Jackson Housing Commission

Board of Commissioners
Regular Meeting
January 18, 2023
Reed Manor Board Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
    - Michelle Woods, President
    - Caroline Parker, Commissioner
    - Carmen Wade, Commissioner
    - Josh Burgett, Commissioner
    - James Johnson, Commissioner
4. Motion to approve/change the agenda
5. Public Comments (limited to 3 minutes)
7. Approval of Regular Meeting Minutes: November 9, 2022
8. Approval of the Previously Paid Liabilities: December, 2022
9. RESOLUTIONS
    Resolution Number 2023-01: Collection Losses January 2023
    Resolution Number 2023-02: Interim Developer Assignment
10. DIRECTOR'S REPORTS
    Section 8
    - Leasing and HAP Utilization Report
    - Admin Fee Insolvency Update

    Public Housing
    - Tenant Accounts Receivable
    - Move Outs
    - Vacant Unit Turnaround

    Executive
    - Balance Sheets
    - Budget v. Actual
    - Petty Cash Fund Register
    - After Hours/Emergency Response Report
    - Utility Costs and Consumption
    - HUD Subsidy Update
11. Closed Session – Legal Update
12. Other Business
13. ADJOURNMENT

NEXT MEETING: Regular Meeting – February 15, 2023

Regular Meeting
November 9 @ 12:00pm
Reed Manor Board Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday November 9, 2022.

Commissioner Woods called the meeting to order at 12:01 pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:
Michelle Woods
Carmen Wade
Caroline Parker

Also present:
Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Anita Kelley, Administrative Assistant

Motion to add RESOLUTIONS 14 -15 fair market rent & Utility Allowance to Agenda November 9, 2022
Commissioner Parker MOTIONED to add the RESOLUTIONS to the Regular Meeting Agenda.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

Motion to approve Regular Meeting Agenda November 9, 2022
Commissioner Parker MOTIONED to approve the Regular Meeting Agenda.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

Commissioner Woods extended an invitation for members of the public to comment; no comments were made.

Commissioner Parker MOTIONED to accept the Regular Meeting Minutes September 28, 2022. Commissioner Wade SECONDED and upon voice vote the motion was adopted.

Commissioner Parker MOTIONED to accept the Annual Meeting Minutes September 21, 2022. Commissioner Wade SECONDED and upon voice vote the motion was adopted.

AYES: Woods
NAYES: None
ABSTAIN: None

ABSENT: Burgett (Excused), Johnson

Approval of Previously Paid Liabilities- November 2022
Commissioner Parker MOTIONED to approve the Previously Paid Liabilities- November Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Burgett (Excused), Johnson

RESOLUTION 2022-13 Approval of Collection Losses Write-Offs October 2022 Commissioner Parker MOTIONED to approve the Collection Losses Write-Offs October 2022. Commissioner Wade SECONDED and upon voice vote the motion adopted.

RESOLUTION 2022-14 Approval of fair market rent. Commissioner Parker MOTIONED to approve the Fair market rent. Commissioner Wade SECONDED and upon voice vote the motion adopted.

RESOLUTION 2022-15 Approval of Utility Allowance. Commissioner Parker MOTIONED to approve the Utility Allowance. Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Burgett (Excused), Johnson

Directors Report

Section 8
A. Leasing HAP Utilization Report
●Corrective action plan in order for HAP payments.

Public Housing
B. Tenant Account Receivables
C. Vacant Unit Turnaround
D. Move Out Report
Executive Directors Report
E. PH Income Statement

F. Petty Cash Fund Register
G. After Hours/Emergency Response Report
More timely closing of work orders
Maintenance changes

H. Utility Costs and Consumption

Other Business-Executive Director Reporting: The Michigan Environmental Great Lakes & Energy Department sent an email regarding Libra across from Shahan asking if they could install monitoring equipment at Shahan. To monitor implied ground water & and air quality from chemical leaks. ED spoke to the attorney and they suggested we get paperwork. AD asked for paperwork and none was produced as of yet. We are still waiting, ED will keep us updated.

Insolvency update S8- We had our restricted net position audit everything looks good, no concerns. By next month everything should be finalized. There is a possibility that after looking at our cash capital standing and bank statements, Diana thinks we haven't been receiving our payments for some or all of our project based S8 vouchers. ED emailed Christy, still waiting to hear back.

Subsidy update- We are ready to present a repayment plan to HUD, there are negotiations about CARES ACT funds and how we would have claimed short fall dollars. Diana is now looking at the money that has come in & out, money that is sitting in the account, all of the programming etc. So we are writing a pitch to HUD as a 10 year repayment plan to have to them by the 9th.

Staff Christmas party Dec 16 At grand river brewery.

Choice Neighborhood trip to Columbus Jan 9-10.

Commissioner Parker MOTIONED to adjourn to the Regular Meeting at approximately 12:51 PM. Commissioner Wade SECONDED and upon voice vote the meeting adjourned.

Respectfully Submitted,

Laurie Ingram, MBA, PHM Executive Director

ATTESTED:
Michelle Woods,

President

Jackson Housing Commission
Previously Paid Liabilities
COCC
December 1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
5004	cocc	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Oct22Pension	cocc	5,146.06	October 2022 employee/employer pension contribution
Total 5004								**5,146.06**	
5005	cocc	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Nov22Pension	cocc	5,781.56	Nov '22 employee/employer pension contribution
Total 5005								**5,781.56**	
5006	cocc	First National Bank Omaha	12/8/2022	12-2022	Check				
						4611122113	cocc	177.08	Google email administration Nov '22
						1016131	cocc	170.65	Office Depot - toner
Total 5006								**347.73**	
5007	cocc	PC Solutions	12/8/2022	12-2022	Check				
						m34743	cocc	494.49	34743 set up and install Microsoft Office suite K. Winklepleck
Total 5007								**494.49**	
5008	cocc	TDS Metrocom	12/8/2022	12-2022	Check				
						9241112822	cocc	25.54	managed communication svcs 11/28-12/27/22
Total 5008								**25.54**	
5009	cocc	MICHBUSINESS	12/8/2022	12-2022	Check				
						46516	cocc	6.00	Monthly COBRA billing - December 2022
Total 5009								**6.00**	
5010	cocc	SUBURBAN LANES	12/14/2022	12-2022	Check				
						12.16.22	cocc	220.27	employee Christmas party 12/16/22
						12.16.22	cocc	44.05	gratuity for Christmas party
Total 5010								**264.32**	
5011	cocc	DBI BUSINESS INTERIORS	12/15/2022	12-2022	Check				
						278421-0	cocc	43.94	278421-0 misc office supplies
						278421-0	cocc	4.95	278421-0 small order charge
Total 5011								**48.89**	
5012	cocc	First National Bank Omaha	12/15/2022	12-2022	Check				
						120222	cocc	15.89	Adobe Acropro Subs monthly subscription
Total 5012								**15.89**	
5013	cocc	JACKSON UTILITY BILLING	12/15/2022	12-2022	Check				

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						11.04.22	cocc	180.19	Metered water 09/01/22-10/28/22
						11.04.22	cocc	892.94	Penalty for late payment 09/01/22-09/29/2022
						11.04.22	cocc	36.91	sewer 09/01/22-10/28/22
Total 5013								**1,110.04**	
5014	cocc	PC Solutions	12/15/2022	12-2022	Check				
						34524	cocc	232.00	black toner
						34524	cocc	589.99	HP Laserjet printer 10/24/22 for L Smereka
						34524	cocc	148.50	labor for delivery and set-up
						34898	cocc	19.99	PC Solutions- 1 yr Domain Name setup & registration
Total 5014								**990.48**	
5015	cocc	PC Solutions	12/15/2022	12-2022	Check				
						34824	cocc	370.20	PC Solutions Mnthly/Qtrly server svc/monthly backup
Total 5015								**370.20**	
5016	cocc	YARDI SYSTEMS, INC	12/15/2022	12-2022	Check				
						3984353	cocc	5.41	Yardi-Nov 22 check transactions, ACH fees
Total 5016								**5.41**	
5017	cocc	LYNNE SMEREKA	12/15/2022	12-2022	Check				
						1122mileage	cocc	27.13	mileage reimbursement for Nov '22
Total 5017								**27.13**	
5018	cocc	WISE CONSULTING	12/15/2022	12-2022	Check				
						676	cocc	1,402.50	Nov 22 monthly svcs, Rent Cafe, 10/22 Fin, 1/22 Fin
Total 5018								**1,402.50**	
5019	cocc	ROBERT BILLS	12/15/2022	12-2022	Check				
						12-22	cocc	1,000.00	R. Bills-Feed Thy Neighbor Dec 2022
Total 5019								**1,000.00**	
5020	cocc	Katie Anderson	12/15/2022	12-2022	Check				
						12.15.22	cocc	167.15	Gift cards for employee Christmas party
Total 5020								**167.15**	
5021	cocc	AFLAC	12/21/2022	12-2022	Check				
						000449	cocc	71.82	Dec '22 employee supplemental insurance
Total 5021								**71.82**	
5022	cocc	AMAZON	12/21/2022	12-2022	Check				

Previously Paid Liabilities
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						537357687847	cocc	46.88	charger replacement for Dell for A. Kelly
Total 5022								**46.88**	
5023	cocc	AMAZON	12/21/2022	12-2022	Check				
						848778364396	cocc	26.37	Amazon - cell phone cover for Samsung Galaxy A53
Total 5023								**26.37**	
5024	cocc	AMAZON	12/21/2022	12-2022	Check				
						444976639549	cocc	14.97	Amazon - phone screen protectors
Total 5024								**14.97**	
5025	cocc	AccuShred, LLC	12/21/2022	12-2022	Check				
						78506	cocc	28.98	AccuShred doc destruction Nov '22
Total 5025								**28.98**	
5026	cocc	Blue Care Network Of Michigan	12/21/2022	12-2022	Check				
						223430036812	cocc	4,053.88	Employee health ins 1/1/23-1/31/23
						223430036812	cocc	2,068.40	Retiree health ins 1/1/23-1/31/23
Total 5026								**6,122.28**	
5027	cocc	COMCAST	12/21/2022	12-2022	Check				
						0369921120622	cocc	10.00	Late Fee
Total 5027								**10.00**	
5028	cocc	PC Solutions	12/21/2022	12-2022	Check				
						34994	cocc	436.09	Meraki Security Device License - 3 year
Total 5028								**436.09**	
5029	cocc	KCL GROUP BENEFITS	12/21/2022	12-2022	Check				
						24774010123	cocc	238.30	Employee life, STD, AD&D ins 1/1/23-1/31/23
Total 5029								**238.30**	
5030	cocc	AMERICAN OFFICE SOLUTIONS	12/21/2022	12-2022	Check				
						32995176	cocc	111.21	AOS Maint Contract Dec 2022 + copies
Total 5030								**111.21**	
5031	cocc	BLUE CROSS BLUE SHIELD OF MICHIGAN	12/21/2022	12-2022	Check				
						003946	cocc	915.05	BCBSM retiree ins 1/1/23-1/31/23
Total 5031								**915.05**	
5032	cocc	MICHBUSINESS	12/21/2022	12-2022	Check				

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						46852	cocc	6.00	Monthly COBRA billing-Jan 2023
Total 5032								**6.00**	
5033	cocc	RENO & CAVANAUGH PLLC	12/21/2022	12-2022	Check				
						58901	cocc	140.00	review request from D. Smith re award assistance
Total 5033								**140.00**	
5034	cocc	Answer First	12/21/2022	12-2022	Check				
						50171	cocc	156.48	Dec '22 answering service
Total 5034								**156.48**	
Grand Total								**25,527.82**	

Jackson Housing Commission
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
71130	ph	Katie Anderson	12/1/2022	12-2022	Check				
						111822	amp1	43.40	Walmart-inverter, Harbor Freight-bungee cords for Christmas float
						111822	amp2	43.40	Walmart-inverter, Harbor Freight-bungee cords for Christmas float
						111822	amp3	43.40	Walmart-inverter, Harbor Freight-bungee cords for Christmas float
Total 71130								**130.20**	
71131	ph	Barbara Hunt	12/1/2022	12-2022	Check				
						113022	amp1	13.69	mileage reimbursement Nov 2022
						113022	amp2	13.69	mileage reimbursement Nov 2022
						113022	amp3	13.69	mileage reimbursement Nov 2022
Total 71131								**41.07**	
71132	ph	Gerald Trayer	12/1/2022	12-2022	Check				
						112922	amp3	46.25	mileage reimbursement for maint travel 10/29-11/20/22
Total 71132								**46.25**	
71133	ph	Persharn Carter	12/1/2022	12-2022	Check				
						29	amp2	210.00	29 Housekeeping 11/14-11/16/22
						30	amp2	140.00	Housekeeping Reed 11.21.22, 11.22.22
Total 71133								**350.00**	
71134	ph	Maurice Green	12/1/2022	12-2022	Check				
						20	amp2	210.00	20 gen contract work 11/14-11/16/22
						21	amp2	142.80	Drywall/painting I-72 11.21.22, 11.22.22
Total 71134								**352.80**	
71135	ph	Tomane Harrell	12/1/2022	12-2022	Check				
						29	amp2	226.80	29 gen contract 11/14-11/16/22
						30	amp2	154.00	gen contract work E-6, E-4 11.21.22, 11.22.22
Total 71135								**380.80**	
71136	ph	Aenease Ramirez	12/1/2022	12-2022	Check				
						27	amp2	15.00	27 housekeeping Reed 11/15/22
						28	amp2	70.00	housekeeping Reed 11.22.22
Total 71136								**85.00**	
71137	ph	ATM Pick Up Services, LLC	12/1/2022	12-2022	Check				
						10	amp3	710.00	purchase and installation of solar panel motion sensor flood light
Total 71137								**710.00**	
71138	ph	CONSUMERS ENERGY	12/1/2022	12-2022	Check				

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						00001209881113	amp2	1,751.02	100000120988 301 Steward Bld CF
						00001210281113	amp2	1,976.13	100000121028 301 Steward Bld AB
						00001210931113	amp2	214.65	100000121093 301 Steward Bld D
						100000473429	amp2	3,433.56	100000473429 301 Steward Bld I
						100035140910	amp3	199.44	100035140910 221 Janke Maint Garage
						100035144961	amp2	1,307.09	100035144961 301 Steward Bld E
						30235590421114	amp3	90.69	103023559042 120 Shahan Comm Room
						30367984211113	amp2	2,157.34	103036798421 301 Steward Bld G
						30367984391113	amp2	2,162.99	103036798439 301 Steward Bld H
						30377808651113	amp3	272.93	103037780865 109 Shahan Office
						30452138001114	amp3	43.99	103045213800 302 Moorman
						30456647961114	amp3	58.23	103045664796 115 Shahan
Total 71138								**13,668.06**	
71139	ph	COMCAST	12/1/2022	12-2022	Check				
						0358478111422	amp1	10.00	0358478 Late fee
						0358478111422	amp1	108.85	0358478 service 11/23/22-12/22/22
						0369913111522	amp1	323.27	internet service 316 Barberry 11/24/22-12/22/22
						0369913111522	amp1	10.00	Late fee
Total 71139								**452.12**	
71140	ph	ETNA Supply	12/1/2022	12-2022	Check				
						S104826141.001	amp1	90.60	1 box 3/4 Dielectric FIP
						S104826141.001	amp1	693.95	water heater 122 Stanley
Total 71140								**784.55**	
71141	ph	First National Bank Omaha	12/1/2022	12-2022	Check				
						T277187	amp2	40.00	employee background check N. Fryt
						112122	amp2	1,558.77	Expedia/Spirit Airlines travel to Ft Myers, FL
						71057592	amp1	502.21	job listing - maintenance
						154769311	amp1	33.90	Nov service case manager fax lines
						154769311	amp2	33.90	Nov service case manager fax lines
						154769311	amp3	33.90	Nov service case manager fax lines
Total 71141								**2,202.68**	
71142	ph	GRIMES PLUMBING COMPANY, INC	12/1/2022	12-2022	Check				
						15338	amp1	84.47	plumbing supplies 122 Stanley Ave
						15334	amp1	24.35	plumbing supplies 1232 Heather Dr
						15167	amp3	64.00	plumbing supplies 146 Shahan Dr
						15338	amp1	520.00	service 122 Stanley Ave
						15407	amp1	140.00	service 1231 Laurel Lane
						15334	amp1	140.00	service 1232 Heather Dr

Previously Paid Liabilities
Public Housing
December 1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						15167	amp3	520.00	service 146 Shahan Dr
						15337	amp1	520.00	service 514 Summit Ave
						15407	amp1	5.00	wax ring 1231 Laurel Lane
Total 71142								**2,017.82**	
71143	ph	HAMMOND HARDWARE	12/1/2022	12-2022	Check				
						E38088	amp1	260.97	broadcast spreader, hydroflector, 1 pr thermal gloves
						C432551	amp1	4.46	Hammond Hardware (5) PTEE tape
						C432282	amp1	50.48	Hammond Hardware misc hardware
						C33515	amp1	31.92	Hammond Hardware sanding compound, fasteners
						E38517	amp1	49.02	primer, sanding compound, plaster
Total 71143								**396.85**	
71144	ph	Lammers Heating & A/C	12/1/2022	12-2022	Check				
						22-5224	amp1	774.19	service call 1214 Laurel Lane
						22-5344	amp1	260.71	service call 1233 Heather Lane
						22-4413	amp1	177.50	service on furnace 1208 Heather Lane
Total 71144								**1,212.40**	
71145	ph	MENARDS - JACKSON	12/1/2022	12-2022	Check				
						50750	amp1	196.86	misc maint supplies
						48011	amp1	172.80	painting supplies
						50750	amp1	19.96	pestblock (2)
						48011	amp1	19.88	WB floor pad refills
Total 71145								**409.50**	
71146	ph	MINUTEMAN SEWER & DRAIN INC.	12/1/2022	12-2022	Check				
						22-1032	amp2	325.00	cleaned bath tub line C building
Total 71146								**325.00**	
71147	ph	PDQ SUPPLY, INC.	12/1/2022	12-2022	Check				
						SI-345734	amp3	622.36	(4) housing, control complete
Total 71147								**622.36**	
71148	ph	SAFETY SYSTEMS INC	12/1/2022	12-2022	Check				
						533066	amp2	404.00	service for Reed key fobs
						533066	amp2	29.00	trip charge Safety Systems service call 11/15/22
Total 71148								**433.00**	
71149	ph	THE WATER STORE INC	12/1/2022	12-2022	Check				
						635435	amp3	26.00	(3) 5 gal water
						635435	amp3	1.75	delivery fee to deliver water

Previously Paid Liabilities
Public Housing
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 71149								**27.75**	
71150	ph	THE HOME DEPOT PRO	12/1/2022	12-2022	Check				
						715858536	amp2	152.00	(10) deadbolt locks
						715858536	amp2	275.88	(12) boxes nitrile gloves
						715619854	amp2	325.92	(12) dead bolts
						712977255	amp2	363.12	(12) translucent window shades
						713104644	amp2	324.00	(16) drip pans
						697133692	amp3	204.38	(2) int doors, stripping pad, buffing pads
						715858536	amp2	923.20	(20) LED flushmount hallway lights
						710255415	amp3	364.00	(20) room darkening shades
						710514712	amp3	216.27	(3) rolls window screen wire
						714431681	amp2	363.24	(36) room darkening shades
						715858536	amp2	463.02	(6) kitchen faucets, (12) brass supply line
						715124152	amp2	244.44	(9) dead bolts
						713104644	amp2	81.48	dead bolts
						708592779	amp1	104.00	oak wall cabinet 313 Barberry Ct
						713104644	amp2	577.54	plumbing supplies
						713693927	amp2	-194.28	return (3) faucets
Total 71150								**4,788.21**	
71151	ph	KUSTOM US, INC	12/1/2022	12-2022	Check				
						04-32889-F	amp2	7,774.14	Final billing for fire restoration G-31
Total 71151								**7,774.14**	
71152	ph	PATRIOT PEST CONTROL	12/1/2022	12-2022	Check				
						2119	amp1	125.00	cockroach spray 309 Barberry
						2159	amp2	125.00	cockroach spray G-21
						2119	amp1	65.00	mice treatment 309 Barberry
						2056	amp1	1,073.66	monthly service-inspection, bait replenishment
						2056	amp2	1,073.67	monthly service-inspection, bait replenishment
						2056	amp3	1,073.67	monthly service-inspection, bait replenishment
Total 71152								**3,536.00**	
71153	ph	CONSUMERS ENERGY	12/2/2022	12-2022	Check				
							amp3	31.50	:URP 12/22 100006305377 Howard,
							amp3	31.50	:URP 12/22 100006305377 Howard,
							amp3	11.00	:URP 12/22 100074808070 Warf, Ka
							amp3	11.00	:URP 12/22 100074808070 Warf, Ka
							amp3	11.00	:URP 12/22 100078365572 Jones, Y
							amp3	11.00	:URP 12/22 100078365572 Jones, Y
							amp1	28.50	:URP 12/22 100081575795 Jordan,

Previously Paid Liabilities
Public Housing
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							amp1	28.50	:URP 12/22 100081575795 Jordan,
							amp1	28.50	:URP 12/22 100085450680 Fowler,
							amp1	28.50	:URP 12/22 100085450680 Fowler,
							amp3	11.00	:URP 12/22 103016898571 CORLEON,
							amp3	11.00	:URP 12/22 103016898571 CORLEON,
							amp3	12.50	:URP 12/22 103017951015 Tyler, R
							amp3	12.50	:URP 12/22 103017951015 Tyler, R
							amp1	28.50	:URP 12/22 103019974809 Oldenbur
							amp1	28.50	:URP 12/22 103019974809 Oldenbur
							amp3	11.00	:URP 12/22 103024774236 Perry, C
							amp3	11.00	:URP 12/22 103024774236 Perry, C
							amp3	31.50	:URP 12/22 103025120025 Rodgers,
							amp3	31.50	:URP 12/22 103025120025 Rodgers,
							amp1	28.50	:URP 12/22 103025958358 Smith, W
							amp1	28.50	:URP 12/22 103025958358 Smith, W
							amp1	28.50	:URP 12/22 103027006727 Taylor,
							amp1	28.50	:URP 12/22 103027006727 Taylor,
							amp3	20.50	:URP 12/22 103030391272 Corleon,
							amp3	20.50	:URP 12/22 103030391272 Corleon,
							amp3	11.00	:URP 12/22 103032026496 Cosey, L
							amp3	11.00	:URP 12/22 103032026496 Cosey, L
							amp3	11.00	:URP 12/22 103032096978 Anderson
							amp3	11.00	:URP 12/22 103032096978 Anderson
							amp3	11.00	:URP 12/22 103032247415 Myles, C
							amp3	11.00	:URP 12/22 103032247415 Myles, C
							amp3	20.50	:URP 12/22 103033200967 Reynolds
							amp3	20.50	:URP 12/22 103033200967 Reynolds
							amp3	20.50	:URP 12/22 103033376510 Harden,
							amp3	20.50	:URP 12/22 103033376510 Harden,
							amp3	11.00	:URP 12/22 103033780539 Young, T
							amp3	11.00	:URP 12/22 103033780539 Young, T
							amp1	28.50	:URP 12/22 103033861784 Johnson,
							amp1	28.50	:URP 12/22 103033861784 Johnson,
							amp3	12.50	:URP 12/22 103034838021 Mathis,
							amp3	12.50	:URP 12/22 103034838021 Mathis,
							amp3	20.50	:URP 12/22 103036203208 Boss, As
							amp3	20.50	:URP 12/22 103036203208 Boss, As
							amp3	12.50	:URP 12/22 103036220095 Williams
							amp3	12.50	:URP 12/22 103036220095 Williams
							amp3	20.50	:URP 12/22 103036377366 Shields,
							amp3	20.50	:URP 12/22 103036377366 Shields,
							amp1	28.50	:URP 12/22 103038726230 Goodall,

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							amp1	28.50	:URP 12/22 103038726230 Goodall,
							amp1	28.50	:URP 12/22 103040022081 Parks, C
							amp1	28.50	:URP 12/22 103040022081 Parks, C
							amp1	28.50	:URP 12/22 103041365315 Arnold,
							amp1	28.50	:URP 12/22 103041365315 Arnold,
							amp1	28.50	:URP 12/22 103042019481 Hull, Ha
							amp1	28.50	:URP 12/22 103042019481 Hull, Ha
							amp3	12.50	:URP 12/22 103043603424 Shadley,
							amp3	12.50	:URP 12/22 103043603424 Shadley,
Total 71153								**1,177.00**	
71154	ph	Pahl	12/2/2022	12-2022	Check				
							amp3	57.00	:URP 12/22 Pahl, Amy 421 Madison
Total 71154								**57.00**	
71155	ph	Humphrey	12/2/2022	12-2022	Check				
							amp3	57.00	:URP 12/22 Humphrey, Amber 154 S
Total 71155								**57.00**	
71156	ph	Deloach	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Deloach, Takeia 132 S
Total 71156								**25.00**	
71157	ph	Mack	12/2/2022	12-2022	Check				
							amp3	22.00	:URP 12/22 Mack, Kimani 306 Moor
Total 71157								**22.00**	
71158	ph	Holley	12/2/2022	12-2022	Check				
							amp3	57.00	:URP 12/22 Holley, Camelia 341 W
Total 71158								**57.00**	
71159	ph	Hall	12/2/2022	12-2022	Check				
							amp3	36.00	:URP 12/22 Hall, Taquana 329 Moo
Total 71159								**36.00**	
71160	ph	Armstrong	12/2/2022	12-2022	Check				
							amp3	41.00	:URP 12/22 Armstrong, Regine 313
Total 71160								**41.00**	
71161	ph	Young	12/2/2022	12-2022	Check				
							amp3	22.00	:URP 12/22 Young, Tyler 334 Moor
Total 71161								**22.00**	

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71162	ph	Jacobs	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Jacobs, Whitney 360 M
Total 71162								**25.00**	
71163	ph	Wirebaugh	12/2/2022	12-2022	Check				
							amp1	57.00	:URP 12/22 Wirebaugh, Tonya 1421
Total 71163								**57.00**	
71164	ph	Robinson	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Robinson, Edward 338
Total 71164								**25.00**	
71165	ph	Wheeler	12/2/2022	12-2022	Check				
							amp3	41.00	:URP 12/22 Wheeler, James 331 Mo
Total 71165								**41.00**	
71166	ph	Taylor	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Taylor, Samantha 126
Total 71166								**25.00**	
71167	ph	Bolden	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Bolden, Erica 130 Sha
Total 71167								**25.00**	
71168	ph	Malone	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Malone, Samantha 101
Total 71168								**25.00**	
71169	ph	Corser	12/2/2022	12-2022	Check				
							amp3	31.00	:URP 11/22 Corser, Beverly 327 M
Total 71169								**31.00**	
71170	ph	Dwyer	12/2/2022	12-2022	Check				
							amp3	25.00	:URP 12/22 Dwyer, Heather 351 Mo
Total 71170								**25.00**	
71171	ph	CASLER HARDWARE	12/8/2022	12-2022	Check				
						44149	amp2	38.97	Casler Hardware (3) doorknob sets
						44180	amp2	24.56	Casler Hardware (4) pipe caps
						44128	amp2	51.46	Casler Hardware bed bug spray
						43796	amp2	13.49	Casler Hardware pipe assembly

