

JACKSON HOUSING COMMISSION
REGULAR MEETING – September 20, 2017 at 12:00pm
Reed Manor Board Room
301 Steward Avenue, Bldg. C
Jackson, Michigan 49201

AGENDA

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Michelle Pultz-Orthaus, President
Michelle Woods, Vice-President
Gerald Montgomery, Commissioner
James Stark, Commissioner
Caroline Parker, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: August 16, 2017
6. Approval of the Previously Paid Liabilities: August 2017
7. RESOLUTIONS
Resolution No.2017-21: Approval Collection Losses- September 2017
Resolution No.2017-22: JHC Pet Policy Revision

DIRECTOR'S REPORTS

Section 8

Leasing and HAP Utilization Report

Public Housing

Tenant Accounts Receivable

Move Outs

Vacant Unit Turnaround

Executive

S8 Income Statement

PH Income Statement

Petty Cash Fund Register

After Hours/Emergency Response Report

Utility Costs and Consumption

8. OTHER BUSINESS
9. ADJOURNMENT

NEXT REGULAR MEETING: October 18, 2017 -Reed Manor Board Room

Jackson Housing Commission

Regular Meeting

August 16, 2017

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on August 16, 2017 in the Reed Manor Board Room. President Pultz-Orthaus called the meeting to order at 12:01pm. Upon roll call the following commissioners were present: Michelle Pultz-Orthaus, Gerald Montgomery and Caroline Parker. The following commissioners were absent: Michelle Woods and James Stark.

Also present were:

Laure Ingram, Executive Director
Shari Boyce, Section 8 Program Director
Tremachel Johnson, Finance Director
Chelsea Bryant, Executive Secretary

17-08-01

Public Comments

Members of the public were present. No comments were made.

17-08-02

Approval of the Minutes of the Regular Meeting held July 19, 2017

Commissioner Woods **MOVED** to approve the Regular Meeting Minutes of the Board of Commissioners meeting held July 19, 2017. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, G. Montgomery, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Woods, J. Stark

17-08-03

Approval of the Previously Paid Liabilities: July 2017

Commissioner Montgomery **MOVED** to approve the Previously Paid Liabilities for July 2017. Commissioner Parker **SECONDED** and upon roll call the motion was adopted:

AYES: M. Pultz-Orthaus, G. Montgomery, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Woods, J. Stark

17-08-04

Public Hearing-Admission & Continued Occupancy Plan (ACOP)

President Pultz-Orthaus opened the Public Hearing for the Admission & Continued Occupancy (ACOP). Upon entering the Public Hearing President Pultz-Orthaus solicited comments from those in attendance. However, no comments were made.

Ms. Ingram acknowledged two letters of support for the proposed changes to the ACOP from a community partner and a Reed Manor resident.

17-08-05 Public Hearing-Administration Plan
President Pultz-Orthaus opened the Public Hearing for the Administration Plan. Upon entering the Public Hearing President Pultz-Orthaus solicited comments from those in attendance. However, no comments were made. Ms. Ingram advised that there were no comments received in writing from the public.

17-08-06 Admission & Continued Occupancy Plan
Commissioner Montgomery **MOVED** to approve the Admission & Continued Occupancy Plan Revision. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, G. Montgomery, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Woods, J. Stark

17-08-07 Administrative Plan Revision
Commissioner Parker **MOVED** to approve the Administrative Plan Revision. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, G. Montgomery, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Woods, J. Stark

17-08-08 Approval of JHC Opioid Reversal Administration Program Policy
Ms. Ingram stated that she discussed JHC's intention to implement a drug reversal program with a HUD representative and was assured that they understand the problems PHAs are having. It was also mentioned that similar policies have become prevalent among housing authorities.

Per Ms. Ingram, the proposed policy was authored by her and reviewed by the agency's attorney. Therefore, the attorney advised that since the policy's implementation is based on current Michigan Legislation approving third party administration of opioid reversal drugs, there is no liability on the agency.

Commissioner Montgomery **MOVED** to approve the **JHC Opioid Reversal Administration Program**. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

AYES: M. Pultz-Orthaus, G. Montgomery, C. Parker

NAYS: None

ABSTAIN: None

ABSENT: M. Woods, J. Stark

17-08-09 Director's Reports
Staff discussed the Section 8 and Public Housing Programs.

Section 8

A. Leasing HAP Utilization Report

Ms. Ingram reported that the recent VMS Audit revealed a .1 percent variance in the reported units leased per month and a .2 percent variance in the HAP payments reported for twelve months. She went on to explain that the small variance in HAP reporting was due to an error calculating reported HAP payments and a correction has been made. Ms. Ingram also expressed her satisfaction with the exceptional work performed by Mrs. Boyce and Ms. Johnson.

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Ms. Ingram informed that unit turns are averaging 29 days due to units remaining vacant because of ongoing bed bug issues at Reed Manor. She went on to say that more than one approach is being used to remedy the problem that includes as a consideration, purchasing heat treating equipment to treat vacant units prior to leasing. Additionally, case manager Shannon Brooks is providing residents with assistance in preparing homes for treatment and coins for laundry.

Executive

S8 Income Statement

E. PH Income Statement

F. Petty Cash Fund Register

G. After Hours/Emergency Response Report

H. Utility Costs and Consumption

17-08-10

Other Business

- A housing manager for Reed Manor was selected. The new manager will start in September.
- A RAD consultant will be on site August 16, 2017 to give an opinion on the overall condition of Reed Manor.
- Ms. Ingram informed the board that 2013 Capital Funds were obligated incorrectly by the previous director. As a result, HUD advised JHC to re-obligate and completely use the 2013 funds by September 8, 2017, otherwise the funding would be rescinded. As a result, funding originally allocated for hallway renovations at Reed Manor will be partially used for that purpose as well as, management improvements that include upgrading Housing Management Finance software, office technology and staff training. Ms. Ingram advised that 2014 Capital Funds were erroneously allocated as well, and a plan is in place to rectify the problem.
- The Energy Performance contract scope of work is forthcoming.

- Hallway renovations are underway in Building B. The project will consist of replacing existent carpet with laminate flooring and as a preventative measure, treating the areas for bed bugs prior to replacing the flooring.

Commissioner Montgomery **MOVED** to adjourn. Commissioner Parker **SECONDED**. All members of the board were in favor of adjournment.

The Regular Meeting held August 16, 2017 adjourned at 12:41pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Pultz-Orthaus, President

Jackson Housing Commission
Check Register Summary Report
Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/01/2017	062660	Brooklyn Plumbing, Heating & A/C, Inc	12,265.62		(32,699,371.27)	SPICKET REPLACEMENT @ SPICKET REPLACEMENT @ SHAHAN COMPLEX \$12265.62
08/01/2017	062661	American Office Solutions	29.53		(32,699,400.80)	ACCT# J1087 #IN129057 \$29.53 262515-264933 =2418 @0.011858
08/01/2017	062662	City Of Jackson - Finance Department	9,455.92		(32,708,856.72)	EE & ER CONTRIBUTIONS- JUNE EE & ER CONTRIBUTIONS- JUNE \$9455.92
08/01/2017	062663	CONSUMERS ENERGY	19,373.73		(32,728,230.45)	13 INVOICES 100000120988 \$2367.37 100000121028 \$3327.12 100000121093 \$1424.39 100000472256 \$2725.64 100000473114 \$2500.20 100000473429 \$4924.14 100035144961 \$1601.81 100035145133 \$34.56 100035140910 \$91.19 100034278091 \$266.62 103023659042 \$28.50 103025120025 \$47.95 103026753337 \$34.24
08/01/2017	062664	COOPER RIDENOUR	2.00		(32,728,232.45)	P-001-1104-10 FINAL ACCOUNTING VACATED UNIT ON 7/5/2017
08/01/2017	062665	CUT-RATE PLUMBING	69.84		(32,728,302.29)	ID# 644 #689511 \$5.23 FEB 2017 #633588 \$48.42 #691589 \$16.19
08/01/2017	062666	HAMMOND HARDWARE	135.28		(32,728,437.57)	CUST# 33515 C239436 \$37.75 B360055 \$19.76 C238810 \$3.59 C238850 \$22.92 C238396 \$23.80 C238727 \$18.47 B359660 \$8.99
08/01/2017	062667	INK CONTRACTING LLC	10,400.00		(32,738,837.57)	3 INVOICES 1160 \$4400.00 CHALET 1155 \$1600.00 REED 1159 \$4400.00 SHAHAN LAWN CARE MAINTENANCE 06/09/2017-07/27/2017

Jackson Housing Commission
Check Register Summary Report
Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/01/2017	062668	JACKSON GLASS WORKS INC	68.89		(32,738,906.46)	CUST# JHOU #405556 \$68.89 1255 LAUREL LANE
08/01/2017	062669	JACKSON WATER COLLECTION	24,773.83		(32,763,680.29)	50 INVOICES PLEASE SEE ATTACHMENTS
08/01/2017	062670	LUCINDA MCGINNIS	5.00		(32,763,685.29)	SUPPLIES REIMBURSEMENT REIMBURSEMENT FOR BOUGHT SUPPLIES FOR NEW TENANT MOVIE IN \$5.00 @ DOLLAR TREE
08/01/2017	062671	MENARDS - JACKSON	1,088.79		(32,764,774.08)	ACCT# 31610470 #94099 \$63.68 #94149 \$64.87 #94157 \$559.84 #94112 \$380.40
08/01/2017	062672	OSBORNE PROCESS SERVICE	525.73		(32,765,299.81)	12 INVOICES OBP-2017002086 \$28.89 OBP-2017001937 \$207.00 OBP-2017002084 \$30.01 OBP-2017002093 \$30.17 OBP-2017002132 \$28.57 OBP-2017002130 \$29.37 OBP-2017002101 \$28.73 OBP-2017002131 \$29.85 OBP-2017002106 \$28.89 OBP-2017002103 \$28.25 OBP-2017002085 \$28.00 OBP-2017002089 \$28.00
08/01/2017	062673	PC Solutions	99.00		(32,765,398.81)	CUST ID# JACKSON HOUSING CO #M18329 \$99.00
08/01/2017	062674	PDQ SUPPLY, INC.	103.68		(32,765,502.49)	CUST ACCT# 118660 # SI-256569 \$103.68
08/01/2017	062675	Petty Cash	1,171.90		(32,766,674.39)	REPLENISH PETTY CASH REPLENISH PETTY CASH TRANSACTION #'S 656-671 REPLENISH FOR UPCOMING COURT FEES
08/01/2017	062676	PLIC - SBD Grand Island	92.99		(32,766,767.38)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$92.99 08/01/2017-08/31/2017
08/01/2017	062677	PURCHASE POWER	224.33		(32,766,991.71)	ACCT# 8000-9000-0062-0884 ACCT# 8000-9000-0062-0884 \$224.33
08/01/2017	062678	Rooney's Sewer Service	540.00		(32,767,531.71)	3 INVOICES

Jackson Housing Commission
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 Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/01/2017	062679	THE SHERWIN-WILLIAMS CO.	317.40		(32,767,849.11)	ACCT# 5291-3816-6 #8061-1 \$317.40
08/01/2017	062680	STAMPCO	17.00		(32,767,866.11)	1 INVOICE NAME PLATES \$ 17.00 #31700
08/01/2017	062681	TEACHOUT SECURITY SOLUTIONS,	1,502.76		(32,769,368.87)	CUST ID# JAXHC #0011028486 \$1502.76 WEEK OF 07/13/2017-07/19/2017
08/01/2017	062682	THE HELPING HAND HANDYMAN	600.00		(32,769,968.87)	1 INVOICE #1036 \$600.00 334 MOORMAN DR.
08/01/2017	062683	Trail Supply LLC	233.82		(32,770,202.69)	ACCT# 10014 #36817 \$78.96 #36815 \$154.86
08/01/2017	062684	WILMAR INDUSTRIES	837.25		(32,771,039.94)	ACCT# 70585 #407630425 \$42.78 #406765289 \$794.47
08/02/2017	062685	Consumer Energy	1,376.00		(32,772,415.94)	Utility Reimbursement
08/07/2017	062686	AMRS CALL CENTER	390.01		(32,772,805.95)	ACCT# 19009 170710161 \$390.01
08/07/2017	062687	Brooklyn Plumbing, Heating & A/C, Inc	1,098.95		(32,773,904.90)	SERVICE PERIOD 08/01/2017-08/31/2017
08/07/2017	062688	CASLER HARDWARE	196.19		(32,774,101.09)	1 INVOICE #646427 \$634.25 CFP SPICKET REPLACEMENT #652334 \$464.70 CFP GAS LEAK IN WALL 1211 LAUREL LN CUST ACCT# 33561 #I-16095 \$11.10 SAW BLADE #I-16371 \$79.99 CUSTOM BREAKER #I-16312 \$11.94 KEYS #I-16116 \$10.59 PAPER TAGS #I-15700 \$18.78 DRAIN CLEANER #I-16351 \$63.79 KEYS
08/07/2017	062689	City of Jackson - Finance Department	8,746.31		(32,782,847.40)	EE & ER CONTRIBUTIONS- JULY EE & ER CONTRIBUTIONS- JULY \$8746.31

