

JACKSON HOUSING COMMISSION
REGULAR MEETING – October 18, 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: September 20, 2017
6. Approval of Special Meeting Minutes: October 2, 2017
7. Approval of the Previously Paid Liabilities: September 2017
8. RESOLUTIONS
Resolution No.2017-23: Approval Collection Losses- October 2017
Resolution No.2017-24: Approval of HCV 2018 Payment Standards
Resolution No.2017-25: Approval of Energy Services Agreement
9. DIRECTORS REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
10. OTHER BUSINESS
11. ADJOURNMENT

Jackson Housing Commission

Regular Meeting
September 20, 2017
12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on September 20, 2017 in the Reed Manor Board Room. Vice-President Woods called the meeting to order at 12:01pm. Upon roll call the following commissioners were present: Gerald Montgomery, Caroline Parker, James Stark and Michelle Woods. The following commissioner was absent: Michelle Pultz-Orthaus.

Also present were:

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

17-09-01

Public Comments

A Chalet Terrace Resident approached the board to discuss parking at the complex. The resident informed that she is not able to park in the vicinity of her unit and asked that provisions be made for residents to park near their units. Ms. Ingram advised that the problem will be resolved. Also mentioned was the increase undesirable activity at Chalet Terrace.

17-09-02

Approval of the Minutes of the Regular Meeting held August 16, 2017

Commissioner Montgomery **MOVED** to approve the Regular Meeting Minutes of the Board of Commissioners meeting held August 16, 2017. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: M. Pultz-Orthaus

17-09-03

Approval of the Previously Paid Liabilities: August 2017

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

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

NAYS: None

ABSTAIN: None

ABSENT: M. Pultz-Orthaus

17-09-04

Resolution No.2017-21: Approval Collection Losses-September 2017

Commissioner Montgomery **MOVED** to approve the Collection Losses for September 2017. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None
ABSTAIN: None
ABSENT: M. Pultz-Orthaus

17-09-05 Resolution 2017-22: JHC Pet Policy Revision

Mr. Stark discussed concerns regarding language in the proposed policy that places the burden of determining if an owner is providing proper care of an animal on JHC management. Ms. Parker also provided formatting suggestions.

Commissioner Parker **MOVED** to approve the JHC Pet Policy Revision. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

AYES: G. Montgomery, C. Parker, J. Stark, M. Woods
NAYS: None
ABSTAIN: None
ABSENT: M. Pultz-Orthaus

17-09-06 Director's Reports

Staff discussed the Section 8 and Public Housing Programs.

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Executive

S8 Income Statement

E. PH Income Statement

F. Petty Cash Fund Register

G. After Hours/Emergency Response Report

H. Utility Costs and Consumption

17-09-07 Other Business

- Ms. Ingram introduced Albert Cueller, Housing Manager, Reed Manor.
- The BOC was informed that Michelle Pultz-Orthaus, will not seek a re-appointment when her term ends October 2017
- The Section 8 Wait List is open and the new web based application process is going well.
- Ms. Ingram discussed a possible partnership with the developer responsible for the proposed Francis Senior Apartment development in Jackson on the corner of Wesley and Francis Streets. The

partnership will require JHC to allocate seven Project Based Housing Choice Vouchers for the development. This endeavor should not cost the agency funds; but provide a determined revenue source for the JHC. A Special Meeting may be warranted to discuss the project.

- A Strategic Planning session is scheduled with the Non-Profit Network.
- The Energy Performance Contract Agreement is forth coming.
- Ms. Ingram informed that there was a processing error generated at the time of the FDS submission which adversely affected the agency's FAAS scores. An appeal is being submitted to address this miscalculation.
- Five community partners will participate in an upcoming Narcan training hosted by the Jackson Housing Commission.

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

The Regular Meeting held September 20, 2017 adjourned at 12:46pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Pultz-Orthaus, President

Date: 10/09/2017
 Time: 09:09:56

Jackson Housing Commission
Check Register Summary Report
 Public Housing

From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/05/2017	062798	Consumer Energy	1,420.00		(33,052,113.74)	Utility Reimbursement
09/11/2017	062799	AMBS CALL CENTER	357.27		(33,052,471.01)	ACCT# 1909 INV# 170810621 \$357.27 SEPTEMBER 2017 BILLING
09/11/2017	062800	American Speedy Printing	126.00		(33,052,597.01)	ACCT# 7225 INV#40085 \$126.00 PURCHASE REQUISITIONS
09/11/2017	062801	Community Action Agency	6,875.00		(33,059,472.01)	2 INVOICES MONTH 1 - JULY 7/1/2017-7/31/2017 MONTH 2 - AUGUST 8/1/2017-8/31/2017
09/11/2017	062802	CONSUMERS ENERGY	9,866.58		(33,069,338.59)	10 INVOICES 103025120025 \$36.21 100000120764 \$1625.14 100035146164 \$1453.76 103027482183 \$16.07 100035145687 \$227.55 100035149838 \$45.73 100000120905 \$680.54 100000120798 \$779.92 100035145554 \$2722.02 100000120954 \$2279.64
09/11/2017	062803	CUT-RATE PLUMBING	403.29		(33,069,741.88)	3 INVOICES #634628 DIV PREMIER \$5.95 #692171 HOSE CAP \$7.30 #634692 CFP W/H \$390.04
08/11/2017	062804	DBI BUSINESS INTERIORS	116.42		(33,069,858.30)	CUSTOMER# 224241 #03JP1654 \$29.01 #03JP0575 \$87.41
09/11/2017	062805	ERADICO PEST SERVICES, AN	1,411.00		(33,071,269.30)	CUSTOMER# 14338735 #5679381 \$384 AMP 1 #5679380 \$687 AMP 2 #5679379 \$340 AMP 3 SEPT. 2017 MULTI FAMILY DETECTION/ TREATMENT
09/11/2017	062806	ETNA Supply	426.23		(33,071,695.53)	CUST# 4218 #S102336965.001 \$426.23 CFP W/H 218 JANKE
09/11/2017	062807	HAMMOND HARDWARE	70.42		(33,071,765.95)	CUSTOMER# 33515 #C244433 \$16.99 AP JOINT COMPOUND #C244566 \$28.76 GAS CONNECTOR/ MOUSE TRAP #C243563 \$17.96 MAINTENANCE SUPPLIES

Jackson Housing Commission
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 Public Housing

From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/11/2017	062808	Jackson Housing Commission	3,946.00		(33,075,711.95)	#B362597 \$6.71 SINGLE CUT KEY BOOK-KEEPING FEE SEPT 2017 BOOK-KEEPING FEES SEPTEMBER 2017 \$3946.00
09/11/2017	062809	Jackson Housing Commission	2,172.00		(33,077,883.95)	ASSET MGMT FEES SEPT. 2017 ASSET MANAGEMENT FEES SEPTEMBER 2017 \$2172.00
09/11/2017	062810	Jackson Housing Commission	25,715.91		(33,103,599.86)	PH MANAGEMENT FEES- SEPT. 2017 PH MANAGEMENT FEES- SEPT 2017 \$25715.91
09/11/2017	062811	LIBRA INDUSTRIES, INC. OF MI	86.50		(33,103,686.36)	CUSTOMER# 37126 #44585100 \$86.50 J. ARNOLD MAINTENANCE CLOTHES
09/11/2017	062812	MENARDS - JACKSON	1,554.16		(33,105,240.52)	ACCT# 31610470 #97988 \$277.86 #98480 \$439.82 #97459 \$370.82 #99154 \$267.66 #98971 \$198.00
09/11/2017	062813	MODERN WASTE SYSTEMS	5,876.56		(33,111,117.08)	ACCT# 23056 #55613 \$5876.56 SEPT. 2017 GARBAGE SERVICE
09/11/2017	062814	Postmaster	25.00		(33,111,142.08)	TENANT MAILBOX KEYS TENANT MAILBOX KEYS Q. MCKENNEY \$25.00
09/11/2017	062815	THE SHERWIN -WILLIAMS CO.	450.73		(33,111,592.81)	ACCT# 5291-3816-6 INV# 6959-8 \$83.35 PAINT SUPPLIES INV# 0925-5 \$367.38 PAIN SUPPLIES
09/11/2017	062816	PC Solutions	476.40		(33,112,069.21)	CUST ID# JACKSON HOUSING CO #M18625 \$476.40 MONTHLY SERVICE CONTRACT- JAX HOUSING
09/11/2017	062817	TALX THE WORK NUMBER	111.55		(33,112,180.76)	CUST# 0210/8805983 #B1-659479 \$111.55 PRE TENANT SCREENING-PH

