkler Monitoring	0	0	275	0
Contract-Trash/Garbage...	0	0	32,140	1
Contract-IT Contracts	763	1	7,956	0
Contract Costs-Other	1,034	1	27,889	1
<b>Total Contract Costs</b>	<b>6,806</b>	<b>8</b>	<b>213,648</b>	<b>9</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>36,697</b>	<b>41</b>	<b>784,397</b>	<b>32</b>
<b>GENERAL EXPENSES</b>				
Insurance	0	0	2,589	0
Property Insurance	0	0	1,032	0
Payments in Lieu of Taxes	0	0	13,588	1
Misc. Taxes/Liscenses/Insurance	305	0	2,285	0

**Income Statement**

Period = Feb 2024

Book = Accrual

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Employee Benefits	-1,472	-2	2,919	0
Retiree Insurance	506	1	5,590	0
Workers Compensation	0	0	4,452	0
Bad Debt-Tenant Rents	0	0	38,921	2
Security/Law Enforcement	11,668	13	77,854	3
<b>TOTAL GENERAL EXPENSES</b>	<b>11,007</b>	<b>12</b>	<b>149,228</b>	<b>6</b>
<b>NON-OPERATING ITEMS</b>				
Operating Transfers OUT	0	0	50,000	2
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>2</b>
<b>TOTAL EXPENSES</b>	<b>121,919</b>	<b>137</b>	<b>1,876,520</b>	<b>76</b>
<b>NET INCOME</b>	<b>-32,772</b>	<b>-37</b>	<b>597,818</b>	<b>24</b>

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Revenue &amp; Expenses</b>				
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Tenant Rent	24,482	56	283,726	56
Utility Reimb.-LIPH	-677	-2	-7,254	-1
Utility Reimbursement Recovery	0	0	-222	0
Total Rental Income	23,805	54	276,472	54
Other Tenant Income				
Laundry and Vending	42	0	444	0
Damages	231	1	231	0
Damages	0	0	1,272	0
Late Charges	675	2	6,350	1
Legal Fees - Tenant	1,915	4	6,570	1
Tenant Screening	0	0	-406	0
Misc.Tenant Income	-6	0	415	0
TPA Rent	275	1	5,011	1
TPA Legal	-73	0	-258	0
Total Other Tenant Income	3,205	7	19,923	4
<b>NET TENANT INCOME</b>	<b>27,010</b>	<b>61</b>	<b>296,396</b>	<b>58</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants...	17,014	39	190,332	37
<b>TOTAL GRANT INCOME</b>	<b>17,014</b>	<b>39</b>	<b>190,332</b>	<b>37</b>
<b>OTHER INCOME</b>				
Investment Income - Unrestricted	3	0	30	0
Miscellaneous Other Income	52	0	456	0
Insurance Proceeds	0	0	23,617	5
<b>TOTAL OTHER INCOME</b>	<b>56</b>	<b>0</b>	<b>24,103</b>	<b>5</b>
<b>TOTAL INCOME</b>	<b>44,079</b>	<b>100</b>	<b>510,831</b>	<b>100</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Administrative Salaries				
Administrative Salaries	4,643	11	72,818	14
Employee Benefit Contrib...	1,563	4	35,293	7
Total Administrative Salaries	6,206	14	108,111	21
Legal Expense				
Criminal Background Checks	0	0	138	0
Tenant Screening	76	0	1,661	0
General Legal Expense	-9,925	-23	5,827	1
Total Legal Expense	-9,849	-22	7,626	1
Other Admin Expenses				

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Staff Training	0	0	173	0
Travel	15	0	215	0
Mailbox Keys/Postmaster	0	0	300	0
Meals	20	0	2,657	1
Accounting Fees	0	0	2,694	1
Management Fee	5,469	12	63,934	13
Asset Management Fees	0	0	1,920	0
Bookkeeping Fees	728	2	5,110	1
Consultants	955	2	12,774	3
<b>Total Other Admin Expenses</b>	<b>6,459</b>	<b>15</b>	<b>84,666</b>	<b>17</b>
<b>Miscellaneous Admin Expenses</b>				
Membership and Fees	43	0	363	0
Office Supplies	0	0	529	0
Telephone	638	1	5,691	1
Postage	35	0	188	0
Software License Fees	0	0	7,257	1
Copiers	53	0	742	0
Printer Supplies	0	0	372	0
Software	0	0	2,565	1
Internet	361	1	3,852	1
Fax	0	0	204	0
Cell Phones/Pagers	245	1	6,166	1
Payroll Services Fees	360	1	6,694	1
Bank Fees	39	0	1,065	0
Other Misc Admin Expenses	85	0	1,343	0
<b>Total Miscellaneous Admin ...</b>	<b>8,792</b>	<b>20</b>	<b>150,251</b>	<b>29</b>
<b>TOTAL ADMINISTRATIVE E...</b>	<b>5,402</b>	<b>12</b>	<b>242,543</b>	<b>48</b>
<b>TENANT SERVICES</b>				
Tenant Services Contract Costs	0	0	240	0
Tenant Relocation	94	0	4,893	1
Community Living Room	0	0	-4,200	-1
Resident Services-Youth	0	0	3,825	1
<b>TOTAL TENANT SERVICES ...</b>	<b>94</b>	<b>0</b>	<b>4,758</b>	<b>1</b>
<b>UTILITIES</b>				
Water	0	0	54,698	11
Electricity	325	1	3,505	1
Electricity-Vacant Units	567	1	2,607	1
Gas	703	2	3,075	1
Gas-Vacant Units	1,327	3	4,503	1
Garbage/Trash Removal	0	0	4,015	1
Sewer	0	0	25,306	5
<b>TOTAL UTILITY EXPENSES</b>	<b>2,923</b>	<b>7</b>	<b>97,709</b>	<b>19</b>
<b>MAINTENANCE AND OPERA...</b>				
General Maint Expense				

**Income Statement**

Period = Feb 2024

Book = Accrual

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
Maintenance Salaries	10,814	25	104,957	21
Employee Benefit Contrib...	997	2	33,237	7
Maintenace Uniforms	434	1	1,545	0
Maintenance Travel/Training	0	0	466	0
Vehicle Gas, Oil, Grease	857	2	3,213	1
<b>Total General Maint Expense</b>	<b>13,102</b>	<b>30</b>	<b>143,418</b>	<b>28</b>
<b>Materials</b>				
Supplies-Grounds	0	0	6,992	1
Supplies-Appliance	74	0	3,639	1
Supplies-Electrical	568	1	6,241	1
Supplies-Exterminating	87	0	306	0
Supplies-Janitorial/Cleaning	736	2	4,546	1
Supplies-Maint/Repairs	1,814	4	18,381	4
Supplies-Plumbing	348	1	4,329	1
Tools and Equipment	396	1	2,030	0
Maintenance Paper/Supplies	0	0	266	0
<b>Total Materials</b>	<b>4,023</b>	<b>9</b>	<b>46,730</b>	<b>9</b>
<b>Contract Costs</b>				
Contract-Alarm/Extinguisher	0	0	306	0
Contract-Electrical	0	0	1,780	0
Contract-Pest Control	1,277	3	32,159	6
Contract-Grounds	0	0	12,748	2
Contract-Janitorial/Cleaning	1,388	3	2,278	0
Contract-Plumbing	0	0	3,696	1
Contract-HVAC	0	0	3,619	1
Contract-Vehicle Maintenance	0	0	1,420	0
Contract-Equipment Rental	38	0	432	0
Contract-Alarm Monitoring	0	0	2,580	1
Contract-Sprinkler Monitoring	0	0	94	0
Contract-Trash/Garbage...	0	0	40,733	8
Contract-IT Contracts	257	1	4,360	1
Contract Costs-Other	450	1	3,043	1
<b>Total Contract Costs</b>	<b>3,411</b>	<b>8</b>	<b>109,248</b>	<b>21</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>20,536</b>	<b>47</b>	<b>299,397</b>	<b>59</b>
<b>GENERAL EXPENSES</b>				
Insurance	0	0	2,589	1
Property Insurance	0	0	1,031	0
Payments in Lieu of Taxes	0	0	2,280	0
Misc. Taxes/Liscenses/Insurance	62	0	2,219	0
Employee Benefits	-82	0	18,278	4
Workers Compensation	0	0	2,891	1
Bad Debt-Tenant Rents	2	0	23,785	5
Security/Law Enforcement	0	0	1,739	0
<b>TOTAL GENERAL EXPENSES</b>	<b>-17</b>	<b>0</b>	<b>54,813</b>	<b>11</b>
<b>TOTAL EXPENSES</b>	<b>28,937</b>	<b>66</b>	<b>699,219</b>	<b>137</b>

# Income Statement

Period = Feb 2024

Book = Accrual

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
NET INCOME	<u>15,143</u>	<u>34</u>	<u>-188,388</u>	<u>-37</u>

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Revenue &amp; Expenses</b>				
<b>INCOME</b>				
<b>TENANT INCOME</b>				
Rental Income				
Utility Reimb.-LIPH	0	0	31	0
Total Rental Income	0	0	31	0
<b>NET TENANT INCOME</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants...	0	0	109,898	14
<b>TOTAL GRANT INCOME</b>	<b>0</b>	<b>0</b>	<b>109,898</b>	<b>14</b>
<b>OTHER INCOME</b>				
Management Fee Income	22,665	79	581,273	75
Bookkeeping Fee Income	5,992	21	27,814	4
Miscellaneous Other Income	0	0	4,438	1
Operating Transfers IN	0	0	50,000	6
<b>TOTAL OTHER INCOME</b>	<b>28,657</b>	<b>100</b>	<b>663,525</b>	<b>86</b>
<b>TOTAL INCOME</b>	<b>28,657</b>	<b>100</b>	<b>773,454</b>	<b>100</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
Administrative Salaries				
Administrative Salaries	36,049	126	322,324	42
Employee Benefit Contrib...	12,372	43	205,178	27
<b>Total Administrative Salaries</b>	<b>48,421</b>	<b>169</b>	<b>527,501</b>	<b>68</b>
Legal Expense				
Criminal Background Checks	0	0	60	0
General Legal Expense	8,401	29	40,309	5
<b>Total Legal Expense</b>	<b>8,401</b>	<b>29</b>	<b>40,369</b>	<b>5</b>
Other Admin Expenses				
Staff Training	195	1	2,410	0
Travel	73	0	648	0
Meals	1,166	4	6,124	1
Accounting Fees	0	0	11,948	2
Consultants	-54,570	-190	-39,883	-5
<b>Total Other Admin Expenses</b>	<b>-53,136</b>	<b>-185</b>	<b>-18,754</b>	<b>-2</b>
Miscellaneous Admin Expenses				
Membership and Fees	335	1	2,718	0
Advertising	552	2	1,934	0
Office Supplies	347	1	1,595	0
Computer Parts	0	0	336	0
Telephone	1,226	4	7,665	1

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Postage	225	1	1,488	0
Software License Fees	899	3	10,660	1
Copiers	94	0	1,294	0
Printer Supplies	0	0	1,018	0
Software	0	0	106	0
Internet	0	0	328	0
Fax	0	0	51	0
Cell Phones/Pagers	276	1	3,330	0
IT Expense	0	0	207	0
Payroll Services Fees	720	3	1,249	0
Bank Fees	52	0	264	0
Other Misc Admin Expenses	102	0	4,133	1
Total Miscellaneous Admin ...	<u>53,249</u>	<u>186</u>	<u>565,878</u>	<u>73</u>
TOTAL ADMINISTRATIVE E...	8,515	30	587,494	76
<b>UTILITIES</b>				
Water	88	0	1,012	0
Sewer	<u>23</u>	<u>0</u>	<u>286</u>	<u>0</u>
TOTAL UTILITY EXPENSES	110	0	1,297	0
<b>MAINTENANCE AND OPERA...</b>				
General Maint Expense				
Employee Benefit Contrib...	0	0	-268	0
Total General Maint Expense	<u>0</u>	<u>0</u>	<u>-268</u>	<u>0</u>
Materials				
Supplies-Janitorial/Cleaning	0	0	24	0
Supplies-Maint/Repairs	1,409	5	1,409	0
Maintenance Paper/Supplies	<u>84</u>	<u>0</u>	<u>651</u>	<u>0</u>
Total Materials	1,494	5	2,085	0
Contract Costs				
Contract-Equipment Rental	217	1	581	0
Contract-Alarm Monitoring	0	0	420	0
Contract-IT Contracts	531	2	7,497	1
Contract Costs-Other	<u>177</u>	<u>1</u>	<u>655</u>	<u>0</u>
Total Contract Costs	<u>925</u>	<u>3</u>	<u>9,153</u>	<u>1</u>
TOTAL MAINTENACE EXPENSES	2,419	8	10,969	1
<b>GENERAL EXPENSES</b>				
Insurance				
Liability Insurance	571	2	-8,401	-1
Misc. Taxes/Liscenses/Insurance	0	0	149	0
Employee Benefits	773	3	2,867	0
Retiree Insurance	2,511	9	23,360	3
Workers Compensation	<u>0</u>	<u>0</u>	<u>4,830</u>	<u>1</u>
TOTAL GENERAL EXPENSES	<u>3,855</u>	<u>13</u>	<u>25,394</u>	<u>3</u>
TOTAL EXPENSES	<u>14,899</u>	<u>52</u>	<u>625,155</u>	<u>81</u>



# Income Statement

Period = Feb 2024

Book = Accrual

	<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
NET INCOME	<u>13,759</u>	<u>48</u>	<u>148,300</u>	<u>19</u>

**Balance Sheet**

Period = Feb 2024

Book = Accrual

**Current Balance**

		<b>Current Balance</b>
All		
<b>ASSETS</b>		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash Operating 1		-487,448
Petty Cash		1,330
Total Unrestricted Cash		-486,118
Restricted Cash		
Cash Restricted-Security Deposits		19,156
Total Restricted Cash		19,156
TOTAL CASH		-466,962
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants		87,921
Allowance for Doubtful Accounts-Tenants		-83,784
AR - TPA		30,758
TOTAL ACCOUNTS AND NOTES RECEIVABLE		34,895
OTHER CURRENT ASSETS		
Investments-Unrestricted		37
Prepaid Insurance		74,208
TOTAL OTHER CURRENT ASSETS		74,245
TOTAL CURRENT ASSETS		-357,823
NONCURRENT ASSETS:		
FIXED ASSETS		
Buildings		5,436,781
Furniture and Equipment-Dwelling		81,701
Furniture and Equipment-Admin.		63,818
Leashold Improvements		0
Accum Depreciation-Buildings		-5,436,781
Accum Depreciation-Furn & Equip Admin		-145,519
TOTAL FIXED ASSETS (NET)		0
CFP Funding		
CFP 16 Operations		11,923
CFP 18 Operations		-42,680
CFP 19 Operations		-59,673
CFP 2022 Operations		-106,974
CFP 16 Mgmt Improvements		23,673
CFP 2017 Management Improvements		1,872
CFP 16 Administration		59,618
CFP 16 FEES AND COSTS		3,333
CFP 16 Dwelling Structures		159,612
CFP 16 Non-Dwelling Structures		3,333
CFP 16 Non-Dwelling Equipment		25,157