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						43675	amp2	5.39	Casler Hardware self-taping screws
						44128	amp2	47.88	Casler Hardware steel wool
Total 71171								**181.75**	
71172	ph	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Oct22Pension	amp1	5,248.52	October 2022 employee/employer pension contribution
						Oct22Pension	amp2	8,042.57	October 2022 employee/employer pension contribution
						Oct22Pension	amp3	3,436.25	October 2022 employee/employer pension contribution
Total 71172								**16,727.34**	
71173	ph	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Nov22Pension	amp1	5,408.94	Nov '22 employee/employer pension contribution
						Nov22Pension	amp2	8,360.94	Nov '22 employee/employer pension contribution
						Nov22Pension	amp3	3,193.13	Nov '22 employee/employer pension contribution
Total 71173								**16,963.01**	
71174	ph	Cochran Electric Co.	12/8/2022	12-2022	Check				
						27030	amp1	5.00	outlet
						27030	amp1	180.00	service call 1221 Laurel Lane
Total 71174								**185.00**	
71175	ph	DBI BUSINESS INTERIORS	12/8/2022	12-2022	Check				
						277332-0	amp1	40.48	envelopes
						277335-0	amp1	125.68	paper, pens, staplers, corr tape
						277332-0	amp1	4.95	small order charge
Total 71175								**171.11**	
71176	ph	First National Bank Omaha	12/8/2022	12-2022	Check				
						53191	amp1	9.08	Dollar General cable ties, lights for JHC Christmas float
						53191	amp2	9.08	Dollar General cable ties, lights for JHC Christmas float
						53191	amp3	9.08	Dollar General cable ties, lights for JHC Christmas float
						4611122113	amp1	177.07	Google email administration Nov '22
						4611122113	amp2	177.07	Google email administration Nov '22
						4611122113	amp3	177.07	Google email administration Nov '22
						12.03.22	amp2	1,926.72	Hyatt Place - lodging for CNI Conference 11/28/22-12/3/22
						71827274	amp1	17.82	Indeed job listing Maintenance -Chalet
						13580	amp1	6.43	Joann artificial snow for JHC Christmas float
						13580	amp2	6.43	Joann artificial snow for JHC Christmas float
						13580	amp3	6.42	Joann artificial snow for JHC Christmas float
						106-07112991	amp1	105.46	Walmart 11/15/22 video games for Summer Youth Program
						106-07112991	amp3	105.47	Walmart 11/15/22 video games for Summer Youth Program
Total 71176								**2,733.20**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
71177	ph	GRIMES PLUMBING COMPANY, INC	12/8/2022	12-2022	Check				
						15481	amp1	628.01	Grimes Plumbing 1226 Heather 11/30/22
						15484	amp1	546.76	Grimes Plumbing 319 Barberry Dr 11/30/22
						15398	amp3	73.52	plumbing supplies 351 Moorman Dr
						15398	amp3	590.00	service 351 Moorman Dr
Total 71177								**1,838.29**	
71178	ph	HAMMOND HARDWARE	12/8/2022	12-2022	Check				
						C433331	amp1	32.38	(2) flip knife w/ blade
						E38690	amp1	9.42	Hammond Hardware (3) spring door stops
						C433569	amp1	23.38	Hammond Hardware - (2) pkg sanding sponges
						E38732	amp1	1.61	Hammond Hardware - key
						C433425	amp1	65.89	Hammond Hardware - paint, door knobs
						C433514	amp1	42.64	Hammond Hardware - plumbing supplies
						E38732	amp1	61.07	Hammond Hardware lights, outlet strip, wifi tap
Total 71178								**236.39**	
71179	ph	Home Depot Credit Services	12/8/2022	12-2022	Check				
						1103112	amp2	59.94	42G contractor bags
						1103112	amp2	85.89	carpet trim, gloves
						2010022	amp3	69.97	Eureka vacuum cleaner
						1010142	amp2	60.96	passage knobs
Total 71179								**276.76**	
71180	ph	Jackson Housing Commission	12/8/2022	12-2022	Check				
						12.22AssetMgmt	amp1	516.00	Dec '22 Asset Management Fees
						12.22AssetMgmt	amp2	1,176.00	Dec '22 Asset Management Fees
						12.22AssetMgmt	amp3	480.00	Dec '22 Asset Management Fees
Total 71180								**2,172.00**	
71181	ph	Jackson Housing Commission	12/8/2022	12-2022	Check				
						12.22Bookkeeping	amp1	870.00	Dec '22 Asset Management Fees
						12.22Bookkeeping	amp2	2,168.00	Dec '22 Asset Management Fees
						12.22Bookkeeping	amp3	908.00	Dec '22 Asset Management Fees
Total 71181								**3,946.00**	
71182	ph	Jackson Housing Commission	12/8/2022	12-2022	Check				
						12.22PHMgmt	amp1	6,231.85	Dec '22 PH Management Fees
						12.22PHMgmt	amp2	12,138.56	Dec '22 PH Management Fees
						12.22PHMgmt	amp3	5,744.14	Dec '22 PH Management Fees
Total 71182								**24,114.55**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
71183	ph	LIBRA INDUSTRIES, INC. OF MI	12/8/2022	12-2022	Check				
						2022-15839	amp2	350.00	15839 uniforms N. Chanter
						2022-15972	amp2	66.00	15972 uniforms P. Dunstan
Total 71183								**416.00**	
71184	ph	Lammers Heating & A/C	12/8/2022	12-2022	Check				
						22-5336	amp1	257.00	service for 1207 Heather
Total 71184								**257.00**	
71185	ph	MENARDS - JACKSON	12/8/2022	12-2022	Check				
						51462	amp3	104.05	Menards-electrical supplies 11.30.22
						51822	amp1	39.27	Menards-electrical supplies 12.5.22
						51822	amp1	182.95	Menards-flsh ceil, erie tall rd 12.5.22
						51831	amp3	529.00	Menards-Gas range temporary loaner stove
						51462	amp3	62.59	Menards-janitorial supplies 11.30.22
						51462	amp3	220.05	Menards-maint/repair supplies 11.30.22
						51822	amp1	89.00	Menards-rangehood 12.5.22
Total 71185								**1,226.91**	
71186	ph	MINUTEMAN SEWER & DRAIN INC.	12/8/2022	12-2022	Check				
						22-1093	amp2	325.00	cleaned kitchen sink H-36
Total 71186								**325.00**	
71187	ph	Petty Cash	12/8/2022	12-2022	Check				
						12.2.22	amp3	15.00	Eviction Writ B. Reasoner 342 Moorman
						12.2.22	amp1	15.00	Eviction Writ M. White 1234 Heather Ln
						12.2.22	amp2	54.65	GFS food containers for FTN lunches
						12.2.22	amp1	175.00	mailbox keys-multiple
Total 71187								**259.65**	
71188	ph	Superior Ind. Sales, Inc.	12/8/2022	12-2022	Check				
						500812	amp3	21.00	Superior Sale & Svc freight
						500812	amp3	279.00	Superior Sales & Svc Plow wings for snow plow
Total 71188								**300.00**	
71189	ph	EQUIFAX WORKFORCE SOLUTIONS LLC	12/8/2022	12-2022	Check				
						2053601166	amp1	295.13	Oct 2022 tenant screening
						2053601166	amp3	295.14	Oct 2022 tenant screening
Total 71189								**590.27**	
71190	ph	TDS Metrocom	12/8/2022	12-2022	Check				

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						1188112822	amp2	1,193.90	managed communication svcs 11/28-12/27/22
Total 71190								**1,193.90**	
71191	ph	Facility Solutions Group	12/8/2022	12-2022	Check				
						65414	amp1	1,376.00	100# ice melt
						65415	amp2	688.00	50# ice melt
						65416	amp3	688.00	50# ice melt
						65491	amp3	1,186.50	50# ice melt, 50# rock salt
						65360	amp2	5.00	fuel sercharge
						65414	amp1	5.00	fuel surcharge
						65415	amp2	5.00	fuel surcharge
						65416	amp3	5.00	fuel surcharge
						65491	amp3	5.00	fuel surcharge
						65491	amp3	478.46	misc cleaning supplies
						65360	amp2	479.63	misc cleaning supplies Reed 11.10.22
Total 71191								**4,921.59**	
71192	ph	White & Hotchkiss, PLLC	12/8/2022	12-2022	Check				
						18781	amp1	150.00	Flat fee for evection representation Nov '22
						18781	amp2	150.00	Flat fee for evection representation Nov '22
						18781	amp3	150.00	Flat fee for evection representation Nov '22
Total 71192								**450.00**	
71193	ph	ROBERT BILLS	12/8/2022	12-2022	Check				
						12.05.22	amp1	341.63	Decorations for JHC Christmas float
						12.05.22	amp2	341.62	Decorations for JHC Christmas float
						12.05.22	amp3	341.63	Decorations for JHC Christmas float
Total 71193								**1,024.88**	
71194	ph	THE HOME DEPOT PRO	12/8/2022	12-2022	Check				
						714900941	amp1	269.12	(2) paper towel disp, (2) paper towels
						717252902	amp2	282.52	(28) room darkening shades
						717986616	amp1	1,117.38	(6) storm doors
						717986616	amp1	29.10	1 box rags
						718684392	amp2	-152.00	return (10) dead bolt locks
						714900941	amp1	323.76	vinyl floor covering
Total 71194								**1,869.88**	
71195	ph	T-MOBILE	12/8/2022	12-2022	Check				
						96481751511202	amp1	83.74	T-Mobile cell phone svc July-Nov 2022
						96481751511202	amp2	83.75	T-Mobile cell phone svc July-Nov 2022
						96481751511202	amp3	83.74	T-Mobile cell phone svc July-Nov 2022

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 71195								**251.23**	
71196	ph	KUSTOM US, INC	12/8/2022	12-2022	Check				
						02-32141-F	amp2	946.23	Final billing for water mitigation C Building
Total 71196								**946.23**	
71197	ph	MICHBUSINESS	12/8/2022	12-2022	Check				
						46516	amp1	6.00	Monthly COBRA billing - December 2022
						46516	amp2	6.00	Monthly COBRA billing - December 2022
						46516	amp3	6.00	Monthly COBRA billing - December 2022
Total 71197								**18.00**	
71198	ph	PATRIOT PEST CONTROL	12/8/2022	12-2022	Check				
						2234	amp3	125.00	cockroach spray 109 Shahan Dr
Total 71198								**125.00**	
71199	ph	Rodney McMiller	12/8/2022	12-2022	Check				
						12.05.22	amp1	152.22	travel expense June-Nov 2022
						12.05.22	amp2	152.21	travel expense June-Nov 2022
						12.05.22	amp3	152.21	travel expense June-Nov 2022
Total 71199								**456.64**	
71200	ph	Aenease Ramirez	12/8/2022	12-2022	Check				
						7CNI	amp2	200.00	Dec '22 CNI Ambassador
Total 71200								**200.00**	
71201	ph	Rarshiem Wilson	12/8/2022	12-2022	Check				
						8CNI	amp2	200.00	Dec '22 CNI Ambassador
Total 71201								**200.00**	
71202	ph	Nathaniel Crampton AMEN 4 Youth	12/8/2022	12-2022	Check				
						12	amp2	690.00	CNI Director Fee W/E 12/4/22
Total 71202								**690.00**	
71203	ph	Shynisha Journey	12/8/2022	12-2022	Check				
						5	amp2	200.00	Dec '22 CNI Amassador
Total 71203								**200.00**	
71204	ph	Brian Maxson	12/8/2022	12-2022	Check				
						11.28.22	amp3	500.00	removing uprooted tree Moorman Dr
Total 71204								**500.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
71205	ph	Jackson School of the Arts	12/8/2022	12-2022	Check				
						120122	amp1	75.00	Kellog Foundation Youth Advisory Grant
						120122	amp3	25.00	Kellog Foundation Youth Advisory Grant
Total 71205								**100.00**	
71206	ph	CONSUMERS ENERGY	12/9/2022	12-2022	Check				
							amp3	11.00	:URP 08/22 103007876677 Brown, Y
							amp3	11.00	:URP 08/22 103007876677 Brown, Y
							amp3	11.00	:URP 09/22 103007876677 Brown, Y
							amp3	11.00	:URP 09/22 103007876677 Brown, Y
							amp3	11.00	:URP 10/22 103007876677 Brown, Y
							amp3	11.00	:URP 10/22 103007876677 Brown, Y
							amp3	11.00	:URP 11/22 103007876677 Brown, Y
							amp3	11.00	:URP 11/22 103007876677 Brown, Y
							amp3	11.00	:URP 12/22 103007876677 Brown, Y
							amp3	11.00	:URP 12/22 103007876677 Brown, Y
Total 71206								**110.00**	
71207	ph	SUBURBAN LANES	12/14/2022	12-2022	Check				
						12.16.22	amp1	80.76	employee Christmas party 12/16/22
						12.16.22	amp2	198.23	employee Christmas party 12/16/22
						12.16.22	amp3	88.10	employee Christmas party 12/16/22
						12.16.22	amp1	16.15	gratuity for Christmas party
						12.16.22	amp2	39.65	gratuity for Christmas party
						12.16.22	amp3	17.62	gratuity for Christmas party
Total 71207								**440.51**	
71208	ph	A-1 LOCK SHOP	12/15/2022	12-2022	Check				
						12.05.22	amp3	291.70	A-1 Lock Shop (5) deadbolts w/ master keys and cylinders for shed
Total 71208								**291.70**	
71209	ph	CONSUMERS ENERGY	12/15/2022	12-2022	Check				
						30455073671129	amp3	22.06	Electric service 150 Shahan 10/27/22-11/29/22
						30455811231130	amp3	14.40	Electric service 336 Moorman 10/28/22-11/30/22
						00341596301128	amp3	33.24	Electric service 914 N Blackstone 10/26/22-11/28/22
						00001207981123	amp1	3,615.55	Gas Service 1209 Heather Ln 10/26/22-11/23/22
						30455073671129	amp3	25.85	Gas service 150 Shahan 10/27/22-11/29/22
						30455811231130	amp3	18.30	Gas Service 336 Moorman 10/28/22-11/30/22
						00341596301128	amp3	64.88	Gas Service 914 N Blackstone 10/26/22-11/28/22
Total 71209								**3,794.28**	
71210	ph	ETNA Supply	12/15/2022	12-2022	Check				

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						S104875212.001	amp3	17.87	Etna - (2) FIP x COP Union
						S104875212.001	amp3	693.95	Etna - 1 gas water heater
						S104857161.001	amp1	741.40	Etna-40 gal water heater 1226 Heather Lane
Total 71210								**1,453.22**	
71211	ph	ETNA Supply	12/15/2022	12-2022	Check				
						S104839432.001	amp3	693.95	water heater 351 Moorman
Total 71211								**693.95**	
71212	ph	ETNA Supply	12/15/2022	12-2022	Check				
						S104856067.001	amp1	693.95	gas water heater 319 Barberry
Total 71212								**693.95**	
71213	ph	FERGUSON ENTERPRISES, INC.- JACKSON	12/15/2022	12-2022	Check				
						6694980	amp1	68.97	disp gloves
Total 71213								**68.97**	
71214	ph	FERGUSON ENTERPRISES, INC.- JACKSON	12/15/2022	12-2022	Check				
						6684306	amp1	749.97	Ferguson - water heater 1214 Laurel Lane
Total 71214								**749.97**	
71215	ph	First National Bank Omaha	12/15/2022	12-2022	Check				
						1863-5	amp1	46.62	(4) dancewear, (4) tights Children's After School Program
						1863-5	amp3	46.62	(4) dancewear, (4) tights Children's After School Program
						341678	amp2	190.04	Gordon Food Service - FTN
						71373193	amp1	250.91	Indeed job listing Maintenance -Chalet
						71373193	amp2	250.91	Indeed job listing Security
Total 71215								**785.10**	
71216	ph	GLG PRINT	12/15/2022	12-2022	Check				
						1122-0063	amp1	4.39	GLG Print-signs for JHC float for Christmas parade
						1122-0063	amp2	4.39	GLG Print-signs for JHC float for Christmas parade
						1122-0063	amp3	4.38	GLG Print-signs for JHC float for Christmas parade
Total 71216								**13.16**	
71217	ph	GRIMES PLUMBING COMPANY, INC	12/15/2022	12-2022	Check				
						15051	amp3	153.50	104 Shahan service 9/26/22
						15048	amp1	520.00	1241 Laurel service 9/23/22
						15048	amp1	44.76	misc plumbing supplies 1241 Laurel service 9/23/22
Total 71217								**718.26**	
71218	ph	HD Supply Facilities Maintenance	12/15/2022	12-2022	Check				

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						9209007348	amp2	142.20	(4) pkg AAA batteries
Total 71218								**142.20**	
71219	ph	JACKSON GLASS WORKS INC	12/15/2022	12-2022	Check				
						451337	amp1	209.86	service to replace glass 319 Barberry
Total 71219								**209.86**	
71220	ph	Jackson Transportation Authority (JATA)	12/15/2022	12-2022	Check				
						0032065-IN	amp1	195.67	JATA Nov '22 gas purchased
						0032065-IN	amp2	427.27	JATA Nov '22 gas purchased
						0032065-IN	amp3	127.24	JATA Nov '22 gas purchased
Total 71220								**750.18**	
71221	ph	JACKSON UTILITY BILLING	12/15/2022	12-2022	Check				
						11.04.22	amp1	17,247.22	Metered water 08/04/22-11/04/22
						11.04.22	amp2	11,171.35	Metered water 09/01/22-10/28/22
						11.04.22	amp1	-264.51	Prior month credit 1231 Laurel Lane
						11.04.22	amp1	8,880.57	Sewer 08/04/22-11/04/22
						11.04.22	amp2	6,048.69	sewer 09/01/22-10/28/22
Total 71221								**43,083.32**	
71222	ph	OSBORNE PROCESS SERVICE	12/15/2022	12-2022	Check				
						2022002646	amp1	3.00	Osborne Process-mileage
						2022002646	amp1	40.00	Osborne Process-svc fee for eviction
Total 71222								**43.00**	
71223	ph	OSBORNE PROCESS SERVICE	12/15/2022	12-2022	Check				
						2022002753	amp3	90.00	Eviction B. REasoner 342 Moorman
						2022002753	amp3	3.56	mileage to serve eviction B. Reasoner 342 Moorman
Total 71223								**93.56**	
71224	ph	PC Solutions	12/15/2022	12-2022	Check				
						34824	amp1	135.73	PC Solutions Mnthly/Qtrly server svc/monthly backup
						34824	amp2	333.18	PC Solutions Mnthly/Qtrly server svc/monthly backup
						34824	amp3	148.08	PC Solutions Mnthly/Qtrly server svc/monthly backup
Total 71224								**616.99**	
71225	ph	PDQ SUPPLY, INC.	12/15/2022	12-2022	Check				
						SI-346127	amp3	707.94	(6) bar, door, (6) pan crisper
						SI-344716	amp1	92.21	timer, adaptive defrost
Total 71225								**800.15**	

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71226	ph	SAFETY SYSTEMS INC	12/15/2022	12-2022	Check				
						533164	amp2	4,220.00	new fire alarm system install, set-up, certification
						533112	amp3	25.00	service on code number - add K. Fryt 109 Shahan
						533111	amp3	25.00	service on code number -add K. Fryt 214 Janke
						533104	amp2	25.00	service on code numbers - add K. Fryt Reed Manor Bldg C
Total 71226								**4,295.00**	
71227	ph	THE SHERWIN -WILLIAMS CO.	12/15/2022	12-2022	Check				
						9048-7	amp1	940.98	paint, paint supplies
Total 71227								**940.98**	
71228	ph	THE WATER STORE INC	12/15/2022	12-2022	Check				
						643344	amp3	5.00	monthly rental water disp Dec 2022
						643345	amp1	5.00	monthly rental water disp Dec 2022
						643346	amp2	5.00	monthly rental water disp Dec 2022
						643347	amp2	5.00	monthly rental water disp Dec 2022
						643348	amp1	6.00	monthly rental water disp Dec 2022
Total 71228								**26.00**	
71229	ph	TOMMARK, INC.	12/15/2022	12-2022	Check				
						S7645301.001	amp1	372.56	(8) ignitors
						S7645301.001	amp1	207.20	(8) thermostats
Total 71229								**579.76**	
71230	ph	TRANS UNION RENTAL SCREENING	12/15/2022	12-2022	Check				
						11224557	amp1	83.67	TransUnion tenant screening 10/26/22-11/25/22
						11224557	amp3	41.83	TransUnion tenant screening 10/26/22-11/25/22
Total 71230								**125.50**	
71231	ph	Facility Solutions Group	12/15/2022	12-2022	Check				
						65663	amp2	5.00	Facility Solutions - fuel surcharge
						65663	amp2	150.48	Facility Solutions- (3) Amer-I-Mop
						65636	amp2	5.00	Facility Solutions-fuel surcharge
						65636	amp2	337.55	Facility Solutions-misc cleaning supplies
Total 71231								**498.03**	
71232	ph	YARDI SYSTEMS, INC	12/15/2022	12-2022	Check				
						3984353	amp1	31.92	Yardi-Nov 22 check transactions, ACH fees
						3984353	amp2	86.57	Yardi-Nov 22 check transactions, ACH fees
						3984353	amp3	30.30	Yardi-Nov 22 check transactions, ACH fees
Total 71232								**148.79**	

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71233	ph	WISE CONSULTING	12/15/2022	12-2022	Check				
						676	amp1	514.25	Nov 22 monthly svcs, Rent Cafe, 10/22 Fin, 1/22 Fin
						676	amp2	1,262.25	Nov 22 monthly svcs, Rent Cafe, 10/22 Fin, 1/22 Fin
						676	amp3	561.00	Nov 22 monthly svcs, Rent Cafe, 10/22 Fin, 1/22 Fin
Total 71233								**2,337.50**	
71234	ph	THE HOME DEPOT PRO	12/15/2022	12-2022	Check				
						713225118	amp3	19.30	Home Depot - (10) rubber drain stoppers
Total 71234								**19.30**	
71235	ph	PATRIOT PEST CONTROL	12/15/2022	12-2022	Check				
						2200	amp2	6,440.00	11/14/22 Chemical spray cockroach, mice, bedbug E Bldg
						2224	amp2	945.00	11/16/22 chemical spray cockroach, mice F Bldg
						2270	amp2	11,535.00	11/21/22 chemical spray cockroach, mice, bedbug G Bldg
						2275	amp2	65.00	11/23/22 cancellation fee H-10
						2275	amp2	600.00	11/23/22 cockroach spray rubbish rooms
						2164	amp2	4,475.00	11/7/22 Chemical treatment conckroach, mice, bedbug B Bldg
						2177	amp2	600.00	11/9/22 cockroach spray rubbish rooms
						2177	amp2	125.00	11/9/22 cockroach treatment I-2
Total 71235								**24,785.00**	
71236	ph	DLS Consulting, LLC	12/15/2022	12-2022	Check				
						1060	amp2	1,700.00	DLS Consulting HUD subsidy review 06/22
						1061	amp2	1,350.00	DLS Consulting HUD subsidy review 07/22
						1062	amp2	3,362.50	DLS Consulting HUD subsidy review 08/22
						1063	amp2	2,462.50	DLS Consulting HUD subsidy review 09/22
						1059	amp1	650.00	RAD consulting June 2022
						1059	amp3	650.00	RAD consulting June 2022
						1065	amp2	1,100.00	RAD: CNI consulting August 2022
						1057	amp2	1,150.00	RAD: CNI consulting for June 2022
						1064	amp2	950.00	RAD: CNI consulting July 2022
						1066	amp2	250.00	RAD: CNI consulting September 2022
Total 71236								**13,625.00**	
71237	ph	Curtis Myles	12/15/2022	12-2022	Check				
						5210	amp3	500.00	painting 150 Shahan
						5210	amp3	500.00	painting 304 Moorman
Total 71237								**1,000.00**	
71238	ph	LBBA Ltd	12/15/2022	12-2022	Check				
						LA12627	amp2	10,000.00	LA12627 Project 2202A CN Planning Grant
Total 71238								**10,000.00**	

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71239	ph	Persharn Carter	12/15/2022	12-2022	Check				
						32	amp2	210.00	Housecleaning Reed 12/6/22-12/8/22
						31	amp2	300.00	Housekeeping 11/28-12/1/22 Reed
Total 71239								**510.00**	
71240	ph	Maurice Green	12/15/2022	12-2022	Check				
						22	amp2	287.00	gen contract work Reed 11/28-12/1/22
						23	amp2	210.00	general contract work Reed 12/6/22-12/8/22
Total 71240								**497.00**	
71241	ph	Tomane Harrell	12/15/2022	12-2022	Check				
						31	amp2	354.20	gen contract work Reed 11/28-12/1/22
						32	amp2	431.20	General contract work 12/2/22-12/8/22
Total 71241								**785.40**	
71242	ph	Aenease Ramirez	12/15/2022	12-2022	Check				
						29	amp2	210.00	Housekeeping Reed 12/6/22-12/8/22
Total 71242								**210.00**	
71243	ph	JACKSON UTILITY BILLING	12/15/2022	12-2022	Check				
						10.05.22	amp3	7,897.35	sewer billing 7/6/22-10/5/22
						10.05.22	amp3	17,007.11	water billing 7/6/22-10/5/22
Total 71243								**24,904.46**	
71244	ph	Katie Anderson	12/15/2022	12-2022	Check				
						12.15.22	amp1	61.29	Gift cards for employee Christmas party
						12.15.22	amp2	150.43	Gift cards for employee Christmas party
						12.15.22	amp3	66.86	Gift cards for employee Christmas party
Total 71244								**278.58**	
71245	ph	Gerald Trayer	12/15/2022	12-2022	Check				
						12.15.22	amp3	21.44	Advance Auto Parts-repair truck light
Total 71245								**21.44**	
71201	ph	Rarshiem Wilson	12/21/2022	12-2022	Check				
						8CNI	amp2	-200.00	Dec '22 CNI Ambassador
Total 71201								**-200.00**	
71246	ph	AFLAC	12/21/2022	12-2022	Check				
						000449	amp1	338.46	Dec '22 employee supplemental insurance
						000449	amp2	464.76	Dec '22 employee supplemental insurance

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						000449	amp3	123.51	Dec '22 employee supplemental insurance
Total 71246								**926.73**	
71247	ph	AccuShred, LLC	12/21/2022	12-2022	Check				
						78506	amp1	65.95	AccuShred doc destruction Nov '22
						78506	amp2	28.99	AccuShred doc destruction Nov '22
Total 71247								**94.94**	
71248	ph	Blue Care Network Of Michigan	12/21/2022	12-2022	Check				
						223430036812	amp1	6,669.13	Employee health ins 1/1/23-1/31/23
						223430036812	amp2	12,776.11	Employee health ins 1/1/23-1/31/23
						223430036812	amp3	3,879.20	Employee health ins 1/1/23-1/31/23
						223430036812	amp1	1,517.49	Retiree health ins 1/1/23-1/31/23
						223430036812	amp2	517.10	Retiree health ins 1/1/23-1/31/23
Total 71248								**25,359.03**	
71249	ph	CONSUMERS ENERGY	12/21/2022	12-2022	Check				
						00001209541204	amp1	2,548.41	Electric useage 11/2/22-12/04/22
						00351455541204	amp1	2,979.51	Electric useage 11/2/22-12/04/22
						00351461641204	amp1	1,791.64	Electric useage 1205 Merriman 11/2/22-12/04/22
						00351456871204	amp1	253.21	Electric useage 410 E High 11/2/22-12/04/22
						30457510151204	amp3	21.99	Electricity 304 Moorman 11/2/22-12/04/22
						30458731401204	amp1	40.66	Electricity 903 Chittock 11/2/22-12/04/22
						30457510151204	amp3	37.90	Gas 304 Moorman 11/2/22-12/04/22
						30458731401204	amp1	100.15	Gas 903 Chittock 11/2/22-12/4/22
						00001207641130	amp2	10,767.12	Gas useage 10/29/22-11/30/22
						00001208551204	amp1	1,567.30	Gas useage 11/2/22-12/04/22
						00001209051204	amp1	3,574.43	Gas useage 11/2/22-12/04/22
Total 71249								**23,682.32**	
71250	ph	COMCAST	12/21/2022	12-2022	Check				
						0104708120422	amp3	10.00	Late Fee
						0363940120422	amp2	10.00	Late Fee
						0369921120622	amp3	44.99	TV Basic
						0104708120422	amp3	363.64	TV Basic, Internet svc 12/17/22-1/16/23
						0363940120422	amp2	379.19	TV Basic, Internet svc 12/17/22-1/16/23
Total 71250								**807.82**	
71251	ph	AMERICAN OFFICE SOLUTIONS	12/21/2022	12-2022	Check				
						32995176	amp1	40.78	AOS Maint Contract Dec 2022 + copies
						32995176	amp2	247.60	AOS Maint Contract Dec 2022 + copies
						32995176	amp3	60.21	AOS Maint Contract Dec 2022 + copies

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Total 71251								**348.59**	
71252	ph	Answer First	12/21/2022	12-2022	Check				
						50171	amp1	156.49	Dec '22 answering service
						50171	amp2	156.49	Dec '22 answering service
						50171	amp3	156.49	Dec '22 answering service
Total 71252								**469.47**	
71253	ph	Advanced Communications & Data	12/21/2022	12-2022	Check				
						17197-109	amp2	296.34	Digital phone services Dec '22
						17198-109	amp1	49.39	Digital phone services Dec '22
						17199-110	amp2	49.39	Digital phone services Dec '22
						17200-110	amp3	98.78	Digital phone services Dec '22
						44589-110	amp1	98.78	Digital phone services Dec '22
						44598-110	amp3	98.78	Digital phone services Dec '22
						44617-110	amp2	98.78	Digital phone services Dec '22
						46775-217	amp2	493.90	Digital phone services Dec '22
Total 71253								**1,284.14**	
71254	ph	CONSUMERS ENERGY	12/21/2022	12-2022	Check				
						30457509911207	amp3	22.73	Electricity 350 Moorman 11/7/22-12/7/22
						30457509911207	amp3	14.47	Gas useage 350 Moorman 11/7/22-12/7/22
Total 71254								**37.20**	
71255	ph	DBI BUSINESS INTERIORS	12/21/2022	12-2022	Check				
						277333-0	amp2	129.98	DBI Office - misc office supplies
						277607-0	amp1	28.66	DBI Office - misc office supplies
						277607-0	amp2	28.66	DBI Office - misc office supplies
						277607-0	amp3	28.65	DBI Office - misc office supplies
						277334-0	amp1	79.04	DBI Office File, Rolling, Bk
						277407-0	amp3	114.65	DBI Office toner cartridge
						278420-0	amp1	69.81	DBI Office-misc office supplies
Total 71255								**479.45**	
71256	ph	ETNA Supply	12/21/2022	12-2022	Check				
						S104874793.001	amp2	1,387.90	(2) Residential Gas Water Heaters-Reed Shop
						S104817481.001	amp1	82.90	connectors for water heaters
Total 71256								**1,470.80**	
71257	ph	First National Bank Omaha	12/21/2022	12-2022	Check				
						72302048	amp1	253.08	Indeed job listing-Maintenance
						72302048	amp2	253.07	Indeed job listing-Security