Jackson Housing Commission
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From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/07/2017	062690	DBI BUSINESS INTERIORS	140.17		(32,782,987.57)	CUST# 224241 #03JO3836 \$8.07 #03JO2689 \$32.99 #03JO1801 \$22.04 #03JO2690 \$32.99
08/08/2017	062691	ERADICO PEST SERVICES, AN	2,780.00		(32,785,767.57)	CUST# 14338735 5416100 \$384.00 5416099 \$687.00 5416098 \$340.00 Aug. Multi Family Certification/Detection 5477320 \$ 569 Commercial pest maint. -July 5475293 \$800.00 Heat Treatment
08/08/2017	062692	HAMMOND HARDWARE	495.91		(32,786,263.48)	CUST# 33515 C240296 \$9.43 C241077 \$19.98 C239807 \$13.99 C238396 \$23.80 B360429 \$11.69 C236405 \$50.20 C240139 \$6.56 B361010 \$68.97 B360967 \$63.87 B361065 \$31.02 C237939 \$44.91 C240372 \$64.76 B360521 \$34.19 C240442 \$52.54
08/08/2017	062693	HOUSING DATA SYSTEMS, INC.	128.25		(32,786,391.73)	CLIENT# 6183 #223544 \$128.25
08/08/2017	062694	JACKSON GLASS WORKS INC	683.70		(32,787,075.43)	CASH RECEIPTS CUST# JHOU #405404 GLASS REPLACEMENT 1218 LAUREL LN
08/08/2017	062695	Jackson Housing Commission	25,912.59		(32,812,988.02)	PH MANAGEMENT FEES- AUGUST PH MANAGEMENT FEES- AUGUST
08/08/2017	062696	Jackson Housing Commission	3,946.00		(32,816,934.02)	BOOK-KEEPING FEE AUG BOOK-KEEPING FEE AUG
08/08/2017	062697	Jackson Housing Commission	2,172.00		(32,819,106.02)	ASSET MANAGEMENT FEES- AUG ASSET MANAGEMENT FEES- AUG
08/08/2017	062698	MENARDS - JACKSON	652.18		(32,819,758.20)	ACCT# 31610470 #94845 \$82.08 #94961 \$16.99 #94863 \$87.85 #96005 \$54.76 #95183 \$179.98 #95870 \$34.54 #95499 \$153.77

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Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
						#96236 \$7.88 #95948 \$34.33
08/08/2017	062699	OSBORNE PROCESS SERVICE	544.57		(32,820,302.77)	4 INVOICES OBP-2017001941 \$42.57 OBP-2017002182 \$42.00 OBP-2017002139 \$28.00 OBP-2017002177 \$334.00 \$OBP-2017002104 \$28.00 OBP-20170002175 \$42.00 OBP-2017002083 \$28.00
08/08/2017	062700	Postmaster	175.00		(32,820,477.77)	TENANT MAILBOX KEYS TENANT MAILBOX KEYS FLETHLICK, KAIKAZIM, DINA RD BOSS&PERRY, BAILEY FLOURNOY, ZELLER
08/08/2017	062701	Rooney's Sewer Service	360.00		(32,820,837.77)	1 INVOICE INV# 4340 \$90.00 PLUMBING SERVICE 301 BARBERRY INV# 4418 \$270.00 GARAGE OFFICE/ G-BUILDING/E-8 MINOR PLUMBING SERVICE
08/08/2017	062702	Rusty's Tree Service	600.00		(32,821,437.77)	1 INVOICE REMOVAL OF DEAD TREE LIMBS @ REED
08/08/2017	062703	SAFETY SYSTEMS INC	2,778.00		(32,824,215.77)	CUST# 00938 #470224 \$315.00 #470237 \$72.00 #470205 \$72.00 #470543 \$720.00 #470545 \$720.00 #470544 \$756.00 #470282 \$123.00
08/08/2017	062704	SPRINT	1,029.27		(32,825,245.04)	ACCT#128763256 #128763256-035 \$1028.27 JULY CELL PHONE SERVICE
08/08/2017	062705	TDS Metrocom	2,384.15		(32,827,629.19)	5 INVOICES 517-787-6494 \$89.90 517-787-1188 \$1758.44 517-787-0168 \$414.40 517-780-0620 \$90.07 517-780-0181 \$31.34
08/08/2017	062706	TEACHOUT SECURITY SOLUTIONS,	4,508.28		(32,832,137.47)	CUST ID# JAXHC

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Jackson Housing Commission
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 Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/08/2017	062707	THE HOME DEPOT SUPPLY	617.84		(32,832,755.31)	#0011928588 \$1502.76 WEEK OF 07/20/2017-07/26/2017 #0011928854 \$1502.76 WEEK OF 08/03/2017-08/09/2017 #0011928698 \$1502.76 WEEK OF 07/27/2017-08/02/2017
						COMM ACCT# 6035322540175928 COMM ACCT# 6035322540175928 \$617.84 VINYL FLOORING \$557.39 MAINTENANCE SUPPLIES \$60.45
08/08/2017	062700	TRUGREEN PROCESSING CENTER	140.00		(32,832,895.31)	CUST# 7004371340 #69754635 \$140.00 EARLY SUMMER FERTILIZER/WEED CONTROL
08/08/2017	062709	White & Hotchkiss, PLLC	450.00		(32,833,345.31)	FILE# 1919 #82365 \$450.00 JULY LEGAL SERVICE FEES
08/08/2017	062710	WILMAR INDUSTRIES	3,797.91		(32,837,143.22)	ACCT# 70585 #407630433 \$605.54 #408093599 \$739.86 #407938034 \$213.56 #408839793 \$540.05 #408529618 \$414.40 #407938026 \$816.67 #407938026 -\$402.48 #408830785 \$260.91 #408839801 \$609.27
08/08/2017	062711	MODERN WASTE SYSTEMS	5,876.56		(32,843,019.78)	ACCT# 23056 #55365 \$5876.56 AUGUST 2017 GARBAGE SERVICE
08/10/2017	062712	INK CONTRACTING LLC	19,210.00		(32,862,229.78)	2 INVOICES #1173 \$350.00 1169 \$2605.00 #1172 \$875.00 1171 \$270.00 #1164 \$3135.00 1170 \$270.00 #1166 \$3315.00 1167 \$1875.00 CFP COUNTER TOF #1162 \$2015.00 CFP CFP COUNTER TOP #1168 \$1500.00 CFP TUB SURROUND #1165 \$1500.00 CFP TUB SURROUND #1163 \$1500.00 CFP TUB SURROUND
08/11/2017	062713	INK CONTRACTING LLC	56,064.00		(32,918,293.78)	1 INVOICE #1174 \$56064.00

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Jackson Housing Commission
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From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/15/2017	062714	A-1 LOCK SHOP	207.50		(32,918,501.28)	2 INVOICES #4910 \$82.50 UNIT KEY TAGS #4921 \$125.00 50 KEYS PER BOX
08/15/2017	062715	APCO SUPPLY	980.94		(32,919,482.22)	ACCT# 178131 1344278-00 \$903.90 13344837-00 \$77.04
08/15/2017	062716	CONSUMERS ENERGY	9,751.72		(32,929,233.94)	11 INVOICES 1000361461614 \$1503.24 100000120674 \$1366.00 100035145687 \$350.50 100034183911 \$43.96 FINAL BILL 100000120905 \$318.66 103026753337 \$7.61 FINA BILL 100000120798 \$516.23 100034159838 \$10.10 100000120855 \$348.91 100035145554 \$2835.87 100000120954 \$2460.74
08/15/2017	062717	CUT-RATE PLUMBING	13.06		(32,929,247.00)	ID#644 #881019 \$13.06
08/15/2017	062718	DAUGHERTY TREE SERVICE	450.00		(32,929,697.00)	1 INVOICE REMOVAL FALLEN LIMB @ 1208 HEATHER AND 1101 MAPLE
08/15/2017	062719	DAVID SCHMIDT	200.00		(32,929,897.00)	REED MANOR TENANT ASSOCIATION REED MANOR TENANT ASSOCIATION STIPEND SEPTEMBER 2017 STIPEND
08/15/2017	062720	HD Supply Facilities Maintenance	218.66		(32,930,115.66)	CUSTOMER# 461000 #9156428183 \$218.66
08/15/2017	062721	Jackson Transportation Authority	158.17		(32,930,273.83)	1 INVOICE #0027875-IN \$158.17 FUEL SERVICE JULY 2017
08/15/2017	062722	Knibloe Hardware	19.50		(32,930,293.33)	1 INVOICE #196299 \$19.50 KEYS
08/15/2017	062723	LEUTZ CABINETS	735.00		(32,931,028.33)	CUST# JAXH #52837 \$135.00 #52838 \$105.00 #52836 \$195.00 #52834 \$60.00

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Time: 11:30:32

Jackson Housing Commission
Check Register Summary Report
Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/15/2017	062724	LIBERTY ENVIRONMENTALISTS,	10.00		(32,931,038.33)	1 INVOICE #161993 TICKET BRUSH DISPOSAL \$10.00
08/15/2017	062725	MINUTEMAN SEWER & DRAIN INC.	230.00		(32,931,268.33)	1 INVOICE #17-1053 \$230.00 CFP PLUMBING D-2
08/15/2017	062726	MLive Media Group	98.82		(32,931,367.15)	CUST ACCT# 20008879 AD# 0008235084 AD# 0008235101
PUBLIC NOTICE/ACOP & ADMIN PLAN						
08/15/2017	062727	PC Solutions	3,413.46		(32,934,780.61)	CUST ID# JACKSON HOUSING CO M18350 \$286.72 M18487 \$222.75 M18466 \$2229.59 M18486 \$198.00 M18402 \$476.40
08/15/2017	062728	STAMP CO	19.95		(32,934,800.56)	1 INVOICE #31709 \$19.95 NAME PLATES AND NAME PLATE HOLDERS
08/15/2017	062729	TALX THE WORK NUMBER	102.96		(32,934,903.52)	CUSTOMER# 8805983 INV# B1-603980 \$102.96
08/15/2017	062730	THE HELPING HAND HANDYMAN	165.00		(32,036,368.52)	1 INVOICE # 1037 \$465.00 CEILING REPAIRS AT 140 SHAHAN 308 MOORMAN 916 BLACKSTONE 341 MONROE
08/15/2017	062731	THE INSPECTION GROUP, INC	950.00		(32,936,318.52)	1 INVOICE #72983 \$950.00 CONSULTATION REGARDING CROSSWALK
08/15/2017	062732	TRANS UNION LLC	239.15		(32,936,557.67)	CUST ID# 4408R0064047 #07730779 \$239.15
08/16/2017	062733	PITNEY BOWES GLOBAL	1,575.36		(32,938,133.03)	ACCT# 0010054937 ACCT NAME: JACKSON HOUSING COMMISSION LEASE INVOICE#S 3300178850 (2016) 3300889988 (MAR 2017)

