

Jackson Housing Commission

Board of Commissioners

Regular Meeting

February 16, 2022

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)
6. Approval of Regular Meeting Minutes: December 15, 2021
7. Approval of Regular Meeting Minutes: January 19, 2022
8. Approval of the Previously Paid Liabilities: January 2022
9. RESOLUTIONS
 - Resolution Number 2022-02: Collection Losses February 2022
 - Resolution Number 2022-03: HCV Admin Fee Insolvency Plan
10. DIRECTOR'S REPORTS
 - Section 8
 - Leasing and HAP Utilization Report
 - 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
11. Other Business
12. ADJOURNMENT

NEXT MEETING: Regular Meeting – March 16, 2022

Jackson Housing Commission
Board of Commissioners
Regular Meeting
December 15, 2021 @ 12:00pm
Conference Call
Authorized per Executive Order 2020-15 (COVID-19)

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday December 15, 2021 via conference call and via Executive Order the broadcast information was widely distributed.

Commissioner Woods called the meeting to order at 12:04 pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:

Michelle Woods
Josh Burgett
Caroline Parker
Carmen Wade

Also present:

Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Chelsea Poole, Compliance & Contract Specialist
Deborah Davis, Human Resources Director
Anita Kelley, Administrative Assistant

Approval of the Regular Meeting Agenda December 15, 2021

Commissioner Parker MOTIONED to approve the Regular Meeting Agenda . Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade

NAYES: None

ABSTAIN: None

ABSENT: Johnson

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

Approval of the Regular Meeting Minutes November 17, 2021

Commissioner Parker MOTIONED to approve the Regular Meeting Minutes November 17, 2021.

Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade

NAYES: None

ABSTAIN: None

ABSENT: Johnson

Approval of Previously Paid Liabilities-December 2021

Commissioner Burgett MOTIONED to approve the Previously Paid Liabilities-December 2021.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods, Parker
NAYES: None
ABSTAIN: None
ABSENT: Johnson

RESOLUTION 2021-18 Approval of Collection Losses Write-Offs December 2021
Commissioner Parker MOTIONED to approve the Collection Losses Write-Offs December 2021.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods, Burgett,
NAYES: None
ABSTAIN: None
ABSENT: Johnson

Resolution Number 2021-18: Resolution Authorizing Executive Director to execute HUD required documents for the FY 2021 Choice Neighborhoods Planning Grant Agreement
Commissioner Parker MOTIONED to approve the Resolution Authorizing Executive Director to execute HUD required documents for the FY 2021 Choice Neighborhoods Planning Grant Agreement.
Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade
NAYES: None
ABSTAIN: None
ABSENT: Johnson

Resolution Number 2021-19: Approval of JHC Board of Commissioners 2022 Meeting Schedule
Commissioner Burgett MOTIONED to approve the JHC Board of Commissioners 2022 Meeting Schedule.
Commissioner Parker SECONDED and upon voice vote the motion adopted.

AYES: Woods, Wade
NAYES: None
ABSTAIN: None
ABSENT: Johnson

Resolution Number 2021-20: Approval of JHC Staff 2022 Paid Holiday Calendar
Commissioner Parker MOTIONED to approve the JHC Staff 2022 Paid Holiday Calendar.
Commissioner Wade SECONDED and upon voice vote the motion adopted.

AYES: Woods, Burgett
NAYES: None
ABSTAIN: None
ABSENT: Johnson

Directors Report

Section 8

A. Leasing HAP Utilization Report

New voucher policy.

Section 8 staff will work more closely with case managers.

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:

We are going through leadership changes and/or shifts. We are excited to see how these changes will enhance our JHC team.

D Building demolition – Insurance adjuster will have an update on the next steps to take.

Still no word from HUD on overage, attorney sent affidavit for truthfulness of statement, And timeline understanding.

Commissioner Parker MOTIONED to adjourn to the Regular Meeting at approximately 12:58pm. 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
Board of Commissioners
Regular Meeting
January 19, 2022 @ 12:00pm
Reed Manor Board Room

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on Wednesday January 19, 2021 via conference call and via Executive Order the broadcast information was widely distributed.

Commissioner Woods called the meeting to order at 12:04 pm. Participants recited the Pledge of Allegiance.

Upon roll call, the attendance was as follows:

Michelle Woods
Josh Burgett
James Johnson

Also present:

Laurie Ingram, Executive Director
Katie Anderson, Assistant Director
Shari Boyce, Section 8 Director
Chelsea Poole, Compliance & Contract Specialist
Anita Kelley, Administrative Assistant

Approval of the Regular Meeting Agenda January 19, 2022

Commissioner Burgett MOTIONED to approve the Regular Meeting Agenda . Commissioner Johnson SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker, Wade

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

Approval of the Regular Meeting Minutes December 15, 2021

This vote was tabled until the February 16, 2022 meeting.

Approval of Previously Paid Liabilities-January 2022

Commissioner Burgett MOTIONED to approve the Previously Paid Liabilities- January 2022. Commissioner Johnson SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker, Wade

RESOLUTION 2021-18 Approval of Collection Losses Write-Offs January 2022
Commissioner Johnson MOTIONED to approve the Collection Losses Write-Offs January 2022.
Commissioner Burgett SECONDED and upon voice vote the motion adopted.

AYES: Woods
NAYES: None
ABSTAIN: None
ABSENT: Parker, Wade

Directors Report

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Account Receivables

C. Vacant Unit Turnaround

D. Move Out Report

Relocating tenants in A building.

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:

CAA wants JHC to take over as their property manager.

Laurie will follow up with Katena on how the last 2 years has affected employee morale.

Still waiting on HUD for the proration rate.

Commissioner Johnson MOTIONED to adjourn to the Regular Meeting at approximately 1:06 PM.
Commissioner Burgett 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
January 1, 2022-January 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4630	cocc	AFLAC	1/4/2022	01-2022	Check				
						478723	cocc	188.40	478723 \$188.40 Dec.2021 Supplemental Ins.
Total 4630								188.40	
4631	cocc	Blue Care Network Of Michigan	1/4/2022	01-2022	Check				
						213410019670	cocc	2,104.76	213410019670 \$2104.76 Jan.2022 Hospital Ins.
						213410019670	cocc	4,731.55	213410019670 \$4731.55 Jan.2022 Hospital Ins.
Total 4631								6,836.31	
4632	cocc	KCL GROUP BENEFITS	1/4/2022	01-2022	Check				
						Jan.2022 Life AD&D Std, Ltd	cocc	283.20	\$283.20 Jan.2022 Life AD&D Std, Ltd
Total 4632								283.20	
4633	cocc	BLUE CROSS BLUE SHIELD OF MIC	1/4/2022	01-2022	Check				
						01.01.2022-01.31.2022	cocc	871.23	Jan.2022 Retiree Insurance- Buhler
Total 4633								871.23	
4634	cocc	RENO & CAVANAUGH PLLC	1/4/2022	01-2022	Check				
						53915	cocc	1,084.50	53915 \$1084.50 Utility Dispute- Legal Services
Total 4634								1,084.50	
4635	cocc	First National Bank Omaha	1/6/2022	01-2022	Check				
						I2Fax, Google Apps, Answer Firs	cocc	101.70	\$101.70 Jan-Dec.2022 Ingram eFax Service
						I2Fax, Google Apps, Answer Firs	cocc	132.00	\$132.00 Dec.2021 Google Apps
Total 4635								233.70	
4636	cocc	JACKSON UTILITY BILLING	1/6/2022	01-2022	Check				
						12.01.2021 Read Date	cocc	91.00	Sewer
						12.01.2021 Read Date	cocc	90.99	Water Consumption 500
Total 4636								181.99	
4637	cocc	CONSUMERS ENERGY	1/6/2022	01-2022	Check				
							cocc	260.47	Late Fees
Total 4637								260.47	
4638	cocc	STATE OF MICHIGAN	1/10/2022	01-2022	Check				
						1146	cocc	180.00	Mi-Deal \$180.00 Jan.01.2022-Dec.30.2022
Total 4638								180.00	
4639	cocc	AMAZON	1/12/2022	01-2022	Check				
						653933486473	cocc	13.33	634638384955 \$13.33 Stapler
						653933486473	cocc	149.99	643648434968 \$149.99 Office Chair
						653933486473	cocc	50.00	653933486473 \$50.00 Face Masks
Total 4639								213.32	
4640	cocc	AccuShred, LLC	1/13/2022	01-2022	Check				
						69556, 70133	cocc	57.96	69556, 70133 Nov.2021 Dec.2021 Document Destruction
Total 4640								57.96	

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

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4641	cocc	American Office Solutions	1/13/2022	01-2022	Check				
						IN287999	cocc	35.31	IN287999 \$35.31 Off-Site Rented Printers
Total 4641								35.31	
4642	cocc	City Of Jackson - Finance Departm	1/13/2022	01-2022	Check				
						Nov.2021 Pension Contributions	cocc	2,391.00	Pension Employee Contribution-Admin
						Nov.2021 Pension Contributions	cocc	4,308.04	Pension Employer Contribution-Admin
Total 4642								6,699.04	
4643	cocc	City Of Jackson - Finance Departm	1/13/2022	01-2022	Check				
						Dec.2021 Pension Contribution	cocc	3,588.03	Pension Employee Contribution- Admin
						Dec.2021 Pension Contribution	cocc	6,464.82	Pension Employer Contribution- Admin
Total 4643								10,052.85	
4644	cocc	DINSMORE AND SHOHL, LLP	1/13/2022	01-2022	Check				
						4911941	cocc	41.20	4911941 \$41.20 Consulting Services
Total 4644								41.20	
4645	cocc	DLS Consulting, LLC	1/13/2022	01-2022	Check				
						ar.2021-Nov.2021 RAD Consultir	cocc	1,250.00	1021 Late Invoicing CNI Grant Planning
						ar.2021-Nov.2021 RAD Consultir	cocc	7,975.00	1022 Late Invoicing RAD Consulting Mar.2021-Nov.2021
						ar.2021-Nov.2021 RAD Consultir	cocc	231.08	1023 Late Invoicing RAD Expense Reimbursement-
Total 4645								9,456.08	
4646	cocc	Jackson Transportation Authority (.	1/13/2022	01-2022	Check				
						0031338-IN	cocc	499.50	0031338-IN \$499.50 Bus Passes A. Gittens Requested
Total 4646								499.50	
4647	cocc	PC Solutions	1/13/2022	01-2022	Check				
						M31489, M31662, M31352	cocc	123.75	M31352 \$123.75 C.Poole IT Support
						M31489, M31662, M31352	cocc	188.80	M31662 \$188.80 Monthly IT Support Contract Cost
Total 4647								312.55	
4648	cocc	MICHBUSINESS	1/13/2022	01-2022	Check				
						42335	cocc	6.00	42335 \$6.00 Jan.2022 Cobra Billing
Total 4648								6.00	
4649	cocc	YARDI SYSTEMS, INC	1/13/2022	01-2022	Check				
						3735245	cocc	3.00	3735245 \$3.00 Dec.2021 ACH/Check Scans Costs
Total 4649								3.00	
4650	cocc	WISE CONSULTING	1/13/2022	01-2022	Check				
						518, 527	cocc	532.50	518 \$532.50 11/2021 Financials
						518, 527	cocc	90.00	527 \$90.00 01/2022 Managed Services
Total 4650								622.50	
4651	cocc	T-MOBILE	1/13/2022	01-2022	Check				

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

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						964817515 Due 01.13.2021	cocc	203.85	Employee Cellphone Costs
Total 4651								203.85	
4652	cocc	First National Bank Omaha	1/13/2022	01-2022	Check	Greyhound	cocc	37.99	Greyhound \$37.99 Non-Tenant- Case Managers Request
Total 4652								37.99	
4653	cocc	First National Bank Omaha	1/13/2022	01-2022	Check	On/Go Covid-19 Masks	cocc	402.59	On/Go Covid-19 Masks \$402.59
Total 4653								402.59	
4654	cocc	AMAZON	1/20/2022	01-2022	Check	536884587873	cocc	70.19	536884587873 \$70.19 Bank Boxes
Total 4654								70.19	
4655	cocc	Blue Care Network Of Michigan	1/20/2022	01-2022	Check	220070023106	cocc	6,836.31	220070023106 Feb.2021 Hospital Ins.
Total 4655								6,836.31	
4656	cocc	CONSUMERS ENERGY	1/20/2022	01-2022	Check	100000120764 + 22 Others	cocc	384.87	Late Fees
Total 4656								384.87	
4657	cocc	AMERICAN OFFICE SOLUTIONS	1/20/2022	01-2022	Check	30826461	cocc	70.05	30826461 \$70.05 Dec.2021 Fax/Copier Cost
Total 4657								70.05	
4658	cocc	BLUE CROSS BLUE SHIELD OF MIC	1/20/2022	01-2022	Check	02.01.2022-02.28.2022 Retiree	cocc	871.23	02.01.2022-02.28.2022 Retiree- Buhler
Total 4658								871.23	
4659	cocc	ACCIDENT FUND	1/20/2022	01-2022	Check	Jan.2022 Installment Payment	cocc	801.90	Jan.2022 Installment Life, AD&D, STD, LTD
Total 4659								801.90	
4660	cocc	MENARDS - JACKSON	1/20/2022	01-2022	Check	22463	cocc	1.28	22463 \$1.28 Vienna Sausages Tyler. P
Total 4660								1.28	
4661	cocc	PC Solutions	1/20/2022	01-2022	Check	M31973 M31963 M31973 M31963	cocc cocc	30.00 167.89	M31963 \$30.00 IT Support C.Poole M31973 \$167.89 IT Support C-Poole
Total 4661								197.89	
4662	cocc	KCL GROUP BENEFITS	1/20/2022	01-2022	Check	2.01.2022-02.28.2022- Life, AD&	cocc	279.99	02.01.2022-02.28.2022- Life, AD&D
Total 4662								279.99	

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

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
4663	cocc	Landon Bone Baker	1/20/2022	01-2022	Check	LA12159, LA12204	cocc	2,500.00	LA12159/LA12204 Nov.2021/Dec.2021 Rad Services
Total 4663								2,500.00	
4664	cocc	WISE CONSULTING	1/20/2022	01-2022	Check	528	cocc	682.50	528 \$682.50 12/2021 Budget Entry- Financials
Total 4664								682.50	
4665	cocc	RENO & CAVANAUGH PLLC	1/20/2022	01-2022	Check	54382, 54692	cocc	3,740.50	54382 \$3740.50 HUD Utility Dispute
						54382, 54692	cocc	1,090.00	54692 \$1090.00 Dec.2021 Legal/RAD Expense
Total 4665								4,830.50	
4666	cocc	AMAZON	1/31/2022	01-2022	Check	9646, 7455	cocc	20.37	469864749646 \$20.37 Weekly Planner
						9646, 7455	cocc	30.92	578864757455 \$30.92 Correction Tape
Total 4666								51.29	
4667	cocc	JACKSON UTILITY BILLING	1/31/2022	01-2022	Check	Read Date 01.07.2022	cocc	59.67	Sewer
						Read Date 01.07.2022	cocc	17.56	Water Consumption 0
Total 4667								77.23	
4668	cocc	MICHBUSINESS	1/31/2022	01-2022	Check	42920	cocc	6.00	42920 \$6.00 Feb.2022 COBRA Billing
Total 4668								6.00	
Grand Total								56,424.77	

**Jackson Housing Commission
Previously Paid Liabilities
HCV
January 1, 2022-January 31, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55917	hcv	AFLAC	1/4/2022	01-2022	Check	478723	hcv	375.66	478723 \$375.66 Dec.2021 Supplemental Ins.
Total 55917								375.66	
55918	hcv	Blue Care Network Of Michigan	1/4/2022	01-2022	Check	213410019670	hcv	3,724.67	213410019670 \$3724.67 Jan.2022 Hospital Ins.
Total 55918								3,724.67	
55919	hcv	Jackson Housing Commission	1/4/2022	01-2022	Check	Jan.2022 S8 Mgmt Fees	hcv	3,000.00	Jan.2022 S8 Mgmt Fees
Total 55919								3,000.00	
55921	hcv	KCL GROUP BENEFITS	1/4/2022	01-2022	Check	Jan.2022 Life AD&D Std, Ltd	hcv	117.96	\$117.96 Jan.2022 Life AD&D Std, Ltd
Total 55921								117.96	
55922	hcv	First National Bank Omaha	1/6/2022	01-2022	Check	J2Fax, Google Apps, Answer First	hcv	132.00	\$132.00 Dec.2021 Google Apps
Total 55922								132.00	
55923	hcv	JACKSON UTILITY BILLING	1/6/2022	01-2022	Check	12.01.2021 Read Date	hcv	31.70	Sewer
						12.01.2021 Read Date	hcv	31.70	Water Consumption 500
Total 55923								63.40	
55924	hcv	AccuShred, LLC	1/13/2022	01-2022	Check	69556, 70133	hcv	57.96	
Total 55924								57.96	
55925	hcv	American Office Solutions	1/13/2022	01-2022	Check	IN287999	hcv	105.96	IN287999 \$105.96 Off-Site Rented Printers
Total 55925								105.96	
55926	hcv	City Of Jackson - Finance Departme	1/13/2022	01-2022	Check	Nov.2021 Pension Contributions	hcv	918.68	Pension Employee Contribution-Admin
						Nov.2021 Pension Contributions	hcv	1,373.32	Pension Employer Contribution-Admin
Total 55926								2,292.00	
55927	hcv	City Of Jackson - Finance Departme	1/13/2022	01-2022	Check	Dec.2021 Pension Contribution	hcv	1,378.02	Pension Employee Contribution- Admin
						Dec.2021 Pension Contribution	hcv	2,059.98	Pension Employer Contribution- Admin
Total 55927								3,438.00	
55928	hcv	DINSMORE AND SHOHL, LLP	1/13/2022	01-2022	Check	4911941	hcv	41.20	4911941 \$41.20 Consulting Services
Total 55928								41.20	

**Jackson Housing Commission
Previously Paid Liabilities
HCV**

January 1, 2022-January 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55929	hcv	LIBRA INDUSTRIES, INC. OF MI	1/13/2022	01-2022	Check	15632, 15630, 15629, 15628 15632, 15630, 15629, 15628 15632, 15630, 15629, 15628	hcv hcv hcv	80.00 15628 \$80.00 65.67 15629 \$65.67 42.00 15630 \$42.00	Employee Clothing Greer- Hayworth Employee Clothing- Cunningham Employee Clothing- Boyce
Total 55929								187.67	
55930	hcv	PC Solutions	1/13/2022	01-2022	Check	M31489, M31662, M31352	hcv	188.79 M31662 \$188.79	Monthly IT Support Contract Cost
Total 55930								188.79	
55931	hcv	MICHBUSINESS	1/13/2022	01-2022	Check	42335	hcv	6.00 42335 \$6.00	Jan.2022 Cobra Billing
Total 55931								6.00	
55932	hcv	TALX THE WORK NUMBER	1/13/2022	01-2022	Check	2051089058	hcv	278.58 2051089058 \$278.58	Dec.2021 Pre Tenant Screening
Total 55932								278.58	
55933	hcv	WISE CONSULTING	1/13/2022	01-2022	Check	518, 527 518, 527	hcv hcv	355.00 518 \$355.00 60.00 527 \$60.00	11/2021 Financials 01/2022 Managed Services
Total 55933								415.00	
55934	hcv	T-MOBILE	1/13/2022	01-2022	Check	964817515 Due 01.13.2021	hcv	79.17	Employee Cellphone Costs
Total 55934								79.17	
55935	hcv	First National Bank Omaha	1/13/2022	01-2022	Check	On/Go Covid-19 Masks	hcv	402.58	On/Go Covid-19 Masks \$402.58
Total 55935								402.58	
55936	hcv	Blue Care Network Of Michigan	1/20/2022	01-2022	Check	220070023106	hcv	3,724.67 220070023106	Feb.2021 Hospital Ins.
Total 55936								3,724.67	
55937	hcv	DBI BUSINESS INTERIORS	1/20/2022	01-2022	Check	239274-0, 239274-1 239274-0, 239274-1	hcv hcv	66.02 239274-0 \$66.02 9.33 239274-1 \$9.33	Duster, Binder, Highlighter Duster, Highlighters
Total 55937								75.35	
55938	hcv	AMERICAN OFFICE SOLUTIONS	1/20/2022	01-2022	Check	30826461	hcv	70.07 30826461 \$70.07	Dec.2021 Fax/Copier Cost
Total 55938								70.07	
55939	hcv	ACCIDENT FUND	1/20/2022	01-2022	Check	Jan.2022 Installment Payment	hcv	534.60	Jan.2022 Installment Life, AD&D, STD, LTD
Total 55939								534.60	