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From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/11/2017	062818	TEACHOUT SECURITY SOLUTIONS,	4,615.68		(33,116,796.44)	CUSTOMER ID# JAXHC #0011929198 \$1502.76 WEEK OF 8/24/17-8/30/17 #0011929336 \$1610.16 WEEK OF 8/31/17-9/6/17 #0011929473 \$1502.76 WEEK OF 9/7/17-9/13/17
09/11/2017	062819	THE HELPING HAND HANDYMAN	1,600.00		(33,118,396.44)	1 INVOICE # 1039 \$400.00 218 JANKE PREP AND PAINTING # 1040 \$1200.00 1203 MERRIMAN PREP AND PAINT
09/11/2017	062820	TRANS UNION LLC	134.45		(33,118,530.89)	CUST ID# 4408R0064047 # 08731157 \$134.45 PRE TENANT SCREENING 07/26/2017-08/25/2017
09/11/2017	062821	TRUGREEN PROCESSING CENTER	140.00		(33,118,670.89)	CUST# 7004371340 #71751468 \$140.00 LATE SUMMER FERTILIZER/WEED CONTROL
09/11/2017	062822	White & Hotchkiss, PLLC	450.00		(33,119,120.89)	FILE# 1919 #82891 \$450.00 AUG. 2017 LEGAL FEES
09/11/2017	062823	WILMAR INDUSTRIES	827.33		(33,119,948.22)	ACCT# 70585 #410486104 \$86.98 #411099369 \$135.25 #412610727 \$444.10 #412134884 \$161.00
09/11/2017	062824	DAVID SCHMIDT	200.00		(33,120,148.22)	RMTA STIPEND - OCT 2017 REED MANOR TENANT ASSOCIATION OCT 2017 STIPEND \$ 200.00 \$40 @ 5 MEMBERS
09/11/2017	062825	HD Supply Facilities Maintenance	1.99		(33,120,150.21)	CUST# 461000 # 9156805861 \$1.99
09/11/2017	062826	MLive Media Group	142.62		(33,120,292.83)	CUST ACCT# 20008879 AD# 008302042 RAN ON 8/10/17 AD# 008302042 RAN ON 8/13/17 \$142.62
09/19/2017	062827	AccuShred, LLC	135.00		(33,120,427.83)	1 INVOICE # 40458 \$135.00

Date: 10/09/2017
Time: 09:09:57

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From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/19/2017	062828	AFLAC	382.71		(33,120,810.54)	DOCUMENT DESTRUCTION - AUG 2017 ACCT# VX312 INV# 174187 \$382.71 BILLING PERIOD SEPTEMBER 2017
09/19/2017	062829	Aspen One Hour Heating & Air	1,065.00		(33,121,875.54)	ACCT# 151323 #371169 \$238.00 CFP PLMB #371247 \$238.00 CFP PLMB #370982 \$589.00 CFP W/H
09/19/2017	062830	Brooklyn Plumbing, Heating & A/C, Inc	686.03		(33,122,561.57)	3 INVOICES #652649 \$202.34 CFP PLMB #652748 \$119.94 #652645 \$363.75 CFP PLMB
09/19/2017	062831	CASLER HARDWARE	94.97		(33,122,656.54)	CUSTOMER# 33561 #I-16887 \$79.98 FLASH LIGHTS #I-16622 \$14.99 CAUTION TAPE
09/19/2017	062832	City Of Jackson - Finance Department	9,563.14		(33,132,219.68)	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS AUG-2017 \$9563.14
09/19/2017	062833	COMCAST	109.23		(33,132,328.91)	2 INVOICES 8529114280104708 \$97.04 109 SHAHAN 8529114280369921 \$12.19 221 JANKE ST
09/19/2017	062834	DAUGHERTY TREE SERVICE	400.00		(33,132,728.91)	1 INVOICE TREE REMOVAL 310 MADISON \$225.00 TREE REMOVAL 409 MCKINLEY \$175.00
09/19/2017	062835	INK CONTRACTING LLC	2,420.00		(33,135,148.91)	1 INVOICE # 1176 \$2420.00 CFP REPLACEMENT OF UTILITY SINK IN I BUILDING 2ND AND 3RD FLR.
09/19/2017	062836	JACKSON GLASS WORKS INC	387.20		(33,135,536.11)	2 INVOICES #406654 \$355.00 TENANT CHARGE #406821 \$32.20
09/19/2017	062837	JACKSON KEY WORKS	176.00		(33,135,712.11)	1 INVOICE # 1462 \$176.00 ENTRY LEVEL LOCK SET
09/19/2017	062838	Jackson Transportation Authority	161.00		(33,135,873.11)	1 INVOICE

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Public Housing
From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/19/2017	062839	OSBORNE PROCESS SERVICE	914.47		(33,136,787.58)	#0027976-IN \$161.00 FUEL AUGUST 2017
						26 INVOICES
						2017001947 \$42.25 2017002692 \$28.00
						2017002659 \$28.25 2017002673 \$28.00
						2017002672 \$28.73 2017002693 \$28.73
						2017002658 \$28.57 2017002660 \$29.05
						2017002674 \$28.00 2017002666 \$30.01
						2017002665 \$30.01 2017002697 \$30.01
						2017002656 \$30.01 2017002667 \$29.85
						2017000062 \$187.0 2017002669 \$28.00
						2017002668 \$28.00 2017002671 \$28.00
						2017002662 \$28.00 2017002687 \$28.00
						2017002683 \$28.00 2017002684 \$28.00
						2017002663 \$28.00 2017002670 \$28.00
						2017002661 \$28.00 2017002664 \$28.00
09/19/2017	062840	Postmaster	125.00		(33,136,912.58)	MAILBOX KEYS 5 TENANTS R. DAVIS \$25.00 S. HALE & R. BOUTRIE \$25.00 K. STEPHENS \$25.00 M. WAHR \$25.00 L. HOWARD \$ 25.00
09/19/2017	062841	Rooney's Sewer Service	180.00		(33,137,092.58)	1 INVOICE #INV-4572 \$270.00
09/19/2017	062842	The Nelrod Company	419.40		(33,137,511.98)	PLUMBING SERVICE FOR D22/23 & H41 CUST ID# JACKSON, MI #CSAF 1529-2017 \$419.40 CONSORTIUM ANNUAL MEMBERSHIP PARTNERSHIP FEES
09/19/2017	062843	The SBAM Plan	12,776.69		(33,150,288.67)	CID# 281224 CID# 281224 SBAM ID# 92594 \$12776.69 PERIOD OF 10/1/17-10/31/17
09/19/2017	062844	TOMMARK, INC.	253.22		(33,150,541.89)	CUST ID# 100596 #812650004 \$253.22 THERMOSTAT FURNACE IGNITOR
09/29/2017	062845	A-1 LOCK SHOP	47.24		(33,150,589.13)	2 INVOICES #5029 \$32.12

