

JACKSON HOUSING COMMISSION

REGULAR MEETING – November 15, 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 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: October 18, 2017
6. Approval of Special Meeting Minutes: November 2, 2017
7. Approval of the Previously Paid Liabilities: October 2017
8. RESOLUTIONS
Resolution No.2017-28: Approval Collection Losses- November 2017
Resolution No.2017-29: Approval of JHC BOC Meeting Calendar 2018
Resolution No.2017-30: Approval of HCV Monthly Utility Allowances 2018
Resolution No.2017-31: Approval of Public Housing Monthly Utility Allowances Update
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. EXECUTIVE SESSION

12. ADJOURNMENT

NEXT REGULAR MEETING: December 20, 2017 -Reed Manor Board Room

Jackson Housing Commission

Regular Meeting
October 18, 2017
12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on October 18, 2017 in the Reed Manor Board Room. President Pultz-Orthaus called the meeting to order at 12:00pm. Upon roll call the following commissioners were present: Michelle Pultz-Orthaus Gerald Montgomery, Caroline Parker, and Michelle Woods. Commissioner Stark entered the meeting at 12:03pm.

Also present were:

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

17-10-2-01 Public Comments

No remarks were made.

17-10-2-02 Approval of the Minutes of the Regular Meeting held September 20, 2017

Commissioner Woods **MOVED** to approve the Regular Meeting Minutes of the Board of Commissioners meeting held September 20, 2017. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

17-10-2-03 Approval of the Minutes of the Special Meeting held October 2, 2017

Mr. Stark informed that a change needed to be made to the number of units in the Francis Senior Loft development from 49 to 45. During further discussion, Ms. Ingram confirmed that seven Project Based Housing Choice Vouchers would be allocated to the development and the JHC would more than likely manage the waitlist for the Housing Choice Vouchers.

Commissioner Woods **MOVED** to approve the Special Meeting Minutes of the Board of Commissioners meeting held October 2, 2017. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None

ABSTAIN: M. Pultz-Orthaus, C. Parker

ABSENT: None

17-10-2-04

Approval of the Previously Paid Liabilities: September 2017

Questions were asked regarding the previously paid liabilities.

Commissioner Stark **MOVED** to approve the Previously Paid Liabilities for September 2017.

Commissioner Parker **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

17-10-2-05

Resolution No.2017-24: Approval Collection Losses-October 2017

Commissioner Stark **MOVED** to approve the Collection Losses for October 2017. Commissioner

Parker **SECONDED** and upon roll call the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

17-10-2-06

Resolution 2017-25: Approval of HCV 2018 Payment Standards

Commissioner Stark **MOVED** to approve the HCV 2018 Payment Standards. Commissioner Montgomery **SECONDED** and upon voice vote the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

17-10-2-07

Resolution 2017-26: Approval of Energy Services Agreement

Members of the Board requested to postpone the approval of the agreement to finance the Energy Services Contract with Honeywell. Ms. Ingram advised that a special meeting could be arranged to answer questions stemming from the review of the Energy Performance Finance Agreement.

Commissioner Parker **MOVED** to postpone the approval of the Energy Services Agreement.

Commissioner Woods **SECONDED** and upon role call the motion was adopted:

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

NAYS: None

ABSTAIN: None

ABSENT: None

17-10-2-08

Director's Reports

Staff discussed the Section 8 and Public Housing Programs.

Section 8

A. Leasing HAP Utilization Report

The Section 8 Wait List was opened in September and is now closed. Approximately 2,400 applications were received. Letters are currently being mailed informing applicants of their status.

Public Housing

B. Tenant Accounts Receivables

Per. Ms. Johnson, tenant receivables and the subsidy from HUD have increased. A brief discussion took place regarding the likelihood of a budget amendment for the current fiscal year.

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

17-10-2-09

Other Business

- In response to a question from Commissioner Parker asking how the board could further support the director, Ms. Ingram shared that presenting the Jackson Housing Commission in a positive manner would help change the perception of the agency. She went on to explain that a recent conversation regarding an issue with the agency's waste management vendor would have best been left to be discussed with JHC management. Ms. Ingram also informed that a letter identifying specific contractual issues, will be sent to the current vendor with hopes to bring the contract into compliance. Mr. Stark mentioned that issues with the waste management company have been historical in nature and it appears that there is very little change.
- President Pultz-Orthaus advised that she would be not be renewing her term due changes in her work responsibilities. Ms. Ingram, and the BOC expressed their sentiments regarding her diligent oversight and dedication in advancing the mission of the JHC.
- Ms. Ingram shared that HUD approved the Public Housing Assessment System (PHAS) appeal from the Jackson Housing Commission.
- Ms. Ingram presented a letter to HUD asking to be added to the Rental Assistance Demonstration (RAD) Wait List. RAD is a process that allows public housing agencies to leverage private investment dollars to renovate inventory and use Housing Choice Vouchers to maintain the housing affordability.
- Ms. Ingram invited board members to tour recently renovated hallways at Reed Manor.

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

The Regular Meeting held October 18, 2017 adjourned at 12:38pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, Vice-President

Jackson Housing Commission

Regular Meeting

November 2, 2017

2:00pm

The Jackson Housing Commission Board of Commissioners held a Special Meeting on November 2, 2017 at 2:00pm in the Reed Manor Board Room. Vice-President Woods called the meeting to order at 12:00pm. Upon roll call the following commissioners were present: James Stark, Michelle Woods and Caroline Parker. The following commissioner was absent: Gerald Montgomery.

Also present were:

Laurie Ingram, Executive Director
Tremachel Johnson, Finance Director
Chelsea Bryant, Executive Secretary

17-11-01

Public Comments

No comments were made.

17-11-02

Resolution No. 2017-26: Approval of Lease Purchase Financing for Facility Improvement Measures

Mark Dillingsworth of Crews and the Honeywell staff answered questions regarding the financing and scope of work for the Energy Performance Contract.

Commissioner Stark **MOVED** to approve the Resolution as introduced and read. Commissioner Parker **SECONDED** the motion and, upon the following roll call the "AYES" and "NAYS" were as follows:

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

NAYS: None

ABSTAIN: None

ABSENT: G. Montgomery

17-11-03

Resolution No. 2017-27: Approval to Execute Revised Signature Cards for Banking Accounts

Commissioner Stark **MOVED** to adopt the foregoing Resolution as introduced and read. Commissioner Parker **SECONDED** the motion and, upon the following roll call the "AYES" and "NAYS" were as follows:

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

NAYS: None

ABSTAIN: None

ABSENT: G. Montgomery

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

The Special Meeting held November 2, 2017 adjourned at approximately 12:20pm.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods-Vice President

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062881	10/02/2017	Consumer Energy	Payment	1,316.00	Utility Reimbursement
062882	10/03/2017	Jackson Housing Commission	Payment	3,946.00	BOOK KEEPING FEE OCT 2017 BOOK KEEPING FEES OCT 2017 \$3946.00
062883	10/03/2017	Jackson Housing Commission	Payment	2,172.00	ASSET MANAGEMENT FEES ASSET MANAGEMENT FEES OCT 2017 \$2172.00
062884	10/03/2017	Jackson Housing Commission	Payment	25,715.91	PH MANAGEMENT FEES PH MANAGEMENT FEES OCT 2017 \$25715.91
062885	10/10/2017	AMBS CALL CENTER	Payment	466.08	ACCT# 1909 #170910629 \$466.08
062886	10/10/2017	Aspen One Hour Heating & Air Conditioning	Payment	2,009.00	SEPT. 2017 BILLING PERIOD ACCT# 151323 #371486 \$90.00
062887	10/10/2017	City Of Jackson - Finance Department	Payment	12,663.64	HVAC SERVICE I- BUILDING #371495 \$238.00 CFP PLMB #371605 \$598.00 CFP PLMB #371828 \$490.00 CFP W/H I-17 #371680 \$355.00 CFP W/H I-51 #371702 \$238.00 CFP PLMB
062888	10/10/2017	COLLING DROTHERS	Payment	895.05	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS SEPT. 2017 \$12663.64 I INVOICE #51477 \$895.05
062889	10/10/2017	Community Action Agency	Payment	3,437.52	SUPPLIES FOR WOOD FLOORS 1 INVOICE TENANT SUPPORT SERVICES \$3437.52 MONTH THREE- SEPT. 2017
062890	10/10/2017	CONSUMERS ENERGY	Payment	498.93	ACCT# 100000120855 ACCT# 100000120855 \$498.93 1210 HEATHER LN GAS BILL SEPT. 2017
062891	10/10/2017	CUT-RATE PLUMBING	Payment	184.02	ID# 644 #562836 \$167.14 SHED #562837 \$16.88 TLT SUPPLY
062892	10/10/2017	DBI BUSINESS INTERIORS	Payment	99.69	CUSTOMER# 224241 #03JP9593 \$99.69
062893	10/10/2017	ERADICO PEST SERVICES, AN EHRlich CO	Payment	569.00	CUSTOMER# 14338735 #5984741 \$569.00 COMMERCIAL PEST GENERAL MAINT. SERVICE