**Jackson Housing Commission
Previously Paid Liabilities
HCV**

January 1, 2022-January 31, 2022

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
55940	hcv	KCL GROUP BENEFITS	1/20/2022	01-2022	Check	02.01.2022-02.28.2022- Life, AD&D	hcv	116.93	02.01.2022-02.28.2022- Life, AD&D
Total 55940								116.93	
55941	hcv	WISE CONSULTING	1/20/2022	01-2022	Check	528	hcv	455.00	528 \$455.00 12/2021 Budget Entry- Financials
Total 55941								455.00	
55942	hcv	JACKSON UTILITY BILLING	1/31/2022	01-2022	Check	Read Date 01.07.2022	hcv	59.67	Sewer
						Read Date 01.07.2022	hcv	17.56	Water Consumption 0
Total 55942								77.23	
55943	hcv	Jackson Housing Commission	1/31/2022	01-2022	Check	Jan.2022 S8 Inspection Fees	hcv	868.36	Jan.2022 S8 Inspection Fees \$868.36 Arnold, Cram
Total 55943								868.36	
55944	hcv	MICHBUSINESS	1/31/2022	01-2022	Check	42920	hcv	6.00	42920 \$6.00 Feb.2022 COBRA Billing
Total 55944								6.00	
Grand Total								20,834.81	

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
January 1, 2022-January 31, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69315	ph	AFLAC	1/4/2022	01-2022	Check				
						478723	amp2	221.70	478723 \$221.70 Dec.2021 Supplemental Ins.
						478723	amp1	307.71	478723 \$307.71 Dec.2021 Supplemental Ins.
Total 69315								529.41	
69316	ph	Blue Care Network Of Michigan	1/4/2022	01-2022	Check				
						213410019670	amp1	1,420.78	213410019670 \$1420.78 Jan.2022 Hospital Ins.
						213410019670	amp2	1,946.08	213410019670 \$1946.08 Jan.2022 Hospital Ins.
						213410019670	amp3	2,691.28	213410019670 \$2691.28 Jan.2022 Hospital Ins.
						213410019670	amp1	2,974.11	213410019670 \$2974.11 Jan.2022 Hospital Ins.
						213410019670	amp2	3,134.27	213410019670 \$3134.27 Jan.2022 Hospital Ins.
						213410019670	amp1	5,162.28	213410019670 \$5162.28 Jan.2022 Hospital Ins.
						213410019670	amp2	6,404.29	213410019670 \$6404.29 Jan.2022 Hospital Ins.
Total 69316								23,733.09	
69317	ph	Jackson Housing Commission	1/4/2022	01-2022	Check				
						Jan.2022 Ph Management Fee	amp2	12,418.90	\$12418.90 Jan.2022 Ph Management Fee
						Jan.2022 Ph Management Fee	amp3	5,703.10	\$5703.10 Jan.2022 Ph Management Fee
						Jan.2022 Ph Management Fee	amp1	6,609.20	\$6609.20Jan.2022 Ph Management Fee
Total 69317								24,731.20	
69318	ph	Jackson Housing Commission	1/4/2022	01-2022	Check				
						Jan.2022 Asset Mgmt Fee	amp2	1,176.00	\$1176.00 Jan.2022 Asset Mgmt Fee
						Jan.2022 Asset Mgmt Fee	amp3	480.00	\$480.00 Jan.2022 Asset Mgmt Fee
						Jan.2022 Asset Mgmt Fee	amp1	516.00	\$516.00 Jan.2022 Asset Mgmt Fee
Total 69318								2,172.00	
69319	ph	Jackson Housing Commission	1/4/2022	01-2022	Check				
						Jan.2022 Bookkeeping Fees	amp2	2,168.00	\$2168.00 Jan.2022 Bookkeeping Fees
						Jan.2022 Bookkeeping Fees	amp1	870.00	\$870.00 Jan.2022 Bookkeeping Fees
						Jan.2022 Bookkeeping Fees	amp3	908.00	\$908.00 Jan.2022 Bookkeeping Fees
Total 69319								3,946.00	
69320	ph	KCL GROUP BENEFITS	1/4/2022	01-2022	Check				
						Jan.2022 Life AD&D Std, Ltd	amp3	161.01	\$161.01 Jan.2022 Life AD&D Std, Ltd
						Jan.2022 Life AD&D Std, Ltd	amp1	269.00	\$269.00 Jan.2022 Life AD&D Std, Ltd
						Jan.2022 Life AD&D Std, Ltd	amp2	681.11	\$681.11 Jan.2022 Life AD&D Std, Ltd
Total 69320								1,111.12	
69321	ph	RENO & CAVANAUGH PLLC	1/4/2022	01-2022	Check				
						53915	amp2	1,084.50	53915 \$1084.50 Utility Dispute- Legal Services
Total 69321								1,084.50	
69322	ph	First National Bank Omaha	1/4/2022	01-2022	Check				
						Compliance Prime- R. Hather	amp2	189.00	\$189.00 HUD Crime Act Update R. Hatcher Compliance Prime
						Compliance Prime- R. Hather	amp2	958.40	\$958.40 EIV Training- R. Hatcher -compliance prime
Total 69322								1,147.40	
69323	ph	Bio-One West Michigan	1/4/2022	01-2022	Check				

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes	
						N-23-2021	amp2	2,300.00	N-23-2021 \$2300.00 Bio Waste Removal	
Total 69323									2,300.00	
69324	ph	ServiceMaster Absolute Home & Re	1/4/2022	01-2022	Check					
						1716	amp2	2,493.29	1716 \$2493.29 Cleaning Services I-39 After Fire	
Total 69324									2,493.29	
69325	ph	First National Bank Omaha	1/6/2022	01-2022	Check					
						J2Fax, Google Apps, Answer First	amp1	132.00	\$132.00 Dec.2021 Google Apps	
						J2Fax, Google Apps, Answer First	amp2	132.00	\$132.00 Dec.2021 Google Apps	
						J2Fax, Google Apps, Answer First	amp3	132.00	\$132.00 Dec.2021 Google Apps	
						J2Fax, Google Apps, Answer First	amp1	209.25	AnswerFirst \$209.25 Emergency Payment- After hours Call Service	
						J2Fax, Google Apps, Answer First	amp2	209.25	AnswerFirst \$209.25 Emergency Payment- After hours Call Service	
						J2Fax, Google Apps, Answer First	amp3	209.25	AnswerFirst \$209.25 Emergency Payment- After hours Call Service	
Total 69325									1,023.75	
69326	ph	First National Bank Omaha	1/6/2022	01-2022	Check					
						Indeed Dec.2021	amp1	172.98	Indeed \$99.37 Maint. Job Posting	
						Indeed Dec.2021	amp3	172.98	Indeed \$99.37 Maint. Job Posting	
						Indeed Dec.2021	amp2	172.97	Indeed \$99.38 Maint. Job Posting	
Total 69326									518.93	
69327	ph	Jonathon Kendrick	1/6/2022	01-2022	Check					
						Dec.2021 Mileage	amp1	99.37	\$99.37 Dec.2021 Mileage Reimbursement	
						Dec.2021 Mileage	amp3	99.37	\$99.37 Dec.2021 Mileage Reimbursement	
						Dec.2021 Mileage	amp2	99.38	\$99.38 Dec.2021 Mileage Reimbursement	
Total 69327									298.12	
69328	ph	JACKSON UTILITY BILLING	1/6/2022	01-2022	Check					
						12.01.2021 Read Date	amp1	468.04	Sewer	
						12.01.2021 Read Date	amp2	2,530.68	Sewer	
						12.01.2021 Read Date	amp2	4,587.91	Water Consumption 104000	
						12.01.2021 Read Date	amp1	845.73	Water Consumption 16100	
Total 69328									8,432.36	
69329	ph	CONSUMERS ENERGY	1/6/2022	01-2022	Check					
							amp2	13,969.42	KWH Consumption 105400	
							amp3	324.92	KWH Consumption 1704	
							amp3	97.51	KWH Consumption 434	
							amp1	7,470.21	KWH Consumption 56357	
							amp3	162.53	MCF Consumption 14	
							amp3	403.15	MCF Consumption 38	
							amp2	7,286.94	MCF Consumption 746	
							amp1	7,958.41	MCF Consumption 848	
Total 69329									37,673.09	
69330	ph	Affordable Masonry	1/6/2022	01-2022	Check					
						A-16 & A-19	amp2	4,500.00	A-16 & A-19 \$4500.00 CFP Repair Brick Walls	
Total 69330									4,500.00	

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Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
69331	ph	Hill	1/13/2022	01-2022	Check			199.00	Refunding Q-50378
								:Refund 1/5/20224:39:29 PM	amp2
Total 69331								199.00	
69332	ph	A-1 LOCK SHOP	1/13/2022	01-2022	Check			20.67	7515 \$20.67 Blank Keys
								7515	amp1
Total 69332								20.67	
69333	ph	AMBS CALL CENTER	1/13/2022	01-2022	Check			146.70	211211143 \$146.70 Final Bill After Hours Call Service
								211211143	amp2
								211211143	amp3
								211211143	amp1
Total 69333								270.03	
69334	ph	APCO SUPPLY	1/13/2022	01-2022	Check			467.24	1644150-00 \$467.24 Frz Gaskets
								1644150-00	amp2
Total 69334								467.24	
69335	ph	AccuShred, LLC	1/13/2022	01-2022	Check			65.95	69556, 70133 Nov.2021 Dec.2021 Document Destruction
								69556, 70133	amp1
								69556, 70133	amp2
								69556, 70133	amp3
Total 69335								189.88	
69336	ph	American Office Solutions	1/13/2022	01-2022	Check			35.31	IN287999 \$35.31 Off-Site Rented Printers
								IN287999	amp2
								IN287999	amp1
Total 69336								105.93	
69337	ph	CASLER HARDWARE	1/13/2022	01-2022	Check			18.47	I-39960 \$18.47 Safety Goggles
								I-39960	amp2
								I-39960	amp2
								I-39960	amp2
								I-39960	amp2
								I-39960	amp2
Total 69337								275.31	
69338	ph	COLLINS BROTHERS	1/13/2022	01-2022	Check			609.00	54260 \$609.00 Cove Base boards
								54260	amp2
Total 69338								609.00	
69339	ph	COMTRONICS	1/13/2022	01-2022	Check			120.00	179889 \$120.00 Radio Repeater Services
								179889	amp1
								179889	amp2
								179889	amp3
Total 69339								360.00	
69340	ph	City Of Jackson - Finance Departm	1/13/2022	01-2022	Check				

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						Nov.2021 Pension Contributions	amp1	566.60	Pension Employee Contribution-Admin
						Nov.2021 Pension Contributions	amp2	815.34	Pension Employee Contribution-Admin
						Nov.2021 Pension Contributions	amp3	479.42	Pension Employee Contribution-Admin
						Nov.2021 Pension Contributions	amp1	1,147.87	Pension Employee Contribution-Maint
						Nov.2021 Pension Contributions	amp2	2,431.74	Pension Employee Contribution-Maint
						Nov.2021 Pension Contributions	amp3	479.27	Pension Employee Contribution-Maint
						Nov.2021 Pension Contributions	amp1	1,020.88	Pension Employer Contribution-Admin
						Nov.2021 Pension Contributions	amp2	1,469.06	Pension Employer Contribution-Admin
						Nov.2021 Pension Contributions	amp3	863.82	Pension Employer Contribution-Admin
						Nov.2021 Pension Contributions	amp1	1,734.84	Pension Employer Contribution-Maint
						Nov.2021 Pension Contributions	amp2	4,129.59	Pension Employer Contribution-Maint
						Nov.2021 Pension Contributions	amp3	863.53	Pension Employer Contribution-Maint
Total 69340								16,001.96	
69341	ph	City Of Jackson - Finance Department	1/13/2022	01-2022	Check				
						Dec.2021 Pension Contribution	amp1	849.90	Pension Employee Contribution- Admin
						Dec.2021 Pension Contribution	amp2	1,468.17	Pension Employee Contribution- Admin
						Dec.2021 Pension Contribution	amp3	719.13	Pension Employee Contribution- Admin
						Dec.2021 Pension Contribution	amp1	2,439.39	Pension Employee Contribution- Maint
						Dec.2021 Pension Contribution	amp2	3,968.96	Pension Employee Contribution- Maint
						Dec.2021 Pension Contribution	amp3	655.93	Pension Employee Contribution- Maint
						Dec.2021 Pension Contribution	amp1	1,531.32	Pension Employer Contribution- Admin
						Dec.2021 Pension Contribution	amp2	2,645.31	Pension Employer Contribution- Admin
						Dec.2021 Pension Contribution	amp3	1,295.73	Pension Employer Contribution- Admin
						Dec.2021 Pension Contribution	amp1	3,827.13	Pension Employer Contribution- Maint
						Dec.2021 Pension Contribution	amp2	6,684.70	Pension Employer Contribution- Maint
						Dec.2021 Pension Contribution	amp3	1,181.82	Pension Employer Contribution- Maint
Total 69341								27,267.49	
69342	ph	COMCAST	1/13/2022	01-2022	Check				
						Due 12.25.2021 Due 01.04.2022	amp3	356.49	8529114280104708 \$356.49 109 Shahan
						Due 12.25.2021 Due 01.04.2022	amp1	116.85	8529114280358478 \$116.85 410 E High
						Due 12.25.2021 Due 01.04.2022	amp2	371.99	8529114280363940 \$371.99 301 Steward
						Due 12.25.2021 Due 01.04.2022	amp1	326.23	8529114280369913 \$326.23 316 Barberry
Total 69342								1,171.56	
69343	ph	DBI BUSINESS INTERIORS	1/13/2022	01-2022	Check				
						238623-0	amp1	96.26	238623-0 \$96.26 Desk Pads, Pens, Sticky Notes
Total 69343								96.26	
69344	ph	DINSMORE AND SHOHL, LLP	1/13/2022	01-2022	Check				
						4911941	amp1	41.20	4911941 \$41.20 Consulting Services
						4911941	amp2	41.20	4911941 \$41.20 Consulting Services
						4911941	amp3	41.20	4911941 \$41.20 Consulting Services
Total 69344								123.60	
69345	ph	DLS Consulting, LLC	1/13/2022	01-2022	Check				
						Mar.2021-Nov.2021 RAD Consulting	amp1	1,250.00	1021 Late Invoicing CNI Grant Planning
						Mar.2021-Nov.2021 RAD Consulting	amp2	1,250.00	1021 Late Invoicing CNI Grant Planning

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						Mar.2021-Nov.2021 RAD Consulting	amp3	1,250.00	1021 Late Invoicing CNI Grant Planning
						Mar.2021-Nov.2021 RAD Consulting	amp1	7,975.00	1022 Late Invoicing RAD Consulting Mar.2021-Nov.2021
						Mar.2021-Nov.2021 RAD Consulting	amp2	7,975.00	1022 Late Invoicing RAD Consulting Mar.2021-Nov.2021
						Mar.2021-Nov.2021 RAD Consulting	amp3	7,975.00	1022 Late Invoicing RAD Consulting Mar.2021-Nov.2021
						Mar.2021-Nov.2021 RAD Consulting	amp1	231.08	1023 Late Invoicing RAD Expense Reimbursement-
						Mar.2021-Nov.2021 RAD Consulting	amp2	231.09	1023 Late Invoicing RAD Expense Reimbursement-
						Mar.2021-Nov.2021 RAD Consulting	amp3	231.08	1023 Late Invoicing RAD Expense Reimbursement-
Total 69345								28,368.25	
69346	ph	ETNA Supply	1/13/2022	01-2022	Check				
						S104353265.001	amp1	50.00	S104353265.001 \$50.00 Burner Assembly
Total 69346								50.00	
69347	ph	FERGUSON ENTERPRISES, INC.- J/	1/13/2022	01-2022	Check				
						6322335	amp1	11.94	6322335 \$11.94 Plastic Traps
Total 69347								11.94	
69348	ph	GRIMES PLUMBING COMPANY, INC	1/13/2022	01-2022	Check				
						12981	amp1	212.50	12981 \$212.50 102 Laurel Minor Plumbing Service
Total 69348								212.50	
69349	ph	HAMMOND HARDWARE	1/13/2022	01-2022	Check				
						E20177, E19938 E20365, E20281	amp1	8.07	E19938 \$8.07 Bits, Screws
						E20177, E19938 E20365, E20281	amp1	19.78	E20177 \$19.78 Connectors
						E20177, E19938 E20365, E20281	amp1	39.18	E20281 \$39.18 Levers, Fasteners
						E20177, E19938 E20365, E20281	amp1	10.51	E20365 \$10.51 Drains, Handles
Total 69349								77.54	
69350	ph	HD Supply Facilities Maintenance	1/13/2022	01-2022	Check				
						9197931036, 9198152369	amp2	527.55	9197931036 \$527.55 Shades, Gloves
						9197931036, 9198152369	amp2	178.98	9198152369 \$178.98 Tub Spout, Bolts
Total 69350								706.53	
69351	ph	HireRight, Inc.	1/13/2022	01-2022	Check				
						G3369921	amp2	48.58	G3369921 \$48.58 Employee Background Check
Total 69351								48.58	
69352	ph	JACKSON APPLIANCE SERVICE LLC	1/13/2022	01-2022	Check				
						4516	amp3	3,045.00	4516 \$3045.00 Washers/ Dryers for Tenants From A-Bldg
Total 69352								3,045.00	
69353	ph	JACKSON GLASS WORKS INC	1/13/2022	01-2022	Check				
						443080, 443030, 443078	amp1	58.55	443030 \$58.55 Window Repair/Replacement
						443080, 443030, 443078	amp2	352.90	443078 \$352.90 E-15 I-38 Window Repair/ Replacement
						443080, 443030, 443078	amp1	218.39	443080 \$218.39 320 Barb Window Repair/ Replacement
Total 69353								629.84	
69354	ph	Johnstone Supply	1/13/2022	01-2022	Check				
						2049142	amp3	34.64	2049142 \$34.64 Maint. Supplies

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Total 69354								34.64	
69355	ph	ID WHOLESALER	1/13/2022	01-2022	Check	INV6715373	amp2	299.00	INV6715373 \$299.00 Key Fobs/ Reed Manor
Total 69355								299.00	
69356	ph	HENRY FORD HEALTH SYSTEM	1/13/2022	01-2022	Check	ACCT# PB471279970	amp2	195.00	ACCT# PB471279970. ID # 386663633 Quinn
Total 69356								195.00	
69357	ph	Granger	1/13/2022	01-2022	Check	23302176	amp1	6,480.57	23302176 \$6480.57 2-yr and 40-yr Service
Total 69357								6,480.57	
69358	ph	KUBOTA OF JACKSON	1/13/2022	01-2022	Check	06-104322,	amp3	439.01	06-104322 \$439.01 Service on Tractor
Total 69358								439.01	
69359	ph	LIBRA INDUSTRIES, INC. OF MI	1/13/2022	01-2022	Check	15632, 15630, 15629, 15628	amp2	325.00	15632 \$325.00 Employee Clothing- Canter
Total 69359								325.00	
69360	ph	Lammers Heating & A/C	1/13/2022	01-2022	Check	12741-43107, 12741-43433	amp3	252.50	12741-43107 \$252.50 306 Moorman HVAC Service
						12741-43107, 12741-43433	amp3	105.00	12741-43433 \$105.00 324 Moorman HVAC Service
Total 69360								357.50	
69361	ph	MENARDS - JACKSON	1/13/2022	01-2022	Check	25280, 26876, 26412	amp2	737.16	25225 \$737.16 Blades, Paint Towels, 120 Volt Batteries
						25280, 26876, 26412	amp1	228.58	25280 \$228.58 Hollow Core Door
						25280, 26876, 26412	amp2	70.76	25975 \$70.76 Utility Crocs, Straps
						25280, 26876, 26412	amp2	184.73	26412 \$184.73 Wire Crimper, Screwdriver set, Knives
						25280, 26876, 26412	amp1	160.16	26876 \$160.16 Gloves, Wipers, Lightbulbs
						25280, 26876, 26412	amp3	310.75	26926 \$310.75 Trash Can, Drill Bits, Knives
Total 69361								1,692.14	
69362	ph	MINUTEMAN SEWER & DRAIN INC	1/13/2022	01-2022	Check	21-1168	amp2	285.00	21-1168 \$285.00 A-Bldg. Plumbing Service
Total 69362								285.00	
69363	ph	OSBORNE PROCESS SERVICE	1/13/2022	01-2022	Check	2021002712	amp2	41.05	2021002712 \$41.05 Eviction Service Fee
Total 69363								41.05	
69364	ph	PC Solutions	1/13/2022	01-2022	Check	M31489, M31662, M31352	amp1	1,218.28	M31489 \$1218.28 Laptops/Setup for PH Case Managers
						M31489, M31662, M31352	amp2	1,218.28	M31489 \$1218.28 Laptops/Setup for PH Case Managers
						M31489, M31662, M31352	amp3	1,218.28	M31489 \$1218.28 Laptops/Setup for PH Case Managers
						M31489, M31662, M31352	amp1	188.80	M31662 \$188.80 Monthly IT Support Contract Cost

