

Jackson Housing Commission

Regular Meeting

May 16, 2018

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 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: April 18, 2018
6. Approval of the Annual Meeting Minutes: April 25, 2018
7. Approval of the Previously Paid Liabilities: April 2018
8. RESOLUTIONS
Resolution No.2018-08: Approval of Collection Losses-May 2018
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. CLOSED SESSION
11. OTHER BUSINESS
12. ADJOURNMENT

NEXT MEETING: June 20, 2018- Chalet Terrace Community Room

Jackson Housing Commission

Regular Meeting

April 18, 2018

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on April 18, 2018 in the Reed Manor Board Room. Vice-President Woods called the meeting to order at 12:03pm. Upcn roll call the following commissioners were present: Michelle Woods, Gerald Montgomery, Caroline Parker and James Stark

Also present were:

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

18-04-18-01 Public Comments

Jerry Knight followed up on a FOIA request submitted to the JHC. Ms. Ingram advised that the FOIA request that he submitted was to request documents from the City of Jackson; not the JHC. She also informed that she sent a reply to the email address given in his original request, giving instructions on how to acquire and complete the appropriate forms.

Jeremy Alexander, City Council Member, 5th Ward, introduced himself to those in attendance and shared that he is interested in learning more about the JHC.

18-04-18-02 Approval of the Minutes of the Regular Meeting held March 21, 2018

Commissioner Stark **MOVED** to approve the Regular Meeting Minutes of the Board of Commissioners meeting held March 21, 2018. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

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

18-04-18-03 Approval of Previously Paid Liabilities: March 2018

In-depth questions were asked regarding previously paid liabilities. Mr. Stark would like to see a memo indicating refuse fees charged to residents. Ms. Ingram clarified that \$1,600 was spent for cables used to extend the reach of the heat treat units previously purchased.

Commissioner Stark **MOVED** to approve Previously Paid Liabilities for March 2018. Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

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

18-04-18-04

Resolution No.2018-07: Approval Collection Losses- April 2018

Commissioner Stark **MOVED** to approve the Collection Losses in the amount of \$4,282.32 for April 2018. Commissioner Parker **SECONDED** and upon roll call the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

18-04-18-05

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

The BOC highlighted concerns regarding vacant unit turnaround times. Ms. Ingram advised that the actual days to turn units are reasonable. However, the actual vacart days as a result of leasing is as also a contributing factor impacting the number of days units remain vacant. Ms. Ingram will discuss matters concerning leasing units with property managers.

Executive

E. Income Statement

F. PH Income Statement

G. Petty Cash Fund Register

H. After Hours/Emergency Response Report

I. Utility Costs and Consumption

18-04-18-06

Closed Session

Commissioner Montgomery **MOVED** to enter a Closed Session at approximately 12:30pm. Commissioner Parker **SECONDED**.

Commissioner Stark **MOVED** to re-convene the Regular Meeting at 12:48pm
Commissioner Stark **SECONDED**.

18-04-18-07

Other Business

- Ms. Ingram shared that the Community Living Room Grand Opening and Ribbon Cutting Ceremony is May 17, 2018 at 12:00pm. This event will showcase the CLR at Reed Manor and highlight continued improvements for the residents that includes the opening of art rooms and an exercise room. Also, the Home of New Vision is hosting recovery programs on site for residents.
- Ms. Ingram advised that there is no EPC update at this time.
- The JHC Annual Meeting will be held April 25, 2018.
- Ms. Ingram informed that Daniel Greer resigned from the BOC.
- The JHC will transition to new housing software late June, early July 2018.
- Ms. Ingram informed that she intends to file a complaint with the Post Master concerning the conduct of a postal carrier who is consistently posting disparaging remarks and pictures at Reed Manor on his Facebook page. The board agreed to sign the letter of complaint in support.

The Regular Meeting held April 18, 2018 adjourned at 12:55pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, Vice-President

Jackson Housing Commission

Annual Meeting

April 25, 2018

12:00pm

The Jackson Housing Commission Board of Commissioners conducted its Annual Meeting, April 25, 2018 in the Reed Manor Board Room. Vice-President Woods called the meeting to order at 12:08pm. Upon roll call the following commissioners were present: Michelle Woods, Gerald Montgomery and Caroline Parker. James Stark entered the meeting at 12:14pm.

Also present were:

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

18-04-25-01 Welcome

Vice-President Woods opened the meeting and asked those present to stand for the Pledge of Allegiance. Ms. Ingram welcomed those in attendance to the Annual Meeting

18-04-25-02 Public Comments

Members of the public were in attendance. However, no comments were at that time.

18-04-25-03 Election of Officers

Commissioner Montgomery **MOVED** to nominated Michelle Woods for President and James Stark for Vice-President of the Jackson Housing Commission Board of Commissioners. Commissioner Parker **SECONDED** and upon voice vote the motion was as follows:

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

NAYS: None

ABSTAIN: None

ABSENT: None

18-04-25-04 Presentation

Ms. Ingram presented the Annual Report to the BOC and the public in attendance. A summary of discussion include. On Hundred Twenty questionnaires were received in response to the JHC Tenant Survey distributed February 2018 and the results were consistent with previous years. Residents responding expressed overall satisfaction with their living conditions, interaction with staff and service. Concerns about drugs, parking, activities for children and reaching staff, continue to be areas of concern. Ms. Ingram also discussed capital improvements and programming at the properties.

Meeting attendees shared input on ways to engage children at Chalet Terrace and Shahan Blackstone North, as well as suggestions to partner with other organizations that include the City of Jackson Department of Parks and Recreation. Mr. Stark suggested that the Tenant Councils increase their involvement to include activities for children.

18-04-25-05 Other Business

Ms. Ingram shared that the Community Living Room Grand Opening and Ribbon Cutting Ceremony will be held May 17, 2018 at 12:00pm.

Commissioner Montgomery made a **MOTION** to adjourn. Commissioner Parker **SECONDED**. The Annual Meeting of the Jackson Housing Commission adjourned at 1:19pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, Vice-President

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/01/2018	063340	Consumer Energy	1,248.00		809,309.39	Utility Reimbursement
04/01/2018	063340	**VOID** Consumer Energy	(1,248.00)		810,557.39	Utility Reimbursement Void Refer 063340
04/16/2018	063517	Consumer Energy	1,464.00		809,093.39	Utility Reimbursement
04/16/2018	063518	Jackson Housing Commission	26,785.50		782,307.89	PH MANAGEMENT FEES PH MANAGEMENT FEES \$26785.50 APRIL 2018
04/16/2018	063519	Jackson Housing Commission	2,172.00		780,135.89	ASSET MANAGEMENT FEES ASSET MANAGEMENT FEES \$2172.00 APRIL 2018
04/16/2018	063520	Jackson Housing Commission	3,946.00		776,189.89	BOOKKEEPING FEES PH BOOKKEEPING FEES \$3946.00 APRIL 2018
04/16/2018	063521	DARIN PHILLIPS	4,305.00		771,884.89	RMTA BUDGET REED MANOR TENANT ASSOCIATION BUDGET/ STIPEND FOR FISCAL YEAR 03/31/2018-04/01/2019 \$4305.00
04/26/2018	063522	PHADA	1,430.00		770,454.89	1 INVOICE INV# 3096 \$1430.00
04/26/2018	063523	Blue Sea L.L.C.	54.00		770,400.89	HOUSINGAUTHORITY: LAURIE INGRAM (06/01/2018- 1 INVOICE INV# 2875 \$54.00 WEB HOSTING APR, MAY, JUNE 2018
04/26/2018	063524	CITY OF JACKSON - CITY CLERK	367.01		770,033.88	7 INVOICES 00056091 \$51.89 00053183 \$53.78 00053117 \$53.78 00053669 \$52.52 00057896 \$50.63 00056147 \$51.89 00053678 \$52.52
04/26/2018	063525	ERADICO PEST SERVICES, AN	1,411.00		768,622.88	CUST# 14338735