Date: 09/08/2017
Time: 11:30:33

Jackson Housing Commission
Check Register Summary Report
Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/16/2017	062734	The SBAM Plan	12,776.69		(32,950,909.72)	CID# 281224 CID# 281224 SBAM ID# 92594 09/01/2017-09/30/2017 \$12776.69
08/16/2017	062735	AFLAC	211.56		(32,951,121.28)	ACCT# VX312 #734884 \$211.56 AUGUST 2017 INVOICE
08/21/2017	062736	Potty Cash	1,065.46		(32,063,086.74)	REPLENISH PETTY CASH REPLENISH PETTY CASH FOR UPCOMING COURT COSTS TRANSACTION #S 673-698 REPLENISH WITH \$1965.46
08/22/2017	062737	Grand River Insurance Agency, LLC	653.36		(32,953,740.10)	ACCT# GRB 29414 ACCT# GRB 29414 \$653.36 07/30/17-07/30/2018
08/24/2017	062738	Aspen One Hour Heating & Air	138.00		(32,953,878.10)	1 INVOICE #370218 \$138.00 CFP PLUMBING
08/24/2017	062739	AccuShred, LLC	457.35		(32,954,335.45)	1 INVOICE # 40019 \$457.35 DOCUMENT DESTRUCTION
08/24/2017	062740	BED BUG HEAT DOCTOR	7,300.00		(32,961,635.45)	1 INVOICE #10773 HEAT TREAT EQUIPMENT \$7300.00
08/24/2017	062741	Brooklyn Plumbing, Heating & A/C, Inc	1,013.76		(32,962,649.21)	4 INVOICES #652326 \$429.50 CFP W/H #652275 \$188.45 #652495 \$290.11 #652469 \$105.70
08/24/2017	062742	CUT-RATE PLUMBING	5.28		(32,962,654.49)	1 INVOICE # 691807 \$5.28 FLUSH PLUG
08/24/2017	062743	DENMAN GRIFFITH	1,265.50		(32,963,919.99)	P-002-4444-11 FINAL ACCOUNTING VACATED UNIT ON 8/7/2017
08/24/2017	062744	ERADICO PEST SERVICES, AN	1,369.00		(32,965,288.99)	CUSTOMER# 14338735 #14338735 \$800.00 HEAT TREAT B-17

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/24/2017	062745	ETNA Supply	406.56		(32,965,695.55)	#5197120 \$569.00 COMM MULTI FAMILY PEST MAINTENANCE SERVICE- JUNE CUSTOMER# 4218 #S102316164.001 CFP W/H
08/24/2017	062746	HD Supply Facilities Maintenance	89.22		(32,965,784.77)	CUSTOMER# 461000 #9156638585 \$89.22
08/24/2017	062747	HAMMOND HARDWARE	246.71		(32,966,031.48)	CUSTOMER# 33515 #C242219 \$56.20 #C242092 \$5.36 #B361340 \$7.64 #B361385 \$87.27 #C242333 \$12.12 #B361263 \$7.98 #C242390 \$26.24 #C242154 \$18.42 #C242302 \$25.48
08/24/2017	062748	INK CONTRACTING LLC	4,300.00		(32,970,331.48)	3 INVOICES #1120 \$1300.00 LAWN CARE ALL AMPS #1135 \$800.00 LAWN CARE AMP 2 #1134 \$2200.00 LAWN CARE AMP 3
08/24/2017	062749	JACKSON GLASS WORKS INC	209.50		(32,970,540.98)	CUSTOMER# JHOU #405938 \$209.50 LAWN CARE MOWFR RRYKF- WINYUW INK CONTRACTING SHOULD REIMBURSE JHC
08/24/2017	062750	JACKSON KEY WORKS	18,573.90		(32,989,114.88)	UNIT G-3 1 INVOICE # 1402 \$18573.90 MASTER RE-KEY @ REED MANOR NEW LOCKS, CORES, KEYS
08/24/2017	062751	JEROME MILES	345.00		(32,989,459.88)	P-002-4465-16 FINAL ACCOUNTING VACATED UNIT ON 7/19/2017
08/24/2017	062752	LEUTZ CABINETS	60.00		(32,989,519.88)	CUSTOMER# JAXH #52833 \$60.00
08/24/2017	062753	LUCINDA MCGINNIS	5.00		(32,989,524.88)	1 INVOICE WELCOME BASKET REIMBURSEMENT \$5.00 @ DOLLAR TREE

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From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/24/2017	062754	MCGOWAN ELECTRIC SUPPLY INC	18.21		(32,989,543.09)	CUSTOMER ID# 101263 #1280073 \$18.21
08/24/2017	062755	MENARDS - JACKSON	301.86		(32,989,844.95)	ACCT# 31610470 #96550 \$148.76 #96570 \$54.76 #96126 \$98.34 MAINTENANCE SUPPLIES ONLY
08/24/2017	062756	MICHAEL PORTER	331.00		(32,990,175.95)	P-003-5530-11 FINAL ACCOUNTING VACATED UNIT ON 8/18/2017
08/24/2017	062757	MINUTEMAN SEWER & DRAIN INC.	365.00		(32,990,540.95)	2 INVOICES #17-1156 \$130.00 #17-1177 \$235.00 CFP PLUMBING
08/24/2017	062758	NANCY HUNTER	175.00		(32,990,715.95)	P-001-7607-01 FINAL ACCOUNTING VACATED UNIT ON 7/5/2017
08/24/2017	062759	OSBORNE PROCESS SERVICE	428.97		(32,991,144.92)	15 INVOICES OBP-2017002438 \$28.57 OBP-2017002479 \$28.25 OBP-2017002478 \$28.73 OBP-2017002466 \$28.73 OBP-2017002427 \$28.00 OBP-2017002461 \$28.00 OBP-2017002477 \$28.00 OBP-2017002426 \$28.00 OBP-2017002460 \$28.00 OBP-2017002432 \$28.00 OBP-2017002467 \$30.01 OBP-2017002441 \$28.89 OBP-2017002439 \$29.05 OBP-2017002440 \$28.73 OBP-2017002446 \$30.01
08/24/2017	062760	PC Solutions	130.99		(32,991,275.91)	CUST ID# JACKSON HOUSING CO M18493 \$100.99 M18494 \$30.00
08/24/2017	062761	PDQ SUPPLY, INC.	203.94		(32,991,479.85)	CUST ACCT# 118660 INV# SI-258115 \$203.94
08/24/2017	062762	Postmaster	50.00		(32,991,529.85)	POSTMASTER TENANT MAILBOX KEYS T. WILLIAMS R. WARD
08/24/2017	062763	Rooney's Sewer Service	360.00		(32,991,889.85)	4 INVOICES #INV-4493 \$90.00 #INV-4492 \$90.00 #INV-4440 \$90.00 #INV-4373 \$90.00

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From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/24/2017	062764	SAFETY SYSTEMS INC	342.49		(32,992,232.34)	ALL MINOR PLUMBING PROJECTS CUST# 00938 #471240 \$342.49 KEY TAGS FOR CHALET TENANTS
08/24/2017	062765	TEACHOUT SECURITY SOLUTIONS,	1,502.76		(32,993,735.10)	CUST ID# JAXHC 0011928996 \$1502.76
08/24/2017	062766	TIMOTHY KINARD	2.90		(32,993,738.00)	WEEK OF 8/10/2017-08/16/2017 P-002-4427-15 FINAL ACCOUNTING VACATED 8/14/2017
08/24/2017	062767	WEATHERPROOF INC	191.37		(32,993,929.37)	CUST# JAC HOUS COM #319953 \$191.37
08/24/2017	062768	WILMAR INDUSTRIES	849.40		(32,994,778.77)	ACCT# 70585 #409303047 \$496.60 #409896255 \$22.77 #409611191 \$108.51 #408093581 \$221.52
08/25/2017	062769	CONSUMERS ENERGY	19,177.83		(33,013,956.60)	13 INVOICES 103027482134 \$5.39 100000120988 \$2469.83 100000121028 \$3168.46 100000121093 \$1416.02 100000472256 \$2606.20 100000473114 \$2559.10 100000473429 \$4722.60 100035144961 \$1618.23 100035145133 \$33.70 100035140910 \$91.65 100034278091 \$259.90 103023559042 \$26.75 100034180867 \$200.00- TENANT CHARGE
08/29/2017	062770	PURCHASE POWER	250.00		(33,014,206.60)	ACCT NAME JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$250.00 POSTAGE REFILL
08/29/2017	062771	DBI BUSINESS INTERIORS	187.65		(33,014,394.25)	CUSTOMER# 224241 #03JO9187 \$187.65 OFFICE SUPPLIES
08/29/2017	062772	LIBRA INDUSTRIES, INC. OF MI	30.25		(33,014,424.50)	CUSTOMER# 37126 #44613600 \$30.25 B. HUNT WORK CLOTHES
08/29/2017	062773	American Office Solutions	35.02		(33,014,459.52)	ACCT# J1087 #N132322 \$35.02

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Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/29/2017	062774	Aspen One Hour Heating & Air	350.00		(33,014,809.52)	COUNTED COPIES MADE @ REED 264933-267800= 2867 @ \$0.011858 ACCT# 151323 #370596 \$350.00 CFF W/H INSTALL
08/29/2017	062775	CASLER HARDWARE	124.93		(33,014,934.45)	CUST ACCT# 33561 #115799 \$43.68 ZIP TIES LED LIGHT #115857 \$81.25 FLASH/PEN LUGHT CARPET BARS
08/29/2017	062776	CONSUMERS ENERGY	29.13		(33,014,963.58)	2 INVOICES 100034159838 \$25.22 VACANT 100071389298 \$3.91 FINAL BILL
08/29/2017	062777	ERADICO PEST SERVICES, AN	1,411.00		(33,016,374.58)	CUST# 14338735 #5152793 \$384.00 #5152792 \$687.00 #5152791 \$340.00 MULTI FAMILY TREATMENT CERTIFICATION DETECTION/TREATMENT
08/29/2017	062778	HAMMOND HARDWARE	314.46		(33,016,689.04)	CUST# 33515 #C242909 \$24.52 #C243084 \$15.28 #C243622 \$53.07 #B361716 \$185.05 #C243121 \$10.78 #C243719 \$10.76 #B361798 \$15.00
08/29/2017	062779	HOUSING DATA SYSTEMS, INC.	144.00		(33,016,833.04)	CLIENT ID# 6183 #223679 \$144.00 MTCS TRANSMITTAL SERVICE 7/1/2017-9/30/2017
08/29/2017	062780	HD Supply Facilities Maintenance	29.38		(33,016,862.42)	CUSTOMER# 461000 #9156767125 \$29.38
08/29/2017	062781	JACKSON WATER COLLECTION	25,912.39		(33,042,774.81)	PLEASE SEE ATTACHMENTS WATER & SEWER AMP 1 \$19342.46 AMP 2 \$65669.93

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 Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/29/2017	062782	MENARDS - JACKSON	341.19		(33,043,116.00)	ACCT#31610470 #97395 \$72.91 #97225 \$63.91 #96827 \$179.98 #97499 \$24.39
08/29/2017	062783	MW ELECTRIC, LLC	277.84		(33,043,393.84)	PROJECT# 17-0114 PROJECT# 17-0114 \$ 277.84 1014 CHITTOCK
08/29/2017	062784	NATHANIEL POOLE	193.00		(33,043,586.84)	P-001-1191-13 FINAL ACCOUNTING VACATED UNIT ON 8/21/2017
08/29/2017	062785	OSBORNE PROCESS SERVICE	28.00		(33,043,614.84)	1 INVOICE OBP-2017002476 \$28.00
08/29/2017	062786	PC Solutions	237.11		(33,043,851.95)	CUST ID# JACKSON HOUSING CO #M18547 \$237.11
08/29/2017	062787	PLIC - SBD Grand Island	103.68		(33,043,955.63)	CAMERA PLACEMENT @ REED ACCT# 104459-10001 ACCT# 1044559-10001 \$103.68 BILLING PERIOD 9/1/2017-9/30/2017
08/29/2017	062788	Postmaster	50.00		(33,044,005.63)	POSTMASTER MAILBOX KEYS FOR TENANTS T. FLEMING P. PERFECT
08/29/2017	062789	THE SHERWIN -WILLIAMS CO.	283.10		(33,044,288.73)	ACCT# 5291-3816-6 #9366-3 \$45.05 #9748-2 \$238.05
08/29/2017	062790	TDS Metrocom	2,399.16		(33,046,687.89)	5 INVOICES 517-787-6494 \$91.28 517-787-1188 \$1764.55 517-787-0168 \$420.73 517-780-0620 \$90.78 517-780-0181 \$31.82
08/29/2017	062791	TEACHOUT SECURITY SOLUTIONS,	1,502.76		(33,048,190.65)	CUST ID# JAXHC #0011929121 \$1502.76 08/17/2017-08/23/2017
08/29/2017	062792	TIARA HOUSTON	313.00		(33,048,503.65)	P-002-3246-08 FINAL ACCOUNTING