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						4870327632127	amp2	-348.00	overpaid airfare baggage fee for CNI Conference 11/21/22
Total 71257								**158.15**	
71258	ph	GRIMES PLUMBING COMPANY, INC	12/21/2022	12-2022	Check				
						15405	amp2	7.00	Fernco coupling H-36 11/16/22
						15333	amp2	625.00	Install water heater B-20 11/4/22
						15303	amp2	590.00	Install water heater B-8 11/2/22
						15046	amp2	520.00	Install water heater H-8 9/22/22
						15563	amp2	590.00	Install water heater I-12 12/14/22
						15333	amp2	172.94	plumbing supplies B-20 install 11/4/22
						15303	amp2	116.36	Plumbing supplies for install 11/2/22 B-8
						15046	amp2	36.26	Plumbing supplies for install H-8 9/22/22
						15485	amp1	46.33	plumbing supplies for svc call 1214 Laurel Lane 12/5/22
						15406	amp2	75.44	Plumbing supplies svc call H-24 11/16/22
						15563	amp2	101.97	Plumbing supplies water heater install I-12 12/14/22
						15485	amp1	520.00	Service 1214 Laurel Lane 12/5/22
						15568	amp1	140.00	Service 316 Barberry 12/8/22
						15406	amp2	350.00	Service call H-24 11/16/22
						15405	amp2	140.00	Service call H-36 11/16/22
						15568	amp1	29.42	supplies for service call 316 Barberry
Total 71258								**4,060.72**	
71259	ph	HAMMOND HARDWARE	12/21/2022	12-2022	Check				
						C433487	amp1	13.04	11/30/22 washer hose 1226 Heather Ln
						C433980	amp1	50.37	Hammond Hardware - kitchen faucet, FCT connectors
						C434559	amp1	12.57	Hammond Hardware wall patch, house goop glue
Total 71259								**75.98**	
71260	ph	Facility Solutions Group	12/21/2022	12-2022	Check				
						65107	amp1	5.00	Fuel surcharge for delivery 10/20/22
						65107	amp1	264.74	Janitorial supplies 10/20/22
Total 71260								**269.74**	
71261	ph	Granger	12/21/2022	12-2022	Check				
						24851463	amp1	3,826.02	Granger FEL service Dec 2022
						24851464	amp2	2,599.62	Granger FEL service Dec 2022
						24851465	amp3	3,280.86	Granger FEL service Dec 2022
						24813597	amp1	2,160.35	Residentail cart service Dec 2022
						24813598	amp2	834.38	Residentail cart service Dec 2022
						24813599	amp3	259.56	Residentail cart service Dec 2022
Total 71261								**12,960.79**	

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71262	ph	KUBOTA OF JACKSON	12/21/2022	12-2022	Check				
						06-126494	amp3	213.08	Kubota - UTV plow repair
Total 71262								**213.08**	
71263	ph	CONSUMERS ENERGY	12/21/2022	12-2022	Check				
						00001209881212	amp2	1,626.93	Electric usage 301 Steward Bldg CF 11/14-12/12/22
						00001210931212	amp2	217.65	Electric usage 301 Steward Bldg D 11/14-12/12/22
						30456647961213	amp3	14.38	Electric useage 115 Shahan 11/15-12/13/22
						30235590421213	amp3	35.65	Electric useage 120 Shahan Dr 11/15-12/13/22
						00351409101213	amp3	137.03	Electric useage 221 Janke 11/15-12/13/22
						00001210281212	amp2	2,212.19	Electric useage 301 Steward BLdg AB 11/14-12/12/22
						00351449611212	amp2	1,123.30	Electric useage 301 Steward Bldg E 11/14-12/12/22
						30367984211212	amp2	2,118.85	Electric useage 301 Steward Bldg G 11/14-12/12/22
						30367984391212	amp2	2,030.59	Electric useage 301 Steward Bldg H 11/14-12/12/22
						00004734291212	amp2	3,184.04	Electric useage 301 Steward Bldg I 11/14-12/12/22
						30452138001213	amp3	37.73	Electric useage 302 Moorman 11/15-12/13/22
						30456647961213	amp3	20.72	Gas useage 115 Shahan 11/15-12/13/22
						30235590421213	amp3	140.94	Gas useage 120 Shahan Dr 11/15-12/13/22
						00351409101213	amp3	171.83	Gas useage 221 Janke 11/15-12/13/22
						30452138001213	amp3	85.56	Gas useage 302 Moorman 11/15-12/13/22
Total 71263								**13,157.39**	
71264	ph	Home Depot Credit Services	12/21/2022	12-2022	Check				
						3015765	amp3	40.88	3015765 misc supplies
						7016316	amp3	145.72	7016316 ceiling/wall repair supplies
						2011053	amp1	484.94	countertops, mitre kit
						8970242	amp2	2,154.00	Home Depot - (3) 24" Electric Ranges
						8970242	amp2	1,974.00	Home Depot - (3) refrigerators
						8011508	amp3	17.88	Home Depot - Febreeze Plug-In
						8011508	amp3	69.97	Home Depot - misc maint supplies
						2011052	amp2	192.04	Home Depot - misc maintenance supplies
						2011052	amp2	176.47	Home Depot - wet/dry vac, nitrile gloves
						1011179	amp2	443.04	Home Depot switch/outlets, strip lighting
						1011179	amp2	11.97	Home Depot tape measure
						8970240	amp2	2,198.40	Home Depot-(40) bxs Teak flooring for Reed units
Total 71264								**7,909.31**	
71265	ph	JACKSON GLASS WORKS INC	12/21/2022	12-2022	Check				
						451061	amp2	103.50	Install window G-19 10/7/22
						450808	amp1	276.00	Insulated glass for svc call 1201 Merriman 9/7/22
						450895	amp1	385.50	Insulated glass for svc call 1205 Laurel Lane 9/26/22
						450804	amp1	121.00	insulated glass for svc call 1208 Heather Ln 9/9/22

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						450868	amp1	88.00	Insulated glass for svc call 1257 Laurel Lane 9/19/22
						451061	amp2	160.00	Labor for service call
						451061	amp2	136.89	Reed I Bldg entry door
						450808	amp1	160.00	Service Call 1201 Merriman 9/7/22
						450895	amp1	160.00	Service Call 1205 Laurel Lane 9/26/22
						450804	amp1	120.00	service call 1208 Heather Ln 9/9/22
						450868	amp1	120.00	Service Call 1257 Laurel Lane 9/19/22
Total 71265								**1,830.89**	
71266	ph	LIBRA INDUSTRIES, INC. OF MI	12/21/2022	12-2022	Check				
						16677	amp2	247.00	Libra - uniforms K. Fryt
						16754	amp2	68.00	uniform clothing-K. Fryt
Total 71266								**315.00**	
71267	ph	Lammers Heating & A/C	12/21/2022	12-2022	Check				
						22-5647	amp1	2,750.00	Lammers install gas furnace 116 Laurel
						22-5226	amp1	140.00	service call 938 Maple St 11/16/22
Total 71267								**2,890.00**	
71268	ph	MENARDS - JACKSON	12/21/2022	12-2022	Check				
						52527	amp2	20.94	Menards (3) all purpose pails
						52527	amp2	109.93	Menards (4) strainers, (3) pop up drains
Total 71268								**130.87**	
71269	ph	KCL GROUP BENEFITS	12/21/2022	12-2022	Check				
						24774010123	amp1	287.91	Employee life, STD, AD&D ins 1/1/23-1/31/23
						24774010123	amp2	524.66	Employee life, STD, AD&D ins 1/1/23-1/31/23
						24774010123	amp3	244.08	Employee life, STD, AD&D ins 1/1/23-1/31/23
Total 71269								**1,056.65**	
71270	ph	THE HOME DEPOT PRO	12/21/2022	12-2022	Check				
						721084689	amp1	139.79	Home Depot (1) cs 40w bulbs
						721308005	amp1	343.84	Home Depot (16) AC/DC direct wire
						721308005	amp1	372.48	Home Depot (6) kitchen faucets
						713457455	amp1	1,516.88	Home Depot - blinds
						720109040	amp2	194.19	Home Depot - mirrored med cab, pvc p-trap
						721543171	amp1	-223.60	Home Depot - return (2) wood bi-fold doors
						713457455	amp1	651.40	Home Depot - vertical blinds headrail
						713457455	amp1	32.10	Home Depot - wax rings
						721308005	amp1	231.76	Home Depot vinyl tile, (2) oak flooring
						721084689	amp1	1,205.70	Home Depot-(2) storm doors, paint, (2) wood bi-fold doors, (2) window screen wire
Total 71270								**4,464.54**	

Previously Paid Liabilities
Public Housing
December 1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
71271	ph	MICHBUSINESS	12/21/2022	12-2022	Check				
						46852	amp1	6.00	Monthly COBRA billing-Jan 2023
						46852	amp2	6.00	Monthly COBRA billing-Jan 2023
						46852	amp3	6.00	Monthly COBRA billing-Jan 2023
Total 71271								**18.00**	
71272	ph	Glaspie	12/21/2022	12-2022	Check				
						3 12/15/20224:07	amp2	56.00	Refunding Q-60035
Total 71272								**56.00**	
71273	ph	PC Solutions	12/21/2022	12-2022	Check				
						34994	amp1	159.90	Meraki Security Device License - 3 year
						34994	amp2	392.48	Meraki Security Device License - 3 year
						34994	amp3	174.44	Meraki Security Device License - 3 year
Total 71273								**726.82**	
71274	ph	SAFETY SYSTEMS INC	12/21/2022	12-2022	Check				
						533741	amp1	120.00	Safety Systems-(2) 12V 7AH batteries
						533741	amp1	202.00	Safety Systems-Fire Alarm repair 12/5/22
Total 71274								**322.00**	
71275	ph	TOMMARK, INC.	12/21/2022	12-2022	Check				
						S7653224.001	amp3	22.57	Tommark 2-pc magnetic nut driver set
						S7653224.001	amp3	645.75	Tommark-(3) motors for Lennox furnace
Total 71275								**668.32**	
71276	ph	PATRIOT PEST CONTROL	12/21/2022	12-2022	Check				
						2308	amp2	14,550.00	11/28/22 chemical spray cockroach, mice, bedbug I Bldg
						2315	amp2	11,200.00	11/30/22 chemical spray cockroach, mice, bedbug I Bldg
						2357	amp2	500.00	12/7/22 chemical spray bedbug H-25
						2357	amp2	250.00	12/7/22 chemical spray cockroach B-8, H-25
						2357	amp2	600.00	12/7/22 chemical spray cockroach rubbish rooms
						2357	amp2	125.00	12/7/22 chemical spray spiders B-8
						2342	amp1	190.00	Cockroach spray 1209 Merriman, Mice trtmt 313 Wall
						2356	amp1	125.00	Cockroach Spray 303 Mantle Dr 12/2/22
						2280	amp1	1,073.66	monthly service-inspection, bait replenishment
						2280	amp2	1,073.67	monthly service-inspection, bait replenishment
						2280	amp3	1,073.67	monthly service-inspection, bait replenishment
Total 71276								**30,761.00**	
71277	ph	RENO & CAVANAUGH PLLC	12/21/2022	12-2022	Check				

Previously Paid Liabilities
Public Housing
December 1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						58902	amp2	5,110.00	HUD Enforcement Action-Subsidy Payment-November 2022
Total 71277								**5,110.00**	
71278	ph	Persharn Carter	12/21/2022	12-2022	Check				
						33	amp2	290.00	Housekeeping Reed 12/12/22-12/15/22
Total 71278								**290.00**	
71279	ph	Maurice Green	12/21/2022	12-2022	Check				
						24	amp2	329.00	general contract work Reed 12/12/22-12/15/22
Total 71279								**329.00**	
71280	ph	Tomane Harrell	12/21/2022	12-2022	Check				
						33	amp2	413.00	General Contract work 12/9/22-12/15/22
Total 71280								**413.00**	
71281	ph	Rarshiem Wilson	12/21/2022	12-2022	Check				
						8CNI	amp2	200.00	Dec 2022 CNI Ambassador
Total 71281								**200.00**	
Grand Total								**412,874.95**	

Jackson Housing Commission
Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9696	hcv	Montgomery	12/1/2022	12-2022	EFT				
							hcv	52.00	:URP 12/22 Montgomery, Evonne 30
Total 9696								**52.00**	
9697	hcv	Soto	12/1/2022	12-2022	EFT				
							hcv	10.00	:URP 12/22 Soto, Mary 1707 Blake
Total 9697								**10.00**	
9698	hcv	Smith	12/1/2022	12-2022	EFT				
							hcv	61.00	:URP 12/22 Smith, Jasmine 131 Mi
Total 9698								**61.00**	
9699	hcv	Jimenez	12/1/2022	12-2022	EFT				
							hcv	149.00	:URP 12/22 Jimenez, Adrianne 724
Total 9699								**149.00**	
9700	hcv	Andrew	12/1/2022	12-2022	EFT				
							hcv	86.00	:URP 12/22 Andrew, Margaret 335
Total 9700								**86.00**	
9701	hcv	Gibson	12/1/2022	12-2022	EFT				
							hcv	67.00	:URP 12/22 Gibson, Melissa 214 S
Total 9701								**67.00**	
9702	hcv	Tello	12/1/2022	12-2022	EFT				
							hcv	157.00	:URP 12/22 Tello, Angela 339 Uni
Total 9702								**157.00**	
9703	hcv	Thomas	12/1/2022	12-2022	EFT				
							hcv	49.00	:URP 12/22 Thomas, Bobbi 239 Oak
Total 9703								**49.00**	
9704	hcv	Wright	12/1/2022	12-2022	EFT				
							hcv	148.00	:URP 12/22 Wright, Shacora 802 W
Total 9704								**148.00**	
9705	hcv	Bradshaw	12/1/2022	12-2022	EFT				
							hcv	6.00	:URP 12/22 Bradshaw, Ramona 1022

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 9705								**6.00**	
9706	hcv	Powell	12/1/2022	12-2022	EFT				
							hcv	124.00	:URP 12/22 Powell, Rochelle 308
Total 9706								**124.00**	
9707	hcv	Stockard	12/1/2022	12-2022	EFT				
							hcv	189.00	:URP 12/22 Stockard, Ashley 1728
Total 9707								**189.00**	
9708	hcv	Smith	12/1/2022	12-2022	EFT				
							hcv	103.00	:URP 12/22 Smith, Ronnie 2820 Me
Total 9708								**103.00**	
9709	hcv	Beltran-Welsh	12/1/2022	12-2022	EFT				
							hcv	19.00	:URP 12/22 Beltran-Welsh, Nancy
Total 9709								**19.00**	
9710	hcv	Wilson	12/1/2022	12-2022	EFT				
							hcv	153.00	:URP 12/22 Wilson, Raquel 507 Ha
Total 9710								**153.00**	
9711	hcv	Mcguire	12/1/2022	12-2022	EFT				
							hcv	117.00	:URP 12/22 Mcguire, Naja 2915 As
Total 9711								**117.00**	
9712	hcv	Keller	12/1/2022	12-2022	EFT				
							hcv	126.00	:URP 12/22 Keller, Ashley 318 Ea
Total 9712								**126.00**	
9713	hcv	Shellberg	12/1/2022	12-2022	EFT				
							hcv	150.00	:URP 12/22 Shellberg, Rachael 31
Total 9713								**150.00**	
9714	hcv	Simmons	12/1/2022	12-2022	EFT				
							hcv	37.00	:URP 12/22 Simmons, Natasha 360
Total 9714								**37.00**	
9715	hcv	Hearron	12/1/2022	12-2022	EFT				

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	143.00	:URP 12/22 Hearron, Michelle 239
Total 9715								**143.00**	
9716	hcv	Mckenney	12/1/2022	12-2022	EFT				
							hcv	21.00	:URP 12/22 Mckenney, Rayshea 508
Total 9716								**21.00**	
9717	hcv	Worthy	12/1/2022	12-2022	EFT				
							hcv	46.00	:URP 12/22 Worthy, Keirston 814
Total 9717								**46.00**	
9718	hcv	Cordova	12/1/2022	12-2022	EFT				
							hcv	236.00	:URP 12/22 Cordova, Allysia 7962
Total 9718								**236.00**	
9719	hcv	Engle	12/1/2022	12-2022	EFT				
							hcv	55.00	:URP 12/22 Engle, Catherine 505
Total 9719								**55.00**	
9720	hcv	Miller	12/1/2022	12-2022	EFT				
							hcv	154.00	:URP 12/22 Miller, Robert 504 Pi
Total 9720								**154.00**	
9721	hcv	Holmes	12/1/2022	12-2022	EFT				
							hcv	76.00	:URP 12/22 Holmes, Valerie 308 V
Total 9721								**76.00**	
9722	hcv	E.T.C. Custodian FBOBrian Rockwell IRA	12/1/2022	12-2022	EFT				
							hcv	948.00	:HAP 12/22 Dempsey, Latoyia 109
							hcv	605.00	:HAP 12/22 Jurasek, Lorrie 113 A
							hcv	394.00	:HAP 12/22 Milligan, Jacqueline
							hcv	547.00	:HAP 12/22 Petty, Randi 248 W. H
							hcv	985.00	:HAP 12/22 Roper, Jami 2012 Lero
							hcv	120.00	:HAP 12/22 Vaughn, Barbara 841 B
							hcv	251.00	:HAP 12/22 Washington, Johntoya
Total 9722								**3,850.00**	
9723	hcv	Colligan Properties LLC	12/1/2022	12-2022	EFT				
							hcv	638.00	:HAP 12/22 Wilson, Tacarra 217 N

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 9723								**638.00**	
9724	hcv	Lynn Hinkley (Hinkley Properties LLC)	12/1/2022	12-2022	EFT				
							hcv	600.00	:HAP 12/22 Fox, Georgia 6518 Wes
Total 9724								**600.00**	
9725	hcv	Canterbury House Apartments	12/1/2022	12-2022	EFT				
							hcv	554.00	:HAP 12/22 Amos, Tinetta 237 Oak
							hcv	753.00	:HAP 12/22 Andrew, Leanna 347 Oa
							hcv	903.00	:HAP 12/22 Andrew, Margaret 335
							hcv	548.00	:HAP 12/22 Arnold, Kozetta 363 O
							hcv	453.00	:HAP 12/22 Baier, Michelle 339 O
							hcv	535.00	:HAP 12/22 Boone, Rae 339 Oak Gr
							hcv	255.00	:HAP 12/22 Bradley, Robert 363 O
							hcv	589.00	:HAP 12/22 Conley, Kimberly 239
							hcv	608.00	:HAP 12/22 Delombarde, Jason 235
							hcv	759.00	:HAP 12/22 Estes, Tashay 207 Oak
							hcv	680.00	:HAP 12/22 Fells, Jennifer 345 O
							hcv	548.00	:HAP 12/22 Fitzgerald, Shelly 23
							hcv	550.00	:HAP 12/22 Foster, Bythane 363 O
							hcv	433.00	:HAP 12/22 Hatt, Diana 363 Oak G
							hcv	759.00	:HAP 12/22 Hearron, Michelle 239
							hcv	195.00	:HAP 12/22 Hemphill, Latonia 345
							hcv	292.00	:HAP 12/22 Jackson, Laquita 205
							hcv	554.00	:HAP 12/22 Johnson, Rickie 339 O
							hcv	692.00	:HAP 12/22 Kimble, Brenda 335 Oa
							hcv	205.00	:HAP 12/22 Kops, Hilary 205 Oak
							hcv	441.00	:HAP 12/22 Lammon, Heather 335 O
							hcv	477.00	:HAP 12/22 Mcreynolds, Abrinna 3
							hcv	830.00	:HAP 12/22 Moore, Tamiar 347 Oak
							hcv	525.00	:HAP 12/22 Oliver, Shaquila 363
							hcv	586.00	:HAP 12/22 Osborne, Debra 237 Oa
							hcv	664.00	:HAP 12/22 Parker, Kiera 207 Oak
							hcv	476.00	:HAP 12/22 Rice, Breeanna 235 Oa
							hcv	259.00	:HAP 12/22 Russell, Seaondra 205
							hcv	801.00	:HAP 12/22 Thomas, Bobbi 239 Oak
							hcv	368.00	:HAP 12/22 Tuthill, Mildred 345
							hcv	560.00	:HAP 12/22 Williams, Deborah 363
Total 9725								**16,852.00**	

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9726	hcv	Mullins Properties LLC	12/1/2022	12-2022	EFT				
							hcv	579.00	:HAP 12/22 Casanova, Andrea 235
							hcv	408.00	:HAP 12/22 Ross, Pauline 214 Rob
Total 9726								**987.00**	
9727	hcv	Partnership Park-Ostego Apartments	12/1/2022	12-2022	EFT				
							hcv	709.00	:HAP 12/22 Tillman, Mikeleha 713
							hcv	885.00	:HAP 12/22 Wright, Shacora 802 W
Total 9727								**1,594.00**	
9728	hcv	310s Mechanic Lofts LDHA LP	12/1/2022	12-2022	EFT				
							hcv	484.00	:HAP 12/22 Orlos, Mary 310 S. Me
							hcv	554.00	:HAP 12/22 Reinecke, Kathleen 31
Total 9728								**1,038.00**	
9729	hcv	Armory Artswalk Apartments	12/1/2022	12-2022	EFT				
							hcv	515.00	:HAP 12/22 Howell, Laurie 100 Ar
							hcv	202.00	:HAP 12/22 Westbrook, Phyllis 10
							hcv	311.00	:HAP 12/22 Westerlund, Mary Jean
Total 9729								**1,028.00**	
9730	hcv	The Village Of Spring Meadows	12/1/2022	12-2022	EFT				
							hcv	498.00	:HAP 12/22 Densmore, Christine 3
							hcv	185.00	:HAP 12/22 Handshoe, Bernadine 3
							hcv	288.00	:HAP 12/22 Parker, Caroline 3552
							hcv	438.00	:HAP 12/22 Potts, Sarah 3571 Che
							hcv	335.00	:HAP 12/22 Stairs, Betty 3529 Ch
Total 9730								**1,744.00**	
9731	hcv	Alpine Lake LLC	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Wallace, Winifred 675
Total 9731								**560.00**	
9732	hcv	NC Development Group, Inc.	12/1/2022	12-2022	EFT				
							hcv	528.00	:HAP 12/22 Bennett, Deborah 218
							hcv	554.00	:HAP 12/22 Hardman, Kevin 223 We
Total 9732								**1,082.00**	

Previously Paid Liabilities
HCV
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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9733	hcv	High Caliber Holdings Employee Profit Shari	12/1/2022	12-2022	EFT				
							hcv	548.00	:HAP 12/22 Dempsey, Dieadra 1119
Total 9733								**548.00**	
9734	hcv	Stephen J. Burkhart	12/1/2022	12-2022	EFT				
							hcv	820.00	:HAP 12/22 Wilson, Raquel 507 Ha
Total 9734								**820.00**	
9735	hcv	Heritage Place at Lakeside	12/1/2022	12-2022	EFT				
							hcv	470.00	:HAP 12/22 Brooks, Madonna 2900
							hcv	397.00	:HAP 12/22 Clark, Willa 2900 Her
							hcv	493.00	:HAP 12/22 Davis, Lisa 2900 Heri
							hcv	526.00	:HAP 12/22 Diggins, Mable 2900 H
							hcv	503.00	:HAP 12/22 Goodall, Ernestine 29
							hcv	368.00	:HAP 12/22 Hill, David 2900 Heri
							hcv	401.00	:HAP 12/22 Johnson, Minnie 2900
							hcv	373.00	:HAP 12/22 Love, Calvin 2900 Her
							hcv	526.00	:HAP 12/22 Morgan, Margaret 2900
							hcv	301.00	:HAP 12/22 Payne, Diane 2900 Her
							hcv	432.00	:HAP 12/22 Perdue, Kim 2900 Heri
							hcv	655.00	:HAP 12/22 Ruffner, Shirley 2900
							hcv	420.00	:HAP 12/22 Ryder, Rita 2900 Heri
							hcv	268.00	:HAP 12/22 Tomlin, Betty 2900 He
							hcv	517.00	:HAP 12/22 Tyler, Gloria 2900 He
Total 9735								**6,650.00**	
9736	hcv	Roger W. Jackson	12/1/2022	12-2022	EFT				
							hcv	554.00	:HAP 12/22 Webb, Tina 822 23rd S
Total 9736								**554.00**	
9737	hcv	Stephen Morse	12/1/2022	12-2022	EFT				
							hcv	724.00	:HAP 12/22 Hayworth, Brad 505 S.
Total 9737								**724.00**	
9738	hcv	William F. Hoag Jr.	12/1/2022	12-2022	EFT				
							hcv	843.00	:HAP 12/22 Edens, Amy 320 Lockwo
Total 9738								**843.00**	
9739	hcv	Grace Properties LLC	12/1/2022	12-2022	EFT				

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HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	870.00	:HAP 12/22 Treciak, Daniella 344
Total 9739								**870.00**	
9740	hcv	Chabbu Owens	12/1/2022	12-2022	EFT				
							hcv	786.00	:HAP 12/22 Edwards, Lashuna 1210
Total 9740								**786.00**	
9741	hcv	Thomas J. Kukulka	12/1/2022	12-2022	EFT				
							hcv	515.00	:HAP 12/22 Beall, Cheri 1201 Orn
Total 9741								**515.00**	
9742	hcv	John S. Walker	12/1/2022	12-2022	EFT				
							hcv	481.00	:HAP 12/22 Walker, Deanna 1105 W
Total 9742								**481.00**	
9743	hcv	Patricia Thomas	12/1/2022	12-2022	EFT				
							hcv	442.00	:HAP 12/22 Jackson, Vetoinette 1
Total 9743								**442.00**	
9744	hcv	Donn Berlin	12/1/2022	12-2022	EFT				
							hcv	595.00	:HAP 12/22 Miller, Robert 504 Pi
Total 9744								**595.00**	
9745	hcv	Katherine Super	12/1/2022	12-2022	EFT				
							hcv	554.00	:HAP 12/22 Reese, Florestine 210
Total 9745								**554.00**	
9746	hcv	David R. Raehtz	12/1/2022	12-2022	EFT				
							hcv	53.00	:HAP 12/22 Fouty, Cheryl 820 Ste
Total 9746								**53.00**	
9747	hcv	Kenneth J Kistka	12/1/2022	12-2022	EFT				
							hcv	390.00	:HAP 12/22 Vieta, Loucinda 1414
Total 9747								**390.00**	
9748	hcv	Andy Trudell	12/1/2022	12-2022	EFT				
							hcv	556.00	:HAP 12/22 Wright, Roselyn 118 E
Total 9748								**556.00**	

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9749	hcv	Amy Gingras	12/1/2022	12-2022	EFT				
							hcv	705.00	:HAP 12/22 Gingras, Brooke 801 S
Total 9749								**705.00**	
9750	hcv	Reynolds Management Inc.	12/1/2022	12-2022	EFT				
							hcv	558.00	:HAP 12/22 Avery, Chanda 800 Pag
							hcv	481.00	:HAP 12/22 Mcdonald, Tangeray 60
							hcv	820.00	:HAP 12/22 Shellberg, Rachael 31
							hcv	537.00	:HAP 12/22 Smith, Theresa 625 Ma
Total 9750								**2,396.00**	
9751	hcv	J.E.C.S. Properties LLC	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Breese, Dona 105 W. M
							hcv	693.00	:HAP 12/22 Stoops, James 117 W F
Total 9751								**1,253.00**	
9752	hcv	BSJ Real Estate	12/1/2022	12-2022	EFT				
							hcv	759.00	:HAP 12/22 Bland, Landua 1029 He
							hcv	526.00	:HAP 12/22 Delarosa, Irma 1129 W
							hcv	343.00	:HAP 12/22 Evans, Deborah 2998 W
							hcv	962.00	:HAP 12/22 Mcguire Davis, Catrin
							hcv	903.00	:HAP 12/22 MCKINSTRY, MIRRANDA 7
							hcv	922.00	:HAP 12/22 Peterson, Isabell 121
							hcv	933.00	:HAP 12/22 Shong, Patrisha 916 R
							hcv	995.00	:HAP 12/22 Stockard, Ashley 1728
Total 9752								**6,343.00**	
9753	hcv	William N. Balluff	12/1/2022	12-2022	EFT				
							hcv	749.00	:HAP 12/22 Swanson, Tavosha 4202
Total 9753								**749.00**	
9754	hcv	Ryan Walters	12/1/2022	12-2022	EFT				
							hcv	277.00	:HAP 12/22 Lowder, Vanessa 715 W
Total 9754								**277.00**	
9755	hcv	Robert Wignent	12/1/2022	12-2022	EFT				
							hcv	351.00	:HAP 12/22 Austin, Kelly 202 Wat
Total 9755								**351.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9756	hcv	James Oliver	12/1/2022	12-2022	EFT				
							hcv	453.00	:HAP 12/22 Oliver, Deana 442 Mad
Total 9756								**453.00**	
9757	hcv	Crittenden Properties	12/1/2022	12-2022	EFT				
							hcv	292.00	:HAP 12/22 Moss, Sonia 311 1/2 F
							hcv	488.00	:HAP 12/22 Prater, Darlene 636 L
Total 9757								**780.00**	
9758	hcv	James L. Tylutki	12/1/2022	12-2022	EFT				
							hcv	757.00	:HAP 12/22 Adkins, Jean 107 Four
							hcv	530.00	:HAP 12/22 Brown, Renee 504 McNe
							hcv	522.00	:HAP 12/22 Coleman-Young, Diana
							hcv	253.00	:HAP 12/22 Cummings, Katrina 516
							hcv	1,050.00	:HAP 12/22 Jimenez, Adrianne 724
Total 9758								**3,112.00**	
9759	hcv	Summit Street LLC	12/1/2022	12-2022	EFT				
							hcv	800.00	:HAP 12/22 Makielski, Christina
Total 9759								**800.00**	
9760	hcv	William J. Georgopoulos	12/1/2022	12-2022	EFT				
							hcv	411.00	:HAP 12/22 Allen, Sylvester 1022
							hcv	600.00	:HAP 12/22 Bradshaw, Ramona 1022
							hcv	463.00	:HAP 12/22 Weese, Emma 2016 E. G
Total 9760								**1,474.00**	
9761	hcv	Bruce J. Schlaff	12/1/2022	12-2022	EFT				
							hcv	659.00	:HAP 12/22 Pate, Yvonne 1026 S.
Total 9761								**659.00**	
9762	hcv	Robert Flack	12/1/2022	12-2022	EFT				
							hcv	600.00	:HAP 12/22 Glaspie, Anita 226 Da
Total 9762								**600.00**	
9763	hcv	Eric Reginald Copeland	12/1/2022	12-2022	EFT				
							hcv	468.00	:HAP 12/22 Mckinney, Shaunae 101
Total 9763								**468.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9764	hcv	Robert H. Bruton	12/1/2022	12-2022	EFT				
							hcv	647.00	:HAP 12/22 Brzozowski, Sandy 130
							hcv	504.00	:HAP 12/22 Clore, Karrie 313 S.
							hcv	411.00	:HAP 12/22 Powell, James 510 Fir
							hcv	435.00	:HAP 12/22 Puente, Amy 603 Union
Total 9764								**1,997.00**	
9765	hcv	Reynolds Management Inc.	12/1/2022	12-2022	EFT				
							hcv	825.00	:HAP 12/22 Parker, Jessika 4180
							hcv	391.00	:HAP 12/22 Perry, Diane 3102 Fra
							hcv	837.00	:HAP 12/22 Warnsley, Kiara 114 N
							hcv	800.00	:HAP 12/22 Worthy, Keirston 814
Total 9765								**2,853.00**	
9766	hcv	All-Pro Realty & Property Management	12/1/2022	12-2022	EFT				
							hcv	-462.00	:Abate HAP 10/22 Andrew, Deanna
							hcv	482.00	:HAP 12/22 Allen, Melissa 1432 L
							hcv	732.00	:HAP 12/22 Andrew, Deanna 541 Wi
							hcv	523.00	:HAP 12/22 Bartreau, Janet 1910
							hcv	540.00	:HAP 12/22 Briston, Decole 614 M
							hcv	344.00	:HAP 12/22 Bryant, Dawn 313 W. G
							hcv	620.00	:HAP 12/22 Fausz, Nicole 1446 Lo
							hcv	560.00	:HAP 12/22 Hibler, La'Shandra 12
							hcv	380.00	:HAP 12/22 Hurt, Sondra 541 Wild
							hcv	494.00	:HAP 12/22 Husband, Jaiveon 1700
							hcv	248.00	:HAP 12/22 Hutchins, Vernisha 71
							hcv	278.00	:HAP 12/22 Johnston, Lori 541 Wi
							hcv	379.00	:HAP 12/22 Lentz, Delores 912 W.
							hcv	492.00	:HAP 12/22 Lunsford, Rosetta 410
							hcv	555.00	:HAP 12/22 Ojeda, Irma 523 N. Pl
							hcv	353.00	:HAP 12/22 Phillips, Rose 1476 L
							hcv	625.00	:HAP 12/22 Sallee, Murphy 614 1/
							hcv	656.00	:HAP 12/22 Watkins, Ebony 541 Wi
							hcv	739.00	:HAP 12/22 Worthey, Jasmine 516
Total 9766								**8,538.00**	
9767	hcv	Moore Home Builders	12/1/2022	12-2022	EFT				
							hcv	328.00	:HAP 12/22 Kern, Amy 235 W. Wash
							hcv	303.00	:HAP 12/22 Nace, Monya 1814 E. G