Jackson Housing Commission
Check Register Summary Report
 Public Housing
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/26/2018	063526	PC Solutions	458.40		768,164.48	INV# 7423860 \$384.00 INV# 7423859 \$687.00 INV# 7423858 \$340.00 MULTI FAMILY CERTIFICATION DETECTION AND TREATMENT APRIL 2018
04/26/2018	063527	SCOTT ACCOUNTING & COMPUTER	36.00		768,128.48	CUST ID# JACKSON HOUSING CO INV# M20300 \$458.40 APRIL 2018 COMPUTER SUPPORT CUST# 11421 INV# 135287 \$36.00 SAS SOFTWARE MAINTENANCE FOR APRIL 2018
04/26/2018	063528	LIBRA INDUSTRIES, INC. OF MI	128.00		768,000.48	CUST# 37126 INV# 45456001 \$128.00 APRIL 2018 EMPLOYEE CLOTHING M. OAKLEY
04/26/2018	063529	INK CONTRACTING LLC	32,200.00		735,800.48	CLAIM# A7XL3 INV# 1240 \$32200.00 CLAIM# A7XL3 INSURANCE CLAIM WATER DAMAGED OCCURED IN CHILD CARE CENTER AT CHALET
04/26/2018	063530	SmartSign	31.95		735,768.53	1 INVOICE ORDER# MP-S-340200 \$31.95 APRIL 2018 INVOICE
04/26/2018	063531	A-1 LOCK SHOP	33.09		735,735.44	1 INVOICE INV# 5460 \$33.09 APRIL 2018 MAINTENANCE SUPPLIES
04/26/2018	063532	AFLAC	320.82		735,414.62	ACCT# VX312 INV# 172921 \$320.82 APRIL 2018 SUPPLEMENTAL INSURANCE
04/26/2018	063533	ALLEGIANCE OCCUPATIONAL	116.00		735,298.62	ACCT#800854488 GUARANTOR ACCT# 6000149860 \$116.00 C. WADE APRIL 2018 INVOICE
04/26/2018	063534	Aspen One Hour Heating & Air	300.00		734,998.62	ACCT# 151323 INV# 376855 \$300.00

Jackson Housing Commission
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 Public Housing
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/26/2018	063535	CASLER HARDWARE	89.49		734,909.13	CFP WATER HEATER APRIL 2018 CUST# 335614 INV# I-20359 \$7.49 INV# I-20879 \$39.45 INV# I-20322 \$24.57 INV# I-20685 \$17.98 ALL APRIL 2018 INVOICES
04/26/2018	063536	City Of Jackson - Finance Department	13,340.51		721,568.62	EE & ER CONTRIBUTIONS- MARCH EE & ER CONTRIBUTIONS- MARCH 2018 PUBLIC HOUSING \$13340.51
04/26/2018	063537	COLLINS BROTHERS	123.45		721,445.17	1 INVOICE INV# 51822 \$123.45 APRIL 2018 MAINTENANCE SUPPLIES
04/26/2018	063538	COMCAST	561.28		720,883.89	5 INVOICES ACCT# 8529114280369913 \$126.05 316 BARBERRY ACCT# 8529114280363940 \$171.35 301 STEWARD ACCT# 8529114280104708 \$123.77 109 SHAHAN ACCT# 8529114280369921 \$34.45 221 JIANKE ACCT3 8529114280358478 4104.85 410 E HIGH APRIL 2018 INVOICES
04/26/2018	063539	CREATIVE PROMOTIONS OF	488.86		720,395.03	1 INVOICE INV# 31936 \$243.99 MARCH 2018 INV# 31945 \$244.87 MARCH 2018
04/26/2018	063540	DBI BUSINESS INTERIORS	130.39		720,264.64	ACCT# 224241 INV# 21435-0 \$36.23 APRIL 2018 INV# 22376-0 \$92.28 APRIL 2018
04/26/2018	063541	HAMMOND HARDWARE	156.81		720,107.83	CUST#33515 INV# B373329 \$33.29

Jackson Housing Commission
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Public Housing
From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/26/2018	063542	Firestone Complete Auto Care	836.86		719,270.97	INV# C266506 \$8.08 INV# B373578 \$10.70 INV# C265743 \$43.16 INV# C265641 \$34.59 INV# C265246 \$26.99 ALL APRIL 2018 INVOICES
04/26/2018	063543	JAMES CADDELL	60.00		719,210.97	1 INVOICE INV# 105588 \$836.86 SERVICE ON SHAHAN VEHICLE APRIL 2018
04/26/2018	063544	INK CONTRACTING LLC	37,000.00		682,210.97	P-002-2212-05 FINAL ACCOUNTING MARCH 2018
04/26/2018	063545	Jackson Transportation Authority	285.81		681,925.16	1 INVOICE INV# 0028524-IN \$285.81 MARCH 2018 FUEL SERVICE
04/26/2018	063546	JACKSON WATER COLLECTION	17,675.92		664,249.24	PLEASE SEE ATTACHMENTS PLEASE SEE ATTACHMENTS
04/26/2018	063547	JACKSON YMCA	288.75		663,960.49	1 INVOICE APRIL, MAY, JUNE 2018 INVOICE MEMBERSHIP FEES \$288.75
04/26/2018	063548	JAYNE PLETCHER	25.00		663,935.49	P--002-4463-10 FINAL ACCOUNTING VACATED UNIT ON 3/31/2018
04/26/2018	063549	Keepin It Clean	120.00		663,815.49	1 INVOICE INV# 2287 \$120.00 JAN 2018 INVOICE NOT RECEIVED UNTIL APRIL 2018
04/26/2018	063550	PURCHASE POWER	250.00		663,565.49	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$250.00 PUBLIC HOUSING POSTAGE REFILL APRIL 2018
04/26/2018	063551	PLIC - SBD Grand Island	116.64		663,448.85	ACCT# 1044559-10001 ACCT# 1044559-10001 \$116.64

Jackson Housing Commission
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 Public Housing
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/26/2018	063552	The SBAM Plan	12,656.12		650,792.73	05/01/2018-05/31/2018 LIFE AD&D SBAM ID# 92594 SBAM ID# 92594 CID# 281224 \$12656.12 MAY 2018 EMPLOYEE INSURANCE
04/26/2018	063553	REPUBLIC SERVICES #249	10,799.75		639,992.98	3 Invoices Acct# 3-0249-0142777 Inv# 0249-005922878 \$221.91 Acct# 3-0249-0142776 Inv# 0249-005922877 \$175.47 Acct# 3-0249-0142326 Inv# 0249-005896558 \$10,402.37
04/27/2018	063554	ETNA Supply	606.45		639,386.53	CUST# 4218 INV# S102593294.001 \$183.50 APRIL 2018 INV# S102591942.001 \$422.95 APRIL 2018 CFP 1460
04/27/2018	063555	GRIMES PLUMBING COMPANY, INC	1,070.00		638,316.53	1 INVOICE INV# 4737 \$1070.00 CFP 2015 1460 APRIL 2018
04/27/2018	063556	HD Supply Facilities Maintenance	836.00		637,480.53	CUST# 461000 INV# 9162176563 \$836.00 APRIL 2018 MAINTENANCE SUPPLIES
04/27/2018	063557	JACKSON GLASS WORKS INC	209.40		637,271.13	CUST# JHOU INV# 411891 \$209.40 APRIL 2018
04/27/2018	063558	MENARDS - JACKSON	3,066.35		634,204.78	ACCT# 31610470 INV# 17935 \$260.28 INV# 17501 \$192.83 INV# 18918 \$54.87 INV# 17681 \$24.00 INV# 18932 \$112.25 INV# 18812 \$756.81 INV# 17372 \$664.41 INV# 17514 \$69.96 INV# 18324 \$930.94 ALL APRIL 2018 INVOICES
04/27/2018	063559	MINUTEMAN SEWER & DRAIN INC.	700.00		633,504.78	3 INVOICES INV# 18-0621 \$155.00 APRIL 2018 INV# 18-0623 \$260.00

Jackson Housing Commission
Check Register Summary Report
Public Housing
From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/27/2018	063560	OSBORNE PROCESS SERVICE	659.98		632,844.80	APRIL 2018 INV# 18-0595 \$285.00 APRIL 2018 17 INVOICES 2018001134 \$28.57 2018001120 \$28.89 2018001112 \$28.00 2018001136 \$28.00 2018001137 \$28.00 2018001111 \$28.00 2018001027 \$28.00 2018001025 \$42.00 2018001042 \$30.01 2018000860 \$42.72 2018001055 \$28.00 2018001054 \$28.00 2018001044 \$28.89 2018000846 \$42.00 2018001083 \$162.00 2018001032 \$29.21 2018001041 \$29.69 ALL INVOICES APRIL 2018
04/27/2018	063561	Postmaster	200.00		632,644.80	TENANT MAILBOX KEYS AMP2 CURRY, BEAUGEZ, AUSTIN ADISEK, CROWLEY, FUSE, AMP3 MCMILLER, COLE
04/27/2018	063562	SAFETY SYSTEMS INC	1,375.00		631,269.80	CUST# 00938 INV# 479255 \$393.00 INV# 479256 \$612.00 INV# 479254 \$370.00 APRIL 2018- MARCH 2019 ANNUAL FIRE INSPECTION
04/27/2018	063563	SMALL BUSINESS ASSOCIATION	221.40		631,048.40	SBAM MEMBER# 92594 SBAM MEMBER# 92594 \$221.40 RENEWAL OF VIP MEMBERSHIP DUE BY MAY 31 2018
04/27/2018	063564	STAMPCO	50.00		630,998.40	1 INVOICE INV# 33263 \$50.00 MARCH 2018 INVOICE SIGNATURE STAMPS AMP 2
04/27/2018	063565	TEACHOUT SECURITY SOLUTIONS,	3,005.52		627,992.88	CUST ID# JAXHC INV# 0011933502 \$1502.76 04/05/2018-04/11/2018 INV# 0011933614 \$1502.76 04/12/2018-04/18/2018
04/27/2018	063566	THE FAIR HOUSING CENTER	275.00		627,717.88	1 INVOICE