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 Public Housing

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/29/2017	062793	Trail Supply LLC	134.39		(33,048,638.04)	VACATED UNTI ON 08/21/2017 ACCT# 10014 #37366 \$134.39
08/29/2017	062794	WILMAR INDUSTRIES	362.21		(33,049,000.25)	ACCT# 70585 #409896248 \$247.44 #410205264 \$22.17 #410627392 \$92.30
08/29/2017	062795	Rooney's Sewer Service	90.00		(33,049,090.25)	1 INVOICE #INV-4509 \$90.00 MINOR PLUMBING @ H-40
08/29/2017	062796	SPRINT	1,034.49		(33,050,124.74)	ACCT# 128763256 INV#128763256-036 \$1034.49 AUGUST 2017 CELL PHONE SERVICE
08/29/2017	062797	ERADICO PEST SERVICES, AN	569.00		(33,050,693.74)	CUST# 14338735 #5706445 \$569.00 COMMERCIAL PEST GENERAL MAINT. 08/09/2017 & 08/23/2017 BILLING
Total:			363,588.09	0.00		

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Jackson Housing Commission
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Section 8 Housing Voucher Prog
From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/01/2017	054593	City Of Jackson - Finance Department	2,091.50		(644,403.62)	EE&ER CONTRIBUTIONS JUNE EE&ER CONTRIBUTIONS JUNE \$2091.50
08/01/2017	054594	DBI BUSINESS INTERIORS	30.87		(644,434.49)	CUST# 224241 #03JO2696 \$187.65 USING CREDITS #03JK9973 (\$53.78) #03JL9870 (\$103.00)
08/01/2017	054595	JACKSON WATER COLLECTION	170.54		(644,605.03)	1 INVOICE PLEASE SEE ATTACHMENTS
08/01/2017	054596	NAN MCKAY & Associates, Inc.	224.00		(644,829.03)	CUST ID# JAC49201 #INV223457 \$224.00
08/01/2017	054597	PLIC - SBD Grand Island	19.44		(644,848.47)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$19.44 PERIOD 08/01/2017-08/31/2017
08/01/2017	054598	PURCHASE POWER	89.74		(644,938.21)	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$89.74
08/01/2017	054599	Jackson Housing Commission	1,160.14		(646,098.35)	SECTION 8 INSPECTION FEES SECTION 8 INSPECTION FEES \$1160.14 WEEK OK 07/17/2017-07/28/2017
08/08/2017	054600	ANDREA VERNON	0.45		(646,098.80)	OVERPAYMENT REIMBURSEMENT OVERPAYMENT REIMBURSEMENT \$0.45
08/08/2017	054601	DBI BUSINESS INTERIORS	22.04		(646,120.84)	CUST# 224241 #03JO1801 \$22.04 STORAGE BOXES
08/08/2017	054602	HOUSING DATA SYSTEMS, INC.	42.75		(646,163.59)	CLIENT# 6183 #223544 \$42.75 CASH RECEIPTS
08/08/2017	054603	Jackson Housing Commission	3,000.00		(649,163.59)	SECTION 8 MANAGEMENT FEES-AUG SECTION 8 MANAGEMENT FEES AUGUST 2017
08/08/2017	054604	SPRINT	10.00		(649,173.59)	ACCT# 128763256 #128763256-035 TABLET SERVICE JULY 2017
08/08/2017	054605	TDS Metrocom	74.60		(649,248.19)	1 INVOICE 517-787-6326 \$74.60
08/16/2017	054606	GLG PRINT	14.75		(649,262.94)	1 INVOICE #52389 \$14.75 G. DAVIS BUSINESS CARDS

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Section 8 Housing Voucher Prog
From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/16/2017	054607	MLive Media Group	92.83		(649,355.77)	CUST ACCT# 20008879 AD# 0008235084 AD# 0008235101 ADMIN PLAN/ ACOP
08/16/2017	054608	PC Solutions	158.79		(649,514.56)	CUST ID# JACKSON HOUSING CO #M18402 \$158.79
08/16/2017	054609	TALX THE WORK NUMBER	346.69		(649,861.25)	CUSTOMER# 8805983 #B1-603980 \$346.69
08/16/2017	054610	TRANS UNION LLC	44.70		(649,905.95)	CUST ID# 4408R0064047 #07730779 \$44.70
08/16/2017	054611	PITNEY BOWES GLOBAL	630.14		(650,536.09)	ACCT#0010054937 ACCT NAME: JACKSON HOUSING COMMISSION LEASE INVOICE#S 3300178850 (2016) 3300889988 (MAR 2017) 3300109029 (2016) 3301572048 3300109030 (2016) 3302438179 3300109061 (2016) 3303130191
08/16/2017	054612	The SBAM Plan	2,313.29		(652,849.38)	CID#281224 CID# 281224 SBAM ID# 92594 09/01/2017-09/30/2017 \$2313.29
08/16/2017	054613	J McEldowney Inc.	1,087.01		(653,936.39)	2 INVOICES 83344 \$637.01 01/01/2017-06/30/2017 83343 \$450.00 07/01/2017-12/31/2017
08/16/2017	054614	AFLAC	250.44		(654,186.83)	ACCT# VX312 #734884 \$250.44 AUGUST 2017 INVOICE
08/17/2017	054615	City Of Jackson - Finance Department	1,939.72		(656,126.55)	EE & ER CONTRIBUTIONS - JULY EE & ER CONTRIBUTIONS - JULY
08/22/2017	054616	Grand River Insurance Agency, LLC	261.34		(656,387.89)	ACCT# GRB 29414 ACCT# GRB 29414 \$261.34 07/30/17-07/30/2018
08/24/2017	054617	AccuShred, LLC	182.94		(656,570.83)	1 INVOICE #40019 \$182.94 DOCUMENT DESTRUCTION
08/24/2017	054618	GLG PRINT	14.75		(656,585.58)	1 INVOICE #52703 \$14.75

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Jackson Housing Commission
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 Section 8 Housing Voucher Prog
 From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/24/2017	054619	Jackson Housing Commission	1,324.29		(657,909.87)	OFFICE SUPPLIES SECTION 8 INSOECTION FEES SECTION 8 INSPECTION FEES WEEK OF 7/31/2017-8/11/2017
08/29/2017	054620	PURCHASE POWER	100.00		(658,009.87)	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$100.00 POSTAGE REFILL
08/29/2017	054621	HOUSING DATA SYSTEMS, INC.	48.00		(658,057.87)	CLIENT ID# 6183 #223679 \$48.00 MTCS TRANSMITTAL SERVICE 7/1/2017-9/30/2017
08/29/2017	054622	PLIC - SBD Grand Island	19.44		(658,077.31)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$19.44 BILLING PERIOD 9/1/2017-9/30/2017
08/29/2017	054623	TDS Metrocom	77.27		(658,154.58)	1 INVOICE 517-787-6326 \$77.27
08/29/2017	054624	JACKSON WATER COLLECTION	175.26		(658,329.84)	PLEASE SEE ATTACHMENTS PLEASE SEE ATTACHMENTS
08/29/2017	054625	SPRINT	10.00		(658,339.84)	ACCT# 128763256 INV#128763256-036 \$10.00 AUGUST 2017 CELL PHONE SERVICE
Total:			16,077.72		0.00	

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Time: 11:28:59

Jackson Housing Commission
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General COCC Account

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/01/2017	002943	City Of Jackson - Finance Department	5,687.53		(1,083,927.56)	EE&ER CONTRIBUTIONS- JUNE
08/01/2017	002944	DBI BUSINESS INTERIORS	12.18		(1,083,939.74)	CUST# 224241 #03JO1738 \$12.18
08/01/2017	002945	JACKSON WATER COLLECTION	170.54		(1,084,110.28)	1 INVOICE PLEASE SEE ATTACHMENT
08/01/2017	002946	PC Solutions	595.99		(1,084,706.27)	CUST ID# JACKSON HOUSING CO M18326 \$595.99
08/01/2017	002947	PLIC - SBD Grand Island	45.36		(1,084,751.63)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$45.36 PERIOD 08/01/2017 08/31/2017
08/01/2017	002948	PURCHASE POWER	134.60		(1,084,886.23)	ACCT# 8000-9000-0062-0884 ACCT# 8000-9000-0062-0884 \$134.60
08/01/2017	002949	SAFETY SYSTEMS INC	25.00		(1,084,911.23)	CUST# 00938 #470238 \$25.00
08/01/2017	002950	First National Bank Omaha	2,023.72		(1,086,934.95)	ACCT# 4988659183672469 ACCT# 4988659183672469 \$2023.72 DUE 08/15/2017
08/08/2017	002951	DBI BUSINESS INTERIORS	48.99		(1,086,983.94)	CUST# 224241 #03JO1801 \$22.04 #03JO4479 \$26.95
08/08/2017	002952	HOUSING DATA SYSTEMS, INC.	42.75		(1,087,026.69)	CLIENT# 6183 #223544 \$42.75
08/08/2017	002953	JASON OMO	129.46		(1,087,156.15)	EMERGENCY WATER SHUT OFF EMERGENCY WATER SHUT OFF WATER FOR TENANTS @ REED
08/08/2017	002954	PC Solutions	496.19		(1,087,652.34)	CUST ID# JACKSON HOUSING CO M18349 \$496.19
08/08/2017	002955	SPRINT	299.63		(1,087,951.97)	ACCT#128763256 #128763256-035 \$299.63 JULY 2017 CELL PHONE SERVICE
08/08/2017	002956	TDS Metrocom	55.03		(1,088,007.00)	1 INVOICE 517-787-9241 \$55.03
08/16/2017	002957	American Speedy Printing	344.67		(1,088,351.67)	ACCT# 6929 #39777 \$344.67 JACKSON HOUSING ALLIANCE POSTCARDS
08/16/2017	002958	COMCAST	285.56		(1,088,637.23)	3 INVOICES

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General COCC Account
From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/16/2017	002959	NAN MCKAY & Associates, Inc.	780.00		(1,089,417.23)	8529114280369921 \$12.19 221 JANKE ST 8529114280363940 \$166.83 301 STEWARD OFC 8529114280104708 \$106.54 109 SHAHAN ACCT# JAC49201 #INV223105 \$780.00 CFP TRAINING JASON OMO CAPITAL FUND PROGRAM START DATE 9/7/2017 FOR 2 DAYS
08/16/2017	002960	Pentluk, Couvreur & Koblijak, P.C	1,104.00		(1,090,521.23)	ACCT# 32281 #114310.001 \$1104.00 JULY 2017 LEGAL SERVICE FEES
08/16/2017	002961	SCOTT ACCOUNTING & COMPUTER	60.00		(1,090,581.23)	CUST# 11421 #131551 \$60.00
08/16/2017	002962	SAFETY SYSTEMS INC	360.00		(1,090,941.23)	CUST# 00938 #470542 \$360.00 ANNUAL LEASE MAINTENANCE BLDG C AUG 2017-JUL 2018
08/16/2017	002963	Jackson Transportation Authority	50.61		(1,090,991.84)	1 INVOICE #0027875-IN\$50.61 FUEL SERVICE FOR JULY 2017
08/16/2017	002964	PC Solutions	158.80		(1,091,150.64)	CUST ID# JACKSON HOUSING CO M18402 \$158.80
08/16/2017	002965	PITNEY BOWES GLOBAL	945.22		(1,092,095.86)	ACCT# 0010054937 ACCT NAME: JACKSON HOUSING COMMISSION LEASE INVOICE#S 3300178850 (2016) 3300889988 (MAR 2017) 3300109029 (2016) 3301572048 3300109030 (2016) 3302438179 3300109061 (2016) 3303130191
08/16/2017	002966	The SBAM Plan	8,753.83		(1,100,849.69)	CID# 281224 CID# 281224 SBAM ID# 92594 09/01/2017-09/30/2017 \$8753.83
08/16/2017	002967	J McEldowney Inc.	462.09		(1,101,311.78)	2 INVOICES 83342 \$162.09 01/01/2017-06/30/2017