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	417.00	:HAP 12/22 Woods, Bonnie 708 S.
Total 9767								**1,048.00**	
9768	hcv	Chris McFarland	12/1/2022	12-2022	EFT				
							hcv	489.00	:HAP 12/22 Watkins, Loretta 214
Total 9768								**489.00**	
9769	hcv	Reflections	12/1/2022	12-2022	EFT				
							hcv	499.00	:HAP 12/22 Bell, Ronnie 2775 Air
							hcv	554.00	:HAP 12/22 Harmon, Earnestine 27
							hcv	385.00	:HAP 12/22 Thompson, Lariesa 276
							hcv	549.00	:HAP 12/22 Wells, Virginia 2767
Total 9769								**1,987.00**	
9770	hcv	Second Missionary Baptist Church	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Edwards, Joyce 309 E.
Total 9770								**560.00**	
9771	hcv	Maple Ridge Apartments	12/1/2022	12-2022	EFT				
							hcv	554.00	:HAP 12/22 Neely, Nadine 110 N.
							hcv	150.00	:HAP 12/22 Riddle, Karen 110 N D
							hcv	398.00	:HAP 12/22 Shelton, Joyce 110 N.
							hcv	411.00	:HAP 12/22 Swiontek, Victoria 11
							hcv	429.00	:HAP 12/22 Trevino, Ester 110 N.
Total 9771								**1,942.00**	
9772	hcv	R & T Properties, LLC	12/1/2022	12-2022	EFT				
							hcv	316.00	:HAP 12/22 Snyder, Jeffrey 2203
Total 9772								**316.00**	
9773	hcv	Arbors at Lakeside	12/1/2022	12-2022	EFT				
							hcv	666.00	:HAP 12/22 Beebe, Helen 2931 Woo
							hcv	197.00	:HAP 12/22 Berry, Maryanne 2930
							hcv	560.00	:HAP 12/22 Bicy, Morgen 2978 Woo
							hcv	296.00	:HAP 12/22 Gant, Demetria 2974 W
							hcv	501.00	:HAP 12/22 Griffin, Eric 2944 Wo
							hcv	554.00	:HAP 12/22 Lemmo, Wendy 2901 Her
							hcv	765.00	:HAP 12/22 Oliver, Micah 2978 Wo
							hcv	704.00	:HAP 12/22 Page, Ashley 2943 Woo

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	84.00	:HAP 12/22 Smith, Florina 2931 W
Total 9773								**4,327.00**	
9774	hcv	Jeff Lammers	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Baker, Patricia 226 W
							hcv	647.00	:HAP 12/22 Mcshane, Mary 807 Coo
							hcv	471.00	:HAP 12/22 Steele, Jasmine 128 W
							hcv	455.00	:HAP 12/22 Thornton, Robyn 804 B
Total 9774								**2,133.00**	
9775	hcv	Estate of William Devine	12/1/2022	12-2022	EFT				
							hcv	554.00	:HAP 12/22 VanEck, Adam 133 Fros
Total 9775								**554.00**	
9776	hcv	Christopher D. Hoover	12/1/2022	12-2022	EFT				
							hcv	767.00	:HAP 12/22 Brown, Aaron 605 Mcbr
Total 9776								**767.00**	
9777	hcv	Carlos Range	12/1/2022	12-2022	EFT				
							hcv	580.00	:HAP 12/22 Headen, Linda 216 E.
Total 9777								**580.00**	
9778	hcv	Brian Rockwell	12/1/2022	12-2022	EFT				
							hcv	776.00	:HAP 12/22 Gant, Gracia 103 Linc
							hcv	818.00	:HAP 12/22 Green, Martha 310 S.
							hcv	659.00	:HAP 12/22 Jackson, Autumn 1121W
							hcv	760.00	:HAP 12/22 Keller, Ashley 318 Ea
							hcv	560.00	:HAP 12/22 Nichols, Paul 506 W.
							hcv	980.00	:HAP 12/22 Wentz, Scarlett 804 S
Total 9778								**4,553.00**	
9779	hcv	Foxfire Apartments LDHA LLC	12/1/2022	12-2022	EFT				
							hcv	1,080.00	:HAP 12/22 Holmon, Lakia 400 C C
							hcv	549.00	:HAP 12/22 Kolis, Linda 440 Comm
							hcv	503.00	:HAP 12/22 Worthey, Carol 400 Pe
Total 9779								**2,132.00**	
9780	hcv	Estate of Wardell S. Pryor	12/1/2022	12-2022	EFT				
							hcv	280.00	:HAP 12/22 Burch, Eric 3101 S. M

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 9780								**280.00**	
9781	hcv	Crownline Properties LLC	12/1/2022	12-2022	EFT				
							hcv	671.00	:HAP 12/22 Davis, Charles 510 Un
							hcv	707.00	:HAP 12/22 Hall, Lashuna 403 N.
							hcv	750.00	:HAP 12/22 Simmons, Natasha 360
Total 9781								**2,128.00**	
9782	hcv	Winn Bolli LLC	12/1/2022	12-2022	EFT				
							hcv	656.00	:HAP 12/22 Abrego, Christina 907
							hcv	800.00	:HAP 12/22 Soto, Mary 1707 Blake
Total 9782								**1,456.00**	
9784	hcv	Rent Me Properties	12/1/2022	12-2022	EFT				
							hcv	666.00	:HAP 12/22 Banks, Heather 509 W.
Total 9784								**666.00**	
9785	hcv	Focus 4:8 Properties-01, LLC	12/1/2022	12-2022	EFT				
							hcv	587.00	:HAP 12/22 Murphy, Vanito 411 Se
Total 9785								**587.00**	
9786	hcv	Palmer Quarry LLC	12/1/2022	12-2022	EFT				
							hcv	725.00	:HAP 12/22 Luna, Nora 415 W. Qua
Total 9786								**725.00**	
9787	hcv	First Season LLC	12/1/2022	12-2022	EFT				
							hcv	944.00	:HAP 12/22 Allison, Kelly 406 Th
							hcv	449.00	:HAP 12/22 Sanchez, Migdalia 710
Total 9787								**1,393.00**	
9788	hcv	James D. Cannon Estate	12/1/2022	12-2022	EFT				
							hcv	393.00	:HAP 12/22 Brown, George 129 Dam
							hcv	541.00	:HAP 12/22 Hardrick, Latanya 326
							hcv	455.00	:HAP 12/22 Mccan, Walter 324 Uni
							hcv	714.00	:HAP 12/22 Moore, Leah 2004 Swee
							hcv	521.00	:HAP 12/22 Oliver, Belinda 324 U
							hcv	499.00	:HAP 12/22 Payne, Gloria 213 E.
							hcv	317.00	:HAP 12/22 Pryor, Denise 312 E R
							hcv	638.00	:HAP 12/22 Wilkins, Alberta 658

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
Total 9788								**4,078.00**	
9789	hcv	K & L Hunt Investments, LLC	12/1/2022	12-2022	EFT				
							hcv	316.00	:HAP 12/22 Edwards, Gi Gi 234 E.
Total 9789								**316.00**	
9790	hcv	EPD Ashton Ridge Limited Dividend Housing	12/1/2022	12-2022	EFT				
							hcv	632.00	:HAP 12/22 Alford, David 2919 As
							hcv	571.00	:HAP 12/22 Buckner, Derick 2923
							hcv	524.00	:HAP 12/22 Coffey, Mary 2909 Ash
							hcv	554.00	:HAP 12/22 Doyle, Rochelle 2913
							hcv	413.00	:HAP 12/22 Echelbarger, Emory 29
							hcv	315.00	:HAP 12/22 Eubanks, Jamie Apartm
							hcv	567.00	:HAP 12/22 Hammond, Amanda 2911
							hcv	465.00	:HAP 12/22 Harvey, Queen 2923 As
							hcv	620.00	:HAP 12/22 Ide, Rebbecca 2925 As
							hcv	360.00	:HAP 12/22 Lee, Marilyn 2923 Ash
							hcv	341.00	:HAP 12/22 Lovejoy, Lillian 2911
							hcv	768.00	:HAP 12/22 Mcguire, Naja 2915 As
							hcv	486.00	:HAP 12/22 Noppe, Cynthia 2923 A
							hcv	867.00	:HAP 12/22 Reynolds, Larissa 292
							hcv	867.00	:HAP 12/22 Ridley, Marcola 2911
							hcv	588.00	:HAP 12/22 Sauceda, Jennifer 290
							hcv	867.00	:HAP 12/22 Shoemaker, Brittany 2
							hcv	472.00	:HAP 12/22 Shoemaker, Debra 2927
							hcv	660.00	:HAP 12/22 Smith, Jennifer 2911
							hcv	669.00	:HAP 12/22 Smith, Traci 2923 Ash
							hcv	479.00	:HAP 12/22 Swihart, Geraldine 29
							hcv	560.00	:HAP 12/22 Zerbey, Michael 2919
Total 9790								**12,645.00**	
9791	hcv	Walnut Ridge Titleholder, LLC	12/1/2022	12-2022	EFT				
							hcv	323.00	:HAP 12/22 Hill Banks, Krystal 3
Total 9791								**323.00**	
9792	hcv	Marcell Fowler	12/1/2022	12-2022	EFT				
							hcv	161.00	:HAP 12/22 Ingram, Latosha 137 E
Total 9792								**161.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9793	hcv	Charger Properties LLC	12/1/2022	12-2022	EFT				
							hcv	226.00	:HAP 12/22 Griffin, Kimberly 295
							hcv	609.00	:HAP 12/22 Smith, Ronnie 2820 Me
Total 9793								**835.00**	
9794	hcv	Roger Thomas	12/1/2022	12-2022	EFT				
							hcv	302.00	:HAP 12/22 Parris Wilson, Debra
Total 9794								**302.00**	
9795	hcv	Tanya Padgett	12/1/2022	12-2022	EFT				
							hcv	336.00	:HAP 12/22 Austin, Carolyn 1032
Total 9795								**336.00**	
9796	hcv	L & B Futures LLC	12/1/2022	12-2022	EFT				
							hcv	1,075.00	:HAP 12/22 Beltran-Welsh, Nancy
							hcv	292.00	:HAP 12/22 Eubanks, Carolyn 1043
Total 9796								**1,367.00**	
9797	hcv	Guardhouse Rentals LLC	12/1/2022	12-2022	EFT				
							hcv	649.00	:HAP 12/22 Glaspie, Nicole 1044
							hcv	755.00	:HAP 12/22 Hall, Linitta 103 W.
							hcv	135.00	:HAP 12/22 Hayworth, Meggan 506
							hcv	48.00	:HAP 12/22 Overmyer, Shanna 401
							hcv	850.00	:HAP 12/22 Smith, Jasmine 131 Mi
							hcv	725.00	:HAP 12/22 Tello, Angela 339 Uni
Total 9797								**3,162.00**	
9798	hcv	Judith Lubana	12/1/2022	12-2022	EFT				
							hcv	588.00	:HAP 12/22 Silas, Naomi 705 Firs
Total 9798								**588.00**	
9799	hcv	Jeffrey McIntyre	12/1/2022	12-2022	EFT				
							hcv	391.00	:HAP 12/22 Vandyke, Sally 211 La
Total 9799								**391.00**	
9800	hcv	W & L Pearl Arts Inc.	12/1/2022	12-2022	EFT				
							hcv	461.00	:HAP 12/22 Fagan, Joann 113 Holl
Total 9800								**461.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9801	hcv	Wallace Mahoney	12/1/2022	12-2022	EFT				
							hcv	424.00	:HAP 12/22 Robinson, Nona 1304 S
Total 9801								**424.00**	
9802	hcv	Twins Real Estate North Pointe LLC	12/1/2022	12-2022	EFT				
							hcv	232.00	:HAP 12/22 Clark, Sherry 3005 No
							hcv	568.00	:HAP 12/22 McBride, Patricia 300
Total 9802								**800.00**	
9803	hcv	Peng Lu	12/1/2022	12-2022	EFT				
							hcv	542.00	:HAP 12/22 Taylor, Alfred 319 W.
Total 9803								**542.00**	
9804	hcv	JRP Property Management LLC	12/1/2022	12-2022	EFT				
							hcv	714.00	:HAP 12/22 Journeay, Kalesha 509
							hcv	83.00	:HAP 12/22 Riley, Lakeshia 157 E
							hcv	489.00	:HAP 12/22 Smith, Lynda 936 S Ja
Total 9804								**1,286.00**	
9805	hcv	Al Brown	12/1/2022	12-2022	EFT				
							hcv	577.00	:HAP 12/22 Reed, Felicia 211 W.
Total 9805								**577.00**	
9806	hcv	Coastal Line Homes LLC	12/1/2022	12-2022	EFT				
							hcv	628.00	:HAP 12/22 Bitner, Kasiti 110 Ri
							hcv	454.00	:HAP 12/22 Brown, Cathy 810 Seco
							hcv	464.00	:HAP 12/22 Brown, Lee 808 Second
Total 9806								**1,546.00**	
9807	hcv	David Hildreth	12/1/2022	12-2022	EFT				
							hcv	574.00	:HAP 12/22 Johnson, Jennifer 715
Total 9807								**574.00**	
9808	hcv	Francis Senior Loft	12/1/2022	12-2022	EFT				
							hcv	446.00	:HAP 12/22 Cotton, Dennis 123 Ea
							hcv	560.00	:HAP 12/22 Hern, Ruthie 123 E. W
							hcv	442.00	:HAP 12/22 Kint, Christine 123 E
Total 9808								**1,448.00**	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9809	hcv	Marhonda Williams	12/1/2022	12-2022	EFT				
							hcv	772.00	:HAP 12/22 Bicy, Natasha 221 E.
Total 9809								**772.00**	
9810	hcv	Millmac Properties	12/1/2022	12-2022	EFT				
							hcv	740.00	:HAP 12/22 Watts, Duborse 907 Ba
Total 9810								**740.00**	
9811	hcv	Barbara McConnell	12/1/2022	12-2022	EFT				
							hcv	434.00	:HAP 12/22 Bellew, Deanna 211 W.
Total 9811								**434.00**	
9812	hcv	Albert Kahn Apartments	12/1/2022	12-2022	EFT				
							hcv	460.00	:HAP 12/22 Brown, Donna 214 S Ja
							hcv	501.00	:HAP 12/22 Crosby, Willie 214 So
							hcv	835.00	:HAP 12/22 Gibson, Melissa 214 S
							hcv	466.00	:HAP 12/22 Jones, Lisa 214 S Jac
							hcv	180.00	:HAP 12/22 Jordan, Dijuarie 214
							hcv	266.00	:HAP 12/22 Marizette, Mary 214 S
							hcv	504.00	:HAP 12/22 Powell, Marvin 214 S
							hcv	504.00	:HAP 12/22 Tucker, Sharon 214 S
							hcv	151.00	:HAP 12/22 Williams, Jan 214 S J
Total 9812								**3,867.00**	
9813	hcv	Autumn Woods (M-O) Owner LLC	12/1/2022	12-2022	EFT				
							hcv	568.00	:HAP 12/22 Cunningham, Toni 536
Total 9813								**568.00**	
9814	hcv	Glenwood (M-O) Owner LLC	12/1/2022	12-2022	EFT				
							hcv	514.00	:HAP 12/22 Albert, Vickie 485 Hi
							hcv	345.00	:HAP 12/22 Alcenius, Deborah 415
							hcv	367.00	:HAP 12/22 Baker, Kobe 495 Hicko
							hcv	710.00	:HAP 12/22 Brown, Camie 485 Hick
							hcv	574.00	:HAP 12/22 Byrd, Jerry 455 Hicko
							hcv	810.00	:HAP 12/22 Chase, Tera 455 Hicko
							hcv	694.00	:HAP 12/22 Engle, Catherine 505
							hcv	649.00	:HAP 12/22 Ewing, Christina 425
							hcv	421.00	:HAP 12/22 Lane, Kevin 425 Hawth
							hcv	582.00	:HAP 12/22 Newsom, Phylicia 415

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	682.00	:HAP 12/22 Powell, Sara 505 Hick
							hcv	574.00	:HAP 12/22 Sanders, Dale 470 Hic
							hcv	515.00	:HAP 12/22 Schultz, Ronald 425 H
							hcv	574.00	:HAP 12/22 Stovall, Marcia 485 H
							hcv	547.00	:HAP 12/22 Suddeth, Dyetta 415 H
Total 9814								**8,558.00**	
9815	hcv	Zarina Nurmanova	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Stone, Janetta 909 2n
Total 9815								**560.00**	
9816	hcv	Lubertha Oliver	12/1/2022	12-2022	EFT				
							hcv	431.00	:HAP 12/22 Goodloe, Corine 124 N
Total 9816								**431.00**	
9817	hcv	Eliud Saldivar	12/1/2022	12-2022	EFT				
							hcv	167.00	:HAP 12/22 Rumsey, Amber 1407 Fi
Total 9817								**167.00**	
9818	hcv	David Gibson	12/1/2022	12-2022	EFT				
							hcv	827.00	:HAP 12/22 Burkholder, Mellanie
Total 9818								**827.00**	
9819	hcv	Ray Baiz	12/1/2022	12-2022	EFT				
							hcv	455.00	:HAP 12/22 Reed, Tina 225 W Maso
Total 9819								**455.00**	
9820	hcv	SM Bristow LLC	12/1/2022	12-2022	EFT				
							hcv	632.00	:HAP 12/22 Tropp, Charity 552 Se
Total 9820								**632.00**	
9821	hcv	Great Lakes Portfolio	12/1/2022	12-2022	EFT				
							hcv	676.00	:HAP 12/22 Adams, Marissa 306 Sy
Total 9821								**676.00**	
9822	hcv	Minoof Holdings, LLC	12/1/2022	12-2022	EFT				
							hcv	545.00	:HAP 12/22 Hiveley, Ron 208 Stew
Total 9822								**545.00**	

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9823	hcv	Beal Properties	12/1/2022	12-2022	EFT				
							hcv	124.00	:HAP 12/22 Baker, Jodie 412 Four
							hcv	444.00	:HAP 12/22 Collins, Kamauri 616
Total 9823								**568.00**	
9824	hcv	LG Grand River Ridge LLC	12/1/2022	12-2022	EFT				
							hcv	560.00	:HAP 12/22 Berry, Jessica 308 Va
							hcv	889.00	:HAP 12/22 Holmes, Valerie 308 V
							hcv	544.00	:HAP 12/22 Love, Andra 308 Van B
							hcv	635.00	:HAP 12/22 Montgomery, Evonne 30
							hcv	568.00	:HAP 12/22 Norris, Andre 308 Van
							hcv	473.00	:HAP 12/22 Norris, Barbara 308 V
							hcv	489.00	:HAP 12/22 Porter, James 308 Van
							hcv	620.00	:HAP 12/22 Powell, Rochelle 308
							hcv	554.00	:HAP 12/22 Smith, Iris 308 Van B
							hcv	647.00	:HAP 12/22 Taylor, Carolyn 308 V
							hcv	560.00	:HAP 12/22 Yenne, Dawn 308 Van B
Total 9824								**6,539.00**	
9825	hcv	Hillard Rentals LLC	12/1/2022	12-2022	EFT				
							hcv	509.00	:HAP 12/22 Slayton, Deborah 219
Total 9825								**509.00**	
9826	hcv	Hadley Home Solutions LLC	12/1/2022	12-2022	EFT				
							hcv	802.00	:HAP 12/22 Jackson, Jamina 508 W
							hcv	575.00	:HAP 12/22 Mckenney, Rayshea 508
Total 9826								**1,377.00**	
9827	hcv	A to Z Properties	12/1/2022	12-2022	EFT				
							hcv	534.00	:HAP 12/22 Lowden, Angelica 720
Total 9827								**534.00**	
9828	hcv	Theadora Gansmiller	12/1/2022	12-2022	EFT				
							hcv	407.00	:HAP 12/22 Broyles, Kathryn 301
Total 9828								**407.00**	
9829	hcv	Perennial Properties	12/1/2022	12-2022	EFT				
							hcv	441.00	:HAP 12/22 Jimenez, Lisa 504 Thi
Total 9829								**441.00**	

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
9830	hcv	Lubbock Housing Authority	12/1/2022	12-2022	EFT				
							hcv	49.01	:POA 12/22 Gant, Vanessa
							hcv	1,022.00	:POH 12/22 Gant, Vanessa
Total 9830								**1,071.01**	
9831	hcv	Benjamin Bushkuhl	12/1/2022	12-2022	EFT				
							hcv	503.00	:HAP 12/22 Bacon, Charles 316 We
Total 9831								**503.00**	
9832	hcv	Newnan Housing Authority	12/1/2022	12-2022	EFT				
							hcv	41.78	:POA 12/22 Ryan, Synita
							hcv	1,715.00	:POH 12/22 Ryan, Synita
Total 9832								**1,756.78**	
9833	hcv	Bryan Parker	12/1/2022	12-2022	EFT				
							hcv	451.00	:HAP 12/22 Goudeau, Regina 1406
Total 9833								**451.00**	
9834	hcv	Mitchel J. McDonald	12/1/2022	12-2022	EFT				
							hcv	457.00	:HAP 12/22 Raser, Sarah 2401 Spa
Total 9834								**457.00**	
9835	hcv	Hope Weishaupt	12/1/2022	12-2022	EFT				
							hcv	403.00	:HAP 12/22 Richardson, Timothy 2
Total 9835								**403.00**	
9836	hcv	C James Wellman	12/1/2022	12-2022	EFT				
							hcv	960.00	:HAP 12/22 Cordova, Allysia 7962
Total 9836								**960.00**	
9837	hcv	709 Ventures LLC	12/1/2022	12-2022	EFT				
							hcv	902.00	:HAP 12/22 Peters, Sonya 709 N.
Total 9837								**902.00**	
9838	hcv	Dallas Housing Authority	12/1/2022	12-2022	EFT				
							hcv	41.78	:POA 12/22 Collins, Andrea
							hcv	1,171.00	:POH 12/22 Collins, Andrea
Total 9838								**1,212.78**	

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
56160	hcv	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Oct22Pension	hcv	2,172.08	October 2022 employee/employer pension contribution
Total 56160								**2,172.08**	
56161	hcv	City Of Jackson - Finance Department	12/8/2022	12-2022	Check				
						Nov22Pension	hcv	2,172.08	Nov '22 employee/employer pension contribution
Total 56161								**2,172.08**	
56162	hcv	First National Bank Omaha	12/8/2022	12-2022	Check				
						4611122113	hcv	177.07	Google email administration Nov '22
Total 56162								**177.07**	
56163	hcv	Jackson Housing Commission	12/8/2022	12-2022	Check				
						12.22MgmtFee	hcv	3,000.00	Dec '22 Management Fee
Total 56163								**3,000.00**	
56164	hcv	LIBRA INDUSTRIES, INC. OF MI	12/8/2022	12-2022	Check				
						2022-15908	hcv	43.00	uniforms A. Cunningham
Total 56164								**43.00**	
56165	hcv	EQUIFAX WORKFORCE SOLUTIONS LLC	12/8/2022	12-2022	Check				
						2053601166	hcv	590.27	Oct 2022 tenant screening
Total 56165								**590.27**	
56166	hcv	TDS Metrocom	12/8/2022	12-2022	Check				
						6326112822	hcv	1.54	managed communication svcs 11/28-12/27/22
Total 56166								**1.54**	
56167	hcv	MICHBUSINESS	12/8/2022	12-2022	Check				
						46516	hcv	6.00	Monthly COBRA billing - December 2022
Total 56167								**6.00**	
56168	hcv	SUBURBAN LANES	12/14/2022	12-2022	Check				
						12.16.22	hcv	146.84	employee Christmas party 12/16/22
						12.16.22	hcv	29.37	gratuity for Christmas party
Total 56168								**176.21**	
56169	hcv	JACKSON UTILITY BILLING	12/15/2022	12-2022	Check				

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
						11.04.22	hcv	180.19	Metered water 09/01/22-10/28/22
						11.04.22	hcv	36.91	sewer 09/01/22-10/28/22
Total 56169								**217.10**	
56170	hcv	Jackson Housing Commission	12/15/2022	12-2022	Check				
						Nov22inspect	hcv	1,080.85	Nov 2022 inspection costs for Section 8 properties
Total 56170								**1,080.85**	
56171	hcv	PC Solutions	12/15/2022	12-2022	Check				
						34824	hcv	246.80	PC Solutions Mnthly/Qtrly server svc/monthly backup
Total 56171								**246.80**	
56172	hcv	WISE CONSULTING	12/15/2022	12-2022	Check				
						676	hcv	935.00	Nov 22 monthly svcs, Rent Cafe, 10/22 Fin, 1/22 Fin
Total 56172								**935.00**	
9839	hcv	Shoemaker	12/15/2022	12-2022	EFT				
							hcv	15.00	:URP 12/22 Shoemaker, Brittany 2
Total 9839								**15.00**	
9840	hcv	Canterbury House Apartments	12/15/2022	12-2022	EFT				
							hcv	482.00	:HAP 12/22 Nixon, Katina 239 Oak
Total 9840								**482.00**	
9841	hcv	4 Sure Property Management LLC	12/15/2022	12-2022	EFT				
							hcv	900.00	:HAP 12/22 Oneill, Ashley 913 S.
Total 9841								**900.00**	
9842	hcv	Chase Property Management LLC	12/15/2022	12-2022	EFT				
							hcv	20.00	:HAP 10/22 Gilhouse, Angela 514
							hcv	632.00	:HAP 11/22 Gilhouse, Angela 514
							hcv	632.00	:HAP 12/22 Gilhouse, Angela 514
Total 9842								**1,284.00**	
9843	hcv	William Lindsay	12/15/2022	12-2022	EFT				
							hcv	621.00	:HAP 12/22 Swank, Shawnta 508 S.
Total 9843								**621.00**	
9844	hcv	EPD Ashton Ridge Limited Dividend Housing	12/15/2022	12-2022	EFT				