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From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/29/2017	062846	Aspen One Hour Heating & Air	238.00		(33,150,827.13)	4 KEYS 2 DEAD BOLTS 4 KEYS #5046 \$15.12 8 KEYS ACCT# 151323 INV# 371466 \$238.00 PLUMBING SERVICE D-11
09/29/2017	062847	Brooklyn Plumbing, Heating & A/C, Inc	1,587.11		(33,152,414.24)	5 INVOICES #652852 \$496.33 CFP W/H #652432 \$263.96 CFP PLUMBING #652460 \$82.00 #652550 \$290.85 CFP PLUMBING #652833 \$453.97 CFP W/H
09/29/2017	062848	CASLER HARDWARE	89.50		(33,152,503.74)	CUST ACCT# 33561 #17024 \$70.72 BAR/BATTERIES #15935 \$18.78 DRAIN CLEANER
09/29/2017	062849	COMCAST	221.89		(33,152,725.63)	2 INVOICES 8529114280369913 \$117.04 316 BARBERRY 8529114280358478 \$104.85 410 E HIGH
09/29/2017	062850	CONSUMERS ENERGY	17,028.83		(33,169,754.46)	15 INVOICES 100034159838 \$46.11 100000120988 \$1970.84 100000121028 \$2992.96 100000121093 \$1454.22 100000472256 \$2314.77 100000473114 \$2178.88 100000473429 \$4170.96 100035144961 \$1462.61 100035145133 \$34.62 100071426769 \$3.10 103027482134 \$32.24 103027482183 \$23.00 100035140910 \$96.75 100034278091 \$209.52 103023559042 \$38.25
09/29/2017	062851	ETNA Supply	925.41		(33,170,679.87)	CUSTOMER# 4218 S102361598.001 \$422.95 CFP W/H S102356995.001 \$19.50 S102357840.001 \$482.96 CFP W/H
09/29/2017	062852	FERGUSON ENTERPRISES,	30.89		(33,170,710.76)	CUST# 31919 #4415590 \$30.89

Jackson Housing Commission
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From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/29/2017	062853	Firestone Complete Auto Care	760.98		(33,171,471.74)	1 INVOICE CUSTOMER INVOICE# 103224 \$760.98 2012 CHEVY TRAVERSE ALTERNATOR AND BATTERY
09/29/2017	062854	HAMMOND HARDWARE	239.70		(33,171,711.44)	CUSTOMER# 33515 C246401 \$30.91 C246644 \$25.18 C246681 \$39.65 B363687 \$15.97 C246211 \$80.97 C246065 \$20.04 C245624 \$26.98
09/29/2017	062855	HD Supply Facilities Maintenance	236.94		(33,171,948.38)	CUST# 461000 #9157636390 \$234.95 #9157142378 \$1.99
09/29/2017	062856	JACKSON KEY WORKS	98.00		(33,172,046.38)	1 INVOICE #1492 \$98.00 DEADBOLTS
09/29/2017	062857	Lammers Heating & A/C	602.00		(33,172,648.38)	1 INVOICE #12741-17109 \$602.00 REPAIRS ON A/C @ HEAD START LOCATION
09/29/2017	062858	LUCINDA MCGINNIS	19.08		(33,172,667.46)	WELCOME BASKET REIMBURSEMENT REIMBURSEMENT FOR WELCOME BASKETS DOLLAR GENERAL \$19.08
09/29/2017	062859	MCGOWAN ELECTRIC SUPPLY INC	126.70		(33,172,794.16)	CUST ID# 101263 #1284484 \$126.70
09/29/2017	062860	MENARDS - JACKSON	2,480.64		(33,175,274.80)	ACCT# 31610470 #98899 \$68.06 #99916 \$418.98 #99699 \$217.49 #99622 \$367.81 #99532 \$349.00 CFP FRIDGE #99534 \$718.20 CFP FRIDGE #99595 \$341.10 CFP RANGE
09/29/2017	062861	Midwest Air Filter, Inc.	741.40		(33,176,016.20)	1 INVOICE #L0562106 \$741.10 FILTERS
09/29/2017	062862	OSBORNE PROCESS SERVICE	580.37		(33,176,596.57)	13 INVOICES OBP-2017002857 \$42.00 OBP-2017002743 \$28.00 OBP-2017002746 \$28.00 OBP-2017002750 \$28.73 OBP-2017002749 \$28.73 OBP-2017002748 \$28.89 OBP-2017002682 \$28.00 OBP-2017002745 \$28.00 OBP-2017002744 \$28.00 OBP-2017002686 \$28.00 OBP-2017002688 \$224.00

Jackson Housing Commission
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Public Housing

From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/29/2017	062863	PURCHASE POWER	250.00		(33,176,846.57)	OBP-2017002740 \$30.17 OBP-2017002751 \$29.85 ACCT# 8000-9000-0062-0884 ACCT# 8000-9000-0062-0884 ACCT NAME: JACKSON HOUSING \$250.00
09/29/2017	062864	Rooney's Sewer Service	270.00		(33,177,116.57)	1 INVOICE #INV-4572.00 \$90.00 SAME INV#4572 BECAUSE PREVIOUS CHK SENT WAS SHORT \$90.00.... INV#4604 \$90.00 INV#4646 \$90.00
09/29/2017	062865	THE SHERWIN -WILLIAMS CO.	1,110.90		(33,178,227.47)	ACCT# 5291.3816-6 #1108-7 \$793.50 #1499-0 \$317.40
09/29/2017	062866	TEACHOUT SECURITY SOLUTIONS.	3,005.52		(33,181,232.99)	CUST ID# JAXHC #0011929685 \$1502.76 WEEK OF 09/14/2017-09/20/2017 #0011929845 \$1502.76 WEEK OF 09/21/2017-09/27/2017
09/29/2017	062867	THE HELPING HAND HANDYMAN	1,025.00		(33,182,257.99)	3 INVOICES #1041 \$275.00 1203 MERRIMAN UNIT TURN #1043 \$400.00 146 SHAHAN UNIT TURN #1042 \$350.00 105 SHAHAN UNIT TURN
09/29/2017	062868	WEATHERPROOF INC	100.87		(33,182,358.86)	CUST# JAC HOUS COM #320695 \$100.87 BROKEN WINDOW REPAIR @ I-39 TENANT CHARGE
09/29/2017	062869	WILMAR INDUSTRIES	1,967.65		(33,184,326.51)	ACCT# 70585 #412739708 \$893.25 #412739716 \$899.34 #413825993 \$139.84 #413047879 \$35.22
09/29/2017	062870	American Office Solutions	76.01		(33,184,402.52)	ACCT# J1087 #IN136062 \$76.01 CONTRACT# CT1197-01 START 267800 END 274024