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						M31489, M31662, M31352	amp2	188.80	M31662 \$188.80 Monthly IT Support Contract Cost
						M31489, M31662, M31352	amp3	188.80	M31662 \$188.80 Monthly IT Support Contract Cost
Total 69364								4,221.24	
69365	ph	Postmaster	1/13/2022	01-2022	Check				
						4 Mailbox Keys	amp2	25.00	A-2 \$25.00 Mailbox Key
						4 Mailbox Keys	amp2	25.00	E-18 \$25.00 Mailbox Key
						4 Mailbox Keys	amp2	25.00	F-16 \$25.00 Mailbox Key
						4 Mailbox Keys	amp2	25.00	I-23 \$25.00 Mailbox Key
Total 69365								100.00	
69366	ph	SAFETY SYSTEMS INC	1/13/2022	01-2022	Check				
						522079, 522177, 64981	amp1	74.00	522079 \$74.00 Delete User on Alarm
						522079, 522177, 64981	amp2	221.00	522177 \$221.00 Trip Charge- False Tripping
						522079, 522177, 64981	amp2	654.00	64981 \$654.00 Fire Extinguishers
Total 69366								949.00	
69367	ph	SOUTHEASTERN DISPUTE RESOLU	1/13/2022	01-2022	Check				
						470	amp2	190.00	470.00 \$190.00 Mediation Services
Total 69367								190.00	
69368	ph	MICHBUSINESS	1/13/2022	01-2022	Check				
						42335	amp1	6.00	42335 \$6.00 Jan.2022 Cobra Billing
						42335	amp2	6.00	42335 \$6.00 Jan.2022 Cobra Billing
						42335	amp3	6.00	42335 \$6.00 Jan.2022 Cobra Billing
Total 69368								18.00	
69369	ph	PATRIOT PEST CONTROL	1/13/2022	01-2022	Check				
						628, 600, 599, 588, 611, 596	amp2	3,480.00	588 \$3480.00 8 Reed Unit Treated
						628, 600, 599, 588, 611, 596	amp3	3,885.00	596 \$3885.00 15 Shahan Units Treated
						628, 600, 599, 588, 611, 596	amp2	1,875.00	599 \$1875.00 9 Reed Units Treated
						628, 600, 599, 588, 611, 596	amp2	2,185.00	600 \$2185.00 6 Reed Units Treated
						628, 600, 599, 588, 611, 596	amp3	2,270.00	611 \$2270.00 11 Shahan Units Treated
						628, 600, 599, 588, 611, 596	amp2	1,073.66	628 \$1073.66 Monthly Pest Contract Cost
						628, 600, 599, 588, 611, 596	amp1	1,073.67	628 \$1073.67 Monthly Pest Contract Cost
						628, 600, 599, 588, 611, 596	amp3	1,073.67	628 \$1073.67 Monthly Pest Contract Cost
Total 69369								16,916.00	
69370	ph	TALX THE WORK NUMBER	1/13/2022	01-2022	Check				
						2051089058	amp1	278.58	2051089058 \$278.58 Dec.2021 Pre Tenant Screening
						2051089058	amp3	278.59	2051089058 \$278.59 Dec.2021 Pre Tenant Screening
Total 69370								557.17	
69371	ph	THE HOME DEPOT SUPPLY	1/13/2022	01-2022	Check				
						2013219	amp2	400.37	2013219 \$400.37 Terry Towels, Coveralls
						2013219	amp2	124.49	3030938 \$124.49 Loctite Power, Epoxy
						2013219	amp2	291.01	4010695 \$291.01 Millivolts
						2013219	amp2	374.36	5010595 \$374.36 Strip Lights
						2013219	amp2	1,100.03	7012054 \$1100.03 Plank, Drill Bits, Tape

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						2013219	amp2	136.76	8020653 \$136.76 Tinning Flux, Coupling
Total 69371								2,427.02	
69372	ph	THE WATER STORE INC	1/13/2022	01-2022	Check	493746	amp3	25.00	485025 \$25.00 Coffee Maker- Rent
						493746	amp1	5.00	493746 \$5.00 Jan.2022 Dispenser Fee
						493746	amp2	5.00	493747 \$5.00 Jan.2022 Dispenser Fee
						493746	amp2	5.00	493748 \$5.00 Jan.2022 Dispenser Fee
Total 69372								40.00	
69373	ph	TOMMARK, INC.	1/13/2022	01-2022	Check	57187662.001	amp3	319.20	57173506.001 \$319.20 Heat/Cool Thermostat
						57187662.001	amp1	302.59	57187662.001 \$302.59 Control Boards
						57187662.001	amp3	714.79	S7204501.001 \$714.79 Control Boards
Total 69373								1,336.58	
69374	ph	Trail Supply LLC	1/13/2022	01-2022	Check	61326, 61293	amp2	1,222.00	61293 \$1222.00 Salt
						61326, 61293	amp2	258.36	61326 \$258.36 Janitorial Supplies
Total 69374								1,480.36	
69375	ph	YARDI SYSTEMS, INC	1/13/2022	01-2022	Check	3735245	amp3	28.25	3735245 \$28.25 Dec.2021 ACH/Check Scans Costs
						3735245	amp1	35.70	3735245 \$35.70 Dec.2021 ACH/Check Scans Costs
						3735245	amp2	96.80	3735245 \$96.80 Dec.2021 ACH/Check Scans Costs
Total 69375								160.75	
69376	ph	WISE CONSULTING	1/13/2022	01-2022	Check	518, 527	amp1	195.25	518 \$195.25 11/2021 Financials
						518, 527	amp3	213.00	518 \$213.00 11/2021 Financials
						518, 527	amp2	479.25	518 \$479.25 11/2021 Financials
						518, 527	amp1	33.00	527 \$33.00 01/2022 Managed Services
						518, 527	amp3	36.00	527 \$36.00 01/2022 Managed Services
						518, 527	amp2	81.00	527 \$81.00 01/2022 Managed Services
Total 69376								1,037.50	
69377	ph	THE HOME DEPOT PRO	1/13/2022	01-2022	Check	654633213	amp2	266.83	654633213 \$266.83 Tub Wall Kit
						654633213	amp3	455.65	655464261 \$455.65 Finish Slab, Rubber Washers
						654633213	amp3	110.85	656033339 \$110.85 Faucets
						654633213	amp2	235.68	657436283 \$235.68 Toothbrush Holders, Screws
						654633213	amp3	487.90	658493242 \$487.90 Window Shades
Total 69377								1,556.91	
69378	ph	T-MOBILE	1/13/2022	01-2022	Check	964817515 Due 01.13.2021	amp1	131.60	Employee Cellphone Costs
						964817515 Due 01.13.2021	amp2	406.98	Employee Cellphone Costs
						964817515 Due 01.13.2021	amp3	136.11	Employee Cellphone Costs
						964817515 Due 01.13.2021	amp1	103.15	Tenant Tablet Costs

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						964817515 Due 01.13.2021	amp2	103.16	Tenant Tablet Costs
						964817515 Due 01.13.2021	amp3	103.15	Tenant Tablet Costs
Total 69378								984.15	
69379	ph	SPIRE SOLUTIONS INC.	1/13/2022	01-2022	Check				
						CP-22240, CP-22244, 1355	amp1	1,000.00	1355 \$1000.00 Corporate Yearly Membership
						CP-22240, CP-22244, 1355	amp2	1,000.00	1355 \$1000.00 Corporate Yearly Membership
						CP-22240, CP-22244, 1355	amp3	1,000.00	1355 \$1000.00 Corporate Yearly Membership
						CP-22240, CP-22244, 1355	amp2	269.10	CP-22240 \$269.10 R.Hatcher Training
						CP-22240, CP-22244, 1355	amp1	269.10	CP-22244 \$269.10 J.Poole Training
Total 69379								3,538.20	
69380	ph	First National Bank Omaha	1/13/2022	01-2022	Check				
						Greyhound	amp2	170.10	Compliance Prime \$170.10 D. Williams Training
						Greyhound	amp2	66.25	Dollar General \$66.25 Bedding A-Bldg. Tenant
						Greyhound	amp2	43.00	St. V. DePaul \$43.00 Mattress Set -Donation
Total 69380								279.35	
69381	ph	KUBOTA OF JACKSON	1/13/2022	01-2022	Check				
						06-103984	amp1	1,495.00	06-103984 \$1495.00 Pull Type Spreader for Tractor
Total 69381								1,495.00	
69382	ph	ETNA Supply	1/13/2022	01-2022	Check				
						S104345196.001	amp2	1,584.73	S104345196.001 \$1584.73 CFP Water Heaters
Total 69382								1,584.73	
69383	ph	GRIMES PLUMBING COMPANY, INC	1/13/2022	01-2022	Check				
						13011	amp2	544.15	13011 \$544.15 H-5 CFP W/H Install
Total 69383								544.15	
69384	ph	THE HOME DEPOT SUPPLY	1/13/2022	01-2022	Check				
						2972871	amp2	1,258.00	2972871 \$1258.00 CFP Range Stoves
Total 69384								1,258.00	
69385	ph	THE HOME DEPOT PRO	1/13/2022	01-2022	Check				
						653838441	amp1	747.49	653838441 \$747.49 Fridges CFP
Total 69385								747.49	
69386	ph	First National Bank Omaha	1/13/2022	01-2022	Check				
						On/Go Covid-19 Masks	amp1	402.59	On/Go Covid-19 Masks \$402.59
						On/Go Covid-19 Masks	amp2	402.59	On/Go Covid-19 Masks \$402.59
						On/Go Covid-19 Masks	amp3	402.59	On/Go Covid-19 Masks \$402.59
Total 69386								1,207.77	
69387	ph	CONSUMERS ENERGY	1/13/2022	01-2022	Check				
						1000 0012 0764	amp2	220.51	1000 0012 0764 \$220.51 Short Payment. MCF already calculated
Total 69387								220.51	
69388	ph	THE HOME DEPOT PRO	1/14/2022	01-2022	Check				

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						656600301	amp1	460.60	653838458 \$460.60 Floor Stripper, Degreaser
						656600301	amp1	10.30	656600301 \$10.30 Glass Cleaner
						656600301	amp1	25.75	657968459 \$25.75 Glass Cleaner
Total 69388								496.65	
69389	ph	Charles Payne	1/18/2022	01-2022	Check				
						Bldg. A- Relocation Expenses	amp2	200.00	\$200.00 Movers from Reed to Chalet
						Bldg. A- Relocation Expenses	amp2	95.49	\$95.49 U-Haul Costs
Total 69389								295.49	
69390	ph	Blue Care Network Of Michigan	1/20/2022	01-2022	Check				
						220070023106	amp1	9,198.14	220070023106 Feb.2021 Hospital Ins.
						220070023106	amp2	11,450.36	220070023106 Feb.2021 Hospital Ins.
						220070023106	amp3	2,691.28	220070023106 Feb.2021 Hospital Ins.
Total 69390								23,339.78	
69391	ph	CONSUMERS ENERGY	1/20/2022	01-2022	Check				
						100000120764 + 22 Others	amp3	181.67	KWH Consumption 1001
						100000120764 + 22 Others	amp2	13,612.75	KWH Consumption 105760
						100000120764 + 22 Others	amp3	279.86	KWH Consumption 1334
						100000120764 + 22 Others	amp1	7,685.62	KWH Consumption 62062
						100000120764 + 22 Others	amp1	5,315.42	MCF Consumption 583
						100000120764 + 22 Others	amp3	447.58	MCF Consumption 141
						100000120764 + 22 Others	amp3	243.15	MCF Consumption 23
						100000120764 + 22 Others	amp2	8,959.51	MCF Consumption 918
Total 69391								36,725.56	
69392	ph	COMCAST	1/20/2022	01-2022	Check				
						0104708-0369921-0363940	amp3	368.63	428-0104708 \$368.63 09 Shahan Internet
						0104708-0369921-0363940	amp2	384.18	428-0363940 \$384.18 301 Steward Internet
						0104708-0369921-0363940	amp3	44.98	428-0369921 \$44.98 Shahan Garage
Total 69392								797.79	
69393	ph	GRIFFIN PEST SOLUTIONS	1/20/2022	01-2022	Check				
						2138843	amp3	80.00	2093629 \$80.00 July.2021 Late Invoicing
						2138843	amp3	80.00	2106613 \$80.00 Aug.2021 Late Invoicing
						2138843	amp3	80.00	2119577 \$80.00 Sept.2021 Late Invoicing
						2138843	amp1	80.00	2133769 \$80.00 Oct.2021 Late Invoicing
						2138843	amp3	80.00	2133770 \$80.00 Oct.2021 Late Invoicing
						2138843	amp2	3,201.00	2138843 \$3201.00 Oct.2021 Late Invoicing
Total 69393								3,601.00	
69394	ph	GRIMES PLUMBING COMPANY, INC	1/20/2022	01-2022	Check				
						12995, 13045	amp1	550.00	12995 \$550.00 1217 Merriman Minor Plumbing Service
						12995, 13045	amp1	325.00	13045 \$325.00 1217 Merriman Minor Plumbing
Total 69394								875.00	
69395	ph	AMERICAN OFFICE SOLUTIONS	1/20/2022	01-2022	Check				
						30826461	amp1	70.07	30826461 \$70.07 Dec.2021 Fax/Copier Cost

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						30826461	amp2	70.07	30826461 \$70.07 Dec.2021 Fax/Copier Cost
						30826461	amp3	70.07	30826461 \$70.07 Dec.2021 Fax/Copier Cost
Total 69395								210.21	
69396	ph	ACCIDENT FUND	1/20/2022	01-2022	Check				
						Jan.2022 Installment Payment	amp1	294.03	Jan.2022 Installment Life, AD&D, STD, LTD
						Jan.2022 Installment Payment	amp2	721.71	Jan.2022 Installment Life, AD&D, STD, LTD
						Jan.2022 Installment Payment	amp3	320.76	Jan.2022 Installment Life, AD&D, STD, LTD
Total 69396								1,336.50	
69397	ph	Granger	1/20/2022	01-2022	Check				
						23409326	amp1	1,965.74	23383415 \$1965.74 Jan.2022 Reg Cart Service
						23409326	amp2	789.87	23383416 \$789.87 Jan.2022 Reg Cart Service
						23409326	amp3	245.70	23383417 \$245.70 Jan.2022 Reg Cart Service
						23409326	amp1	2,527.24	23409326 \$2527.24 2 Yrd, 40 Yrd Service
						23409326	amp2	2,478.46	23413088 \$2478.46 2 Yrd, 30Yrd Service
						23409326	amp3	3,285.50	23413089 \$3285.50 4 Yrd Service
Total 69397								11,292.51	
69398	ph	HAMMOND HARDWARE	1/20/2022	01-2022	Check				
						C404594	amp1	89.96	C403736 \$89.96 Sodium Bulb
						C404594	amp1	78.18	C404060 \$78.18 Valves, Seat, Filters
						C404594	amp1	36.99	C404594 \$36.99 Safety Seat
						C404594	amp1	18.14	E21202 \$18.14 Cement, Coupling
Total 69398								223.27	
69399	ph	INK CONTRACTING LLC	1/20/2022	01-2022	Check				
						1717	amp1	2,800.00	1717 \$2800.00 Oct.2021 Lawn Care Service- Late Invoicing
Total 69399								2,800.00	
69400	ph	JACKSON GLASS WORKS INC	1/20/2022	01-2022	Check				
						443302, 443794	amp1	176.00	443302 \$176.00 1101 Maple Ave Window Repair/Replacement
						443302, 443794	amp1	301.18	443794 \$301.18 1238 L-Lane Window Repair/Replacement
Total 69400								477.18	
69401	ph	Jackson Transportation Authority (1/20/2022	01-2022	Check				
						0031413-IN	amp2	227.66	0031413-IN \$227.66 Dec.2021 Fuel Costs
						0031413-IN	amp3	40.21	0031413-IN \$40.21 Dec.2021 Fuel Costs
						0031413-IN	amp1	86.93	0031413-IN \$86.93 Dec.2021 Fuel Costs
Total 69401								354.80	
69402	ph	Johnstone Supply	1/20/2022	01-2022	Check				
						2045881-01	amp3	98.97	2045881-01 \$98.97 Maint. Supplies
						2045881-01	amp3	-18.69	Credit -\$18.69 Chk# 66757
Total 69402								80.28	
69403	ph	MENARDS - JACKSON	1/20/2022	01-2022	Check				
						22463	amp1	65.50	22463 \$65.50 Coat-Pail, Trim Brush
Total 69403								65.50	

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69404	ph	MINUTEMAN SEWER & DRAIN INC	1/20/2022	01-2022	Check	21-1234	amp1	225.00	21-1234 \$225.00 Minor Plumbing Service
Total 69404								225.00	
69405	ph	PDQ SUPPLY, INC.	1/20/2022	01-2022	Check	SI-334940	amp1	178.38	SI-334940 \$178.38 Overload Relay
Total 69405								178.38	
69406	ph	KCL GROUP BENEFITS	1/20/2022	01-2022	Check	02.01.2022-02.28.2022- Life, AD&D	amp1	258.81	02.01.2022-02.28.2022- Life, AD&D
						02.01.2022-02.28.2022- Life, AD&D	amp2	400.92	02.01.2022-02.28.2022- Life, AD&D
						02.01.2022-02.28.2022- Life, AD&D	amp3	109.51	02.01.2022-02.28.2022- Life, AD&D
Total 69406								769.24	
69407	ph	MEDEXPRESS URGENT CARE, P.C	1/20/2022	01-2022	Check	2128014C3908	amp2	112.00	2128014C3908 \$112.00 Pre Employment Screening
Total 69407								112.00	
69408	ph	PATRIOT PEST CONTROL	1/20/2022	01-2022	Check	26, 625	amp1	525.00	26 \$525.00 3 Units Treated- Chalet
						26, 625	amp1	495.00	625 \$495.00 3 Units Treated - Chalet
Total 69408								1,020.00	
69409	ph	Landon Bone Baker	1/20/2022	01-2022	Check	LA12159, LA12204	amp1	2,500.00	LA12159/LA12204 Nov.2021/Dec.2021 Rad Services
						LA12159, LA12204	amp2	2,500.00	LA12159/LA12204 Nov.2021/Dec.2021 Rad Services
						LA12159, LA12204	amp3	2,500.00	LA12159/LA12204 Nov.2021/Dec.2021 Rad Services
Total 69409								7,500.00	
69410	ph	Postmaster	1/20/2022	01-2022	Check	G-36 Mailbox Key	amp2	25.00	G-36 Mailbox Key
Total 69410								25.00	
69411	ph	SAFETY SYSTEMS INC	1/20/2022	01-2022	Check	521318	amp2	125.00	521317 \$125.00 Service on Alarm
						521318	amp1	74.00	521318 \$74.00 Add/Delete User
						521318	amp2	264.00	523194 \$264.00 Shahan Garage Annual Fire Alarm
						521318	amp1	274.00	523195 \$274.00 410 E. Annual Fire Alarm
Total 69411								737.00	
69412	ph	THE HOME DEPOT SUPPLY	1/20/2022	01-2022	Check	7012952	amp1	172.39	7012952 \$172.39 Floor Patch/ Primer
Total 69412								172.39	
69413	ph	THE WATER STORE INC	1/20/2022	01-2022	Check	497539	amp3	25.00	497539 \$25.00 Feb.2022 Dispenser Fee. Coffee Maker Rent
Total 69413								25.00	