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	74.00	:HAP 11/22 Bright, Maurisa 2913
							hcv	649.00	:HAP 12/22 Milam, Shauntana 2917
Total 9844								**723.00**	
9845	hcv	Tanya Padgett	12/15/2022	12-2022	EFT				
							hcv	516.00	:HAP 11/22 Bright, Maurisa 918 C
							hcv	595.00	:HAP 12/22 Bright, Maurisa 918 C
Total 9845								**1,111.00**	
9846	hcv	Twins Real Estate North Pointe LLC	12/15/2022	12-2022	EFT				
							hcv	-232.00	:HAP 12/22 Clark, Sherry 3005 No
							hcv	474.00	:HAP 12/22 Clark, Sherry 3005 No
Total 9846								**242.00**	
9847	hcv	Albert Kahn Apartments	12/15/2022	12-2022	EFT				
							hcv	-151.00	:HAP 12/22 Williams, Jan 214 S J
							hcv	733.00	:HAP 12/22 Williams, Jan 214 S J
Total 9847								**582.00**	
9848	hcv	Autumn Woods (M-O) Owner LLC	12/15/2022	12-2022	EFT				
							hcv	-5.00	:Abate HAP 11/22 Taylor, Andrea
							hcv	162.00	:HAP 12/22 Taylor, Andrea 482 Ro
Total 9848								**157.00**	
9849	hcv	Zarina Nurmanova	12/15/2022	12-2022	EFT				
							hcv	-560.00	:HAP 12/22 Stone, Janetta 909 2n
							hcv	700.00	:HAP 12/22 Stone, Janetta 909 2n
Total 9849								**140.00**	
9850	hcv	Beal Properties	12/15/2022	12-2022	EFT				
							hcv	-124.00	:HAP 12/22 Baker, Jodie 412 Four
							hcv	674.00	:HAP 12/22 Baker, Jodie 412 Four
Total 9850								**550.00**	
56173	hcv	Katie Anderson	12/15/2022	12-2022	Check				
						12.15.22	hcv	111.43	Gift cards for employee Christmas party
Total 56173								**111.43**	
9721	hcv	Holmes	12/19/2022	12-2022	EFT				

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	-76.00	:URP 12/22 Holmes, Valerie 308 V
Total 9721								**-76.00**	
9852	hcv	Holmes	12/19/2022	12-2022	EFT				
							hcv	76.00	:URP 12/22 Holmes, Valerie 308 V
Total 9852								**76.00**	
9853	hcv	Canterbury House Apartments	12/19/2022	12-2022	EFT				
							hcv	307.00	:HAP 12/22 Williams, Anthony 339
Total 9853								**307.00**	
9854	hcv	Reynolds Management Inc.	12/19/2022	12-2022	EFT				
							hcv	555.00	:HAP 11/22 Baker, Rachelle 513 W
							hcv	412.00	:HAP 11/22 Fink, Kelley 1009 Chi
							hcv	555.00	:HAP 12/22 Baker, Rachelle 513 W
							hcv	412.00	:HAP 12/22 Fink, Kelley 1009 Chi
Total 9854								**1,934.00**	
9855	hcv	Guardhouse Rentals LLC	12/19/2022	12-2022	EFT				
							hcv	535.00	:HAP 12/22 Pussehl, Kelly 1033 F
Total 9855								**535.00**	
9856	hcv	DeQuandre Phelps	12/19/2022	12-2022	EFT				
							hcv	352.00	:HAP 08/22 Nelson, Sara 125 E. A
Total 9856								**352.00**	
9857	hcv	Albert Kahn Apartments	12/19/2022	12-2022	EFT				
							hcv	50.00	:HAP 12/22 Woods, James 214 S Ja
Total 9857								**50.00**	
9858	hcv	Glenwood (M-O) Owner LLC	12/19/2022	12-2022	EFT				
							hcv	-303.00	:Abate HAP 04/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 05/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 06/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 07/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 08/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 09/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 10/22 Tyler, Elise 41
							hcv	-502.00	:Abate HAP 11/22 Tyler, Elise 41

Previously Paid Liabilities
HCV
December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
							hcv	-211.00	:Abate HAP 12/22 Tyler, Elise 41
							hcv	303.00	:HAP 04/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 05/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 06/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 07/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 08/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 09/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 10/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 11/22 Tyler, Elise 415 Hawt
							hcv	502.00	:HAP 12/22 Tyler, Elise 415 Hawt
Total 9858								**291.00**	
9859	hcv	Ronald Martin	12/19/2022	12-2022	EFT				
							hcv	60.00	:HAP 09/22 Nelson, Sara 1006 Thi
							hcv	60.00	:HAP 10/22 Nelson, Sara 1006 Thi
							hcv	60.00	:HAP 11/22 Nelson, Sara 1006 Thi
							hcv	60.00	:HAP 12/22 Nelson, Sara 1006 Thi
Total 9859								**240.00**	
56174	hcv	AFLAC	12/21/2022	12-2022	Check				
						000449	hcv	375.66	Dec '22 employee supplemental insurance
Total 56174								**375.66**	
56175	hcv	AccuShred, LLC	12/21/2022	12-2022	Check				
						78506	hcv	28.98	AccuShred doc destruction Nov '22
Total 56175								**28.98**	
56176	hcv	Blue Care Network Of Michigan	12/21/2022	12-2022	Check				
						223430036812	hcv	3,791.69	Employee health ins 1/1/23-1/31/23
Total 56176								**3,791.69**	
56177	hcv	PC Solutions	12/21/2022	12-2022	Check				
						34994	hcv	290.73	Meraki Security Device License - 3 year
Total 56177								**290.73**	
56178	hcv	KCL GROUP BENEFITS	12/21/2022	12-2022	Check				
						24774010123	hcv	116.93	Employee life, STD, AD&D ins 1/1/23-1/31/23
Total 56178								**116.93**	

Previously Paid Liabilities

HCV

December1, 2022-December 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Metho	Invoice #	Property	Amount	Notes
56179	hcv	AMERICAN OFFICE SOLUTIONS	12/21/2022	12-2022	Check				
						32995176	hcv	74.14	AOS Maint Contract Dec 2022 + copies
Total 56179								**74.14**	
56180	hcv	MICHBUSINESS	12/21/2022	12-2022	Check				
						46852	hcv	6.00	Monthly COBRA billing-Jan 2023
Total 56180								**6.00**	
Grand Total								**205,934.13**	

Jackson Housing Commission

Jackson, MI

The following Resolution was introduced by President Woods and considered:

RESOLUTION NO. 2023-01

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

AMP 1: Chalet Terrace	$ 1,165.30
AMP 2: Reed Manor	$ -
AMP 3: Shahan-Blackstone Apts.	$ 217.00
Total	**$ 1,382.30**

The attached Collection Losses Report reflects the delinquent amount of **$ 1,382.30.**
and is hereby approved for fiscal year 2022 write-off.

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

AYES:
NAYS:
ABSTAIN:
ABSENT:

President _____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution was adopted at a Regular Meeting of the Jackson Housing Commission on January 18, 2023.

_____
Michelle Woods
President

Jackson Housing Commission
Collection Losses
January 2023

Property	Acct #	EOP	Amount
Chalet Terrace	T0004771	8/1/2022	$391.00
Chalet Terrace	T0000987	8/26/2022	$774.30
Shahan Blackstone	T0004160	9/30/2022	$217.00

Property	January 2022	January 2023
Chalet Terrace		$1,165.30
Reed Manor		-
Shahan Blackstone North		$217.00

JACKSON HOUSING COMMISSION
BOARD OF COMMISSIONERS

Resolution 2023-02

RESOLUTION RATIFYING AN EXTENTION OF TIME FOR MASTER DEVELOPER AGREEMENT NEGOTIATIONS WITH GALVAN & ASSOCIATES FOR THE REDEVELOPMENT OF THE SHAHAN-BLACKSTONE NORTH PUBLIC HOUSING PROJECT ("PROJECT") AS OUTINED IN BOARD RESOLUTION 2022-08

WHEREAS, the Jackson Housing Commission **("JHC")** is a Michigan public body corporate pursuant to the Michigan Housing Facilities Act (Act 18 of 1933) (the **"Housing Facilities Act")** and deemed a public housing agency by the U.S. Department of Housing and Urban Development **("HUD")** in accordance with the U.S. Housing Act of 1937, as amended (the **"U.S. Housing Act")**; and

WHEREAS, JHC is engaged in the development and operation of decent, safe, and sanitary low-income housing programs in accordance with the U.S. Housing Act, HUD regulations promulgated in accordance therewith, the Housing Facilities Act, and such other laws, regulations, codes, and ordinances as applicable; and

WHEREAS, the Jackson Housing Commission (JHC) applied to the U.S. Department of Housing and Urban Development (HUD) to convert the property to project-based rental assistance or project-based vouchers under HUD's Rental Assistance Demonstration (RAD); and

WHEREAS, JHC has been authorized by HUD to convert 128 public housing units at the Project to long-term Section 8 housing choice voucher or project-based rental assistance contracts under RAD; and

WHEREAS, one of the goals of conversion is to leverage financing to undertake redevelopment of the Project to ensure its long-term viability the for at least the next 20 years; and

WHEREAS, on June 15, 2022, JHC approved Galvan & Associates as the Interim Developer for the Shahan-Blackstone North Public Housing Project ("Project") in Board Resolution 2022-08 for 60 days until terms of a Master Developer Agreement could be negotiated; and

WHEREAS, during this time and in the subsequent period through November 2022, HUD approached JHC regarding a prior year subsidy matter with implications that JHC may not be able to follow through on a commitment to the Project; and

WHEREAS, as a result, subsequent to the approval of Board Resolution 2022-08, Galvan & Associates was not notified of the award and the competing proposers were not notified of the award status until HUD provided clarity around the RAD Projects; and

WHEREAS, on December 1, 2022, JHC notified Galvan & Associates and the competing proposers of the award for the Interim Developer for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JACKSON HOUSING COMMISSION that:

1. The designation of Galvan and Associates as the Interim Co-Developer for the Project is extended until Feb 1, 2023.
2. The Executive Director is authorized to negotiate the terms of a Master Development Agreement (MDA) based on the business terms outlined in Exhibit A to this Resolution.
3. In the event the Executive Director is unable to negotiate an MDA that is mutually acceptable to both parties. The interim designation shall terminate, and the Executive Director is then authorized to negotiate the terms of an MDA with the next highest rank developer if the interim designation is terminated.
4. The designation of Galvan & Associates as the permanent Co-Developer by the Executive Director per the business terms outlined in Exhibit A shall require no further action by the Board of Commissioners.
5. The Executive Director is hereby authorized and directed to take any and all action necessary and appropriate to effectuate the intent of this Resolution.
6. This Resolution shall take effect immediately.

Commissioner	Approve	Against	Absent
Michelle Woods	☐	☐	☐
James Johnson	☐	☐	☐
Caroline Parker	☐	☐	☐
Carmen Wade	☐	☐	☐
Josh Burgett	☐	☐	☐

CERTIFICATION

I, Michelle Woods, President of the Board of Commissioners, certify that on **Jan 18 2023**, the Jackson Housing Commission Board of Commissioners approved Resolution 2023 - 02 and that the foregoing is a true and correct copy.

_____

President, Michelle Woods

Aged Receivables

Age As Of: 11/30/2022 Post To: 11/2022

Property	Property Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
amp1	Chalet Terrace	104,591.84	12,733.28	9,329.17	6,367.43	76,161.96	-12,787.74	91,804.10
amp2	Reed Manor	321,857.16	24,321.00	20,898.00	16,784.90	259,853.26	-12,979.13	308,878.03
amp3	Shahan-Blackstone	95,858.63	9,268.81	8,375.75	6,541.00	71,673.07	-5,492.91	90,365.72
Total		**522,307.63**	**46,323.09**	**38,602.92**	**29,693.33**	**407,688.29**	**-31,259.78**	**491,047.85**

Reasons For Move Out

For Selected Properties

Date = 11/01/2022-12/31/2022

Property	Resident	Name	Move In	Move Out	Days	Reason For Move Out
Unit	**Code**				**Occupied**	
Chalet Terrace(amp1)						
	d0000738		10/21/2019	11/15/2022	1,121.00	Transfer to New Unit
Total 1					**1,121.00**	
Reed Manor(amp2)						
	t0001580		10/10/2019	12/1/2022	1,148.00	Skip
	t0001716		10/1/2019	12/28/2022	1,184.00	Death
	t0004080		1/24/2020	12/15/2022	1,056.00	Relocating
	t0000733		5/1/2012	12/1/2022	3,866.00	Skip
	t0000534		3/1/2018	12/1/2022	1,736.00	Skip
	t0000692		3/1/2018	12/1/2022	1,736.00	Skip
	t0000316		9/3/2021	11/1/2022	424.00	Death
Total 7					**11,150.00**	
Shahan-Blackstone(amp3)						
	t0000931		3/24/2021	11/29/2022	615.00	Lease Violations
	b0000619		1/4/2018	11/22/2022	1,783.00	Lease Violations
	t0004865		10/6/2021	11/30/2022	420.00	Relocating
Total 3					**2,818.00**	
Housing Choice Voucher(hcv)						
00000097	t0000596		1/15/2009	11/30/2022	5,067.00	Non Payment
Total 1					**5,067.00**	
Project Based Voucher(pbv)						
123110	t0001353		1/1/2021	12/20/2022	718.00	Skip
Total 1					**718.00**	

Summary Information

Reason	Counts	Percentage
Death	2	15.38
Lease Violations	2	15.38

Reasons For Move Out

For Selected Properties

Date = 11/01/2022-12/31/2022

Property	Resident	Name	Move In	Move Out	Days	Reason For Move Out
Unit	**Code**				**Occupied**	
Non Payment			1	7.69		
Relocating			2	15.38		
Skip			5	38.46		
Transfer to New Unit			1	7.69		
Total			**13**	**100.0000**		

Vacant Unit Turnaround Time

All Public Housing Properties (.allpha)

Units Turned between 11/01/2022 and 12/31/2022

Property:	Reed Manor(amp2)						Turnaround Days			Exempt Days	
Unit / Move-Out		PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
00000143	106 Laurel Court										
09/02/2022	HUD: MI038000-001 1 BR: 3										
		Vacant - Down	09/03/2022	11/03/2022	62	62	-	-	62	-	-
					62	62	0	0	62	0	0
1246	1246 Laurel Lane										
01/01/1900	HUD: MI038000-001 1 BR: 3										
		Vacant - Down	06/26/2022	11/20/2022	148	148	-	-	148	-	-
					148	148	0	0	148	0	0
00000147	315 Barberry Drive										
01/01/1900	HUD: MI038000-001 2 BR: 0										
		Vacant - Down	09/16/2022	11/03/2022	49	49	-	-	49	-	-
					49	49	0	0	49	0	0
00000115	1237 Laurel Lane										
01/01/1900	HUD: MI038000-001 2 BR: 2										
		Vacant - Down	09/16/2022	11/15/2022	61	61	-	-	61	-	-
					61	61	0	0	61	0	0
00000082	108 Laurel Court										
10/25/2022	HUD: MI038000-001 2 BR: 3										
		Vacant - Down	10/26/2022	12/07/2022	43	43	-	-	43	-	-
					43	43	0	0	43	0	0
00000089	1205 Laurel Lane										
01/01/1900	HUD: MI038000-001 3 BR: 2										
		Vacant - Down	08/27/2022	11/17/2022	83	83	-	-	83	-	-
					83	83	0	0	83	0	0
		Units Turned:	6	**Property Totals:**	446	446	0	0	446	0	0
				Averages:		74.33	0.00	0.00	74.33	0.00	0.00
G-10	301 Steward Avenue G-10										
07/22/2022	HUD: MI038000-002 G-10 BR: 0										
		Vacant - Down	07/23/2022	11/22/2022	123	123	-	-	123	-	-
					123	123	0	0	123	0	0

H-40	207 Steward Avenue H-40										
03/23/2022	HUD: MI038000-002 H-40 BR: 0										
		Vacant - Down		03/24/2022	10/31/2022	222	222	-	-	222	-	-
						222	222	0	0	222	0	0
		Units Turned:	2		**Property Totals:**	345	345	0	0	345	0	0
					Averages:		172.50	0.00	0.00	172.50	0.00	0.00
322	322 Moorman Drive											
01/01/1900	HUD: MI038000-003 3 BR: 2											
		Vacant - Down		08/18/2022	11/02/2022	77	77	-	-	77	-	-
						77	77	0	0	77	0	0
323	323 Moorman Drive											
07/18/2022	HUD: MI038000-003 6 BR: 3											
		Vacant - Down		07/19/2022	11/02/2022	107	107	-	-	107	-	-
						107	107	0	0	107	0	0
314	314 Moorman Drive											
09/12/2022	HUD: MI038000-003 7 BR: 2											
		Vacant - Down		09/13/2022	11/03/2022	52	52	-	-	52	-	-
						52	52	0	0	52	0	0
327	327 Moorman Drive											
01/01/1900	HUD: MI038000-003 8 BR: 3											
		Vacant - Down		05/07/2022	11/07/2022	185	185	-	-	185	-	-
						185	185	0	0	185	0	0
		Units Turned:	4		**Property Totals:**	421	421	0	0	421	0	0
					Averages:		105.25	0.00	0.00	105.25	0.00	0.00

						Turnaround Days			Exempt Days	
				Vacancy Days	Down	Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
	Units Turned:	12	**Grand Totals:**	1,212	1,212	0	0	1,212	0	0
			Averages:		101.00	0.00	0.00	101.00	0.00	0.00

PETTY CASH REPORT
Jackson Housing Commission
10-Jan-23

DATE	TRANS#	DESCRIPTION	ACCT#	AMOUNT	ADJUSTMENT	REMAINING
				USED:		***BALANCE***
		Previous Balance				$ 1,740.35
12.02.22		replenish Petty Cash - PH ck# 71194			$ 259.65	$ 2,000.00
12.07.22	1335	tenant mailbox key - B. Reasoner Amp 2	4155-00-000	$ 25.00		$ 1,975.00
12.08.22	1336	tenant mailbox key - B. Norris Amp 1	4155-00-000	$ 25.00		$ 1,950.00
12.16.22	1337	postage COCC	4190-08-000	$ 60.00		$ 1,890.00
12.20.22	1338	tenant mailbox key - V. Griffin Amp1	4155-00-000	$ 25.00		$ 1,865.00
01.01.23	1339	Phelps Towing lock service for D. Lolley	4430-14-000	$ 45.00		$ 1,820.00
01.06.23	1340	Gordon Food Service gloves, napkins for FTN	4220-01-000	$ 17.98		$ 1,802.02

Amp1	4155-00-000	$ 50.00
Amp2	4155-00-000	$ 25.00
COCC	4190-08-000	$ 60.00
Amp2	4220-01-000	$ 17.98
Amp2	4430-14-000	$ 45.00
		$ 197.98

Central Offices - COCC (cocc)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	7,911.12
1111-90-000	Petty Cash	1,738.39
1111-99-000	Total Unrestricted Cash	9,649.51
1119-00-000	TOTAL CASH	9,649.51
1300-00-000	TOTAL CURRENT ASSETS	9,649.51
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	583,527.00
1400-07-000	Furniture and Equipment-Dwelling	49,377.50
1405-01-000	Accum Depreciation-Buildings	-583,527.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-49,377.50
1405-99-000	TOTAL FIXED ASSETS (NET)	0.00
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	-95,120.00
1406-19-000	CFP 19 Operations	-99,000.00
1480-18-000	General Capital Activity	3,097.40
1499-00-000	TOTAL CFP FUNDING	-191,022.60
1500-00-000	RAD	
1510-00-000	RAD Program Management	11,912.50
1520-00-000	RAD Architects	27,890.66
1530-00-000	RAD Legal	3,105.79
1540-00-000	RAD Development Related Accounting	231.08
1599-00-000	TOTAL RAD COSTS	43,140.03
1999-00-000	TOTAL ASSETS	-138,233.06
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	2,016.51
2116-01-000	A/P-PHA Projects	360,000.00
2117-90-000	Supplemental Insurance W/H	-3,931.26
2260-00-000	Accrued Compensated Absences-Current	27,125.56
2299-00-000	TOTAL CURRENT LIABILITIES	385,210.81

Central Offices - COCC (cocc)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	13,010.25
2399-00-000	TOTAL NONCURRENT LIABILITIES	13,010.25
2499-00-000	TOTAL LIABILITIES	398,221.06
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-536,454.12
2809-99-000	TOTAL RETAINED EARNINGS:	-536,454.12
2899-00-000	TOTAL EQUITY	-536,454.12
2999-00-000	TOTAL LIABILITIES AND EQUITY	-138,233.06
9999-99-000	TOTAL OF ALL	0.00

Chalet Terrace (amp1)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-534,299.18
1111-90-000	Petty Cash	1,516.93
1111-99-000	Total Unrestricted Cash	-532,782.25
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	19,004.00
1112-99-000	Total Restricted Cash	19,004.00
1119-00-000	TOTAL CASH	-513,778.25
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	90,460.85
1122-01-000	Allowance for Doubtful Accounts-Tenants	-5,740.45
1129-01-000	AR - TPA	13,431.99
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	98,152.39
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	2.52
1299-00-000	TOTAL OTHER CURRENT ASSETS	2.52
1300-00-000	TOTAL CURRENT ASSETS	-415,623.34
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	5,436,780.78
1400-07-000	Furniture and Equipment-Dwelling	81,701.00
1400-08-000	Furniture and Equipment-Admin.	63,817.92
1400-09-000	Leashold Improvements	147,944.00
1405-01-000	Accum Depreciation-Buildings	-5,400,376.27
1405-99-000	TOTAL FIXED ASSETS (NET)	329,867.43
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	11,923.00
1406-19-000	CFP 19 Operations	-59,672.88
1408-16-000	CFP 16 Mgmt Improvements	23,673.06
1408-17-000	CFP 2017 Management Improvements	3,199.29
1410-16-000	CFP 16 Administration	59,618.00
1430-16-000	CFP 16 FEES AND COSTS	3,333.34
1460-16-000	CFP 16 Dwelling Structures	159,611.96
1470-16-000	CFP 16 Non-Dwelling Structures	3,333.34

Chalet Terrace (amp1)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1475-16-000	CFP 16 Non-Dwelling Equipment	25,157.00
1480-18-000	General Capital Activity	177,380.26
1499-00-000	TOTAL CFP FUNDING	407,556.37
1500-00-000	RAD	
1510-00-000	RAD Program Management	13,581.16
1520-00-000	RAD Architects	27,723.96
1530-00-000	RAD Legal	1,500.57
1540-00-000	RAD Development Related Accounting	231.08
1599-00-000	TOTAL RAD COSTS	43,036.77
1999-00-000	TOTAL ASSETS	364,837.23
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	38,900.59
2114-00-000	Tenant Security Deposits	19,295.00
2114-02-000	Security Deposit Clearing Account	632.00
2117-01-000	A/P-Payroll Wages Payable	5,281.00
2117-90-000	Supplemental Insurance W/H	-8,461.46
2137-00-000	Accrued PILOT	9,222.00
2240-00-000	Tenant Prepaid Rents	12,787.74
2260-00-000	Accrued Compensated Absences-Current	2,311.53
2299-00-000	TOTAL CURRENT LIABILITIES	79,968.40
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	7,150.90
2399-00-000	TOTAL NONCURRENT LIABILITIES	7,150.90
2499-00-000	TOTAL LIABILITIES	87,119.30
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	329,868.00
2809-02-000	Retained Earnings-Unrestricted Net Assets	-52,150.07
2809-99-000	TOTAL RETAINED EARNINGS:	277,717.93
2899-00-000	TOTAL EQUITY	277,717.93

Chalet Terrace (amp1)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2999-00-000	TOTAL LIABILITIES AND EQUITY	364,837.23
9999-99-000	TOTAL OF ALL	0.00

Reed Manor (amp2)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	2,291,589.36
1111-90-000	Petty Cash	2,566.58
1111-99-000	Total Unrestricted Cash	2,294,155.94
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	41,316.00
1112-99-000	Total Restricted Cash	41,316.00
1119-00-000	TOTAL CASH	2,335,471.94
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	306,996.83
1122-01-000	Allowance for Doubtful Accounts-Tenants	-6,604.12
1125-00-000	A/R Due from COCC	200,000.00
1129-01-000	AR - TPA	15,422.33
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	515,815.04
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	8,219.59
1299-00-000	TOTAL OTHER CURRENT ASSETS	8,219.59
1300-00-000	TOTAL CURRENT ASSETS	2,859,506.57
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	16,885,790.85
1400-07-000	Furniture and Equipment-Dwelling	306,811.27
1400-08-000	Furniture and Equipment-Admin.	160,654.04
1400-09-000	Leashold Improvements	777,986.00
1405-01-000	Accum Depreciation-Buildings	-14,713,222.31
1405-99-000	TOTAL FIXED ASSETS (NET)	3,418,019.85
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	-55,500.00
1406-19-000	CFP 19 Operations	-134,263.98
1408-16-000	CFP 16 Mgmt Improvements	0.40
1408-17-000	CFP 2017 Management Improvements	7,608.66
1430-16-000	CFP 16 FEES AND COSTS	3,333.34
1460-16-000	CFP 16 Dwelling Structures	2,209,467.12
1470-16-000	CFP 16 Non-Dwelling Structures	-1,516,181.63

Reed Manor (amp2)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1475-16-000	CFP 16 Non-Dwelling Equipment	-33,660.41
1480-18-000	General Capital Activity	228,333.50
1499-00-000	TOTAL CFP FUNDING	709,137.00
1500-00-000	RAD	
1510-00-000	RAD Program Management	13,581.17
1520-00-000	RAD Architects	108,404.95
1530-00-000	RAD Legal	3,105.82
1540-00-000	RAD Development Related Accounting	455.09
1550-00-000	RAD Physical Needs Assessments	3,500.00
1599-00-000	TOTAL RAD COSTS	129,047.03
1999-00-000	TOTAL ASSETS	7,115,710.45
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	61,415.53
2114-00-000	Tenant Security Deposits	34,096.00
2114-02-000	Security Deposit Clearing Account	-1,517.00
2117-01-000	A/P-Payroll Wages Payable	8,342.00
2117-90-000	Supplemental Insurance W/H	-6,930.74
2137-00-000	Accrued PILOT	37,501.00
2240-00-000	Tenant Prepaid Rents	12,979.13
2260-00-000	Accrued Compensated Absences-Current	25,636.20
2299-00-000	TOTAL CURRENT LIABILITIES	171,522.12
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	29,184.73
2399-00-000	TOTAL NONCURRENT LIABILITIES	29,184.73
2499-00-000	TOTAL LIABILITIES	200,706.85
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	633.86
2805-99-000	TOTAL CONTRIBUTED CAPITAL	633.86
2809-00-000	RETAINED EARNINGS:	

Reed Manor (amp2)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2809-01-000	Invested in Capital Assets-Net of Debt	3,413,424.85
2809-02-000	Retained Earnings-Unrestricted Net Assets	3,500,944.89
2809-99-000	TOTAL RETAINED EARNINGS:	6,914,369.74
2899-00-000	TOTAL EQUITY	6,915,003.60
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,115,710.45
9999-99-000	TOTAL OF ALL	0.00

Shahan-Blackstone (amp3)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-423,963.74
1111-90-000	Petty Cash	1,197.97
1111-99-000	Total Unrestricted Cash	-422,765.77
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	14,845.00
1112-99-000	Total Restricted Cash	14,845.00
1119-00-000	TOTAL CASH	-407,920.77
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	91,487.14
1122-01-000	Allowance for Doubtful Accounts-Tenants	-1,430.00
1129-01-000	AR - TPA	7,053.49
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	97,110.63
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	2.53
1299-00-000	TOTAL OTHER CURRENT ASSETS	2.53
1300-00-000	TOTAL CURRENT ASSETS	-310,807.61
1400-01-000	FIXED ASSETS	
1400-06-000	Buildings	6,440,928.92
1400-07-000	Furniture and Equipment-Dwelling	88,196.00
1400-08-000	Furniture and Equipment-Admin.	64,685.18
1400-09-000	Leashold Improvements	220,708.00
1405-01-000	Accum Depreciation-Buildings	-6,440,928.92
1405-03-000	Accum Depreciation-Furn & Equip Admin	-58,885.96
1405-99-000	TOTAL FIXED ASSETS (NET)	314,703.22
1406-00-000	CFP Funding	
1406-16-000	CFP 16 Operations	974.79
1406-19-000	CFP 19 Operations	-54,700.14
1408-14-000	CFP 14 Mgmt Improvements	4,413.09
1408-16-000	CFP 16 Mgmt Improvements	15.18
1408-17-000	CFP 2017 Management Improvements	4,888.18
1410-16-000	CFP 16 Administration	19,873.00
1430-16-000	CFP 16 FEES AND COSTS	3,333.32

Shahan-Blackstone (amp3)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1460-16-000	CFP 16 Dwelling Structures	8,410.72
1470-16-000	CFP 16 Non-Dwelling Structures	110,062.71
1475-16-000	CFP 16 Non-Dwelling Equipment	2,421.00
1480-17-000	CFP 2017 Site Improvements	121,000.00
1480-18-000	General Capital Activity	83,600.44
1499-00-000	TOTAL CFP FUNDING	304,292.29
1500-00-000	RAD	
1510-00-000	RAD Program Management	13,581.17
1520-00-000	RAD Architects	27,723.97
1530-00-000	RAD Legal	1,500.57
1540-00-000	RAD Development Related Accounting	456.37
1599-00-000	TOTAL RAD COSTS	43,262.08
1999-00-000	TOTAL ASSETS	351,449.98
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	8,943.65
2114-00-000	Tenant Security Deposits	15,039.00
2114-02-000	Security Deposit Clearing Account	-22.00
2117-90-000	Supplemental Insurance W/H	-2,028.25
2137-00-000	Accrued PILOT	7,017.00
2240-00-000	Tenant Prepaid Rents	5,492.91
2260-00-000	Accrued Compensated Absences-Current	8,273.68
2299-00-000	TOTAL CURRENT LIABILITIES	42,715.99
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	1,767.43
2399-00-000	TOTAL NONCURRENT LIABILITIES	1,767.43
2499-00-000	TOTAL LIABILITIES	44,483.42
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	-311,703.00
2809-02-000	Retained Earnings-Unrestricted Net Assets	618,669.56
2809-99-000	TOTAL RETAINED EARNINGS:	306,966.56