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
General Capital Activity	222,207
<b>TOTAL CFP FUNDING</b>	<b>301,402</b>
<b>RAD</b>	
RAD Program Management	13,581
RAD Architects	29,036
RAD Legal	1,501
RAD Development Related Accounting	231
<b>TOTAL RAD COSTS</b>	<b>44,349</b>
<b>TOTAL ASSETS</b>	<b>-12,072</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES:</b>	
<b>CURRENT LIABILITIES:</b>	
A/P Vendors and Contractors	151,153
Tenant Security Deposits	18,842
Security Deposit Clearing Account	-264
A/P-Payroll Wages Payable	9,614
A/P-Payroll Taxes Payable	1,409
Retirement W/H	8,200
Garnishments	156
Supplemental Insurance W/H	-588
Accrued Payable	1,946
Interprogram-Due To	795,469
Tenant Prepaid Rents	12,078
Accrued Compensated Absences-Current	4,699
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,002,713</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	9,541
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>9,541</b>
<b>TOTAL LIABILITIES</b>	<b>1,012,254</b>
<b>EQUITY</b>	
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	-56,159
Retained Earnings-Unrestricted Net Assets	-968,167
<b>TOTAL RETAINED EARNINGS:</b>	<b>-1,024,326</b>
<b>TOTAL EQUITY</b>	<b>-1,024,326</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>-12,072</b>

**Balance Sheet**

Period = Feb 2024

Book = Accrual

**Current Balance**

		<b>Current Balance</b>
All		
<b>ASSETS</b>		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash Operating 1		508,524
Petty Cash		2,567
Total Unrestricted Cash		511,090
Restricted Cash		
Cash Restricted-Security Deposits		33,645
Total Restricted Cash		33,645
TOTAL CASH		544,736
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants		348,545
Allowance for Doubtful Accounts-Tenants		-235,531
A/R Due from COCC		225,000
AR - TPA		74,131
TOTAL ACCOUNTS AND NOTES RECEIVABLE		412,145
OTHER CURRENT ASSETS		
Investments-Unrestricted		55,301
Prepaid Insurance		128,829
Interprogram-Due From		1,361,167
TOTAL OTHER CURRENT ASSETS		1,545,297
TOTAL CURRENT ASSETS		2,502,177
NONCURRENT ASSETS:		
FIXED ASSETS		
Buildings		16,924,041
Furniture and Equipment-Dwelling		306,811
Furniture and Equipment-Admin.		176,987
Leashold Improvements		597,295
Accum Depreciation-Buildings		-15,166,250
TOTAL FIXED ASSETS (NET)		2,838,884
CFP Funding		
CFP 18 Operations		-125,500
CFP 19 Operations		-134,264
CFP 2021 Operations		1,270
CFP 2022 Operations		-252,080
CFP 2023 Operations		1,077
CFP 16 Mgmt Improvements		0
CFP 2017 Management Improvements		5,678
CFP 18 Administration		-39,620
CFP 19 Administration		-99,454
CFP 2020 Administration		41,484

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
CFP 2021 Administration	37,160
CFP 2022 Administration	82,676
CFP 2023 Administration	137,278
CFP 16 FEES AND COSTS	3,333
CFP 16 Dwelling Structures	2,209,467
CFP 16 Non-Dwelling Structures	-1,516,182
CFP 16 Non-Dwelling Equipment	-33,660
CFP 2017 Site Improvements	1,729
General Capital Activity	296,048
<b>TOTAL CFP FUNDING</b>	<b>3,455,325</b>
<b>RAD</b>	
RAD Program Management	50,451
RAD Architects	256,317
RAD Legal	3,106
RAD Development Related Accounting	455
RAD Physical Needs Assessments	3,500
<b>TOTAL RAD COSTS</b>	<b>313,829</b>
<b>TOTAL ASSETS</b>	<b>6,271,332</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES:</b>	
<b>CURRENT LIABLITIES:</b>	
A/P Vendors and Contractors	216,403
Tenant Security Deposits	33,278
Security Deposit Clearing Account	-277
A/P-Payroll Wages Payable	25,777
A/P-Payroll Taxes Payable	-19,764
Retirement W/H	14,341
Supplemental Insurance W/H	-2,878
Accrued Payable	6,463
Accrued PILOT	13,588
Interprogram-Due To	79,536
Tenant Prepaid Rents	9,089
Accrued Compensated Absences-Current	25,636
<b>TOTAL CURRENT LIABILITIES</b>	<b>401,192</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	29,185
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>29,185</b>
<b>TOTAL LIABILITIES</b>	<b>430,377</b>
<b>EQUITY</b>	
<b>CONTRIBUTED CAPITAL:</b>	

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
Donations	-134
TOTAL CONTRIBUTED CAPITAL	-134
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	1,916,531
Retained Earnings-Unrestricted Net Assets	3,924,557
TOTAL RETAINED EARNINGS:	5,841,088
TOTAL EQUITY	5,840,955
TOTAL LIABILITIES AND EQUITY	6,271,332

**Balance Sheet**

Period = Feb 2024

Book = Accrual

**Current Balance**

		<b>Current Balance</b>
All		
<b>ASSETS</b>		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash Operating 1		-294,830
Petty Cash		1,198
Total Unrestricted Cash		-293,632
Restricted Cash		
Cash Restricted-Security Deposits		14,027
Total Restricted Cash		14,027
TOTAL CASH		-279,605
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants		120,571
Allowance for Doubtful Accounts-Tenants		-45,611
AR - TPA		13,791
TOTAL ACCOUNTS AND NOTES RECEIVABLE		88,750
OTHER CURRENT ASSETS		
Investments-Unrestricted		33
Prepaid Insurance		62,629
Interprogram-Due From		27,232
TOTAL OTHER CURRENT ASSETS		89,893
TOTAL CURRENT ASSETS		-100,961
NONCURRENT ASSETS:		
FIXED ASSETS		
Buildings		6,459,429
Furniture and Equipment-Dwelling		88,196
Furniture and Equipment-Admin.		64,685
Leashold Improvements		0
Accum Depreciation-Buildings		-6,440,929
Accum Depreciation-Furn & Equip Admin		-152,881
TOTAL FIXED ASSETS (NET)		18,501
CFP Funding		
CFP 16 Operations		975
CFP 19 Operations		-54,700
CFP 2022 Operations		-74,429
CFP 14 Mgmt Improvements		4,413
CFP 16 Mgmt Improvements		15
CFP 2017 Management Improvements		3,669
CFP 16 Administration		19,873
CFP 18 Administration		-30,000
CFP 16 FEES AND COSTS		3,333
CFP 16 Dwelling Structures		8,411

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
CFP 16 Non-Dwelling Structures	110,063
CFP 16 Non-Dwelling Equipment	2,421
CFP 2017 Site Improvements	121,000
General Capital Activity	261,997
<b>TOTAL CFP FUNDING</b>	<b>395,541</b>
<b>RAD</b>	
RAD Program Management	19,761
RAD Architects	29,036
RAD Legal	2,201
RAD Development Related Accounting	456
<b>TOTAL RAD COSTS</b>	<b>51,454</b>
<b>TOTAL ASSETS</b>	<b>346,034</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES:</b>	
<b>CURRENT LIABILITIES:</b>	
A/P Vendors and Contractors	85,472
Tenant Security Deposits	13,719
Security Deposit Clearing Account	541
A/P-Payroll Taxes Payable	1,001
Retirement W/H	4,800
Supplemental Insurance W/H	-3,471
Accrued Liabilities-Other	944
Accrued PILOT	2,280
Interprogram-Due To	579,369
Tenant Prepaid Rents	6,497
Accrued Compensated Absences-Current	8,274
<b>TOTAL CURRENT LIABILITIES</b>	<b>699,426</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	6,504
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>6,504</b>
<b>TOTAL LIABILITIES</b>	<b>705,930</b>
<b>EQUITY</b>	
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	0
Retained Earnings-Unrestricted Net Assets	-359,896
<b>TOTAL RETAINED EARNINGS:</b>	<b>-359,896</b>
<b>TOTAL EQUITY</b>	<b>-359,896</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>346,034</b>



**Balance Sheet**

Period = Feb 2024

Book = Accrual

**Current Balance**

All

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

Unrestricted Cash

Cash Operating 1

158,131

Petty Cash

1,738

Total Unrestricted Cash

159,869

**TOTAL CASH****159,869****OTHER CURRENT ASSETS**

Prepaid Insurance

10,712

Interprogram-Due From

65,361

**TOTAL OTHER CURRENT ASSETS****76,073****TOTAL CURRENT ASSETS****235,942****NONCURRENT ASSETS:****FIXED ASSETS**

Buildings

583,527

Furniture and Equipment-Admin.

49,378

Accum Depreciation-Buildings

-583,527

Accum Depreciation-Furn &amp; Equip Admin

-49,378

CFP Funding

CFP 18 Operations

-95,120

CFP 19 Operations

-99,000

General Capital Activity

1,556

**TOTAL CFP FUNDING****-192,564****RAD**

RAD Program Management

11,912

RAD Architects

27,891

RAD Legal

3,106

RAD Development Related Accounting

231

**TOTAL RAD COSTS****43,140****TOTAL ASSETS****86,518****LIABILITIES & EQUITY****LIABILITIES:****CURRENT LIABILITIES:**

A/P Vendors and Contractors

48,178

A/P-PHA Projects

225,000

A/P-Payroll Taxes Payable

-159

Retirement W/H

3,615

Garnishments

-1,758

Interprogram-Due To

1,074

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
Accrued Compensated Absences-Current	27,126
<b>TOTAL CURRENT LIABILITIES</b>	<b>303,075</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	13,010
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>13,010</b>
<b>TOTAL LIABILITIES</b>	<b>316,085</b>
<b>EQUITY</b>	
<b>CONTRIBUTED CAPITAL:</b>	
Donations	-2,250
<b>TOTAL CONTRIBUTED CAPITAL</b>	<b>-2,250</b>
<b>RETAINED EARNINGS:</b>	
Retained Earnings-Unrestricted Net Assets	-227,317
<b>TOTAL RETAINED EARNINGS:</b>	<b>-227,317</b>
<b>TOTAL EQUITY</b>	<b>-229,567</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>86,518</b>

# General Ledger

Period = Feb 2024

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1111-10-000</b>				<b>Cash Operating 1</b>					<b>33,590.95</b>	<b>= Beginning Balance =</b>
				Check Batch 4158				149.88	33,441.07	
				Check Batch 4165				1,131.03	32,310.04	
				Check Batch 4170				3,140.78	29,169.26	
				Check Batch 4178				13,000.13	16,169.13	
				Check Batch 4179				1,932.61	14,236.52	
				Check Batch 4186				529.99	13,706.53	
				Journal Batch 3171			12,769.02		26,475.55	
				<b>Net Change=-7,115.40</b>			<b>12,769.02</b>	<b>19,884.42</b>	<b>26,475.55</b>	<b>= Ending Balance =</b>
<b>1111-90-000</b>				<b>Petty Cash</b>					<b>207.21</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>207.21</b>	<b>= Ending Balance =</b>
<b>1112-03-000</b>				<b>Cash Restricted-HAP</b>					<b>84,938.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/06/2024	02/2024	Hogwood Properties (v0003328)	K-25640	12165	760.00	0.00	85,698.00	:HAP 01/24 Worthy, Keirston 904
				Check Batch 4158				215,023.00	-129,325.00	
				Check Batch 4159				3,665.00	-132,990.00	
				Journal Batch 3171			239,180.00		106,190.00	
				<b>Net Change=21,252.00</b>			<b>239,940.00</b>	<b>218,688.00</b>	<b>106,190.00</b>	<b>= Ending Balance =</b>
<b>1122-00-000</b>				<b>A/R-Tenants</b>					<b>12,153.72</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>12,153.72</b>	<b>= Ending Balance =</b>
<b>1129-99-000</b>				<b>Allowance for Doubtful Account...</b>					<b>-1,934.63</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-1,934.63</b>	<b>= Ending Balance =</b>
<b>1162-00-000</b>				<b>Investments-Unrestricted</b>					<b>3,694.28</b>	<b>= Beginning Balance =</b>
				Journal Batch 3171			0.93		3,695.21	
				<b>Net Change=0.93</b>			<b>0.93</b>	<b>0.00</b>	<b>3,695.21</b>	<b>= Ending Balance =</b>
<b>1211-00-000</b>				<b>Prepaid Insurance</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/14/2024	02/2024	HARRG, INC (v0003021)	P-50432	HG0...	5,356.03	0.00	5,356.03	Liability Insurance 2/14/24-2/14/25
				<b>Net Change=5,356.03</b>			<b>5,356.03</b>	<b>0.00</b>	<b>5,356.03</b>	<b>= Ending Balance =</b>
<b>1295-00-000</b>				<b>Interprogram-Due From</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		1,970.03	0.00	1,970.03	HCV Investment Interest Income
				<b>Net Change=1,970.03</b>			<b>1,970.03</b>	<b>0.00</b>	<b>1,970.03</b>	<b>= Ending Balance =</b>

# General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1400-08-000</b>				<b>Furniture and Equipment-Admin.</b>					<b>33,341.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>33,341.00 = Ending Balance =</b>	
<b>1405-03-000</b>				<b>Accum Depreciation-Furn &amp; Eq...</b>					<b>-33,341.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-33,341.00 = Ending Balance =</b>	
<b>1480-18-000</b>				<b>General Capital Activity</b>					<b>3,931.77 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>3,931.77 = Ending Balance =</b>	
<b>2111-00-000</b>				<b>A/P Vendors and Contractors</b>					<b>-31,527.33 = Beginning Balance =</b>	
hcv	Housing Choic...	02/06/2024	02/2024	Hogwood Properties (v0003328)	K-25640	12165	0.00	760.00	-32,287.33	:HAP 01/24 Worthy, Keirston 904
				Payable Batch 2774				207,219.00	-239,506.33	
				Payable Batch 2775				4,202.00	-243,708.33	
				Payable Batch 2797				737.91	-244,446.24	
				Payable Batch 2803				3,902.09	-248,348.33	
				Payable Batch 2799				3,897.83	-252,246.16	
				Check Batch 4158			215,172.88		-37,073.28	
				Payable Batch 2777				149.88	-37,223.16	
				Payable Batch 2776				3,602.00	-40,825.16	
				Payable Batch 2783				7,897.91	-48,723.07	
				Payable Batch 2790				49.67	-48,772.74	
				Check Batch 4159			3,665.00		-45,107.74	
				Check Batch 4165			1,131.03		-43,976.71	
				Payable Batch 2795				4,363.69	-48,340.40	
				Check Batch 4170			3,140.78		-45,199.62	
				Payable Batch 2800				68.14	-45,267.76	
				Payable Batch 2805				5,356.03	-50,623.79	
				Check Batch 4178			13,000.13		-37,623.66	
				Check Batch 4179			1,932.61		-35,691.05	
				Check Batch 4186			529.99		-35,161.06	
				Payable Batch 2815				129.62	-35,290.68	
				Payable Batch 2817				282.49	-35,573.17	
				Payable Batch 2813				719.83	-36,293.00	
				<b>Net Change=-4,765.67</b>			<b>238,572.42</b>	<b>243,338.09</b>	<b>-36,293.00 = Ending Balance =</b>	
<b>2117-60-000</b>				<b>Retirement W/H</b>					<b>-743.54 = Beginning Balance =</b>	
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	371.77	-1,115.31	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	371.77	-1,487.08	HCV Investment Interest Income