Jackson Housing Commission
Check Register Summary Report
 Public Housing
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/27/2018	063567	THE HELPING HAND HANDYMAN	1,150.00		626,567.88	FOR TRAINING DATES MAY 9TH & MAY 10TH 2018 IN YPSILANTI, MI NORMAN, POOL, JONES AND MURRAY
						2 INVOICES INV# 1076 \$500.00 INV# 1079 \$650.00 APRIL 2018 INVOICES
04/27/2018	063568	THE HOME DEPOT SUPPLY	4,568.80		621,999.08	COMM ACCT# 6035322540175928 INV# 6012919 \$1608.95 INV# 4013137 \$164.94 INV# 9013676 \$188.90 INV# 1014350 \$1826.49 INV# 1014360 \$405.60 TAX EXEMPT ALL APRIL 2018 INVOICES
04/27/2018	063569	THE SHERWIN -WILLIAMS CO.	1,160.00		620,839.08	ACCT# 5291-3816-6 INV# 9408-3 \$1160.00 APRIL 2018
04/27/2018	063570	TITAN TRASH	3,250.00		617,589.08	3 INVOCIES INV# 19835 \$1800.00 APRIL 2018 A-11- A-12 INV# 19387 \$850.00 APRIL 2018 H-35 INV# 19836 \$300.00 APRIL 2018
04/27/2018	063571	Trail Supply LLC	715.79		616,873.29	ACCT# 10014 INV# 40443 \$346.77 INV# 40593 \$369.02 APRIL 2018 INVOICES
04/27/2018	063572	WILMAR INDUSTRIES	3,667.79		613,205.50	ACCT# 70585 INV# 435220504 \$272.44 INV# 435046495 \$252.03 INV# 435744792 \$550.54 INV# 438492082 \$601.60 INV# 435561527 \$510.72 INV# 431936939 \$438.12 INV# 436249007 \$199.88 INV# 435220496 \$531.21 INV# 435046503 \$311.25 APRIL 2018 INVOICES

Check Register Summary Report

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/27/2018	063573	CONSUMERS ENERGY	44,882.85		568,322.65	21 INVOICES 100000120764 \$7541.43 100071426777 \$51.87 100035146164 \$1693.73 100035145687 \$246.45 100000120905 \$3051.07 100000120798 \$3427.66 100000120855 \$1260.68 100035145554 \$2904.97 100000120954 \$2375.55 100075348787 \$54.01 100000120764 \$6620.48 100071389280 \$29.47 100071426652 \$48.50 100000120988 \$1888.29 100000121028 \$3760.74 100000121093 \$1251.41 100000472256 \$1872.86 100000473114 \$1973.78 100000473429 \$3592.49 100035144961 \$1138.62 100071426868 \$98.79
04/30/2018	063574	Grand River Insurance Agency, LLC	653.36		567,669.29	ACCT# GRB 29414 ACCT# GRB 29414 \$653.36 APRIL 2018 WORKERS COMP 07/30/2017-07/30/2018
04/30/2018	063575	SPRINT	1,202.41		566,466.88	ACCT# 128763256 INV# 128763256-044 \$1202.41 APRIL 2018 CELL PHONE SERVICE
04/30/2018	063576	TDS Metrocom	2,350.84		564,116.04	5 INVOICES 517-787-6494 \$92.46 517-787-1188 \$1703.98 517-787-0168 \$427.29 517-780-0620 \$94.49 517-780-0181 \$32.62 APRIL 2018
04/30/2018	063577	ZINGERMANS TRAINING	750.00		563,366.04	ACCT# JACKSON HOU INV# 20490 \$750.00 TRAINING WORKING WITH ZING! APRIL 2018
04/30/2018	063578	AccuShred, LLC	135.00		563,231.04	1 INVOICE INV# 44077 \$135.00 APRIL 2018 DOCUMENT DESTRUCTION
04/30/2018	063579	YARDI SYSTEMS, INC	2,390.00		560,841.04	CLIENT PIN# 100079025 CLIENT NAME: JACKSON HOUSING COMMISSION \$2390 YARDI CONFERENCE 05/30/2018-06/01/2018

Jackson Housing Commission
Check Register Summary Report
Public Housing
From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
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Total: 249,716.35 0.00

WASHINGTON, DC
OMO, INGRAM

Jackson Housing Commission
Check Register Summary Report
 Section 8 Housing Voucher Prog
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/02/2018	DEP			222,333.00	439,414.56	HAP Received HAP Received
04/02/2018	DEP			19,879.00	459,293.56	Admin Fees Received Admin Fees Received
04/02/2018	DEP			2,227.98	461,521.54	Fraud Deposit Fraud Deposit
04/02/2018	ADJST		210,495.50		251,026.04	ACH Monthly HAP Payment ACH Monthly HAP Payment
04/03/2018	DEP			10.00	251,036.04	ACH Returns ACH Returns
04/04/2018	DEP			200.76	251,236.80	Fraud Deposit Fraud Deposit
04/05/2018	DEP			150.00	251,386.80	Fraud Deposit Fraud Deposit
04/10/2018	DEP			404.50	251,791.30	Fraud Deposit Fraud Deposit
04/11/2018	ADJST		3,493.81		248,297.49	Paychex Payroll Paychex Payroll
04/12/2018	ADJST		1,096.98		247,200.51	Paychex Payroll Taxes Paychex Payroll Taxes
04/16/2018	DEP			10.28	247,210.79	Interest Interest
04/16/2018	054788	Jackson Housing Commission	3,000.00		244,210.79	SECTION 8 MANAGEMENT FEES SECTION 8 MANAGEMENT FEES \$3000.00 APRIL 2018
04/17/2018	ADJST		6,447.00		237,763.79	ACH Monthly HAP Payment ACH Monthly HAP Payment
04/19/2018	055994	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055994	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055994
04/19/2018	055995	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055995	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055995

Jackson Housing Commission
Check Register Summary Report
Section 8 Housing Voucher Prog
From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/19/2018	055996	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055996	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055996
04/19/2018	055997	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055997	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055997
04/19/2018	055998	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055998	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055998
04/19/2018	055999	test	0.01		237,763.78	Huntington Bank Huntington Bank
04/19/2018	055999	**VOID** test	(0.01)		237,763.79	Huntington Bank Void Refer 055999
04/26/2018	ADJST		5,803.00		231,960.79	ACH Monthly HAP Payment ACH Monthly HAP Payment
04/26/2018	ADJST		3,705.63		228,255.16	Paychex Payroll Paychex Payroll
04/26/2018	ADJST		1,191.79		227,063.37	Paychex Payroll Taxes Paychex Payroll Taxes
04/26/2018	054789	Blue Sea L.L.C.	18.00		227,045.37	1 INVOICE INV# 2875 \$18.00 WEB HOSTING APR, MAY, JUNE 2018
04/26/2018	054790	PC Solutions	152.79		226,892.58	CUST ID# JACKSON HOUSING CO INV# M20300 \$152.79 APRIL 2018 COMPUTER SUPPORT
04/26/2018	054791	SCOTT ACCOUNTING & COMPUTER	12.00		226,880.58	CUST# 11421 INV# 135287 \$12.00 SAS SOFTWARE MAINTENANCE FOR APRIL 2018
04/26/2018	054792	AFLAC	250.44		226,630.14	ACCT3 VX312 INV# 172921 \$250.44 APRIL 2018 SUPPLEMENTAL INSURANCE