Shahan-Blackstone (amp3)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2899-00-000	TOTAL EQUITY	306,966.56
2999-00-000	TOTAL LIABILITIES AND EQUITY	351,449.98
9999-99-000	TOTAL OF ALL	0.00

All Section 8 Properties (.alls8)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS:	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-10-000	Cash Operating 1	-86,754.38
1111-90-000	Petty Cash	207.21
1111-99-000	Total Unrestricted Cash	-86,547.17
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	172,162.00
1112-99-000	Total Restricted Cash	172,162.00
1119-00-000	TOTAL CASH	85,614.83
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	12,148.72
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	11,942.72
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,681.47
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,681.47
1300-00-000	TOTAL CURRENT ASSETS	101,239.02
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	116,822.00
1405-03-000	Accum Depreciation-Furn & Equip Admin	-35,841.00
1405-99-000	TOTAL FIXED ASSETS (NET)	80,981.00
1406-00-000	CFP Funding	
1480-18-000	General Capital Activity	3,931.77
1499-00-000	TOTAL CFP FUNDING	3,931.77
1999-00-000	TOTAL ASSETS	186,151.79
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	3,359.98
2117-90-000	Supplemental Insurance W/H	-2,128.74
2260-00-000	Accrued Compensated Absences-Current	6,202.40

All Section 8 Properties (.alls8)

Balance Sheet

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2299-00-000	TOTAL CURRENT LIABILITIES	7,433.64
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,277.67
2399-00-000	TOTAL NONCURRENT LIABILITIES	5,277.67
2499-00-000	TOTAL LIABILITIES	12,711.31
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	83,480.80
2809-02-000	Retained Earnings-Unrestricted Net Assets	-16,443.32
2809-03-000	Retained Earnings-Restricted Net Assets	106,403.00
2809-99-000	TOTAL RETAINED EARNINGS:	173,440.48
2899-00-000	TOTAL EQUITY	173,440.48
2999-00-000	TOTAL LIABILITIES AND EQUITY	186,151.79
9999-99-000	TOTAL OF ALL	0.00

Central Offices - COCC (cocc)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3600-00-000	OTHER INCOME									
3620-00-000	Management Fee Income	32,907.41	33,750.00	-842.59	-2.50	268,653.55	270,000.00	-1,346.45	-0.50	405,000.00
3645-00-000	Donation Income	2,200.00	0.00	2,200.00	N/A	2,200.00	0.00	2,200.00	N/A	0.00
3650-00-000	Miscellaneous Other Income	1,201.64	600.00	601.64	100.27	8,531.52	4,800.00	3,731.52	77.74	7,200.00
3699-00-000	TOTAL OTHER INCOME	36,309.05	34,350.00	1,959.05	5.70	279,385.07	274,800.00	4,585.07	1.67	412,200.00
3999-00-000	TOTAL INCOME	36,309.05	34,350.00	1,959.05	5.70	279,385.07	274,800.00	4,585.07	1.67	412,200.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	22,846.43	23,000.00	153.57	0.67	194,220.14	184,000.00	-10,220.14	-5.55	276,000.00
4110-04-000	Employee Benefit Contribution-Admin	12,369.43	20,000.00	7,630.57	38.15	138,730.29	160,000.00	21,269.71	13.29	240,000.00
4110-99-000	Total Administrative Salaries	35,215.86	43,000.00	7,784.14	18.10	332,950.43	344,000.00	11,049.57	3.21	516,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	98.20	0.00	-98.20	N/A	0.00
4130-04-000	General Legal Expense	135.00	1,000.00	865.00	86.50	12,760.73	8,000.00	-4,760.73	-59.51	12,000.00
4131-00-000	Total Legal Expense	135.00	1,000.00	865.00	86.50	12,858.93	8,000.00	-4,858.93	-60.74	12,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4150-00-000	Travel	0.00	100.00	100.00	100.00	234.74	800.00	565.26	70.66	1,200.00
4160-00-000	Meals	1,000.00	600.00	-400.00	-66.67	11,338.06	4,800.00	-6,538.06	-136.21	7,200.00
4170-00-000	Accounting Fees	0.00	825.00	825.00	100.00	4,832.50	6,600.00	1,767.50	26.78	9,900.00
4171-00-000	Auditing Fees	0.00	425.00	425.00	100.00	5,439.00	3,400.00	-2,039.00	-59.97	5,100.00
4189-00-000	Total Other Admin Expenses	1,000.00	2,050.00	1,050.00	51.22	21,844.30	16,400.00	-5,444.30	-33.20	24,600.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	350.00	350.00	100.00	1,291.80	2,800.00	1,508.20	53.86	4,200.00
4190-03-000	Advertising	0.00	50.00	50.00	100.00	1,203.67	400.00	-803.67	-200.92	600.00
4190-04-000	Office Supplies	180.90	375.00	194.10	51.76	2,521.16	3,000.00	478.84	15.96	4,500.00
4190-05-000	Fuel-Administrative	-272.30	0.00	272.30	N/A	0.00	0.00	0.00	N/A	0.00
4190-06-000	Computer Parts	46.88	0.00	-46.88	N/A	46.88	0.00	-46.88	N/A	0.00
4190-07-000	Telephone	25.54	100.00	74.46	74.46	602.25	800.00	197.75	24.72	1,200.00
4190-08-000	Postage	20.97	100.00	79.03	79.03	1,131.28	800.00	-331.28	-41.41	1,200.00
4190-09-000	Software License Fees	0.00	975.00	975.00	100.00	11,068.54	7,800.00	-3,268.54	-41.90	11,700.00
4190-10-000	Copiers	109.37	100.00	-9.37	-9.37	915.54	800.00	-115.54	-14.44	1,200.00
4190-11-000	Printer Supplies	0.00	0.00	0.00	N/A	577.33	0.00	-577.33	N/A	0.00
4190-12-000	Software	208.86	300.00	91.14	30.38	4,822.48	2,400.00	-2,422.48	-100.94	3,600.00
4190-13-000	Internet	379.19	0.00	-379.19	N/A	379.19	0.00	-379.19	N/A	0.00
4190-15-000	Cell Phones/Pagers	272.30	175.00	-97.30	-55.60	4,176.15	1,400.00	-2,776.15	-198.30	2,100.00
4190-20-000	Bank Fees	102.55	12.00	-90.55	-754.58	205.55	96.00	-109.55	-114.11	144.00

Central Offices - COCC (cocc)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-22-000	Other Misc Admin Expenses	946.13	700.00	-246.13	-35.16	5,135.91	5,600.00	464.09	8.29	8,400.00
4191-00-000	Total Miscellaneous Admin Expenses	2,020.39	3,237.00	1,216.61	37.58	34,077.73	25,896.00	-8,181.73	-31.59	38,844.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,371.25	49,287.00	10,915.75	22.15	401,731.39	394,296.00	-7,435.39	-1.89	591,444.00
4300-00-000	UTILITIES									
4310-00-000	Water	180.19	70.00	-110.19	-157.41	653.51	560.00	-93.51	-16.70	840.00
4340-00-000	Garbage/Trash Removal	0.00	20.00	20.00	100.00	86.94	160.00	73.06	45.66	240.00
4390-00-000	Sewer	36.91	30.00	-6.91	-23.03	179.46	240.00	60.54	25.22	360.00
4399-00-000	TOTAL UTILITY EXPENSES	217.10	120.00	-97.10	-80.92	919.91	960.00	40.09	4.18	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4420-00-000	Materials									
4420-02-000	Supplies-Appliance	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
4420-07-000	Supplies-Maint/Repairs	0.00	0.00	0.00	N/A	22.21	0.00	-22.21	N/A	0.00
4429-00-000	Total Materials	0.00	0.00	0.00	N/A	72.21	0.00	-72.21	N/A	0.00
4430-00-000	Contract Costs									
4430-07-000	Contract-Pest Control	600.00	0.00	-600.00	N/A	600.00	0.00	-600.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	512.50	0.00	-512.50	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	515.50	0.00	-515.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	254.36	0.00	-254.36	N/A	1,273.04	0.00	-1,273.04	N/A	0.00
4430-22-000	Contract-IT Contracts	1,728.48	0.00	-1,728.48	N/A	7,171.51	0.00	-7,171.51	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	0.00	0.00	N/A	23,215.29	0.00	-23,215.29	N/A	0.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	N/A	385.00	0.00	-385.00	N/A	0.00
4439-00-000	Total Contract Costs	2,582.84	0.00	-2,582.84	N/A	33,672.84	0.00	-33,672.84	N/A	0.00
4499-00-000	TOTAL MAINTENACE EXPENSES	2,582.84	0.00	-2,582.84	N/A	33,745.05	0.00	-33,745.05	N/A	0.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,194.75	0.00	-2,194.75	N/A	0.00
4510-20-000	Liability Insurance	0.00	1,150.00	1,150.00	100.00	0.00	9,200.00	9,200.00	100.00	13,800.00
4540-00-000	Employee Benefits	280.89	300.00	19.11	6.37	1,808.42	2,400.00	591.58	24.65	3,600.00
4540-10-000	Retiree Insurance	2,983.45	2,750.00	-233.45	-8.49	23,852.67	22,000.00	-1,852.67	-8.42	33,000.00
4540-20-000	Workers Compensation	1,349.40	300.00	-1,049.40	-349.80	4,268.10	2,400.00	-1,868.10	-77.84	3,600.00
4580-00-000	Security/Law Enforcement	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
4599-00-000	TOTAL GENERAL EXPENSES	4,613.74	4,500.00	-113.74	-2.53	32,128.94	36,000.00	3,871.06	10.75	54,000.00
8000-00-000	TOTAL EXPENSES	45,784.93	53,907.00	8,122.07	15.07	468,525.29	431,256.00	-37,269.29	-8.64	646,884.00
9000-00-000	NET INCOME	-9,475.88	-19,557.00	10,081.12	51.55	-189,140.22	-156,456.00	-32,684.22	-20.89	-234,684.00

Chalet Terrace (amp1)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	3,320.00	0.00	-3,320.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	34,397.00	25,500.00	8,897.00	34.89	204,177.28	204,000.00	177.28	0.09	306,000.00
3112-01-000	Utility Reimb.-LIPH	-627.00	-550.00	-77.00	-14.00	-5,284.51	-4,400.00	-884.51	-20.10	-6,600.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	3.00	0.00	3.00	N/A	0.00
3119-00-000	Total Rental Income	33,770.00	24,950.00	8,820.00	35.35	198,895.77	199,600.00	-704.23	-0.35	299,400.00
3120-00-000	Other Tenant Income	174.00	225.00	-51.00	-22.67	1,839.00	1,800.00	39.00	2.17	2,700.00
3120-01-000	Laundry and Vending	0.00	20.00	-20.00	-100.00	24.87	160.00	-135.13	-84.46	240.00
3120-03-000	Damages	89.00	50.00	39.00	78.00	634.00	400.00	234.00	58.50	600.00
3120-04-000	Late Charges	0.00	625.00	-625.00	-100.00	-1,100.00	5,000.00	-6,100.00	-122.00	7,500.00
3120-05-000	Legal Fees - Tenant	0.00	200.00	-200.00	-100.00	121.56	1,600.00	-1,478.44	-92.40	2,400.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	41.61	0.00	41.61	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	75.00	-75.00	-100.00	-48.00	600.00	-648.00	-108.00	900.00
3121-00-000	TPA Rent	-425.00	0.00	-425.00	N/A	-2,251.33	0.00	-2,251.33	N/A	0.00
3121-01-000	TPA Damage	-89.00	0.00	-89.00	N/A	-314.00	0.00	-314.00	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	25,057.13	0.00	-25,057.13	N/A	0.00
3129-00-000	Total Other Tenant Income	-251.00	1,195.00	-1,446.00	-121.00	-26,109.42	9,560.00	-35,669.42	-373.11	14,340.00
3199-00-000	NET TENANT INCOME	33,519.00	26,145.00	7,374.00	28.20	172,786.35	209,160.00	-36,373.65	-17.39	313,740.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	55,473.50	49,500.00	5,973.50	12.07	506,666.00	396,000.00	110,666.00	27.95	594,000.00
3420-00-000	Capital Fund Grants	0.00	6,000.00	-6,000.00	-100.00	21,281.00	48,000.00	-26,719.00	-55.66	72,000.00
3499-00-000	TOTAL GRANT INCOME	55,473.50	55,500.00	-26.50	-0.05	527,947.00	444,000.00	83,947.00	18.91	666,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.05	0.00	0.05	N/A	2.28	0.00	2.28	N/A	0.00
3645-00-000	Donation Income	-1,161.50	0.00	-1,161.50	N/A	-3,703.29	0.00	-3,703.29	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	207.85	0.00	207.85	N/A	0.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	4,456.80	0.00	4,456.80	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	-1,161.45	0.00	-1,161.45	N/A	963.64	0.00	963.64	N/A	0.00
3999-00-000	TOTAL INCOME	87,831.05	81,645.00	6,186.05	7.58	701,696.99	653,160.00	48,536.99	7.43	979,740.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	9,610.84	12,250.00	2,639.16	21.54	81,025.28	98,000.00	16,974.72	17.32	147,000.00

Chalet Terrace (amp1)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4110-04-000	Employee Benefit Contribution-Admin	4,011.81	4,750.00	738.19	15.54	45,029.59	38,000.00	-7,029.59	-18.50	57,000.00
4110-99-000	Total Administrative Salaries	13,622.65	17,000.00	3,377.35	19.87	126,054.87	136,000.00	9,945.13	7.31	204,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	171.36	0.00	-171.36	N/A	0.00
4130-03-000	Tenant Screening	312.23	150.00	-162.23	-108.15	3,666.60	1,200.00	-2,466.60	-205.55	1,800.00
4130-04-000	General Legal Expense	49.50	400.00	350.50	87.62	14,187.55	3,200.00	-10,987.55	-343.36	4,800.00
4131-00-000	Total Legal Expense	361.73	550.00	188.27	34.23	18,025.51	4,400.00	-13,625.51	-309.67	6,600.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	75.00	75.00	100.00	-129.00	600.00	729.00	121.50	900.00
4150-00-000	Travel	12.21	0.00	-12.21	N/A	665.55	0.00	-665.55	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	0.00	35.00	35.00	100.00	225.00	280.00	55.00	19.64	420.00
4160-00-000	Meals	0.00	0.00	0.00	N/A	38.83	0.00	-38.83	N/A	0.00
4170-00-000	Accounting Fees	0.00	375.00	375.00	100.00	2,824.41	3,000.00	175.59	5.85	4,500.00
4171-00-000	Auditing Fees	0.00	500.00	500.00	100.00	5,439.00	4,000.00	-1,439.00	-35.98	6,000.00
4173-00-000	Management Fee	6,069.28	6,500.00	430.72	6.63	51,155.16	52,000.00	844.84	1.62	78,000.00
4175-40-000	Asset Management Fees	516.00	516.00	0.00	0.00	4,128.00	4,128.00	0.00	0.00	6,192.00
4176-00-000	Bookkeeping Fees	870.00	0.00	-870.00	N/A	6,960.00	0.00	-6,960.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	981.25	0.00	-981.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	7,467.49	8,001.00	533.51	6.67	72,288.20	64,008.00	-8,280.20	-12.94	96,012.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	125.00	125.00	100.00	335.80	1,000.00	664.20	66.42	1,500.00
4190-03-000	Advertising	502.21	0.00	-502.21	N/A	3,341.30	0.00	-3,341.30	N/A	0.00
4190-04-000	Office Supplies	226.46	150.00	-76.46	-50.97	895.98	1,200.00	304.02	25.34	1,800.00
4190-05-000	Fuel-Administrative	-126.08	0.00	126.08	N/A	676.13	0.00	-676.13	N/A	0.00
4190-07-000	Telephone	148.17	575.00	426.83	74.23	1,270.18	4,600.00	3,329.82	72.39	6,900.00
4190-08-000	Postage	20.97	75.00	54.03	72.04	865.63	600.00	-265.63	-44.27	900.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,068.54	8,000.00	-3,068.54	-38.36	12,000.00
4190-10-000	Copiers	109.37	100.00	-9.37	-9.37	915.53	800.00	-115.53	-14.44	1,200.00
4190-12-000	Software	177.07	325.00	147.93	45.52	2,199.77	2,600.00	400.23	15.39	3,900.00
4190-13-000	Internet	432.12	400.00	-32.12	-8.03	3,423.92	3,200.00	-223.92	-7.00	4,800.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	237.30	0.00	-237.30	N/A	0.00
4190-15-000	Cell Phones/Pagers	126.08	350.00	223.92	63.98	4,098.59	2,800.00	-1,298.59	-46.38	4,200.00
4190-17-000	Payroll Services Fees	911.30	1,000.00	88.70	8.87	7,758.95	8,000.00	241.05	3.01	12,000.00
4190-20-000	Bank Fees	19.09	30.00	10.91	36.37	263.04	240.00	-23.04	-9.60	360.00
4190-22-000	Other Misc Admin Expenses	46.95	300.00	253.05	84.35	941.58	2,400.00	1,458.42	60.77	3,600.00
4191-00-000	Total Miscellaneous Admin Expenses	2,627.61	4,430.00	1,802.39	40.69	38,292.24	35,440.00	-2,852.24	-8.05	53,160.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	24,079.48	29,981.00	5,901.52	19.68	254,660.82	239,848.00	-14,812.82	-6.18	359,772.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	425.00	425.00	100.00	607.09	3,400.00	2,792.91	82.14	5,100.00
4230-01-000	Tenant Relocation	0.00	500.00	500.00	100.00	5,374.74	4,000.00	-1,374.74	-34.37	6,000.00
4236-00-000	Resident Services-Youth	0.00	0.00	0.00	N/A	8,041.66	0.00	-8,041.66	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	925.00	925.00	100.00	14,023.49	7,400.00	-6,623.49	-89.51	11,100.00

Chalet Terrace (amp1)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES									
4310-00-000	Water	16,982.71	4,750.00	-12,232.71	-257.53	54,051.61	38,000.00	-16,051.61	-42.24	57,000.00
4320-00-000	Electricity	6,314.99	7,000.00	685.01	9.79	59,245.45	56,000.00	-3,245.45	-5.80	84,000.00
4320-01-000	Electricity-Vacant Units	6.18	0.00	-6.18	N/A	157.79	0.00	-157.79	N/A	0.00
4330-00-000	Gas	2,827.32	5,000.00	2,172.68	43.45	32,764.51	40,000.00	7,235.49	18.09	60,000.00
4330-01-000	Gas-Vacant Units	23.72	0.00	-23.72	N/A	1,008.76	0.00	-1,008.76	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	2,000.00	2,000.00	100.00	505.70	16,000.00	15,494.30	96.84	24,000.00
4390-00-000	Sewer	8,880.57	2,540.00	-6,340.57	-249.63	29,007.01	20,320.00	-8,687.01	-42.75	30,480.00
4399-00-000	TOTAL UTILITY EXPENSES	35,035.49	21,290.00	-13,745.49	-64.56	176,740.83	170,320.00	-6,420.83	-3.77	255,480.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	16,503.06	16,000.00	-503.06	-3.14	128,845.63	128,000.00	-845.63	-0.66	192,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,333.33	0.00	-1,333.33	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	3,044.57	7,750.00	4,705.43	60.72	48,519.11	62,000.00	13,480.89	21.74	93,000.00
4411-00-000	Maintenace Uniforms	350.00	75.00	-275.00	-366.67	1,180.21	600.00	-580.21	-96.70	900.00
4412-00-000	Maintenance Travel/Training	13.69	0.00	-13.69	N/A	775.50	0.00	-775.50	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	142.70	40.00	-102.70	-256.75	837.34	320.00	-517.34	-161.67	480.00
4419-00-000	Total General Maint Expense	20,054.02	23,865.00	3,810.98	15.97	181,491.12	190,920.00	9,428.88	4.94	286,380.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	1,376.00	0.00	-1,376.00	N/A	3,932.99	0.00	-3,932.99	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	200.00	200.00	100.00	1,044.84	1,600.00	555.16	34.70	2,400.00
4420-04-000	Supplies-Electrical	135.58	200.00	64.42	32.21	1,796.08	1,600.00	-196.08	-12.26	2,400.00
4420-05-000	Supplies-Exterminating	19.96	0.00	-19.96	N/A	60.87	0.00	-60.87	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	48.54	300.00	251.46	83.82	1,756.31	2,400.00	643.69	26.82	3,600.00
4420-07-000	Supplies-Maint/Repairs	4,305.88	350.00	-3,955.88	-1,130.25	26,830.70	2,800.00	-24,030.70	-858.24	4,200.00
4420-08-000	Supplies-Plumbing	149.37	150.00	0.63	0.42	2,485.08	1,200.00	-1,285.08	-107.09	1,800.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	600.94	0.00	-600.94	N/A	0.00
4429-00-000	Total Materials	6,035.33	1,200.00	-4,835.33	-402.94	38,507.81	9,600.00	-28,907.81	-301.12	14,400.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	30.00	30.00	100.00	74.00	240.00	166.00	69.17	360.00
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	99.00	0.00	-99.00	N/A	0.00
4430-05-000	Contract-Decorating/Painting	0.00	50.00	50.00	100.00	-450.00	400.00	850.00	212.50	600.00
4430-06-000	Contract-Electrical	180.00	100.00	-80.00	-80.00	1,827.49	800.00	-1,027.49	-128.44	1,200.00
4430-07-000	Contract-Pest Control	2,933.66	4,500.00	1,566.34	34.81	21,425.66	36,000.00	14,574.34	40.48	54,000.00
4430-09-000	Contract-Grounds	0.00	4,000.00	4,000.00	100.00	29,702.23	32,000.00	2,297.77	7.18	48,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	250.00	250.00	100.00	680.00	2,000.00	1,320.00	66.00	3,000.00
4430-11-000	Contract-Plumbing	1,320.00	800.00	-520.00	-65.00	6,805.99	6,400.00	-405.99	-6.34	9,600.00
4430-13-000	Contract-HVAC	1,291.90	150.00	-1,141.90	-761.27	1,943.15	1,200.00	-743.15	-61.93	1,800.00
4430-14-000	Contract-Vehicle Maintenance	0.00	100.00	100.00	100.00	2,021.35	800.00	-1,221.35	-152.67	1,200.00
4430-18-000	Contract-Alarm Monitoring	328.38	550.00	221.62	40.29	3,420.45	4,400.00	979.55	22.26	6,600.00
4430-20-000	Contract-Trash/Garbage Removal	4,669.87	0.00	-4,669.87	N/A	41,491.51	0.00	-41,491.51	N/A	0.00

Chalet Terrace (amp1)

Budget Comparison

Period = Nov 2022

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-22-000	Contract-IT Contracts	0.00	300.00	300.00	100.00	2,757.70	2,400.00	-357.70	-14.90	3,600.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	7,251.95	0.00	-7,251.95	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4430-90-000	Contract-Fee For Service	0.00	50.00	50.00	100.00	420.00	400.00	-20.00	-5.00	600.00
4430-99-000	Contract Costs-Other	259.86	1,550.00	1,290.14	83.23	10,892.79	12,400.00	1,507.21	12.15	18,600.00
4439-00-000	Total Contract Costs	10,983.67	12,530.00	1,546.33	12.34	130,363.27	100,240.00	-30,123.27	-30.05	150,360.00
4499-00-000	TOTAL MAINTENACE EXPENSES	37,073.02	37,595.00	521.98	1.39	350,362.20	300,760.00	-49,602.20	-16.49	451,140.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	3,194.75	0.00	-3,194.75	N/A	0.00
4510-10-000	Property Insurance	0.00	1,500.00	1,500.00	100.00	986.39	12,000.00	11,013.61	91.78	18,000.00
4510-20-000	Liability Insurance	0.00	400.00	400.00	100.00	0.00	3,200.00	3,200.00	100.00	4,800.00
4520-00-000	Payments in Lieu of Taxes	0.00	15.00	15.00	100.00	112.00	120.00	8.00	6.67	180.00
4540-00-000	Employee Benefits	269.32	250.00	-19.32	-7.73	3,778.61	2,000.00	-1,778.61	-88.93	3,000.00
4540-10-000	Retiree Insurance	1,517.49	0.00	-1,517.49	N/A	11,946.50	0.00	-11,946.50	N/A	0.00
4540-20-000	Workers Compensation	494.78	125.00	-369.78	-295.82	1,564.97	1,000.00	-564.97	-56.50	1,500.00
4570-00-000	Bad Debt-Tenant Rents	0.00	600.00	600.00	100.00	4,841.70	4,800.00	-41.70	-0.87	7,200.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	215.71	0.00	-215.71	N/A	0.00
4580-00-000	Security/Law Enforcement	0.00	75.00	75.00	100.00	463.50	600.00	136.50	22.75	900.00
4599-00-000	TOTAL GENERAL EXPENSES	2,281.59	2,965.00	683.41	23.05	27,104.13	23,720.00	-3,384.13	-14.27	35,580.00
8000-00-000	TOTAL EXPENSES	98,469.58	92,756.00	-5,713.58	-6.16	822,891.47	742,048.00	-80,843.47	-10.89	1,113,072.00
9000-00-000	NET INCOME	-10,638.53	-11,111.00	472.47	4.25	-121,194.48	-88,888.00	-32,306.48	-36.35	-133,332.00

Reed Manor (amp2)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	1,660.00	0.00	-1,660.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	55,806.00	50,500.00	5,306.00	10.51	425,571.13	404,000.00	21,571.13	5.34	606,000.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	-359.00	0.00	-359.00	N/A	0.00
3119-00-000	Total Rental Income	55,806.00	50,500.00	5,306.00	10.51	425,212.13	404,000.00	21,212.13	5.25	606,000.00
3120-00-000	Other Tenant Income	66.00	300.00	-234.00	-78.00	2,865.60	2,400.00	465.60	19.40	3,600.00
3120-01-000	Laundry and Vending	0.00	600.00	-600.00	-100.00	2,013.31	4,800.00	-2,786.69	-58.06	7,200.00
3120-03-000	Damages	0.00	7.50	-7.50	-100.00	0.00	60.00	-60.00	-100.00	90.00
3120-04-000	Late Charges	0.00	1,000.00	-1,000.00	-100.00	1,550.00	8,000.00	-6,450.00	-80.62	12,000.00
3120-05-000	Legal Fees - Tenant	0.00	120.00	-120.00	-100.00	414.34	960.00	-545.66	-56.84	1,440.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	24.00	0.00	24.00	N/A	0.00
3121-00-000	TPA Rent	-847.00	0.00	-847.00	N/A	-9,226.86	0.00	-9,226.86	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	414.34	0.00	-414.34	N/A	0.00
3129-00-000	Total Other Tenant Income	-781.00	2,027.50	-2,808.50	-138.52	-2,773.95	16,220.00	-18,993.95	-117.10	24,330.00
3199-00-000	NET TENANT INCOME	55,025.00	52,527.50	2,497.50	4.75	422,438.18	420,220.00	2,218.18	0.53	630,330.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	72,588.50	75,000.00	-2,411.50	-3.22	665,803.00	600,000.00	65,803.00	10.97	900,000.00
3420-00-000	Capital Fund Grants	0.00	4,333.33	-4,333.33	-100.00	135,618.66	34,666.64	100,952.02	291.21	52,000.00
3499-00-000	TOTAL GRANT INCOME	72,588.50	79,333.33	-6,744.83	-8.50	801,421.66	634,666.64	166,755.02	26.27	952,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	2.00	5.00	-3.00	-60.00	19.35	40.00	-20.65	-51.62	60.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	-2,542.26	0.00	-2,542.26	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	5.00	-5.00	-100.00	0.00	40.00	-40.00	-100.00	60.00
3655-00-000	Insurance Proceeds	36.00	0.00	36.00	N/A	526,896.73	0.00	526,896.73	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	38.00	10.00	28.00	280.00	524,373.82	80.00	524,293.82	655,367.28	120.00
3999-00-000	TOTAL INCOME	127,651.50	131,870.83	-4,219.33	-3.20	1,748,233.66	1,054,966.64	693,267.02	65.71	1,582,450.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	12,764.82	17,000.00	4,235.18	24.91	124,663.70	136,000.00	11,336.30	8.34	204,000.00
4110-04-000	Employee Benefit Contribution-Admin	6,305.85	0.00	-6,305.85	N/A	76,383.25	0.00	-76,383.25	N/A	0.00
4110-99-000	Total Administrative Salaries	19,070.67	17,000.00	-2,070.67	-12.18	201,046.95	136,000.00	-65,046.95	-47.83	204,000.00
4130-00-000	Legal Expense									

Reed Manor (amp2)