Date: 09/08/2017
Time: 11:29:00

Jackson Housing Commission
Check Register Summary Report
General COCC Account
From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/16/2017	002968	AFLAC	133.64		(1,101,445.42)	88341 \$300.00 07/01/2017-12/31/2017 ACCT# VX312 #734884 \$133.64 AUGUST 2017 INVOICE
08/17/2017	002969	City Of Jackson - Finance Department	5,221.56		(1,106,666.98)	EE & ER CONTRIBUTIONS- JULY EE & ER CONTRIBUTIONS- JULY
08/22/2017	002970	Grand River Insurance Agency, LLC	392.01		(1,107,058.99)	ACCT# GRB 29414 ACCT# GRB 29414 \$392.01 07/30/17 07/30/2018
08/24/2017	002971	AccuShred, LLC	274.41		(1,107,333.40)	1 INVOICE #40019 \$274.41 DOCUMENT DESTRUCTION
08/24/2017	002972	ANN ARBOR CREDIT BUREAU, INC.	5.00		(1,107,338.40)	CLIENT ID# J3688 CLIENT ID# J3688 \$5.00 AR LATE FEE
08/24/2017	002973	COMCAST	221.89		(1,107,560.29)	2 INVOICES 8529114280369913 \$117.04 316 BARBERRY 8529114280358478 \$104.85 410 E HIGH
08/24/2017	002974	DBI BUSINESS INTERIORS	95.70		(1,107,655.99)	CUSTOMFR# 224241 #03JO8650 \$95.70 OFFICE SUPPLIES
08/29/2017	002975	DBI BUSINESS INTERIORS	6.47		(1,107,662.46)	CUSTOMER#224241 #03JO9956 \$6.47 OFFICE SUPPLIES
08/29/2017	002976	PURCHASE POWER	150.00		(1,107,812.46)	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$150.00 POSTAGE REFILL
08/29/2017	002977	HOUSING DATA SYSTEMS, INC.	48.00		(1,107,860.46)	CLIENT ID# 6183 #223679 \$48.00 MTCs TRANSMITTAL SERVICE 7/1/2017-9/30/2017
08/29/2017	002978	PLIC - SBD Grand Island	45.36		(1,107,905.82)	ACCT#1044559-10001 ACCT# 1044559-10001 \$45.36 BILLING PERIOD 9/1/2017-9/30/2017

Date: 09/08/2017
 Time: 11:29:00

Jackson Housing Commission
Check Register Summary Report
 General COCC Account

From: 08/01/2017 To: 08/31/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
08/29/2017	002979	TDS Metrocom	55.29		(1,107,961.11)	1 INVOICE 517-787-9241
08/29/2017	002980	GORDON FOOD SERVICE STORE	161.27		(1,108,122.38)	TENANT APPRECIATION @ REED TENANT APPRECIATION @ REED
08/29/2017	002981	JACKSON WATER COLLECTION	175.26		(1,108,297.64)	PLEASE SEE ATTACHMENT PLEASE SEE ATTACHMENT
08/29/2017	002982	GREATER ANN ARBOR SHRM	35.00		(1,108,332.64)	1 INVOICE #200002828 \$35.00 CFP DEB DAVIS TRAINING IN ANN ARBOR 9/12/2017
08/29/2017	002983	SPRINT	297.32		(1,108,629.96)	ACCT# 128763256 INV#128763256-036 \$297.32 AUGUST 2017 CELL PHONE SERVICE
08/31/2017	002984	YARDI SYSTEMS, INC	83,959.00		(1,192,588.96)	CLIENT PIN# 100079025 INV# 2080217 \$83,959.00 CFP MGMNT IMPROVEMENT NEW SOFTWARE SYSTEM.

Total: 114,348.93 0.00

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2017-21

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

AMP 1: Chalet Terrace	\$--734.60--
AMP 2: Reed Manor	\$7,405.00--
AMP 3: Shahan-Blackstone Apts.	<u>\$-----0-----</u>
Total	\$8,139.60

The attached Collection Losses Report reflects the delinquent amount of **\$8,139.60** and is hereby approved for fiscal year 2017 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:

_____ 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 September 20, 2017.

Michelle Pultz-Orthaus
President

Collection Losses Report

Three Months or Greater
September 2017

Property	Account	EOP	Amount
Chalet	P -001-1184-06	06/01/17	\$561.60
Chalet	P -001-7639-06	06/02/17	\$173.00
Reed Manor	P -002-3240-08	06/20/17	\$3,998.00
Reed Manor	P -002-3253-06	06/21/17	\$1,303.50
Reed Manor	P -002-4430-14	06/23/17	\$2,103.50
Total			\$8,139.60

Property	Total
Chalet Terrace	\$ 734.60
Reed Manor	\$7,405.00
Total Write Off	\$8,139.60

JACKSON HOUSING COMMISSION
JACKSON, MICHIGAN

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

RESOLUTION NO. 2017-22

WHEREAS, the current JHC Pet Policy is outdated;

WHEREAS, JHC staff has received legal assistance to revise written policies regarding the ownership of pets at all JHC properties;

WHEREAS, the revised JHC Pet Policy provides assurance that JHC residents and staff understand the specific expectations of pet ownership;

WHEREAS, the revised JHC Pet Policy establishes that animals designated to assist and support persons as a reasonable accommodation are excluded from this policy;

THEREFORE BE IT RESOLVED THAT the Commission hereby approves the revised JHC Pet Policy to be enacted immediately.

Commissioner _____ **MOVED** that the Resolution be adopted as introduced and read. Commissioner _____ **SUPPORTED** the motion, and, upon roll call the "AYES" and "NAYS" were as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

The _____ 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 held September 20, 2017.

Michelle Pultz-Orthaus
President

Jackson Housing Commission PET POLICY

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1968, JHC residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to the following rules and limitations.

Part 1: Application

- A. Application. Prior to housing any pet on premises owned and/or operated by the JHC, a tenant shall apply to the JHC for a permit to do so. The application must be accompanied by the following:
1. A current dog license/registration issued by the appropriate authority, in the tenant's name.
 2. Signed veterinarian's statement verifying that the animal is in good health, has no communicable diseases or pests and, in the case of cats and dogs, are spayed or neutered.
 3. Evidence that the pet has received all current inoculations or boosters including parvovirus, distemper, hepatitis, leptospirosis, feline distemper, rhino tracheitis, calicivirus, and pneumonitis must be provided.
 4. A signed statement from the Tenant acknowledging that he/she has received and read the Pet Policy and agrees to comply with them and accept any and all financial and personal liability associated with the personal pet ownership in the housing project.
 5. PHA may request a letter of reference on the pet from a previous landlord.
 6. A color picture of the pet, except for fish, must be provided both at the time of application and when the pet reaches adult size.
- B. Approval of Pet Application. Once all of the applicable conditions for application for pet ownership permit have been met, PHA shall make a decision on the resident's application within five working days. The resident will be responsible for providing all applicable pet-related documentation (vaccinations and registration) at each Annual Recertification. Failure to re-validate the pet ownership permit shall result in the removal of the pet or termination of the Tenant's tenancy or both.
- C. Refusal of Pet Application. PHA may refuse, (subject to JHC's grievance procedure); to approve a pet application due to the following reasons:

1. The animal does not meet the definition of pet.
2. Tenant fails to provide complete application information required by the Pet Ownership Policy.
3. Management determines that the Tenant will not be able to keep the pet in compliance with the Pet Rules and other Rental Agreement obligations, including such factors as pet's temperament and size and tenant's habits and practices.

Part 2: Pet Ownership

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle". Common household pets are defined as follows:

Bird Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted.

Fish In tanks or aquariums, not to exceed twenty (20) gallons in capacity; poisonous or dangerous fish are not permitted.

Dogs Not to exceed twenty-five pounds (25lbs.) weight, or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended/suggested types of dogs are as follows:

- | | |
|--------------|-------------------|
| a. Chihuahua | e. Cocker Spaniel |
| b. Pekingese | f. Dachshund |
| c. Poodle | g. Terrier* |
| d. Schnauzer | |

***NO PIT BULL TERRIERS WILL BE PERMITTED**

Cats Cats must be spayed or neutered and de-clawed or have a scratching post, and should not exceed fifteen pounds (15lbs.).

Rodents Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages.

Reptiles Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.

Exotic Pets At no time will the Commission approve of exotic pets as tarantulas, iguanas, snakes, ferrets, monkeys, game pets, etc.

2. No more than one (1) dog or cat shall be permitted in a household. A maximum of two other common household pets may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with the maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined, and limited, above.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the pet owner's housing unit for the purpose of handling, but shall not generally be unrestrained.
4. All dogs and cats shall be on a leash, tied up, or otherwise restrained and attended at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
5. Pet owners shall maintain their pet in such manner as to prevent any damage to their unit, yard, or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, JHC employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
7. Payment of a nominal fee of \$ 6.00 a month to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no fee for pets other than dogs or cats. The fee shall not preclude charges to a Resident for repair of damages done on an ongoing basis by a pet. The Resident is responsible for all damages caused by the pet and will reimburse the Commission-JHC for all costs it incurs in repairing such damages. This fee is non-refundable.
8. All pets shall remain inside the Tenant's dwelling unit. No animal shall be permitted in laundromats, hallways, community rooms, public restrooms, or other designated common areas unless to allow for ingress and egress to the building.
9. Vicious and/or intimidating dogs or animals with a past history of attack or aggressive behavior towards other animals or people will not be allowed.
10. If pets are left unattended for a period of twenty-four hours or longer, the JHC Management may enter the dwelling unit to remove the pet. The Management will transfer the pet to the proper authorities, subject to the provisions of Michigan State law and pertinent local ordinances. JHC accepts no responsibility for the animal under such circumstances.

Part 3: Revocation of Pet Ownership

Maintaining a pet in a facility owned and/or operated by JHC shall be subject to the rules set forth herein. The Tenant's pet ownership may be revoked at any time, subject to JHC's Grievance Procedure, due to any of the following reasons:

1. Management determines that the pet is not properly cared for.
2. The pet presents a threat to the safety and security of other tenants, JHC employees, contractors and others on the premises.
3. The pet is destructive or causes an infestation.
4. The pet disturbs other tenants for reasons including but not limited to noise, odor, cleanliness, sanitation, and allergic reactions.
5. Tenant fails to re-validate the pet ownership permit as required in the Pet Ownership Policy.
6. Tenant fails to pay the monthly non-refundable pet fee on a timely basis.

Part 4: Service or Support Animals

Service animals includes "assistive and therapeutic" animals. Service animals are not pets; they are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or provide emotional support that alleviates one or more identified symptoms or effects of a person's disability.

Only persons with disabilities as defined under federal or state law may have service animals.

1. This Pet Policy does not apply to animals that are used to assist the disabled (assistance animals). However, a disabled tenant whose pets are not approved as an assistance animal must still comply with this pet policy.
2. To determine that an animal is excluded from this Pet Policy, a tenant must request and receive approval for an assistance animal. If the tenant's disability is not obvious or readily known, the tenant must provide a written certification from a reliable third party, such as a physician, on a form provided by JHC verifying that the individual has a qualifying disability and the need for the assistance animal.
3. The request may be denied if the use of a particular assistance animal poses a direct threat to the health or safety of others or results in actual damage to the property, unless the damage can be eliminated or substantially reduced.
4. Disabled tenants who are approved for an assistance animal must still comply with the provisions of the rental agreement and may be subject to reasonable conditions. If any of these reasonable conditions are breached or any provision of the rental agreement is violated, or if an approved assistance animal causes bodily injury or property damage,

the approval may be rescinded and the tenant required to remove the assistance animal within 24 hours of notice.

5. Residents must prevent any damage to their unit, the immediate adjacent grounds and the common grounds of the community in which they live.
6. Service animals may not be a nuisance or a threat to the health or safety of PHA employees, postal workers, the public or other residents in the community by reason of noise, unpleasant odors, or other objectionable situations.
7. Owners of the service animal will be totally liable for damages and/or injuries caused by the animal.
8. Residents are responsible for all damages caused by a service animal and must reimburse the PHA for all costs it incurs in repairing such damages.
9. All service animals shall be on a leash and kept under control at all times when they are outside the unit.
10. Service animal owners will be required to immediately clean up and dispose of pet waste.