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062894	10/10/2017	GLG PRINT	Payment	358.50	1 INVOICE #53459 \$25.50 BUSINESS CARDS. A . CUELLER #53543 \$333.00 TENANT HANDBOOKS
062895	10/10/2017	HAMMOND HARDWARE	Payment	117.58	CUST# 33515 #C246989 \$8.97 #C247457 \$10.79 #B362551 \$15.28 #C247663 \$8.08 #C247652 \$47.48 #B364108 \$26.98
062896	10/10/2017	INK CONTRACTING LLC	Payment	11,420.00	3 INVOICES #1186 \$4400.00 7/31/17-9/21/17 #1182 \$1800.00 8/3/17-9/29/17 #1187 \$4950.00 8/1/17-9/29/17 #1189 \$270.00
062897	10/10/2017	LUCINDA MCGINNIS	Payment	5.30	RMTA WELCOME BASKET RMTA WELCOME BASKET REIMBURSMENT FOR LUCINDA MCGINNIS \$ 5.30 @ DOLLAR TREE
062898	10/10/2017	OSBORNE PROCESS SERVICE	Payment	2,101.36	7 INVOICES OBP-2017002950 \$531.05 OBP-2017002951 \$422.30 OBP-2017002879 \$242.00 OBP-2017002878 \$379.50 OBP-2017002859 \$284.50 OBP-2017002853 \$242.00
062899	10/10/2017	PC Solutions	Payment	2,567.98	CUST ID# JACKSON HOUSING CO M18837 \$476.40 M18825 \$173.25 M18800 \$1918.33
062900	10/10/2017	Rooney's Sewer Service	Payment	610.00	3 INVOICES #INV-4707 \$160.00 H-2 #INV-4718 \$90.00 G-13 #INV-4687 \$90.00 F-7 #INV-4757 \$180.00 1239-1241 LAUREL LN #INV-4768 \$90.00
062901	10/10/2017	SAFETY SYSTEMS INC	Payment	588.00	CUST# 00938 #472326 \$588.00 SERVICE ON ALARM SYSTEM.

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062902	10/10/2017	SPRINT	Payment	1,046.62	ACCT# 128763256 #1287663256-037 \$1046.62 SEPT. 2017 CELL PHONE SERVICE
062903	10/10/2017	TEACHOUT SECURITY SOLUTIONS, INC	Payment	1,502.76	CUST ID# JAXHC #0011929909 \$1502.76 WEEK OF 09/28/17-10/04/17 WEEKLY COSTS OF SECURITY @ PH
062904	10/10/2017	TRUGREEN PROCESSING CENTER	Payment	865.00	CUSTOMER# 7004371340 #10052017 LAWN SERVICE \$140.00 #10052017 FALL AERATION \$725.00
062905	10/10/2017	White & Hotchkiss, PLLC	Payment	450.00	FILE# 1919 INV# 83749 \$450.00 SEPT. 2017 LEGAL COSTS
062906	10/10/2017	FERGUSON ENTERPRISES, INC.-JACKSON #934	Payment	576.52	CUSTOMER# 31919 #4434072 \$1058.02 CFP #CM465466 -\$481.50 CREDIT
062907	10/10/2017	JACKSON GLASS WORKS INC	Payment	248.44	CUSTOMER# JHOU #407289 \$160.00 REPLACE BROKEN WINDOR 337 MOORMAN #407277 \$88.44 REPAIR BROKEN WINDOW 315 BARBERRY
062908	10/10/2017	TDS Mctrocom	Payment	1,660.01	6 INVOICES 517-787-6494 \$89.90 517-787-6326 \$33.07 517-787-0168 \$414.49 517-780-0620 \$88.01 517-780-0181 \$31.34 517-787-1188 \$1003.20
062909	10/10/2017	WILMAR INDUSTRIES	Payment	414.58	ACCT# 70585 #414261511 \$89.05 MOUSE TRAPS #413826009 \$325.53 PVC, WASTE ARM, HIGH BDGT
062910	10/12/2017	AccuShred, LLC	Payment	135.00	1 INVOICE #40706 \$135.00 INVOICE DATE 9/13/2017 SEPT. 2017 DOCUMENT DESTRUCTION
062911	10/12/2017	Brooklyn Plumbing, Heating & A/C, Inc	Payment	177.34	1 INVOICE

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062912	10/12/2017	CASLER HARDWARE	Payment	25.36	# 652459 \$177.34 MINOR PLUMBING 1411 MERRIMAN CUST ACCT# 33561 #17242 \$6.58 WATER SUPPLY LINES #18019 \$18.78 DRAIN CLEANER
062913	10/12/2017	ETNA Supply	Payment	2,274.76	CUSTOMER# 4218 #S102375807.001 \$422.95 CFP W/H #S102385236.001 \$1005.91 CFP W/H #S102377962.001 \$845.90 CFP W/H
062914	10/12/2017	Jackson Transportation Authority	Payment	117.32	1 INVOICE #0028046-IN \$117.32 FUEL FOR SEPT. 2017
062915	10/12/2017	MENARDS - JACKSON	Payment	569.33	ACCT# 31610470 #01065 \$339.00 CFP GAS STOVE #01065 \$35.40 CAULK #01202 \$194.93 MAINT. SUPPLIES
062916	10/12/2017	MODERN WASTE SYSTEMS	Payment	5,876.56	ACCT# 23056 #55854 \$5876.56 OCT 2017 GARBAGE SERVICE
062917	10/12/2017	Postmaster	Payment	100.00	MAILBOX KEYS FOR TENANTS CURRY, PEARSON, ALEXANDER \$75.00 PHILLIPS \$25.00
062918	10/12/2017	TALX THE WORK NUMBER	Payment	33.05	ACCT# 0210/8805983 \$33.05 #R1-720621 \$33.05 PRE TENANT SCREENING SEPT. 2017
062919	10/12/2017	TRANS UNION LLC	Payment	239.45	CUST ID# 4408R0064047 #09730482 \$239.45 PRE TENANT SCREENING SEPT. 2017
062920	10/12/2017	SKILLPATH SEMINARS	Payment	785.59	LEADERSHIP/ TRAM BLDG TRAINING 11614622 \$125.00 ARNOLD CFP TRAINING 11614625 \$125.00 POOL CFP TRAINING 11614621 \$125.00 FOUTAIN CFP TRAINING 11614626 \$125.00 CUJELLER CFP TRAINING 11614620 \$125.00 PARKS CFP TRAINING 2134165 \$20.31 CFP TRAINING 2136208 \$140.28 CFP TRAINING
062921	10/17/2017	The SBAM Plan	Payment	12,776.69	SBAM ID# 92594 SBAM ID# 92594 CID #281224 \$12776.69

Jackson Housing Commission
Register - Basic Listing
Public Housing
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062922	10/25/2017	AFLAC	Payment	263.70	11/01/2017-11/30/2017 ACCT# VX312 INV# 594372 \$263.70 OCT. 2017 SUPPLEMENTAL INSURANCE
062923	10/25/2017	Aspen One Hour Heating & Air Conditioning	Payment	1,222.00	ACCT# 151323 #371649 \$386.00 CFP W/H 1224 LAUREL LN #371650 \$386.00 CFP W/H 116 LAUREL LN #372006 \$450.00 CFP W/H APT E-23
062924	10/25/2017	BIOCLEAN TEAM Inc.	Payment	2,760.00	1 INVOICE RE: BIOHAZARD DECONTAMINATION I-17-1006 \$2760.00 BIO CLEAN UP OF APT# I-17
062925	10/25/2017	Brooklyn Plumbing, Heating & A/C, Inc	Payment	766.02	2 INVOICES #652555 \$75.00 #652977 \$407.58 CFP W/H 146 SHAHAN #652999 \$283.44 CFP W/H 318 MOORMAN
062926	10/25/2017	CASLER HARDWARE	Payment	54.07	ACCT# 33561 #I-17324 \$30.14 MAINTENANCE SUPPLIES #I-18073 \$13.98 FUSE #I-17252 \$9.95 BLANK WHITE SWITCH
062927	10/25/2017	COMCAST	Payment	331.06	2 INVOICES 8529114280104708 \$97.02 109 SHAHAN 8529114280369921 \$12.17 221 JANKE ST 8529114280358478 \$104.85 410 E HIGH 8529114280369913 \$117.02 316 BARBERRY
062928	10/25/2017	CUT-RATE PLUMBING	Payment	9.07	ID#644 #692523 \$9.07 COMPRESSION FITTING COMPRESSION SUPPLIES
062929	10/25/2017	DBI BUSINESS INTERIORS	Payment	118.06	CUSTOMER # 224241 #03JQ0311 \$41.39 OFFICE SUPPLIES

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmf/Dep	Amount	Memo
062930	10/25/2017	ERADICO PEST SERVICES, AN EHRlich CO	Payment	906.00	#03JQ4764 \$76.67 OFFICE SUPPLIES CUSTOMER# 14338735 #6038905 \$800.00 HEAT TREATMENT AT 341 W. MONROE #6046115 \$106.00 MICE TRAPS CUSTOMER# 4218 #S102377523.001 \$436.28 CFP W/H 318 MOORMAN
062931	10/25/2017	ETNA Supply	Payment	436.28	CUSTOMER# 33515 C248343 \$29.64 B364510 \$44.03 C248986 \$13.41 B363921 \$14.36 C249184 \$74.99
062932	10/25/2017	HAMMOND HARDWARE	Payment	176.43	1 INVOICE #60862 \$180.10 POWER LINE DOWN @ CHALET 2 INVOICES #84768 \$589.86 OVERAGE 29493 @ 0.02 #84769 \$300.00 COPY MACHINE AGREEMENT CUSTOMER# JHOU #407288 \$253.33
062933	10/25/2017	Hirst Electric Company	Payment	180.10	REPLACE BROKEN WINDOW AT 305 MOORMAN #407611 \$203.05 TAX EXEMPT/DID NOT INCLUDE TAXES P-003-5503-09 FINAL ACCOUNTING VACATED UNIT ON 10/10/2017
062934	10/25/2017	J McEldowney Inc.	Payment	889.86	CUSTOMER# JAXH #52908 \$235.00 DRAWER BOXES FOR 307 MOORMAN ACCT3 31610470 #02207 \$224.16 #01184 \$111.50 #02304 \$33.70 #02304 \$512.10 CFP FRIDGE
062935	10/25/2017	JACKSON GLASS WORKS INC	Payment	456.38	
062936	10/25/2017	KRISTEN N. BENEDICT	Payment	176.00	
062937	10/25/2017	LEUTZ CABINETS	Payment	235.00	
062938	10/25/2017	MENARDS - JACKSON	Payment	2,666.16	