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-02-000	Criminal Background Checks	40.00	40.00	0.00	0.00	646.85	320.00	-326.85	-102.14	480.00
4130-03-000	Tenant Screening	51.30	75.00	23.70	31.60	465.57	600.00	134.43	22.40	900.00
4130-04-000	General Legal Expense	8,171.50	1,025.00	-7,146.50	-697.22	32,557.16	8,200.00	-24,357.16	-297.04	12,300.00
4131-00-000	Total Legal Expense	8,262.80	1,140.00	-7,122.80	-624.81	33,669.58	9,120.00	-24,549.58	-269.18	13,680.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	150.00	150.00	100.00	4,896.00	1,200.00	-3,696.00	-308.00	1,800.00
4150-00-000	Travel	1,952.86	0.00	-1,952.86	N/A	3,908.80	0.00	-3,908.80	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	25.00	175.00	150.00	85.71	850.00	1,400.00	550.00	39.29	2,100.00
4160-00-000	Meals	549.00	0.00	-549.00	N/A	837.84	0.00	-837.84	N/A	0.00
4170-00-000	Accounting Fees	0.00	800.00	800.00	100.00	5,308.42	6,400.00	1,091.58	17.06	9,600.00
4171-00-000	Auditing Fees	0.00	1,000.00	1,000.00	100.00	5,439.00	8,000.00	2,561.00	32.01	12,000.00
4173-00-000	Management Fee	12,138.56	13,000.00	861.44	6.63	97,724.64	104,000.00	6,275.36	6.03	156,000.00
4175-40-000	Asset Management Fees	1,176.00	0.00	-1,176.00	N/A	9,408.00	0.00	-9,408.00	N/A	0.00
4176-00-000	Bookkeeping Fees	2,168.00	0.00	-2,168.00	N/A	17,344.00	0.00	-17,344.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	1,071.25	0.00	-1,071.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	18,009.42	15,125.00	-2,884.42	-19.07	146,787.95	121,000.00	-25,787.95	-21.31	181,500.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	100.00	100.00	100.00	179.80	800.00	620.20	77.53	1,200.00
4190-03-000	Advertising	0.00	0.00	0.00	N/A	2,288.02	0.00	-2,288.02	N/A	0.00
4190-04-000	Office Supplies	225.08	450.00	224.92	49.98	2,116.06	3,600.00	1,483.94	41.22	5,400.00
4190-05-000	Fuel-Administrative	-209.60	0.00	209.60	N/A	859.94	0.00	-859.94	N/A	0.00
4190-07-000	Telephone	2,132.34	1,125.00	-1,007.34	-89.54	17,883.75	9,000.00	-8,883.75	-98.71	13,500.00
4190-08-000	Postage	20.97	80.00	59.03	73.79	865.63	640.00	-225.63	-35.25	960.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,068.54	8,000.00	-3,068.54	-38.36	12,000.00
4190-10-000	Copiers	109.37	100.00	-9.37	-9.37	977.33	800.00	-177.33	-22.17	1,200.00
4190-12-000	Software	177.07	375.00	197.93	52.78	1,952.79	3,000.00	1,047.21	34.91	4,500.00
4190-13-000	Internet	44.99	375.00	330.01	88.00	2,701.40	3,000.00	298.60	9.95	4,500.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	237.30	0.00	-237.30	N/A	0.00
4190-15-000	Cell Phones/Pagers	209.60	500.00	290.40	58.08	6,292.31	4,000.00	-2,292.31	-57.31	6,000.00
4190-17-000	Payroll Services Fees	1,413.90	1,000.00	-413.90	-41.39	12,581.60	8,000.00	-4,581.60	-57.27	12,000.00
4190-20-000	Bank Fees	149.72	140.00	-9.72	-6.94	1,538.54	1,120.00	-418.54	-37.37	1,680.00
4190-22-000	Other Misc Admin Expenses	110.00	700.00	590.00	84.29	1,719.97	5,600.00	3,880.03	69.29	8,400.00
4191-00-000	Total Miscellaneous Admin Expenses	4,417.34	5,945.00	1,527.66	25.70	63,262.98	47,560.00	-15,702.98	-33.02	71,340.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	49,760.23	39,210.00	-10,550.23	-26.91	444,767.46	313,680.00	-131,087.46	-41.79	470,520.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	550.00	550.00	100.00	2,936.44	4,400.00	1,463.56	33.26	6,600.00
4230-00-000	Tenant Services Contract Costs	1,980.00	1,250.00	-730.00	-58.40	19,400.00	10,000.00	-9,400.00	-94.00	15,000.00
4230-01-000	Tenant Relocation	0.00	200.00	200.00	100.00	1,802.65	1,600.00	-202.65	-12.67	2,400.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	1,980.00	2,000.00	20.00	1.00	24,139.09	16,000.00	-8,139.09	-50.87	24,000.00
4300-00-000	UTILITIES									
4310-00-000	Water	11,171.35	4,750.00	-6,421.35	-135.19	42,728.27	38,000.00	-4,728.27	-12.44	57,000.00

Reed Manor (amp2)

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Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4320-00-000	Electricity	13,002.78	14,000.00	997.22	7.12	121,620.47	112,000.00	-9,620.47	-8.59	168,000.00
4330-00-000	Gas	6,255.47	7,000.00	744.53	10.64	34,791.76	56,000.00	21,208.24	37.87	84,000.00
4330-01-000	Gas-Vacant Units	0.00	0.00	0.00	N/A	12.60	0.00	-12.60	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	750.00	750.00	100.00	347.81	6,000.00	5,652.19	94.20	9,000.00
4390-00-000	Sewer	6,048.69	2,500.00	-3,548.69	-141.95	22,962.66	20,000.00	-2,962.66	-14.81	30,000.00
4399-00-000	TOTAL UTILITY EXPENSES	36,478.29	29,000.00	-7,478.29	-25.79	222,463.57	232,000.00	9,536.43	4.11	348,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	37,739.28	27,500.00	-10,239.28	-37.23	299,333.26	220,000.00	-79,333.26	-36.06	330,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,501.87	0.00	-1,501.87	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	2,715.70	11,000.00	8,284.30	75.31	75,703.17	88,000.00	12,296.83	13.97	132,000.00
4411-00-000	Maintenace Uniforms	217.85	200.00	-17.85	-8.93	1,668.40	1,600.00	-68.40	-4.28	2,400.00
4412-00-000	Maintenance Travel/Training	13.69	0.00	-13.69	N/A	658.95	0.00	-658.95	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	553.21	300.00	-253.21	-84.40	3,414.95	2,400.00	-1,014.95	-42.29	3,600.00
4419-00-000	Total General Maint Expense	41,239.73	39,000.00	-2,239.73	-5.74	382,280.60	312,000.00	-70,280.60	-22.53	468,000.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	726.97	0.00	-726.97	N/A	1,379.59	0.00	-1,379.59	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	100.00	100.00	100.00	1,481.96	800.00	-681.96	-85.24	1,200.00
4420-04-000	Supplies-Electrical	923.20	50.00	-873.20	-1,746.40	5,513.77	400.00	-5,113.77	-1,278.44	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	10,912.36	0.00	-10,912.36	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	842.39	625.00	-217.39	-34.78	10,375.16	5,000.00	-5,375.16	-107.50	7,500.00
4420-07-000	Supplies-Maint/Repairs	1,776.02	7,250.00	5,473.98	75.50	48,325.82	58,000.00	9,674.18	16.68	87,000.00
4420-08-000	Supplies-Plumbing	683.01	100.00	-583.01	-583.01	3,477.68	800.00	-2,677.68	-334.71	1,200.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	577.75	0.00	-577.75	N/A	0.00
4429-00-000	Total Materials	4,951.59	8,125.00	3,173.41	39.06	82,044.09	65,000.00	-17,044.09	-26.22	97,500.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	25.00	125.00	100.00	80.00	2,667.00	1,000.00	-1,667.00	-166.70	1,500.00
4430-03-000	Contract-Building Repairs	0.00	0.00	0.00	N/A	29,584.94	0.00	-29,584.94	N/A	0.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	657.87	0.00	-657.87	N/A	0.00
4430-07-000	Contract-Pest Control	4,848.67	15,000.00	10,151.33	67.68	143,890.66	120,000.00	-23,890.66	-19.91	180,000.00
4430-09-000	Contract-Grounds	4,950.00	1,500.00	-3,450.00	-230.00	13,550.00	12,000.00	-1,550.00	-12.92	18,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	0.00	0.00	N/A	86.75	0.00	-86.75	N/A	0.00
4430-11-000	Contract-Plumbing	325.00	850.00	525.00	61.76	11,595.23	6,800.00	-4,795.23	-70.52	10,200.00
4430-13-000	Contract-HVAC	0.00	200.00	200.00	100.00	1,871.50	1,600.00	-271.50	-16.97	2,400.00
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	808.82	0.00	-808.82	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	2,285.00	1,500.00	-785.00	-52.33	24,771.27	12,000.00	-12,771.27	-106.43	18,000.00
4430-18-000	Contract-Alarm Monitoring	683.38	800.00	116.62	14.58	4,552.47	6,400.00	1,847.53	28.87	9,600.00
4430-20-000	Contract-Trash/Garbage Removal	2,929.93	0.00	-2,929.93	N/A	24,212.13	0.00	-24,212.13	N/A	0.00
4430-22-000	Contract-IT Contracts	0.00	700.00	700.00	100.00	3,923.34	5,600.00	1,676.66	29.94	8,400.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,650.00	0.00	-4,650.00	N/A	0.00
4430-90-000	Contract-Fee For Service	0.00	15.00	15.00	100.00	0.00	120.00	120.00	100.00	180.00
4430-99-000	Contract Costs-Other	2,740.60	26,500.00	23,759.40	89.66	43,583.65	212,000.00	168,416.35	79.44	318,000.00

Reed Manor (amp2)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4439-00-000	Total Contract Costs	18,787.58	47,190.00	28,402.42	60.19	310,405.63	377,520.00	67,114.37	17.78	566,280.00
4499-00-000	TOTAL MAINTENACE EXPENSES	64,978.90	94,315.00	29,336.10	31.10	774,730.32	754,520.00	-20,210.32	-2.68	1,131,780.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	500.00	500.00	100.00	3,746.65	4,000.00	253.35	6.33	6,000.00
4510-10-000	Property Insurance	0.00	3,750.00	3,750.00	100.00	0.00	30,000.00	30,000.00	100.00	45,000.00
4510-20-000	Liability Insurance	0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	12,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	500.00	500.00	100.00	17,624.00	4,000.00	-13,624.00	-340.60	6,000.00
4540-00-000	Employee Benefits	423.55	500.00	76.45	15.29	4,638.49	4,000.00	-638.49	-15.96	6,000.00
4540-10-000	Retiree Insurance	517.10	0.00	-517.10	N/A	7,545.69	0.00	-7,545.69	N/A	0.00
4540-20-000	Workers Compensation	1,214.46	275.00	-939.46	-341.62	3,841.29	2,200.00	-1,641.29	-74.60	3,300.00
4570-00-000	Bad Debt-Tenant Rents	-22.50	3,000.00	3,022.50	100.75	9,813.00	24,000.00	14,187.00	59.11	36,000.00
4570-01-000	Bad Debt-Other	0.00	0.00	0.00	N/A	-234.57	0.00	234.57	N/A	0.00
4580-00-000	Security/Law Enforcement	5,730.23	300.00	-5,430.23	-1,810.08	20,791.76	2,400.00	-18,391.76	-766.32	3,600.00
4599-00-000	TOTAL GENERAL EXPENSES	7,862.84	9,825.00	1,962.16	19.97	67,766.31	78,600.00	10,833.69	13.78	117,900.00
5000-00-000	NON-OPERATING ITEMS									
5210-00-000	Operating Transfers OUT	0.00	0.00	0.00	N/A	99,000.00	0.00	-99,000.00	N/A	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	N/A	99,000.00	0.00	-99,000.00	N/A	0.00
8000-00-000	TOTAL EXPENSES	161,060.26	174,350.00	13,289.74	7.62	1,632,866.75	1,394,800.00	-238,066.75	-17.07	2,092,200.00
9000-00-000	NET INCOME	-33,408.76	-42,479.17	9,070.41	21.35	115,366.91	-339,833.36	455,200.27	133.95	-509,750.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	1,579.00	0.00	-1,579.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	18,690.00	16,500.00	2,190.00	13.27	147,261.20	132,000.00	15,261.20	11.56	198,000.00
3112-01-000	Utility Reimb.-LIPH	-1,257.00	-840.00	-417.00	-49.64	-8,950.93	-6,720.00	-2,230.93	-33.20	-10,080.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	356.00	0.00	356.00	N/A	0.00
3119-00-000	Total Rental Income	17,433.00	15,660.00	1,773.00	11.32	138,666.27	125,280.00	13,386.27	10.69	187,920.00
3120-00-000	Other Tenant Income	36.00	25.00	11.00	44.00	350.97	200.00	150.97	75.48	300.00
3120-01-000	Laundry and Vending	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
3120-03-000	Damages	0.00	60.00	-60.00	-100.00	400.00	480.00	-80.00	-16.67	720.00
3120-04-000	Late Charges	0.00	417.00	-417.00	-100.00	750.00	3,336.00	-2,586.00	-77.52	5,000.00
3120-05-000	Legal Fees - Tenant	0.00	208.00	-208.00	-100.00	1,958.08	1,664.00	294.08	17.67	2,500.00
3120-07-000	Tenant Owed Utilities	0.00	0.00	0.00	N/A	145.14	0.00	145.14	N/A	0.00
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	N/A	384.50	0.00	384.50	N/A	0.00
3121-00-000	TPA Rent	-309.00	0.00	-309.00	N/A	-507.20	0.00	-507.20	N/A	0.00
3129-00-000	Total Other Tenant Income	-273.00	735.00	-1,008.00	-137.14	3,481.49	5,880.00	-2,398.51	-40.79	8,820.00
3199-00-000	NET TENANT INCOME	17,160.00	16,395.00	765.00	4.67	142,147.76	131,160.00	10,987.76	8.38	196,740.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	46,119.00	55,000.00	-8,881.00	-16.15	424,335.00	440,000.00	-15,665.00	-3.56	660,000.00
3420-00-000	Capital Fund Grants	0.00	0.00	0.00	N/A	25,530.42	0.00	25,530.42	N/A	0.00
3499-00-000	TOTAL GRANT INCOME	46,119.00	55,000.00	-8,881.00	-16.15	449,865.42	440,000.00	9,865.42	2.24	660,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.04	0.00	0.04	N/A	2.20	0.00	2.20	N/A	0.00
3645-00-000	Donation Income	-1,161.50	0.00	-1,161.50	N/A	-3,165.05	0.00	-3,165.05	N/A	0.00
3650-00-000	Miscellaneous Other Income	16.50	0.00	16.50	N/A	396.20	0.00	396.20	N/A	0.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	4,456.80	0.00	4,456.80	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	-1,144.96	0.00	-1,144.96	N/A	1,690.15	0.00	1,690.15	N/A	0.00
3999-00-000	TOTAL INCOME	62,134.04	71,395.00	-9,260.96	-12.97	593,703.33	571,160.00	22,543.33	3.95	856,740.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,692.16	13,000.00	5,307.84	40.83	77,331.29	104,000.00	26,668.71	25.64	156,000.00
4110-04-000	Employee Benefit Contribution-Admin	3,501.08	6,700.00	3,198.92	47.75	37,868.94	53,600.00	15,731.06	29.35	80,400.00
4110-99-000	Total Administrative Salaries	11,193.24	19,700.00	8,506.76	43.18	115,200.23	157,600.00	42,399.77	26.90	236,400.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Nov 2022

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	59.87	0.00	-59.87	N/A	0.00
4130-03-000	Tenant Screening	483.24	0.00	-483.24	N/A	3,863.81	0.00	-3,863.81	N/A	0.00
4130-04-000	General Legal Expense	54.00	167.00	113.00	67.66	2,943.47	1,336.00	-1,607.47	-120.32	2,000.00
4131-00-000	Total Legal Expense	537.24	167.00	-370.24	-221.70	6,867.15	1,336.00	-5,531.15	-414.01	2,000.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
4150-00-000	Travel	12.21	0.00	-12.21	N/A	16.66	0.00	-16.66	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	0.00	40.00	40.00	100.00	250.00	320.00	70.00	21.88	480.00
4160-00-000	Meals	0.00	0.00	0.00	N/A	38.83	0.00	-38.83	N/A	0.00
4170-00-000	Accounting Fees	0.00	400.00	400.00	100.00	2,979.67	3,200.00	220.33	6.89	4,800.00
4171-00-000	Auditing Fees	0.00	500.00	500.00	100.00	5,439.00	4,000.00	-1,439.00	-35.98	6,000.00
4173-00-000	Management Fee	5,581.57	6,000.00	418.43	6.97	46,829.75	48,000.00	1,170.25	2.44	72,000.00
4175-40-000	Asset Management Fees	480.00	480.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	5,760.00
4176-00-000	Bookkeeping Fees	908.00	0.00	-908.00	N/A	7,264.00	0.00	-7,264.00	N/A	0.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	1,121.25	0.00	-1,121.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	6,981.78	7,520.00	538.22	7.16	67,779.16	60,160.00	-7,619.16	-12.66	90,240.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	170.00	170.00	100.00	179.80	1,360.00	1,180.20	86.78	2,040.00
4190-03-000	Advertising	0.00	0.00	0.00	N/A	2,246.69	0.00	-2,246.69	N/A	0.00
4190-04-000	Office Supplies	105.58	150.00	44.42	29.61	1,447.20	1,200.00	-247.20	-20.60	1,800.00
4190-05-000	Fuel-Administrative	-126.08	0.00	126.08	N/A	576.84	0.00	-576.84	N/A	0.00
4190-07-000	Telephone	197.56	350.00	152.44	43.55	1,920.43	2,800.00	879.57	31.41	4,200.00
4190-08-000	Postage	20.97	80.00	59.03	73.79	865.63	640.00	-225.63	-35.25	960.00
4190-09-000	Software License Fees	0.00	1,000.00	1,000.00	100.00	11,068.54	8,000.00	-3,068.54	-38.36	12,000.00
4190-10-000	Copiers	109.37	100.00	-9.37	-9.37	977.33	800.00	-177.33	-22.17	1,200.00
4190-12-000	Software	177.07	200.00	22.93	11.46	2,270.79	1,600.00	-670.79	-41.92	2,400.00
4190-13-000	Internet	363.64	400.00	36.36	9.09	3,203.97	3,200.00	-3.97	-0.12	4,800.00
4190-14-000	Fax	33.90	0.00	-33.90	N/A	237.30	0.00	-237.30	N/A	0.00
4190-15-000	Cell Phones/Pagers	126.08	150.00	23.92	15.95	3,850.34	1,200.00	-2,650.34	-220.86	1,800.00
4190-17-000	Payroll Services Fees	911.30	1,000.00	88.70	8.87	7,758.93	8,000.00	241.07	3.01	12,000.00
4190-19-000	COVID 19 Expenses	0.00	0.00	0.00	N/A	69.17	0.00	-69.17	N/A	0.00
4190-20-000	Bank Fees	20.82	0.00	-20.82	N/A	217.17	0.00	-217.17	N/A	0.00
4190-22-000	Other Misc Admin Expenses	58.75	0.00	-58.75	N/A	1,522.45	0.00	-1,522.45	N/A	0.00
4191-00-000	Total Miscellaneous Admin Expenses	1,998.96	3,600.00	1,601.04	44.47	38,412.58	28,800.00	-9,612.58	-33.38	43,200.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,711.22	30,987.00	10,275.78	33.16	228,259.12	247,896.00	19,636.88	7.92	371,840.00
4200-00-000	TENANT SERVICES									
4220-01-000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	452.97	0.00	-452.97	N/A	0.00
4230-01-000	Tenant Relocation	0.00	0.00	0.00	N/A	188.70	0.00	-188.70	N/A	0.00
4236-00-000	Resident Services-Youth	0.00	0.00	0.00	N/A	7,254.00	0.00	-7,254.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	7,895.67	0.00	-7,895.67	N/A	0.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Nov 2022

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4300-00-000	UTILITIES									
4310-00-000	Water	0.00	5,000.00	5,000.00	100.00	32,562.80	40,000.00	7,437.20	18.59	60,000.00
4320-00-000	Electricity	322.01	350.00	27.99	8.00	2,375.12	2,800.00	424.88	15.17	4,200.00
4320-01-000	Electricity-Vacant Units	103.84	0.00	-103.84	N/A	2,339.32	0.00	-2,339.32	N/A	0.00
4330-00-000	Gas	323.08	250.00	-73.08	-29.23	4,185.15	2,000.00	-2,185.15	-109.26	3,000.00
4330-01-000	Gas-Vacant Units	97.68	0.00	-97.68	N/A	1,721.26	0.00	-1,721.26	N/A	0.00
4340-00-000	Garbage/Trash Removal	0.00	33.00	33.00	100.00	197.85	264.00	66.15	25.06	396.00
4390-00-000	Sewer	0.00	2,500.00	2,500.00	100.00	16,288.50	20,000.00	3,711.50	18.56	30,000.00
4399-00-000	TOTAL UTILITY EXPENSES	846.61	8,133.00	7,286.39	89.59	59,670.00	65,064.00	5,394.00	8.29	97,596.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	8,354.10	12,000.00	3,645.90	30.38	84,536.80	96,000.00	11,463.20	11.94	144,000.00
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	1,333.34	0.00	-1,333.34	N/A	0.00
4410-05-000	Employee Benefit Contribution-Maint.	378.12	2,000.00	1,621.88	81.09	13,788.58	16,000.00	2,211.42	13.82	24,000.00
4411-00-000	Maintenace Uniforms	0.00	0.00	0.00	N/A	539.26	0.00	-539.26	N/A	0.00
4412-00-000	Maintenance Travel/Training	59.94	0.00	-59.94	N/A	390.80	0.00	-390.80	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	93.33	100.00	6.67	6.67	1,334.34	800.00	-534.34	-66.79	1,200.00
4419-00-000	Total General Maint Expense	8,885.49	14,100.00	5,214.51	36.98	101,923.12	112,800.00	10,876.88	9.64	169,200.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	1,874.50	300.00	-1,574.50	-524.83	6,525.05	2,400.00	-4,125.05	-171.88	3,600.00
4420-02-000	Supplies-Appliance	622.36	50.00	-572.36	-1,144.72	4,245.04	400.00	-3,845.04	-961.26	600.00
4420-04-000	Supplies-Electrical	468.50	50.00	-418.50	-837.00	2,007.46	400.00	-1,607.46	-401.86	600.00
4420-05-000	Supplies-Exterminating	0.00	0.00	0.00	N/A	37.85	0.00	-37.85	N/A	0.00
4420-06-000	Supplies-Janitorial/Cleaning	548.43	125.00	-423.43	-338.74	2,018.10	1,000.00	-1,018.10	-101.81	1,500.00
4420-07-000	Supplies-Maint/Repairs	2,049.47	2,250.00	200.53	8.91	26,199.00	18,000.00	-8,199.00	-45.55	27,000.00
4420-08-000	Supplies-Plumbing	73.52	0.00	-73.52	N/A	2,789.37	0.00	-2,789.37	N/A	0.00
4420-09-000	Tools and Equipment	0.00	0.00	0.00	N/A	1,418.63	0.00	-1,418.63	N/A	0.00
4429-00-000	Total Materials	5,636.78	2,775.00	-2,861.78	-103.13	45,240.50	22,200.00	-23,040.50	-103.79	33,300.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-03-000	Contract-Building Repairs	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-05-000	Contract-Decorating/Painting	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-06-000	Contract-Electrical	0.00	40.00	40.00	100.00	871.30	320.00	-551.30	-172.28	480.00
4430-07-000	Contract-Pest Control	2,448.67	5,000.00	2,551.33	51.03	26,750.68	40,000.00	13,249.32	33.12	60,000.00
4430-09-000	Contract-Grounds	8,210.00	1,500.00	-6,710.00	-447.33	24,762.00	12,000.00	-12,762.00	-106.35	18,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	300.00	300.00	100.00	2,630.00	2,400.00	-230.00	-9.58	3,600.00
4430-11-000	Contract-Plumbing	590.00	200.00	-390.00	-195.00	2,813.08	1,600.00	-1,213.08	-75.82	2,400.00
4430-13-000	Contract-HVAC	0.00	175.00	175.00	100.00	976.86	1,400.00	423.14	30.22	2,100.00
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	0.00	N/A	868.25	0.00	-868.25	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	304.38	350.00	45.62	13.03	3,599.44	2,800.00	-799.44	-28.55	4,200.00
4430-20-000	Contract-Trash/Garbage Removal	4,512.13	0.00	-4,512.13	N/A	33,954.34	0.00	-33,954.34	N/A	0.00
4430-22-000	Contract-IT Contracts	0.00	0.00	0.00	N/A	2,726.40	0.00	-2,726.40	N/A	0.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,650.00	0.00	-4,650.00	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
4430-99-000	Contract Costs-Other	0.00	0.00	0.00	N/A	24,565.03	0.00	-24,565.03	N/A	0.00
4439-00-000	Total Contract Costs	16,065.18	7,665.00	-8,400.18	-109.59	129,167.38	61,320.00	-67,847.38	-110.64	91,980.00
4499-00-000	TOTAL MAINTENACE EXPENSES	30,587.45	24,540.00	-6,047.45	-24.64	276,331.00	196,320.00	-80,011.00	-40.76	294,480.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	3,181.14	0.00	-3,181.14	N/A	0.00
4510-10-000	Property Insurance	0.00	1,750.00	1,750.00	100.00	0.00	14,000.00	14,000.00	100.00	21,000.00
4510-20-000	Liability Insurance	0.00	450.00	450.00	100.00	0.00	3,600.00	3,600.00	100.00	5,400.00
4520-00-000	Payments in Lieu of Taxes	0.00	250.00	250.00	100.00	3,096.00	2,000.00	-1,096.00	-54.80	3,000.00
4540-00-000	Employee Benefits	296.92	0.00	-296.92	N/A	2,272.24	0.00	-2,272.24	N/A	0.00
4540-20-000	Workers Compensation	539.76	0.00	-539.76	N/A	1,707.24	0.00	-1,707.24	N/A	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	550.00	550.00	100.00	17,375.38	4,400.00	-12,975.38	-294.90	6,600.00
4580-00-000	Security/Law Enforcement	0.00	70.00	70.00	100.00	463.49	560.00	96.51	17.23	840.00
4599-00-000	TOTAL GENERAL EXPENSES	836.68	3,070.00	2,233.32	72.75	28,095.49	24,560.00	-3,535.49	-14.40	36,840.00
8000-00-000	TOTAL EXPENSES	52,981.96	66,730.00	13,748.04	20.60	600,251.28	533,840.00	-66,411.28	-12.44	800,756.00
9000-00-000	NET INCOME	9,152.08	4,665.00	4,487.08	96.19	-6,547.95	37,320.00	-43,867.95	-117.55	55,984.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1408-18-000	CFP 2018 Management Improvements	0.00	0.00	0.00	N/A	680.00	0.00	-680.00	N/A	0.00
2999-99-999	Revenue & Expenses									
3000-00-000	INCOME									
3100-00-000	TENANT INCOME									
3120-10-000	Fraud Recovery	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3199-00-000	NET TENANT INCOME	0.00	0.00	0.00	N/A	3,096.00	0.00	3,096.00	N/A	0.00
3400-00-000	GRANT INCOME									
3410-01-000	Section 8 HAP Earned	133,262.00	225,000.00	-91,738.00	-40.77	1,519,703.00	1,800,000.00	-280,297.00	-15.57	2,700,000.00
3410-02-000	Section 8 Admin. Fee Income	23,022.00	21,250.00	1,772.00	8.34	191,374.00	170,000.00	21,374.00	12.57	255,000.00
3499-00-000	TOTAL GRANT INCOME	156,284.00	246,250.00	-89,966.00	-36.53	1,711,077.00	1,970,000.00	-258,923.00	-13.14	2,955,000.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	45.02	8.00	37.02	462.75	113.05	64.00	49.05	76.64	96.00
3699-00-000	TOTAL OTHER INCOME	45.02	8.00	37.02	462.75	113.05	64.00	49.05	76.64	96.00
3999-00-000	TOTAL INCOME	156,329.02	246,258.00	-89,928.98	-36.52	1,714,286.05	1,970,064.00	-255,777.95	-12.98	2,955,096.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	7,414.95	8,500.00	1,085.05	12.77	63,161.28	68,000.00	4,838.72	7.12	102,000.00
4110-04-000	Employee Benefit Contribution-Admin	6,438.46	9,000.00	2,561.54	28.46	69,753.11	72,000.00	2,246.89	3.12	108,000.00
4110-99-000	Total Administrative Salaries	13,853.41	17,500.00	3,646.59	20.84	132,914.39	140,000.00	7,085.61	5.06	210,000.00
4130-00-000	Legal Expense									
4130-03-000	Tenant Screening	590.27	225.00	-365.27	-162.34	1,570.35	1,800.00	229.65	12.76	2,700.00
4130-04-000	General Legal Expense	90.00	0.00	-90.00	N/A	90.00	0.00	-90.00	N/A	0.00
4131-00-000	Total Legal Expense	680.27	225.00	-455.27	-202.34	1,660.35	1,800.00	139.65	7.76	2,700.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	0.00	75.00	75.00	100.00	838.00	600.00	-238.00	-39.67	900.00
4170-00-000	Accounting Fees	0.00	575.00	575.00	100.00	3,280.00	4,600.00	1,320.00	28.70	6,900.00
4171-00-000	Auditing Fees	0.00	425.00	425.00	100.00	5,439.00	3,400.00	-2,039.00	-59.97	5,100.00
4172-00-000	Port Out Admin Fee Paid	158.18	75.00	-83.18	-110.91	1,321.40	600.00	-721.40	-120.23	900.00
4173-00-000	Management Fee	3,000.00	3,000.00	0.00	0.00	24,000.00	24,000.00	0.00	0.00	36,000.00
4182-00-000	Consultants	0.00	0.00	0.00	N/A	981.25	0.00	-981.25	N/A	0.00
4189-00-000	Total Other Admin Expenses	3,158.18	4,150.00	991.82	23.90	35,859.65	33,200.00	-2,659.65	-8.01	49,800.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	0.00	20.00	20.00	100.00	179.80	160.00	-19.80	-12.38	240.00
4190-03-000	Advertising	0.00	0.00	0.00	N/A	335.92	0.00	-335.92	N/A	0.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-04-000	Office Supplies	0.00	0.00	0.00	N/A	1,559.24	0.00	-1,559.24	N/A	0.00
4190-05-000	Fuel-Administrative	-172.32	0.00	172.32	N/A	172.35	0.00	-172.35	N/A	0.00
4190-07-000	Telephone	1.54	75.00	73.46	97.95	13.86	600.00	586.14	97.69	900.00
4190-08-000	Postage	20.97	150.00	129.03	86.02	1,025.71	1,200.00	174.29	14.52	1,800.00
4190-09-000	Software License Fees	0.00	900.00	900.00	100.00	11,068.54	7,200.00	-3,868.54	-53.73	10,800.00
4190-10-000	Copiers	109.36	75.00	-34.36	-45.81	946.42	600.00	-346.42	-57.74	900.00
4190-12-000	Software	177.07	0.00	-177.07	N/A	3,539.44	0.00	-3,539.44	N/A	0.00
4190-15-000	Cell Phones/Pagers	172.32	0.00	-172.32	N/A	1,191.70	0.00	-1,191.70	N/A	0.00
4190-20-000	Bank Fees	34.70	0.00	-34.70	N/A	35.20	0.00	-35.20	N/A	0.00
4190-22-000	Other Misc Admin Expenses	49.00	1,750.00	1,701.00	97.20	6,403.37	14,000.00	7,596.63	54.26	21,000.00
4191-00-000	Total Miscellaneous Admin Expenses	392.64	2,970.00	2,577.36	86.78	26,471.55	23,760.00	-2,711.55	-11.41	35,640.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	18,084.50	24,845.00	6,760.50	27.21	196,905.94	198,760.00	1,854.06	0.93	298,140.00
4300-00-000	UTILITIES									
4310-00-000	Water	180.19	62.00	-118.19	-190.63	653.50	496.00	-157.50	-31.75	744.00
4340-00-000	Garbage/Trash Removal	0.00	30.00	30.00	100.00	86.95	240.00	153.05	63.77	360.00
4390-00-000	Sewer	36.91	28.00	-8.91	-31.82	179.47	224.00	44.53	19.88	336.00
4399-00-000	TOTAL UTILITY EXPENSES	217.10	120.00	-97.10	-80.92	919.92	960.00	40.08	4.18	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4412-00-000	Maintenance Travel/Training	0.00	0.00	0.00	N/A	97.90	0.00	-97.90	N/A	0.00
4419-00-000	Total General Maint Expense	0.00	0.00	0.00	N/A	97.90	0.00	-97.90	N/A	0.00
4430-00-000	Contract Costs									
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	187.50	0.00	-187.50	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	515.50	0.00	-515.50	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	192.00	0.00	-192.00	N/A	0.00
4430-22-000	Contract-IT Contracts	282.75	200.00	-82.75	-41.38	1,873.06	1,600.00	-273.06	-17.07	2,400.00
4430-90-000	Contract-Fee For Service	0.00	325.00	325.00	100.00	1,111.50	2,600.00	1,488.50	57.25	3,900.00
4439-00-000	Total Contract Costs	282.75	525.00	242.25	46.14	3,879.56	4,200.00	320.44	7.63	6,300.00
4499-00-000	TOTAL MAINTENACE EXPENSES	282.75	525.00	242.25	46.14	3,977.46	4,200.00	222.54	5.30	6,300.00
4500-00-000	GENERAL EXPENSES									
4510-20-000	Liability Insurance	0.00	800.00	800.00	100.00	0.00	6,400.00	6,400.00	100.00	9,600.00
4540-00-000	Employee Benefits	116.93	200.00	83.07	41.54	935.44	1,600.00	664.56	41.54	2,400.00
4540-20-000	Workers Compensation	899.60	200.00	-699.60	-349.80	2,845.40	1,600.00	-1,245.40	-77.84	2,400.00
4599-00-000	TOTAL GENERAL EXPENSES	1,016.53	1,200.00	183.47	15.29	3,780.84	9,600.00	5,819.16	60.62	14,400.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	199,611.00	186,900.00	-12,711.00	-6.80	1,550,308.00	1,495,200.00	-55,108.00	-3.69	2,242,800.00
4715-01-000	Tenant Utility Payments-Voucher	2,960.00	2,250.00	-710.00	-31.56	18,363.00	18,000.00	-363.00	-2.02	27,000.00
4715-02-000	Portable Out HAP Payments	4,626.00	1,700.00	-2,926.00	-172.12	39,138.00	13,600.00	-25,538.00	-187.78	20,400.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	207,197.00	190,850.00	-16,347.00	-8.57	1,607,809.00	1,526,800.00	-81,009.00	-5.31	2,290,200.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Nov 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	226,797.88	217,540.00	-9,257.88	-4.26	1,813,393.16	1,740,320.00	-73,073.16	-4.20	2,610,480.00
9000-00-000	NET INCOME	-70,468.86	28,718.00	-99,186.86	-345.38	-99,107.11	229,744.00	-328,851.11	-143.14	344,616.00