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69414	ph	TOMMARK, INC.	1/20/2022	01-2022	Check				
						S7145072.001	amp1	68.79	S7145072.001 \$68.79 Pressure Switch
Total 69414								68.79	
69415	ph	TRANS UNION LLC	1/20/2022	01-2022	Check				
						12125740	amp2	13.10	12125740 \$13.10 Pre Tenant Screening
Total 69415								13.10	
69416	ph	Trail Supply LLC	1/20/2022	01-2022	Check				
						61551	amp1	1,222.00	61551 \$1222.00 Salt
Total 69416								1,222.00	
69417	ph	White & Hotchkiss, PLLC	1/20/2022	01-2022	Check				
						15722	amp3	101.11	15722 \$101.11 Dec.2021 Legal Expense
						15722	amp1	104.40	15722 \$104.40 Dec.2021 Legal Expense
						15722	amp2	244.49	15722 \$244.49 Dec.2021 Legal Expense
Total 69417								450.00	
69418	ph	WISE CONSULTING	1/20/2022	01-2022	Check				
						528	amp1	250.25	528 \$250.25 12/2021 Budget Entry- Financials
						528	amp3	273.00	528 \$273.00 12/2021 Budget Entry- Financials
						528	amp2	614.25	528 \$614.25 12/2021 Budget Entry- Financials
Total 69418								1,137.50	
69419	ph	RENO & CAVANAUGH PLLC	1/20/2022	01-2022	Check				
						54382, 54692	amp2	3,740.50	54382 \$3740.50 HUD Utility Dispute
						54382, 54692	amp1	1,090.00	54692 \$1090.00 Dec.2021 Legal/RAD Expense
						54382, 54692	amp2	1,090.00	54692 \$1090.00 Dec.2021 Legal/RAD Expense
						54382, 54692	amp3	1,090.00	54692 \$1090.00 Dec.2021 Legal/RAD Expense
Total 69419								7,010.50	
69420	ph	Wellnow Urgent Care	1/20/2022	01-2022	Check				
						77324	amp2	121.00	77324 \$121.00 Pre Employment Screening
Total 69420								121.00	
69421	ph	ETNA Supply	1/20/2022	01-2022	Check				
						S104375728.001	amp1	823.53	S104375728.001 \$823.53 CFP W/H
						S104375728.001	amp1	781.62	S104383563.001 \$781.62 W/H
						S104375728.001	amp1	-781.62	S104384029.001 -\$781.62 Return W/H
Total 69421								823.53	
69422	ph	First National Bank Omaha	1/20/2022	01-2022	Check				
						St. Vincent C.Payne	amp2	290.00	St. Vincent C.Payne \$290.00 Mattress A. Bldg. Tenant
Total 69422								290.00	
69423	ph	MENARDS - JACKSON	1/20/2022	01-2022	Check				
						27186	amp1	799.99	27186 \$799.99 CFP Fridges
Total 69423								799.99	

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69424	ph	First National Bank Omaha	1/20/2022	01-2022	Check				
						Baymont, St. V, Americas Best Hotel	amp2	87.69	Americas Best \$87.69 Meyers- A. Bldg. Tenant
						Baymont, St. V, Americas Best Hotel	amp2	168.22	Baymont \$168.22 Hummel, Deloach A. Bldg. Tenants
						Baymont, St. V, Americas Best Hotel	amp2	599.00	St. Vincent \$599.00 Wuhr, Hill Mattresses A. Bldg. Tenants
Total 69424								854.91	
69425	ph	Lyons	1/31/2022	01-2022	Check				
						:Refund 1/20/2022 4:25:05 PM	amp2	141.00	Refunding Q-50698
Total 69425								141.00	
69426	ph	A-1 LOCK SHOP	1/31/2022	01-2022	Check				
						7528	amp3	17.01	7528 \$17.01 Keys
Total 69426								17.01	
69427	ph	CASLER HARDWARE	1/31/2022	01-2022	Check				
						I-40343	amp2	26.24	I-39712 \$26.24 Couplings
						I-40343	amp2	1.89	I-39718 \$1.89 Drain Adaptors
						I-40343	amp2	10.35	I-40341 \$10.35 Couplings
						I-40343	amp2	28.17	I-40343 \$28.17 Drain Cleaner
Total 69427								66.65	
69428	ph	CONSUMERS ENERGY	1/31/2022	01-2022	Check				
							amp3	57.97	KWH Consumption 298
							amp3	87.38	KWH Consumption 409
							amp2	18.19	MCF Consumption 1
							amp3	137.73	MCF Consumption 13
							amp3	118.73	MCF Consumption 15
Total 69428								420.00	
69429	ph	COMCAST	1/31/2022	01-2022	Check				
						0369913, 0358478 Due Feb 04, 2022	amp1	116.85	428 0358478 \$116.85 410 E High
						0369913, 0358478 Due Feb 04, 2022	amp1	328.26	428 0369913 \$328.26 316 Barberrry
Total 69429								445.11	
69430	ph	DBI BUSINESS INTERIORS	1/31/2022	01-2022	Check				
						239648-0	amp2	43.95	239648-0 \$43.95 Roller, Tape, Protector
						239648-0	amp2	73.61	240997-0 \$73.61 Pads, Pens, Gel Pens
						239648-0	amp2	11.10	240997-1 \$11.10 Legal Pad
						239648-0	amp3	162.35	241196-0 \$162.35 Cleaner, Markers, Notebooks
						239648-0	amp3	16.99	241196-1 \$16.99 Dry Erasers
Total 69430								308.00	
69431	ph	Firestone Complete Auto Care	1/31/2022	01-2022	Check				
						120097	amp2	266.63	120097 \$266.63 2011 Ford F-250 Maintenance
Total 69431								266.63	
69432	ph	GRIMES PLUMBING COMPANY, INC	1/31/2022	01-2022	Check				
						13283, 13211	amp3	135.00	13211 \$135.00 136 Shahan Minor Plumbing
						13283, 13211	amp2	223.96	13283 \$223.96 I-21 Minor Plumbing

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Total 69432								358.96	
69433	ph	HAMMOND HARDWARE	1/31/2022	01-2022	Check	E20588	amp1	83.68	E20588 \$83.68 Headlamp, Pliers
Total 69433								83.68	
69434	ph	HD Supply Facilities Maintenance	1/31/2022	01-2022	Check	9199431233	amp2	531.45	9198408822 \$531.45 Roller Shade, Toilet Bowl
						9199431233	amp2	631.00	9199142541 \$631.00 Gloves, Backsets
						9199431233	amp2	497.10	9199406101 \$497.10 No Parking Signs
						9199431233	amp2	614.56	9199431232 \$614.56 Waste Kit, Entry Strike
						9199431233	amp2	68.30	9199431233 \$68.30 Backset
Total 69434								2,342.41	
69435	ph	HOUSING INSURANCE SERVICES, I	1/31/2022	01-2022	Check	HP00111510 #385	amp1	164.40	HP00111510 #385 Alt-Fidelity Ins.
						HP00111510 #385	amp2	219.20	HP00111510 #385 Alt-Fidelity Ins.
						HP00111510 #385	amp3	164.40	HP00111510 #385 Alt-Fidelity Ins.
Total 69435								548.00	
69436	ph	INK CONTRACTING LLC	1/31/2022	01-2022	Check	1720, 1719	amp1	1,600.00	1719 \$1600.00 Oct.2021 Mowing Late Invoicing
						1720, 1719	amp1	3,200.00	1720 \$3200.00 Nov.2021 Lawn Care- Late Invoicing
Total 69436								4,800.00	
69437	ph	JACKSON GLASS WORKS INC	1/31/2022	01-2022	Check	444001, 443673	amp2	236.28	443673 \$236.28 I-19 Window Repair/Replacement
						444001, 443673	amp2	541.46	444001 \$541.46 G-22, G-9 Window Repair/ Replacement
Total 69437								777.74	
69438	ph	JACKSON UTILITY BILLING	1/31/2022	01-2022	Check	Read Date 01.07.2022	amp2	2,167.23	Sewer
						Read Date 01.07.2022	amp3	6,746.62	Sewer
						Read Date 01.07.2022	amp3	13,073.52	Water Consumption 262800
						Read Date 01.07.2022	amp2	3,901.60	Water Consumption 89000
Total 69438								25,888.97	
69439	ph	Knibloe Hardware	1/31/2022	01-2022	Check	203221	amp3	51.54	203221 \$51.54 Padlocks, Keys
Total 69439								51.54	
69440	ph	Lammers Heating & A/C	1/31/2022	01-2022	Check	43650	amp3	193.92	12741-43061 \$193.92 306 Moorman HVAC Service
						43650	amp3	177.50	12741-43517 \$177.50 117 Shahan HVAC Service
						43650	amp3	62.50	12741-43612 \$62.50 324 Moorman HVAC Service
						43650	amp3	43.12	12741-43650 \$43.12 324 Moorman HVAC Service
Total 69440								477.04	
69441	ph	MENARDS - JACKSON	1/31/2022	01-2022	Check				

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
January 1, 2022-January 31, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
						27497, 27471	amp2	452.00	27471 \$452.00 Expandable Gate
						27497, 27471	amp2	530.25	27497 \$530.25 Rollers, Brushes, Caulk
Total 69441								982.25	
69442	ph	MINUTEMAN SEWER & DRAIN INC	1/31/2022	01-2022	Check	21-1255	amp2	225.00	21-1255 \$225.00 I-9 Minor Plumbing
Total 69442								225.00	
69443	ph	KUSTOM US, INC	1/31/2022	01-2022	Check	04-32730-1	amp2	54,565.63	04-32730-1 \$54,565.63 Progress Billing for Multiple Unit Turn Over
Total 69443								54,565.63	
69444	ph	MICHBUSINESS	1/31/2022	01-2022	Check	42920	amp1	6.00	42920 \$6.00 Feb.2022 COBRA Billing
						42920	amp2	6.00	42920 \$6.00 Feb.2022 COBRA Billing
						42920	amp3	6.00	42920 \$6.00 Feb.2022 COBRA Billing
Total 69444								18.00	
69445	ph	PATRIOT PEST CONTROL	1/31/2022	01-2022	Check	23	amp2	460.00	17 \$460.00 Reed Pest Maint.
						23	amp2	1,520.00	23 \$1520.00 Reed Pest Maint.
						23	amp2	1,520.00	33 \$1520.00 Reed Pest Maint.
						23	amp2	995.00	37 \$995.00 Reed Pest Maint.
						23	amp2	165.00	52 \$165.00 Reed Pest Maint
						23	amp2	395.00	61 \$395.00 Reed Pest Maint.
						23	amp2	1,985.00	612 \$1985.00 Reed Pest Maint.
						23	amp2	495.00	614 \$495.00 Reed Pest Maint.
						23	amp2	495.00	623 \$495.00 Reed Pest Maint.
						23	amp2	350.00	624 \$350.00 Reed Pest Maint.
						23	amp2	1,520.00	626 \$1520.00 Reed Pest Maint.
Total 69445								9,900.00	
69446	ph	PDQ SUPPLY, INC.	1/31/2022	01-2022	Check	SI-334214, SI-334210	amp2	258.32	SI-334210 \$258.32 HVAC Supplies
						SI-334214, SI-334210	amp2	294.68	SI-334214 \$294.68 Drip Pans
Total 69446								553.00	
69447	ph	Postmaster	1/31/2022	01-2022	Check	7 Mailbox Keys	amp3	25.00	C. Gallegos 218 Janke
						7 Mailbox Keys	amp3	25.00	D. Shadley 353 Moor
						7 Mailbox Keys	amp3	25.00	E. Robinson 338 Moor
						7 Mailbox Keys	amp2	25.00	J. Taylor I-17
						7 Mailbox Keys	amp2	25.00	J. Woods E-19
						7 Mailbox Keys	amp3	25.00	N. Ream 335 Moor
						7 Mailbox Keys	amp3	25.00	W. Jacobs 360 Moor
Total 69447								175.00	
69448	ph	THE SHERWIN -WILLIAMS CO.	1/31/2022	01-2022	Check	4578-8	amp2	523.77	4578-8 \$523.77 Paint

**Jackson Housing Commission
Previously Paid Liabilities
Public Housing
January 1, 2022-January 31, 2022**

Check #	Bank Code	Payee Name	Check Date	Post Month	Payment Method	Invoice #	Property	Amount	Notes
Total 69448								523.77	
69449	ph	THE HOME DEPOT SUPPLY	1/31/2022	01-2022	Check				
						8012850	amp2	129.74	6013906 \$129.74 Terry Towels, Pails, Screws
						8012850	amp2	127.93	6013913 \$127.93 Shackle, Hinges
						8012850	amp2	1,075.32	8012850 \$1075.32 Studs, Spray bottles
Total 69449								1,332.99	
69450	ph	Trail Supply LLC	1/31/2022	01-2022	Check				
						61550	amp2	611.00	61550 \$611.00 Ice Melt
						61550	amp3	611.00	61552 \$611.00 Ice Melt
						61550	amp3	314.44	61712 \$314.44 Floor Cleaner, Roll Towel
Total 69450								1,536.44	
69451	ph	THE HOME DEPOT PRO	1/31/2022	01-2022	Check				
						66185917	amp2	195.74	650633347 \$195.74 Sand Bag, Epoxy
						66185917	amp3	182.67	662185917 \$182.67 Splasher, Steel Wool
Total 69451								378.41	
69452	ph	SERVPRO	1/31/2022	01-2022	Check				
						R22-0012-WTR	amp3	1,047.17	R22-0012-WTR \$1047.17 136 Shahan Water Mitigation
Total 69452								1,047.17	
69453	ph	PAUL E. BENGEL COMPANY	1/31/2022	01-2022	Check				
						53997	amp2	1,830.00	53997 \$1830 CFP W/H Install E-9
Total 69453								1,830.00	
69454	ph	THE HOME DEPOT SUPPLY	1/31/2022	01-2022	Check				
						6013005	amp2	2,102.40	\$2102.04 Teak Flooring CFP
						6013005	amp2	98.75	\$98.75 Maint. Supplies
Total 69454								2,201.15	
Grand Total								467,789.56	

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by President Woods and considered:

RESOLUTION NO. 2022-02

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	\$ -
AMP 2: Reed Manor	\$ 507.00
AMP 3: Shahan-Blackstone Apts.	\$ 188.00
Total	\$ 695.00

The attached Collection Losses Report reflects the delinquent amount of \$ 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 February 16, 2022.

Michelle Woods
President

Jackson Housing Commission
Collection Losses
February 2022

Property	Acct #	EOP	Amount
Reed Manor	T0000465	11/5/2021	\$507.00
Shahan Blackstone North	T0001337	11/9/2021	\$188.00

Property	February 2021	February 2022
Chalet Terrace	-	\$ -
Reed Manor	-	\$507.00
Shahan Blackstone North	-	\$188.00

Jackson Housing Commission
Jackson, MI

The following Resolution was introduced by President Woods and considered:

RESOLUTION NO. 2022-03

WHEREAS, pursuant to HUD regulatory requirements for the Jackson Housing Commission Housing Choice Voucher Program to operate in a fiscally reasonable and solvent manner;

WHEREAS, the JHC Executive Director recommends adoption of the attached financial insolvency mitigation plan;

THEREFORE BE IT RESOLVED THAT the Commission hereby commits to and accepts the attached HCV Financial Insolvency Mitigation Plan.

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 February 16, 2022.

Michelle Woods
President

PHA Name and Code	Jackson MI038	
PHA Leadership	Laurie Ingram	
Public Housing Units		545
The Public Housing Assessment System (PHAS) Score	2018 score 83	
Housing Choice Vouchers		503
SEMAP Score	2019 score 90	
HUD Funding		\$7,042,000.00
Congressional Representatives	Rep Tim Walberg & Sen Debbie Stabenow	
Basis of Selection for Mitigation Action Plan	HCV Insolvency	
Desired Outcome of Mitigation	PHA becomes solvent	

Objective: Achieve Solvency through an Adjusted Admin Fee Equity Exceeding Two Months of O

Strategy 1: Provide assistance to the PHA

Intended Outcome: Increase awareness of financial condition at PHA and provide support while implemen

Actual Outcome:

Action Items to Achie

Item #	Action Item
1	HUD will assign staff to monitor the PHA's insolvent condition
2	Hold on-going status update meetings with PHA management
3	Hold initial meeting with PHA management to establish meeting frequency and on-going PHA documentation requirements

Strategy 2: Improve Current Ratio

Intended Outcome: Reduce operating expenses

Actual Outcome:

Action Items to Achie

Item #	Action Item
1	Evaluate current contracts for price reasonableness and necessity
2	Bid (re-procure) all necessary services contracts
3	Contact all other existing contracts to negotiate more favorable terms (decrease costs or increase services)

Strategy 3: Identify additional sources of revenue

Intended Outcome: Increase access to revenue streams and/or sell assets that are contributing to the PHA

Actual Outcome:

Action Items to Achie

Item #	Action Item
1	Explore sources of funding that will be considered non-federal sources of funding. Such as: grant applications, private charities, local business sponsorships, local municipality funding, etc.
2	Explore sources of funding that will be considered federalized funds. Such as: Rental of roof space for satellites, business advertisements in building lobbies/offices, community room rentals.

Definition of HCV Solvency

Adjusted Admin Fee Equity (Admin Fee + Pensions and OPEB) > 2 Months of Operating Expenses

Operating Expenses validated by its FY 2022 FDS submission

Testing alternative strategies

Key Outcome

Partners	Target Date	Actual Date	Comments
DFO	12/1/2021	12/1/2021	
DFO	12/15/2021 - 1/9/30/2022		
DFO/PHA	2/11/2022		

Key Outcome

Partners	Target Date	Actual Date	Comments
PHA	2/28/2022		
PHA	4/15/2022		
PHA	3/4/2022		

PHA's current financial condition

Key Outcome

Partners	Target Date	Actual Date	Comments
PHA	6/20/2022		
PHA	6/20/2022		

A	B	C	D
PHA Code:		MI038	
Administrative Program Projections			
Earned Admin Fees (FYE20 to 12/31/2021)		\$202,446	Based on PHA's last FYE UNP
Expenses (FYE20 to 12/31/2021)		(\$239,567)	
<i>2021 Operating Surplus/(Deficit) [from prior FYE]</i>		(\$37,121)	
2020 VMS FYE-Reported UNP		\$77,124	
2021 Projected Surplus/(Deficit) [from prior FYE]		\$40,003	
2021 UNP as a Percent (%) of Admin Fee		14.8%	
Earned Admin Fees (CY 2021)		\$243,037	
Expenses (CY 2021)		(\$308,376)	
<i>2022 Operating Surplus/(Deficit)</i>		(\$65,339)	
2021 Estimated UNP (CYE)		\$40,003	
2022 Projected Surplus/(Deficit)		(\$25,336)	
2022 UNP as a Percent (%) of Admin Fee		-10.4%	
Program Projections Details			
	FYE	1	
2020 Admin Earnings		\$251,227	
2020 Admin Fee Monthly Earnings		\$20,936	
2021 Admin Fee Monthly Earnings		\$22,494	
2022 Admin Fee Monthly Earnings		\$20,253	
2021 Average Admin Monthly Expense		(\$26,619)	
2022 Average Admin Monthly Expense		(\$25,698)	
▶	Projection Analysis	PUC.RB Analysis	Projection Analysis - Years 3&4
			PBV.RAT

Leasing and HAP Utilization

CY2022

Month	HAP Funded	Total HAP & URP	HAP Utilization	UML	Avg PUC	% Leased	UMA	Fraud Recovery	Interest Income	Excess/(Deficiency)	NRP Available
Balance Forward											157,481
January	231,855	196,708	84.8%	415	474.00	84.8%	489	0	1	35,147	
February							489				
March							489				
April							489				
May							489				
June							489				
July							489				
August							489				
September							489				
October							489				
November							489				
December							489				
	\$231,855	\$196,708	84.8%	415	\$474.00	84.8%	5,865	\$ -	\$ 1	\$ 35,147	\$192,628

Aged Receivables

Age As Of: 01/31/2022 Post To: 01/2022

Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
		Charges						
amp1	Chalet Terrace	110,709.74	16,271.75	0.00	11,720.05	82,717.94	-7,159.98	103,549.76
amp2	Reed Manor	285,768.38	30,498.89	41.05	21,459.06	233,769.38	-9,479.43	276,288.95
amp3	Shahan-Blackstone	90,286.93	13,135.50	50.00	10,578.70	66,522.73	-8,572.04	81,714.89
Total		486,765.05	59,906.14	91.05	43,757.81	383,010.05	-25,211.45	461,553.60

Reasons For Move Out

For Selected Properties

Date = 01/01/2022-01/31/2022

Property	Resident	Name	Move In	Move Out	Days Reason For Move Out
Unit	Code				Occupied
Chalet Terrace(amp1)					
	t0000562		5/11/2018	1/28/2022	1,358.00 Relocating
Total 1					1,358.00
Reed Manor(amp2)					
	b0003969		8/6/2018	1/12/2022	1,255.00 Transfer to New Unit
	t0000152		10/27/1997	1/1/2022	8,832.00 Relocating
	t0004245		11/16/2021	1/5/2022	50.00 Skip
	t0003924		4/17/2019	1/5/2022	994.00 Skip
	t0003869		9/1/2020	1/5/2022	491.00 Skip
	t0000484		3/18/2016	1/28/2022	2,142.00 Relocating
Total 6					13,764.00
Shahan-Blackstone(amp3)					
	t0000031		7/28/2017	1/5/2022	1,622.00 Lease Violations
	t0003939		3/1/2019	1/1/2022	1,037.00 Lease Violations
Total 2					2,659.00
Summary Information					
Reason			Counts	Percentage	
Lease Violations			2	22.22	
Relocating			3	33.33	
Skip			3	33.33	
Transfer to New Unit			1	11.11	
Total			9	100.0000	