Leasing and HAP Utilization

CY 2017

A	B	C	D	E	F	G	H	I	J	K	L
Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											
January	000,000	209,149		460	454.67	96.8%	475	452	5	(209,149)	289,281
February	214,217	215,112	100.4%	469	458.66	98.7%	475	1,031	3	(895)	80,728
March	212,241	219,062	103.2%	469	467.08	98.7%	475	1,286	2	(6,821)	75,195
April	212,241	215,003	101.3%	461	466.38	97.1%	475	727	6	(2,762)	73,166
May	212,241	216,861	102.2%	463	468.38	97.5%	475	1,232	5	(4,620)	69,783
June	212,820	225,389	105.9%	469	480.57	98.7%	475	757	5	(12,569)	57,976
July	209,066	225,080	107.7%	463	486.13	97.5%	475	430	5	(16,014)	42,397
August	223,463	215,531	96.5%	467	461.52	98.4%	475	973	5	7,932	51,307
September											51,307
October											51,307
November											51,307
December											51,307
Total	\$1,496,289	\$1,741,187	102.5%	3,721	467.92	97.9%	3,800	\$ 6,888	\$ 36	\$ (244,898)	

Total HAP Funded: \$1,496,289
 Total HAP & URP: \$1,741,187
 Total HAP Utilization: 102.5%
 Total UML: 3,721
 Total Avg PUC: 467.92
 Total % Leased: 97.9%
 Total UMA: 3,800
 Total Fraud Recovery: \$ 6,888
 Total Interest Income: \$ 36
 Total Excess/(Deficiency): \$ (244,898)
 Total NRP Available: L-K+I+I = 51,307

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - August 2017
Project: 001 - Chalet Terrace

A. Basic Identification Data

3. Total Units Available: 128 5. Fiscal Year Beginning: 04/01/2017 6. Report Period Ending Date: 08/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 126 2. Total Charges: 30,250.25 3. Dwelling Rental: 27,093.43 4. Retroactive Rent: 0.00 5. Excess Utility: 500.80 6. Additional Charges: 2,656.02

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	18	965.59	0.00	33.00	373.46	1,372.05
Over One Month Delinquent	55	7,764.10	0.00	407.67	18,614.48	26,786.25
Total for TIP	73					28,158.30
Vacated TAR	5					4,275.25
Total	78					32,433.55

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	35	14,395.48
Under Formal Repayment Agreement with Payments Up-to-Date	35	14,395.48
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	38	13,762.82

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 08/31/2017	Prior FY (one year to date) 08/31/2016	Previous FY (two years to date) 08/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	58	50	64
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	45	35	68

F. Collection Losses

1. Amount Charged to Loss this Period 0.00
2. Amount Charged to Loss this Year to Date 7,724.30

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - August 2017
Project: 002 - Reed Manor

A. Basic Identification Data

3. Total Units Available: 292 5. Fiscal Year Beginning: 04/01/2017 6. Report Period Ending Date: 08/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 281 2. Total Charges: 62,163.10 3. Dwelling Rental: 58,064.00 4. Retroactive Rent: 119.60 5. Excess Utility: 1,067.00 6. Additional Charges: 2,917.50

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	20	1,110.25	60.60	36.00	1,585.00	2,791.85
Over One Month Delinquent	88	7,274.49	18.00	217.00	20,961.16	28,470.65
Total for TIP	108					31,262.50
Vacated TAR	8					13,953.50
Total	116					45,216.00

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	49	16,965.61
Under Formal Repayment Agreement with Payments Up-to-Date	49	16,965.61
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	59	14,296.89

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 08/31/2017	Pror FY (one year to date) 08/31/2016	Previous FY (two years to date) 08/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	38	31	45
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	23	13	28

F. Collection Losses

1. Amount Charged to Loss this Period	0.00
2. Amount Charged to Loss this Year to Date	7,445.50

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - August 2017
 Project: 003 - Shahan-Blackstone

A. Basic Identification Data

3. Total Units Available: 120 5. Fiscal Year Beginning: 04/01/2017 6. Report Period Ending Date: 08/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 116 2. Total Charges: 17,221.43 3. Dwelling Rental: 16,162.17 4. Retroactive Rent: -14.17 5. Excess Utility: 0.00 6. Additional Charges: 1,073.43

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	6	66.00	0.00	0.00	30.20	96.20
Over One Month Delinquent	37	5,145.79	0.00	316.93	12,241.63	17,704.35
Total for TIP	43					17,800.55
Vacated TAR	1					478.00
Total	44					18,278.55

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	17	9,789.52
Under Formal Repayment Agreement with Payments Up-to-Date	17	9,789.52
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	26	8,011.03

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prio: FY (one year to date)	Previous FY (two years to date)
	08/31/2017	08/31/2016	08/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	37	33	50
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	47	33	96

F. Collection Losses

1. Amount Charged to Loss this Period 0.00
 2. Amount Charged to Loss this Year to Date 1,179.00

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - August 2017
 Project: ALL - Summary

A. Basic Identification Data

3. Total Units Available: 540 5. Fiscal Year Beginning: 04/01/2017 6. Report Period Ending Date: 08/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 523 2. Total Charges: 109,639.78 3. Dwelling Rental: 101,319.60 4. Retroactive Rent: 105.43 5. Excess Utility: 1,567.80 6. Additional Charges: 6,646.95

C. Receivables

Tenants in Possession (TIP)

	No. of Accounts Delinquent	Accounts Receivable				Amounts Delinquent
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	
One Month or Less Delinquent	44	2,141.84	60.60	69.00	1,988.66	4,260.10
Over One Month Delinquent	180	20,184.38	18.00	941.60	51,817.27	72,961.25
Total for TIP	224					77,221.35
Vacated TAR	14					18,706.75
Total	238					95,928.10

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	101	41,150.61
Under Formal Repayment Agreement with Payments Up-to-Date	101	41,150.61
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	123	36,070.74

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 08/31/2017	Prior FY (one year to date) 03/31/2016	Previous FY (two years to date) 08/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	43	36	51
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	33	21	49

F. Collection Losses

1. Amount Charged to Loss this Period 0.00
 2. Amount Charged to Loss this Year to Date 16,348.80

**Jackson Housing Commission
Move Out Report
August 2017**

Property	Account	EOP	Reason
Chalet Terrace	P -001-1168-10	08/09/17	Eviction
Chalet Terrace	P -001-1191-13	08/21/17	Right Sized
Chalet Terrace	P -001-1137-11	08/21/17	Notice Given
Reed Manor	P -002-4444-11	08/07/17	Notice Given
Reed Manor	P -002-4427-15	08/14/17	Section 8
Reed Manor	P -002-3285-10	08/15/17	Deceased
Reed Manor	P -002-3246-08	08/21/17	Section 8
Reed Manor	P -002-4395-07	08/21/17	Notice Given
Reed Manor	P -002-4393-08	08/31/17	No Notice Given
Shahan Blackstone North	P -003-6550-10	08/11/17	No Notice Given
Shahan Blackstone North	P -003-5530-11	08/18/17	No Notice Given

PHAS - Vacant Unit Turnaround Time

Public Housing

for Units Re-Occupied between: 08/01/2017 and 08/31/2017

Prj-Unit	Street	Apt #	Vacated	Issued to Maintenance	Down-Time Days	Maintenance Completed	Make-Ready Days	Re-Occupied	Lease-Up Days	Vacancy Days	Capital Funds	Exempt Days		
												Down Time	Make Ready	Lease Up
001-1123	1201 Laurel Lane		03/09/2017	03/21/2017	11	08/08/2017	141	08/09/2017	0	152	0	0	0	0
002-3240	301 Steward Ave	B-17	06/20/2017	06/20/2017	0	06/23/2017	3	08/10/2017	47	50	0	0	0	0
001-1175	1216 Laurel Lane		07/05/2017	07/05/2017	0	07/20/2017	15	08/11/2017	21	36	0	0	0	0
001-7607	916 N Blackstone		07/05/2017	07/05/2017	0	08/01/2017	27	08/18/2017	16	43	0	0	0	0
002-3280	301 Steward Ave	E-7	07/05/2017	07/14/2017	8	07/18/2017	5	08/24/2017	36	49	0	0	0	0
002-3256	301 Steward Ave	D-9	07/11/2017	07/25/2017	13	07/27/2017	3	08/08/2017	11	27	0	0	0	0
002-2209	428 Wildwood Ave	A-9	07/14/2017	07/24/2017	9	08/02/2017	10	08/18/2017	15	34	0	0	0	0
002-4465	315 Steward Avenue	I-52	07/19/2017	/ /	0	/ /	41	08/30/2017	0	41	0	0	0	0
001-1168	317 Barberry Drive		08/09/2017	08/17/2017	7	08/17/2017	1	08/21/2017	3	11	0	0	0	0
Total Units:		9			48		246		149	443	0	0	0	0

Jackson Housing Commission
PHAS - Vacant Unit Turnaround Time
Public Housing
for Units Re-Occupied between: 08/01/2017 and 08/31/2017

Element # - Description	
V12400 - Total number of turnaround days:	443
V12500 - Total number of vacancy days exempted for Capital Funds:	0
V12600 - Total number of vacancy days exempted for other reasons:	0
V12700 - Total number of vacant units turned around:	9
V12800 - Average number of days units were in down time:	5.33
V12900 - Average number of days units were in make-ready:	27.33
V13000 - Average number of days units were in lease-up:	16.56
V13100 - Average unit turnaround days:	40.22