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				<b>Net Change=-743.54</b>			<b>0.00</b>	<b>743.54</b>	<b>-1,487.08</b>	<b>= Ending Balance =</b>
<b>2117-90-000</b>				<b>Supplemental Insurance W/H</b>					<b>2,489.49</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/12/2024	02/2024	AFLAC (v0001558)	P-50330	991890	250.44	0.00	2,739.93	Employee supplemental insurance Feb 2024
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	132.66	2,607.27	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	132.66	2,474.61	HCV Investment Interest Income
				<b>Net Change=-14.88</b>			<b>250.44</b>	<b>265.32</b>	<b>2,474.61</b>	<b>= Ending Balance =</b>
<b>2145-00-000</b>				<b>Interprogram-Due To</b>					<b>-282.23</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-282.23</b>	<b>= Ending Balance =</b>
<b>2240-00-000</b>				<b>Tenant Prepaid Rents</b>					<b>-5.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-5.00</b>	<b>= Ending Balance =</b>
<b>2260-00-000</b>				<b>Accrued Compensated Absen...</b>					<b>-6,202.40</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-6,202.40</b>	<b>= Ending Balance =</b>
<b>2305-00-000</b>				<b>Accrued Compensated Absenc...</b>					<b>-5,277.67</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-5,277.67</b>	<b>= Ending Balance =</b>
<b>2809-01-000</b>				<b>Invested in Capital Assets-Net ...</b>					<b>0.20</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>0.20</b>	<b>= Ending Balance =</b>
<b>2809-02-000</b>				<b>Retained Earnings-Unrestricted...</b>					<b>146,069.76</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>146,069.76</b>	<b>= Ending Balance =</b>
<b>2809-03-000</b>				<b>Retained Earnings-Restricted N...</b>					<b>-188,569.09</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-188,569.09</b>	<b>= Ending Balance =</b>
<b>3410-01-000</b>				<b>Section 8 HAP Earned</b>					<b>-2,188,383.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	239,180.00	-2,427,563.00	HCV Investment Interest Income
				<b>Net Change=-239,180.00</b>			<b>0.00</b>	<b>239,180.00</b>	<b>-2,427,563.00</b>	<b>= Ending Balance =</b>
<b>3410-02-000</b>				<b>Section 8 Admin. Fee Income</b>					<b>-257,559.71</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	23,659.00	-281,218.71	HCV Investment Interest Income
				<b>Net Change=-23,659.00</b>			<b>0.00</b>	<b>23,659.00</b>	<b>-281,218.71</b>	<b>= Ending Balance =</b>
<b>3610-00-000</b>				<b>Investment Income - Unrestricted</b>					<b>-117.63</b>	<b>= Beginning Balance =</b>

# General Ledger

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	0.93	-118.56	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	5.69	-124.25	HCV Investment Interest Income
<b>Net Change=-6.62</b>							<b>0.00</b>	<b>6.62</b>	<b>-124.25</b>	<b>= Ending Balance =</b>
				<b>Administrative Salaries</b>					<b>89,141.02</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		5,822.61	0.00	94,963.63	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		5,822.61	0.00	100,786.24	HCV Investment Interest Income
<b>Net Change=11,645.22</b>							<b>11,645.22</b>	<b>0.00</b>	<b>100,786.24</b>	<b>= Ending Balance =</b>
				<b>Employee Benefit Contributio...</b>					<b>93,584.68</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/06/2024	02/2024	Blue Care Network Of Michigan...	P-50299	2403...	4,206.41	0.00	97,791.09	Employee health insurance 3/1/24-3/31/24
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		629.80	0.00	98,420.89	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		598.41	0.00	99,019.30	HCV Investment Interest Income
hcv	Housing Choic...	02/29/2024	02/2024	City Of Jackson - Finance Dep...	P-50401	Feb2...	1,185.48	0.00	100,204.78	Employer Pension Contribution Feb 2024
hcv	Housing Choic...	02/29/2024	02/2024	City Of Jackson - Finance Dep...	P-50401	Feb2...	743.54	0.00	100,948.32	Employee Pension Withholding Feb 2024
<b>Net Change=7,363.64</b>							<b>7,363.64</b>	<b>0.00</b>	<b>100,948.32</b>	<b>= Ending Balance =</b>
				<b>Tenant Screening</b>					<b>9,622.95</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/08/2024	02/2024	EQUIFAX WORKFORCE SO...	P-50398	2059...	1,485.28	0.00	11,108.23	Social Services Transactions Jan 2024
<b>Net Change=1,485.28</b>							<b>1,485.28</b>	<b>0.00</b>	<b>11,108.23</b>	<b>= Ending Balance =</b>
				<b>General Legal Expense</b>					<b>3,858.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	01/31/2024	02/2024	RENO & CAVANAUGH PLLC ...	P-50355	64109	3,780.00	0.00	7,638.00	HCV QAD CORRECTIVE ACTION PLAN J...
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	2,240.00	5,398.00	HCV Investment Interest Income
<b>Net Change=1,540.00</b>							<b>3,780.00</b>	<b>2,240.00</b>	<b>5,398.00</b>	<b>= Ending Balance =</b>
				<b>Staff Training</b>					<b>173.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	01/16/2024	02/2024	NAN MCKAY & Associates, Inc....	P-50337	INV2...	450.00	0.00	623.00	INV286807 HOTMA Policy Workshop S. Boyce
<b>Net Change=450.00</b>							<b>450.00</b>	<b>0.00</b>	<b>623.00</b>	<b>= Ending Balance =</b>
				<b>Travel</b>					<b>324.41</b>	<b>= Beginning Balance =</b>
<b>Net Change=0.00</b>							<b>0.00</b>	<b>0.00</b>	<b>324.41</b>	<b>= Ending Balance =</b>
				<b>Meals</b>					<b>150.58</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/09/2024	02/2024	First National Bank Omaha (v...	P-50306	9465	3.59	0.00	154.17	Dunkin Donuts staff morale
hcv	Housing Choic...	02/29/2024	02/2024	First National Bank Omaha (v...	P-51005	193815	11.78	0.00	165.95	Pizza Hut - pizza for staff meeting
<b>Net Change=15.37</b>							<b>15.37</b>	<b>0.00</b>	<b>165.95</b>	<b>= Ending Balance =</b>

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				<b>Accounting Fees</b>					<b>4,315.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>4,315.00 = Ending Balance =</b>	
				<b>Port Out Admin Fee Paid</b>					<b>1,256.85 = Beginning Balance =</b>	
hcv	Housing Choic...	02/01/2024	02/2024	Housing Authority of DeKalb C...	P-49682		48.98	0.00	1,305.83	:POA 02/24 Williams, Quitony
hcv	Housing Choic...	02/01/2024	02/2024	Dallas Housing Authority (v00...	P-49779		44.00	0.00	1,349.83	:POA 02/24 Collins, Andrea
hcv	Housing Choic...	02/01/2024	02/2024	Inlivian Housing Authority (v00...	P-49854		56.90	0.00	1,406.73	:POA 02/24 Wilson, Tacarra
				<b>Net Change=149.88</b>			<b>149.88</b>	<b>0.00</b>	<b>1,406.73 = Ending Balance =</b>	
				<b>Management Fee</b>					<b>16,731.80 = Beginning Balance =</b>	
hcv	Housing Choic...	02/01/2024	02/2024	Jackson Housing Commission ...	P-50174	Mgm...	4,731.80	0.00	21,463.60	Section 8 Management Fee Feb 2024
				<b>Net Change=4,731.80</b>			<b>4,731.80</b>	<b>0.00</b>	<b>21,463.60 = Ending Balance =</b>	
				<b>Bookkeeping Fees</b>					<b>2,977.50 = Beginning Balance =</b>	
hcv	Housing Choic...	02/01/2024	02/2024	Jackson Housing Commission ...	P-50173	Bookk...	2,977.50	0.00	5,955.00	Bookkeeping Fee Feb 2024
				<b>Net Change=2,977.50</b>			<b>2,977.50</b>	<b>0.00</b>	<b>5,955.00 = Ending Balance =</b>	
				<b>Consultants</b>					<b>13,992.50 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>13,992.50 = Ending Balance =</b>	
				<b>Membership and Fees</b>					<b>78.78 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>78.78 = Ending Balance =</b>	
				<b>Publications</b>					<b>1.55 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>1.55 = Ending Balance =</b>	
				<b>Advertising</b>					<b>719.64 = Beginning Balance =</b>	
hcv	Housing Choic...	02/13/2024	02/2024	MLive Media Group (v0002314)	P-50366	0010...	68.14	0.00	787.78	Public Notice Waiting List Opening Francis Se...
				<b>Net Change=68.14</b>			<b>68.14</b>	<b>0.00</b>	<b>787.78 = Ending Balance =</b>	
				<b>Office Supplies</b>					<b>866.95 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>866.95 = Ending Balance =</b>	
				<b>Telephone</b>					<b>2,328.49 = Beginning Balance =</b>	
hcv	Housing Choic...	02/01/2024	02/2024	Answer First (v0003165)	P-50168	127407	83.02	0.00	2,411.51	127407 Answering/forwarding service Feb 2024
hcv	Housing Choic...	02/04/2024	02/2024	Advanced Communications & D...	P-50209	4677...	49.67	0.00	2,461.18	46775-231 Business POTS digital line 2/1/24-...
hcv	Housing Choic...	02/28/2024	02/2024	TDS Metrocom (v0002740)	P-50986	517-7...	128.07	0.00	2,589.25	517-787-1188 managed phone/fax lines 2/28/...
hcv	Housing Choic...	02/28/2024	02/2024	TDS Metrocom (v0002740)	P-50988	517-7...	1.55	0.00	2,590.80	517-787-6326 managed phone/fax lines 2/28/...

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hcv	Housing Choic...	02/29/2024	02/2024	TDS Metrocom (v0002740)	P-51024	517 7...	126.80	0.00	2,717.60	Managed phone/fax lines 12/28/22-1/27/23
				<b>Net Change=389.11</b>			<b>389.11</b>	<b>0.00</b>	<b>2,717.60</b>	<b>= Ending Balance =</b>
<b>4190-08-000</b>				<b>Postage</b>					<b>1,929.23</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/22/2024	02/2024	PITNEY BOWES BANK INC ...	P-50405	02.22.24	265.60	0.00	2,194.83	Postage use Feb 2024
				<b>Net Change=265.60</b>			<b>265.60</b>	<b>0.00</b>	<b>2,194.83</b>	<b>= Ending Balance =</b>
<b>4190-09-000</b>				<b>Software License Fees</b>					<b>5,630.34</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>5,630.34</b>	<b>= Ending Balance =</b>
<b>4190-10-000</b>				<b>Copiers</b>					<b>1,969.42</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/05/2024	02/2024	AMERICAN OFFICE SOLUTI...	P-50296	35877902	153.69	0.00	2,123.11	35877902 Monthly copier use/service 12/28/2...
				<b>Net Change=153.69</b>			<b>153.69</b>	<b>0.00</b>	<b>2,123.11</b>	<b>= Ending Balance =</b>
<b>4190-11-000</b>				<b>Printer Supplies</b>					<b>0.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/25/2024	02/2024	AMAZON CAPITAL SERVICES...	P-50397	1VX...	89.99	0.00	89.99	(1) TONER CARTRIDGE
				<b>Net Change=89.99</b>			<b>89.99</b>	<b>0.00</b>	<b>89.99</b>	<b>= Ending Balance =</b>
<b>4190-12-000</b>				<b>Software</b>					<b>3,171.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>3,171.00</b>	<b>= Ending Balance =</b>
<b>4190-15-000</b>				<b>Cell Phones/Pagers</b>					<b>1,613.94</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/06/2024	02/2024	AT &T Mobility (v0003208)	P-50329	2873...	37.47	0.00	1,651.41	Employee cell phones/tablets 1/7/24-2/6/24
				<b>Net Change=37.47</b>			<b>37.47</b>	<b>0.00</b>	<b>1,651.41</b>	<b>= Ending Balance =</b>
<b>4190-17-000</b>				<b>Payroll Services Fees</b>					<b>282.23</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		17.85	0.00	300.08	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		125.64	0.00	425.72	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		126.48	0.00	552.20	HCV Investment Interest Income
				<b>Net Change=269.97</b>			<b>269.97</b>	<b>0.00</b>	<b>552.20</b>	<b>= Ending Balance =</b>
<b>4190-20-000</b>				<b>Bank Fees</b>					<b>51.50</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>51.50</b>	<b>= Ending Balance =</b>
<b>4190-22-000</b>				<b>Other Misc Admin Expenses</b>					<b>88.75</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/08/2024	02/2024	EQUIFAX WORKFORCE SO...	P-50398	2059...	10.00	0.00	98.75	Account Servicing Fee Jan 2024
hcv	Housing Choic...	02/08/2024	02/2024	EQUIFAX WORKFORCE SO...	P-50398	2059...	4.99	0.00	103.74	Security Monitoring Fee Jan 2024
hcv	Housing Choic...	02/25/2024	02/2024	AMAZON CAPITAL SERVICES...	P-50397	1VX...	6.99	0.00	110.73	SHIPPING FOR TONER CARTRIDGE



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				<b>Net Change=21.98</b>			<b>21.98</b>	<b>0.00</b>	<b>110.73</b>	<b>= Ending Balance =</b>
<b>4310-00-000</b>				<b>Water</b>					<b>924.07</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	01/30/2024	02/2024	JACKSON UTILITY BILLING (...)	P-50402	01.30.24	87.51	0.00	1,011.58	Water use 12/28/23-1/30/24
				<b>Net Change=87.51</b>			<b>87.51</b>	<b>0.00</b>	<b>1,011.58</b>	<b>= Ending Balance =</b>
<b>4390-00-000</b>				<b>Sewer</b>					<b>263.07</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	01/30/2024	02/2024	JACKSON UTILITY BILLING (...)	P-50402	01.30.24	22.71	0.00	285.78	Sewer use 12/28/23-1/30/24
				<b>Net Change=22.71</b>			<b>22.71</b>	<b>0.00</b>	<b>285.78</b>	<b>= Ending Balance =</b>
<b>4410-00-000</b>				<b>Maintenance Salaries</b>					<b>2,925.22</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/29/2024	02/2024	Jackson Housing Commission ...	P-50950	Feb24...	340.56	0.00	3,265.78	Reimburse PH for maint salaries for Section 8...
				<b>Net Change=340.56</b>			<b>340.56</b>	<b>0.00</b>	<b>3,265.78</b>	<b>= Ending Balance =</b>
<b>4412-00-000</b>				<b>Maintenance Travel/Training</b>					<b>71.74</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/29/2024	02/2024	Jackson Housing Commission ...	P-50950	Feb24...	38.71	0.00	110.45	reimburse mileage for Section 8 inspections F...
				<b>Net Change=38.71</b>			<b>38.71</b>	<b>0.00</b>	<b>110.45</b>	<b>= Ending Balance =</b>
<b>4420-10-000</b>				<b>Maintenance Paper/Supplies</b>					<b>423.39</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>423.39</b>	<b>= Ending Balance =</b>
<b>4430-15-000</b>				<b>Contract-Equipment Rental</b>					<b>77.24</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>77.24</b>	<b>= Ending Balance =</b>
<b>4430-22-000</b>				<b>Contract-IT Contracts</b>					<b>3,451.10</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/01/2024	02/2024	PC Solutions (v0002522)	P-50176	m38578	105.59	0.00	3,556.69	Monthly service Contract Feb 2024
hcv	Housing Choic...	02/29/2024	02/2024	First National Bank Omaha (v...	P-51006	4925...	113.59	0.00	3,670.28	Google GSuite email admn Feb 2024
				<b>Net Change=219.18</b>			<b>219.18</b>	<b>0.00</b>	<b>3,670.28</b>	<b>= Ending Balance =</b>
<b>4430-99-000</b>				<b>Contract Costs-Other</b>					<b>477.52</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/28/2024	02/2024	AccuShred, LLC (v0001594)	P-50998	90866	30.32	0.00	507.84	Document destruction Feb 2024
				<b>Net Change=30.32</b>			<b>30.32</b>	<b>0.00</b>	<b>507.84</b>	<b>= Ending Balance =</b>
<b>4540-00-000</b>				<b>Employee Benefits</b>					<b>3,168.60</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/13/2024	02/2024	KCL GROUP BENEFITS (v00...	P-50351	2477...	117.83	0.00	3,286.43	Employee life, AD&D, STD, LTD 3/1/24-3/31/24
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	484.45	2,801.98	HCV Investment Interest Income
hcv	Housing Choic...	02/28/2024	02/2024	HCV Investment Interest Income	J-4270		0.00	484.45	2,317.53	HCV Investment Interest Income
hcv	Housing Choic...	02/29/2024	02/2024	Jackson Housing Commission ...	P-50950	Feb24...	340.56	0.00	2,658.09	Reimburse PH for maint benefits for Section 8...