Vacant Unit Turnaround Time

All Public Housing Properties (.alpha)
Units Turned between 01/01/2022 and 01/31/2022

Property:	Shahan-Blackstone(amp3)	Unit / Move-Out	PHA Unit Status	Start Date	End Date	Vacancy Days	Down	Turnaround Days			Exempt Days	
								Make Ready	Lease Up	Total non-exempt	Capital Fund	Other
00000044		1236 Laurel Lane										
01/01/1900		HUD: MI038000-001 2 BR: 1	Vacant - Down	10/15/2021	01/12/2022	90	90	-	-	90	-	-
						90	90	0	0	90	0	0
			Units Turned:	1	Property Totals:	90	90	0	0	90	0	0
					Averages:		90.00	0.00	0.00	90.00	0.00	0.00
345		345 Moorman Drive										
01/01/1900		HUD: MI038000-003 3 BR: 2	Vacant - Down	07/02/2021	01/25/2022	208	208	-	-	208	-	-
						208	208	0	0	208	0	0
			Units Turned:	1	Property Totals:	208	208	0	0	208	0	0
					Averages:		208.00	0.00	0.00	208.00	0.00	0.00
			Units Turned:	2	Grand Totals:	298	298	0	0	298	0	0
					Averages:		149.00	0.00	0.00	149.00	0.00	0.00

Central Offices - COCC (cocc)

Balance Sheet

Period = Jan 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	-15,347.91
1111-90-000	Petty Cash	1,609.67
1111-99-000	Total Unrestricted Cash	<u>-13,738.24</u>
1119-00-000	TOTAL CASH	<u>-13,738.24</u>
1300-00-000	TOTAL CURRENT ASSETS	-13,738.24
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	<u>-49,377.50</u>
1405-99-000	TOTAL FIXED ASSETS (NET)	0.00
1406-00-000	CFP Funding	
1406-18-000	CFP 18 Operations	<u>-95,120.00</u>
1499-00-000	TOTAL CFP FUNDING	-95,120.00
1500-00-000	RAD	
1510-00-000	RAD Program Management	7,975.00
1520-00-000	RAD Architects	15,390.66
1530-00-000	RAD Legal	802.79
1540-00-000	RAD Development Related Accounting	<u>231.08</u>
1599-00-000	TOTAL RAD COSTS	24,399.53
1999-00-000	TOTAL ASSETS	<u>-84,458.71</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	665.26
2116-01-000	A/P-PHA Projects	60,000.00
2117-90-000	Supplemental Insurance W/H	-2,888.80
2145-00-000	Interprogram-Due To	50,000.00
2260-00-000	Accrued Compensated Absences-Current	<u>27,125.56</u>
2299-00-000	TOTAL CURRENT LIABILITIES	134,902.02
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	<u>13,010.25</u>

Central Offices - COCC (cocc)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2399-00-000	TOTAL NONCURRENT LIABILITIES	13,010.25
2499-00-000	TOTAL LIABILITIES	<u>147,912.27</u>
2800-00-000	EQUITY	
2801-00-000	CONTRIBUTED CAPITAL:	
2805-01-000	Donations	2,250.00
2805-99-000	TOTAL CONTRIBUTED CAPITAL	<u>2,250.00</u>
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	-234,620.98
2809-99-000	TOTAL RETAINED EARNINGS:	<u>-234,620.98</u>
2899-00-000	TOTAL EQUITY	<u>-232,370.98</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>-84,458.71</u>

All Section 8 Properties (.alls8)

Balance Sheet

Period = Jan 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	158,537.89
1111-90-000	Petty Cash	181.11
1111-99-000	Total Unrestricted Cash	158,719.00
1112-00-000	Restricted Cash	
1112-03-000	Cash Restricted-HAP	62,070.00
1112-99-000	Total Restricted Cash	62,070.00
1119-00-000	TOTAL CASH	220,789.00
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	19,173.27
1129-99-000	Allowance for Doubtful Accounts-Other	-206.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	18,967.27
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	3,679.15
1299-00-000	TOTAL OTHER CURRENT ASSETS	3,679.15
1300-00-000	TOTAL CURRENT ASSETS	243,435.42
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	
1408-17-000	CFP 2017 Management Improvements	-0.20
1499-00-000	TOTAL CFP FUNDING	-0.20
1999-00-000	TOTAL ASSETS	324,416.22
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	4,507.26
2117-01-000	A/P-Payroll Wages Payable	2,892.00
2117-06-000	Employee FICA Withholding	-0.03
2117-90-000	Supplemental Insurance W/H	-5,760.12
2240-00-000	Tenant Prepaid Rents	2.00

All Section 8 Properties (.alls8)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2260-00-000	Accrued Compensated Absences-Current	6,202.40
2299-00-000	TOTAL CURRENT LIABILITIES	<u>7,843.51</u>
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,277.67
2399-00-000	TOTAL NONCURRENT LIABILITIES	<u>5,277.67</u>
2499-00-000	TOTAL LIABILITIES	<u>13,121.18</u>
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	121,411.24
2809-03-000	Retained Earnings-Restricted Net Assets	106,403.00
2809-99-000	TOTAL RETAINED EARNINGS:	<u>311,295.04</u>
2899-00-000	TOTAL EQUITY	<u>311,295.04</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>324,416.22</u>

Chalet Terrace (amp1)

Balance Sheet

Period = Jan 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	-260,240.93
1111-90-000	Petty Cash	1,157.36
1111-99-000	Total Unrestricted Cash	-259,083.57
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	20,185.00
1112-99-000	Total Restricted Cash	20,185.00
1119-00-000	TOTAL CASH	-238,898.57
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	90,696.68
1122-01-000	Allowance for Doubtful Accounts-Tenants	-5,740.45
1129-01-000	AR - TPA	20,013.06
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	104,969.29
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	68,731.66
1299-00-000	TOTAL OTHER CURRENT ASSETS	68,731.66
1300-00-000	TOTAL CURRENT ASSETS	-65,197.62
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
1475-16-000	CFP 16 Non-Dwelling Equipment	25,157.00
1480-18-000	General Capital Activity	103,520.62

Chalet Terrace (amp1)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1499-00-000	TOTAL CFP FUNDING	333,696.73
1500-00-000	RAD	
1510-00-000	RAD Program Management	8,027.00
1520-00-000	RAD Architects	15,390.63
1530-00-000	RAD Legal	802.82
1540-00-000	RAD Development Related Accounting	231.08
1599-00-000	TOTAL RAD COSTS	24,451.53
1999-00-000	TOTAL ASSETS	622,818.07
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	1,279.81
2114-00-000	Tenant Security Deposits	21,135.00
2114-02-000	Security Deposit Clearing Account	-266.00
2117-01-000	A/P-Payroll Wages Payable	5,281.00
2117-90-000	Supplemental Insurance W/H	-6,086.44
2137-00-000	Accrued PILOT	9,222.00
2240-00-000	Tenant Prepaid Rents	7,159.98
2260-00-000	Accrued Compensated Absences-Current	2,311.53
2299-00-000	TOTAL CURRENT LIABILITIES	40,036.88
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	47,187.78
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	245,762.29
2809-99-000	TOTAL RETAINED EARNINGS:	575,630.29
2899-00-000	TOTAL EQUITY	575,630.29
2999-00-000	TOTAL LIABILITIES AND EQUITY	622,818.07

Reed Manor (amp2)

Balance Sheet

Period = Jan 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	2,896,894.08
1111-90-000	Petty Cash	2,047.61
1111-99-000	Total Unrestricted Cash	2,898,941.69
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	38,521.00
1112-99-000	Total Restricted Cash	38,521.00
1119-00-000	TOTAL CASH	2,937,462.69
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	258,219.85
1122-01-000	Allowance for Doubtful Accounts-Tenants	-6,604.12
1125-00-000	A/R Due from COCC	-50,000.00
1129-01-000	AR - TPA	28,174.53
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	229,790.26
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	188,608.74
1299-00-000	TOTAL OTHER CURRENT ASSETS	188,608.74
1300-00-000	TOTAL CURRENT ASSETS	3,355,861.69
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.	156,059.04
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)	3,413,424.85
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
1475-16-000	CFP 16 Non-Dwelling Equipment	-33,660.41
1480-18-000	General Capital Activity	137,428.82

Reed Manor (amp2)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
1499-00-000	TOTAL CFP FUNDING	618,232.32
1500-00-000	RAD	
1510-00-000	RAD Program Management	8,027.00
1520-00-000	RAD Architects	15,391.65
1530-00-000	RAD Legal	802.82
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	28,176.56
1999-00-000	TOTAL ASSETS	7,415,695.42
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	262.19
2114-00-000	Tenant Security Deposits	39,405.00
2114-02-000	Security Deposit Clearing Account	493.00
2117-01-000	A/P-Payroll Wages Payable	8,342.00
2117-90-000	Supplemental Insurance W/H	-3,685.98
2137-00-000	Accrued PILOT	37,501.00
2240-00-000	Tenant Prepaid Rents	9,479.43
2260-00-000	Accrued Compensated Absences-Current	25,636.20
2299-00-000	TOTAL CURRENT LIABILITIES	117,432.84
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	146,617.57
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:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,413,424.85
2809-02-000	Retained Earnings-Unrestricted Net Assets	3,855,019.14
2809-99-000	TOTAL RETAINED EARNINGS:	7,268,443.99

Reed Manor (amp2)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
2899-00-000	TOTAL EQUITY	7,269,077.85
2999-00-000	TOTAL LIABILITIES AND EQUITY	7,415,695.42

Shahan-Blackstone (amp3)

Balance Sheet

Period = Jan 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	-220,271.70
1111-90-000	Petty Cash	985.49
1111-99-000	Total Unrestricted Cash	-219,286.21
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	15,145.00
1112-99-000	Total Restricted Cash	15,145.00
1119-00-000	TOTAL CASH	-204,141.21
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R-Tenants	81,635.24
1122-01-000	Allowance for Doubtful Accounts-Tenants	-1,430.00
1129-01-000	AR - TPA	8,651.69
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	88,856.93
1160-00-000	OTHER CURRENT ASSETS	
1162-00-000	Investments-Unrestricted	856.80
1299-00-000	TOTAL OTHER CURRENT ASSETS	856.80
1300-00-000	TOTAL CURRENT ASSETS	-114,427.48
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
1460-16-000	CFP 16 Dwelling Structures	8,410.72
1470-16-000	CFP 16 Non-Dwelling Structures	110,062.71

Shahan-Blackstone (amp3)

Balance Sheet

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance
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	21,772.13
1499-00-000	TOTAL CFP FUNDING	242,463.98
1500-00-000	RAD	
1510-00-000	RAD Program Management	8,027.00
1520-00-000	RAD Architects	15,390.63
1530-00-000	RAD Legal	802.82
1540-00-000	RAD Development Related Accounting	456.37
1599-00-000	TOTAL RAD COSTS	24,676.82
1999-00-000	TOTAL ASSETS	467,416.54
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	625.18
2114-00-000	Tenant Security Deposits	14,771.00
2114-02-000	Security Deposit Clearing Account	50.00
2117-90-000	Supplemental Insurance W/H	-999.00
2137-00-000	Accrued PILOT	7,017.00
2240-00-000	Tenant Prepaid Rents	8,572.04
2260-00-000	Accrued Compensated Absences-Current	8,273.68
2299-00-000	TOTAL CURRENT LIABILITIES	38,309.90
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	40,077.33
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	739,042.21
2809-99-000	TOTAL RETAINED EARNINGS:	427,339.21
2899-00-000	TOTAL EQUITY	427,339.21
2999-00-000	TOTAL LIABILITIES AND EQUITY	467,416.54

Central Offices - COCC (cocc)
Budget Comparison
 Period = Jan 2022
 Book = Accrual ; Tree = ysj_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3120-09-000 Misc.Tenant Income	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3129-00-000 Total Other Tenant Income	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3199-00-000 NET TENANT INCOME	0.00	0.00	0.00	N/A	16.51	0.00	16.51	N/A	0.00
3400-00-000 GRANT INCOME									
3415-00-000 Other Government Grants	0.00	0.00	0.00	N/A	28,622.44	0.00	28,622.44	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	0.00	0.00	0.00	N/A	28,622.44	0.00	28,622.44	N/A	0.00
3600-00-000 OTHER INCOME									
3620-00-000 Management Fee Income	33,849.20	31,939.75	1,909.45	5.98	339,688.25	319,397.50	20,290.75	6.35	383,277.00
3635-00-000 Developer Fee Income	0.00	0.00	0.00	N/A	37,920.00	0.00	37,920.00	N/A	0.00
3645-00-000 Donation Income	0.00	0.00	0.00	N/A	-1,131.38	0.00	-1,131.38	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	1,472.00	-1,472.00	-100.00	3,193.12	14,720.00	-11,526.88	-78.31	17,664.00
3655-00-000 Insurance Proceeds	0.00	0.00	0.00	N/A	7,690.72	0.00	7,690.72	N/A	0.00
3660-00-000 Operating Transfers IN	0.00	11,015.08	-11,015.08	-100.00	0.00	110,150.80	-110,150.80	-100.00	132,181.00
3699-00-000 TOTAL OTHER INCOME	33,849.20	44,426.83	-10,577.63	-23.81	387,360.71	444,268.30	-56,907.59	-12.81	533,122.00
3999-00-000 TOTAL INCOME	33,849.20	44,426.83	-10,577.63	-23.81	415,999.66	444,268.30	-28,268.64	-6.36	533,122.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	23,206.86	20,000.00	-3,206.86	-16.03	245,122.88	200,000.00	-45,122.88	-22.56	240,000.00
4110-04-000 Employee Benefit Contribution-Admin	35,031.46	10,000.00	-25,031.46	-250.31	201,545.38	100,000.00	-101,545.38	-101.55	120,000.00
4110-99-000 Total Administrative Salaries	58,238.32	30,000.00	-28,238.32	-94.13	446,668.26	300,000.00	-146,668.26	-48.89	360,000.00
4130-00-000 Legal Expense									
4130-02-000 Criminal Background Checks	0.00	0.00	0.00	N/A	39.97	0.00	-39.97	N/A	0.00
4130-04-000 General Legal Expense	5,915.00	833.33	-5,081.67	-609.80	8,224.54	8,333.30	108.76	1.31	10,000.00
4131-00-000 Total Legal Expense	5,915.00	833.33	-5,081.67	-609.80	8,264.51	8,333.30	68.79	0.83	10,000.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	0.00	833.33	833.33	100.00	688.00	8,333.30	7,645.30	91.74	10,000.00
4150-00-000 Travel	0.00	264.67	264.67	100.00	0.00	2,646.70	2,646.70	100.00	3,176.00
4160-00-000 Meals	1.28	1,000.00	998.72	99.87	6,656.84	10,000.00	3,343.16	33.43	12,000.00
4170-00-000 Accounting Fees	1,305.00	625.00	-680.00	-108.80	8,295.00	6,250.00	-2,045.00	-32.72	7,500.00
4171-00-000 Auditing Fees	0.00	204.17	204.17	100.00	5,333.00	2,041.70	-3,291.30	-161.20	2,450.00
4182-00-000 Consultants	1,291.20	0.00	-1,291.20	N/A	1,291.20	0.00	-1,291.20	N/A	0.00
4189-00-000 Total Other Admin Expenses	2,597.48	2,927.17	329.69	11.26	22,264.04	29,271.70	7,007.66	23.94	35,126.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	180.00	440.75	260.75	59.16	3,666.80	4,407.50	740.70	16.81	5,289.00

Central Offices - COCC (cocc)
Budget Comparison
 Period = Jan 2022
 Book = Accrual ; Tree = ysi_ls

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-02-000	Publications	0.00	20.83	20.83	100.00	0.00	208.30	208.30	100.00	250.00
4190-03-000	Advertising	0.00	41.67	41.67	100.00	181.72	416.70	234.98	56.39	500.00
4190-04-000	Office Supplies	381.31	500.00	118.69	23.74	2,558.69	5,000.00	2,441.31	48.83	6,000.00
4190-07-000	Telephone	0.00	70.83	70.83	100.00	519.35	708.30	188.95	26.68	850.00
4190-08-000	Postage	258.75	152.58	-106.17	-69.58	942.15	1,525.80	583.65	38.25	1,831.00
4190-09-000	Software License Fees	0.00	833.33	833.33	100.00	11,496.84	8,333.30	-3,163.54	-37.96	10,000.00
4190-10-000	Copiers	105.36	112.50	7.14	6.35	906.43	1,125.00	218.57	19.43	1,350.00
4190-12-000	Software	233.70	266.67	32.97	12.36	1,258.54	2,666.70	1,408.16	52.81	3,200.00
4190-15-000	Cell Phones/Pagers	203.85	62.50	-141.35	-226.16	1,253.20	625.00	-628.20	-100.51	750.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	464.66	0.00	-464.66	N/A	0.00
4190-19-000	COVID 19 Expenses	0.00	0.00	0.00	N/A	46,143.48	0.00	-46,143.48	N/A	0.00
4190-20-000	Bank Fees	11.60	25.00	13.40	53.60	122.25	250.00	127.75	51.10	300.00
4190-21-000	Sponsorships	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4190-22-000	Other Misc Admin Expenses	1,772.42	375.00	-1,397.42	-372.65	7,918.34	3,750.00	-4,168.34	-111.16	4,500.00
4191-00-000	Total Miscellaneous Admin Expenses	3,146.99	2,901.66	-245.33	-8.45	78,432.45	29,016.60	-49,415.85	-170.30	34,820.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	69,897.79	36,662.16	-33,235.63	-90.65	555,629.26	366,621.60	-189,007.66	-51.55	439,946.00
4200-00-000	TENANT SERVICES									
4235-00-000	Community Living Room	0.00	0.00	0.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	4,900.00	0.00	-4,900.00	N/A	0.00
4300-00-000	UTILITIES									
4310-00-000	Water	108.55	100.00	-8.55	-8.55	661.02	1,000.00	338.98	33.90	1,200.00
4340-00-000	Garbage/Trash Removal	57.96	62.50	4.54	7.26	135.92	625.00	489.08	78.25	750.00
4390-00-000	Sewer	150.67	62.50	-88.17	-141.07	325.35	625.00	299.65	47.94	750.00
4399-00-000	TOTAL UTILITY EXPENSES	317.18	225.00	-92.18	-40.97	1,122.29	2,250.00	1,127.71	50.12	2,700.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4430-00-000	Contract Costs									
4430-04-000	Contract-Carpet Cleaning	0.00	0.00	0.00	N/A	609.00	0.00	-609.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	282.53	0.00	-282.53	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	N/A	217.00	0.00	-217.00	N/A	0.00
4430-20-000	Contract-Trash/Garbage Removal	0.00	0.00	0.00	N/A	326.67	0.00	-326.67	N/A	0.00
4430-22-000	Contract-IT Contracts	510.44	0.00	-510.44	N/A	3,863.93	0.00	-3,863.93	N/A	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	8,907.50	0.00	-8,907.50	N/A	0.00
4439-00-000	Total Contract Costs	510.44	0.00	-510.44	N/A	15,531.63	0.00	-15,531.63	N/A	0.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	510.44	0.00	-510.44	N/A	15,531.63	0.00	-15,531.63	N/A	0.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,952.23	0.00	-2,952.23	N/A	0.00
4510-20-000	Liability Insurance	0.00	1,250.00	1,250.00	100.00	0.00	12,500.00	12,500.00	100.00	15,000.00
4540-00-000	Employee Benefits	563.19	208.33	-354.86	-170.34	3,220.07	2,083.30	-1,136.77	-54.57	2,500.00
4540-10-000	Retiree Insurance	5,951.98	2,708.33	-3,243.65	-119.77	28,950.27	27,083.30	-1,866.97	-6.89	32,500.00