JHC Emergency Work Orders
August 2017

WO#	Date On	Time On	Date Off	Time Off	Problem	Unit	Elapsed Time
89384	7/28/2017	08:17 AM	8/2/2017	02:20 PM	Gas leak	1211 Laurel Lane, Jackson	126.05
89445	8/1/2017	07:56 AM	8/1/2017	08:30 AM	Change lock and fix back screen door handle.	319 Barbary Drive, Jackson	0.57
89492	8/3/2017	08:00 AM	8/3/2017	09:45 AM	Toilet is clogged	1246 Laurel Lane, Jackson	1.75
89522	8/4/2017	10:35 AM	8/4/2017	11:30 AM	Clogged toilet	315 Barbary Drive, Jackson	0.92
89544	8/7/2017	12:03 PM	8/7/2017	12:45 PM	Has a leak either coming from washer or pipes	1217 Laurel Lane, Jackson	0.7
89559	8/8/2017	09:24 AM	8/8/2017	09:45 AM	Pipes leaking under sink. Cabinets have water damage	114 Laurel Court, Jackson	0.35
89575	8/1/2017	05:00 PM	8/1/2017	05:45 PM	Lock out, lock changed	301 Steward Ave #E-18, Jackson	0.75
89578	8/1/2017	05:45 PM	8/1/2017	06:30 PM	Lock out	301 Steward Ave #F-19, Jackson	0.75
89579	8/1/2017	09:30 PM	8/1/2017	10:30 PM	Clogged main drain in duplex overflow	1217 Merriman, Jackson	1
89610	8/9/2017	09:36 AM	8/28/2017	03:00 AM	Clogged sink, as well as water leaking near laundry area when neighbor turns on shower.	1226 Heather Lane, Jackson	449.4
89612	8/9/2017	09:00 AM	8/9/2017	9:30 AM	Clogged sink, as well as water leaking into neighbors unit when shower is being used.	1228 Heather Lane, Jackson	0.5
89632	8/9/2017	12:02 PM	8/9/2017	01:45 PM	Leak behind washer and dryer. Possibly coming from pipes.	330 Barbary Drive, Jackson	1.72
89640	8/9/2017	01:15 PM	8/9/2017	01:15 PM	Stove is not working	326 Barbary Drive, Jackson	0
89714	8/14/2017	07:29 AM	8/14/2017	07:45 AM	Toilet overflowing	313 Barbary Drive, Jackson	0.27
89737	8/11/2017	04:00 PM	8/11/2017	04:45 PM	Tree limb fell on power line knocking out power	1014 Chittock, Jackson	0.75
89738	8/11/2017	06:30 PM	8/11/2017	07:00 PM	Clogged toilet	301 Steward Ave #D-12, Jackson	0.5
89740	8/12/2017	07:45 PM	8/12/2017	08:15 PM	Drains backing up	428 Wildwood Ave #A-3, Jackson	0.5
89744	8/12/2017	09:45 PM	8/12/2017	10:30 PM	Lock-out	A Building	0.75
89748	8/13/2017	10:30 AM	8/13/2017	10:45 AM	Alarm going off	301 Steward Ave #E-5, Jackson	0.25
89749	8/13/2017	11:45 AM	8/13/2017	12:15 PM	Clogged toilet	C Building	0.5
89750	8/13/2017	10:45 AM	8/13/2017	11:15 AM	Alarm not set	301 Steward Ave #B-13, Jackson	0.5
89751	8/14/2017	06:30 PM	8/14/2017	06:45 PM	Kitchen sink leaking	316 Barbary Drive	0.25
89752	8/14/2017	07:00 PM	8/14/2017	07:45 PM	Kitchen ceiling fell in	333 Moorman Drive, Jackson	0.75
89823	8/17/2017	03:11 PM	8/21/2017	01:30 PM	Leak in bathroom unsure where its coming from	1233 Heather Lane, Jackson	94.32
89836	8/18/2017	10:33 AM	8/18/2017	11:30 AM	Downstairs toilet overflowing when flushed	1216 Laurel Lane, Jackson	0.95
89840	8/18/2017	02:01 PM	8/18/2017	02:45 PM	Fridge not working	306 Barbary Drive, Jackson	0.73
89842	8/18/2017	12:00 PM	8/18/2017	02:45 PM	Front window busted	514 Summit, Jackson	2.75
89844	8/21/2017	07:13 AM	8/21/2017	07:45 AM	Lock change for house and shed	1220 Laurel Lane, Jackson	0.53
89854	8/21/2017	08:53 AM	8/21/2017	09:15 AM	Water leak under kitchen sink	940 Maple, Jackson	0.37
89867	8/21/2017	03:34 PM	8/22/2017	02:00 PM	Upstairs toilet overflowing	1218 Laurel Lane, Jackson	22.43
89909	8/23/2017	08:48 AM	8/23/2017	09:15 AM	Leaking under kitchen sink	929 Maple, Jackson	0.45
89920	8/23/2017	02:00 PM	8/24/2017	09:30 AM	No hot water	327 Barbary Drive, Jackson	19.5
89989	8/27/2017	06:15 PM	8/27/2017	06:45 PM	Door wouldn't shut	301 Steward Ave #F-14, Jackson	0.5
89990	8/26/2017	07:45 PM	8/26/2017	08:15 PM	No hot water	315 Steward Avenue #I-59, Jackson	0.5
89991	8/26/2017	10:35 AM	8/26/2017	11:20 AM	Lock-out	301 Steward Ave #B-5, Jackson	0.75
89992	8/24/2017	08:50 PM	8/20/2017	04:45 PM	Fridge not working. Heavily frosted	301 Steward Ave #D-7, Jackson	0.27
89995	8/26/2017	03:30 PM	8/27/2017	04:45 PM	Open "C" building	1014 Chittock, Jackson	73.25
89997	8/26/2017	09:50 AM	8/26/2017	10:10 AM	Open Chalet Community Room	301 Steward Avenue	0.33
89998	8/26/2017	10:10 AM	8/26/2017	10:35 AM	Lock up building	316 Barbary Drive	0.42
89999	8/26/2017	12:15 PM	8/26/2017	12:40 PM	Lock up building	301 Steward	0.42
90000	8/26/2017	12:40 PM	8/26/2017	01:00 PM	Leak in utility room	316 Barbary Drive	0.33
90002	8/28/2017	01:54 PM	8/28/2017	02:30 PM	Toilet not flushing	514 Summit, Jackson	0.6
90025	8/29/2017	10:01 AM	8/29/2017	10:45 AM	Broken window	1223 Heather Lane, Jackson	0.73
90068	8/30/2017	09:30 PM	8/30/2017	10:30 PM		1220 Laurel Lane, Jackson	1

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT
Aug-17**

AMP#	AMOUNT	ADJUSTMENT	AMP#	AMOUNT	ADJUSTMENT	REMAINING
				USED:		BALANCE
08.01.2017	673	Shannon Brooks bed bug prep F-21	92400.2	\$ 10.00		\$ 1,990.00
08.07.2017	674	Lorenzo Neal mileage reimbursement 07.21.2017-07.25.2017	91800.2	\$ 52.43		\$ 1,937.57
08.07.2017	675	Samuel Tomlin mileage reimbursement 07.16.2017-07.18.2017	91800.3	\$ 20.87		\$ 1,916.70
08.07.2017	676	Tammy Lovel mileage reimbursement 06/26/2017-07/06/2017	91800.4	\$ 37.35		\$ 1,879.35
08.07.2017	677	Chelsea Bryant Postage for ACC mailed to Det. Field office	91610.4	\$ 4.96		\$ 1,874.39
08.07.2017	678	Chelsea Bryant Postage for mailing Capital Fund to HUD	91614.4	\$ 4.54		\$ 1,869.85
08.07.2017	679	Shannon Brooks bed bug preparation A-20	92400.2	\$ 10.00		\$ 1,859.85
08.08.2017	680	Shannon Brooks bed bug preparation I-12	92400.2	\$ 10.00		\$ 1,849.85
08.08.2017	681	Deb Davis USPS priority mail reimbursement	91610.4	\$ 8.50		\$ 1,841.35
08.08.2017	682	Jason Omo purchase of bed bug prep- materials	92400.4	\$ 4.00		\$ 1,837.35
08.08.2017	683	Jason Omo purchase of bed bug prep- materials	92400.4	\$ 14.00		\$ 1,823.35
08.08.2017	684	Shannon Brooks bed bug preparation I-30	92400.2	\$ 10.00		\$ 1,813.35
			91700.1	\$385.00		
			91700.2	\$385.00		
08.09.2017	685	Tammy Lovely court filings	91700.3	\$110.00		\$ 933.35
08.15.2017	686	Michael Spang quarters to wash maintenance rags	94200.1	\$ 4.00		\$ 929.35
08.15.2017	687	Shannon Brooks bed bug preparation materials G-37	92400.2	\$ 10.00		\$ 919.35
08.15.2017	688	Shannon Brooks bed bug preparation materials G-10	92400.2	\$ 10.00		\$ 909.35
08.15.2017	689	Shannon Brooks bed bug preparation materials B-13	92400.2	\$ 10.00		\$ 899.35
08.15.2017	690	Shannon Brooks bed bug preparation materials G-36	92400.2	\$ 10.00		\$ 889.35
08.16.2017	691	Samuel Tomlin mileage reimbursement 07/24/2017--08/01/2017	91800.4	\$ 8.30		\$ 881.05
08.16.2017	692	Tammy Lovely mileage reimbursement 07/14/2017-08/02/2017	91800.4	\$ 30.61		\$ 850.44
08.16.2017	693	Jannaa Pool mileage reimbursement 06/01/2017-06/24/2017	91800.1	\$ 41.95		\$ 808.49
08.16.2017	694	Jannaa Pool mileage reimbursement 07/05/2017-07/31/2017	91800.1	\$ 37.35		\$ 771.14
08.17.2017	695	Shannon Brooks bed bug preparation materials A-3	92400.2	\$ 10.00		\$ 761.14
08.18.2017	696	Dustin Williams bed bug preparation materials G-35	92400.2	\$ 10.00		\$ 751.14
08.18.2017	697	Gary Cram reimbursement for money order purchased	91900.2	\$ 1.60		\$ 749.54
08.24.2017	698	Tammy Lovely court filing fees: Please see #702	91700.1	\$ -		\$ 749.54
08.25.2017	699	Replenish Petty Cash CHK#62736		\$ (1,965.46)		\$ 2,715.00
08.25.2017	700	Michael Spang mileage reimbursement 08/11/17-8/14/17	91800.1	\$ 15.25		\$ 2,699.75
08.28.2017	701	Shannon Brooks bed bug preparation G-38/ needs totes	92400.2	\$ 38.16		\$ 2,661.59
08.30.2017	702	\$715 was requested for court costs. But wasn't needed until after I had replenished		\$ (110.00)		\$ 2,771.59
			91700.1	\$605.00		
			91700.2	\$950.00		
08.30.2017	703	Tammy Lovely court filings	91700.3	\$385		\$ 831.59

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-16	50,674	\$ 6,395.37	927	\$ 7,314.07	-	-	-	-	\$ -	\$ -	\$ 13,709.44
Jan-17	52,856	\$ 6,850.81	1,193	\$ 8,693.31							\$ 15,544.12
Feb-16	53,802	\$ 6,630.98	946	\$ 7,676.79	234,300	\$ 7,713.28	\$ 4,123.68	\$ 11,836.96	\$ 11,836.96	\$ 26,144.73	
Feb-17	48,896	\$ 5,515.38	923	\$ 7,825.76	253,700	\$ 9,066.86	\$ 4,876.41	\$ 13,943.27	\$ 13,943.27	\$ 27,284.41	
Mar-16	48,672	\$ 5,923.22	1,127	\$ 8,346.41	24,600	\$ 751.29	\$ 418.10	\$ 1,169.39	\$ 1,169.39	\$ 15,439.02	
Mar-17	62,449	\$ 8,096.95	1,426	\$ 7,997.86	21,300	\$ 733.73	\$ 407.16	\$ 1,140.89	\$ 1,140.89	\$ 17,235.70	
Apr-16	51,640	\$ 6,539.83	866	\$ 10,760.42					\$ -	\$ -	\$ 17,300.25
Apr-17	36,254	\$ 12,559.54	8	\$ 76.92							\$ 12,636.46
May-16	45,200	\$ 5,914.46	470	\$ 5,666.76	249,400	\$ 8,077.28	\$ 4,335.05	\$ 12,412.33	\$ 12,412.33	\$ 23,993.55	
May-17	45,552	\$ 5,735.68	312	\$ 2,489.97	262,900	\$ 9,189.57	\$ 4,962.93	\$ 14,152.50	\$ 14,152.50	\$ 22,378.15	
Jun-16	47,380	\$ 6,146.72	361	\$ 2,411.12	27,400	\$ 805.93	\$ 450.38	\$ 1,256.31	\$ 1,256.31	\$ 9,814.15	
Jun-17	42,298	\$ 5,724.13	386	\$ 3,106.90	22,500	\$ 770.40	\$ 426.93	\$ 1,197.33	\$ 1,197.33	\$ 10,028.36	
Jul-16	45,216	\$ 5,350.28	224	\$ 501.48	324,379	\$ 10,798.27	\$ 5,912.81	\$ 16,711.08	\$ 16,711.08	\$ 22,562.84	
Jul-17	55,164	\$ 7,235.60	223	\$ 1,798.73	343,500	\$ 12,481.12	\$ 6,861.34	\$ 19,342.46	\$ 19,342.46	\$ 28,376.79	
Aug-16	40,419	\$ 5,640.32	172	\$ 522.53	19,000	\$ 745.56	\$ 393.26	\$ 1,138.82	\$ 1,138.82	\$ 9,814.15	
Aug-17	53,307	\$ 7,072.76	145	\$ 1,197.39							\$ 8,270.15
Sep-16	44,245	\$ 6,065.11	188	\$ 40.09	24,400	\$ 818.77	\$ 455.98	\$ 1,274.75	\$ 1,274.75	\$ 7,379.95	
Sep 17											\$ -
Oct-16	49,928	\$ 6,378.64	201	\$ 706.64							\$ 7,085.28
Oct-17											\$ -
Nov-16	68,661	\$ 5,422.74	418	\$ 2,129.16	301,821	\$ 9,568.10	\$ 5,182.18	\$ 14,750.28	\$ 14,750.28	\$ 22,302.18	
Nov-17											\$ -
Dec-16	23,930	\$ 6,296.30	780	\$ 3,975.60	21,900	\$ 754.96	\$ 417.72	\$ 1,172.68	\$ 1,172.68	\$ 11,444.58	
Dec-17											\$ -
2016	569,767	\$ 72,703.97	6,680	\$ 50,051.07	1,227,200	\$ 40,033.44	\$ 21,689.16	\$ 61,722.60	\$ 61,722.60	\$ 184,477.64	
2017	396,776	\$ 58,790.85	4,616	\$ 33,186.84	903,900	\$ 32,241.68	\$ 17,534.77	\$ 49,776.45	\$ 49,776.45	\$ 141,754.14	