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<b>Net Change=-510.51</b>							<b>458.39</b>	<b>968.90</b>	<b>2,658.09</b>	<b>= Ending Balance =</b>
<b>4540-20-000</b>	<b>Workers Compensation</b>								<b>2,634.79</b>	<b>= Beginning Balance =</b>
<b>Net Change=0.00</b>							<b>0.00</b>	<b>0.00</b>	<b>2,634.79</b>	<b>= Ending Balance =</b>
<b>4715-00-000</b>	<b>Housing Assistance Payments</b>								<b>2,039,483.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	12/01/2023	02/2024	Guardhouse Rentals LLC (v00...	P-50006		0.00	296.00	2,039,187.00	:Abate HAP 12/23 Hall, Linitta 1
hcv	Housing Choic...	01/01/2024	02/2024	All-Pro Realty & Property Man...	P-49748		104.00	0.00	2,039,291.00	:HAP 01/24 White Jr., Barry 1508
hcv	Housing Choic...	01/01/2024	02/2024	Tanya Padgett (v0002940)	P-49759		55.00	0.00	2,039,346.00	:HAP 01/24 Bright, Maurisa 918 C
hcv	Housing Choic...	01/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49761		411.00	0.00	2,039,757.00	:HAP 01/24 Bright, Maurisa 308 V
hcv	Housing Choic...	01/01/2024	02/2024	7288 Properties LLC (v0003029)	P-49856		1,145.00	0.00	2,040,902.00	:HAP 01/24 Carter, Alesha 334 W
hcv	Housing Choic...	01/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49964		99.00	0.00	2,041,001.00	:HAP 01/24 Milam, Shauntana 2917
hcv	Housing Choic...	01/01/2024	02/2024	All-Pro Realty & Property Man...	P-49965		543.00	0.00	2,041,544.00	:HAP 01/24 Milam, Shauntana 403
hcv	Housing Choic...	01/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49968		0.00	261.00	2,041,283.00	:HAP 01/24 Reynolds, Larissa 292
hcv	Housing Choic...	01/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49969		673.00	0.00	2,041,956.00	:HAP 01/24 Reynolds, Larissa 292
hcv	Housing Choic...	01/01/2024	02/2024	All-Pro Realty (v0003193)	P-49992		307.00	0.00	2,042,263.00	:HAP 01/24 Jackson, VetoINETTE 9
hcv	Housing Choic...	01/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49997		0.00	647.00	2,041,616.00	:HAP 01/24 Bicy, Morgen 2978 Woo
hcv	Housing Choic...	01/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49998		784.00	0.00	2,042,400.00	:HAP 01/24 Bicy, Morgen 2978 Woo
hcv	Housing Choic...	02/01/2024	02/2024	Mullins Properties LLC (v0000047)	P-49679		337.00	0.00	2,042,737.00	:HAP 02/24 Ross, Pauline 214 Rob
hcv	Housing Choic...	02/01/2024	02/2024	Thomas J. Kukulka (v0000343)	P-49680		490.00	0.00	2,043,227.00	:HAP 02/24 Beall, Cheri 1201 Orn
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49684		703.00	0.00	2,043,930.00	:HAP 02/24 Sanders, Dale 470 Hic
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49685		697.00	0.00	2,044,627.00	:HAP 02/24 Briston, Decole 614 M
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-49686		417.00	0.00	2,045,044.00	:HAP 02/24 Doyle, Rochelle 3592
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-49689		1,056.00	0.00	2,046,100.00	:HAP 02/24 Dempsey, Latoyia 109
hcv	Housing Choic...	02/01/2024	02/2024	Robert H. Bruton (v0001129)	P-49690		1,045.00	0.00	2,047,145.00	:HAP 02/24 Bailey Jr., Kalahara
hcv	Housing Choic...	02/01/2024	02/2024	Robert Wignent (v0000799)	P-49691		353.00	0.00	2,047,498.00	:HAP 02/24 Austin, Kelly 202 Wat
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49692		446.00	0.00	2,047,944.00	:HAP 02/24 Cruz, Gloria 541 Wild
hcv	Housing Choic...	02/01/2024	02/2024	James L. Tylutki (v0000850)	P-49693		1,141.00	0.00	2,049,085.00	:HAP 02/24 Jimenez, Adrianne 724
hcv	Housing Choic...	02/01/2024	02/2024	Second Missionary Baptist Chu...	P-49694		590.00	0.00	2,049,675.00	:HAP 02/24 Edwards, Joyce 309 E.
hcv	Housing Choic...	02/01/2024	02/2024	Reflections (v0001174)	P-49695		634.00	0.00	2,050,309.00	:HAP 02/24 Thompson, Larissa 276
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49696		561.00	0.00	2,050,870.00	:HAP 02/24 Amos, Tinetta 237 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Francis Senior Loft (v0003076)	P-49697		647.00	0.00	2,051,517.00	:HAP 02/24 Hern, Ruthie 123 E. W
hcv	Housing Choic...	02/01/2024	02/2024	C James Wellman (v0003271)	P-49698		960.00	0.00	2,052,477.00	:HAP 02/24 Cordova, Allysia 7962
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49700		752.00	0.00	2,053,229.00	:HAP 02/24 Nixon, Katina 239 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49701		824.00	0.00	2,054,053.00	:HAP 02/24 Peters, Sonya 709 N.
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49702		941.00	0.00	2,054,994.00	:HAP 02/24 Mcguire, Naja 2915 As
hcv	Housing Choic...	02/01/2024	02/2024	Robert H. Bruton (v0001129)	P-49704		1,155.00	0.00	2,056,149.00	:HAP 02/24 Brzozowski, Sandy 323
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49705		864.00	0.00	2,057,013.00	:HAP 02/24 Peterson, Isabell 121

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hcv	Housing Choic...	02/01/2024	02/2024	Reflections (v0001174)	P-49706		517.00	0.00	2,057,530.00	:HAP 02/24 Wells, Virginia 2767
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49707		674.00	0.00	2,058,204.00	:HAP 02/24 Bills, Latesha 147 W.
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49709		500.00	0.00	2,058,704.00	:HAP 02/24 Foster, Belinda 2927
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49710		740.00	0.00	2,059,444.00	:HAP 02/24 Montgomery, Evonne 30
hcv	Housing Choic...	02/01/2024	02/2024	Stacey Nelson (v0003303)	P-49712		667.00	0.00	2,060,111.00	:HAP 02/24 Downard, Tammie 323 O
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49713		513.00	0.00	2,060,624.00	:HAP 02/24 Ridley, Marcola 2911
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49714		292.00	0.00	2,060,916.00	:HAP 02/24 Hearron, Michelle 239
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49715		284.00	0.00	2,061,200.00	:HAP 02/24 Eubanks, Jamie 214 So
hcv	Housing Choic...	02/01/2024	02/2024	Roger W. Jackson (v0000239)	P-49716		641.00	0.00	2,061,841.00	:HAP 02/24 Webb, Tina 822 23rd S
hcv	Housing Choic...	02/01/2024	02/2024	Charger Properties LLC (v000...	P-49717		622.00	0.00	2,062,463.00	:HAP 02/24 Smith, Ronnie 2820 Me
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49719		532.00	0.00	2,062,995.00	:HAP 02/24 Conley, Kimberly 239
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49720		800.00	0.00	2,063,795.00	:HAP 02/24 Andrew, Deanna 541 Wi
hcv	Housing Choic...	02/01/2024	02/2024	Moore Home Builders (v0001154)	P-49722		331.00	0.00	2,064,126.00	:HAP 02/24 Nace, Monya 1814 E. G
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49725		561.00	0.00	2,064,687.00	:HAP 02/24 Boone, Rae 339 Oak Gr
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49726		576.00	0.00	2,065,263.00	:HAP 02/24 Fitzgerald, Shelly 23
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-49727		448.00	0.00	2,065,711.00	:HAP 02/24 Milligan, Jacqueline
hcv	Housing Choic...	02/01/2024	02/2024	Perennial Properties (v0003222)	P-49728		449.00	0.00	2,066,160.00	:HAP 02/24 Jimenez, Lisa 504 Thi
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49729		435.00	0.00	2,066,595.00	:HAP 02/24 Crosby, Willie 214 So
hcv	Housing Choic...	02/01/2024	02/2024	Reflections (v0001174)	P-49730		581.00	0.00	2,067,176.00	:HAP 02/24 Harmon, Earnestine 27
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49731		436.00	0.00	2,067,612.00	:HAP 02/24 Hughes, Melissa 308 V
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49732		559.00	0.00	2,068,171.00	:HAP 02/24 Bartreau, Janet 1910
hcv	Housing Choic...	02/01/2024	02/2024	Zarina Nurmanova (v0003118)	P-49733		700.00	0.00	2,068,871.00	:HAP 02/24 Stone, Janetta 909 2n
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49735		435.00	0.00	2,069,306.00	:HAP 02/24 Hatt, Diana 363 Oak G
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49736		487.00	0.00	2,069,793.00	:HAP 02/24 Echelbarger, Emory 29
hcv	Housing Choic...	02/01/2024	02/2024	A to Z Properties (v0003212)	P-49737		478.00	0.00	2,070,271.00	:HAP 02/24 Lowden, Angelica 720
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49738		216.00	0.00	2,070,487.00	:HAP 02/24 Payne, Diane 2900 Her
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49739		595.00	0.00	2,071,082.00	:HAP 02/24 Williams, Deborah 363
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49740		544.00	0.00	2,071,626.00	:HAP 02/24 Harvey, Queen 2923 As
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49741		786.00	0.00	2,072,412.00	:HAP 02/24 Alford, David 2919 As
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49742		420.00	0.00	2,072,832.00	:HAP 02/24 Rockwell, Timothy 214
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-49743		290.00	0.00	2,073,122.00	:HAP 02/24 Smith, Igene 3546 Che
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49744		227.00	0.00	2,073,349.00	:HAP 02/24 Taylor, Andrea 482 Ro
hcv	Housing Choic...	02/01/2024	02/2024	7288 Properties LLC (v0003029)	P-49745		764.00	0.00	2,074,113.00	:HAP 02/24 Hampton, Chebrienne 1
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49746		501.00	0.00	2,074,614.00	:HAP 02/24 Bennett, Monique 2927
hcv	Housing Choic...	02/01/2024	02/2024	RAL Property Management (v...	P-49747		499.00	0.00	2,075,113.00	:HAP 02/24 Brown, Lee 808 Second
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49749		214.00	0.00	2,075,327.00	:HAP 02/24 White Jr., Barry 1508
hcv	Housing Choic...	02/01/2024	02/2024	William Lindsay (v0001306)	P-49750		800.00	0.00	2,076,127.00	:HAP 02/24 Swank, Shawnta 508 S.
hcv	Housing Choic...	02/01/2024	02/2024	Armory Artswalk Apartments (...)	P-49751		909.00	0.00	2,077,036.00	:HAP 02/24 Howell, Laurie 100 Ar

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hcv	Housing Choic...	02/01/2024	02/2024	Michigan Platinum Properties L...	P-49753		1,321.00	0.00	2,078,357.00	:HAP 02/24 Shellberg, Rachael 31
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49755		840.00	0.00	2,079,197.00	:HAP 02/24 Hayworth, Trey 339 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49757		985.00	0.00	2,080,182.00	:HAP 02/24 Chase, Tera 455 Hicko
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49758		417.00	0.00	2,080,599.00	:HAP 02/24 Hill, David 2900 Heri
hcv	Housing Choic...	02/01/2024	02/2024	Foxfire Apartments LDHA LLC ...	P-49760		1,080.00	0.00	2,081,679.00	:HAP 02/24 Holmon, Lakia 400 C C
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49762		455.00	0.00	2,082,134.00	:HAP 02/24 Bright, Maurisa 308 V
hcv	Housing Choic...	02/01/2024	02/2024	Maple Ridge Apartments (v00...	P-49763		421.00	0.00	2,082,555.00	:HAP 02/24 Swiontek, Victoria 11
hcv	Housing Choic...	02/01/2024	02/2024	James L. Tylutki (v0000850)	P-49764		363.00	0.00	2,082,918.00	:HAP 02/24 Cummings, Katrina 516
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49765		404.00	0.00	2,083,322.00	:HAP 02/24 Lee, Marilyn 2923 Ash
hcv	Housing Choic...	02/01/2024	02/2024	Laura LaFrenier (v0003290)	P-49766		566.00	0.00	2,083,888.00	:HAP 02/24 Breese, Dona 105 W. M
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49767		814.00	0.00	2,084,702.00	:HAP 02/24 Wallace, Winifred 290
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49768		884.00	0.00	2,085,586.00	:HAP 02/24 Allen, Melissa 1432 L
hcv	Housing Choic...	02/01/2024	02/2024	TCM Property Management (v...	P-49771		684.00	0.00	2,086,270.00	:HAP 02/24 Gilhouse, Angela 514
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49772		459.00	0.00	2,086,729.00	:HAP 02/24 Brown, Donna 214 S Ja
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49773		648.00	0.00	2,087,377.00	:HAP 02/24 Berry, Jessica 308 Va
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49774		810.00	0.00	2,088,187.00	:HAP 02/24 Powell, Sara 505 Hick
hcv	Housing Choic...	02/01/2024	02/2024	310s Mechanic Lofts LDHA LP ...	P-49776		537.00	0.00	2,088,724.00	:HAP 02/24 Orlos, Mary 310 S. Me
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49777		717.00	0.00	2,089,441.00	:HAP 02/24 Brown, Nasani 308 Van
hcv	Housing Choic...	02/01/2024	02/2024	Millmac Properties (v0003106)	P-49781		631.00	0.00	2,090,072.00	:HAP 02/24 Barger, Diana 6625 W
hcv	Housing Choic...	02/01/2024	02/2024	Winn Bolli LLC (v0001500)	P-49782		825.00	0.00	2,090,897.00	:HAP 02/24 Soto, Mary 1707 Blake
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49784		415.00	0.00	2,091,312.00	:HAP 02/24 Love, Calvin 2900 Her
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49786		815.00	0.00	2,092,127.00	:HAP 02/24 Lamberson, Michael 50
hcv	Housing Choic...	02/01/2024	02/2024	Westbay Management Co. (v0...	P-49787		368.00	0.00	2,092,495.00	:HAP 02/24 Corser, Diane 1500 W
hcv	Housing Choic...	02/01/2024	02/2024	Hope Weishaupt (v0003259)	P-49788		381.00	0.00	2,092,876.00	:HAP 02/24 Richardson, Timothy 2
hcv	Housing Choic...	02/01/2024	02/2024	J.E.C.S. Properties LLC (v000...	P-49789		541.00	0.00	2,093,417.00	:HAP 02/24 Stoops, James 117 W F
hcv	Housing Choic...	02/01/2024	02/2024	Tanya Padgett (v0002940)	P-49790		495.00	0.00	2,093,912.00	:HAP 02/24 Taylor, Verda 1029 Ma
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49791		499.00	0.00	2,094,411.00	:HAP 02/24 Powell, Marvin 214 S
hcv	Housing Choic...	02/01/2024	02/2024	JRP PRIMARY Property Man...	P-49792		795.00	0.00	2,095,206.00	:HAP 02/24 Edwards, Lashuna 6727
hcv	Housing Choic...	02/01/2024	02/2024	Jeff Lammers (v0001287)	P-49794		400.00	0.00	2,095,606.00	:HAP 02/24 Thornton, Robyn 804 B
hcv	Housing Choic...	02/01/2024	02/2024	Crownline Properties LLC (v00...	P-49795		650.00	0.00	2,096,256.00	:HAP 02/24 Davis, Charles 510 Un
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-49796		455.00	0.00	2,096,711.00	:HAP 02/24 Potts, Sarah 3571 Che
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49798		485.00	0.00	2,097,196.00	:HAP 02/24 Parker, Robert 2900 H
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49799		517.00	0.00	2,097,713.00	:HAP 02/24 Boykins, Mary 339 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Francis Senior Loft (v0003076)	P-49800		466.00	0.00	2,098,179.00	:HAP 02/24 Cotton, Dennis 123 Ea
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49801		376.00	0.00	2,098,555.00	:HAP 02/24 Tomlin, Betty 2900 He
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49802		675.00	0.00	2,099,230.00	:HAP 02/24 Osborne, Debra 237 Oa
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49803		129.00	0.00	2,099,359.00	:HAP 02/24 Evans, Deborah 2998 W
hcv	Housing Choic...	02/01/2024	02/2024	Robert H. Bruton (v0001129)	P-49806		485.00	0.00	2,099,844.00	:HAP 02/24 Powell, James 510 Fir