Jackson Housing Commission
Check Register Summary Report
 Section 8 Housing Voucher Prog
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/26/2018	054793	City Of Jackson - Finance Department	2,681.91		223,948.23	EE & ER CONTRIBUTIONS MARCH EE & ER CONTRIBUTIONS- MARCH 2018 SECTION 8 \$2681.91
04/26/2018	054794	JACKSON WATER COLLECTION	129.16		223,819.07	1 INVOICE STEW-000301-0000-03 \$129.16 MARCH 2018 WATER SEWER
04/26/2018	054795	PURCHASE POWER	100.00		223,719.07	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$100.00 PUBLIC HOUSING POSTAGE REFILL APRIL 2018
04/26/2018	054796	PLIC - SBD Grand Island	19.44		223,699.63	ACCT# 1044559-10001 ACCT# 1044559-10001 \$19.44 05/01/2018-05/31/2018 LIFE AD&D
04/26/2018	054797	The SBAM Plan	2,667.55		221,032.08	CID# 281224 SBAM ID# 92594 CID# 281224 \$2667.55 MAY 2018 EMPLOYEE INSURANCE
04/27/2018	054798	SMALL BUSINESS ASSOCIATION	73.80		220,958.28	SBAM MEMBER# 73.80 SBAM MEMBER# 92594 \$73.80 RENEWAL OF VIP MEMBERSHIP DUE BY MAY 31 2018
04/27/2018	054799	STAMPSCO	25.00		220,933.28	1 INVOICE INV# 32304 \$25.00 GREER- HAYWORTH SIGNATURE STAMP APRIL 2018
04/27/2018	054800	NAN MCKAY & Associates, Inc.	224.00		220,709.28	CUST ID# JAC49201 INV# 229958 \$224.00 HOUSING CHOICE VOUCHER REV SERVICE CD APRIL 2018
04/30/2018	054801	Grand River Insurance Agency, LLC	261.34		220,447.94	ACCT# GRB 29414 ACCT# GRB 29414 \$261.34 APRIL 2018 WORKERS COMP 07/30/2017-07/30/2018
04/30/2018	054802	SPRINT	61.00		220,386.94	ACCT# 128763256 INV# 128763256-044 \$61.00 APRIL 2018 CELL PHONE SERVICE

Jackson Housing Commission
Check Register Summary Report
 Section 8 Housing Voucher Prog
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/30/2018	054803	TDS Metrocom	75.95		220,310.99	1 INVOICE 517-787-6326 \$75.95 APRIL 2018
04/30/2018	054804	ZINGERMANS TRAINING	250.00		220,060.99	ACCT# JACKSONHOUS INV# 20490 \$250.00 TRAINING WORKING WITH ZING! APRIL 2018
04/30/2018	054805	AccuShred, LLC	25.00		220,035.99	1 INVOICE INV# 44077 \$25.00 APRIL 2018 DOCUMENT DESTRUCTION

Total: 242,261.09 245,215.52

Jackson Housing Commission
Check Register Summary Report
 General COCC Account
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/04/2018	DEP			438.18	76,700.13	Retiree Insurance Payment Retiree Insurance Payment
04/11/2018	ADJST		10,189.37		66,510.76	Paychex Payroll Paychex Payroll
04/12/2018	ADJST		3,890.81		62,619.95	Paychex Payroll Taxes Paychex Payroll Taxes
04/13/2018	ADJST	First National Bank Omaha	5,311.68		57,308.27	
04/16/2018	DEP			326.15	57,634.42	Retiree Insurance Payment Retiree Insurance Payment
04/19/2018	DEP			51.89	57,686.31	S8 Inspection fees Rev S8 Inspection fees Rev
04/20/2018	DEP			35,903.50	93,589.81	Mgmt Bookkeeping Ast Mgmt Fees Mgmt Bookkeeping Ast Mgmt Fees
04/26/2018	ADJST		10,172.35		83,417.46	Paychex Payroll Paychex Payroll
04/26/2018	ADJST		3,881.95		79,535.51	Paychex Payroll Taxes Paychex Payroll Taxes
04/26/2018	003189	Blue Sea L.L.C.	18.00		79,517.51	1 INVOICE INV# 2875 \$18.00 WEB HOSTING APR, MAY, JUNE 2018
04/26/2018	003190	PC Solutions	152.80		79,364.71	CUST ID# JACKSON HOUSING CO INV# M20300 \$152.80 APRIL 2018 COMPUTER SUPPORT
04/26/2018	003191	SCOTT ACCOUNTING & COMPUTER	12.00		79,352.71	CUST# 11421 INV# 135287 \$12.00 SAS SOFTWARE MAINTENANCE FOR APRIL 2018
04/26/2018	003192	SmartSign	30.95		79,321.76	1 INVOICE INV# MPS-340011 \$30.95 APRIL 2018 INVOICE
04/26/2018	003193	AFLAC	172.88		79,148.88	ACCT# VX312 INV# 172921 \$172.88 APRIL 2018 SUPPLEMENTAL INSURANCE
04/26/2018	003194	City Of Jackson - Finance Department	7,295.69		71,853.19	EE & ER CONTRIBUTIONS- MARCH EE & ER CONTRIBUTIONS- MARCH 2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
						COCC \$7295.69
04/26/2018	003195	JACKSON WATER COLLECTION	129.16		71,724.03	1 INVOICE STEW-000301-0000-03 \$129.16 MARCH 2018 WATER SEWER
04/26/2018	003196	JACKSON YMCA	288.75		71,435.28	1 INVOICE APRIL, MAY , JUNE 2018 INVOICE MEMBERSHIP FEES \$288.75
04/26/2018	003197	PURCHASE POWER	150.00		71,285.28	ACCT NAME: JACKSON HOUSING ACCT# 8000-9000-0062-0884 \$150.00 PUBLIC HOUSING POSTAGE REFILL APRIL 2018
04/26/2018	003198	PLIC - SBD Grand Island	45.36		71,239.92	ACCT#1044559-10001 ACCT# 1044559-10001 \$45.36 05/01/2018-05/31/2018 LIFE AD&D
04/26/2018	003199	The SBAM Plan	9,512.96		61,726.96	CID# 281224 SBAM ID# 92594 CID# 281224 \$9512.96 MAY 2018 EMPLOYEE INSURANCE
04/27/2018				44.26	61,771.22	Pitney Bowes Pitney Bowes
04/27/2018	003200	SMALL BUSINESS ASSOCIATION	73.80		61,697.42	SBAM MEMBER# 92594 SBAM MEMBER# 92594 \$73.80 RENEWAL OF VIP MEMBERSHIP DUE BY MAY 31 2018
04/27/2018	003201	STAMPCO	8.50		61,688.92	1 INVOICE INV# 32263 \$8.50 NAME PLATE MARCH 2018
04/27/2018	003202	Housing Authority Risk Retention	2,094.02		59,594.90	1 INVOICE INV# 385033118 \$2094.02 CLAIM# I2ZE5 INV DATE 04.02.2018 03.01.2018-03.31.2018
04/27/2018	003203	THE WATER STORE INC	50.55		59,544.35	ACCT# 004793 INV# 132872 \$50.55 APRIL 2018 5 GALLONS \$18.00 DELIVERY FEE \$1.25 CUP SLEEVE \$5.00

Date: 05/11/2018
 Time: 07:46:09

Jackson Housing Commission
Check Register Summary Report
 General COCC Account
 From: 04/01/2018 To: 04/30/2018

Date	Ref Num	Payee	Payment	Deposit	Balance	Memo
04/30/2018	003204	Grand River Insurance Agency, LLC	392.01		59,152.34	BOTTLE DEPOSITS \$16.30 ACCT# GRB 29414 ACCT# GRB 29414 \$392.01 APRIL 2018 WORKERS COMP 07/30/2017-07/30/2018
04/30/2018	003205	SPRINT	229.31		58,923.03	ACCT# 128763256 INV# 128763256-044 \$229.31 APRIL 2018 CELL PHONE SERVICE
04/30/2018	003206	TDS Metrocom	55.16		58,867.87	1 INVOICE INV# 517-787-9241 \$55.16 APRIL 2018
04/30/2018	003207	ZINGERMANS TRAINING	250.00		58,617.87	ACCT# JACKSONHOU INV# 20490 \$250.00 TRAINING WORKING WITH ZING! APRIL 2018
04/30/2018	003208	YARDI SYSTEMS, INC	2,390.00		56,227.87	CLIENT PIN# 100079025 CLIENT NAME: JACKSN HOUSING COMMISSION \$2390.00 APRIL 2018 YARDI ADVANCED TRAIING CONFERENCE WASHINGTON D.C 05/30/2018-06/01/2018 OMO INGRAM
04/30/2018	003208	**VOID** YARDI SYSTEMS, INC	(2,390.00)		58,617.87	CLIENT PIN# 100079025 Void Refer 003208 Check should have came from Public Housing NOT COCC. Creating a new check in PH bank account.
04/30/2018	003209	AccuShred, LLC	25.00		58,592.87	1 INVOICE INV# 44077 \$25.00 APRIL 2018 DOCUMENT DESTRUCTION
Total:			54,433.06		36,763.98	

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by Vice-President and considered:

RESOLUTION NO. 2018-08

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	\$5,948.92
AMP 2: Reed Manor	\$2,559.50
AMP 3: Shahan Blackstone North	\$1,062.31
Total	\$9,570.73

The attached Collection Losses Report reflects the delinquent amount of **\$9,570.73** and is hereby approved for fiscal year 2018-2019 write-off.

Commissioner _____ **MOVED** to adopt the foregoing Resolution as read.
Commissioner _____ **SECONDED** the motion and upon roll call the
"AYES" and "NAYS" were as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ 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 May 16, 2018.