Date: 11/02/2017
Time: 10:11:19

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062939	10/25/2017	OSBORNE PROCESS SERVICE	Payment	850.40	#02243 \$512.10 CFP FRIDGE #00571 \$529.79 #02980 \$313.91 #02985 \$429.00 CFP FRIDGE 11 INVOICES OBP-2017003155 \$322.01 OBP-2017003197 \$28.89 OBP-2017002877 \$43.85 OBP-2017003204 \$28.89 OBP-2017003201 \$30.01 OBP-2017003195 \$28.89 OBP-2017003202 \$30.01 OBP-2017003200 \$29.05 OBP-2017003156 \$237.50 OBP-2017002854 \$42.89 OBP-2017003205 \$28.57
062940	10/25/2017	Rooney's Sewer Service	Payment	370.00	1 INVOICE #INV-4824 \$180.00 MINOR PLUMBING E-6 & H-28 #INV-4848 \$100.00 MINOR PLUMBING 1240 LAUREL #INV-4756 \$90.00 MINOR PLUMBING H-41
062941	10/25/2017	SAFETY SYSTEMS INC	Payment	177.00	CUST# 00938 #59573 \$54.00 ON-SIRE RECHARGE G BUILDING #472443 \$123.00 REPAIR ON ALARM SERVICE
062942	10/25/2017	THE SHERWIN -WILLIAMS CO.	Payment	416.25	ACCT# 5291-3816-6 #2493-2 \$416.25 PAINT SUPPLIES
062943	10/25/2017	STAMP CO	Payment	8.50	1 INVOICE #31793 \$8.50 AL. CUJELLER NAME PLATE
062944	10/25/2017	TEACHOUT SECURITY SOLUTIONS, INC	Payment	3,305.52	CUST ID# JAXHC #0011930161 \$1802.76 WEEK OF 10/12/2017-10/18/2017 #0011930089 \$1502.76 WEEK OF 10/5/2017-10/11/2017
062945	10/25/2017	THE HELPING HAND HANDYMAN	Payment	1,100.00	2 INVOICES #1048 \$350.00 140 SHAHAN #1045 \$750.00 130 SHAHAN DR.

Jackson Housing Commission
Register - Basic Listing
Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062946	10/25/2017	TOMMARK, INC.	Payment	236.91	PAINTING /MINOR REPAIR IN VACANT UNITS CUST ID# 100596
062947	10/25/2017	Trail Supply LLC	Payment	787.46	INV# 812657116 \$236.91 MAINTENANCE SUPPLIES ACCT# 10014 #38078 \$202.79 CLEANING SUPPLIES #38221 \$584.67 CLEANING SUPPLIES
062948	10/25/2017	WILMAR INDUSTRIES	Payment	961.60	ACCT# 70585 #415641257 \$424.00 #416245777 \$537.60
062949	10/25/2017	PURCHASE POWER	Payment	252.50	PP ACCT # 8000-9000-0062-0884 ACCT NAME; JACKSON HOUSING PP ACCT# 8000-9000-0062-0884 \$252.50 POSTAGE REFILL
062950	10/25/2017	CONSUMERS ENERGY	Payment	22,981.68	18 INVOICES 100035146164 \$1190.02 10035145687 \$235.72 100000120905 \$669.98 100000120798 \$846.04 100000120855 \$384.91 100035145554 \$2577.94 100000120954 \$1994.31 100000120764 \$2347.24 100000121028 \$3092.04 100000120988 \$2104.64 100000121093 \$1428.72 100000472256 \$2347.82 100000473114 \$2249.53 100035144961 \$1397.53 100035145133 \$34.61 100071426769 \$15.52 103028095380 \$11.55 100075348779 \$53.56 FINAL BILL
062951	10/25/2017	MINUTEMAN SEWER & DRAIN INC.	Payment	955.00	1 INVOICE #17-1507 \$185.00 MINOR PLUMBING A BUILDING LAUNDRY ROOM #17-1498 \$770.00 CFP PLUMBING OPEN MAIN DUE TO BLOCKAGE
062952	10/25/2017	PLIC - SBD Grand Island	Payment	110.16	ACCT# 1044559-100014 ACCT# 1044559-10001 \$110.16 BILLING PERIOD 11/01/2017-11/30/2017 DUE 11/1/2017 LIFE AD&D
062953	10/27/2017	A-1 LOCK SHOP	Payment	28.31	1 INVOICE #5117 \$28.31 DEADBOLTS & KEYS

Jackson Housing Commission
Register - Basic Listing
 Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062954	10/27/2017	Automatic Door Service Of Grand Rapids, Inc.	Payment	337.50	CUST# 0002552 INV#000004460 \$337.50 SERVICE ON CHALETS OFFICE MAIN DOOR
062955	10/27/2017	CHARLES MITCHELL	Payment	338.00	P-002-3343-06 FINAL ACCOUNTING VACATED UNIT ON 10/13/2017
062956	10/27/2017	DAVID ALFORD	Payment	85.50	P-003-5529-09 FINAL ACCOUNTING VACATED UNIT ON 10/17/2017
062957	10/27/2017	FRANCES COLE	Payment	160.00	NOV. 2017 RMTA STIPEND NOV. 2017 RMTA STIPEND \$40.00 X 4 MEMBERS \$160.00
062958	10/27/2017	INK CONTRACTING LLC	Payment	28,898.00	1 INVOICE #1190 \$28,898.00 CFP REED MANOR COMMON AREA REPAIR 2017-01: PAHSE 1 FINAL DRAW REQUEST.
062959	10/27/2017	JACKSON WATER COLLECTION	Payment	22,458.11	PLEASE SEE ATTACHMENTS PLEASE SEE ATTACHMENTS
062960	10/27/2017	LIBERTY ENVIRONMENTALISTS, INC.	Payment	103.00	3 INVOICES TCKT# 163937 \$34.00 163943 \$44.00 164012 \$25.00 RUBBISH REMOVAL AT REED
062961	10/27/2017	OSBORNE PROCESS SERVICE	Payment	342.05	11 INVOICES OBP-2017003206 \$28.57 OBP-2017003196 \$28.73 OBP-2017003203 \$28.89 OBP-2017003169 \$42.00 OBP-2017002860 \$42.00 OBP-2017003171 \$28.00 OBP-2017003173 \$28.00 OBP-2017003174 \$28.00 OBP-2017003186 \$28.00 OBP-2017003198 \$30.01 OBP-2017003176 \$29.85
062962	10/27/2017	Postmaster	Payment	50.00	TENANT MAILBOX KEYS TENANT MAILBOX KEYS \$50.00
062963	10/27/2017	Stamp-Rite, Inc.	Payment	100.35	MCKINSTRY, TURNER/PHILLIPS ACCT# 17695 #174592 \$100.35 REFERENCE SIGNS FOR REEDS COMPUTER LAB
062964	10/27/2017	CONSUMERS ENERGY	Payment	351.20	3 INVOICES 100035140910 \$89.75

Jackson Housing Commission
Register - Basic Listing
 Public Housing

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
062965	10/27/2017	ADECCO EMPLOYMENT SERVICES	Payment	1,332.00	100034278091 \$231.42 103023559042 \$30.03 CUST# 3075780 INV# 68633648 \$325.60 7/10/17 INV#688595244 \$1006.40 6/12/17 TEMP SERVICE COSTS FOR REED AND CHALET
062966	10/27/2017	Petty Cash	Payment	1,320.61	REPLENISH PETTY CASH \$1320.61 REPLENISH PETTY CASH TRANSACTION#S 713-723
062967	10/31/2017	THE HOME DEPOT SUPPLY	Payment	1,989.62	COMM ACCT# 6035322540175928 COMMERCIAL ACCT# 6035322540175928 \$1989.62 PAYING INV# 3112885 TEAK PLANKS

Total: (203,669.36)

Jackson Housing Commission
Register - Basic Listing
General COCC Account

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
003011	10/04/2017	AMAZON	Payment	1,669.36	ACCT# 6045787810569323 ACCT# 6045787810569323 \$1669.36 STATEMENT ENDING 9/10/2017 DUE 10/05/2017
003012	10/04/2017	First National Bank Omaha	Payment	1,629.46	ACCT# 4988 6591 8367 2469 ACCT# 4988 6591 8367 2469 \$1629.46 STATEMENT CLOSING DATE 09/19/2017 DUE DATE 10/15/2017
003013	10/05/2017	SAFETY SYSTEMS INC	Payment	25.00	CUST# 00938 #470238 \$25.00
003014	10/06/2017	Deborah Davis	Payment	40.45	RE-SENT OUT MISSING CHK# 2949 ITEM REIMBURSEMENT DUNKIN' DONUTS \$ 32.95 EMPLOYEE BREAKFAST 10/6/2017
003015	10/10/2017	City Of Jackson - Finance Department	Payment	7,094.34	USPS- JACKSON, MI \$7.50 1ST CLASS CERTIFIED MAIL EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS \$7094.34 SEPT. 2017
003016	10/10/2017	DBI BUSINESS INTERIORS	Payment	14.34	CUSTOMER# 224241 #03JP9589 \$14.34
003017	10/10/2017	GLG PRINT	Payment	207.00	OFFICE SUPPLIES 1 INVOICF #53459 \$25.50
003018	10/10/2017	PC Solutions	Payment	263.05	BUSINESS CARDS. J. OMO #53491 \$71.50 LETTERHEAD #53536 \$110.00 ENVELOPES- WINDOW CUSTOMER# JACKSON HOUSING CO M18790 \$30.00 FIREWALL M18837 \$180.80 MONTHLY CONTRACT M18920 \$74.25 COMPUTER SUPPORT- SHANNON
003019	10/10/2017	SCOTT ACCOUNTING & COMPUTER SERVICES, INC	Payment	60.00	CUSTOMER# 11421 #132446 \$60.00
003020	10/10/2017	SPRINT	Payment	323.25	SOFTWARE MAINTENANCE OCT 2017 ACCT# 128763256 #128763256-037 \$323.25 SEPT. 2017 CELL PHONE SERVICE