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hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49807		688.00	0.00	2,100,532.00	:HAP 02/24 Thomas, Bobbi 239 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49809		178.00	0.00	2,100,710.00	:HAP 02/24 Puente, Amy 205 Oak G
hcv	Housing Choic...	02/01/2024	02/2024	Charger Properties LLC (v000...	P-49810		664.00	0.00	2,101,374.00	:HAP 02/24 Griffin, Kimberly 295
hcv	Housing Choic...	02/01/2024	02/2024	RAL Property Management (v...	P-49812		531.00	0.00	2,101,905.00	:HAP 02/24 Brown, Cathy 810 Seco
hcv	Housing Choic...	02/01/2024	02/2024	RAL Property Management (v...	P-49813		625.00	0.00	2,102,530.00	:HAP 02/24 Bitner, Kasiti 110 Ri
hcv	Housing Choic...	02/01/2024	02/2024	Arbor View Estates (v0003297)	P-49814		407.00	0.00	2,102,937.00	:HAP 02/24 Albright, Gail 210 W.
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49815		697.00	0.00	2,103,634.00	:HAP 02/24 Burton, Glynetta 239
hcv	Housing Choic...	02/01/2024	02/2024	Guardhouse Rentals LLC (v00...	P-49816		635.00	0.00	2,104,269.00	:HAP 02/24 Tello, Angela 339 Uni
hcv	Housing Choic...	02/01/2024	02/2024	Summit Street LLC (v0000919)	P-49817		950.00	0.00	2,105,219.00	:HAP 02/24 Makielski, Christina
hcv	Housing Choic...	02/01/2024	02/2024	Reflections (v0001174)	P-49818		499.00	0.00	2,105,718.00	:HAP 02/24 Lincoln, Alison 2775
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49821		623.00	0.00	2,106,341.00	:HAP 02/24 Fausz, Nicole 1446 Lo
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49822		636.00	0.00	2,106,977.00	:HAP 02/24 Engle, Catherine 505
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49823		531.00	0.00	2,107,508.00	:HAP 02/24 Lunsford, Rosetta 410
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49824		697.00	0.00	2,108,205.00	:HAP 02/24 Foster, Bythane 363 O
hcv	Housing Choic...	02/01/2024	02/2024	S.E.E.D. Softwares LLC (v000...	P-49825		623.00	0.00	2,108,828.00	:HAP 02/24 Wilkins, Alberta 658
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49826		657.00	0.00	2,109,485.00	:HAP 02/24 Suddeth, Dyetta 415 H
hcv	Housing Choic...	02/01/2024	02/2024	Marhonda Williams (v0003097)	P-49827		750.00	0.00	2,110,235.00	:HAP 02/24 Bicy, Natasha 221 E.
hcv	Housing Choic...	02/01/2024	02/2024	Whitehouse Enterprise (v0003288)	P-49828		281.00	0.00	2,110,516.00	:HAP 02/24 Bedell, Robin 206 Nor
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49829		1,094.00	0.00	2,111,610.00	:HAP 02/24 Householder, Tammie 4
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49830		284.00	0.00	2,111,894.00	:HAP 02/24 Berry, Maryanne 2930
hcv	Housing Choic...	02/01/2024	02/2024	William J. Georgopoulos (v000...	P-49831		462.00	0.00	2,112,356.00	:HAP 02/24 Bradshaw, Ramona 1022
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49833		445.00	0.00	2,112,801.00	:HAP 02/24 Lovejoy, Lillian 2911
hcv	Housing Choic...	02/01/2024	02/2024	Maple Ridge Apartments (v00...	P-49834		431.00	0.00	2,113,232.00	:HAP 02/24 Shelton, Joyce 110 N.
hcv	Housing Choic...	02/01/2024	02/2024	Guardhouse Rentals LLC (v00...	P-49835		491.00	0.00	2,113,723.00	:HAP 02/24 Hall, Linitta 103 W.
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49836		1,088.00	0.00	2,114,811.00	:HAP 02/24 Page, Ashley 2943 Woo
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49837		606.00	0.00	2,115,417.00	:HAP 02/24 Byrd, Jerry 2919 Asht
hcv	Housing Choic...	02/01/2024	02/2024	Mullins Properties LLC (v0000047)	P-49838		756.00	0.00	2,116,173.00	:HAP 02/24 Bynum, Lee 1408 S Elm
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-49839		544.00	0.00	2,116,717.00	:HAP 02/24 Petty, Randi 248 W. H
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49840		485.00	0.00	2,117,202.00	:HAP 02/24 Slaughter, Harold 214
hcv	Housing Choic...	02/01/2024	02/2024	Michigan Platinum Properties L...	P-49841		1,100.00	0.00	2,118,302.00	:HAP 02/24 Selby, Shaquay 133 W
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49843		712.00	0.00	2,119,014.00	:HAP 02/24 Fink, Kelley 1009 Chi
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49844		725.00	0.00	2,119,739.00	:HAP 02/24 Medina, Blake 214 S.
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49845		774.00	0.00	2,120,513.00	:HAP 02/24 Smith, Traci 2923 Ash
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49847		648.00	0.00	2,121,161.00	:HAP 02/24 Bell, Ronnie 237 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-49848		1,013.00	0.00	2,122,174.00	:HAP 02/24 Schmidt, David 1001 S
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49849		469.00	0.00	2,122,643.00	:HAP 02/24 Lane, Kevin 455 Hicko
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49850		786.00	0.00	2,123,429.00	:HAP 02/24 Harren, Tammie 235 Oa
hcv	Housing Choic...	02/01/2024	02/2024	E2 Properties LLC (v0003306)	P-49851		1,010.00	0.00	2,124,439.00	:HAP 02/24 Mckinney, Shaunae 406

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hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49852		833.00	0.00	2,125,272.00	:HAP 02/24 Gibbs, Levitta 603 W.
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49853		582.00	0.00	2,125,854.00	:HAP 02/24 Schultz, Ronald 425 H
hcv	Housing Choic...	02/01/2024	02/2024	7288 Properties LLC (v0003029)	P-49857		1,145.00	0.00	2,126,999.00	:HAP 02/24 Carter, Alesha 334 W
hcv	Housing Choic...	02/01/2024	02/2024	Amy Gingras (v0000627)	P-49858		814.00	0.00	2,127,813.00	:HAP 02/24 Gingras, Brooke 801 S
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49859		529.00	0.00	2,128,342.00	:HAP 02/24 Brooks, Madonna 2900
hcv	Housing Choic...	02/01/2024	02/2024	Eliud Saldivar (v0003125)	P-49860		250.00	0.00	2,128,592.00	:HAP 02/24 Rumsey, Amber 1407 Fi
hcv	Housing Choic...	02/01/2024	02/2024	Brian Rockwell (v0001351)	P-49861		1,235.00	0.00	2,129,827.00	:HAP 02/24 Wentz, Scarlett 804 S
hcv	Housing Choic...	02/01/2024	02/2024	Ray Baiz (v0003147)	P-49863		328.00	0.00	2,130,155.00	:HAP 02/24 Reed, Tina 225 W Maso
hcv	Housing Choic...	02/01/2024	02/2024	Walnut Ridge Titleholder, LLC ...	P-49864		490.00	0.00	2,130,645.00	:HAP 02/24 Hill Banks, Krystal 3
hcv	Housing Choic...	02/01/2024	02/2024	David Gibson (v0003142)	P-49865		396.00	0.00	2,131,041.00	:HAP 02/24 Burkholder, Mellanie
hcv	Housing Choic...	02/01/2024	02/2024	William J. Georgopoulos (v000...	P-49866		379.00	0.00	2,131,420.00	:HAP 02/24 Weese, Emma 2016 E. G
hcv	Housing Choic...	02/01/2024	02/2024	William F. Hoag Jr. (v0000277)	P-49867		929.00	0.00	2,132,349.00	:HAP 02/24 Edens, Amy 320 Lockwo
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49868		390.00	0.00	2,132,739.00	:HAP 02/24 Ryder, Rita 2900 Heri
hcv	Housing Choic...	02/01/2024	02/2024	James L. Tylutki (v0000850)	P-49869		808.00	0.00	2,133,547.00	:HAP 02/24 Brown, Renee 504 McNe
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49870		610.00	0.00	2,134,157.00	:HAP 02/24 Morgan, Margaret 2900
hcv	Housing Choic...	02/01/2024	02/2024	Armory Artswalk Apartments (...	P-49871		398.00	0.00	2,134,555.00	:HAP 02/24 Westerlund, Mary Jean
hcv	Housing Choic...	02/01/2024	02/2024	Stephen Morse (v0000247)	P-49872		750.00	0.00	2,135,305.00	:HAP 02/24 Hayworth, Brad 505 S.
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49874		946.00	0.00	2,136,251.00	:HAP 02/24 Mcguire Davis, Catrin
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49875		649.00	0.00	2,136,900.00	:HAP 02/24 Alcenius, Deborah 415
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49876		865.00	0.00	2,137,765.00	:HAP 02/24 Moore, Tamiar 347 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Francis Senior Loft (v0003076)	P-49880		556.00	0.00	2,138,321.00	:HAP 02/24 Davis, Andrea 123 Eas
hcv	Housing Choic...	02/01/2024	02/2024	Zachary Okma (v0003294)	P-49881		538.00	0.00	2,138,859.00	:HAP 02/24 Reynolds, John 808 Bu
hcv	Housing Choic...	02/01/2024	02/2024	Rent Me Properties (v0001509)	P-49882		661.00	0.00	2,139,520.00	:HAP 02/24 Banks, Heather 509 W.
hcv	Housing Choic...	02/01/2024	02/2024	Christine Devine (v0003305)	P-49884		641.00	0.00	2,140,161.00	:HAP 02/24 VanEck, Adam 133 Fros
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49885		641.00	0.00	2,140,802.00	:HAP 02/24 Lemmo, Wendy 2901 Her
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49886		557.00	0.00	2,141,359.00	:HAP 02/24 Tyler, Gloria 2900 He
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49887		595.00	0.00	2,141,954.00	:HAP 02/24 Fells, Jennifer 345 O
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49888		273.00	0.00	2,142,227.00	:HAP 02/24 Marizette, Mary 214 S
hcv	Housing Choic...	02/01/2024	02/2024	Guardhouse Rentals LLC (v00...	P-49889		850.00	0.00	2,143,077.00	:HAP 02/24 Smith, Jasmine 131 Mi
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49891		682.00	0.00	2,143,759.00	:HAP 02/24 Stovall, Marcia 485 H
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49892		24.00	0.00	2,143,783.00	:HAP 02/24 Baker, Kobe 495 Hicko
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49893		446.00	0.00	2,144,229.00	:HAP 02/24 Broussard, Vanessa 21
hcv	Housing Choic...	02/01/2024	02/2024	Webb Street Holdings LLC (v0...	P-49894		525.00	0.00	2,144,754.00	:HAP 02/24 Adams , Paul 704 Webb
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49895		588.00	0.00	2,145,342.00	:HAP 02/24 Williams, Jan 214 S J
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49896		482.00	0.00	2,145,824.00	:HAP 02/24 Avery, Chanda 800 Pag
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-49897		117.00	0.00	2,145,941.00	:HAP 02/24 Washington, Johntoya
hcv	Housing Choic...	02/01/2024	02/2024	Lynn Hinkley (Hinkley Propertie...	P-49898		129.00	0.00	2,146,070.00	:HAP 02/24 Fox, Georgia 6518 Wes
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49899		877.00	0.00	2,146,947.00	:HAP 02/24 Lammon, Heather 335 O