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017
Jan-16	137,240	\$ 16,186.52	980	\$ 7,324.78	106,832	\$ 2,854.29	\$ 1,667.13	\$ 4,521.42	\$ 28,032.72
Jan-17	129,480	\$ 16,272.98	1,203	\$ 9,046.28	131,000	\$ 3,644.42	\$ 2,199.35	\$ 5,843.77	\$ 31,163.03
Feb-16	107,320	\$ 13,307.44	1,096	\$ 8,355.90	127,333	\$ 3,297.12	\$ 1,964.79	\$ 5,261.91	\$ 26,925.25
Feb-17	111,280	\$ 14,391.81	1,165	\$ 9,844.46	120,000	\$ 3,416.79	\$ 2,031.79	\$ 5,448.58	\$ 29,684.85
Mar-16	102,320	\$ 12,133.57	1,021	\$ 8,032.16	121,818	\$ 3,074.83	\$ 1,861.67	\$ 4,936.50	\$ 25,102.23
Mar-17	104,600	\$ 13,646.19	886	\$ 7,289.52	111,000	\$ 3,242.66	\$ 1,893.91	\$ 5,136.57	\$ 26,072.28
Apr-16	101,640	\$ 12,748.07	769	\$ 5,076.35	125,500	\$ 3,289.13	\$ 1,943.25	\$ 5,232.38	\$ 23,056.80
Apr-17	114,960	\$ 13,721.92	819	\$ 6,369.58	103,000	\$ 3,063.25	\$ 1,768.47	\$ 4,831.72	\$ 24,923.22
May-16	102,360	\$ 11,363.36	548	\$ 25.60	101,100	\$ 2,718.79	\$ 1,576.03	\$ 4,294.82	\$ 15,683.78
May-17	97,240	\$ 12,027.30	517	\$ 3,991.10	121,000	\$ 3,286.58	\$ 2,011.52	\$ 5,298.10	\$ 21,316.50
Jun-16	114,200	\$ 14,106.71	292	\$ 1,939.95	83,300	\$ 2,349.84	\$ 1,322.65	\$ 3,672.49	\$ 19,719.15
Jun-17	124,280	\$ 16,314.56	338	\$ 2,723.58	142,000	\$ 3,754.34	\$ 2,343.38	\$ 6,097.72	\$ 25,135.86
Jul-16	138,600	\$ 16,657.41	228	\$ 25.04	104,900	\$ 3,147.82	\$ 1,813.32	\$ 4,961.14	\$ 21,643.59
Jul-17	150,720	\$ 18,870.67	194	\$ 1,532.92	153,000	\$ 4,746.42	\$ 2,942.28	\$ 7,688.70	\$ 28,092.29
Aug-16	160,440	\$ 19,393.01	189	\$ 1,427.16	118,779	\$ 13,637.57	\$ 7,542.58	\$ 21,180.15	\$ 42,000.32
Aug-17	147,963	\$ 18,594.14	175	\$ 1,365.90	144,000	\$ 4,277.54	\$ 2,642.91	\$ 6,920.45	\$ 26,880.49
Sep-16	135,120	\$ 16,866.82	185	\$ 1,438.38	125,600	\$ 3,508.83	\$ 2,118.21	\$ 5,627.04	\$ 23,932.24
Sep-17									
Oct-16	114,200	\$ 14,689.27	268	\$ 2,062.35	147,700	\$ 4,064.60	\$ 2,470.82	\$ 6,535.42	\$ 23,287.04
Oct-17									
Nov-16	120,160	\$ 13,237.76	371	\$ 2,817.99	142,100			\$ -	\$ 16,055.75
Nov-17									
Dec-16	126,280	\$ 14,082.56	890	\$ 7,016.59	291,831	\$ 3,006.33	\$ 1,760.06	\$ 4,766.39	\$ 25,865.54
Dec-17									
2016	1,459,880	\$ 174,772.50	6,837	\$ 45,542.25	1,596,793	\$ 44,949.15	\$ 26,040.51	\$ 70,989.66	\$ 291,304.41
2017	980,523	\$ 123,839.57	5,297	\$ 42,163.34	1,025,000	\$ 29,432.00	\$ 17,833.61	\$ 47,265.61	\$ 213,268.52

Utility Cost and Consumption Report

Shahan-Blackstone North Apartments (AMP 3)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-16	1,975	\$ 308.55	33	\$ 258.86	186,800	\$ 6,571.76	\$ 3,238.58	\$ 9,810.34	\$ 10,377.75		
Jan-17	2,823	\$ 501.07	90	\$ 724.74	217,600	\$ 8,058.63	\$ 4,041.48	\$ 12,100.11	\$ 13,325.92		
Feb-16	1,375	\$ 517.53	28	\$ 801.13					\$ 1,318.66		
Feb-17	2,623	\$ 468.39	79	\$ 627.20					\$ 1,095.59		
Mar-16	1,447	\$ 352.59	21	\$ 370.33					\$ 722.92		
Mar-17	2,454	\$ 436.65	68	\$ 524.70					\$ 961.35		
Apr-16	1,685	\$ 266.59	19	\$ 142.39	245,750	\$ 6,571.11	\$ 3,285.72	\$ 9,856.83	\$ 10,265.81		
Apr-17	1,690	\$ 332.20	32	\$ 283.12	190,500	\$ 7,333.36	\$ 3,619.33	\$ 10,952.69	\$ 11,568.01		
May-16	1,172	\$ 197.90	6	\$ 65.96					\$ 263.86		
May-17	1,524	\$ 274.12	16	\$ 145.75					\$ 419.87		
Jun-16	1,974	\$ 315.79	3	\$ 47.94					\$ 363.73		
Jun-17	1,950	\$ 339.09	10	\$ 85.50					\$ 424.59		
Jul-16	2,722	\$ 416.02	2	\$ 39.23	256,050	\$ 8,885.56	\$ 4,610.25	\$ 13,495.81	\$ 13,951.06		
Jul-17	2,191	\$ 377.68	4	\$ 85.72	301,600	\$ 11,490.10	\$ 5,936.11	\$ 17,426.21	\$ 17,889.61		
Aug-16	2,606	\$ 408.82	1	\$ 38.56					\$ 447.38		
Aug-17	2,868	\$ 482.54	33	\$ 85.29					\$ 567.83		
Sep-16	2,346	\$ 378.34	1	\$ 39.33					\$ 417.67		
Sep-17									\$ -		
Oct-16	1,795	\$ 381.43	4	\$ 128.24	323,200	\$ 10,805.40	\$ 5,653.59	\$ 16,458.99	\$ 16,968.66		
Oct-17									\$ -		
Nov-16	1,431	\$ 427.27	9	\$ 365.06					\$ 792.33		
Nov-17									\$ -		
Dec-16	1,687	\$ 722.53	26	\$ 895.90					\$ 1,618.43		
Dec-17									\$ -		
2016	22,215	\$ 4,693.36	153	\$ 3,192.93	1,011,800	\$ 32,833.83	\$ 16,788.14	\$ 49,621.97	\$ 57,508.26		
2017	18,123	\$ 3,211.74	332	2,562.02	709,700	\$ 26,882.09	\$ 13,596.92	\$ 40,479.01	\$ 46,252.77		

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		NET		TOTAL	
	KW HOURS	NET BILL	MCF	CONSUMP	NET BILL	CCF	CONSUMP	WATER BILL	SEWER BILL	WATER BILL	WATER BILL	WATER BILL	MONTHLY UTILITY 2017	
Jan-16	189,889	\$ 22,890.44	1,940		\$ 14,897.71	293,632		\$ 9,426.05	\$ 4,905.71	\$ 14,331.76	\$ 52,119.91			
Jan-17	185,159	\$ 23,624.86	2,486		\$ 18,464.33	348,600		\$ 11,703.05	\$ 6,240.83	\$ 17,943.88	\$ 60,033.07			
Feb-16	162,497	\$ 20,455.95	2,070		\$ 16,833.82	361,633		\$ 11,010.40	\$ 6,088.47	\$ 17,098.87	\$ 54,388.64			
Feb-17	162,799	\$ 20,375.58	2,167		\$ 17,670.22	373,700		\$ 12,483.65	\$ 6,908.20	\$ 19,391.85	\$ 58,064.85			
Mar-16	152,439	\$ 18,409.38	2,169		\$ 16,748.90	146,418		\$ 3,826.12	\$ 2,279.77	\$ 6,105.89	\$ 41,264.17			
Mar-17	169,503	\$ 22,179.79	2,380		\$ 15,812.08	132,300		\$ 3,976.39	\$ 2,301.07	\$ 6,277.46	\$ 44,269.33			
Apr-16	154,965	\$ 19,554.49	1,654		\$ 15,979.16	371,250		\$ 9,860.24	\$ 5,228.97	\$ 15,089.21	\$ 50,622.86			
Apr-17	152,904	\$ 26,613.66	859		\$ 6,729.62	293,500		\$ 10,396.61	\$ 5,387.80	\$ 15,784.41	\$ 49,127.69			
May-16	148,732	\$ 17,475.72	1,024		\$ 5,758.32	350,500		\$ 10,796.07	\$ 5,911.08	\$ 16,707.15	\$ 39,941.19			
May-17	144,316	\$ 18,037.10	845		\$ 6,626.82	383,900		\$ 12,476.15	\$ 6,974.45	\$ 19,450.60	\$ 44,114.52			
Jun-16	163,554	\$ 20,569.22	656		\$ 4,399.01	110,700		\$ 3,155.77	\$ 1,773.03	\$ 4,928.80	\$ 29,897.03			
Jun-17	168,528	\$ 22,377.78	734		\$ 5,915.98	164,500		\$ 4,524.74	\$ 2,770.31	\$ 7,295.05	\$ 35,588.81			
Jul-16	186,538	\$ 22,423.71	454		\$ 5,657.75	685,329		\$ 22,831.65	\$ 12,336.38	\$ 35,168.03	\$ 58,157.49			
Jul-17	208,075	\$ 26,483.95	421		\$ 3,417.37	798,100		\$ 28,717.64	\$ 15,739.73	\$ 44,457.37	\$ 74,358.69			
Aug-16	203,465	\$ 19,801.83	362		\$ 1,988.25	137,779		\$ 14,383.13	\$ 7,935.84	\$ 22,318.97	\$ 49,749.37			
Aug-17	201,270	\$ 26,149.44	353		\$ 2,648.58	144,000		\$ 4,277.54	\$ 2,642.91	\$ 6,920.45	\$ 35,718.47			
Sep-16	181,711	\$ 23,310.27	374		\$ 1,517.80	150,000		\$ 4,327.60	\$ 2,574.19	\$ 6,901.79	\$ 31,729.86			
Sep 17	0	\$ 18,594.14	0		\$ -	-		\$ -	\$ -	\$ -	\$ -			
Oct-16	165,923	\$ 21,449.34	473		\$ 2,897.23	470,900		\$ 14,870.00	\$ 8,124.41	\$ 22,994.41	\$ 47,340.98			
Oct-17	0	\$ -	0		\$ -	-		\$ -	\$ -	\$ -	\$ -			
Nov-16	190,252	\$ 19,087.77	798		\$ 5,312.21	443,921		\$ 9,568.10	\$ 5,182.18	\$ 14,750.28	\$ 39,150.26			
Nov-17	0	\$ 16,272.98	0		\$ -	-		\$ -	\$ -	\$ -	\$ -			
Dec-16	151,897	\$ 21,101.39	1,696		\$ 11,888.09	313,731		\$ 3,761.29	\$ 2,177.78	\$ 5,939.07	\$ 38,928.55			
Dec-17	0	\$ -	0		\$ -	-		\$ -	\$ -	\$ -	\$ -			
2016	2,051,862	\$ 246,529.51	13,670		\$ 98,786.25	3,835,793		\$ 117,816.42	\$ 64,517.81	\$ 182,334.23	\$ 527,649.99			
2017	1,392,554	\$ 220,709.28	10,245		\$ 77,285.00	2,638,600		\$ 88,555.77	\$ 51,266.37	\$ 139,822.14	\$ 437,816.42			