Date: 10/09/2017
 Time: 09:09:57

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From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/29/2017	062871	ERADICO PEST SERVICES, AN	1,411.00		(33,185,813.52)	BILLED 6224 @0.011858 CUST# 14338735 #5927828 \$384.00 #5927827 \$687.00 #5927826 \$340.00 MULTI FAMILY CERTIFICATION DETECTION/TREATMENT OCT 2017
09/29/2017	062872	Grand River Insurance Agency, LLC	653.36		(33,186,466.88)	GRB 29414 GRB 29414 \$653.36 BILL DATE 9/20/2017 0//30/2017-0//30/2018
09/29/2017	062873	JACKSON WATER COLLECTION	10,139.66		(33,196,606.54)	PLEASE SEE ATTACHMENTS PLEASE SEE ATTACHMENTS
09/29/2017	062874	PC Solutions	174.00		(33,196,780.54)	CUST ID# JACKSON HOUSING CO #M18771 \$174.00 AL CUELLER COMPUTER SUPPORT
09/29/2017	062875	Petty Cash	1,595.56		(33,198,376.10)	REPLENISH PETTY CASH REPLENISH PETTY CASH \$1595.56 TRANS# 704-711 REPLENISH FOR UPCOMING COURT COSTS
09/29/2017	062876	PLIC - SBD Grand Island	97.20		(33,198,473.30)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$97.20 BILLING PERIOD 10/1/17-10/31/17
09/29/2017	062877	TRUGREEN PROCESSING CENTER	140.00		(33,198,613.30)	CUST# 7004371340 #73552399 \$140.00 FALL LAWN CARE SERVICE- FINAL PAYMENT
09/29/2017	062878	INK CONTRACTING LLC	270.00		(33,198,883.30)	1 INVOICE #1188 \$270.00 I-31 BATHROOM REPAIR CFP
09/29/2017	062879	THE HOME DEPOT SUPPLY	2,001.31		(33,200,884.61)	COMM ACCT#6035322540175928 COMM ACCT# 6035322540175928 \$2001.31 STATMENT DATE 9/21/17
09/29/2017	062880	Postmaster	75.00		(33,200,959.61)	RESIDENT MAILBOX KEYS RESIDENT MAILBOX KEYS MILLER, SHOOK, CADY
			Total:		150,265.87	0.00

Date: 10/09/2017
 Time: 09:10:58

Jackson Housing Commission
Check Register Summary Report
 Section 8 Housing Voucher Prog
 From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/11/2017	054626	American Speedy Printing	42.00		(658,381.84)	ACCT# 7225 #40085 \$42.00 PURCHASE REQUISITIONS
09/11/2017	054627	Community Action Agency	2,291.66		(660,673.50)	2 INVOICES JULY/AUGUST 2017 TENANT SERVICES \$2291.66
09/11/2017	054628	DBI BUSINESS INTERIORS	108.60		(660,782.10)	CUST# 224241 #03JP2014 \$108.60 OFFICE SUPPLIES
09/11/2017	054629	Jackson Housing Commission	3,000.00		(663,782.10)	SECTION 8 MANAGEMENT FEES SECTION 8 MANAGEMENT FEES- SEPT 2017 \$3000.00
09/11/2017	054630	PC Solutions	158.79		(663,940.89)	CUST ID# JACKSON HOUSING CO #M18625 \$158.79 MONTHLY SERVICE CONTRACT
09/11/2017	054631	TALX THE WORK NUMBER	214.65		(664,155.54)	CUSTOMER# 0210/8805983 #B1-659479 \$214.65 PRE TENANT SCREENING AUG, 2017
09/11/2017	054632	MLive Media Group	47.55		(664,203.09)	CUST ACCT# 20008879 AD# 0008302042 RAN ON 8/10/17 AD# 0008302042 RAN ON 8/13/17 \$47.55
09/11/2017	054633	TRANS UNION LLC	46.35		(664,249.44)	CUST ID# 4480R0064047 #08731157 \$46.35 PRE TENANT SCREENING 07/26/2017-08/25/2017
09/19/2017	054634	AccuShred, LLC	25.00		(664,274.44)	1 INVOICE #40458 \$25.00 DOCUMENT DESTRUCTION AUG-2017
09/19/2017	054635	AFLAC	375.66		(664,650.10)	ACCT# VX312 # 174187 \$375.66 BILLING PERIOD SEPTEMBER 2017
09/19/2017	054636	City Of Jackson - Finance Department	1,787.94		(666,438.04)	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS-AUG 2017 \$1787.94
09/19/2017	054637	Jackson Housing Commission	1,179.20		(667,617.24)	SECTION 8 INSPECTION FEES SECTION 8 INSPECTION FEES WEEK OF 8/14/2017-8/25/2017 \$1179.20

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/19/2017	054638	The Nelrod Company	139.80		(667,757.04)	CUST ID# JACKSON, MI #CSAF1529-2017 \$139.80 CONSORTIUM ANNUAL MEMBERSHIP PARTNERSHIP FEE
09/19/2017	054639	The SBAM Plan	2,313.29		(670,070.33)	CID# 281224 CID# 281224 SBAM ID# 92594 \$2313.29 10/1/2017-10/31/2017
09/29/2017	054640	Grand River Insurance Agency, LLC	261.34		(670,331.67)	GRB 29414 GRB 29414 \$261.34 BILL DATE 9/20/2017 07/30/2017-07/30/2018
09/29/2017	054641	PLIC - SBD Grand Island	19.44		(670,351.11)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$19.44 BILLING PERIOD 10/1/17-10/31/17
09/29/2017	054642	PURCHASE POWER	100.00		(670,451.11)	ACCT# 8000-9000-0062-0884 ACCT NAME: JACKSON HOUSING \$100.00 ACCT# 8000-9000-0062-0884 POSTAGE REFILL
09/29/2017	054643	Jackson Housing Commission	1,421.52		(671,872.63)	SECTION 8 INSPECTION FEES SECTION 8 INSPECTION FEES WEEK 08/28/17-09/08/17 \$992.10 WEEK 09/11/17-09/22/17 \$429.42
09/29/2017	054644	JACKSON WATER COLLECTION	70.20		(671,942.83)	ACCT# STEW 000301 0000 03 ACCT# STEW-000301-0000-03 \$70.20 WATER/SEWER
Total:			13,602.99	0.00		

Jackson Housing Commission
Check Register Summary Report
 General COCC Account
 From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/05/2017	002985	First National Bank Omaha	3,572.96		(1,195,975.65)	ACCT# 4988659183672469 ACCT# 4988659183672469 \$3572.96 DUE DATE SEPT. 15TH 2017
09/05/2017	002986	LAURIE INGRAM	386.35		(1,196,362.00)	HOUSING STABILIZATION TRAINING JAN 25TH, 2017- JAN 28TH, 2017 LAS VEGAS, NV
09/05/2017	002987	JASON OMO	313.00		(1,196,675.00)	CAPITAL FUND TRAINING SEPT. 6TH, 2017- SEPT. 9TH, 2017 CLEVELAND, OH
09/11/2017	002988	American Speedy Printing	42.00		(1,196,717.00)	ACCT# 7225 #40085 \$42.00 PURCHASE REQUISITONS
09/11/2017	002989	DBI BUSINESS INTERIORS	9.64		(1,196,726.64)	CUST# 224241 #03JP0576 \$9.64 OFFICE SUPPLIES
09/11/2017	002990	PC Solutions	158.80		(1,196,885.44)	CUST ID# JACKSON HOUSING CO #M18625 \$158.80 MONTHLY COMPUTER SUPPORT CONTRACT
09/11/2017	002991	Rooney's Sewer Service	90.00		(1,196,975.44)	1 INVOICE # INV-4545 \$90.00 C-BUILDING BATHROOMS PLUGGED
09/11/2017	002992	SCOTT ACCOUNTING & COMPUTER	208.75		(1,197,184.19)	CUST# 11421 #132003 \$60.00 SACS MAINTENANCE SOFTWARE SEPT. 2017 #129169 \$148.75 PHONE LABOR/ REMOTE ASSISTANCE FOR T. JOHNSON-- FEB 2017
09/11/2017	002993	THE WATER STORE INC	15.00		(1,197,199.19)	ACCT# 004793 #034998 \$5.00 JULY #046587 \$5.00 AUG #058009 \$5.00 SEPT WATER FOR C-BUILDING LOBBY
09/19/2017	002994	AccuShred, LLC	25.00		(1,197,224.19)	1 INVOICE #40458 \$25.00 DOCUMENT DESTRUCTION AUG-2017
09/19/2017	002995	AFLAC	200.46		(1,197,424.65)	ACCT# VX312 #174187 \$200.46 BILLING PERIOD SEPTEMBER 2017