Central Offices - COCC (cocc)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4540-20-000 Workers Compensation	801.90	500.00	-301.90	-60.38	3,387.15	5,000.00	1,612.85	32.26	6,000.00
4580-00-000 Security/Law Enforcement	0.00	0.00	0.00	N/A	35.50	0.00	-35.50	N/A	0.00
4599-00-000 TOTAL GENERAL EXPENSES	7,317.07	4,666.66	-2,650.41	-56.79	38,545.22	46,666.60	8,121.38	17.40	56,000.00
8000-00-000 TOTAL EXPENSES	78,042.48	41,553.82	-36,488.66	-87.81	615,728.40	415,538.20	-200,190.20	-48.18	498,646.00
9000-00-000 NET INCOME	-44,193.28	2,873.01	-47,066.29	-1,638.22	-199,728.74	28,730.10	-228,458.84	-795.19	34,476.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Jan 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									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3112-00-000 Tenant Assistance Payments	-424.00	0.00	-424.00	N/A	-943.00	0.00	-943.00	N/A	0.00
3119-00-000 Total Rental Income	-424.00	0.00	-424.00	N/A	-943.00	0.00	-943.00	N/A	0.00
3199-00-000 NET TENANT INCOME	-424.00	0.00	-424.00	N/A	-943.00	0.00	-943.00	N/A	0.00
3400-00-000 GRANT INCOME									
3410-01-000 Section 8 HAP Earned	231,855.00	225,563.83	6,291.17	2.79	2,197,694.00	2,255,638.30	-57,944.30	-2.57	2,706,766.00
3410-02-000 Section 8 Admin. Fee Income	24,018.00	21,294.00	2,724.00	12.79	207,075.00	212,940.00	-5,865.00	-2.75	255,528.00
3499-00-000 TOTAL GRANT INCOME	255,873.00	246,857.83	9,015.17	3.65	2,404,769.00	2,468,578.30	-63,809.30	-2.58	2,962,294.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	1.81	538.67	-536.86	-99.66	65.27	5,386.70	-5,321.43	-98.79	6,464.00
3640-00-000 Fraud Recovery	0.00	666.67	-666.67	-100.00	0.00	6,666.70	-6,666.70	-100.00	8,000.00
3650-00-000 Miscellaneous Other Income	0.00	666.67	-666.67	-100.00	0.00	6,666.70	-6,666.70	-100.00	8,000.00
3699-00-000 TOTAL OTHER INCOME	1.81	1,872.01	-1,870.20	-99.90	65.27	18,720.10	-18,654.83	-99.65	22,464.00
3999-00-000 TOTAL INCOME	255,450.81	248,729.84	6,720.97	2.70	2,403,891.27	2,487,298.40	-83,407.13	-3.35	2,984,758.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	7,304.38	12,489.08	5,184.70	41.51	80,302.05	124,890.80	44,588.75	35.70	149,869.00
4110-02-000 Additional Compensation	0.00	789.42	789.42	100.00	0.00	7,894.20	7,894.20	100.00	9,473.00
4110-04-000 Employee Benefit Contribution-Admin	16,049.82	4,817.50	-11,232.32	-233.16	91,082.23	48,175.00	-42,907.23	-89.07	57,810.00
4110-99-000 Total Administrative Salaries	23,354.20	18,096.00	-5,258.20	-29.06	171,384.28	180,960.00	9,575.72	5.29	217,152.00
4130-00-000 Legal Expense									
4130-03-000 Tenant Screening	131.62	300.00	168.38	56.13	2,031.17	3,000.00	968.83	32.29	3,600.00
4130-04-000 General Legal Expense	0.00	0.00	0.00	N/A	140.00	0.00	-140.00	N/A	0.00
4131-00-000 Total Legal Expense	131.62	300.00	168.38	56.13	2,171.17	3,000.00	828.83	27.63	3,600.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	189.00	625.00	436.00	69.76	407.00	6,250.00	5,843.00	93.49	7,500.00
4170-00-000 Accounting Fees	870.00	491.67	-378.33	-76.95	5,530.00	4,916.70	-613.30	-12.47	5,900.00
4171-00-000 Auditing Fees	0.00	191.67	191.67	100.00	5,333.00	1,916.70	-3,416.30	-178.24	2,300.00
4172-00-000 Port Out Admin Fee Paid	72.56	62.50	-10.06	-16.10	770.25	625.00	-145.25	-23.24	750.00
4173-00-000 Management Fee	3,000.00	3,000.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	36,000.00
4182-00-000 Consultants	41.20	0.00	-41.20	N/A	41.20	0.00	-41.20	N/A	0.00
4189-00-000 Total Other Admin Expenses	4,172.76	4,370.84	198.08	4.53	42,081.45	43,708.40	1,626.95	3.72	52,450.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	0.00	33.33	33.33	100.00	159.80	333.30	173.50	52.06	400.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4190-03-000	Advertising	0.00	0.00	0.00	N/A	2,951.14	0.00	-2,951.14	N/A	0.00
4190-04-000	Office Supplies	171.86	0.00	-171.86	N/A	1,546.22	0.00	-1,546.22	N/A	0.00
4190-07-000	Telephone	0.00	106.58	106.58	100.00	733.13	1,065.80	332.67	31.21	1,279.00
4190-08-000	Postage	258.75	127.08	-131.67	-103.61	1,918.80	1,270.80	-648.00	-50.99	1,525.00
4190-09-000	Software License Fees	0.00	833.33	833.33	100.00	10,746.84	8,333.30	-2,413.54	-28.96	10,000.00
4190-10-000	Copiers	176.03	41.67	-134.36	-322.44	977.13	416.70	-560.43	-134.49	500.00
4190-12-000	Software	132.00	0.00	-132.00	N/A	3,345.95	0.00	-3,345.95	N/A	0.00
4190-15-000	Cell Phones/Pagers	79.17	0.00	-79.17	N/A	726.58	0.00	-726.58	N/A	0.00
4190-17-000	Payroll Services Fees	0.00	100.50	100.50	100.00	0.00	1,005.00	1,005.00	100.00	1,206.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	COVID 19 Expenses	0.00	0.00	0.00	N/A	7,316.05	0.00	-7,316.05	N/A	0.00
4190-22-000	Other Misc Admin Expenses	1,470.61	208.33	-1,262.28	-605.90	21,238.33	2,083.30	-19,155.03	-919.46	2,500.00
4191-00-000	Total Miscellaneous Admin Expenses	2,288.42	1,450.82	-837.60	-57.73	52,124.64	14,508.20	-37,616.44	-259.28	17,410.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	29,947.00	24,217.66	-5,729.34	-23.66	267,761.54	242,176.60	-25,584.94	-10.56	290,612.00
4300-00-000	UTILITIES									
4310-00-000	Water	49.26	60.00	10.74	17.90	601.76	600.00	-1.76	-0.29	720.00
4340-00-000	Garbage/Trash Removal	57.96	30.00	-27.96	-93.20	135.92	300.00	164.08	54.69	360.00
4390-00-000	Sewer	91.37	30.00	-61.37	-204.57	266.08	300.00	33.92	11.31	360.00
4399-00-000	TOTAL UTILITY EXPENSES	198.59	120.00	-78.59	-65.49	1,003.76	1,200.00	196.24	16.35	1,440.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4430-00-000	Contract Costs									
4430-09-000	Contract-Grounds	0.00	0.00	0.00	N/A	338.00	0.00	-338.00	N/A	0.00
4430-11-000	Contract-Plumbing	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00
4430-13-000	Contract-HVAC	0.00	0.00	0.00	N/A	282.54	0.00	-282.54	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	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	188.79	150.00	-38.79	-25.86	2,389.68	1,500.00	-889.68	-59.31	1,800.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,871.60	0.00	-4,871.60	N/A	0.00
4430-90-000	Contract-Fee For Service	0.00	416.67	416.67	100.00	3,575.00	4,166.70	591.70	14.20	5,000.00
4439-00-000	Total Contract Costs	188.79	566.67	377.88	66.68	12,973.82	5,666.70	-7,307.12	-128.95	6,800.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	188.79	566.67	377.88	66.68	12,973.82	5,666.70	-7,307.12	-128.95	6,800.00
4500-00-000	GENERAL EXPENSES									
4510-20-000	Liability Insurance	0.00	833.33	833.33	100.00	0.00	8,333.30	8,333.30	100.00	10,000.00
4540-00-000	Employee Benefits	234.89	137.33	-97.56	-71.04	1,168.37	1,373.30	204.93	14.92	1,648.00
4540-20-000	Workers Compensation	534.60	208.42	-326.18	-156.50	2,258.10	2,084.20	-173.90	-8.34	2,501.00
4599-00-000	TOTAL GENERAL EXPENSES	769.49	1,179.08	409.59	34.74	3,426.47	11,790.80	8,364.33	70.94	14,149.00
4700-00-000	HOUSING ASSISTANCE PAYMENTS									
4715-00-000	Housing Assistance Payments	192,487.00	214,376.00	21,889.00	10.21	2,026,941.00	2,143,760.00	116,819.00	5.45	2,572,512.00
4715-01-000	Tenant Utility Payments-Voucher	2,299.00	2,000.00	-299.00	-14.95	25,160.00	20,000.00	-5,160.00	-25.80	24,000.00
4715-02-000	Portable Out HAP Payments	1,952.00	2,000.00	48.00	2.40	14,759.00	20,000.00	5,241.00	26.20	24,000.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	196,738.00	218,376.00	21,638.00	9.91	2,066,860.00	2,183,760.00	116,900.00	5.35	2,620,512.00

All Section 8 Properties (.alls8)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8000-00-000	TOTAL EXPENSES	227,841.87	244,459.41	16,617.54	6.80	2,352,025.59	2,444,594.10	92,568.51	3.79	2,933,513.00
9000-00-000	NET INCOME	27,608.94	4,270.43	23,338.51	546.51	51,865.68	42,704.30	9,161.38	21.45	51,245.00

Chalet Terrace (amp1)
Budget Comparison
 Period = Jan 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									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	27,515.00	25,833.33	1,681.67	6.51	243,661.08	258,333.30	-14,672.22	-5.68	310,000.00
3112-01-000	Utility Reimb.-LIPH	-513.00	-350.00	-163.00	-46.57	-5,196.50	-3,500.00	-1,696.50	-48.47	-4,200.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	-102.00	0.00	-102.00	N/A	0.00
3119-00-000	Total Rental Income	27,002.00	25,483.33	1,518.67	5.96	238,362.58	254,833.30	-16,470.72	-6.46	305,800.00
3120-00-000	Other Tenant Income	192.50	458.33	-265.83	-58.00	1,972.39	4,583.30	-2,610.91	-56.97	5,500.00
3120-01-000	Laundry and Vending	0.00	100.00	-100.00	-100.00	100.40	1,000.00	-899.60	-89.96	1,200.00
3120-03-000	Damages	0.00	208.33	-208.33	-100.00	-551.14	2,083.30	-2,634.44	-126.46	2,500.00
3120-04-000	Late Charges	1,472.76	752.08	720.68	95.82	7,297.76	7,520.80	-223.04	-2.97	9,025.00
3120-05-000	Legal Fees - Tenant	0.00	433.33	-433.33	-100.00	1,235.16	4,333.30	-3,098.14	-71.50	5,200.00
3120-09-000	Misc.Tenant Income	560.28	687.50	-127.22	-18.50	754.39	6,875.00	-6,120.61	-89.03	8,250.00
3121-00-000	TPA Rent	-770.00	0.00	-770.00	N/A	9,082.30	0.00	9,082.30	N/A	0.00
3121-01-000	TPA Damage	0.00	0.00	0.00	N/A	563.69	0.00	563.69	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	98.78	0.00	-98.78	N/A	0.00
3129-00-000	Total Other Tenant Income	1,455.54	2,639.57	-1,184.03	-44.86	20,356.17	26,395.70	-6,039.53	-22.88	31,675.00
3199-00-000	NET TENANT INCOME	28,457.54	28,122.90	334.64	1.19	258,718.75	281,229.00	-22,510.25	-8.00	337,475.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	53,320.00	48,333.33	4,986.67	10.32	539,151.00	483,333.30	55,817.70	11.55	580,000.00
3415-00-000	Other Government Grants	0.00	0.00	0.00	N/A	29,657.10	0.00	29,657.10	N/A	0.00
3420-00-000	Capital Fund Grants	0.00	25,457.50	-25,457.50	-100.00	51,200.67	254,575.00	-203,374.33	-79.89	305,490.00
3499-00-000	TOTAL GRANT INCOME	53,320.00	73,790.83	-20,470.83	-27.74	620,008.77	737,908.30	-117,899.53	-15.98	885,490.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	0.00	0.00	0.00	N/A	35.07	0.00	35.07	N/A	0.00
3645-00-000	Donation Income	0.00	0.00	0.00	N/A	1,745.53	0.00	1,745.53	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	N/A	1,078.70	0.00	1,078.70	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	2,859.30	0.00	2,859.30	N/A	0.00
3999-00-000	TOTAL INCOME	81,777.54	101,913.73	-20,136.19	-19.76	881,586.82	1,019,137.30	-137,550.48	-13.50	1,222,965.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	10,348.88	10,416.67	67.79	0.65	118,837.68	104,166.70	-14,670.98	-14.08	125,000.00
4110-04-000	Employee Benefit Contribution-Admin	9,916.92	2,500.00	-7,416.92	-296.68	47,758.18	25,000.00	-22,758.18	-91.03	30,000.00
4110-99-000	Total Administrative Salaries	20,265.80	12,916.67	-7,349.13	-56.90	166,595.86	129,166.70	-37,429.16	-28.98	155,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	33.56	0.00	-33.56	N/A	0.00

Chalet Terrace (amp1)
Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-03-000 Tenant Screening	131.63	25.00	-106.63	-426.52	1,491.80	250.00	-1,241.80	-496.72	300.00
4130-04-000 General Legal Expense	1,194.40	312.50	-881.90	-282.21	3,381.27	3,125.00	-256.27	-8.20	3,750.00
4131-00-000 Total Legal Expense	1,326.03	337.50	-988.53	-292.90	4,906.63	3,375.00	-1,531.63	-45.38	4,050.00
4139-00-000 Other Admin Expenses									
4140-00-000 Staff Training	269.10	416.67	147.57	35.42	531.43	4,166.70	3,635.27	87.25	5,000.00
4150-00-000 Travel	0.00	0.00	0.00	N/A	692.91	0.00	-692.91	N/A	0.00
4155-00-000 Mailbox Keys/Postmaster	0.00	50.00	50.00	100.00	375.00	500.00	125.00	25.00	600.00
4160-00-000 Meals	0.00	0.00	0.00	N/A	1,030.50	0.00	-1,030.50	N/A	0.00
4170-00-000 Accounting Fees	478.50	333.33	-145.17	-43.55	3,041.50	3,333.30	291.80	8.75	4,000.00
4171-00-000 Auditing Fees	0.00	183.33	183.33	100.00	10,399.67	1,833.30	-8,566.37	-467.26	2,200.00
4173-00-000 Management Fee	6,609.20	6,000.00	-609.20	-10.15	62,569.35	60,000.00	-2,569.35	-4.28	72,000.00
4175-40-000 Asset Management Fees	516.00	516.00	0.00	0.00	5,160.00	5,160.00	0.00	0.00	6,192.00
4176-00-000 Bookkeeping Fees	870.00	0.00	-870.00	N/A	5,220.00	0.00	-5,220.00	N/A	0.00
4182-00-000 Consultants	1,291.20	0.00	-1,291.20	N/A	1,291.20	0.00	-1,291.20	N/A	0.00
4189-00-000 Total Other Admin Expenses	10,034.00	7,499.33	-2,534.67	-33.80	90,311.56	74,993.30	-15,318.26	-20.43	89,992.00
4190-00-000 Miscellaneous Admin Expenses									
4190-01-000 Membership and Fees	1,000.00	116.67	-883.33	-757.12	1,510.80	1,166.70	-344.10	-29.49	1,400.00
4190-03-000 Advertising	172.98	0.00	-172.98	N/A	381.58	0.00	-381.58	N/A	0.00
4190-04-000 Office Supplies	96.26	229.17	132.91	58.00	869.63	2,291.70	1,422.07	62.05	2,750.00
4190-07-000 Telephone	0.00	550.00	550.00	100.00	4,836.22	5,500.00	663.78	12.07	6,600.00
4190-08-000 Postage	0.00	62.50	62.50	100.00	714.50	625.00	-89.50	-14.32	750.00
4190-09-000 Software License Fees	0.00	833.33	833.33	100.00	11,496.84	8,333.30	-3,163.54	-37.96	10,000.00
4190-10-000 Copiers	140.69	104.17	-36.52	-35.06	1,055.24	1,041.70	-13.54	-1.30	1,250.00
4190-12-000 Software	132.00	145.83	13.83	9.48	1,640.98	1,458.30	-182.68	-12.53	1,750.00
4190-13-000 Internet	888.19	291.67	-596.52	-204.52	4,195.97	2,916.70	-1,279.27	-43.86	3,500.00
4190-15-000 Cell Phones/Pagers	131.60	183.33	51.73	28.22	1,675.76	1,833.30	157.54	8.59	2,200.00
4190-17-000 Payroll Services Fees	998.22	425.00	-573.22	-134.88	10,953.14	4,250.00	-6,703.14	-157.72	5,100.00
4190-18-000 Small Office Equipment	0.00	0.00	0.00	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000 COVID 19 Expenses	0.00	0.00	0.00	N/A	31,457.58	0.00	-31,457.58	N/A	0.00
4190-20-000 Bank Fees	35.70	58.33	22.63	38.80	155.95	583.30	427.35	73.26	700.00
4190-22-000 Other Misc Admin Expenses	419.59	125.00	-294.59	-235.67	2,606.96	1,250.00	-1,356.96	-108.56	1,500.00
4191-00-000 Total Miscellaneous Admin Expenses	4,015.23	3,125.00	-890.23	-28.49	74,015.82	31,250.00	-42,765.82	-136.85	37,500.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	35,641.06	23,878.50	-11,762.56	-49.26	335,829.87	238,785.00	-97,044.87	-40.64	286,542.00
4200-00-000 TENANT SERVICES									
4220-01-000 Other Tenant Svcs.	103.15	458.33	355.18	77.49	4,977.58	4,583.30	-394.28	-8.60	5,500.00
4230-00-000 Tenant Services Contract Costs	0.00	1,250.00	1,250.00	100.00	0.00	12,500.00	12,500.00	100.00	15,000.00
4230-01-000 Tenant Relocation	0.00	375.00	375.00	100.00	5,152.72	3,750.00	-1,402.72	-37.41	4,500.00
4235-00-000 Community Living Room	0.00	0.00	0.00	N/A	-11,000.00	0.00	11,000.00	N/A	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	103.15	2,083.33	1,980.18	95.05	-869.70	20,833.30	21,703.00	104.17	25,000.00
4300-00-000 UTILITIES									
4310-00-000 Water	845.73	4,933.33	4,087.60	82.86	42,073.86	49,333.30	7,259.44	14.72	59,200.00
4320-00-000 Electricity	14,528.83	6,242.83	-8,286.00	-132.73	73,346.66	62,428.30	-10,918.36	-17.49	74,914.00
4320-01-000 Electricity-Vacant Units	0.00	0.00	0.00	N/A	167.24	0.00	-167.24	N/A	0.00