Jackson Housing Commission
Register - Basic Listing
General COCC Account
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
003021	10/10/2017	TDS Metrocom	Payment	628.01	2 INVOICES 517-787-1188 \$571.98 517-787-9241 \$56.03 SEPT. 2017 TELEPHONE SERVICE
003022	10/12/2017	AccuShred, LLC	Payment	25.00	1 INVOICE #40706 \$25.00 SEPT. 2017 DOCUMENT DESTRUCTION
003023	10/12/2017	Aspen One Hour Heating & Air Conditioning	Payment	347.00	ACCT# 151323 #371703 \$347.00 CFP PLUMBING
003024	10/12/2017	Jackson Transportation Authority	Payment	55.91	1 INVOICE #0028046-IN \$55.91 FUEL FOR SEPT. 2017
003025	10/12/2017	Pentiuk, Couvreur & Kobijjak, P.C	Payment	943.45	ACCT# 114310.001 #33071 \$943.45 SEPT. 2017 LEGAL EXPENSE
003026	10/12/2017	SCHEER, GREEN AND BURKE, CO. L.P.A.	Payment	5.00	1 INVOICE #0003599002 \$5.00 ADAMS, AYESHA
003027	10/12/2017	THE WATER STORE INC	Payment	19.75	ACCT# 004793 #070183 \$19.75 NOV. 2017 MONTHLY FEE \$5.00 PURIFIED WATER \$14.75
003028	10/12/2017	SKILLPATH SEMINARS	Payment	428.53	LEADERSHIP TEAM BLDG TRAINING 11625101 \$125.00 CFP TRAINING 11614623 \$125.00 CFP TRAINING 11614624 \$125.00 CFP TRAINING 2134165 \$6.77 CFP TRAINING 2136208 \$46.76 CFP TRAINING
003029	10/17/2017	The SBAM Plan	Payment	9,917.40	CID# 281224 SBAM ID# 92594 CID# 281224 \$9917.40 11/01/2017-11/30/2017
003030	10/17/2017	AMAZON	Payment	632.01	ACCT# 60457 8781 056932 3 ACCT# 60457 8781 056932 3 \$632.01 028072850150 \$183.39 055925733121 \$194.85 163714352813 \$55.08 170438106900 \$135.28 239165522285 \$44.92 L171010 \$18.49
003031	10/25/2017	AFLAC	Payment	133.64	ACCT# VX312

Jackson Housing Commission
Register - Basic Listing
General COCC Account

From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
003032	10/25/2017	COMCAST	Payment	157.31	#594372 \$133.64 OCT. 2017 SUPPLEMENTAL INSURANCE ACCT# 8529114280363940 ACCT# 8529114280363940 \$157.31 INTER NET SERVICE @ OFFICE
003033	10/25/2017	DBI BUSINESS INTERIORS	Payment	31.49	CUST# 224241 ACCT# 03JQ1450 \$31.49 OPTIMA STAPLER
003034	10/25/2017	STAMPSCO	Payment	5.75	1 INVOICE #31860 \$5.75 WATER BASED INK
003035	10/25/2017	PURCHASE POWER	Payment	60.60	PP ACCT# 8000-9000-0062-0884 PP ACCT# 8000-9000-0062-0884 \$60.60 ACCT NAME: JACKSON HOUSING POSTAGE
003036	10/25/2017	PLIC - SBD Grand Island	Payment	45.36	ACCT# 1044559-10001 ACCT# 1044559-10001 \$45.36 BILLING PERIOD 11/01/2017-11/302017 DUE 11/1/2017 LIFE AD&D
003037	10/27/2017	JACKSON WATER COLLECTION	Payment	139.35	STEW-000301-0000-03 STEW-000301-0000-03 \$139.35 WATER/ SEWER AT COCC
003038	10/27/2017	ALLEGIANCE OCCUPATIONAL HEALTH	Payment	312.00	ACCT# 800073710 ACCT#800073718 \$312.00 B. HARTMAN CHARGES FROM 8/18/2017
003039	10/27/2017	IMAGECRAFT	Payment	116.15	1 INVOICE 930 L GREEN ENGRAVING FOR PULTZ- ORTHAUS \$116.15
003040	10/31/2017	Stamp-Rite, Inc.	Payment	100.35	1 INVOICE #174592 \$100.35 SIGNAGE FOR JASON OMO
Total:				(25,430.31)

Jackson Housing Commission
Register - Basic Listing
Section 8 Housing Voucher Prog
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054645	10/03/2017	Jackson Housing Commission	Payment	3,000.00	S8 MANAGEMENT FEES SECTION 8 MANAGEMENT FEES OCTOBER 2017
054646	10/10/2017	City Of Jackson - Finance Department	Payment	2,681.91	EE & ER CONTRIBUTIONS EE & ER CONTRIBUTIONS SEPT. 2017 \$2681.91
054647	10/10/2017	Community Action Agency	Payment	1,145.81	1 INVOICE SUPPORT SERVICES \$1145.81 MONTH THREE- SEPT. 2017
054648	10/10/2017	GLG PRINT	Payment	218.75	1 INVOICE #53469 \$14.75 BUSINESS CARDS C. GREER-HAYWORTH #53536 \$204.00 ENVELOPES
054649	10/10/2017	Jackson Housing Commission	Payment	871.73	SECTION 8 INSPECTION FEES SECTION 8 INSPECTION FEES \$871.73 WEEK OF 9/25/2017-10/06/2017
054650	10/10/2017	PC Solutions	Payment	158.79	CUSTOMER# JACKSON HOUSING CO #M18837 \$158.79 MONTHLY COMPUTER SUPPORT COSTS
054651	10/10/2017	SPRINT	Payment	57.25	ACCT# 128763256 #128763256-037 \$57.25
054652	10/10/2017	TD3 Metrocom	Payment	207.22	SEPT. 2017 CELL PHONE SERVICE 2 INVOICES 517-787-6326 \$45.81 517-787-1188 \$161.41
054653	10/12/2017	AccuShred, LLC	Payment	25.00	SEPT. 2017 TELEPHONE SERVICE 1 INVOICE #40706 \$25.00
054654	10/12/2017	TALX THE WORK NUMBER	Payment	285.60	SEPT. 2017 DOCUMENT DESTRUCTION ACCT# 0210/8805983 #B-1720621 \$285.60
054655	10/12/2017	TRANS UNION LLC	Payment	1.50	SEPT. 2017 PRE TENANT SCREENING CUST ID# 4408R0064047 #09730482 \$1.50
054656	10/12/2017	MLive Media Group	Payment	1,106.10	SEPT. 2017 PRE TENANT SCREENING ACCT# 20008879 ACCT# 20008879 \$1106.10 CLIENT NAME JACKSON HOUSING COMMISSION

Jackson Housing Commission
Register - Basic Listing
Section 8 Housing Voucher Prog
From: 10/01/2017 To: 10/31/2017

Ref Num	Date	Payee	Pmt/Dep	Amount	Memo
054657	10/12/2017	SKILLPATH SEMINARS	Payment	178.47	AD# 0006336639 SECTION 8 WAIT LIST LEADERSHIP TEAM BUILDING 11614670 \$125.00 2134165 \$6.73 2136208 \$46.74
054658	10/17/2017	The SBAM Plan	Payment	2,313.29	CID# 281224 CID# 281224 SBAM ID# 92594 \$2313.29 11/1/17-11/30/2017
054659	10/25/2017	AFLAC	Payment	250.44	ACCT# VX312 #594372 \$250.44 OCT. 2017 SUPPLEMENTAL INSURANCE
054660	10/25/2017	PURCHASE POWER	Payment	151.50	PP ACCT# 8000-9000-0062-0884 PP ACCT# 8000-9000-0662-0884 \$151.50 ACCT NAME: JACKSON HOUSING POSTAGE REFILL
054661	10/25/2017	PLIC - SBD Grand Island	Payment	19.44	ACCT#1044559-10001 ACCT# 1044559-10001 \$19.44 BILLING PERIOD 11/01/2017-11/30/2017 DUE 11/1/2017 LIFE AD&D
054662	10/27/2017	DBI BUSINESS INTERIORS	Payment	177.14	CUST# 224241 #03JQ3617 \$173.60 OFFICE SUPPLIES 03JQ4358 \$3.54 OFFICE SUPPLIES
054663	10/27/2017	Jackson Housing Commission	Payment	338.71	SECTION 8 INSPECTION FEES SECTION 8 INSPECTION FEES \$338.71 WEEK OF 10/9/17-10/2017
054664	10/27/2017	JACKSON WATER COLLECTION	Payment	139.34	STEW-000301-0000-03 STEW-000301-0000-03 \$139.34 WATER/ SEWER COSTS S8
Total:				(13,327.99)

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2017-28

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	\$3,257.75
AMP 2: Reed Manor	\$ 599.00
AMP 3: Shahan-Blackstone Apts.	<u>\$ 478.00</u>
Total	\$4,334.75

The attached Collection Losses Report reflects the delinquent amount of **\$4,334.75** 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 November 15, 2017.