Michelle Woods
President

Jackson Housing Commission Collection Losses Report

Three Months or Greater
May 2018

Account	EOP	Amount
P -001-1101-07	2/27/2018	\$3,912.30
P -001-7638-06	207/2018	\$2,036.62
P -002-2211-10	2/28/2018	\$ 265.00
P -002-3263-12	2/21/2018	\$ 712.00
P -002-3291-05	2/07/2018	\$ 271.00
P -002-4382-06	2/22/2018	\$ 294.00
P -002-4387-12	2/27/2018	\$1,017.50
P -003-6601-11	2/07/2018	\$1,062.31

Property	Total
Chalet Terrace	\$5,948.92
Reed Manor	\$2,559.50
Shahan Blackstone North	\$1,062.31
Total Write Off	\$9,570.73

Leasing and HAP Utilization

CY2018

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											80,911
January	221,652	214,503	96.8%	461	465.30	97.1%	475	404	5	7,149	88,469
February	219,748	221,090	100.7%	457	483.79	96.3%	475	1,829	5	(1,342)	88,961
March	221,647	213,885	96.5%	467	458.00	98.4%	475	972	5	7,762	97,700
April	222,333	222,576	100.1%	470	473.57	99.0%	475	1,491	5	(243)	98,953
May											
June											
July											
August											
September											
October											
November											
December											
	\$885,380	\$872,054	98.5%	1,855	470.17	97.7%	1,900	4,696	20	\$ 13,326	

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

Report of Tenants Accounts Receivable (TARs)

Public Housing - April 2018

Project: 001 - Chalet Terrace

A. Basic Identification Data

3. Total Units Available: 128 5. Fiscal Year Beginning: 04/01/2018 6. Report Period Ending Date: 04/30/2018

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 125 2. Total Charges: 27,628.57 3. Dwelling Rental: 26,228.00 4. Retroactive Rent: 0.00 5. Excess Utility: 232.00 6. Additional Charges: 1,168.57

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	5	357.30	0.00	0.00	230.00	587.30
Over One Month Delinquent	54	4,228.58	0.00	44.50	17,238.88	21,511.96
Total for TIP	59					22,099.26
Vacated TAR	4					6,351.92
Total	63					28,451.18

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	44	13,636.48
Under Formal Repayment Agreement with Payments Up-to-Date	44	13,636.48
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	15	8,462.78

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	04/30/2018	04/30/2017	04/30/2016
1. Percent of Accounts Delinquent to No. of Tenants In Possession	47	38	50
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	31	12	33

F. Collection Losses

1. Amount Charged to Loss this Period	1,400.82
2. Amount Charged to Loss this Year to Date	1,400.82

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - April 2018
 Project: 002 - Reed Manor

A. Basic Identification Data

3. Total Units Available: 292 5. Fiscal Year Beginning: 04/01/2018 6. Report Period Ending Date: 04/30/2018

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 281 2. Total Charges: 59,137.00 3. Dwelling Rental: 58,165.00 4. Retroactive Rent: 1.00 5. Excess Utility: 49.00 6. Additional Charges: 922.00

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	24	737.00	0.00	0.00	1,368.00	2,105.00
Over One Month Delinquent	74	6,559.50	0.00	0.00	19,478.16	26,037.66
Total for TIP	98					28,142.66
Vacated TAR	13					6,056.85
Total	111					34,199.51

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	56	18,030.16
Under Formal Repayment Agreement with Payments Up-to-Date	56	18,030.16
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	42	10,112.50

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	04/30/2018	04/30/2017	04/30/2016
1. Percent of Accounts Delinquent to No. of Tenants In Possession	35	31	24
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	17	13	9

F. Collection Losses

1. Amount Charged to Loss this Period	2,856.50
2. Amount Charged to Loss this Year to Date	2,856.50

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - April 2018
Project: 003 - Shahan-Blackstone

A. Basic Identification Data

3. Total Units Available: 119 5. Fiscal Year Beginning: 04/01/2018 6. Report Period Ending Date: 04/30/2018

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 114 2. Total Charges: 16,217.95 3. Dwelling Rental: 15,653.64 4. Retroactive Rent: -5.21 5. Excess Utility: 0.00 6. Additional Charges: 569.52

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	7	14.00	0.00	0.00	379.58	393.58
Over One Month Delinquent	36	3,003.00	0.00	0.00	14,551.49	17,554.49
Total for TIP	43					17,948.07
Vacated TAR	2					1,110.31
Total	45					19,058.38

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	31	13,021.00
Under Formal Repayment Agreement with Payments Up-to-Date	31	13,021.00
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	12	4,927.07

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	04/30/2018	04/30/2017	04/30/2016
1. Percent of Accounts Delinquent to No. of Tenants In Possession	38	33	37
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	30	20	43

F. Collection Losses

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

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
 Public Housing - April 2018
 Project: ALL - Summary

A. Basic Identification Data

3. Total Units Available: 539 5. Fiscal Year Beginning: 04/01/2018 6. Report Period Ending Date: 04/30/2018

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 520 2. Total Charges: 102,983.52 3. Dwelling Rental: 100,046.64 4. Retroactive Rent: -4.21 5. Excess Utility: 281.00 6. Additional Charges: 2,660.09

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	36	1,108.30	0.00	0.00	1,977.58	3,085.88
Over One Month Delinquent	164	13,791.08	0.00	44.50	51,268.53	65,104.11
Total for TIP	200					68,189.99
Vacated TAR	19					13,519.08
Total	219					81,709.07

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	131	44,687.64
Under Formal Repayment Agreement with Payments Up-to-Date	131	44,687.64
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	69	23,502.35

E. Percentage Analysis

Tenants in Possession (TIP) Accounts Receivable	Current Reporting Period (end date)	Prior FY (one year to date)	Previous FY (two years to date)
	04/30/2018	04/30/2017	04/30/2016
1. Percent of Accounts Delinquent to No. of Tenants In Possession	38	33	33
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	23	14	20

F. Collection Losses

1. Amount Charged to Loss this Period	4,257.32
2. Amount Charged to Loss this Year to Date	4,257.32

Jackson Housing Commission

Move Outs

April 2018

Account	EOP	Reason
P -002-4391-03	4/01/2018	Notice Given
P -002-4484-09	4/10/2018	Received Section 8
P -003-5540-04	4/13/2018	No Notice Given
P -001-1199-07	4/16/2018	Abandoned Unit
P -001-1167-11	4/16/2018	No Notice Given
P -003-6590-12	4/19/2018	No Notice Given
P -003-6603-05	4/23/2018	Notice Given
P -002-3290-08	4/24/2018	No Notice Given

Jackson Housing Commission
PHAS - Vacant Unit Turnaround Time
Public Housing
for Units Re-Occupied between: 04/01/2018 and 04/30/2018

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
002-4487	315 Steward Avenue	I-74	02/22/2018	03/26/2018	31	03/28/2018	3	04/09/2018	11	45	0	0	0
002-4387	207 Steward Avenue	H-18	02/27/2018	03/27/2018	27	03/29/2018	3	04/10/2018	11	41	0	0	0
001-1101	1265 Laurel Lane		02/27/2018	02/27/2018	0	03/28/2018	29	04/03/2018	5	34	0	0	0
002-3320	301 Steward Ave	F-21	02/28/2018	03/12/2018	11	03/28/2018	17	04/02/2018	4	32	0	0	0
002-4460	315 Steward Avenue	I-47	03/01/2018	03/11/2018	9	04/02/2018	23	04/09/2018	6	38	0	0	0
003-5496	154 Shahan Drive		03/05/2018	03/05/2018	0	04/17/2018	43	04/25/2018	7	50	0	0	0
002-4406	207 Steward Avenue	H-37	03/12/2018	04/04/2018	22	04/09/2018	6	04/10/2018	0	28	0	0	0
003-5531	216 Janke Street		03/12/2018	03/12/2018	0	04/03/2018	22	04/04/2018	0	22	0	0	0
001-7650	1713 S. Milwaukee		03/26/2018	03/27/2018	0	04/11/2018	16	04/16/2018	4	20	0	0	0
002-4492	315 Steward Avenue	I-79	03/31/2018	04/10/2018	9	04/12/2018	3	04/24/2018	11	23	0	0	0
002-4391	207 Steward Avenue	H-22	04/01/2018	04/01/2018	0	04/02/2018	0	04/02/2018	0	0	0	0	0
Total Units:		11			109		165		59	333	0	0	0

PHAS - Vacant Unit Turnaround Time
Public Housing
for Units Re-Occupied between: 04/01/2018 and 04/30/2018

Element # - Description	
V12400 - Total number of turnaround days:	333
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:	11
V12800 - Average number of days units were in down time:	9.91
V12900 - Average number of days units were in make-ready:	15.00
V13000 - Average number of days units were in lease-up:	5.36
V13100 - Average unit turnaround days:	30.27