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hcv	Housing Choic...	02/01/2024	02/2024	310s Mechanic Lofts LDHA LP ...	P-49901		623.00	0.00	2,147,570.00	:HAP 02/24 Reinecke, Kathleen 31
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49902		720.00	0.00	2,148,290.00	:HAP 02/24 Smith, Jennifer 2911
hcv	Housing Choic...	02/01/2024	02/2024	Robert H. Bruton (v0001129)	P-49903		420.00	0.00	2,148,710.00	:HAP 02/24 Clore, Karrie 313 S.
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49904		896.00	0.00	2,149,606.00	:HAP 02/24 Harris, Kamari 451 Ro
hcv	Housing Choic...	02/01/2024	02/2024	Hillard Rentals LLC (v0003204)	P-49905		592.00	0.00	2,150,198.00	:HAP 02/24 Slayton, Deborah 219
hcv	Housing Choic...	02/01/2024	02/2024	Chris McFarland (v0001156)	P-49906		56.00	0.00	2,150,254.00	:HAP 02/24 Watkins, Loretta 214
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49907		472.00	0.00	2,150,726.00	:HAP 02/24 Mccan, Walter 324 Uni
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49908		75.00	0.00	2,150,801.00	:HAP 02/24 Saucedo, Jennifer 290
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49909		477.00	0.00	2,151,278.00	:HAP 02/24 Atkins, Darryn 239 Oa
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49911		743.00	0.00	2,152,021.00	:HAP 02/24 Taylor, Carolyn 308 V
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49912		480.00	0.00	2,152,501.00	:HAP 02/24 Ruffner, Shirley 2900
hcv	Housing Choic...	02/01/2024	02/2024	Robert H. Bruton (v0001129)	P-49913		647.00	0.00	2,153,148.00	:HAP 02/24 Taylor, Brenda 506 Fi
hcv	Housing Choic...	02/01/2024	02/2024	Donn Berlin (v0000473)	P-49914		695.00	0.00	2,153,843.00	:HAP 02/24 Miller, Robert 504 Pi
hcv	Housing Choic...	02/01/2024	02/2024	Paramjit Singh Lubana (v0000079)	P-49916		630.00	0.00	2,154,473.00	:HAP 02/24 Silas, Naomi 705 Firs
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49918		658.00	0.00	2,155,131.00	:HAP 02/24 Jackson, Sheila 311 W
hcv	Housing Choic...	02/01/2024	02/2024	Brian Rockwell (v0001351)	P-49919		1,000.00	0.00	2,156,131.00	:HAP 02/24 Keller, Ashley 318 Ea
hcv	Housing Choic...	02/01/2024	02/2024	Brian Rockwell (v0001351)	P-49921		899.00	0.00	2,157,030.00	:HAP 02/24 Jackson, Autumn 1121W
hcv	Housing Choic...	02/01/2024	02/2024	Partnership Park-Ostego Apar...	P-49922		623.00	0.00	2,157,653.00	:HAP 02/24 Miller-Oliver, Troyci
hcv	Housing Choic...	02/01/2024	02/2024	Beal Properties (v0003201)	P-49923		866.00	0.00	2,158,519.00	:HAP 02/24 Baker, Jodie 412 Four
hcv	Housing Choic...	02/01/2024	02/2024	Grace Properties LLC (v0000329)	P-49925		1,000.00	0.00	2,159,519.00	:HAP 02/24 Treciak, Daniella 344
hcv	Housing Choic...	02/01/2024	02/2024	Moore Home Builders (v0001154)	P-49926		331.00	0.00	2,159,850.00	:HAP 02/24 Kern, Amy 235 W. Wash
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49927		629.00	0.00	2,160,479.00	:HAP 02/24 Love, Andra 308 Van B
hcv	Housing Choic...	02/01/2024	02/2024	Jeff Lammers (v0001287)	P-49928		641.00	0.00	2,161,120.00	:HAP 02/24 Baker, Patricia 226 W
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49929		519.00	0.00	2,161,639.00	:HAP 02/24 Goodall, Ernestine 29
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49930		589.00	0.00	2,162,228.00	:HAP 02/24 Porter, James 308 Van
hcv	Housing Choic...	02/01/2024	02/2024	Maple Ridge Apartments (v00...	P-49931		597.00	0.00	2,162,825.00	:HAP 02/24 Neely, Nadine 110 N.
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49932		464.00	0.00	2,163,289.00	:HAP 02/24 Davis, Lisa 2900 Heri
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49933		99.00	0.00	2,163,388.00	:HAP 02/24 Allen, Sydia 465 Hick
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49934		855.00	0.00	2,164,243.00	:HAP 02/24 Gibson, Melissa 214 S
hcv	Housing Choic...	02/01/2024	02/2024	Reflections (v0001174)	P-49937		467.00	0.00	2,164,710.00	:HAP 02/24 Hutton, Barbara 2775
hcv	Housing Choic...	02/01/2024	02/2024	Wallace Mahoney (v0002969)	P-49938		646.00	0.00	2,165,356.00	:HAP 02/24 Robinson, Nona 1304 S
hcv	Housing Choic...	02/01/2024	02/2024	7288 Properties LLC (v0003029)	P-49939		949.00	0.00	2,166,305.00	:HAP 02/24 Murray, Kaylyn 101 N.
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49940		558.00	0.00	2,166,863.00	:HAP 02/24 Swihart, Geraldine 29
hcv	Housing Choic...	02/01/2024	02/2024	Jeff Lammers (v0001287)	P-49941		689.00	0.00	2,167,552.00	:HAP 02/24 Mcshane, Mary 807 Coo
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49942		467.00	0.00	2,168,019.00	:HAP 02/24 Griffin, Eric 2944 Wo
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49943		532.00	0.00	2,168,551.00	:HAP 02/24 Oliver, Shaquila 363
hcv	Housing Choic...	02/01/2024	02/2024	Bryan Maliszewski (v0003310)	P-49944		646.00	0.00	2,169,197.00	:HAP 02/24 Glenn, Devon 506 Burr
hcv	Housing Choic...	02/01/2024	02/2024	Hadley Home Solutions LLC (...)	P-49945		850.00	0.00	2,170,047.00	:HAP 02/24 Mckenney, Rayshea 508

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hcv	Housing Choic...	02/01/2024	02/2024	4 Sure Property Management L...	P-49947		675.00	0.00	2,170,722.00	:HAP 02/24 Oneill, Ashley 913 S.
hcv	Housing Choic...	02/01/2024	02/2024	Jaco Enterprises LLC (v0003308)	P-49948		641.00	0.00	2,171,363.00	:HAP 02/24 Goodloe, Corine 124 N
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49949		551.00	0.00	2,171,914.00	:HAP 02/24 Johnson, Minnie 2900
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49950		406.00	0.00	2,172,320.00	:HAP 02/24 Brown, Aaron 214 Sout
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-49951		647.00	0.00	2,172,967.00	:HAP 02/24 Norris, Andre 308 Van
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49952		984.00	0.00	2,173,951.00	:HAP 02/24 Ide, Rebbecca 2925 As
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49953		499.00	0.00	2,174,450.00	:HAP 02/24 Hiveley, Ron 214 Sout
hcv	Housing Choic...	02/01/2024	02/2024	SM Bristow LLC (v0003161)	P-49954		679.00	0.00	2,175,129.00	:HAP 02/24 Tropp, Charity 552 Se
hcv	Housing Choic...	02/01/2024	02/2024	Walter T. Pryor (v0001187)	P-49955		482.00	0.00	2,175,611.00	:HAP 02/24 Reynolds, Presious 90
hcv	Housing Choic...	02/01/2024	02/2024	James L. Tylutki (v0000850)	P-49956		565.00	0.00	2,176,176.00	:HAP 02/24 Coleman-Young, Diana
hcv	Housing Choic...	02/01/2024	02/2024	K & L Hunt Investments, LLC (...)	P-49957		348.00	0.00	2,176,524.00	:HAP 02/24 Edwards, Gi Gi 234 E.
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49958		235.00	0.00	2,176,759.00	:HAP 02/24 Bradley, Robert 363 O
hcv	Housing Choic...	02/01/2024	02/2024	Partnership Park-Ostego Apar...	P-49959		1,095.00	0.00	2,177,854.00	:HAP 02/24 Wright, Shacora 802 W
hcv	Housing Choic...	02/01/2024	02/2024	Mullins Properties LLC (v0000047)	P-49961		324.00	0.00	2,178,178.00	:HAP 02/24 Casanova, Andrea 235
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-49962		281.00	0.00	2,178,459.00	:HAP 02/24 Parker, Caroline 3552
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49963		808.00	0.00	2,179,267.00	:HAP 02/24 Kimble, Brenda 335 Oa
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49966		624.00	0.00	2,179,891.00	:HAP 02/24 Milam, Shauntana 403
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49967		514.00	0.00	2,180,405.00	:HAP 02/24 Hemphill, Latonia 345
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-49970		673.00	0.00	2,181,078.00	:HAP 02/24 Reynolds, Larissa 292
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49971		1,120.00	0.00	2,182,198.00	:HAP 02/24 Andrew, Leanna 347 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Crittenden Properties (v0000814)	P-49972		301.00	0.00	2,182,499.00	:HAP 02/24 Moss, Sonia 311 1/2 F
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-49973		509.00	0.00	2,183,008.00	:HAP 02/24 Tucker, Sharon 214 S
hcv	Housing Choic...	02/01/2024	02/2024	High Caliber Holdings Employe...	P-49974		541.00	0.00	2,183,549.00	:HAP 02/24 Dempsey, Dieadra 1119
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49975		677.00	0.00	2,184,226.00	:HAP 02/24 Bland, Landua 1029 He
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49976		408.00	0.00	2,184,634.00	:HAP 02/24 Shoemaker, Brittany 2
hcv	Housing Choic...	02/01/2024	02/2024	James D. Cannon Estate (v00...	P-49977		496.00	0.00	2,185,130.00	:HAP 02/24 Payne, Gloria 213 E.
hcv	Housing Choic...	02/01/2024	02/2024	First Season LLC (v0001525)	P-49978		480.00	0.00	2,185,610.00	:HAP 02/24 Sanchez, Migdalia 710
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-49979		884.00	0.00	2,186,494.00	:HAP 02/24 Warnsley, Kiara 114 N
hcv	Housing Choic...	02/01/2024	02/2024	Guardhouse Rentals LLC (v00...	P-49980		670.00	0.00	2,187,164.00	:HAP 02/24 Glaspie, Nicole 1044
hcv	Housing Choic...	02/01/2024	02/2024	Maple Ridge Apartments (v00...	P-49981		440.00	0.00	2,187,604.00	:HAP 02/24 Trevino, Ester 110 N.
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49982		1,125.00	0.00	2,188,729.00	:HAP 02/24 Stockard, Ashley 1728
hcv	Housing Choic...	02/01/2024	02/2024	L & B Futures LLC (v0002942)	P-49984		316.00	0.00	2,189,045.00	:HAP 02/24 Eubanks, Carolyn 1043
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-49985		100.00	0.00	2,189,145.00	:HAP 02/24 Delarosa, Irma 1129 W
hcv	Housing Choic...	02/01/2024	02/2024	David Hildreth (v0003071)	P-49988		628.00	0.00	2,189,773.00	:HAP 02/24 Johnson, Jennifer 715
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-49989		366.00	0.00	2,190,139.00	:HAP 02/24 Hutchins, Vernisha 71
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49990		703.00	0.00	2,190,842.00	:HAP 02/24 Diggins, Mable 2900 H
hcv	Housing Choic...	02/01/2024	02/2024	K Leighton Holdings LLC (v00...	P-49991		842.00	0.00	2,191,684.00	:HAP 02/24 Weddington, Kainani 6
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty (v0003193)	P-49993		307.00	0.00	2,191,991.00	:HAP 02/24 Jackson, Vetoinette 9



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hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-49994		647.00	0.00	2,192,638.00	:HAP 02/24 Williams, Anthony 339
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-49995		663.00	0.00	2,193,301.00	:HAP 02/24 Cunningham, Toni 536
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49996		532.00	0.00	2,193,833.00	:HAP 02/24 Perdue, Kim 2900 Heri
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-49999		784.00	0.00	2,194,617.00	:HAP 02/24 Bicy, Morgen 2978 Woo
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-50000		506.00	0.00	2,195,123.00	:HAP 02/24 Densmore, Christine 3
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-50001		587.00	0.00	2,195,710.00	:HAP 02/24 Zerbey, Michael 2919
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50002		990.00	0.00	2,196,700.00	:HAP 02/24 Rice, Breeanna 235 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v000012)	P-50004		713.00	0.00	2,197,413.00	:HAP 02/24 Jurasek, Lorrie 113 A
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50005		658.00	0.00	2,198,071.00	:HAP 02/24 Beebe, Helen 937 Sout
hcv	Housing Choic...	02/01/2024	02/2024	Millmac Properties (v0003106)	P-50007		747.00	0.00	2,198,818.00	:HAP 02/24 Watts, Duborse 907 Ba
hcv	Housing Choic...	02/01/2024	02/2024	JRP Property Management LLC...	P-50009		470.00	0.00	2,199,288.00	:HAP 02/24 Smith, Lynda 936 S Ja
hcv	Housing Choic...	02/01/2024	02/2024	Palmer Quarry LLC (v0001522)	P-50010		824.00	0.00	2,200,112.00	:HAP 02/24 Luna, Nora 415 W. Qua
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-50011		185.00	0.00	2,200,297.00	:HAP 02/24 Handshoe, Bernadine 3
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50012		84.00	0.00	2,200,381.00	:HAP 02/24 Parker, Kiera 207 Oak
hcv	Housing Choic...	02/01/2024	02/2024	Reynolds Management Inc. (v...	P-50013		1,124.00	0.00	2,201,505.00	:HAP 02/24 Baker, Rachelle 513 W
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50014		408.00	0.00	2,201,913.00	:HAP 02/24 Bryant, Dawn 313 W. G
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50015		480.00	0.00	2,202,393.00	:HAP 02/24 Phillips, Rose 1476 L
hcv	Housing Choic...	02/01/2024	02/2024	John S. Walker (v0000439)	P-50016		560.00	0.00	2,202,953.00	:HAP 02/24 Walker, Deanna 1105 W
hcv	Housing Choic...	02/01/2024	02/2024	James L. Tylutki (v0000850)	P-50017		711.00	0.00	2,203,664.00	:HAP 02/24 Adkins, Jean 107 Four
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-50018		359.00	0.00	2,204,023.00	:HAP 02/24 Powell, Rochelle 308
hcv	Housing Choic...	02/01/2024	02/2024	J.E.C.S. Properties LLC (v000...	P-50019		135.00	0.00	2,204,158.00	:HAP 02/24 Borton, Doreen 606 S.
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50020		1,284.00	0.00	2,205,442.00	:HAP 02/24 Griffin, Carlotta 714
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-50021		563.00	0.00	2,206,005.00	:HAP 02/24 Norris, Barbara 308 V
hcv	Housing Choic...	02/01/2024	02/2024	Partnership Park-Ostego Apar...	P-50023		862.00	0.00	2,206,867.00	:HAP 02/24 Tillman, Mikeleha 713
hcv	Housing Choic...	02/01/2024	02/2024	Partnership Park-Ostego Apar...	P-50024		70.00	0.00	2,206,937.00	:HAP 02/24 Rasheed, Mia 602 S. M
hcv	Housing Choic...	02/01/2024	02/2024	Crownline Properties LLC (v00...	P-50025		113.00	0.00	2,207,050.00	:HAP 02/24 Rowe, Caprice 2386 Sp
hcv	Housing Choic...	02/01/2024	02/2024	JBj Real Estate LCC (v0002993)	P-50026		1,396.00	0.00	2,208,446.00	:HAP 02/24 Smith, Imaria 117 Wal
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-50027		1,025.00	0.00	2,209,471.00	:HAP 02/24 Holmes, Valerie 308 V
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-50028		428.00	0.00	2,209,899.00	:HAP 02/24 Clark, Willa 2900 Her
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50029		455.00	0.00	2,210,354.00	:HAP 02/24 Lentz, Delores 912 W.
hcv	Housing Choic...	02/01/2024	02/2024	Theadora Gansmiller (v0003221)	P-50030		395.00	0.00	2,210,749.00	:HAP 02/24 Broyles, Kathryn 301
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-50031		546.00	0.00	2,211,295.00	:HAP 02/24 Noppe, Cynthia 2923 A
hcv	Housing Choic...	02/01/2024	02/2024	William N. Balluff (v0000743)	P-50032		800.00	0.00	2,212,095.00	:HAP 02/24 Swanson, Tavosha 4202
hcv	Housing Choic...	02/01/2024	02/2024	Armory Artswalk Apartments (...)	P-50034		169.00	0.00	2,212,264.00	:HAP 02/24 Westbrook, Phyllis 10
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50035		343.00	0.00	2,212,607.00	:HAP 02/24 Hurt, Sondra 541 Wild
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50036		706.00	0.00	2,213,313.00	:HAP 02/24 Delombarde, Jason 235
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-50037		554.00	0.00	2,213,867.00	:HAP 02/24 Tyler, Elise 415 Hawt
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50038		345.00	0.00	2,214,212.00	:HAP 02/24 Johnston, Lori 541 Wi