Jackson Housing Commission

Public Housing Amp 1

January 01 2022

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2021-2022
Jan-22	62,062	$ 7,685.62	938	$ 8,787.71	-	-	-	$ -	$ 16,473.33
Jan-21	54,576	$ 7,071.90	1,032	$ 9,756.36				$ -	$ 16,828.26
Feb-22	57,489	$ 7,449.49	1,196	$ 11,184.16	236,950	$ 11,479.48	$ 6,285.08	$ 17,764.56	$ 36,398.21
Feb-21	51,514	$ 6,955.99	968	$ 9,266.56	222,590	$ 13,931.86	$ 8,195.72	$ 22,127.58	$ 38,350.13
Mar-22	55,518	$ 7,265.29	1,237	$ 11,504.04	16,900	$ 876.69	$ 486.08	$ 1,362.77	$ 20,132.10
Mar-21	52,550	$ 6,888.98	1,105	$ 10,894.61	16,700	$ 763.31	$ 456.55	$ 1,219.86	$ 19,003.45
Apr-22	52,123	$ 6,832.64	538	$ 4,976.83				$ -	$ 11,809.47
Apr-21	46,066	$ 5,879.03	658	$ 5,790.57				$ -	$ 11,669.60
May-22	45,110	$ 6,296.49	1,063	$ 11,204.46	236,950	$ 11,479.48	$ 6,285.08	$ 17,764.56	$ 35,265.51
May-21	40,066	$ 5,896.58	465	$ 4,197.31	232,100	$ 9,917.49	$ 5,788.15	$ 15,705.64	$ 25,799.53
Jun-22	47,095	$ 6,916.60	333	$ 3,982.85	397,436	$ 19,480.97	$ 11,039.19	$ 30,520.16	$ 41,419.61
Jun-21	45,926	$ 7,233.37	335	$ 2,734.39	16,300	$ 763.71	$ 454.11	$ 1,217.82	$ 11,185.58
Jul-22	61,925	$ 8,526.98	179	$ 2,115.29				$ -	$ 10,642.27
Jul-21	64,703	$ 9,027.46	149	$ 1,509.71				$ -	$ 10,537.17
Aug-22	64,295	$ 8,765.52	221	$ 2,858.21	309,700	$ 16,440.07	$ 8,490.83	$ 24,930.90	$ 36,554.63
Aug-21	59,879	$ 8,834.51	133	$ 829.23	391,700	$ 16,887.57	$ 9,440.96	$ 26,328.53	$ 35,992.27
Sep-22	60,813	$ 8,463.67	156	$ 1,883.81	20,800	$ 1,147.86	$ 596.42	$ 1,744.28	$ 12,091.76
Sep-21	67,905	$ 9,651.22	146	$ 1,346.87	19,200	$ 966.46	$ 538.12	$ 1,504.58	$ 12,502.67
Oct-22	56,126	$ 7,537.58	315	$ 3,900.78	-	$ -	$ -	$ -	$ 11,438.36
Oct-21	58,209	$ 7,738.51	212	$ 2,061.68	-	$ -	$ -	$ -	$ 9,800.19
Nov-22	46,884	$ 6,321.17	526	$ 6,466.59	333,100	$ 17,484.91	$ 9,114.39	$ 26,599.30	$ 39,387.06
Nov-21	50,327	$ 7,006.14	341	$ 3,238.99	281,514	$ 12,692.90	$ 6,857.40	$ 19,550.30	$ 29,795.43
Dec-22	56,456	$ 7,480.20	899	$ 10,739.55	20,100	$ 1,116.74	$ 579.83	$ 1,696.57	$ 19,916.32
Dec-21	56,357	$ 7,470.21	769	$ 7,196.95	16,100	$ 845.73	$ 468.04	$ 1,313.77	$ 15,980.93
2022	**665,896**	**$ 89,541.25**	**7,601**	**$ 79,604.28**	**1,571,936**	**$ 79,506.20**	**$ 42,876.90**	**$ 122,383.10**	**$ 291,528.63**
2021	**648,078**	**$ 89,653.90**	**6,313**	**$ 58,823.23**	**1,196,204**	**$ 56,769.03**	**$ 32,199.05**	**$ 88,968.08**	**$ 237,445.21**

Jackson Housing Commission

Public Housing Amp 2
January 01 2022

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2021-2022
Jan-22	105,760	$ 13,612.75	919	$ 8,977.70	89,000	$ 3,936.72	$ 2,286.57	$ 6,223.29	$ 28,813.74
Jan-21	119,040	$ 15,353.32	940	$ 8,879.76	152,000	$ 5,724.04	$ 4,048.60	$ 9,772.64	$ 34,005.72
Feb-22	106,360	$ 13,771.01	1,109	$ 10,821.69	105,000	$ 4,738.89	$ 2,586.66	$ 7,325.55	$ 31,918.25
Feb-21	115,160	$ 15,454.96	921	$ 8,879.65	139,000	$ 5,319.72	$ 3,088.22	$ 8,407.94	$ 32,742.55
Mar-22	108,160	$ 13,748.00	960	$ 9,190.52	92,000	$ 4,157.10	$ 2,274.82	$ 6,431.92	$ 29,370.44
Mar-21	88,960	$ 14,905.15	1,051	$ 10,341.75	111,000	$ 3,775.69	$ 2,593.29	$ 6,368.98	$ 31,615.88
Apr-22	92,240	$ 12,580.19	715	$ 7,664.21	99,000	$ 4,515.09	$ 2,453.46	$ 6,968.55	$ 27,212.95
Apr-21	101,480	$ 13,495.34	593	$ 5,200.39	115,000	$ 4,517.77	$ 2,683.37	$ 7,201.14	$ 25,896.87
May-22	92,360	$ 12,937.77	634	$ 7,442.06	105,000	$ 4,738.89	$ 2,586.66	$ 7,325.55	$ 27,705.38
May-21	92,320	$ 13,354.87	494	$ 4,353.68	143,000	$ 5,524.36	$ 3,298.95	$ 8,823.31	$ 26,531.86
Jun-22	116,360	$ 15,950.02	306	$ 4,259.17	114,000	$ 4,927.31	$ 2,724.62	$ 7,651.93	$ 27,861.12
Jun-21	133,440	$ 19,209.36	346	$ 3,215.04	106,000	$ 4,177.51	$ 2,481.21	$ 6,658.72	$ 29,083.12
Jul-22	132,840	$ 17,914.40	197	$ 2,780.07	171,000	$ 6,507.64	$ 3,344.20	$ 9,851.84	$ 30,546.31
Jul-21	140,840	$ 19,997.74	206	$ 1,982.83	139,000	$ 6,011.31	$ 3,342.47	$ 9,353.78	$ 31,334.35
Aug-22	132,280	$ 17,906.44	194	$ 2,726.75	114,000	$ 5,632.05	$ 2,887.20	$ 8,519.25	$ 29,152.44
Aug-21	143,640	$ 20,386.63	119	$ 1,178.20	12,300	$ 5,353.36	$ 2,972.61	$ 8,325.97	$ 29,890.80
Sep-22	131,480	$ 17,390.62	192	$ 2,699.61	119,000	$ 5,895.34	$ 3,014.76	$ 8,910.10	$ 29,000.33
Sep-21	153,840	$ 21,390.80	143	$ 1,463.42	143,000	$ 6,180.55	$ 3,436.06	$ 9,616.61	$ 32,470.83
Oct-22	101,080	$ 13,938.25	264	$ 3,676.63	118,000	$ 5,755.04	$ 2,969.73	$ 8,724.77	$ 26,339.65
Oct-21	115,680	$ 15,777.79	183	$ 1,809.13	119,000	$ 5,212.62	$ 2,885.84	$ 8,098.46	$ 25,685.38
Nov-22	86,679	$ 13,002.78	435	$ 6,255.47	227,000	$ 12,424.67	$ 6,122.51	$ 18,547.18	$ 37,805.43
Nov-21	94,960	$ 13,249.11	317	$ 3,075.14	115,000	$ 5,032.46	$ 2,789.60	$ 7,822.06	$ 24,146.31
Dec-22	92,280	$ 12,513.55	721	$ 10,681.35	139,000	$ 6,758.44	$ 3,482.80	$ 10,241.24	$ 33,436.14
Dec-21	105,400	$ 13,969.42	746	$ 7,286.94	105,000	$ 4,769.90	$ 2,594.08	$ 7,363.98	$ 28,620.34
2022	**1,297,879**	**$ 175,265.78**	**6,646**	**$ 77,175.23**	**1,492,000**	**$ 69,987.18**	**$ 36,733.99**	**$ 106,721.17**	**$ 359,162.18**
2021	**1,404,760**	**$ 196,544.49**	**6,059**	**$ 57,665.93**	**1,399,300**	**$ 61,599.29**	**$ 36,214.30**	**$ 97,813.59**	**$ 352,024.01**

Jackson Housing Commission

Public Housing Amp 3

January 01 2022

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2021-2022
Jan-22	3,308	$ 606.88	199	$ 947.19	262,800	$ 13,073.52	$ 6,746.62	$ 19,820.14	$ 21,374.21
Jan-21	1,768	$ 373.13	71	$ 676.49	338,800	$ 14,293.27	$ 8,113.93	$ 22,407.20	$ 23,456.82
Feb-22	3,922	$ 759.36	157	$ 1,533.97				$ -	$ 2,293.33
Feb-21	1,834	$ 397.79	86	$ 760.37				$ -	$ 1,158.16
Mar-22	2,740	$ 528.75	98	$ 1,008.02				$ -	$ 1,536.77
Mar-21	3,277	$ 674.44	118	$ 1,028.49				$ -	$ 1,702.93
Apr-22	2,191	$ 455.87	68	$ 790.47	297,200	$ 14,319.18	$ 7,499.45	$ 21,818.63	$ 23,064.97
Apr-21	1,802	$ 388.85	44	$ 472.54	305,100	$ 12,969.36	$ 7,346.61	$ 20,315.97	$ 21,177.36
May-22	2,731	$ 891.80	47	$ 675.68				$ -	$ 1,567.48
May-21	1,553	$ 346.01	37	$ 372.84				$ -	$ 718.85
Jun-22	2,131	$ 441.23	13	$ 278.62				$ -	$ 719.85
Jun-21	1,812	$ 405.20	9	$ 213.47				$ -	$ 618.67
Jul-22	4,657	$ 918.36	9	$ 281.88	690,100	$ 18,243.62	$ 8,789.05	$ 27,032.67	$ 28,232.91
Jul-21	2,309	$ 536.37	5	$ 278.70	364,700	$ 17,069.98	$ 9,058.25	$ 26,128.23	$ 26,943.30
Aug-22	2,909	$ 588.80	6	$ 189.08				$ -	$ 777.88
Aug-21	2,704	$ 596.12	1	$ 205.32			$ -	$ -	$ 801.44
Sep-22	3,106	$ 623.73	6	$ 189.01				$ -	$ 812.74
Sep-21	4,316	$ 945.19	11	$ 433.56				$ -	$ 1,378.75
Oct-22	2,255	$ 495.01	17	$ 387.39	-	$ -	$ -	$ -	$ 882.40
Oct-21	3,587	$ 810.99	18	$ 429.05	367,200	$ 15,554.94	$ 8,232.00	$ 23,786.94	$ 25,026.98
Nov-22	2,324	$ 495.55	28	$ 529.79	323,600	$ 17,007.11	$ 7,897.35	$ 24,904.46	$ 25,929.80
Nov-21	2,621	$ 569.53	41	$ 554.87				$ -	$ 1,124.40
Dec-22	1,565	$ 362.27	37	$ 633.29				$ -	$ 995.56
Dec-21	3,161	$ 569.07	70	$ 705.66				$ -	$ 1,274.73
2022	**33,839**	**$ 7,167.61**	**685**	**$ 7,444.39**	**1,573,700**	**$ 62,643.43**	**$ 30,932.47**	**$ 93,575.90**	**$ 108,187.90**
2021	**30,744**	**$ 6,612.69**	**511**	**$ 6,131.36**	**1,375,800**	**$ 59,887.55**	**$ 32,750.79**	**$ 92,638.34**	**$ 105,382.39**

Jackson Housing Commission

Public Housing All Amps

January 01 2022

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 2021-2022
Jan-22	171,130	$ 21,905.25	2,056	$ 18,712.60	351,800	$ 17,010.24	$ 9,033.19	$ 26,043.43	$ 66,661.28
Jan-21	175,384	$ 22,798.35	2,043	$ 19,312.61	490,800	$ 20,017.31	$ 12,162.53	$ 32,179.84	$ 74,290.80
Feb-22	167,771	$ 21,979.86	2,462	$ 23,539.82	341,950	$ 16,218.37	$ 8,871.74	$ 25,090.11	$ 70,609.79
Feb-21	168,508	$ 22,808.74	1,975	$ 18,906.58	361,590	$ 19,251.58	$ 11,283.94	$ 30,535.52	$ 72,250.84
Mar-22	166,418	$ 21,542.04	2,295	$ 21,702.58	108,900	$ 5,033.79	$ 2,760.90	$ 7,794.69	$ 51,039.31
Mar-21	144,787	$ 22,468.57	2,274	$ 22,264.85	127,700	$ 4,539.00	$ 3,049.84	$ 7,588.84	$ 52,322.26
Apr-22	146,554	$ 19,868.70	1,321	$ 13,431.51	396,200	$ 18,834.27	$ 9,952.91	$ 28,787.18	$ 62,087.39
Apr-21	149,348	$ 19,763.22	1,295	$ 11,463.50	420,100	$ 17,487.13	$ 10,029.98	$ 27,517.11	$ 58,743.83
May-22	140,201	$ 20,126.06	1,744	$ 19,322.20	341,950	$ 16,218.37	$ 8,871.74	$ 25,090.11	$ 64,538.37
May-21	133,939	$ 19,597.46	996	$ 8,923.83	375,100	$ 15,441.85	$ 9,087.10	$ 24,528.95	$ 53,050.24
Jun-22	165,586	$ 23,307.85	652	$ 8,520.64	511,436	$ 24,408.28	$ 13,763.81	$ 38,172.09	$ 70,000.58
Jun-21	181,178	$ 26,847.93	690	$ 6,162.90	122,300	$ 4,941.22	$ 2,935.32	$ 7,876.54	$ 40,887.37
Jul-22	199,422	$ 27,359.74	385	$ 5,177.24	861,100	$ 24,751.26	$ 12,133.25	$ 36,884.51	$ 69,421.49
Jul-21	207,852	$ 29,561.57	360	$ 3,771.24	503,700	$ 23,081.29	$ 12,400.72	$ 35,482.01	$ 68,814.82
Aug-22	199,484	$ 27,260.76	421	$ 5,774.04	423,700	$ 22,072.12	$ 11,378.03	$ 33,450.15	$ 66,484.95
Aug-21	203,519	$ 29,817.26	253	$ 2,212.75	404,000	$ 22,240.93	$ 12,413.57	$ 34,654.50	$ 66,684.51
Sep-22	195,399	$ 26,478.02	354	$ 4,772.43	139,800	$ 7,043.20	$ 3,611.18	$ 10,654.38	$ 41,904.83
Sep-21	226,061	$ 31,987.21	300	$ 3,243.85	162,200	$ 7,147.01	$ 3,974.18	$ 11,121.19	$ 46,352.25
Oct-22	159,461	$ 21,970.84	596	$ 7,964.80	118,000	$ 5,755.04	$ 2,969.73	$ 8,724.77	$ 38,660.41
Oct-21	177,476	$ 24,327.29	413	$ 4,299.86	486,200	$ 20,767.56	$ 11,117.84	$ 31,885.40	$ 60,512.55
Nov-22	135,887	$ 19,819.50	989	$ 13,251.85	883,700	$ 46,916.69	$ 23,134.25	$ 70,050.94	$ 103,122.29
Nov-21	147,908	$ 20,824.78	699	$ 6,869.00	396,514	$ 17,725.36	$ 9,647.00	$ 27,372.36	$ 55,066.14
Dec-22	150,301	$ 20,356.02	1,657	$ 22,054.19	159,100	$ 7,875.18	$ 4,062.63	$ 11,937.81	$ 54,348.02
Dec-21	164,918	$ 22,008.70	1,585	$ 15,189.55	121,100	$ 5,615.63	$ 3,062.12	$ 8,677.75	$ 45,876.00
2022	**1,997,614**	**$ 271,974.64**	**14,932**	**$ 164,223.90**	**4,637,636**	**$ 212,136.81**	**$ 110,543.36**	**$ 322,680.17**	**$ 758,878.71**
2021	**2,080,878**	**$ 292,811.08**	**12,883**	**$ 122,620.52**	**3,971,304**	**$ 178,255.87**	**$ 101,164.14**	**$ 279,420.01**	**$ 694,851.61**

Emergency Work Order Detail

All Properties (.all)

Emergency Work Orders active between 11/01/2022 and 01/01/2023

Work Orders Completed within 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1		12760	Emergency	HVAC	No heat	11/07/2022 10:20 AM	11/07/2022 11:22 AM	1.03
amp1		12885	Emergency		No heat	11/07/2022 9:26 AM	11/07/2022 10:26 AM	1.00
amp1		12798	Emergency	HVAC	No heat	11/14/2022 9:54 AM	11/14/2022 12:55 PM	3.02
amp1		12763	Emergency	Plumbing	Clog	11/07/2022 11:04 AM	11/07/2022 11:33 AM	0.48
amp1		12999	Emergency	HVAC	furnace	12/03/2022 9:00 AM	12/03/2022 10:00 AM	1.00
amp1		13003	Emergency	HVAC	furnace	12/04/2022 5:20 PM	12/04/2022 6:10 PM	0.83
amp1		13005	Emergency	HVAC	furnace	12/05/2022 7:19 AM	12/05/2022 6:20 PM	11.02
amp1		12799	Emergency	HVAC	No heat	11/14/2022 10:04 AM	11/14/2022 12:50 PM	2.77
amp1		12815	Emergency	HVAC	Heat	11/15/2022 11:28 AM	11/15/2022 1:59 PM	2.52
amp2		12762	Emergency	Doors/Locks	door	11/07/2022 11:01 AM	11/07/2022 1:00 PM	1.98
amp2		12841	Emergency	HVAC	furnace	11/21/2022 12:00 PM	11/21/2022 12:30 PM	0.50
amp2		12855	Emergency	Smoke Detectors	smoke alarm	11/18/2022 6:30 PM	11/18/2022 7:20 PM	0.83
amp2		12857	Emergency	HVAC	furnace	11/20/2022 10:03 AM	11/20/2022 11:40 AM	1.62
amp2		12859	Emergency	Emergency	elevator	11/20/2022 7:55 PM	11/20/2022 9:25 PM	1.50
amp2		12860	Emergency	Doors/Locks	lock out	11/18/2022 8:45 PM	11/18/2022 9:15 PM	0.50
amp2		12861	Emergency	Doors/Locks	lockout	11/19/2022 4:52 AM	11/19/2022 5:50 AM	0.97
amp2		12862	Emergency	HVAC	furnace	11/19/2022 12:37 PM	11/19/2022 2:00 PM	1.38
amp2		12863	Emergency	HVAC	furnace	11/19/2022 11:56 AM	11/19/2022 12:36 PM	0.67
amp2		12903	Emergency	Plumbing	plumbing leak	11/29/2022 1:51 PM	11/29/2022 2:30 PM	0.65
amp2		12907	Emergency	HVAC	furnace	11/29/2022 8:19 AM	11/29/2022 8:45 AM	0.43
amp2		12749	Emergency	Plumbing	sink	11/04/2022 9:56 AM	11/04/2022 3:30 PM	5.57
amp2		12751	Emergency	Plumbing	toilet	11/04/2022 1:41 PM	11/04/2022 3:15 PM	1.57
amp2		12790	Emergency	Plumbing	toilet	11/10/2022 1:55 PM	11/10/2022 2:36 PM	0.68
amp2		12856	Emergency	HVAC	furnace	11/18/2022 8:25 PM	11/18/2022 9:40 PM	1.25
amp2		12954	Emergency	Plumbing	toilet	12/07/2022 12:31 PM	12/07/2022 2:00 PM	1.48
amp2		12757	Emergency	Plumbing	sink	11/07/2022 9:39 AM	11/07/2022 10:00 AM	0.35
amp2		12832	Emergency	Plumbing	tub	11/18/2022 1:15 PM	11/18/2022 2:30 PM	1.25
amp2		12995	Emergency	Plumbing	water heater	12/19/2022 8:42 AM	12/19/2022 1:50 PM	5.13
amp2		13004	Emergency	Plumbing	main line clogged	12/04/2022 7:00 PM	12/04/2022 10:00 PM	3.00
amp2		13000	Emergency	Plumbing	toilet clogged	12/03/2022 10:16 AM	12/03/2022 11:30 AM	1.23
amp2		13001	Emergency	Doors/Locks	door	12/03/2022 11:35 AM	12/03/2022 3:24 PM	3.82
amp2		12820	Emergency	Emergency	plumbing leak	11/15/2022 12:15 PM	11/15/2022 1:30 PM	1.25
amp2		12839	Emergency	Plumbing	toilet	11/21/2022 9:54 AM	11/21/2022 2:15 PM	4.35
amp2		12804	Emergency	Plumbing	toilet	11/14/2022 12:55 PM	11/14/2022 1:20 PM	0.42
amp2		12918	Emergency	Plumbing	toilet	12/01/2022 9:15 AM	12/01/2022 9:30 AM	0.25
amp2		13002	Emergency	HVAC	furnace	12/03/2022 11:13 PM	12/04/2022 12:00 AM	0.78
amp2		12808	Emergency	Plumbing	sink	11/14/2022 1:53 PM	11/15/2022 1:30 PM	23.62
amp2		12825	Emergency	Electrical	no power	11/16/2022 12:35 PM	11/16/2022 1:00 PM	0.42
amp3		12782	Emergency		Stove Issues	11/10/2022 9:47 AM	11/10/2022 11:41 AM	1.90
amp3		12812	Emergency	Plumbing	No hot water	11/15/2022 7:44 AM	11/15/2022 11:24 AM	3.67
amp3		12822	Emergency		No heat	11/16/2022 9:09 AM	11/16/2022 12:44 PM	3.58
amp3		12811	Emergency	HVAC	No heat	11/15/2022 8:30 AM	11/15/2022 11:29 AM	2.98
amp3		12858	Emergency	Appliances	fridge	11/21/2022 4:52 PM	11/21/2022 5:15 PM	0.38
							Work Orders Completed within 24 Hours	43

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1		12604	Emergency	HVAC	No heat	10/14/2022 10:22 AM	12/06/2022 10:27 AM	1,272
amp1		12728	Emergency	HVAC	No heat	11/02/2022 10:48 AM	11/07/2022 11:28 AM	121

amp1	12864	Emergency	HVAC	no heat	11/19/2022 10:50 AM	11/28/2022 10:16 AM	215
amp1	12866	Emergency	HVAC		11/19/2022 10:18 AM	11/28/2022 11:18 AM	217
amp1	12867	Emergency	Plumbing	toilet	11/19/2022 10:21 AM	11/28/2022 10:22 AM	216
amp1	12868	Emergency	HVAC	no Heat	11/19/2022 10:24 AM	11/28/2022 10:24 AM	216
amp1	12908	Emergency	HVAC	No heat	11/30/2022 8:52 AM	12/02/2022 12:01 PM	51
amp1	12829	Emergency	HVAC	No Heat	11/18/2022 11:07 AM	12/02/2022 11:59 AM	337
amp1	10754	Emergency	Electrical	Exhaust fan in bathroom	02/28/2022 8:51 AM	12/06/2022 10:32 AM	6,746
amp1	9000	Emergency	Electrical	Outlet smoking	06/08/2021 12:00 PM	12/05/2022 12:14 PM	13,080
amp1	12609	Emergency	Appliances		10/14/2022 11:46 AM	12/06/2022 10:26 AM	1,271
amp1	12783	Emergency	Plumbing	Leaky faucet	11/10/2022 9:50 AM	11/14/2022 9:53 AM	96
amp1	12806	Emergency	Appliances	Fridge	11/14/2022 1:05 PM	11/15/2022 1:54 PM	25
amp1	12869	Emergency	HVAC	no Heat	11/19/2022 10:26 AM	11/28/2022 10:26 AM	216
amp1	12902	Emergency	HVAC	Heat not working	11/29/2022 1:06 PM	12/02/2022 10:35 AM	69
amp2	12791	Emergency	Doors/Locks	door	11/10/2022 2:09 PM	11/14/2022 2:15 PM	96
amp2	12801	Emergency	Plumbing	leak	11/14/2022 11:25 AM	11/15/2022 12:35 PM	25
amp2	12921	Emergency	HVAC	furnace	12/01/2022 9:47 AM	12/06/2022 2:20 PM	125
amp2	12794	Emergency	Plumbing	sink	11/14/2022 8:26 AM	11/15/2022 12:45 PM	28
amp2	12833	Emergency	HVAC	furnace	11/19/2022 8:00 AM	11/21/2022 1:32 PM	54
					Work Orders Completed in more than 24 Hours		20

Total number of emergency work orders:	63
Total number of emergency work orders completed/abated within 24 hours	43
Percentage of emergency work orders completed/abated within 24 hours	68%