**JACKSON HOUSING COMMISSION
COMMISSION MEETING
PETTY CASH REPORT
Apr-18**

DATE	TRANS#	DESCRIPTION	AMP#	AMOUNT	ADJUSTMENT	REMAINING
04.02.2018	789	Jason Omo postage reimbursement	91600.4	\$ 7.90		\$ 1,537.10
04.02.2018	790	Lucinda Mcguiness welcome basket reimbursement	92400.2	\$ 48.76		\$ 1,488.34
04.02.2018	791	Shannon Brooks bed bug prep D-3	92400.2	\$ 10.00		\$ 1,478.34
04.02.2018	792	Shannon Brooks bed bug prep G-39	92400.2	\$ 10.00		\$ 1,468.34
04.05.2018	793	Tammy Lovely Court filing	91700.1 \$165			
04.05.2018	794	Dustin Williams mileage reimbursement 03/09/2018-03/14/2018	91700.2 \$165	\$ 330.00		\$ 1,138.34
04.05.2018	795	David Rulewicz mileage reimbursement 03/24/2018-03/30/2018	91800.1	\$ 15.68		\$ 1,122.66
04.05.2018	796	Lorenzo neal mileage reimbursement 03/17/2018-03/22/2018	91800.2	\$ 8.35		\$ 1,114.31
04.06.2018	797	Deb Davis mileage reimbursement 03/07/2018-04/03/2018	91800.2	\$ 44.41		\$ 1,069.90
04.12.2018	798	Jannaa Pool Sam's reimbursement (no food)	91800.4	\$ 9.97		\$ 1,059.93
04.12.2018	799	Jannaa Pool mileage reimbursement 03/01/2018-03/28/2018	91900.1	\$ 12.57		\$ 1,047.36
			91800.1	\$ 63.67		\$ 983.69
			91800.1 \$8.70			
			91800.2 \$8.80			
			91800.3 \$8.70			
04.12.2018	800	Tammy Lovely mileage reimbursement 03/13/2018-04/04/2018	91800.4 \$8.68	\$ 34.78		\$ 948.91
04.16.2018	801	Shannon Brooks bed bug prep E-11	92400.2	\$ 10.00		\$ 938.91
04.18.2018	802	Shannon Brooks bed bug prep B-13	92400.2	\$ 10.00		\$ 928.91
04.24.2018	803	Shannon Brooks bed bug prep G-36	92400.2	\$ 10.00		\$ 918.91
04.24.2018	804	Shannon Brooks bed bug prep B-13	92400.2	\$ 10.00		\$ 908.91
04.25.2018	805	Shannon Brooks bed bug prep I-70	92400.2	\$ 10.00		\$ 898.91
04.27.2018	806	Shannon Brooks bed bug prep B-15	92400.2	\$ 10.00		\$ 888.91
				USED:		BALANCE
				\$		\$

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WO #	Date On	Time On	Date Off	Time Off	Problem	Address	Elspd. Hrs.
93776	4/2/2018	08:03 AM	4/2/2018	02:30 PM	Door is not latching shut.	301 Steward Ave #F-24	6.45
93787	4/2/2018	10:05 AM	4/2/2018	10:50 AM	Smells smoke when her furnace kicks on.	315 Steward Avenue #I-40	0.75
93792	4/2/2018	10:27 AM	4/2/2018	11:40 AM	Door was kicked in. Need new door.	301 Steward Ave #E-20	1.22
93797	4/2/2018	11:23 AM	4/2/2018	11:50 AM	No heat	1207 Laurel Lane	0.45
93803	4/2/2018	01:25 PM	4/2/2018	02:20 PM	No heat	1227 Heather Lane	0.92
93806	4/2/2018	03:09 PM	4/2/2018	04:15 PM	Clogged Toilet	301 Steward Ave #F-11,	1.10
93810	4/2/2018	03:57 PM	4/2/2018	03:45 PM	Lock out	301 Steward Avenue #G-23	0.02
93823	4/3/2018	09:58 AM	4/3/2018	10:45 AM	No hot water	428 Wildwood Ave #A-20	0.78
93828	4/3/2018	11:43 AM	4/3/2018	12:30 PM	No heat	108 Laurel Court	0.78
93841	4/4/2018	08:50 AM	4/4/2018	09:15 AM	Heat not working. Has to hit furnace for it to run.	301 Steward Ave #B-9	0.42
93849	4/4/2018	10:45 AM	4/4/2018	11:30 AM	No heat	112 Laurel Court	0.75
93865	4/5/2018	10:35 AM	4/6/2018	04:00 PM	Toilet tank is leaking.	1211 Heather	29.42
93871	4/5/2018	02:38 PM	4/5/2018	03:15 PM	No heat	1213 Heather	0.62
93872	4/5/2018	02:38 PM	4/6/2018	09:30 AM	No heat	1227 Heather	18.87
93879	4/5/2018	04:08 PM	4/6/2018	08:30 AM	Kitchen window is shattered.	108 Laurel Court	16.37
93888	4/6/2018	11:45 AM	4/6/2018	01:45 PM	Oven not working	301 Steward Ave #F-21	2.00
93890	4/6/2018	01:46 PM	4/6/2018	02:30 PM	No Heat	1226 Heather	0.73
93893	4/6/2018	02:43 PM	4/6/2018	03:00 PM	Water pouring out under sink when water is running.	301 Steward Ave #D-16	0.28
93895	4/6/2018	01:09 PM	4/6/2018	04:00 PM	No heat.	1205 Heather Lane	2.85
93897	4/9/2018	07:35 AM	4/9/2018	10:00 AM	Toilet is leaking on floor, backing up in bathtub.	301 Steward Avenue #G-4n	2.42
93898	4/6/2018	05:45 PM	4/6/2018	06:15 PM	No Heat	334 Moorman Drive	0.50
93899	4/7/2018	10:00 AM	4/7/2018	10:30 AM	No heat	134 Shahan Drive	0.50
93901	4/9/2018	08:03 AM	4/9/2018	10:30 AM	Bathroom floor has water under the tiles.	301 Steward Ave #B-20	2.45
93911	4/7/2018	02:45 PM	4/7/2018	03:15 PM	No heat	301 Steward Ave #B-1	0.50
93912	4/9/2018	04:30 AM	4/9/2018	04:45 AM	Furnace keeps coming on making her hot.	315 Steward Avenue #I-40	0.25
93914	4/9/2018	10:53 AM	4/9/2018	11:15 AM	Thermostat is not working.	301 Steward Ave #D-24	0.37
93921	4/9/2018	03:36 PM	4/9/2018	04:30 PM	Thermostat not working right.	315 Steward Avenue #I-43	0.90
93931	4/10/2018	08:49 AM	4/10/2018	12:45 PM	Loose pipe attached to the furnace.	301 Steward Ave #D-14	3.93
93934	4/10/2018	10:46 AM	4/11/2018	12:30 PM	Refrigerator is warm and will not get cold.	301 Steward Ave #E-25	25.73
93938	4/10/2018	12:38 PM	4/10/2018	01:30 PM	Fridge isnt working.	1228 Heather Lane	0.87
93953	4/11/2018	01:34 PM	4/11/2018	02:30 PM	Bathtub & toilet clogged.-Lukwurm heat.	306 Barbary Drive	0.93
93954	4/10/2018	09:15 PM	4/10/2018	09:45 PM	Clogged toilet	319 Moorman Drive	0.50
93956	4/11/2018	10:36 AM	4/12/2018	03:00 PM	Has had issues with her breakers in the past.	301 Steward Avenue #G-21	28.40
93957	4/11/2018	10:56 AM	4/11/2018	11:15 AM	No heat.	1226 Heather Lane	0.32
93959	4/11/2018	11:58 AM	4/11/2018	12:15 PM	No hot water.	1226 Laurel Lane	0.28
93960	4/11/2018	01:42 PM	4/11/2018	02:30 PM	No hot water.	1265 Laurel Lane, JACKSON	0.80