Date: 10/09/2017
 Time: 09:10:39

Jackson Housing Commission
Check Register Summary Report
 General COCC Account
 From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/19/2017	002996	BELCREST SERVICES	88.00		(1,197,512.65)	GUAR ID# 710002803 GUAR ID# 710002803 \$88.00 PRE EMPLOYMENT SCREENING- CUELLER
09/19/2017	002997	City Of Jackson - Finance Department	4,729.56		(1,202,242.21)	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS AUG - 2017
09/19/2017	002998	COMCAST	80.33		(1,202,322.54)	1 INVOICE 8529114280363940 \$80.33 301 STEWARD AVE OFC
09/19/2017	002999	HireRight, Inc.	43.82		(1,202,366.36)	CUST# 300245 #G2254336 \$43.82 PRE EMPLOYMENT SCREENING- CUELLER
09/19/2017	003000	Jackson Transportation Authority	23.29		(1,202,389.65)	1 INVOICE # 0027976-IN \$23.29 FUEL SERVICE AUG- 2017
09/19/2017	003001	Pentiuk, Couvreur & Kobijak, P.C	1,788.00		(1,204,177.65)	ACCT# 114310.001 #32702 \$1788.00 LEGAL SERVICE AUG -2017
09/19/2017	003002	The Nelrod Company	139.80		(1,204,317.45)	CUST ID # JACKSON, MI #CSAF1529-2017 CONSORTIUM ANNUAL MEMBERSHIP PARTNERSHIP FEES
09/19/2017	003003	The SBAM Plan	9,917.40		(1,214,234.85)	CID# 281224 CID# 281224 SBAM ID# 92594 \$9917.40 10/01/2017-10/31/2017
09/29/2017	003004	Grand River Insurance Agency, LLC	392.01		(1,214,626.86)	GRB 29414 GRB 29414 \$392.01 BILL DATE 9/20/2017 07/30/2017-07/30/2018
09/29/2017	003005	PLIC - SBD Grand Island	45.36		(1,214,672.22)	ACCT# 1044559-10001 ACCT# 1044559-10001 \$45.36 BILLING PERIOD 10/1/17-10/31/17
09/29/2017	003006	ALLEGIANCE OCCUPATIONAL	93.00		(1,214,765.22)	GUARANTOR ACCT# 6000149860 INVOICE DATE 09/10/17 \$93.00 D. HARTMAN
09/29/2017	003007	SAFETY SYSTEMS INC	72.00		(1,214,837.22)	CUSTOMER# 00938 #472256 \$72.00
09/29/2017	003008	PURCHASE POWER	150.00		(1,214,987.22)	ACCT# 8000-9000-0062-0884

Jackson Housing Commission
Check Register Summary Report
 General COCC Account

From: 09/01/2017 To: 09/30/2017

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
09/29/2017	003009	JACKSON WATER COLLECTION	70.19		(1,215,057.41)	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$150.00 POSTAGE REFILL
09/29/2017	003010	NAN MCKAY & Associates, Inc.	1,250.00		(1,216,307.41)	ACCT# STEW-000301-0000-03 ACCT# STEW-000301-0000-03 \$70.19 WATER/SEWER
						ACCT# JAC49201 INV224196 \$1250.00 CFP TRAINING T. JOHNSON PHM TRAINING LANSING, MI 48911 5 DAYS STARTING ON 11/6/2017
Total:			23,904.72	0.00		

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2017-23

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	\$-----0-----
AMP 2: Reed Manor	\$6,509.50
AMP 3: Shahan-Blackstone Apts.	<u>\$-----0-----</u>
Total	\$6,509.50

The attached Collection Losses Report reflects the delinquent amount of **\$6,509.50** 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 October 18, 2017.

Michelle Pulz-Orthaus
President

Collection Losses Report

Three Months or Greater
October 2017

Property	Account	EOP	Amount
Reed Manor	002-3334-09	07/11/2017	\$3,257.00
Reed Manor	002-3256-10	07/11/2017	\$ 463.00
Reed Manor	002-2209-09	07/14/2017	\$1,701.00
Reed Manor	002-3235-09	07/28/2017	\$1,088.50
Total			\$6,509.50

Property	Total
Chalet Terrace	N/A
Reed Manor	\$6509.50
Shahan Blackstone North	N/A
Total Write Off	\$6,509.50

JACKSON HOUSING COMMISSION
JACKSON, MICHIGAN

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

RESOLUTION NO. 2017-24

WHEREAS the U.S. Department of Housing and Urban Development has published data on the Federal Fiscal Year 2018 Section 8 Housing Choice Voucher Program Fair Market Rents to be effective January, 2018;

WHEREAS HUD requires PHAs to establish Payment Standards annually;

THEREFORE BE IT RESOLVED THAT the Commission hereby approves the attached Fair Market Rent Schedule and establishes unit Housing Assistance Payment Standards between ninety and one hundred and ten percent of the Fair Market Rents to be effective January 1, 2018 as follows:

No. of Bedrooms	FMR	Percentage
0	\$561	FMR
1	\$652	Same as last year
2	\$829	Same as last year
3	\$1,012	Same as last year
4	\$1,066	Same as last year
5	\$1,226	Same as last year
6	\$1,410	Same as last year

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 was adopted. I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission held October 18, 2017.

Michelle Pultz-Orthaus
President



FY 2018 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2018 FMRs for All Bedroom Sizes

Final FY 2018 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2018 FMR	\$561	\$612	\$770	\$989	\$1,061
FY 2017 FMR	\$491	\$604	\$769	\$1,012	\$1,066

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

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

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

1. 2011-2015 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2018 provided the estimate is statistically reliable. For FY2018, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2011-2015 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2018 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2018.

2. HUD calculates a recent mover adjustment factor by comparing a 2015 1-year 40th percentile recent mover 2-bedroom rent to the 2011-2015 5-year 40th

JACKSON HOUSING COMMISSION

JACKSON, MICHIGAN

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

RESOLUTION NO. 2017-25

WHEREAS in January 2017, Honeywell International, Inc. entered into an agreement with Jackson Housing Commission ("JHC") to perform an Investment Grade Audit ("IGA"), on JHC properties;

WHEREAS the IGA determined what energy savings opportunities existed, the payback period and how much savings could be derived by implementing the various energy savings measures;

WHEREAS a report containing this information has been reviewed by staff and based on JHC priorities, a list of EPC work to be performed, by site, was developed.

THEREFORE BE IT RESOLVED THAT the Jackson Housing Commission ("JHC") authorizes Laurie Ingram, acting in her capacity as Executive Director to: Enter into an Energy Services Agreement with Honeywell International, Inc.; request HUD approval to utilize JHC properties as the security interest for an EPC financing pursuant to Section 30 of the U. S. Housing Act of 1937; enter into a financing agreement with Crews & Associates, Inc. in an amount not to exceed 3.1 Million dollars; and negotiate/sign all legal documents

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 was adopted. I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission held October 18, 2017.