Chalet Terrace (amp1)
Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4330-00-000 Gas	13,273.83	3,353.67	-9,920.16	-295.80	40,890.92	33,536.70	-7,354.22	-21.93	40,244.00
4330-01-000 Gas-Vacant Units	0.00	0.00	0.00	N/A	153.45	0.00	-153.45	N/A	0.00
4340-00-000 Garbage/Trash Removal	65.95	2,458.33	2,392.38	97.32	23,382.69	24,583.30	1,200.61	4.88	29,500.00
4390-00-000 Sewer	468.04	2,692.00	2,223.96	82.61	23,546.78	26,920.00	3,373.22	12.53	32,304.00
4399-00-000 TOTAL UTILITY EXPENSES	29,182.38	19,680.16	-9,502.22	-48.28	203,561.60	196,801.60	-6,760.00	-3.43	236,162.00
4400-00-000 MAINTENANCE AND OPERATIONS									
4400-99-000 General Maint Expense									
4410-00-000 Maintenance Salaries	14,962.14	13,333.33	-1,628.81	-12.22	160,266.12	133,333.30	-26,932.82	-20.20	160,000.00
4410-05-000 Employee Benefit Contribution-Maint.	19,114.76	6,250.00	-12,864.76	-205.84	82,640.76	62,500.00	-20,140.76	-32.23	75,000.00
4411-00-000 Maintenance Uniforms	0.00	100.00	100.00	100.00	798.08	1,000.00	201.92	20.19	1,200.00
4412-00-000 Maintenance Travel/Training	262.00	0.00	-262.00	N/A	1,301.36	0.00	-1,301.36	N/A	0.00
4413-00-000 Vehicle Gas, Oil, Grease	86.93	54.17	-32.76	-60.48	252.14	541.70	289.56	53.45	650.00
4419-00-000 Total General Maint Expense	34,425.83	19,737.50	-14,688.33	-74.42	245,258.46	197,375.00	-47,883.46	-24.26	236,850.00
4420-00-000 Materials									
4420-01-000 Supplies-Grounds	1,222.00	0.00	-1,222.00	N/A	4,303.06	0.00	-4,303.06	N/A	0.00
4420-02-000 Supplies-Appliance	0.00	741.67	741.67	100.00	0.00	7,416.70	7,416.70	100.00	8,900.00
4420-04-000 Supplies-Electrical	302.59	20.83	-281.76	-1,352.66	446.09	208.30	-237.79	-114.16	250.00
4420-06-000 Supplies-Janitorial/Cleaning	496.65	208.33	-288.32	-138.40	3,346.80	2,083.30	-1,263.50	-60.65	2,500.00
4420-07-000 Supplies-Maint/Repairs	1,340.90	5,208.33	3,867.43	74.25	34,711.06	52,083.30	17,372.24	33.35	62,500.00
4420-08-000 Supplies-Plumbing	0.00	100.00	100.00	100.00	1,847.71	1,000.00	-847.71	-84.77	1,200.00
4429-00-000 Total Materials	3,362.14	6,279.16	2,917.02	46.46	44,654.72	62,791.60	18,136.88	28.88	75,350.00
4430-00-000 Contract Costs									
4430-01-000 Contract-Alarm/Extinguisher	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
4430-03-000 Contract-Building Repairs	0.00	422.92	422.92	100.00	0.00	4,229.20	4,229.20	100.00	5,075.00
4430-05-000 Contract-Decorating/Painting	0.00	125.00	125.00	100.00	550.00	1,250.00	700.00	56.00	1,500.00
4430-06-000 Contract-Electrical	0.00	266.67	266.67	100.00	879.71	2,666.70	1,786.99	67.01	3,200.00
4430-07-000 Contract-Pest Control	2,173.67	1,000.00	-1,173.67	-117.37	27,362.01	10,000.00	-17,362.01	-173.62	12,000.00
4430-08-000 Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
4430-09-000 Contract-Grounds	7,600.00	3,833.33	-3,766.67	-98.26	43,993.75	38,333.30	-5,660.45	-14.77	46,000.00
4430-10-000 Contract-Janitorial/Cleaning	0.00	291.67	291.67	100.00	3,025.00	2,916.70	-108.30	-3.71	3,500.00
4430-11-000 Contract-Plumbing	1,312.50	1,500.00	187.50	12.50	8,240.82	15,000.00	6,759.18	45.06	18,000.00
4430-13-000 Contract-HVAC	0.00	125.00	125.00	100.00	65.00	1,250.00	1,185.00	94.80	1,500.00
4430-14-000 Contract-Vehicle Maintenance	0.00	75.00	75.00	100.00	1,251.46	750.00	-501.46	-66.86	900.00
4430-17-000 Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000 Contract-Alarm Monitoring	956.08	458.33	-497.75	-108.60	5,150.72	4,583.30	-567.42	-12.38	5,500.00
4430-20-000 Contract-Trash/Garbage Removal	10,973.55	0.00	-10,973.55	N/A	24,067.67	0.00	-24,067.67	N/A	0.00
4430-22-000 Contract-IT Contracts	1,407.08	150.00	-1,257.08	-838.05	3,249.80	1,500.00	-1,749.80	-116.65	1,800.00
4430-23-000 Contract-Consultants	0.00	0.00	0.00	N/A	4,287.75	0.00	-4,287.75	N/A	0.00
4430-80-000 Contract-Bookkeeping Fees	0.00	870.00	870.00	100.00	3,480.00	8,700.00	5,220.00	60.00	10,440.00
4430-90-000 Contract-Fee For Service	0.00	3,500.00	3,500.00	100.00	0.00	35,000.00	35,000.00	100.00	42,000.00
4430-99-000 Contract Costs-Other	754.12	1,583.33	829.21	52.37	11,932.35	15,833.30	3,900.95	24.64	19,000.00
4439-00-000 Total Contract Costs	25,177.00	14,326.25	-10,850.75	-75.74	138,536.04	143,262.50	4,726.46	3.30	171,915.00
4499-00-000 TOTAL MAINTENACE EXPENSES	62,964.97	40,342.91	-22,622.06	-56.07	428,449.22	403,429.10	-25,020.12	-6.20	484,115.00

Chalet Terrace (amp1)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysj_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,081.00	0.00	-2,081.00	N/A	0.00
4510-10-000	Property Insurance	164.40	2,666.67	2,502.27	93.84	164.40	26,666.70	26,502.30	99.38	32,000.00
4510-20-000	Liability Insurance	0.00	353.33	353.33	100.00	0.00	3,533.30	3,533.30	100.00	4,240.00
4520-00-000	Payments in Lieu of Taxes	0.00	768.50	768.50	100.00	0.00	7,685.00	7,685.00	100.00	9,222.00
4540-00-000	Employee Benefits	527.81	233.33	-294.48	-126.21	2,811.48	2,333.30	-478.18	-20.49	2,800.00
4540-10-000	Retiree Insurance	2,841.56	0.00	-2,841.56	N/A	14,116.58	0.00	-14,116.58	N/A	0.00
4540-20-000	Workers Compensation	294.03	183.33	-110.70	-60.38	1,241.96	1,833.30	591.34	32.26	2,200.00
4570-00-000	Bad Debt-Tenant Rents	9,822.11	1,250.00	-8,572.11	-685.77	8,243.14	12,500.00	4,256.86	34.05	15,000.00
4580-00-000	Security/Law Enforcement	120.00	1,166.67	1,046.67	89.71	649.90	11,666.70	11,016.80	94.43	14,000.00
4599-00-000	TOTAL GENERAL EXPENSES	13,769.91	6,621.83	-7,148.08	-107.95	29,308.46	66,218.30	36,909.84	55.74	79,462.00
8000-00-000	TOTAL EXPENSES	141,661.47	92,606.73	-49,054.74	-52.97	996,279.45	926,067.30	-70,212.15	-7.58	1,111,281.00
9000-00-000	NET INCOME	-59,883.93	9,307.00	-69,190.93	-743.43	-114,692.63	93,070.00	-207,762.63	-223.23	111,684.00

Reed Manor (amp2)
Budget Comparison
 Period = Jan 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									
3100-00-000	TENANT INCOME									
3101-00-000	Rental Income									
3111-00-000	Tenant Rent	61,176.67	57,666.67	3,510.00	6.09	520,693.22	576,666.70	-55,973.48	-9.71	692,000.00
3112-05-000	Utility Reimbursement Recovery	0.00	0.00	0.00	N/A	102.00	0.00	102.00	N/A	0.00
3119-00-000	Total Rental Income	61,176.67	57,666.67	3,510.00	6.09	520,795.22	576,666.70	-55,871.48	-9.69	692,000.00
3120-00-000	Other Tenant Income	85.00	625.00	-540.00	-86.40	3,204.75	6,250.00	-3,045.25	-48.72	7,500.00
3120-01-000	Laundry and Vending	972.02	1,212.92	-240.90	-19.86	6,782.25	12,129.20	-5,346.95	-44.08	14,555.00
3120-03-000	Damages	0.00	60.42	-60.42	-100.00	50.00	604.20	-554.20	-91.72	725.00
3120-04-000	Late Charges	1,850.00	875.00	975.00	111.43	12,800.00	8,750.00	4,050.00	46.29	10,500.00
3120-05-000	Legal Fees - Tenant	82.10	125.00	-42.90	-34.32	1,373.47	1,250.00	123.47	9.88	1,500.00
3120-09-000	Misc.Tenant Income	-25.00	125.00	-150.00	-120.00	-70.00	1,250.00	-1,320.00	-105.60	1,500.00
3121-00-000	TPA Rent	-5,248.67	0.00	-5,248.67	N/A	21,311.78	0.00	21,311.78	N/A	0.00
3121-01-000	TPA Damage	0.00	0.00	0.00	N/A	-50.00	0.00	-50.00	N/A	0.00
3121-02-000	TPA Legal	0.00	0.00	0.00	N/A	110.00	0.00	-110.00	N/A	0.00
3129-00-000	Total Other Tenant Income	-2,284.55	3,023.34	-5,307.89	-175.56	45,292.25	30,233.40	15,058.85	49.81	36,280.00
3199-00-000	NET TENANT INCOME	58,892.12	60,690.01	-1,797.89	-2.96	566,087.47	606,900.10	-40,812.63	-6.72	728,280.00
3400-00-000	GRANT INCOME									
3401-00-000	HUD PHA Operating Grants/Subsidy	71,089.50	167,924.50	-96,835.00	-57.67	448,949.49	1,679,245.00	-1,230,295.51	-73.26	2,015,094.00
3415-00-000	Other Government Grants	0.00	0.00	0.00	N/A	114,338.69	0.00	114,338.69	N/A	0.00
3420-00-000	Capital Fund Grants	0.00	1,500.00	-1,500.00	-100.00	25,503.05	15,000.00	10,503.05	70.02	18,000.00
3499-00-000	TOTAL GRANT INCOME	71,089.50	169,424.50	-98,335.00	-58.04	588,791.23	1,694,245.00	-1,105,453.77	-65.25	2,033,094.00
3600-00-000	OTHER INCOME									
3610-00-000	Investment Income - Unrestricted	2.19	45.83	-43.64	-95.22	-159,940.84	458.30	-160,399.14	-34,998.72	550.00
3645-00-000	Donation Income	-889.00	0.00	-889.00	N/A	1,286.03	0.00	1,286.03	N/A	0.00
3650-00-000	Miscellaneous Other Income	0.00	125.00	-125.00	-100.00	0.00	1,250.00	-1,250.00	-100.00	1,500.00
3655-00-000	Insurance Proceeds	0.00	0.00	0.00	N/A	69,802.12	0.00	69,802.12	N/A	0.00
3699-00-000	TOTAL OTHER INCOME	-886.81	170.83	-1,057.64	-619.12	-88,852.69	1,708.30	-90,560.99	-5,301.23	2,050.00
3999-00-000	TOTAL INCOME	129,094.81	230,285.34	-101,190.53	-43.94	1,066,026.01	2,302,853.40	-1,236,827.39	-53.71	2,763,424.00
4000-00-000	EXPENSES									
4100-00-000	ADMINISTRATIVE									
4100-99-000	Administrative Salaries									
4110-00-000	Administrative Salaries	19,023.88	11,666.67	-7,357.21	-63.06	162,415.79	116,666.70	-45,749.09	-39.21	140,000.00
4110-04-000	Employee Benefit Contribution-Admin	19,203.82	4,166.67	-15,037.15	-360.89	64,696.31	41,666.70	-23,029.61	-55.27	50,000.00
4110-99-000	Total Administrative Salaries	38,227.70	15,833.34	-22,394.36	-141.44	227,112.10	158,333.40	-68,778.70	-43.44	190,000.00
4130-00-000	Legal Expense									
4130-02-000	Criminal Background Checks	48.58	33.33	-15.25	-45.75	292.67	333.30	40.63	12.19	400.00

Reed Manor (amp2)
Budget Comparison
 Period = Jan 2022
 Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4130-03-000	Tenant Screening	13.10	125.00	111.90	89.52	552.45	1,250.00	697.55	55.80	1,500.00
4130-04-000	General Legal Expense	6,200.54	1,000.00	-5,200.54	-520.05	10,329.99	10,000.00	-329.99	-3.30	12,000.00
4131-00-000	Total Legal Expense	6,262.22	1,158.33	-5,103.89	-440.62	11,175.11	11,583.30	408.19	3.52	13,900.00
4139-00-000	Other Admin Expenses									
4140-00-000	Staff Training	1,416.50	208.33	-1,208.17	-579.93	1,678.84	2,083.30	404.46	19.41	2,500.00
4150-00-000	Travel	0.00	0.00	0.00	N/A	68.88	0.00	-68.88	N/A	0.00
4155-00-000	Mailbox Keys/Postmaster	175.00	195.83	20.83	10.64	1,525.00	1,958.30	433.30	22.13	2,350.00
4160-00-000	Meals	0.00	0.00	0.00	N/A	1,400.00	0.00	-1,400.00	N/A	0.00
4170-00-000	Accounting Fees	1,174.50	700.00	-474.50	-67.79	7,465.50	7,000.00	-465.50	-6.65	8,400.00
4171-00-000	Auditing Fees	0.00	183.33	183.33	100.00	13,934.67	1,833.30	-12,101.37	-660.09	2,200.00
4173-00-000	Management Fee	12,418.90	14,583.33	2,164.43	14.84	130,203.40	145,833.30	15,629.90	10.72	175,000.00
4175-40-000	Asset Management Fees	1,176.00	1,176.00	0.00	0.00	11,760.00	11,760.00	0.00	0.00	14,112.00
4176-00-000	Bookkeeping Fees	2,168.00	0.00	-2,168.00	N/A	13,008.00	0.00	-13,008.00	N/A	0.00
4182-00-000	Consultants	1,481.20	0.00	-1,481.20	N/A	1,481.20	0.00	-1,481.20	N/A	0.00
4189-00-000	Total Other Admin Expenses	20,010.10	17,046.82	-2,963.28	-17.38	182,525.49	170,468.20	-12,057.29	-7.07	204,562.00
4190-00-000	Miscellaneous Admin Expenses									
4190-01-000	Membership and Fees	1,000.00	125.00	-875.00	-700.00	1,159.80	1,250.00	90.20	7.22	1,500.00
4190-02-000	Publications	0.00	16.67	16.67	100.00	0.00	166.70	166.70	100.00	200.00
4190-03-000	Advertising	172.97	0.00	-172.97	N/A	1,522.07	0.00	-1,522.07	N/A	0.00
4190-04-000	Office Supplies	128.66	397.92	269.26	67.67	4,549.49	3,979.20	-570.29	-14.33	4,775.00
4190-07-000	Telephone	0.00	1,250.00	1,250.00	100.00	9,688.67	12,500.00	2,811.33	22.49	15,000.00
4190-08-000	Postage	0.00	141.67	141.67	100.00	805.41	1,416.70	611.29	43.15	1,700.00
4190-09-000	Software License Fees	0.00	825.00	825.00	100.00	11,197.10	8,250.00	-2,947.10	-35.72	9,900.00
4190-10-000	Copiers	105.38	72.92	-32.46	-44.51	1,015.49	729.20	-286.29	-39.26	875.00
4190-11-000	Printer Supplies	0.00	0.00	0.00	N/A	42.28	0.00	-42.28	N/A	0.00
4190-12-000	Software	132.00	225.00	93.00	41.33	1,940.71	2,250.00	309.29	13.75	2,700.00
4190-13-000	Internet	756.17	220.83	-535.34	-242.42	3,768.96	2,208.30	-1,560.66	-70.67	2,650.00
4190-15-000	Cell Phones/Pagers	406.98	225.00	-181.98	-80.88	4,370.80	2,250.00	-2,120.80	-94.26	2,700.00
4190-17-000	Payroll Services Fees	998.22	508.33	-489.89	-96.37	10,953.19	5,083.30	-5,869.89	-115.47	6,100.00
4190-18-000	Small Office Equipment	0.00	0.00	0.00	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	COVID 19 Expenses	0.00	0.00	0.00	N/A	83,965.35	0.00	-83,965.35	N/A	0.00
4190-20-000	Bank Fees	164.78	216.67	51.89	23.95	1,131.95	2,166.70	1,034.75	47.76	2,600.00
4190-22-000	Other Misc Admin Expenses	1,513.33	1,666.67	153.34	9.20	7,743.65	16,666.70	8,923.05	53.54	20,000.00
4191-00-000	Total Miscellaneous Admin Expenses	5,378.49	5,891.68	513.19	8.71	144,319.59	58,916.80	-85,402.79	-144.95	70,700.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	69,878.51	39,930.17	-29,948.34	-75.00	565,132.29	399,301.70	-165,830.59	-41.53	479,162.00
4200-00-000	TENANT SERVICES									
4220-00-000	Resident Council	0.00	0.00	0.00	N/A	-5,000.00	0.00	5,000.00	N/A	0.00
4220-01-000	Other Tenant Svcs.	103.16	1,333.33	1,230.17	92.26	6,096.83	13,333.30	7,236.47	54.27	16,000.00
4230-00-000	Tenant Services Contract Costs	0.00	3,958.33	3,958.33	100.00	0.00	39,583.30	39,583.30	100.00	47,500.00
4230-01-000	Tenant Relocation	255.91	166.67	-89.24	-53.54	27,320.69	1,666.70	-25,653.99	-1,539.21	2,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	359.07	5,458.33	5,099.26	93.42	28,417.52	54,583.30	26,165.78	47.94	65,500.00
4300-00-000	UTILITIES									
4310-00-000	Water	8,489.51	3,750.00	-4,739.51	-126.39	49,394.48	37,500.00	-11,894.48	-31.72	45,000.00

Reed Manor (amp2)
Budget Comparison
 Period = Jan 2022

Book = Accrual ; Tree = ysl_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4320-00-000	Electricity	27,582.17	15,000.00	-12,582.17	-83.88	131,196.96	150,000.00	18,803.04	12.54	180,000.00
4330-00-000	Gas	16,485.15	4,583.33	-11,901.82	-259.68	72,393.03	45,833.30	-26,559.73	-57.95	55,000.00
4340-00-000	Garbage/Trash Removal	57.98	5,000.00	4,942.02	98.84	20,871.85	50,000.00	29,128.15	58.26	60,000.00
4390-00-000	Sewer	4,697.91	2,416.67	-2,281.24	-94.40	28,238.63	24,166.70	-4,071.93	-16.85	29,000.00
4399-00-000	TOTAL UTILITY EXPENSES	57,312.72	30,750.00	-26,562.72	-86.38	302,094.95	307,500.00	5,405.05	1.76	369,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	28,864.32	16,416.67	-12,447.65	-75.82	271,404.47	164,166.70	-107,237.77	-65.32	197,000.00
4410-05-000	Employee Benefit Contribution-Maint.	23,451.89	8,237.58	-15,214.31	-184.69	111,177.65	82,375.80	-28,801.85	-34.96	98,851.00
4411-00-000	Maintenance Uniforms	325.00	166.67	-158.33	-95.00	2,270.42	1,666.70	-603.72	-36.22	2,000.00
4412-00-000	Maintenance Travel/Training	99.38	0.00	-99.38	N/A	234.90	0.00	-234.90	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	227.66	237.50	9.84	4.14	2,904.51	2,375.00	-529.51	-22.30	2,850.00
4419-00-000	Total General Maint Expense	52,968.25	25,058.42	-27,909.83	-111.38	387,991.95	250,584.20	-137,407.75	-54.84	300,701.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	1,833.00	0.00	-1,833.00	N/A	2,361.70	0.00	-2,361.70	N/A	0.00
4420-02-000	Supplies-Appliance	0.00	458.33	458.33	100.00	0.00	4,583.30	4,583.30	100.00	5,500.00
4420-04-000	Supplies-Electrical	0.00	62.50	62.50	100.00	496.27	625.00	128.73	20.60	750.00
4420-06-000	Supplies-Janitorial/Cleaning	258.36	662.50	404.14	61.00	4,961.92	6,625.00	1,663.08	25.10	7,950.00
4420-07-000	Supplies-Maint/Repairs	11,608.80	9,583.33	-2,025.47	-21.14	74,313.11	95,833.30	21,520.19	22.46	115,000.00
4420-08-000	Supplies-Plumbing	66.65	62.50	-4.15	-6.64	1,015.98	625.00	-390.98	-62.56	750.00
4429-00-000	Total Materials	13,766.81	10,829.16	-2,937.65	-27.13	83,148.98	108,291.60	25,142.62	23.22	129,950.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	654.00	66.67	-587.33	-880.95	698.32	666.70	-31.62	-4.74	800.00
4430-06-000	Contract-Electrical	0.00	0.00	0.00	N/A	602.50	0.00	-602.50	N/A	0.00
4430-07-000	Contract-Pest Control	21,714.66	10,416.67	-11,297.99	-108.46	178,511.98	104,166.70	-74,345.28	-71.37	125,000.00
4430-09-000	Contract-Grounds	0.00	2,000.00	2,000.00	100.00	17,660.00	20,000.00	2,340.00	11.70	24,000.00
4430-10-000	Contract-Janitorial/Cleaning	4,793.29	0.00	-4,793.29	N/A	10,020.88	0.00	-10,020.88	N/A	0.00
4430-11-000	Contract-Plumbing	733.96	1,000.00	266.04	26.60	7,275.54	10,000.00	2,724.46	27.24	12,000.00
4430-13-000	Contract-HVAC	0.00	416.67	416.67	100.00	0.00	4,166.70	4,166.70	100.00	5,000.00
4430-14-000	Contract-Vehicle Maintenance	266.63	0.00	-266.63	N/A	1,300.52	0.00	-1,300.52	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	1,000.00	1,000.00	100.00	18,447.90	10,000.00	-8,447.90	-84.48	12,000.00
4430-18-000	Contract-Alarm Monitoring	1,228.14	625.00	-603.14	-96.50	9,124.03	6,250.00	-2,874.03	-45.98	7,500.00
4430-20-000	Contract-Trash/Garbage Removal	3,268.33	0.00	-3,268.33	N/A	13,036.32	0.00	-13,036.32	N/A	0.00
4430-22-000	Contract-IT Contracts	1,407.08	333.33	-1,073.75	-322.13	8,783.23	3,333.30	-5,449.93	-163.50	4,000.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	5,651.75	0.00	-5,651.75	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	2,168.00	2,168.00	100.00	8,672.00	21,680.00	13,008.00	60.00	26,016.00
4430-90-000	Contract-Fee For Service	0.00	1,250.00	1,250.00	100.00	0.00	12,500.00	12,500.00	100.00	15,000.00
4430-99-000	Contract Costs-Other	55,696.27	6,902.33	-48,793.94	-706.92	177,560.27	69,023.30	-108,536.97	-157.25	82,828.00
4439-00-000	Total Contract Costs	89,762.36	26,178.67	-63,583.69	-242.88	457,345.24	261,786.70	-195,558.54	-74.70	314,144.00
4499-00-000	TOTAL MAINTENACE EXPENSES	156,497.42	62,066.25	-94,431.17	-152.15	928,486.17	620,662.50	-307,823.67	-49.60	744,795.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	2,083.33	2,083.33	100.00	2,081.00	20,833.30	18,752.30	90.01	25,000.00
4510-10-000	Property Insurance	219.20	6,250.00	6,030.80	96.49	219.20	62,500.00	62,280.80	99.65	75,000.00