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93966	4/11/2018	05:00	PM	4/11/2018	05:30	PM	Power outage	301 Steward Avenue #G-21	0.50
93968	4/12/2018	08:34	AM	4/12/2018	01:30	PM	Leak near washer area by window.	1231 Laurel Lane	4.93
93978	4/12/2018	11:10	AM	4/12/2018	01:15	PM	CO2 is not working. Loose red wire in the wall.	315 Steward Avenue #I-66	2.08
93984	4/12/2018	02:57	PM	4/12/2018	03:15	PM	No hot water.	112 Laurel Court	0.30
93987	4/12/2018	03:46	PM	4/13/2018	10:00	AM	Outlets in hall not working.	H Building	18.23
93993	4/13/2018	07:30	AM	4/13/2018	08:00	AM	Toilet not flushing.	1214 Laurel Lane	0.50
94025	4/16/2018	11:20	AM	4/16/2018	12:30	PM	No hot water	217 Summit	1.17
94026	4/16/2018	12:12	PM	4/16/2018	02:30	PM	Door is not secure.	315 Steward Avenue #I-74	2.30
94052	4/17/2018	02:34	PM	4/18/2018	01:15	PM	Heater not working in her bedroom.	428 Wildwood Ave #A-20	22.68
94057	4/17/2018	04:15	PM	4/17/2018	05:15	PM	No Heat	315 Steward Avenue #I-40	1.00
94058	4/13/2018	05:15	PM	4/13/2018	06:00	PM	Lock out	207 Steward Avenue #H-11	0.75
94059	4/18/2018	07:53	AM	4/18/2018	12:45	PM	Furnace turns off and on.	301 Steward Ave #D-14	4.87
94060	4/14/2018	01:30	PM	4/14/2018	02:00	PM	Lock out	301 Steward Ave #F-6	0.50
94061	4/14/2018	02:00	PM	4/14/2018	02:15	PM	Lock out	207 Steward Avenue #H-23	0.25
94062	4/18/2018	08:11	AM	4/18/2018	08:45	AM	Toilet clogged	1241 Laurel Lane	0.57
94065	4/18/2018	08:38	AM	4/20/2018	04:00	PM	Toilet is leaking	428 Wildwood Ave #A-4	55.37
94090	4/20/2018	07:52	AM	4/20/2018	08:15	AM	Waterheater leaking	1211 Laurel Lane	0.38
94092	4/20/2018	08:35	AM	4/20/2018	09:15	AM	Smoking detector beeping	940 Maple	0.67
94098	4/20/2018	10:47	AM	4/20/2018	02:15	PM	Toilet is still leaking on to floor.	301 Steward Avenue #G-42	3.47
94099	4/20/2018	10:53	AM	4/20/2018	11:15	AM	Hot water heater is not working.	301 Steward Ave #D-22	0.37
94123	4/23/2018	11:47	AM	4/24/2018	01:30	PM	Stove isnt working. Fridge wont get cold.	112 Laurel Court	25.72
94144	4/21/2018	04:12	PM	4/21/2018	04:40	PM	Lock out	207 Steward Avenue #H-4	0.47
94145	4/21/2018	01:31	PM	4/21/2018	02:20	PM	Fridge is not working.	207 Steward H-4	0.82
94146	4/24/2018	09:24	AM	4/24/2018	12:45	PM	Leak under kitchen sink.	301 Steward Ave #D-11	3.35
94147	4/24/2018	09:41	AM	4/26/2018	02:00	PM	Water leaking from behind mirror in bathroom.	315 Steward Avenue #I-40	52.32
94148	4/24/2018	10:13	AM	4/24/2018	10:15	AM	No hot water	301 Steward Avenue #G-5	0.03
94157	4/13/2018	06:00	PM	4/13/2018	07:00	PM	Alarm not set	316 Barbary Drive	1.00
94158	4/16/2018	10:15	PM	4/16/2018	11:15	PM	No heat	2017 Pringle	1.00
94159	4/17/2018	10:00	PM	4/17/2018	11:00	PM	Lock out	103 Shahan Drive	1.00
94160	4/14/2018	01:00	PM	4/14/2018	01:30	PM	Open building	316 Barbary Drive	0.50
94161	4/14/2018	11:45	AM	4/14/2018	12:45	PM	Window blew out of unit	1022 Chittock	1.00
94164	4/14/2018	09:30	AM	4/14/2018	10:30	AM	No heat	2000 Sweet	1.00
94165	4/14/2018	07:00	AM	4/14/2018	08:00	AM	No heat	1226 Heather Lane	1.00
94167	4/22/2018	08:10	PM	4/22/2018	08:54	PM	No hot water	349 Moorman Drive	0.73
94168	4/25/2018	07:57	AM	4/25/2018	09:00	AM	Toilet wont flush and water keeps running.	1214 Laurel Lane	1.05
94173	4/25/2018	08:54	AM	4/25/2018	09:15	AM	Toilet clogged	1221 Heather Lane	0.35
94185	4/25/2018	11:49	AM	4/26/2018	03:45	PM	No water pressure	315 Steward Avenue #I-33	27.93

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94204	4/26/2018	01:07	PM	4/26/2018	03:30	PM	Please change locks	315 Steward Avenue #I-29	2.38
94206	4/25/2018	10:29	PM	4/25/2018	10:55	PM	Alarm not set	410 E. High	0.43
94212	4/26/2018	03:20	PM	4/26/2018	04:00	PM	Kitchen sink flooded	341 Moorman Drive	0.67
94220	4/27/2018	08:08	AM	4/27/2018	12:45	PM	Lock change	1218 Laurel Lane	4.62
94224	4/27/2018	08:40	AM	4/27/2018	09:30	AM	Toilet handle is broken and wont flush	301 Steward Ave #B-20	0.83
94225	4/26/2018	07:17	PM	4/26/2018	08:00	PM	GFI shot fire/sparks	301 Steward Avenue #G-40	0.72
94227	4/22/2018	08:10	PM	4/22/2018	09:00	PM	No hot water	349 Moorman Drive	0.83
94234	4/27/2018	12:04	PM	4/27/2018	02:30	PM	Shower head is broken	315 Steward Avenue #I-49	2.43
94237	4/27/2018	01:02	PM	4/27/2018	02:00	PM	Hot water heater is out	301 Steward Ave #D-6	0.97
94241	4/27/2018	02:00	PM	4/27/2018	02:40	PM	Hot water is out	301 Steward Ave #E-2	0.67

Utility Cost and Consumption Report

Chalet Terrace (AMP 1)

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2017</u>
Jan-18	67,252	\$ 8,482.44	1,587	\$ 11,183.44	-	-	-	\$ -	\$ 19,665.88
Jan-17	52,856	\$ 6,850.81	1,193	\$ 8,693.31				\$ -	\$ 15,544.12
Feb-18	53,483	\$ 7,113.56	1,210	\$ 9,814.33	331,500	\$ 12,218.89	\$ 6,676.54	\$ 18,895.43	\$ 35,823.32
Feb-17	48,896	\$ 5,515.38	923	\$ 7,825.76	253,700	\$ 9,066.86	\$ 4,876.41	\$ 13,943.27	\$ 27,284.41
Mar-18	49,494	\$ 6,669.40	1,020	\$ 8,101.11	25,700	\$ 937.62	\$ 525.03	\$ 1,462.65	\$ 16,233.16
Mar-17	62,449	\$ 8,096.95	1,426	\$ 7,997.86	21,300	\$ 733.73	\$ 407.16	\$ 1,140.89	\$ 17,235.70
Apr-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32				\$ -	\$ 14,554.61
Apr-17	36,254	\$ 12,559.54	8	\$ 76.92				\$ -	\$ 12,636.46
May-18								\$ -	\$ -
May-17	45,552	\$ 5,735.68	312	\$ 2,489.97	262,900	\$ 9,189.57	\$ 4,962.93	\$ 14,152.50	\$ 22,378.15
Jun-18								\$ -	\$ -
Jun-17	42,298	\$ 5,724.13	386	\$ 3,106.90	22,500	\$ 770.40	\$ 426.93	\$ 1,197.33	\$ 10,028.36
Jul-18								\$ -	\$ -
Jul-17	55,164	\$ 7,235.60	223	\$ 1,798.73	343,500	\$ 12,481.12	\$ 6,861.34	\$ 19,342.46	\$ 28,376.79
Aug-18								\$ -	\$ -
Aug-17	53,307	\$ 7,072.76	145	\$ 1,197.39	21,800	\$ 827.38	\$ 459.05	\$ 1,286.43	\$ 9,556.58
Sep-18								\$ -	\$ -
Sep-17	49,579	\$ 6,668.97	239	\$ 1,973.39				\$ -	\$ 8,642.36
Oct-18								\$ -	\$ -
Oct-17	46,679	\$ 5,983.99	231	\$ 1,914.93				\$ -	\$ 7,898.92
Nov-18								\$ -	\$ -
Nov-17	46,743	\$ 5,952.22	564	\$ 3,494.18	290,400	\$ 10,994.57	\$ 5,966.25	\$ 16,960.82	\$ 26,407.22
Dec-18								\$ -	\$ -
Dec-17	51,784	\$ 5,764.27	813	\$ 5,109.51	23,700	\$ 877.86	\$ 490.45	\$ 1,368.31	\$ 12,242.09
2018	224,953	\$ 29,331.69	4,827	\$ 36,587.20	357,200	\$ 13,156.51	\$ 7,201.57	\$ 20,358.08	\$ 86,276.97
2017	591,561	\$ 83,160.30	6,463	\$ 45,678.85	1,239,800	\$ 44,941.49	\$ 24,450.52	\$ 69,392.01	\$ 198,231.16