Michelle Pultz-Orthaus
President

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											289,281
January	000,000	209,149		460	454.67	96.8%	475	452	5	(209,149)	80,589
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%	465	463.51	97.9%	475	973	5	7,932	51,307
September	223,476	215,441	96.4%	460	468.35	96.9%	475	638	4	8,035	59,984
October										-	59,984
November										-	59,984
December										-	59,984
	\$1,719,765	\$1,956,628	101.7%	4,179	468.19	97.8%	4,275	7,526	40	\$ (236,863)	

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

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - September 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: 09/30/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 125 2. Total Charges: 26,324.82 3. Dwelling Rental: 24,505.95 4. Retroactive Rent: 236.20 5. Excess Utility: 414.38 6. Additional Charges: 1,168.29

C. Receivables

Tenants in Possession (TIP)	No. of Accounts Delinquent	Accounts Receivable				
		Dwelling Rental	Retroactive Rent	Excess Utility	Additional Charges	Amounts Delinquent
One Month or Less Delinquent	6	26.85	236.20	0.00	51.00	314.05
Over One Month Delinquent	63	8,937.30	0.00	548.68	19,064.05	28,550.03
Total for TIP	69					28,864.08
Vacated TAR	4					5,514.06
Total	73					34,378.14

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	35	14,449.54
Under Formal Repayment Agreement with Payments Up-to-Date	35	14,449.54
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	34	14,414.54

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 09/30/2017	Pric FY (one year to date) 09/30/2016	Previous FY (two years to date) 09/30/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	55	54	60
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	55	47	68

F. Collection Losses

1. Amount Charged to Loss this Period	734.50
2. Amount Charged to Loss this Year to Date	8,458.80

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - September 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: 09/30/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 280 2. Total Charges: 57,642.15 3. Dwelling Rental: 55,452.50 4. Retroactive Rent: 272.75 5. Excess Utility: 1,002.00 6. Additional Charges: 914.90

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	584.00	60.60	67.00	1,071.00	1,782.60	
Over One Month Delinquent	86	4,328.99	173.15	256.75	21,262.46	26,021.35	
Total for TIP	106					27,803.95	
Vacated TAR	14					11,847.93	
Total	120					39,651.88	

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	51	18,561.71
Under Formal Repayment Agreement with Payments Up-to-Date	51	18,561.71
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	55	9,242.24

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date) 09/30/2017	Prior FY (one year to date) 09/30/2016	Previous FY (two years to date) 09/30/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	38	32	43
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	16	16	36

F. Collection Losses

1. Amount Charged to Loss this Period	7,405.00
2. Amount Charged to Loss this Year to Date	14,850.50

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - September 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: 09/30/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 116 2. Total Charges: 17,071.91 3. Dwelling Rental: 16,093.00 4. Retroactive Rent: 0.00 5. Excess Utility: 11.00 6. Additional Charges: 967.91

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	4	298.00	0.00	0.00	75.75	373.75
Over One Month Delinquent	37	6,149.79	0.00	316.93	12,061.54	18,528.26
Total for TIP	41					18,902.01
Vacated TAR	1					478.00
Total	42					19,380.01

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	18	9,260.52
Under Formal Repayment Agreement with Payments Up-to-Date	18	9,260.52
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	23	9,641.49

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prict FY (one year to date)	Previous FY (two years to date)
	09/30/2017	09/30/2016	09/30/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	35	18	40
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	56	40	111

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 - September 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: 09/30/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 521 2. Total Charges: 101,038.88 3. Dwelling Rental: 96,051.45 4. Retroactive Rent: 508.95 5. Excess Utility: 1,427.38 6. Additional Charges: 3,051.10

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	30	908.85	296.80	67.00	1,197.75	2,470.40
Over One Month Delinquent	186	19,416.08	173.15	1,122.36	52,388.05	73,099.64
Total for TIP	216					75,570.04
Vacated TAR	19					17,839.99
Total	235					93,410.03

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	104	42,271.77
Under Formal Repayment Agreement with Payments Up-to-Date	104	42,271.77
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	112	33,298.27

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prict FY (one year to date)	Previous FY (two years to date)
	09/30/2017	09/30/2016	09/30/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	41	34	47
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	33	26	53

F. Collection Losses

1. Amount Charged to Loss this Period	8,139.50
2. Amount Charged to Loss this Year to Date	24,488.30

Jackson Housing Commission

Move Outs

September 2017

AMP	Account	EOP	Reason
Chalet Terrace	001-1135-09	09/12/17	Notice Given
Chalet Terrace	001-7644-07	09/05/17	Notice Given
Reed Manor	002-3267-09	09/21/17	Eviction
Reed Manor	002-3286-11	09/30/17	Notice Given
Reed Manor	002-3301-06	09/25/17	Eviction
Reed Manor	002-3311-06	09/25/17	Eviction
Reed Manor	002-3349-02	09/02/17	Notice Given
Reed Manor	002-3359-07	09/11/17	Eviction
Reed Manor	002-4451-14	09/21/17	Eviction
Reed Manor	002-4460-10	09/19/17	Notice Given

Jackson Housing Commission
PHAS - Vacant Unit Turnaround Time
Public Housing
for Units Re-Occupied between: 09/01/2017 and 09/30/2017

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
002-3253	301 Steward Ave	D-6	06/21/2017	06/27/2017	5	07/07/2017	11	09/07/2017	61	77	0	0	0	
002-3334	301 Steward Avenue	G-9	07/11/2017	07/17/2017	5	07/25/2017	9	09/05/2017	41	55	0	0	0	
002-3235	301 Steward Ave	B-12	07/28/2017	08/10/2017	12	08/17/2017	8	09/01/2017	14	34	0	0	0	
002-4444	315 Steward Avenue	I-31	08/07/2017	08/14/2017	6	08/15/2017	2	09/06/2017	21	29	0	0	0	
002-3256	301 Steward Ave	D-9	08/08/2017	08/08/2017	0	09/01/2017	23	09/01/2017	0	23	0	0	0	
003-6550	307 Moorman Drive		08/11/2017	08/03/2017	0	08/28/2017	17	09/13/2017	15	32	0	0	0	
002-4427	315 Steward Avenue	I-14	08/14/2017	08/18/2017	3	08/26/2017	9	09/12/2017	16	28	0	0	0	
002-3285	301 Steward Ave	E-12	08/15/2017	09/13/2017	28	09/15/2017	3	09/19/2017	3	34	0	0	0	
002-4476	315 Steward Avenue	I-63	08/17/2017	09/14/2017	27	09/27/2017	13	09/27/2017	0	40	0	0	0	
003-5530	218 Janke Street		08/18/2017	08/09/2017	0	09/14/2017	27	09/17/2017	2	29	0	0	0	
001-1191	112 Laurel Court		08/21/2017	08/21/2017	0	08/28/2017	7	09/25/2017	27	34	0	0	0	
002-4395	207 Steward Avenue	H-26	08/21/2017	08/25/2017	3	09/12/2017	18	09/12/2017	0	21	0	0	0	
002-3246	301 Steward Ave	B-23	08/21/2017	08/31/2017	9	09/06/2017	7	09/19/2017	12	28	0	0	0	
002-4393	207 Steward Avenue	H-24	08/31/2017	09/12/2017	11	09/12/2017	1	09/19/2017	6	18	0	0	0	
Total Units:					109		155		218	482	0	0	0	

PHAS - Vacant Unit Turnaround Time

Public Housing

for Units Re-Occupied between: 09/01/2017 and 09/30/2017

Element # - Description

V12400 - Total number of turnaround days:	482
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:	14
V12800 - Average number of days units were in down time:	7.79
V12900 - Average number of days units were in make-ready:	11.07
V13000 - Average number of days units were in lease-up:	15.57
V13100 - Average unit turnaround days:	34.43