Michelle Woods
Vice-President

Collection Losses Report

Three Months or Greater

November 2017

Property	Account	EOP	Amount
Chalet Terrace	P -001-1168-10	8/9/2017	\$1,489.00
Chalet Terrace	P -001-1137-11	8/21/2017	\$1,768.75
Reed Manor	P -002-3285-10	8/15/2017	\$423.00
Reed Manor	P -002-4395-07	8/21/2017	\$123.00
Reed Manor	P -002-4393-08	8/31/2017	\$53.00
Shahan Blackstone North	P -003-6550-10	8/11/2017	\$478.00

Property	Total
Chalet Terrace	\$3,257.75
Reed Manor	\$599.00
Shahan Blackstone North	\$478.00
Total Write Off	\$4,334.75

Jackson Housing Commission
Jackson, MI

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

RESOLUTION NO. 2017-29

WHEREAS, the Regular Meeting dates of the Jackson Housing Commission 2018 Calendar Year have been determined;

THEREFORE BE IT RESOLVED THAT the Commission hereby approves the attached Board of Commissioners Regular Meeting Schedule 2018.

Commissioner _____ MOVED to adopt the foregoing Resolution as introduced and 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 said Resolution adopted.

I hereby certify that the above Resolution was adopted at Special Meeting of the Jackson Housing Commission on November 15, 2017.

Michelle Woods
Vice-President

Administrative Offices
301 Steward Ave., Bldg. C.
Jackson, MI 49201-1132



Phone: (517) 787-9241
Fax: (517) 787-6143
www.jacksonhousing-mi.org

Jackson Housing Commission 2018 Meeting Schedule

Month	Meeting	Time	Location
January 17, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
February 21, 2017	Regular Meeting	12:00pm	Reed Manor Board Room
March 21, 2017	Regular Meeting	12:00pm	Reed Manor Board Room
April 18, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
*April 25, 2018	Annual Meeting	12:00pm	Reed Manor Board Room
May 16, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
June 20, 2018	Regular Meeting	12:00pm	Chalet Terrace Community Room
July 18, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
August 15, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
September 19, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
October 17, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
November 21, 2018	Regular Meeting	12:00pm	Reed Manor Board Room
December 19, 2018	Regular Meeting	12:00pm	Reed Manor Board Room

The Jackson Housing Commission approves the mentioned Board of Commissioners Meeting Schedule 2018 and in accordance with the Jackson Housing Commission By-Laws, the Annual Meeting is held the last Wednesday in April.

Reed Manor
301 Steward Avenue
Jackson, Michigan 49201

Chalet Terrace
316 Barberry Drive
Jackson, Michigan 49203

Shahan Blackstone North
109 Shahan Drive
Jackson, Michigan 49202

JACKSON HOUSING COMMISSION
Jackson, MI

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

RESOLUTION NO. 2017-30

WHEREAS, pursuant to HUD regulatory requirements for the Jackson Housing Commission Housing Choice Voucher (HCV) Program, the Nelrod Corporation performed an analysis of Jackson County utility costs and consumption data;

WHEREAS, the HCV Program Director recommends adoption of the attached program utility allowances;

THEREFORE BE IT RESOLVED THAT the Commission hereby revises utility allowances for the Housing Choice Voucher Program effective January 1, 2018 as proposed.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared said motion carried and said Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on November 15, 2017.

Michelle Woods
Vice-President

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Jackson Housing Commission, MI		Unit Type: Apartment (5 or More Units)				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$18.00	\$20.00	\$24.00	\$27.00	\$31.00	\$34.00
	b. Bottle Gas/Propane	\$42.00	\$50.00	\$58.00	\$67.00	\$74.00	\$83.00
	c. Electric	\$26.00	\$31.00	\$42.00	\$54.00	\$65.00	\$76.00
	d. Electric Heat Pump	\$23.00	\$27.00	\$33.00	\$37.00	\$41.00	\$45.00
	e. Oil / Other	\$56.00	\$65.00	\$75.00	\$87.00	\$97.00	\$109.00
Cooking	a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
	b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
	c. Electric	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
Other Electric (Lights & Appliances)		\$22.00	\$26.00	\$36.00	\$46.00	\$56.00	\$66.00
Air Conditioning		\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Water Heating	a. Natural Gas	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$15.00
	b. Bottle Gas/Propane	\$12.00	\$13.00	\$19.00	\$23.00	\$31.00	\$36.00
	c. Electric	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$38.00
	d. Oil / Other	\$15.00	\$17.00	\$24.00	\$32.00	\$39.00	\$46.00
Water (Jackson)		\$25.00	\$25.00	\$31.00	\$37.00	\$43.00	\$49.00
Sewer (Jackson)		\$16.00	\$16.00	\$20.00	\$23.00	\$26.00	\$30.00
Water (Summit)		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Sewer (Summit)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Trash Collection (avg)		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$12.94	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00

Actual Family Allowances		Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating	\$
Name of Family		Cooking	\$
Address of Unit		Other Electric	\$
		Air Conditioning	\$
		Water Heating	\$
		Water	\$
		Sewer	\$
		Trash Collection	\$
		Range / Microwave	\$
		Refrigerator	\$
		Other	\$
		Number of Bedrooms	Other
		Total	\$



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Jackson Housing Commission, MI		Unit Type: Single-Family Detached House/Mobile/Manufactured House				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$25.00	\$29.00	\$34.00	\$39.00	\$44.00	\$49.00
	b. Bottle Gas/Propane	\$60.00	\$71.00	\$83.00	\$96.00	\$106.00	\$119.00
	c. Electric	\$63.00	\$74.00	\$86.00	\$99.00	\$112.00	\$124.00
	d. Electric Heat Pump	\$33.00	\$39.00	\$47.00	\$52.00	\$58.00	\$64.00
	e. Oil / Other	\$78.00	\$92.00	\$109.00	\$124.00	\$141.00	\$155.00
Cooking	a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
	b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
	c. Electric	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
Other Electric (Lights & Appliances)		\$32.00	\$38.00	\$53.00	\$68.00	\$83.00	\$99.00
Air Conditioning		\$3.00	\$3.00	\$7.00	\$11.00	\$15.00	\$18.00
Water Heating	a. Natural Gas	\$6.00	\$7.00	\$10.00	\$12.00	\$16.00	\$18.00
	b. Bottle Gas/Propane	\$15.00	\$16.00	\$23.00	\$31.00	\$38.00	\$45.00
	c. Electric	\$19.00	\$23.00	\$29.00	\$35.00	\$42.00	\$48.00
	d. Oil / Other	\$17.00	\$22.00	\$32.00	\$41.00	\$48.00	\$58.00
Water (<i>Jackson</i>)		\$25.00	\$25.00	\$31.00	\$37.00	\$43.00	\$49.00
Sewer (<i>Jackson</i>)		\$16.00	\$16.00	\$20.00	\$23.00	\$26.00	\$30.00
Water (<i>Summit</i>)		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Sewer (<i>Summit</i>)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Trash Collection (<i>avg</i>)		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$12.94	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
Address of Unit				Water Heating		\$	
				Water		\$	
				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
Number of Bedrooms				Other		\$	
				Other		\$	
				Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Jackson Housing Commission, MI		Unit Type: Row House/ Townhouse/Semi-Detached/ Duplex				Date (mm/dd/yyyy)	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$22.00	\$26.00	\$30.00	\$34.00	\$38.00	\$42.00
	b. Bottle Gas/Propane	\$54.00	\$64.00	\$73.00	\$83.00	\$92.00	\$103.00
	c. Electric	\$38.00	\$45.00	\$59.00	\$72.00	\$86.00	\$100.00
	d. Electric Heat Pump	\$28.00	\$33.00	\$40.00	\$45.00	\$49.00	\$54.00
	e. Oil / Other	\$70.00	\$82.00	\$95.00	\$109.00	\$121.00	\$133.00
Cooking	a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
	b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
	c. Electric	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00
Other Electric (Lights & Appliances)		\$28.00	\$33.00	\$45.00	\$58.00	\$71.00	\$84.00
Air Conditioning		\$3.00	\$4.00	\$7.00	\$9.00	\$12.00	\$15.00
Water Heating	a. Natural Gas	\$6.00	\$7.00	\$10.00	\$12.00	\$16.00	\$18.00
	b. Bottle Gas/Propane	\$15.00	\$16.00	\$23.00	\$31.00	\$38.00	\$45.00
	c. Electric	\$19.00	\$23.00	\$29.00	\$35.00	\$42.00	\$48.00
	d. Oil / Other	\$17.00	\$22.00	\$32.00	\$41.00	\$48.00	\$58.00
Water (Jackson)		\$25.00	\$25.00	\$31.00	\$37.00	\$43.00	\$49.00
Sewer (Jackson)		\$16.00	\$16.00	\$20.00	\$23.00	\$26.00	\$30.00
Water (Summit)		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Sewer (Summit)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Trash Collection (avg)		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$8.25	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly Gas Fee \$12.94	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Actual Family Allowances		To be used by the family to compute allowance. Complete below for the actual unit rented.					
Name of Family		Utility or Service				per month cost	
		Heating				\$	
Address of Unit		Cooking				\$	
		Other Electric				\$	
Number of Bedrooms		Air Conditioning				\$	
		Water Heating				\$	
		Water				\$	
		Sewer				\$	
		Trash Collection				\$	
		Range / Microwave				\$	
		Refrigerator				\$	
		Other				\$	
		Other				\$	
		Total				\$	