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		NET BILL	WATER		SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	CONSUMP		CCF CONSUMP	WATER BILL			
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	\$ 10,151.46	136,000	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$ 36,794.79
Jan-17	129,480	\$ 16,272.98	1,203	\$ 9,046.28	\$ 9,046.28	131,000	\$ 3,644.42	\$ 2,199.35	\$ 5,843.77	\$ 31,163.03
Feb-18	126,720	\$ 16,500.43	1,230	\$ 9,923.86	\$ 9,923.86	115,000	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$ 32,842.39
Feb-17	111,280	\$ 14,391.81	1,165	\$ 9,844.46	\$ 9,844.46	120,000	\$ 3,416.79	\$ 2,031.79	\$ 5,448.58	\$ 29,684.85
Mar-18	125,040	\$ 16,171.87	950	\$ 7,575.31	\$ 7,575.31	135,000	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$ 30,351.35
Mar-17	104,600	\$ 13,646.19	886	\$ 7,289.52	\$ 7,289.52	111,000	\$ 3,242.66	\$ 1,893.91	\$ 5,136.57	\$ 26,072.28
Apr-18	118,600	\$ 15,478.19	901	\$ 6,658.32	\$ 6,658.32	115,000	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$ 27,847.06
Apr-17	114,960	\$ 13,721.92	819	\$ 6,369.58	\$ 6,369.58	103,000	\$ 3,063.25	\$ 1,768.47	\$ 4,831.72	\$ 24,923.22
May-18										\$ -
May-17	97,240	\$ 12,027.30	517	\$ 3,991.10	\$ 3,991.10	121,000	\$ 3,286.58	\$ 2,011.52	\$ 5,298.10	\$ 21,316.50
Jun-18										\$ -
Jun-17	124,280	\$ 16,314.56	338	\$ 2,723.58	\$ 2,723.58	142,000	\$ 3,754.34	\$ 2,343.38	\$ 6,097.72	\$ 25,135.86
Jul-18										\$ -
Jul-17	150,720	\$ 18,870.67	194	\$ 1,532.92	\$ 1,532.92	153,000	\$ 4,746.42	\$ 2,942.28	\$ 7,688.70	\$ 28,092.29
Aug-18										\$ -
Aug-17	147,963	\$ 18,594.14	175	\$ 1,365.90	\$ 1,365.90	144,000	\$ 4,277.54	\$ 2,642.91	\$ 6,920.45	\$ 26,880.49
Sep-18										\$ -
Sep-17	127,520	\$ 16,545.24	203	\$ 1,657.80	\$ 1,657.80	195,000	\$ 5,459.10	\$ 3,534.52	\$ 8,993.62	\$ 27,196.66
Oct-18										\$ -
Oct-17	100,840	\$ 12,620.28	297	\$ 2,379.89	\$ 2,379.89	187,000	\$ 5,257.78	\$ 3,383.68	\$ 8,641.46	\$ 23,641.63
Nov-18										\$ -
Nov-17	112,000	\$ 13,904.77	564	\$ 3,494.18	\$ 3,494.18	172,000	\$ 4,920.28	\$ 3,130.72	\$ 8,051.00	\$ 25,449.95
Dec-18										\$ -
Dec-17	121,960	\$ 13,260.56	873	\$ 6,351.39	\$ 6,351.39	166,000	\$ 4,679.29	\$ 3,002.27	\$ 7,681.56	\$ 27,293.51
2018	532,600	\$ 68,196.51	4,430	\$ 34,308.95	\$ 34,308.95	501,000	\$ 15,379.37	\$ 9,950.76	\$ 25,330.13	\$ 127,835.59
2017	1,442,843	\$ 180,170.42	7,234	\$ 56,046.60	\$ 56,046.60	1,745,000	\$ 49,748.45	\$ 30,884.80	\$ 80,633.25	\$ 316,850.27

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-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$	\$ 14,127.08	
Jan-17	2,823	\$ 501.07	90	\$ 724.74	217,600	\$ 8,058.63	\$ 4,041.48	\$ 12,100.11	\$	\$ 13,325.92	
Feb-18	1,862	\$ 333.96	66	\$ 532.74				\$ -	\$	\$ 866.70	
Feb-17	2,623	\$ 468.39	79	\$ 627.20				\$ -	\$	\$ 1,095.59	
Mar-18	1,699	\$ 308.46	51	\$ 442.68				\$ -	\$	\$ 751.14	
Mar-17	2,454	\$ 436.65	68	\$ 524.70	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$	\$ 961.35	
Apr-18	1,971	\$ 352.64	61	\$ 472.15	190,500	\$ 7,333.36	\$ 3,619.33	\$ 10,952.69	\$	\$ 13,048.48	
Apr-17	1,690	\$ 332.20	32	\$ 283.12				\$ -	\$	\$ 11,568.01	
May-18	1,524	\$ 274.12	16	\$ 145.75				\$ -	\$	\$ -	
May-17	1,950	\$ 339.09	10	\$ 85.50				\$ -	\$	\$ 419.87	
Jun-18	2,191	\$ 377.68	4	\$ 85.72	301,600	\$ 11,490.10	\$ 5,936.11	\$ 17,426.21	\$	\$ -	
Jun-17	2,868	\$ 482.54	33	\$ 85.29				\$ -	\$	\$ 17,889.61	
Jul-18	1,660	\$ 301.51	5	\$ 87.71				\$ -	\$	\$ -	
Jul-17	1,775	\$ 316.28	7	\$ 111.50	245,800	\$ 9,323.14	\$ 4,772.20	\$ 14,095.34	\$	\$ 567.83	
Aug-18	1,499	\$ 266.41	15	\$ 158.56				\$ -	\$	\$ 309.22	
Aug-17	1,687	\$ 260.56	32	\$ 264.35				\$ -	\$	\$ -	
Sep-18	8,825	\$ 1,575.87	290	\$ 2,284.61	398,100	\$ 16,637.00	\$ 8,295.92	\$ 24,932.92	\$	\$ 14,523.12	
Sep-17	24,744	\$ 4,356.50	391	\$ 3,194.14	955,500	\$ 36,205.23	\$ 18,369.12	\$ 54,574.35	\$	\$ -	
Oct-18										\$ 424.97	
Oct-17										\$ -	
Nov-18										\$ -	
Nov-17										\$ -	
Dec-18										\$ -	
Dec-17										\$ 524.91	
2018	8,825	\$ 1,575.87	290	\$ 2,284.61	398,100	\$ 16,637.00	\$ 8,295.92	\$ 24,932.92	\$	\$ 28,793.40	
2017	24,744	\$ 4,356.50	391	\$ 3,194.14	955,500	\$ 36,205.23	\$ 18,369.12	\$ 54,574.35	\$	\$ 62,124.99	

Utility Cost and Consumption Report

All Amps

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	NET WATER BILL	TOTAL MONTHLY UTILITY 2017
Jan-18	232,785	\$ 29,109.27	3,048	\$ 22,171.94	339,500	\$ 12,557.57	\$ 6,748.97	\$ 19,306.54	\$ 70,587.75
Jan-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-18	182,065	\$ 23,947.95	2,506	\$ 20,270.93	446,500	\$ 15,844.72	\$ 9,468.81	\$ 25,313.53	\$ 69,532.41
Feb-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-18	176,233	\$ 23,149.73	2,021	\$ 16,119.10	160,700	\$ 5,037.81	\$ 3,029.01	\$ 8,066.82	\$ 47,335.65
Mar-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-18	175,295	\$ 22,897.12	1,972	\$ 14,618.79	309,600	\$ 11,732.78	\$ 6,201.46	\$ 17,934.24	\$ 55,450.15
Apr-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-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Sep-17	178,758	\$ 23,515.72	417	\$ 3,728.80	195,000	\$ 5,459.10	\$ 3,534.62	\$ 8,993.62	\$ 36,238.24
Oct-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Oct-17	149,294	\$ 18,920.55	535	\$ 4,406.32	432,800	\$ 14,580.92	\$ 8,155.88	\$ 22,736.80	\$ 46,063.67
Nov-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Nov-17	160,242	\$ 20,123.40	1,143	\$ 7,146.92	462,400	\$ 15,914.85	\$ 9,096.97	\$ 25,011.82	\$ 52,282.14
Dec-18	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Dec-17	175,431	\$ 19,285.39	1,718	\$ 11,725.25	189,700	\$ 5,557.15	\$ 3,492.72	\$ 9,049.87	\$ 40,060.51
2018	766,378	\$ 99,104.07	9,547	\$ 73,180.76	1,256,300	\$ 45,172.88	\$ 25,448.25	\$ 70,621.13	\$ 242,905.96
2017	2,056,280	\$ 267,687.22	14,088	\$ 104,292.39	3,940,300	\$ 130,895.17	\$ 73,704.44	\$ 204,599.61	\$ 577,206.42