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hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50039		395.00	0.00	2,214,607.00	:HAP 02/24 Tuthill, Mildred 345
hcv	Housing Choic...	02/01/2024	02/2024	William J. Georgopoulos (v000...	P-50040		400.00	0.00	2,215,007.00	:HAP 02/24 Allen, Sylvester 1022
hcv	Housing Choic...	02/01/2024	02/2024	Brian Rockwell (v0001351)	P-50041		647.00	0.00	2,215,654.00	:HAP 02/24 Nichols, Paul 506 W.
hcv	Housing Choic...	02/01/2024	02/2024	Barbara McConnell (v0003107)	P-50042		543.00	0.00	2,216,197.00	:HAP 02/24 Bellew, Deanna 211 W.
hcv	Housing Choic...	02/01/2024	02/2024	Estate of Wardell S. Pryor (v0...	P-50043		389.00	0.00	2,216,586.00	:HAP 02/24 Burch, Eric 3101 S. M
hcv	Housing Choic...	02/01/2024	02/2024	Maple Ridge Apartments (v00...	P-50044		129.00	0.00	2,216,715.00	:HAP 02/24 Riddle, Karen 110 N D
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50045		646.00	0.00	2,217,361.00	:HAP 02/24 Ojeda, Irma 523 N. PI
hcv	Housing Choic...	02/01/2024	02/2024	Haley Communities Limited Par...	P-50047		780.00	0.00	2,218,141.00	:HAP 02/24 Brown, Camie 485 Hick
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50048		454.00	0.00	2,218,595.00	:HAP 02/24 Shell, Raegan 1700 Fi
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-50049		607.00	0.00	2,219,202.00	:HAP 02/24 Yenne, Dawn 308 Van B
hcv	Housing Choic...	02/01/2024	02/2024	Jeffrey McIntyre (v0002952)	P-50050		471.00	0.00	2,219,673.00	:HAP 02/24 Vandyke, Sally 211 La
hcv	Housing Choic...	02/01/2024	02/2024	Crownline Properties LLC (v00...	P-50051		798.00	0.00	2,220,471.00	:HAP 02/24 Simmons, Natasha 360
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50052		658.00	0.00	2,221,129.00	:HAP 02/24 Sallee, Murphy 614 1/
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50053		931.00	0.00	2,222,060.00	:HAP 02/24 Worthey, Jasmine 516
hcv	Housing Choic...	02/01/2024	02/2024	Bryan Parker (v0003253)	P-50054		534.00	0.00	2,222,594.00	:HAP 02/24 Goudeau, Regina 1406
hcv	Housing Choic...	02/01/2024	02/2024	Westbay Management Co. (v0...	P-50055		262.00	0.00	2,222,856.00	:HAP 02/24 Love, Barbara 1500 W
hcv	Housing Choic...	02/01/2024	02/2024	Winn Bolli LLC (v0001500)	P-50056		706.00	0.00	2,223,562.00	:HAP 02/24 Abrego, Christina 907
hcv	Housing Choic...	02/01/2024	02/2024	Beverly Boley (v0003278)	P-50057		581.00	0.00	2,224,143.00	:HAP 02/24 Brown, Jennifer 4200
hcv	Housing Choic...	02/01/2024	02/2024	Kenneth J Kistka (v0000529)	P-50058		525.00	0.00	2,224,668.00	:HAP 02/24 Vieta, Loucinda 1414
hcv	Housing Choic...	02/01/2024	02/2024	The Village Of Spring Meadows...	P-50059		343.00	0.00	2,225,011.00	:HAP 02/24 Stairs, Betty 3529 Ch
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-50060		486.00	0.00	2,225,497.00	:HAP 02/24 Echols, Darrell 2900
hcv	Housing Choic...	02/01/2024	02/2024	BSJ Real Estate (v0000737)	P-50061		981.00	0.00	2,226,478.00	:HAP 02/24 Mckinstry, Miranda 7
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50063		1,196.00	0.00	2,227,674.00	:HAP 02/24 Watkins, Ebony 5925 J
hcv	Housing Choic...	02/01/2024	02/2024	Peng Lu (v0002992)	P-50064		520.00	0.00	2,228,194.00	:HAP 02/24 Taylor, Alfred 319 W.
hcv	Housing Choic...	02/01/2024	02/2024	Robert Flack (v0001102)	P-50065		641.00	0.00	2,228,835.00	:HAP 02/24 Reddick, Randy 226 Da
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-50066		641.00	0.00	2,229,476.00	:HAP 02/24 Lowder, Vanessa 2900
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50067		63.00	0.00	2,229,539.00	:HAP 02/24 Andrew, Margaret 335
hcv	Housing Choic...	02/01/2024	02/2024	Brian Rockwell (v0001351)	P-50068		162.00	0.00	2,229,701.00	:HAP 02/24 Green, Martha 310 S.
hcv	Housing Choic...	02/01/2024	02/2024	Twins Real Estate North Point...	P-50069		520.00	0.00	2,230,221.00	:HAP 02/24 Clark, Sherry 3005 No
hcv	Housing Choic...	02/01/2024	02/2024	Bruce J. Schlaff (v0001092)	P-50070		135.00	0.00	2,230,356.00	:HAP 02/24 Pate, Yvonne 1026 S.
hcv	Housing Choic...	02/01/2024	02/2024	Roger Thomas (v0002938)	P-50071		579.00	0.00	2,230,935.00	:HAP 02/24 Parris Wilson, Debra
hcv	Housing Choic...	02/01/2024	02/2024	Tanya Padgett (v0002940)	P-50072		375.00	0.00	2,231,310.00	:HAP 02/24 Austin, Carolyn 1032
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50073		568.00	0.00	2,231,878.00	:HAP 02/24 Baier, Michelle 339 O
hcv	Housing Choic...	02/01/2024	02/2024	The Reserves at Lakeside (v0...	P-50074		425.00	0.00	2,232,303.00	:HAP 02/24 Gant, Demetria 2974 W
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50075		641.00	0.00	2,232,944.00	:HAP 02/24 Johnson, Rickie 339 O
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-50076		707.00	0.00	2,233,651.00	:HAP 02/24 Hammond, Amanda 2911
hcv	Housing Choic...	02/01/2024	02/2024	NC Development Group, Inc. (...	P-50077		703.00	0.00	2,234,354.00	:HAP 02/24 Bennett, Deborah 218
hcv	Housing Choic...	02/01/2024	02/2024	Francis Senior Loft (v0003076)	P-50078		559.00	0.00	2,234,913.00	:HAP 02/24 Kint, Christine 123 E

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Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
hcv	Housing Choic...	02/01/2024	02/2024	Foxfire Apartments LDHA LLC ...	P-50079		635.00	0.00	2,235,548.00	:HAP 02/24 Kolis, Linda 440 Comm
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50080		280.00	0.00	2,235,828.00	:HAP 02/24 Russell, Seaondra 205
hcv	Housing Choic...	02/01/2024	02/2024	Focus 4:8 Properties-01, LLC (...	P-50081		587.00	0.00	2,236,415.00	:HAP 02/24 Murphy, Vanito 411 Se
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-50082		551.00	0.00	2,236,966.00	:HAP 02/24 Shoemaker, Debra 2927
hcv	Housing Choic...	02/01/2024	02/2024	W & L Pearl Arts Inc. (v0002957)	P-50083		647.00	0.00	2,237,613.00	:HAP 02/24 Fagan, Joann 113 Holl
hcv	Housing Choic...	02/01/2024	02/2024	Albert Kahn Apartments (v000...	P-50084		361.00	0.00	2,237,974.00	:HAP 02/24 Jones, Lisa 214 S Jac
hcv	Housing Choic...	02/01/2024	02/2024	EPD Ashton Ridge Limited Div...	P-50085		635.00	0.00	2,238,609.00	:HAP 02/24 Buckner, Derick 2923
hcv	Housing Choic...	02/01/2024	02/2024	Twins Real Estate North Point...	P-50086		650.00	0.00	2,239,259.00	:HAP 02/24 McBride, Patricia 300
hcv	Housing Choic...	02/01/2024	02/2024	LG Grand River Ridge LLC (v...	P-50087		641.00	0.00	2,239,900.00	:HAP 02/24 Smith, Iris 308 Van B
hcv	Housing Choic...	02/01/2024	02/2024	Equity Trust Company (v0000012)	P-50088		1,075.00	0.00	2,240,975.00	:HAP 02/24 Roper, Jami 2012 Lero
hcv	Housing Choic...	02/01/2024	02/2024	James Oliver (v0000801)	P-50089		556.00	0.00	2,241,531.00	:HAP 02/24 Oliver, Deana 442 Mad
hcv	Housing Choic...	02/01/2024	02/2024	Andy Trudell (v0000594)	P-50090		652.00	0.00	2,242,183.00	:HAP 02/24 Wright, Roselyn 118 E
hcv	Housing Choic...	02/01/2024	02/2024	R & T Properties, LLC (v0001212)	P-50091		328.00	0.00	2,242,511.00	:HAP 02/24 Snyder, Jeffrey 2203
hcv	Housing Choic...	02/01/2024	02/2024	Stephen J. Burkhart (v0000147)	P-50092		850.00	0.00	2,243,361.00	:HAP 02/24 Wilson, Raquel 507 Ha
hcv	Housing Choic...	02/01/2024	02/2024	Carlos Range (v0001333)	P-50094		669.00	0.00	2,244,030.00	:HAP 02/24 Headen, Linda 216 E.
hcv	Housing Choic...	02/01/2024	02/2024	Guardhouse Rentals LLC (v00...	P-50095		510.00	0.00	2,244,540.00	:HAP 02/24 Pussehl, Kelly 1033 F
hcv	Housing Choic...	02/01/2024	02/2024	L & B Futures LLC (v0002942)	P-50096		726.00	0.00	2,245,266.00	:HAP 02/24 Beltran-Welsh, Nancy
hcv	Housing Choic...	02/01/2024	02/2024	David R. Raecht (v0000512)	P-50097		31.00	0.00	2,245,297.00	:HAP 02/24 Fouty, Cheryl 820 Ste
hcv	Housing Choic...	02/01/2024	02/2024	All-Pro Realty & Property Man...	P-50098		647.00	0.00	2,245,944.00	:HAP 02/24 Hibler, La'Shandra 12
hcv	Housing Choic...	02/01/2024	02/2024	Canterbury House Apartments ...	P-50099		758.00	0.00	2,246,702.00	:HAP 02/24 Mcreynolds, Abrinna 3
<b>Net Change=207,219.00</b>							<b>208,423.00</b>	<b>1,204.00</b>	<b>2,246,702.00</b>	<b>= Ending Balance =</b>
<b>4715-01-000</b>	<b>Tenant Utility Payments-Voucher</b>								<b>45,265.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	01/01/2024	02/2024	Andrew (t0000061)	P-49769		109.00	0.00	45,374.00	:URP 01/24 Andrew, Leanna 347 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Holmes (t0006317)	P-49681		217.00	0.00	45,591.00	:URP 02/24 Holmes, Valerie 308 V
hcv	Housing Choic...	02/01/2024	02/2024	Cordova (t0004307)	P-49699		223.00	0.00	45,814.00	:URP 02/24 Cordova, Allysia 7962
hcv	Housing Choic...	02/01/2024	02/2024	Mcguire (t0001352)	P-49703		92.00	0.00	45,906.00	:URP 02/24 Mcguire, Naja 2915 As
hcv	Housing Choic...	02/01/2024	02/2024	Jimenez (t0000114)	P-49708		215.00	0.00	46,121.00	:URP 02/24 Jimenez, Adrianne 724
hcv	Housing Choic...	02/01/2024	02/2024	Montgomery (t0000060)	P-49711		100.00	0.00	46,221.00	:URP 02/24 Montgomery, Evonne 30
hcv	Housing Choic...	02/01/2024	02/2024	Smith (t0000953)	P-49718		99.00	0.00	46,320.00	:URP 02/24 Smith, Ronnie 2820 Me
hcv	Housing Choic...	02/01/2024	02/2024	Andrew (t0000066)	P-49721		18.00	0.00	46,338.00	:URP 02/24 Andrew, Deanna 541 Wi
hcv	Housing Choic...	02/01/2024	02/2024	Stone (t0004215)	P-49734		15.00	0.00	46,353.00	:URP 02/24 Stone, Janetta 909 2n
hcv	Housing Choic...	02/01/2024	02/2024	Howell (t0001328)	P-49752		13.00	0.00	46,366.00	:URP 02/24 Howell, Laurie 100 Ar
hcv	Housing Choic...	02/01/2024	02/2024	Shellberg (t0001429)	P-49754		323.00	0.00	46,689.00	:URP 02/24 Shellberg, Rachael 31
hcv	Housing Choic...	02/01/2024	02/2024	Hayworth (t0005497)	P-49756		82.00	0.00	46,771.00	:URP 02/24 Hayworth, Trey 339 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Andrew (t0000061)	P-49770		109.00	0.00	46,880.00	:URP 02/24 Andrew, Leanna 347 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Powell (t0004840)	P-49775		22.00	0.00	46,902.00	:URP 02/24 Powell, Sara 505 Hick
hcv	Housing Choic...	02/01/2024	02/2024	Soto (t0000074)	P-49783		155.00	0.00	47,057.00	:URP 02/24 Soto, Mary 1707 Blake

### General Ledger

Period = Feb 2024

Book = Accrual

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
hcv	Housing Choic...	02/01/2024	02/2024	Edwards (t0000229)	P-49793		65.00	0.00	47,122.00	:URP 02/24 Edwards, Lashuna 6727
hcv	Housing Choic...	02/01/2024	02/2024	Griffin (t0006339)	P-49811		112.00	0.00	47,234.00	:URP 02/24 Griffin, Kimberly 295
hcv	Housing Choic...	02/01/2024	02/2024	Makielski (t0000056)	P-49832		160.00	0.00	47,394.00	:URP 02/24 Makielski, Christina
hcv	Housing Choic...	02/01/2024	02/2024	Selby (t0005964)	P-49842		280.00	0.00	47,674.00	:URP 02/24 Selby, Shaquay 133 W
hcv	Housing Choic...	02/01/2024	02/2024	Wentz (t0000409)	P-49862		60.00	0.00	47,734.00	:URP 02/24 Wentz, Scarlett 804 S
hcv	Housing Choic...	02/01/2024	02/2024	Hayworth (t0000231)	P-49873		39.00	0.00	47,773.00	:URP 02/24 Hayworth, Brad 505 S.
hcv	Housing Choic...	02/01/2024	02/2024	Page (t0000639)	P-49883		154.00	0.00	47,927.00	:URP 02/24 Page, Ashley 2943 Woo
hcv	Housing Choic...	02/01/2024	02/2024	Smith (t0000080)	P-49890		148.00	0.00	48,075.00	:URP 02/24 Smith, Jasmine 131 Mi
hcv	Housing Choic...	02/01/2024	02/2024	Lammon (t0000795)	P-49900		202.00	0.00	48,277.00	:URP 02/24 Lammon, Heather 335 O
hcv	Housing Choic...	02/01/2024	02/2024	Miller (t0005975)	P-49915		91.00	0.00	48,368.00	:URP 02/24 Miller, Robert 504 Pi
hcv	Housing Choic...	02/01/2024	02/2024	Silas (t0000410)	P-49917		31.00	0.00	48,399.00	:URP 02/24 Silas, Naomi 705 Firs
hcv	Housing Choic...	02/01/2024	02/2024	Keller (t0001373)	P-49920		88.00	0.00	48,487.00	:URP 02/24 Keller, Ashley 318 Ea
hcv	Housing Choic...	02/01/2024	02/2024	Treciak (t0000210)	P-49924		12.00	0.00	48,499.00	:URP 02/24 Treciak, Daniella 344
hcv	Housing Choic...	02/01/2024	02/2024	Gibson (t0000336)	P-49935		50.00	0.00	48,549.00	:URP 02/24 Gibson, Melissa 214 S
hcv	Housing Choic...	02/01/2024	02/2024	Edwards (t0000387)	P-49936		6.00	0.00	48,555.00	:URP 02/24 Edwards, Joyce 309 E.
hcv	Housing Choic...	02/01/2024	02/2024	Mckenney (t0002017)	P-49946		100.00	0.00	48,655.00	:URP 02/24 Mckenney, Rayshea 508
hcv	Housing Choic...	02/01/2024	02/2024	Wright (t0000685)	P-49960		250.00	0.00	48,905.00	:URP 02/24 Wright, Shacora 802 W
hcv	Housing Choic...	02/01/2024	02/2024	Stockard (t0000904)	P-49983		179.00	0.00	49,084.00	:URP 02/24 Stockard, Ashley 1728
hcv	Housing Choic...	02/01/2024	02/2024	Rice (t0000508)	P-50003		43.00	0.00	49,127.00	:URP 02/24 Rice, Breeanna 235 Oa
hcv	Housing Choic...	02/01/2024	02/2024	Harris (t0000177)	P-50008		137.00	0.00	49,264.00	:URP 02/24 Harris, Kamari 451 Ro
hcv	Housing Choic...	02/01/2024	02/2024	Swanson (t0000922)	P-50033		60.00	0.00	49,324.00	:URP 02/24 Swanson, Tavosha 4202
hcv	Housing Choic...	02/01/2024	02/2024	Wilson (t0000983)	P-50093		143.00	0.00	49,467.00	:URP 02/24 Wilson, Raquel 507 Ha
				<b>Net Change=4,202.00</b>			<b>4,202.00</b>	<b>0.00</b>	<b>49,467.00</b>	<b>= Ending Balance =</b>
<b>4715-02-000</b>				<b>Portable Out HAP Payments</b>					<b>39,502.00</b>	<b>= Beginning Balance =</b>
hcv	Housing Choic...	02/01/2024	02/2024	Housing Authority of DeKalb C...	P-49683		886.00	0.00	40,388.00	:POH 02/24 Williams, Quitony
hcv	Housing Choic...	02/01/2024	02/2024	Dallas Housing Authority (v00...	P-49780		1,704.00	0.00	42,092.00	:POH 02/24 Collins, Andrea
hcv	Housing Choic...	02/01/2024	02/2024	Inlivian Housing Authority (v00...	P-49855		1,012.00	0.00	43,104.00	:POH 02/24 Wilson, Tacarra
				<b>Net Change=3,602.00</b>			<b>3,602.00</b>	<b>0.00</b>	<b>43,104.00</b>	<b>= Ending Balance =</b>
							<b>750,177.89</b>	<b>750,177.89</b>		