Utility Allowances Report

Unit Address: [REDACTED]

Bedroom Size: 1

Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	2016
Heating	Natural Gas	19.00	
Cooking	Electric	9.00	
Other Electric		30.00	
Air Conditioning		3.00	
Water Heating	Natural Gas	8.00	
Water	Jackson	21.00	
Sewer	Jackson	13.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		12.00	
Total Allowance:		123.00	

Date: 11/03/2017

Time: 12:20:48

Jackson Housing Commission Utility Allowances Report

Page: 1

Unit Address: [REDACTED]

Bedroom Size: 1

Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	2018
Heating	Natural Gas	20.00	
Cooking	Electric	7.00	
Other Electric		26.00	
Air Conditioning		4.00	
Water Heating	Natural Gas	5.00	
Water	Jackson	25.00	
Sewer	Jackson	16.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		13.00	
Total Allowance:		124.00	

Jackson Housing Commission
Utility Allowances Report

Unit Address: [REDACTED]
 Bedroom Size: 2
 Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	<i>2016</i>
Heating	Natural Gas	22.00	
Cooking	Electric	11.00	
Other Electric		39.00	
Air Conditioning		5.00	
Water Heating	Natural Gas	11.00	
Water	Jackson	26.00	
Sewer	Jackson	16.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		12.00	
Total Allowance:		150.00	

Date: 11/03/2017
 Time: 12:21:06

Jackson Housing Commission
Utility Allowances Report

Page: 1

Unit Address: [REDACTED]
 Bedroom Size: 2
 Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	<i>2018</i>
Heating	Natural Gas	24.00	
Cooking	Electric	10.00	
Other Electric		36.00	
Air Conditioning		5.00	
Water Heating	Natural Gas	8.00	
Water	Jackson	31.00	
Sewer	Jackson	20.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		13.00	
Total Allowance:		155.00	

Utility Allowances Report

Unit Address: [REDACTED]

Bedroom Size: 3

Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	2016
Heating	Natural Gas	25.00	
Cooking	Electric	13.00	
Other Electric		49.00	
Air Conditioning		7.00	
Water Heating	Natural Gas	13.00	
Water	Jackson	31.00	
Sewer	Jackson	19.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		12.00	
Total Allowance:		177.00	

Date: 11/03/2017

Time: 12:21:23

Jackson Housing Commission
Utility Allowances Report

Page: 1

Unit Address: [REDACTED]

Bedroom Size: 3

Unit Type: Apartment/Flat/Garden/Walk-Up

Category	Description	Amount	2018
Heating	Natural Gas	27.00	
Cooking	Electric	13.00	
Other Electric		46.00	
Air Conditioning		7.00	
Water Heating	Natural Gas	10.00	
Water	Jackson	37.00	
Sewer	Jackson	23.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		13.00	
Total Allowance:		184.00	

Jackson Housing Commission
Utility Allowances Report

Unit Address: [REDACTED]
 Bedroom Size: 3
 Unit Type: Single Fam/Manufactured/Mobile

Category	Description	Amount	2016
Heating	Natural Gas	46.00	
Cooking	Natural Gas	4.00	
Other Electric		69.00	
Water Heating	Natural Gas	13.00	
Water	Jackson	31.00	
Sewer	Jackson	19.00	
Trash Collection		25.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		12.00	
Total Allowance:		227.00	

Date: 11/06/2017
 Time: 09:06:46

**Jackson Housing Commission
 Utility Allowances Report**

Page: 1

Unit Address: [REDACTED]
 Bedroom Size: 3
 Unit Type: Single Fam/Manufactured/Mobile

Category	Description	Amount	2018
Heating	Natural Gas	39.00	
Cooking	Natural Gas	4.00	
Other Electric		58.00	
Water Heating	Natural Gas	12.00	
Water	Jackson	37.00	
Sewer	Jackson	23.00	
Trash Collection		27.00	
Monthly Electric Fee		8.00	
Monthly Gas Fee		13.00	
Total Allowance:		231.00	

JACKSON HOUSING COMMISSION
Jackson, MI

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

RESOLUTION NO. 2017-31

WHEREAS, pursuant to HUD regulatory requirements for the Jackson Housing Commission Public Housing Program, the Nelrod Corporation performed an analysis of utility analysis and reviewed consumption data;

WHEREAS, the Executive Director recommends adoption of the proposed monthly utility allowances;

THEREFORE BE IT RESOLVED THAT the Commission hereby revises utility allowances for the Public Housing Program effective January 1, 2018 as proposed.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

_____ declared said motion carried and said Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on November 15, 2017.

Michelle Woods
Vice-President



**JACKSON HOUSING COMMISSION, MI
PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1**

UPDATE 2017

Building Type: Apartment/Multi-Family

Shahan-Blackstone MI-38-5,6	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)			\$45.00			
Natural Gas (H,WH)			\$30.00			
Totals			\$75.00			

Building Type: Row House/Townhouse

Shahan-Blackstone MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$38.00			
Natural Gas (H,WH,C)			\$37.00			
Totals			\$75.00			

Building Type: Semi-Detached/Duplex

Shahan-Blackstone MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$45.00		
Natural Gas (H,WH,C)				\$46.00		
Totals				\$91.00		

Building Type: Detached House

Shahan-Blackstone MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$54.00	\$61.00	
Natural Gas (H,WH,C)				\$59.00	\$64.00	
Totals				\$113.00	\$125.00	

A monthly average cost of the summer and winter adjustments were used for the natural gas costs.

L&A= Lights & Appliances

EE Equip= Energy Efficient Equipment

H= Space Heating

Win= Windows

WH= Water Heating

C= Cooking

Note: Public Housing utility allowances are calculated similar to method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

**JACKSON HOUSING COMMISSION, MI
PUBLIC HOUSING**

Building Type: Detached House

Chalet Terrace MI-38-7 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$45.00		
Natural Gas (H,WH,C)				\$62.00		
Totals				\$107.00		



**JACKSON HOUSING COMMISSION, MI
PUBLIC HOUSING**

**PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1**

UPDATE 2016

Building Type: Apartment/Multi-Family Walk-Up

Shahan-Blackstone MI-38-5,6	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)			\$44.00			
Natural Gas (H,WH)			\$28.00			
Totals			\$72.00			

Building Type: Row House/Townhouse

Shahan-Blackstone MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$37.00			
Natural Gas (H,WH,C)			\$35.00			
Totals			\$72.00			

Building Type: Semi-Detached/Duplex

Shahan-Blackstone MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$43.00		
Natural Gas (H,WH,C)				\$43.00		
Totals				\$86.00		

A monthly average cost of the summer and winter adjustments were used for the natural gas costs.

L&A= Lights & Appliances

EE Equip= Energy Efficient Equipment

H= Space Heating

Win= Windows

WH= Water Heating

C= Cooking

Note: Public Housing utility allowances are calculated similar to method used by each utility provider. These allowances are not calculated by end use (like the Section 8 HCV Program), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

**JACKSON HOUSING COMMISSION, MI
PUBLIC HOUSING**

Building Type: Detached House

Shahan-Blackstone						
MI-38-5,6 (EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$52.00	\$59.00	
Natural Gas (H,WH,C)				\$55.00	\$59.00	
Totals				\$107.00	\$118.00	

Building Type: Detached House

Chalet Terrace MI-38-7						
(EE Equip: Win)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)				\$43.00		
Natural Gas (H,WH,C)				\$57.00		
Totals				\$100.00		

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - October 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: 10/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 125 2. Total Charges: 28,497.06 3. Dwelling Rental: 26,976.45 4. Retroactive Rent: -236.20 5. Excess Utility: 292.00 6. Additional Charges: 1,464.81

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	69.00	0.00	0.00	492.73	561.73	
Over One Month Delinquent	58	5,986.24	0.00	467.18	17,744.93	24,198.35	
Total for TIP	65					24,760.08	
Vacated TAR	4					5,446.06	
Total	69					30,206.14	

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	36	13,808.07
Under Formal Repayment Agreement with Payments Up-to-Date	36	13,808.07
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	29	10,952.01

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)
	10/31/2017	10/31/2016	10/31/2015
1. Percent of Accounts Delinquent to No. of Tenants in Possession	52	55	57
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	38	54	51

F. Collection Losses

1. Amount Charged to Loss this Period 0.00
2. Amount Charged to Loss this Year to Date 8,458.80

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - October 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: 10/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 282 2. Total Charges: 56,934.30 3. Dwelling Rental: 57,030.50 4. Retroactive Rent: -79.20 5. Excess Utility: -76.00 6. Additional Charges: 29.00

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	22	801.00	0.00	13.00	683.50	1,497.50
Over One Month Delinquent	82	2,836.00	76.55	47.00	20,670.16	23,729.71
Total for TIP	104					25,227.21
Vacated TAR	12					8,651.43
Total	116					33,878.64

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	58	18,382.31
Under Formal Repayment Agreement with Payments Up-to-Date	58	18,382.31
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	46	6,844.90

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)
	10/31/2017	10/31/2016	10/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	37	21	41
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	12	4	33