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT**

Sep-17

AMP#	AMOUNT	ADJUSTMENT	AMP#	AMOUNT	ADJUSTMENT	REMAINING
				USED:		BALANCE
09.08.2017	704	Tammy Lovely mileage reimbursement 08/07/2017-08/30/2017	91800.4	\$ 41.09		\$ (34.50)
09.08.2017	705	Michael Spang mileage reimbursement 08/26/2017-08/30/2017	91800.1	\$ 18.14		\$ (52.64)
09.08.2017	706	Lorin Murray mileage reimbursement 07/25/2017-07/27/2017	91800.1	\$ 3.21		\$ (55.85)
09.08.2017	707	Jannaa Pool mileage reimbursement 08/01/2017-08/31/2017	91800.1	\$ 62.17		\$ (118.02)
09.08.2017	708	Roy Nethercott mileage reimbursement 09/01/2017-09/04/2017	91800.1	\$ 41.25		\$ (159.27)
09.08.2017	709	Roy Nethercott mileage reimbursement 09/06/2017-09/06/2017	91800.1	\$ 1.29		\$ (160.56)
			91700.1	\$60.00		
			91700.2	\$75.00		
09.15.2017	710	Tammy Lovey court filings	91700.3	\$15.00	\$ 150.00	\$ (310.56)
09.28.2017	711	This is correcting #698. Funds werent needed. So \$715 was not given to Tammy		\$ (715.00)		\$ 404.44
09.28.2017	712	Replenish Petty Cash CHK# 62875		\$ (1,595.56)		\$ 2,000.00

Emergency Work Orders September 2017

WO No.	Date On	Time On	Date Off	Time Off	Problem Memo	Unit Description	Elspd. Hrs
90110	9/4/2017	03:31 PM	9/4/2017	04:01 PM	Lock out	301 Steward Ave #B-13, Jackson	0.5
90111	9/4/2017	01:17 PM	9/4/2017	02:11 PM	Kitchen plugs tripping circuit breaker	315 Steward Avenue #I-81, Jackson	0.9
90114	9/4/2017	02:18 PM	9/4/2017	03:01 PM	No power in unit	315 Steward Avenue #I-81, Jackson	0.72
90115	9/4/2017	07:39 AM	9/4/2017	08:03 AM	No power	315 Steward Avenue #I-62, Jackson	0.4
90117	9/5/2017	12:53 PM	9/5/2017	02:45 PM	Toilet not working	108 Laurel Court, Jackson	1.87
90118	9/3/2017	06:45 PM	9/3/2017	07:10 PM	Smoke detector low battery	315 Steward Avenue #I-7, Jackson	0.42
90147	9/6/2017	11:28 AM	9/6/2017	12:15 PM	Change locks	1220 Laurel Lane, Jackson	0.78
90152	9/6/2017	01:35 PM	9/6/2017	02:30 PM	Toilet backing up	315 Barbary Drive, Jackson	0.92
90156	9/6/2017	02:07 PM	9/8/2017	09:30 AM	Plugged toilet; Replace one blind in living room and kitchen	1234 Laurel Lane, Jackson	43.38
90161	9/6/2017	01:30 PM	9/6/2017	02:00 PM	Water leaking in back utility room by washer	1202 Heather Lane, Jackson	0.5
90167	9/7/2017	10:21 AM	9/7/2017	11:00 AM	Toilet clogged.	108 Laurel Court, Jackson	0.65
90184	9/3/2017	11:00 AM	9/3/2017	06:11 PM	North door of A building locked	428 Wildwood Ave #A-15, Jackson	7.18
90185	9/3/2017	09:52 AM	9/3/2017	10:15 AM	Lock out	315 Steward Avenue #I-75, Jackson	0.38
90186	9/2/2017	6:52 PM	9/8/2017	11:15 AM	Ice cream truck hit overhang under apartment checked for damages	315 Steward Avenue #I-18, Jackson	136.38
90188	9/8/2017	11:52 AM	9/8/2017	01:30 PM	Upstairs bathroom sink is leaking; Issues with stove also only one burner is working.	929 Maple, Jackson	1.63
90211	9/11/2017	03:30 PM	9/25/2017	03:15 PM	Hot water heater failure	325 Barbary Drive, Jackson	335.75
90212	9/11/2017	03:51 PM	9/11/2017	04:30 PM	Heat not working check thermostat	414 Jefferson, Jackson	0.65
90291	9/14/2017	10:26 AM	9/14/2017	11:00 AM	Toilet overflowing	313 Barbary Drive, Jackson	0.57
90316	9/15/2017	08:14 AM	9/15/2017	08:30 AM	Back door wont lock	1213 Heather Lane, Jackson	0.27
90346	9/8/2017	04:00 PM	9/8/2017	04:45 PM	Set out mice traps	150 Shahan Drive, Jackson	0.75
90347	9/10/2017	03:30 PM	9/10/2017	04:15 PM	No hot water	216 Janke Street, Jackson	0.75
90348	9/11/2017	04:00 PM	9/11/2017	04:30 PM	No heat	414 Jefferson, Jackson	0.5
90371	9/10/2017	06:00 AM	9/10/2017	07:15 AM	No heat.	905 Chittock, Jackson	1.25
90374	9/9/2017	07:30 AM	9/9/2017	08:30 AM	CO detector going off	1211 Laurel Lane, Jackson	1
90375	9/9/2017	03:00 PM	9/9/2017	04:15 PM	No heat.	313 Barbary Drive, Jackson	1.25
90376	9/12/2017	04:30 PM	9/12/2017	05:00 PM	Alarm and door.	316 Barbary Drive	0.5
90379	9/19/2017	12:58 PM	9/19/2017	01:15 PM	Kitchen sink leaks underneath when water is turned on.	306 Barbary Drive, Jackson	0.28
90420	9/20/2017	03:30 PM	9/20/2017	03:45 PM	No hot water	306 Barbary Drive, Jackson	0.25
90481	9/22/2017	01:05 PM	9/27/2017	04:00 PM	Toilet and hose to toilet leaking all over floor; water coming up through tiles	301 Steward Ave #F-10, Jackson	122.92
90488	9/25/2017	09:15 AM	9/25/2017	10:00 AM	Clogged toilet	1241 Laurel Lane, Jackson	0.75
90528	9/22/2017	06:15 PM	9/22/2017	06:45 PM	Lock up community room.	1219 Heather Lane, Jackson	0.5
90529	9/23/2017	02:45 PM	9/23/2017	03:15 PM	Emergency Response Form- Open building.	1225 Laurel Lane, Jackson	0.5
90530	9/23/2017	12:15 PM	9/23/2017	12:45 PM	Clean & closed Community Room	316 Barbary Drive	0.5
90531	9/23/2017	06:00 PM	9/23/2017	06:30 PM	Close Chalet.	1225 Laurel Lane, Jackson	0.5
90532	9/23/2017	08:30 AM	9/23/2017	09:00 AM	Lost keys	1217 Heather Lane, Jackson	0.5
90533	9/23/2017	09:45 AM	9/23/2017	10:15 AM	Open food pantry	316 Barbary Drive	0.5
90534	9/23/2017	12:45 AM	9/23/2017	1:45 AM	Lost Keys	1227 Heather Lane, Jackson	1
90556	9/23/2017	10:15 AM	9/23/2017	10:45 AM	Lost keys	1217 Heather Lane, Jackson	0.5
90574	9/23/2017	12:45 PM	9/23/2017	01:15 PM	Fridge not working	352 Moorman Drive, Jackson	0.5
90575	9/16/2017	09:45 AM	9/16/2017	10:15 AM	No hot water	144 Shahan Drive, Jackson	0.5
90580	9/16/2017	10:25 AM	9/16/2017	10:55 AM	Lock Out	112 Laurel Court, Jackson	0.5
90581	9/17/2017	04:45 PM	9/17/2017	05:30 PM	No Power	1241 Laurel Lane, Jackson	0.75
90582	9/18/2017	11:15 PM	9/19/2017	12:15 AM	Clogged toilet	1207 Merriman, Jackson	1
90583	9/16/2017	01:15 PM	9/16/2017	01:45 PM	No hot water	914 N Blackstone, Jackson	0.5
90617	9/16/2017	01:15 PM	9/16/2017	01:45 PM	No hot water	914 N Blackstone, Jackson	0.5
90624	9/17/2017	08:30 PM	9/17/2017	09:30 PM	Toilet leaking	212 Janke Street, Jackson	1
90625	9/18/2017	05:05 AM	9/18/2017	05:44 AM	Office alarm trigger	109 Shahan Drive	0.65
90633	9/6/2017	04:00 PM	9/6/2017	07:15 PM	Let Rooneys in D-22 and H-41	301 Shahan Drive	3.25
90634	9/8/2017	06:00 PM	9/8/2017	06:30 PM	Lock out	301 Steward Avenue #G-40, Jackson	0.5
90635	9/8/2017	07:00 PM	9/8/2017	08:00 PM	I-39 door knob broke	315 Steward Avenue	1