**Balance Sheet**

Period = Feb 2024

Book = Accrual

**Current Balance**

All

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

Unrestricted Cash

Cash Operating 1

Petty Cash

Total Unrestricted Cash

26,476

207

26,683

Restricted Cash

Cash Restricted-HAP

Total Restricted Cash

106,190

106,190

TOTAL CASH

132,873

**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants

Allowance for Doubtful Accounts-Other

TOTAL ACCOUNTS AND NOTES RECEIVABLE

12,154

-1,935

10,219

**OTHER CURRENT ASSETS**

Investments-Unrestricted

Prepaid Insurance

Interprogram-Due From

TOTAL OTHER CURRENT ASSETS

3,695

5,356

1,970

11,021

TOTAL CURRENT ASSETS

154,113

**NONCURRENT ASSETS:****FIXED ASSETS**

Furniture and Equipment-Admin.

Accum Depreciation-Furn &amp; Equip Admin

CFP Funding

General Capital Activity

TOTAL CFP FUNDING

33,341

-33,341

3,932

3,932

TOTAL ASSETS

158,045

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

A/P Vendors and Contractors

Retirement W/H

Supplemental Insurance W/H

Interprogram-Due To

Tenant Prepaid Rents

Accrued Compensated Absences-Current

TOTAL CURRENT LIABILITIES

36,293

1,487

-2,475

282

5

6,202

41,795

**Balance Sheet**

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	5,278
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>5,278</b>
<b>TOTAL LIABILITIES</b>	<b>47,073</b>
<b>EQUITY</b>	
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	0
Retained Earnings-Unrestricted Net Assets	-77,597
Retained Earnings-Restricted Net Assets	188,569
<b>TOTAL RETAINED EARNINGS:</b>	<b>110,972</b>
<b>TOTAL EQUITY</b>	<b>110,972</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>158,045</b>

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
<b>Revenue &amp; Expenses</b>				
<b>INCOME</b>				
<b>TENANT INCOME</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	239,180	91	2,427,563	90
Section 8 Admin. Fee Income	<u>23,659</u>	<u>9</u>	<u>281,219</u>	<u>10</u>
<b>TOTAL GRANT INCOME</b>	<b>262,839</b>	<b>100</b>	<b>2,708,782</b>	<b>100</b>
<b>OTHER INCOME</b>				
Investment Income - Unrestricted	<u>7</u>	<u>0</u>	<u>124</u>	<u>0</u>
<b>TOTAL OTHER INCOME</b>	<b>7</b>	<b>0</b>	<b>124</b>	<b>0</b>
<b>TOTAL INCOME</b>	<b>262,846</b>	<b>100</b>	<b>2,708,906</b>	<b>100</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE</b>				
<b>Administrative Salaries</b>				
Administrative Salaries	11,645	4	100,786	4
Employee Benefit Contrib...	<u>7,364</u>	<u>3</u>	<u>100,948</u>	<u>4</u>
<b>Total Administrative Salaries</b>	<b>19,009</b>	<b>7</b>	<b>201,735</b>	<b>7</b>
<b>Legal Expense</b>				
Tenant Screening	1,485	1	11,108	0
General Legal Expense	<u>1,540</u>	<u>1</u>	<u>5,398</u>	<u>0</u>
<b>Total Legal Expense</b>	<b>3,025</b>	<b>1</b>	<b>16,506</b>	<b>1</b>
<b>Other Admin Expenses</b>				
Staff Training	450	0	623	0
Travel	0	0	324	0
Meals	15	0	166	0
Accounting Fees	0	0	4,315	0
Port Out Admin Fee Paid	150	0	1,407	0
Management Fee	4,732	2	21,464	1
Bookkeeping Fees	2,978	1	5,955	0
Consultants	<u>0</u>	<u>0</u>	<u>13,992</u>	<u>1</u>
<b>Total Other Admin Expenses</b>	<b>5,347</b>	<b>2</b>	<b>42,291</b>	<b>2</b>
<b>Miscellaneous Admin Expenses</b>				
Membership and Fees	0	0	79	0
Publications	0	0	2	0
Advertising	68	0	788	0
Office Supplies	0	0	867	0
Telephone	389	0	2,718	0
Postage	266	0	2,195	0
Software License Fees	0	0	5,630	0
Copiers	154	0	2,123	0

**Income Statement**

Period = Feb 2024

Book = Accrual

	Period to Date	%	Year to Date	%
Printer Supplies	90	0	90	0
Software	0	0	3,171	0
Cell Phones/Pagers	37	0	1,651	0
Payroll Services Fees	270	0	552	0
Bank Fees	0	0	52	0
Other Misc Admin Expenses	22	0	111	0
Total Miscellaneous Admin ...	23,282	9	227,717	8
TOTAL ADMINISTRATIVE E...	31,655	12	286,515	11
<b>UTILITIES</b>				
Water	88	0	1,012	0
Sewer	23	0	286	0
TOTAL UTILITY EXPENSES	110	0	1,297	0
<b>MAINTENANCE AND OPERA...</b>				
General Maint Expense				
Maintenance Salaries	341	0	3,266	0
Maintenance Travel/Training	39	0	110	0
Total General Maint Expense	379	0	3,376	0
Materials				
Maintenance Paper/Supplies	0	0	423	0
Total Materials	0	0	423	0
Contract Costs				
Contract-Equipment Rental	0	0	77	0
Contract-IT Contracts	219	0	3,670	0
Contract Costs-Other	30	0	508	0
Total Contract Costs	250	0	4,255	0
TOTAL MAINTENANCE EXPENSES	629	0	8,055	0
<b>GENERAL EXPENSES</b>				
Employee Benefits	-511	0	2,658	0
Workers Compensation	0	0	2,635	0
TOTAL GENERAL EXPENSES	-511	0	5,293	0
<b>HOUSING ASSISTANCE PA...</b>				
Housing Assistance Payments	207,219	79	2,246,702	83
Tenant Utility Payments-Voucher	4,202	2	49,467	2
Portable Out HAP Payments	3,602	1	43,104	2
TOTAL HOUSING ASSISTAN...	215,023	82	2,339,273	86
TOTAL EXPENSES	246,906	94	2,640,433	97
NET INCOME	15,940	6	68,473	3



**Jackson Housing Commission**  
Jackson, MI

The following Resolution was introduced by President Barber and considered:

**RESOLUTION NO. 2024-04**

Pursuant to the Uncollectible Tenants Accounts Policy which authorizes the Jackson Housing Commission to write off delinquent accounts after 3 months as shown below:

AMP 1: Chalet Terrace	<b>\$ 10,438.36</b>
AMP 2: Reed Manor	<b>\$ 93,749.97</b>
AMP 3: Shahan-Blackstone Apts.	<b>\$ 5,844.81</b>
<b>Total</b>	<b>\$110,033.14</b>

The attached Collection Losses Report reflects the delinquent amount of **\$110,033.14**. and is hereby approved for fiscal year 2023 write-off.

Commissioner \_\_\_\_\_ **MOVED** to adopt the foregoing Resolution as read.  
Commissioner \_\_\_\_\_ **SECONDED** the motion and by 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 was adopted at a Regular Meeting of the Jackson Housing Commission on March 21, 2024.

\_\_\_\_\_  
Jacqueline Barber , President

**Jackson Housing Commission**  
**Collection Losses**  
**October 2023**

<b>Property</b>	<b>Acct #</b>	<b>EOP</b>	<b>Amount</b>
<b>Chalet Terrace</b>	T0004858	12/20/2023	4,887.08
<b>Chalet Terrace</b>	T0001388	12/21/2023	868.63
<b>Chalet Terrace</b>	T0000801	12/21/2023	599.08
<b>Reed Manor</b>	T0000160	12/07/2023	2,640.57
<b>Reed Manor</b>	T0000531	12/11/2023	4,099.63
<b>Reed Manor</b>	T0000906	12/12/2023	7,408.20
<b>Reed Manor</b>	T0000943	12/12/2023	4,171.06
<b>Reed Manor</b>	T0004191	12/12/2023	6,245.36
<b>Reed Manor</b>	T0004230	12/12/2023	2,218.36
<b>Reed Manor</b>	T0000100	12/12/2023	7,911.39
<b>Reed Manor</b>	T0003890	12/12/2023	5,825.75
<b>Reed Manor</b>	T0000619	12/12/21023	7,898.23

<b>Reed Manor</b>	T0004092	12/12/2023	3,135.69
<b>Reed Manor</b>	T0001718	12/14/2023	4,211.77
<b>Reed Manor</b>	T0004315	12/19/2023	7,331.61
<b>Reed Manor</b>	T0000205	12/19/2023	4,661.22
<b>Reed Manor</b>	T0000224	12/19/2023	10,117.50
<b>Reed Manor</b>	T000946	12/19/2023	7,462.92
<b>Reed Manor</b>	T0000635	12/19/2023	8,410.71
<b>Shahan Blackstone</b>	T0003829	12/04/2023	5,844.81



### **3/20/24 Board of Commissioners Meeting: Executive Director Report**

#### **Operations:**

- Application for Emergency Safety and Security Grant funding: Fencing, Security Cameras, Salaries for Maintenance install submission 3/21
  - Receiving 5 potential letters of support so far: State Senator, County Commissioner, Mayor, City Manager & Commissioner Ward 5
- FY '24 Annual Plan proposal draft 45-day comment period ends 3/29; Public hearing 3/22
  - Receiving 5 potential letters of support so far: State Senator, Jackson County Commissioner, Mayor of Jackson, Jackson City Manager & Commissioner Ward 5
- Audit process has begun; tentative completion 2nd week of May
- Working on by-AMP budgets for FY '24 forecast by 4/1
- SEMAP Close-Out Letter for FY22 deficiencies successfully received
- Updating ACOP through weekly workshop beginning 4/1; to be completed by 6/1 alongside Audit
- 2 new Custodial hires; 1 part-time, 1 full
- AMP Maintenance supplies Inventories began this month
  - Mobile Maintenance App through Yardi
  - Tracking inventory on Mobile Maintenance App: Full count before FY '24
  - Quarterly inspections begin next month
  - New potential A-Turn Lawnmowers; 1 per AMP: Would save us 75% of \$ (over \$30,000 this year, and \$45,000 *every* year)
  - Units turned report since 2/21/24: By AMP
    - Shahan: 11 Completed; 9 more to be completed by end of this week
    - Reed: 9 Completed; 5 more to be completed by end of this week
    - Chalet: 5 Completed; 3 more to be completed by end of this week



### *Housing Management Report*

#### AMP 1/Chalet Terrace:

- Meeting with Jackson Free Methodist to discuss Spring programming
- Met with Comcast Rep (new promotions for tenants)
- Preparing Newsletter for tenants - Upcoming Inspections, Spring Clean Up, etc...
- Reynolds Management met with Joe to look at units
- Plymouth St. working to remove RV
- 4 non-payment court cases for March, 1 abandoned unit
- Work orders decreased

#### AMP 2/ Reed Manor:

- Reed has one entrance now off Steward Ave / Van Buren is closed for safety concerns and to assist JPD
- D building has been tarped and boarded windows were painted for better appearance
- 9 new move-ins
- 20 new applicants pulled from waitlist
- Work orders decreased

#### Amp 3/ Shahan-Blackstone:

- Currently conducting interviews for the Shahan Housing Specialist position.
- Jackson Free Methodist provided a mobile food pantry and we are discussing other programming
- Meeting with Michigan Works to discuss job opportunities and training resources for our residents
- ADHD and Autism resources for families with children
- Corresponded with Comcast representative regarding new move-in swag bags and current promotions for residents
- Preparing for housekeeping inspections and spring cleaning
- 5 new move-ins.
- 4 new applicants are being pulled from the waitlist.
- Work order numbers and Pic errors are decreasing.
- Maintenance completed 10 unit turns w/ 4 in need of custodial services; new custodial staff hired
- 7 nonpayment court cases and 4 TOT court cases.
- Maintenance are getting quotes to have all damaged screens replaced
- Maintenance is getting set-up to take care of some of the landscaping. (They are having the Kubota serviced to aid in the groundskeeping)



### *Community Engagement/Outreach/Trainings*

- Met w/ City Manager Jonathan Greene supporting JHC Annual Plan proposal + Emergency Safety & Security Grant application, on 3/7/24



- Met w/ City of Jackson Ward Commissioner Shalanda Hunt, supporting JHC Annual Plan proposal + Emergency Safety & Security Grant application this month



- Attended Public Housing Authorities Directors' Assoc. (PHADA) Housing Opportunities Through Modernization Act (HOTMA) Training on 3/4
- City of Jackson Affordable Housing Development Board meeting 3/5
- Greater Ann Arbor Society for Human Resource Management (GAASHRM) HR Training 3/12
- Section 8 Mgmt. Assessment Program (SEMAP) Training on 3/25
- EPIC Training conducted by HUD Detroit Field Office on 3/26
- Public Housing Waiting List submission by 3/31
- 2024 Upper Peninsula Housing Org. (UPHO) Spring Conference in Sault Ste Marie 4/24-4/26
- Meeting with Jackson County Commissioner James Shotwell Jr. in support of Annual Plan
- Meeting with Antonio Parker of MLK Center in support of Emergency Safety and Security Grant
- Meeting scheduled with Senator Sue Shink next month in support of Annual Plan