F. Collection Losses

1. Amount Charged to Loss this Period	6,509.50
2. Amount Charged to Loss this Year to Date	21,360.00

Jackson Housing Commission
Report of Tenants Accounts Receivable (TARs)
Public Housing - October 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: 10/31/2017

B. Charges to Tenants

1. No. of Units Occupied by TIP on the Last Day of this Reporting Period: 114 2. Total Charges: 13,356.00 3. Dwelling Rental: 13,581.16 4. Retroactive Rent: -84.45 5. Excess Utility: 17.00 6. Additional Charges: -157.71

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	8	158.00	0.00	0.00	302.22	460.22
Over One Month Delinquent	36	5,033.50	0.00	134.12	12,143.19	17,310.81
Total for TIP	44					17,771.03
Vacated TAR	2					2,201.85
Total	46					19,972.88

D. TARs

Tenants Accounts Receivable	No. of Accounts	Balances
Under Formal Repayment Agreement	25	10,591.25
Under Formal Repayment Agreement with Payments Up-to-Date	25	10,591.25
Excluding Amounts Covered by Formal Up-to-Date Repayment Agreements	19	7,179.78

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)
	10/31/2017	10/31/2016	10/31/2015
1. Percent of Accounts Delinquent to No. of Tenants In Possession	39	19	50
5. Percent of Amount Delinquent (excluding amounts covered by formal up-to-date repayment agreement) to Total Charges	54	31	91

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

Move Outs

October 2017

AMP	Account	EOP	Reason
Reed Manor	P -002-3249-09	10/31/2017	Notice Given
Reed Manor	P -002-3343-06	10/13/2017	Notice Given
Reed Manor	P -002-4386-06	10/13/2017	Evicted
Reed Manor	P -002-4408-08	10/31/2017	Notice Given
Reed Manor	P -002-4415-12	10/27/2017	Notice Given
Reed Manor	P -002-4467-02	10/31/2017	Deceased
Shahan Blackstone North	P -003-5503-09	10/10/2017	Notice Given
Shahan Blackstone North	P -003-5529-09	10/17/2017	Notice Given
Shahan Blackstone North	P -003-6571-10	10/12/2017	Evicted

PHAS - Vacant Unit Turnaround Time

Public Housing

for Units Re-Occupied between: 10/01/2017 and 10/31/2017

Prj-Unit	Street	Apt #	Vacated	Issued to Maintenance	Down-Time Days	Maintenance Completed	Make-Ready Days	Re-Occupied	Lease-Up Days	Vacancy Days	Capital Funds	Exempt Days		
												Down Time	Make Ready	Lease Up
002-3320	301 Steward Ave	F-21	08/23/2017	09/05/2017	12	09/08/2017	4	10/31/2017	52	68	0	0	0	0
002-4371	207 Steward Avenue	H-2	08/31/2017	09/27/2017	26	09/28/2017	2	10/03/2017	4	32	0	0	0	0
002-3349	301 Steward Avenue	G-24	09/02/2017	09/26/2017	23	10/05/2017	10	10/06/2017	0	33	0	0	0	0
001-7644	139 Stanley		09/05/2017	09/05/2017	0	10/02/2017	27	10/16/2017	13	40	0	0	0	0
002-4475	315 Steward Avenue	I-62	09/16/2017	09/28/2017	11	10/03/2017	6	10/12/2017	8	25	0	0	0	0
002-4460	315 Steward Avenue	I-47	09/19/2017	10/06/2017	16	10/11/2017	6	10/17/2017	5	27	0	0	0	0
003-5508	130 Shahan Drive		09/24/2017	09/26/2017	1	10/17/2017	22	10/31/2017	13	36	0	0	0	0
002-3301	301 Steward Ave	F-2	09/25/2017	10/05/2017	9	10/07/2017	3	10/20/2017	12	24	0	0	0	0
003-5503	140 Shahan Drive		10/10/2017	10/10/2017	0	10/24/2017	14	10/27/2017	2	16	0	0	0	0
Total Units:		9			98		94		109	301	0	0	0	0

PHAS - Vacant Unit Turnaround Time

Public Housing

for Units Re-Occupied between: 10/01/2017 and 10/31/2017

Element # - Description

V12400 - Total number of turnaround days:	301
V12500 - Total number of vacancy days exempted for Capital Funds:	0
V12600 - Total number of vacancy days exempted for other reasons:	0
V12700 - Total number of vacant units turned around:	9
V12800 - Average number of days units were in down time:	10.89
V12900 - Average number of days units were in make-ready:	10.44
V13000 - Average number of days units were in lease-up:	12.11
V13100 - Average unit turnaround days:	33.44

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

AMP#	AMOUNT	ADJUSTMENT	AMP#	AMOUNT	ADJUSTMENT	REMAINING
				USED:		BALANCE
09.28.2017	712	Replenish Petty Cash CHK# 62875	91700.1	\$ (1,595.56)		\$ 2,000.00
			91700.2			
10.05.2017	713	Tammy Lovely court filings	91700.3	\$ 970.00		\$ 1,030.00
10.05.2017	714	Samuel Tomlin mileage reimbursement 9/8/17-9/26/17	91800.3	\$ 32.10		\$ 997.90
10.05.2017	715	Tammy Lovely mileage reimbursement 8/31/2017-09/15/2017	91800.4	\$ 29.05		\$ 968.85
10.05.2017	716	Shannon Brooks bed bug cover for 1-30	92400.2	\$ 40.00		\$ 928.85
10.09.2017	717	Michael spang mileage reimbursement 9/22/2017-9/28/2017	91800.1	\$ 38.79		\$ 890.06
10.09.2017	718	Jannaa Pool mileage reimbursement 9/5/2017-9/28/2017	91800.1	\$ 56.18		\$ 833.88
10.10.2017	719	Tammy Lovely mileage reimbursement 9/19/2017-10/5/2017	91800.4	\$ 36.92		\$ 796.96
10.11.2017	720	Jannaa Pool totes for tenant organization	92400.1	\$ 31.74		\$ 765.22
10.12.2017	721	Lorenzo Neal mileage reimbursement 9/30/2017-10/4/2017	91800.4	\$ 32.10		\$ 733.12
10.23.2017	722	Michael Spang mileage reimbursement 10/14/2017-10/18/2017	91800.1	\$ 20.87		\$ 712.25
10.26.2017	723	Jannaa Pool reimbursement for kids movie night @ chalet	92400.1	\$ 32.86		\$ 679.39
10.27.2017	724	Replenish Petty Cash CHK# 62966		\$ (1,320.61)		\$ 2,000.00