Emergency Work Orders September 2017

90636	9/9/2017	11:15 AM	9/9/2017	11:45 AM	Lock out	301 Steward Ave #D-18, Jackson	0.5
90637	9/9/2017	12:45 PM	9/9/2017	01:15 PM	Elevator stuck	301 Steward Ave	0.5
90640	9/10/2017	02:00 PM	9/10/2017	02:30 PM	Lock out	301 Steward Ave #E-21, Jackson	0.5
90641	9/10/2017	06:45 PM	9/10/2017	07:15 PM	Flood	315 Steward Avenue #I-31, Jackson	0.5
90642	9/11/2017	08:30 PM	9/11/2017	09:15 PM	Stove left on	315 Steward Avenue #I-41, Jackson	0.75
90654	9/10/2017	10:00 AM	9/10/2017	11:45 AM	Bathroom flood	315 Steward Avenue #I-31, Jackson	1.75
90657	9/11/2017	03:15 PM	9/11/2017	03:45 PM	Alarm C Building door	301 Steward, Bldg. C	0.5
90658	9/3/2017	05:00 PM	9/3/2017	05:30 PM	Lock out	301 Steward Ave #E-1, Jackson	0.5
90659	9/3/2017	02:30 PM	9/3/2017	03:15 PM	Lock out	301 Steward Ave #D-25, Jackson	0.75
90660	9/4/2017	02:15 PM	9/4/2017	03:00 PM	No power	315 Steward Avenue #I-81, Jackson	0.75
90661	9/11/2017	08:30 PM	9/11/2017	09:00 PM	Stove left on	315 Steward Avenue #I-41, Jackson	0.5
90662	9/2/2017	03:45 PM	9/2/2017	04:00 PM	Comm room open	301 Steward Avenue, Bldg. C	0.25
90663	9/2/2017	01:45 PM	9/2/2017	02:15 PM	Open comm room	301 Steward Avenue, Bldg. C	0.5
90664	9/1/2017	03:59 PM	9/1/2017	04:30 PM	Maint garage alarm	301 Steward Avenue	0.52
90665	9/1/2017	01:35 PM	9/1/2017	02:15 PM	Maint garage alarm	301 Steward Avenue	0.67
90666	9/23/2017	09:15 PM	9/23/2017	09:30 PM	Water leaking out of light	301 Steward Ave #E-2, Jackson	0.25
90667	9/23/2017	08:00 PM	9/23/2017	08:30 PM	Closed C- Bldg	301 Steward Avenue, Bldg. C	0.5
90670	9/23/2017	06:00 PM	9/23/2017	06:30 PM	Close Chalet	1225 Laurel Lane, Jackson	0.5
90671	9/23/2017	04:15 PM	9/23/2017	04:45 PM	Open C-Bldg	301 Steward, Bldg. C	0.5
90672	9/23/2017	11:45 AM	9/23/2017	12:15 PM	Clean & closed C	301 Steward, Bldg. C	0.5
90674	9/23/2017	09:45 AM	9/23/2017	10:15 AM	Opened for food pantry	301 Steward Avenue, Bldg. C	0.5
90726	9/28/2017	05:15 PM	9/28/2017	05:45 PM	Alarm going off.	301 Steward Avenue, Bldg. C	0.5
90728	9/28/2017	10:15 PM	9/28/2017	11:00 PM	No heat.	1211 Laurel Lane, Jackson	0.75
90741	9/28/2017	08:30 PM	9/28/2017	09:00 PM	Water in fridge	301 Steward Ave #F-1, Jackson	0.5
90742	9/24/2017	10:30 AM	9/24/2017	11:00 AM	Leak in kitchen	301 Steward Ave #E-1, Jackson	0.5
90743	9/24/2017	02:15 PM	9/24/2017	02:30 PM	Water leaking again	301 Steward Ave #E-2, Jackson	0.25
90744	9/22/2017	04:30 PM	9/22/2017	05:00 PM	Alarm going off	301 Steward Avenue	0.5
90745	9/16/2017	02:45 PM	9/16/2017	03:30 PM	Lock out	315 Steward Avenue #I-58, Jackson	0.75
90746	9/19/2017	06:30 AM	9/19/2017	07:00 AM	Garage alarm	301 Steward Avenue	0.5

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017
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	21,800	\$ 827.38	\$ 459.05	\$ 1,286.43	\$ 1,286.43	\$ 9,556.58
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	49,579	\$ 6,668.97	239	\$ 1,973.39						\$ 8,642.36
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	446,355	\$ 65,459.82	4,855	\$ 35,160.23	925,700	\$ 33,069.06	\$ 17,993.82	\$ 51,062.88	\$ 51,062.88	\$ 151,682.93

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	WATER BILL	SEWER BILL	WATER BILL	TOTAL WATER BILL	TOTAL WATER BILL		
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	127,520	\$ 16,545.24	203	\$ 1,657.80	195,000	\$ 5,459.10	\$ 3,534.52	\$ 8,993.62	\$ 27,196.66				
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	1,108,043	\$ 140,384.81	5,500	\$ 43,821.14	1,220,000	\$ 34,891.10	\$ 21,368.13	\$ 56,259.23	\$ 240,465.18				

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	1,660	\$ 301.51	5	\$ 97.71				\$	\$	399.22	
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	19,783	\$ 3,513.25	337	2,659.73	709,700	\$ 26,882.09	\$ 13,596.92	\$ 40,479.01	\$	46,651.99	

Utility Cost and Consumption Report

All Amps

<u>MONTH</u>	<u>ELECTRICITY</u> <u>KW HOURS</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>GAS</u> <u>MCF</u> <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>WATER</u> <u>CCF</u> <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>NET</u> <u>WATER</u> <u>BILL</u>	<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2017</u>
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	\$ 565.75	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	\$ 14,363.13	\$ 7,935.84	\$ 22,318.97	\$ 49,749.37
Aug-17	201,270	\$ 26,149.44	353	\$ 2,648.58	165,800	\$ 5,104.92	\$ 3,101.96	\$ 8,206.88	\$ 37,004.90
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	178,759	\$ 23,515.72	447	\$ 3,728.90	195,000	\$ 5,459.10	\$ 3,534.52	\$ 8,993.62	\$ 36,238.24
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	1,571,313	\$ 225,630.86	10,692	\$ 81,013.90	2,855,400	\$ 94,842.25	\$ 55,259.94	\$ 150,102.19	\$ 456,746.95