Emergency Response Report
October 2017

WO #	Date On	Time On	Date Off	Time Off	Problem	Unit Description	Elapsed Hours
90612	10/2/2017	09:15 AM	10/2/2017	02:00 PM	Water heater leaking	318 Moorman Drive, Jackson	4.75
90618	10/2/2017	10:29 AM	10/2/2017	02:15 PM	Toilet overflowing	313 Barbary Drive, Jackson	3.77
90622	10/2/2017	10:45 AM	10/2/2017	11:15 AM	Clogged toilet	301 Barbary Drive, Jackson	0.5
90623	10/2/2017	10:46 AM	10/2/2017	11:30 AM	No hot water	112 Laurel Court, Jackson	0.73
90653	10/3/2017	11:14 AM	10/3/2017	11:30 AM	No heat	1213 Heather Lane, Jackson	0.27
90681	10/4/2017	08:51 AM	10/4/2017	11:30 AM	Gas leak, please replace stove	1215 Laurel Lane, Jackson	4.65
90724	10/6/2017	07:43 AM	10/6/2017	09:45 AM	No Heat	344 Moorman Drive, Jackson	2.03
90761	10/9/2017	12:57 PM	10/9/2017	02:30 PM	Check for gas leak	328 Moorman Drive, Jackson	1.55
90779	10/10/2017	11:31 AM	10/10/2017	04:00 PM	Bathtub, kitchen sink and bathroom sink are backing up	1257 Laurel Lane, Jackson	5.48
90781	10/10/2017	10:31 AM	10/10/2017	01:30 PM	No heat	313 Barbary Drive, Jackson	1.98
90788	10/9/2017	07:20 PM	10/9/2017	07:55 PM	Emergency Response Form- Alarm trip, comm building	316 Barbary Drive	0.58
90798	10/9/2017	06:40 PM	10/9/2017	07:05 PM	Alarm not set	Office/Garage	0.42
90800	10/11/2017	12:52 PM	10/12/2017	03:50 PM	No heat	1240 Laurel Lane, Jackson	26.97
90809	10/11/2017	02:18 PM	10/11/2017	03:15 PM	Toilet clogged	1221 Heather Lane, Jackson	0.95
90823	10/12/2017	10:40 AM	10/12/2017	10:55 AM	Check heat	323 Barbary Drive, Jackson	0.25
90840	10/13/2017	09:41 AM	10/13/2017	01:30 PM	Furnace isn't working	110 Laurel Court, Jackson	3.82
90844	10/13/2017	03:07 PM	10/13/2017	03:40 PM	No heat	112 Laurel Court, Jackson	0.55
90861	10/14/2017	02:30 PM	10/14/2017	03:15 PM	Emergency work order- No heat	112 Laurel Court, Jackson	0.75
90883	10/17/2017	01:34 PM	10/17/2017	02:30 PM	Oven not working	1212 Heather Lane, Jackson	0.93
90884	10/15/2017	10:30 AM	10/15/2017	11:00 AM	Clogged toilet	336 Moorman Drive, Jackson	0.5
90933	10/17/2017	10:00 PM	10/17/2017	10:45 PM	Emergency Response Form- Floor drain backing up	1240 Laurel Lane, Jackson	0.75
90940	10/17/2017	08:45 PM	10/17/2017	09:15 PM	Alarm not set	Office/Garage	0.5
91001	10/24/2017	09:46 AM	10/24/2017	10:15 AM	No heat	303 Moorman Drive, Jackson	0.48
91014	10/24/2017	03:35 PM	10/24/2017	03:45 PM	No heat	1233 Heather Lane, Jackson	0.17
91015	10/24/2017	02:00 PM	10/24/2017	03:00 PM	Fridge not working	1218 Laurel Lane, Jackson	1
91021	10/25/2017	09:00 AM	10/25/2017	09:15 AM	Toilet overflowing	316 Barbary Drive	0.25
91024	10/25/2017	10:18 AM	10/25/2017	01:00 PM	CO2 Beeping - Gary received the call	326 Barbary Drive, Jackson	2.7
91069	10/27/2017	03:05 PM	10/27/2017	03:30 PM	No heat	150 Shahan Drive, Jackson	0.42
91073	10/30/2017	07:54 AM	10/30/2017	08:30 AM	No heat	349 Moorman Drive, Jackson	0.6
91077	10/27/2017	08:01 PM	10/27/2017	08:31 PM	lock out	202 Janke Street, Jackson	0.5
91078	10/28/2017	09:04 AM	10/28/2017	09:34 AM	No heat	316 Moorman Drive, Jackson	0.5
91081	10/28/2017	12:31 PM	10/28/2017	01:01 PM	No heat	349 Moorman Drive, Jackson	0.5
91083	10/28/2017	07:10 PM	10/28/2017	08:10 PM	No heat	132 Shahan Drive, Jackson	1
91084	10/29/2017	10:30 PM	10/29/2017	11:15 PM	Clogged toilet	336 Moorman Drive, Jackson	0.75
91086	10/30/2017	08:56 AM	10/30/2017	12:15 PM	No Heat	914 N Blackstone, Jackson	3.32
91106	10/28/2017	10:55 PM	10/28/2017	11:25 PM	Emergency Response Form-House shot-up.	1212 Heather Lane, Jackson	0.5
91107	10/28/2017	03:36 PM	10/28/2017	04:21 PM	Open community room.	Chalet Community Room	0.75
91113	10/28/2017	02:36 PM	10/28/2017	10:27 PM	Close community building.	Chalet Community Room	7.85
91167	10/29/2017	11:45 AM	10/29/2017	12:15 PM	Alarm going off	301 Steward Avenue	0.5
91168	10/29/2017	02:17 PM	10/29/2017	02:45 PM	Lock out	301 Steward Ave #D-7, Jackson	0.47
91170	10/28/2017	11:40 AM	10/28/2017	12:15 PM	Close C-bldg	301 Steward Avenue	0.58
91171	10/28/2017	09:40 AM	10/28/2017	10:15 AM	Open C-Bldg	301 Steward Avenue	0.58
91172	10/28/2017	05:15 PM	10/28/2017	05:45 PM	No heat	301 Steward Ave #E-9, Jackson	0.5
91173	10/28/2017	09:45 PM	10/28/2017	10:00 PM	Outlets in kitchen not working	315 Steward Avenue #L-41, Jackson	0.25
91174	10/25/2017	06:00 PM	10/25/2017	07:00 PM	Plugged toilet	315 Steward Avenue #L-55, Jackson	1
91175	10/26/2017	08:00 PM	10/26/2017	09:00 PM	Plugged toilet	336 Moorman Drive, Jackson	1
91176	10/24/2017	07:45 PM	10/24/2017	08:15 PM	CO2 beeping	326 Barbary Drive, Jackson	0.5
91177	10/2/2017	04:30 PM	10/2/2017	05:15 PM	Toilet backing up	301 Barbary Drive, Jackson	0.75
91178	10/4/2017	10:30 PM	10/4/2017	11:45 PM	Locked out	315 Steward Avenue #L-39, Jackson	1.25
91179	10/3/2017	07:00 PM	10/3/2017	07:30 PM	CO2 going off	315 Steward Avenue #L-12, Jackson	0.5

**Emergency Response Report
October 2017**

WO #	Date On	Time On	Date Off	Time Off	Problem	Unit Description	Elispd. Hrs.
91180	10/23/2017	06:00	10/23/2017	07:00	No power	315 Steward Avenue #31, Jackson	1
91181	10/21/2017	12:00	10/21/2017	01:00	Locked out	301 Steward Avenue #G-10, Jackson	1
91182	10/22/2017	11:30	10/22/2017	12:30	Plugged toilet	336 Moorman Drive, Jackson	1
91183	10/22/2017	01:00	10/22/2017	02:00	Locked out	301 Steward Ave #B-4, Jackson	1
91190	10/1/2017	04:30	10/1/2017	05:00	Toilet plugged up	207 Steward Avenue #H-41, Jackson	0.5
91191	10/1/2017	01:00	10/1/2017	01:30	Lock out	301 Steward Ave #F-6, Jackson	0.5
91192	10/1/2017	10:45	10/1/2017	11:15	Toilet backing up	1221 Heather Lane, Jackson	0.5
91195	10/1/2017	09:00	10/1/2017	10:45	Someone sprayed the fire extinguisher in G-Bldg hallway and stairway	301 Steward Avenue	1.75
91196	10/18/2017	05:30	10/18/2017	06:00	Lost keys	301 Steward Ave #E-25, Jackson	0.5
91197	10/16/2017	06:45	10/16/2017	07:30	Toilet clogged	301 Steward Ave #F-3, Jackson	0.75
91198	10/15/2017	07:15	10/15/2017	08:00	No heat	207 Steward Avenue #H-3, Jackson	0.75
91199	10/14/2017	10:15	10/14/2017	10:45	Kitchen sink clogged	301 Steward Ave #E-6, Jackson	0.5
91200	10/14/2017	10:45	10/14/2017	11:00	Bath tub backing up	207 Steward Avenue #H-28, Jackson	0.25
91201	10/14/2017	12:15	10/14/2017	12:45	Locked out	301 Steward Ave #F-6, Jackson	0.5
91202	10/15/2017	04:45	10/15/2017	05:15	Lock out	301 Steward Ave #B-4, Jackson	0.5
91203	10/8/2017	10:35	10/8/2017	11:20	Security door jammed	301 Steward Avenue #G-21, Jackson	0.75
91204	10/7/2017	11:45	10/7/2017	12:45	Water backing up in bathroom	301 Steward Ave #F-3, Jackson	1
91205	10/7/2017	03:30	10/7/2017	06:45	Water back up 1st floor	301 Steward Ave #F-7, Jackson	3.25
91206	10/7/2017	01:00	10/7/2017	02:15	Assist Rooneys	301 Steward Ave #F-3, Jackson	1.25
91207	10/7/2017	07:15	10/7/2017	08:00	Complete work in F-Bldg	301 Steward Avenue	0.75
91229	10/27/2017	06:00	10/27/2017	06:30	No hot water	336 Moorman Drive, Jackson	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				\$ -	\$ -	\$ 8,042.30
Oct-16	49,928	\$ 6,378.64	201	\$ 706.64				\$ -	\$ -	\$ 7,085.28
Oct-17	46,679	\$ 5,983.99	231	\$ 1,914.93				\$ -	\$ -	\$ 7,898.92
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	493,034	\$ 71,443.81	5,086	\$ 37,075.16	925,700	\$ 33,069.06	\$ 17,993.82	\$ 51,062.88	\$ 51,062.88	\$ 159,581.85

Utility Cost and Consumption Report

Reed Manor (AMP 2)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2017
Jan-16	137,240	\$ 16,186.52	980	\$ 7,324.78	106,832	\$ 2,854.29	\$ 1,667.13	\$ 4,521.42	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 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	\$ 5,627.04	\$ 23,932.24
Sep-17	127,520	\$ 16,515.24	203	\$ 1,657.80	195,000	\$ 5,459.10	\$ 3,531.52	\$ 8,990.62	\$ 8,990.62	\$ 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	\$ 6,535.42	\$ 23,287.04
Oct-17	100,840	\$ 12,620.28	297	\$ 2,379.89	187,000	\$ 5,257.78	\$ 3,383.68	\$ 8,641.46	\$ 8,641.46	\$ 23,641.63
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	\$ 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	\$ 70,989.66	\$ 291,304.41
2017	1,208,883	\$ 153,005.09	5,797	\$ 46,201.03	1,407,000	\$ 40,148.88	\$ 24,751.81	\$ 64,900.69	\$ 64,900.69	\$ 264,106.81

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	WATER CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL WATER BILL		
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	1,680	\$ 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	1,775	\$ 316.28	7	\$ 111.50	245,800	\$ 9,323.14	\$ 4,772.20	\$ 14,095.34	\$ 14,523.12		
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	21,558	\$ 3,829.53	344	2,771.23	955,500	\$ 36,205.23	\$ 18,369.12	\$ 54,574.35	\$ 61,175.11		

Utility Cost and Consumption Report

All Armps

<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>NET WATER BILL</u>	<u>TOTAL MONTHLY 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	\$ 14,383.13	\$ 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	149,294	\$ 18,920.55	535	\$ 4,406.32	432,800	\$ 14,580.92	\$ 8,155.88	\$ 22,736.80	\$ 46,063.67
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	\$ -	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	1,720,607	\$ 228,278.43	11,227	\$ 85,420.22	3,288,200	\$ 109,423.17	\$ 63,415.82	\$ 172,838.99	\$ 486,537.64