Reed Manor (amp2)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysj_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4510-20-000	Liability Insurance	0.00	916.67	916.67	100.00	0.00	9,166.70	9,166.70	100.00	11,000.00
4520-00-000	Payments in Lieu of Taxes	0.00	3,125.08	3,125.08	100.00	5,609.00	31,250.80	25,641.80	82.05	37,501.00
4540-00-000	Employee Benefits	1,082.03	41.67	-1,040.36	-2,496.66	5,025.54	416.70	-4,608.84	-1,106.03	500.00
4540-10-000	Retiree Insurance	3,892.16	0.00	-3,892.16	N/A	19,249.10	0.00	-19,249.10	N/A	0.00
4540-20-000	Workers Compensation	721.71	395.83	-325.88	-82.33	3,048.43	3,958.30	909.87	22.99	4,750.00
4570-00-000	Bad Debt-Tenant Rents	69,960.73	2,083.33	-67,877.40	-3,258.12	65,758.66	20,833.30	-44,925.36	-215.64	25,000.00
4580-00-000	Security/Law Enforcement	290.10	5,208.33	4,918.23	94.43	2,400.46	52,083.30	49,682.84	95.39	62,500.00
4599-00-000	TOTAL GENERAL EXPENSES	76,165.93	20,104.24	-56,061.69	-278.86	103,391.39	201,042.40	97,651.01	48.57	241,251.00
8000-00-000	TOTAL EXPENSES	360,213.65	158,308.99	-201,904.66	-127.54	1,927,522.32	1,583,089.90	-344,432.42	-21.76	1,899,708.00
9000-00-000	NET INCOME	-231,118.84	71,976.35	-303,095.19	-421.10	-861,496.31	719,763.50	-1,581,259.81	-219.69	863,716.00

Shahan-Blackstone (amp3)
Budget Comparison
 Period = Jan 2022
 Book = Accrual ; Tree = ysj_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3100-00-000 TENANT INCOME									
3101-00-000 Rental Income									
3111-00-000 Tenant Rent	21,899.80	12,500.00	9,399.80	75.20	155,193.11	125,000.00	30,193.11	24.15	150,000.00
3112-01-000 Utility Reimb.-LIPH	-723.00	-1,200.00	477.00	39.75	-8,485.00	-12,000.00	3,515.00	29.29	-14,400.00
3119-00-000 Total Rental Income	21,176.80	11,300.00	9,876.80	87.41	146,708.11	113,000.00	33,708.11	29.83	135,600.00
3120-00-000 Other Tenant Income	25.55	166.67	-141.12	-84.67	206.55	1,666.70	-1,460.15	-87.61	2,000.00
3120-01-000 Laundry and Vending	0.00	41.67	-41.67	-100.00	294.82	416.70	-121.88	-29.25	500.00
3120-03-000 Damages	0.00	83.33	-83.33	-100.00	0.00	833.30	-833.30	-100.00	1,000.00
3120-04-000 Late Charges	1,050.00	479.17	570.83	119.13	5,000.00	4,791.70	208.30	4.35	5,750.00
3120-05-000 Legal Fees - Tenant	0.00	208.33	-208.33	-100.00	55.00	2,083.30	-2,028.30	-97.36	2,500.00
3120-09-000 Misc.Tenant Income	60.00	0.00	60.00	N/A	30.00	0.00	30.00	N/A	0.00
3121-00-000 TPA Rent	-606.00	0.00	-606.00	N/A	10,467.53	0.00	10,467.53	N/A	0.00
3121-02-000 TPA Legal	0.00	0.00	0.00	N/A	55.00	0.00	-55.00	N/A	0.00
3129-00-000 Total Other Tenant Income	529.55	979.17	-449.62	-45.92	15,998.90	9,791.70	6,207.20	63.39	11,750.00
3199-00-000 NET TENANT INCOME	21,706.35	12,279.17	9,427.18	76.77	162,707.01	122,791.70	39,915.31	32.51	147,350.00
3400-00-000 GRANT INCOME									
3401-00-000 HUD PHA Operating Grants/Subsidy	42,902.50	39,500.00	3,402.50	8.61	447,268.50	395,000.00	52,268.50	13.23	474,000.00
3415-00-000 Other Government Grants	0.00	0.00	0.00	N/A	22,737.00	0.00	22,737.00	N/A	0.00
3420-00-000 Capital Fund Grants	0.00	0.00	0.00	N/A	7,731.29	0.00	7,731.29	N/A	0.00
3499-00-000 TOTAL GRANT INCOME	42,902.50	39,500.00	3,402.50	8.61	477,736.79	395,000.00	82,736.79	20.95	474,000.00
3600-00-000 OTHER INCOME									
3610-00-000 Investment Income - Unrestricted	0.00	0.00	0.00	N/A	35.07	0.00	35.07	N/A	0.00
3645-00-000 Donation Income	0.00	0.00	0.00	N/A	1,745.51	0.00	1,745.51	N/A	0.00
3650-00-000 Miscellaneous Other Income	0.00	0.00	0.00	N/A	58.80	0.00	58.80	N/A	0.00
3699-00-000 TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	1,839.38	0.00	1,839.38	N/A	0.00
3999-00-000 TOTAL INCOME	64,608.85	51,779.17	12,829.68	24.78	642,283.18	517,791.70	124,491.48	24.04	621,350.00
4000-00-000 EXPENSES									
4100-00-000 ADMINISTRATIVE									
4100-99-000 Administrative Salaries									
4110-00-000 Administrative Salaries	11,320.14	6,163.17	-5,156.97	-83.67	130,821.28	61,631.70	-69,189.58	-112.26	73,958.00
4110-04-000 Employee Benefit Contribution-Admin	8,740.66	1,429.33	-7,311.33	-511.52	63,807.46	14,293.30	-49,514.16	-346.42	17,152.00
4110-99-000 Total Administrative Salaries	20,060.80	7,592.50	-12,468.30	-164.22	194,628.74	75,925.00	-118,703.74	-156.34	91,110.00
4130-00-000 Legal Expense									
4130-03-000 Tenant Screening	131.64	0.00	-131.64	N/A	1,491.84	0.00	-1,491.84	N/A	0.00
4130-04-000 General Legal Expense	1,191.11	125.00	-1,066.11	-852.89	2,259.54	1,250.00	-1,009.54	-80.76	1,500.00
4131-00-000 Total Legal Expense	1,322.75	125.00	-1,197.75	-958.20	3,751.38	1,250.00	-2,501.38	-200.11	1,500.00

Shahan-Blackstone (amp3)
Budget Comparison
 Period = Jan 2022
 Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4139-00-000	Other Admin Expenses								
4140-00-000	0.00	500.00	500.00	100.00	662.53	5,000.00	4,337.47	86.75	6,000.00
4150-00-000	0.00	0.00	0.00	N/A	68.88	0.00	-68.88	N/A	0.00
4155-00-000	125.00	50.00	-75.00	-150.00	350.00	500.00	150.00	30.00	600.00
4160-00-000	0.00	0.00	0.00	N/A	1,694.50	0.00	-1,694.50	N/A	0.00
4170-00-000	522.00	350.00	-172.00	-49.14	3,318.00	3,500.00	182.00	5.20	4,200.00
4171-00-000	0.00	183.33	183.33	100.00	10,399.67	1,833.30	-8,566.37	-467.26	2,200.00
4173-00-000	5,703.10	6,000.00	296.90	4.95	55,735.50	60,000.00	4,264.50	7.11	72,000.00
4175-40-000	480.00	480.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	5,760.00
4176-00-000	908.00	0.00	-908.00	N/A	5,448.00	0.00	-5,448.00	N/A	0.00
4182-00-000	1,291.20	0.00	-1,291.20	N/A	1,291.20	0.00	-1,291.20	N/A	0.00
4189-00-000	9,029.30	7,563.33	-1,465.97	-19.38	83,768.28	75,633.30	-8,134.98	-10.76	90,760.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	1,000.00	166.67	-833.33	-499.99	1,393.80	1,666.70	272.90	16.37	2,000.00
4190-03-000	172.98	0.00	-172.98	N/A	884.41	0.00	-884.41	N/A	0.00
4190-04-000	179.34	150.00	-29.34	-19.56	1,548.29	1,500.00	-48.29	-3.22	1,800.00
4190-07-000	0.00	625.00	625.00	100.00	5,604.17	6,250.00	645.83	10.33	7,500.00
4190-08-000	0.00	62.50	62.50	100.00	773.60	625.00	-148.60	-23.78	750.00
4190-09-000	0.00	833.33	833.33	100.00	11,496.84	8,333.30	-3,163.54	-37.96	10,000.00
4190-10-000	70.07	108.33	38.26	35.32	871.15	1,083.30	212.15	19.58	1,300.00
4190-12-000	132.00	100.00	-32.00	-32.00	1,683.88	1,000.00	-683.88	-68.39	1,200.00
4190-13-000	770.10	250.00	-520.10	-208.04	3,785.12	2,500.00	-1,285.12	-51.40	3,000.00
4190-15-000	136.11	140.00	3.89	2.78	1,611.22	1,400.00	-211.22	-15.09	1,680.00
4190-17-000	998.21	433.33	-564.88	-130.36	10,953.11	4,333.30	-6,619.81	-152.77	5,200.00
4190-18-000	0.00	0.00	0.00	N/A	464.67	0.00	-464.67	N/A	0.00
4190-19-000	0.00	0.00	0.00	N/A	24,699.86	0.00	-24,699.86	N/A	0.00
4190-20-000	28.25	0.00	-28.25	N/A	114.25	0.00	-114.25	N/A	0.00
4190-22-000	464.59	0.00	-464.59	N/A	1,602.91	0.00	-1,602.91	N/A	0.00
4191-00-000	3,951.65	2,869.16	-1,082.49	-37.73	67,487.28	28,691.60	-38,795.68	-135.22	34,430.00
4199-00-000	34,364.50	18,149.99	-16,214.51	-89.34	349,635.68	181,499.90	-168,135.78	-92.64	217,800.00
4200-00-000	TENANT SERVICES								
4220-01-000	103.15	0.00	-103.15	N/A	4,607.63	0.00	-4,607.63	N/A	0.00
4230-01-000	0.00	0.00	0.00	N/A	1,209.00	0.00	-1,209.00	N/A	0.00
4235-00-000	0.00	0.00	0.00	N/A	-11,000.00	0.00	11,000.00	N/A	0.00
4299-00-000	103.15	0.00	-103.15	N/A	-5,183.37	0.00	5,183.37	N/A	0.00
4300-00-000	UTILITIES								
4310-00-000	13,073.52	2,083.33	-10,990.19	-527.53	58,666.80	20,833.30	-37,833.50	-181.60	25,000.00
4320-00-000	593.97	379.83	-214.14	-56.38	3,248.04	3,798.30	550.26	14.49	4,558.00
4320-01-000	435.34	0.00	-435.34	N/A	2,515.66	0.00	-2,515.66	N/A	0.00
4330-00-000	784.03	291.00	-493.03	-169.43	1,784.56	2,910.00	1,125.44	38.67	3,492.00
4330-01-000	728.84	0.00	-728.84	N/A	2,740.56	0.00	-2,740.56	N/A	0.00
4340-00-000	65.95	2,145.25	2,079.30	96.93	17,711.98	21,452.50	3,740.52	17.44	25,743.00
4390-00-000	6,746.62	1,933.92	-4,812.70	-248.86	31,384.48	19,339.20	-12,045.28	-62.28	23,207.00

Shahan-Blackstone (amp3)
Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4399-00-000	TOTAL UTILITY EXPENSES	22,428.27	6,833.33	-15,594.94	-228.22	118,052.08	68,333.30	-49,718.78	-72.76	82,000.00
4400-00-000	MAINTENANCE AND OPERATIONS									
4400-99-000	General Maint Expense									
4410-00-000	Maintenance Salaries	13,496.34	6,685.75	-6,810.59	-101.87	130,986.17	66,857.50	-64,128.67	-95.92	80,229.00
4410-05-000	Employee Benefit Contribution-Maint.	3,180.55	978.50	-2,202.05	-225.04	25,511.44	9,785.00	-15,726.44	-160.72	11,742.00
4411-00-000	Maintenance Uniforms	0.00	0.00	0.00	N/A	382.99	0.00	-382.99	N/A	0.00
4412-00-000	Maintenance Travel/Training	99.37	0.00	-99.37	N/A	99.37	0.00	-99.37	N/A	0.00
4413-00-000	Vehicle Gas, Oil, Grease	40.21	53.33	13.12	24.60	1,094.81	533.30	-561.51	-105.29	640.00
4419-00-000	Total General Maint Expense	16,816.47	7,717.58	-9,098.89	-117.90	158,074.78	77,175.80	-80,898.98	-104.82	92,611.00
4420-00-000	Materials									
4420-01-000	Supplies-Grounds	611.00	54.08	-556.92	-1,029.81	2,500.45	540.80	-1,959.65	-362.36	649.00
4420-02-000	Supplies-Appliance	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
4420-04-000	Supplies-Electrical	1,033.99	16.67	-1,017.32	-6,102.70	1,033.99	166.70	-867.29	-520.27	200.00
4420-06-000	Supplies-Janitorial/Cleaning	314.44	116.67	-197.77	-169.51	973.59	1,166.70	193.11	16.55	1,400.00
4420-07-000	Supplies-Maint/Repairs	1,731.29	2,666.67	935.38	35.08	20,972.12	26,666.70	5,694.58	21.35	32,000.00
4429-00-000	Total Materials	3,690.72	2,929.09	-761.63	-26.00	25,480.15	29,290.90	3,810.75	13.01	35,149.00
4430-00-000	Contract Costs									
4430-01-000	Contract-Alarm/Extinguisher	0.00	50.00	50.00	100.00	98.59	500.00	401.41	80.28	600.00
4430-02-000	Contract-Appliance	3,045.00	0.00	-3,045.00	N/A	3,045.00	0.00	-3,045.00	N/A	0.00
4430-03-000	Contract-Building Repairs	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
4430-05-000	Contract-Decorating/Painting	0.00	450.00	450.00	100.00	0.00	4,500.00	4,500.00	100.00	5,400.00
4430-06-000	Contract-Electrical	0.00	25.00	25.00	100.00	331.41	250.00	-81.41	-32.56	300.00
4430-07-000	Contract-Pest Control	7,548.67	2,000.00	-5,548.67	-277.43	64,183.01	20,000.00	-44,183.01	-220.92	24,000.00
4430-08-000	Contract-Floor Covering	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
4430-09-000	Contract-Grounds	0.00	5,666.67	5,666.67	100.00	17,100.00	56,666.70	39,566.70	69.82	68,000.00
4430-10-000	Contract-Janitorial/Cleaning	0.00	550.00	550.00	100.00	0.00	5,500.00	5,500.00	100.00	6,600.00
4430-11-000	Contract-Plumbing	135.00	250.00	115.00	46.00	489.04	2,500.00	2,010.96	80.44	3,000.00
4430-13-000	Contract-HVAC	834.54	125.00	-709.54	-567.63	899.54	1,250.00	350.46	28.04	1,500.00
4430-14-000	Contract-Vehicle Maintenance	439.01	0.00	-439.01	N/A	998.69	0.00	-998.69	N/A	0.00
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
4430-18-000	Contract-Alarm Monitoring	532.11	312.50	-219.61	-70.28	4,276.39	3,125.00	-1,151.39	-36.84	3,750.00
4430-20-000	Contract-Trash/Garbage Removal	3,531.20	0.00	-3,531.20	N/A	14,099.95	0.00	-14,099.95	N/A	0.00
4430-22-000	Contract-IT Contracts	1,407.08	0.00	-1,407.08	N/A	3,265.27	0.00	-3,265.27	N/A	0.00
4430-23-000	Contract-Consultants	0.00	0.00	0.00	N/A	4,373.00	0.00	-4,373.00	N/A	0.00
4430-80-000	Contract-Bookkeeping Fees	0.00	895.58	895.58	100.00	3,632.00	8,955.80	5,323.80	59.45	10,747.00
4430-99-000	Contract Costs-Other	1,047.17	0.00	-1,047.17	N/A	5,499.32	0.00	-5,499.32	N/A	0.00
4439-00-000	Total Contract Costs	18,519.78	10,658.08	-7,861.70	-73.76	123,291.21	106,580.80	-16,710.41	-15.68	127,897.00
4499-00-000	TOTAL MAINTENANCE EXPENSES	39,026.97	21,304.75	-17,722.22	-83.18	306,846.14	213,047.50	-93,798.64	-44.03	255,657.00
4500-00-000	GENERAL EXPENSES									
4510-00-000	Insurance	0.00	0.00	0.00	N/A	2,081.00	0.00	-2,081.00	N/A	0.00
4510-10-000	Property Insurance	164.40	2,458.33	2,293.93	93.31	164.40	24,583.30	24,418.90	99.33	29,500.00
4510-20-000	Liability Insurance	0.00	291.67	291.67	100.00	0.00	2,916.70	2,916.70	100.00	3,500.00
4520-00-000	Payments in Lieu of Taxes	0.00	420.83	420.83	100.00	0.00	4,208.30	4,208.30	100.00	5,050.00

Shahan-Blackstone (amp3)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysj_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4540-00-000 Employee Benefits	270.52	0.00	-270.52	N/A	1,325.30	0.00	-1,325.30	N/A	0.00
4540-20-000 Workers Compensation	320.76	0.00	-320.76	N/A	1,354.86	0.00	-1,354.86	N/A	0.00
4570-00-000 Bad Debt-Tenant Rents	4,467.86	416.67	-4,051.19	-972.28	4,435.86	4,166.70	-269.16	-6.46	5,000.00
4580-00-000 Security/Law Enforcement	120.00	826.92	706.92	85.49	649.90	8,269.20	7,619.30	92.14	9,923.00
4599-00-000 TOTAL GENERAL EXPENSES	5,343.54	4,414.42	-929.12	-21.05	10,011.32	44,144.20	34,132.88	77.32	52,973.00
8000-00-000 TOTAL EXPENSES	101,266.43	50,702.49	-50,563.94	-99.73	779,361.85	507,024.90	-272,336.95	-53.71	608,430.00
9000-00-000 NET INCOME	-36,657.58	1,076.68	-37,734.26	-3,504.69	-137,078.67	10,766.80	-147,845.47	-1,373.16	12,920.00

Jackson Housing Commission

January 01 2022

			AMP#	AMOUNT	ADJUSTMENT	REMAINING
DATE	TRANS#	DESCRIPTION		<i>USED:</i>		<i>BALANCE</i>
01.18.2022	1284	Lynne Smereka Filing Costs - Shahans	4130.02.003	\$ 55.00		\$ 1,487.03
01.19.2022	1285	Jannaa Pool \$25.00 for Tenant Mailbox Key.	4150.00.001	\$ 25.00		\$ 1,462.03
01.21.2022	1286	Gerald Trayer Nov.2021 and Jan.2022 Mileage Reimbursement	4150.00.003	\$ 29.25		\$ 1,432.78
01.21.2022	1287	Roy Nethercott Dec.2021 Mileage Reimbursement	4150.00.001	\$ 34.05		\$ 1,398.73

Emergency Work Order Detail

All Properties (.all)

Emergency Work Orders active between 01/01/2022 and 02/01/2022

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	00000003	10406	Emergency	HVAC	Pressure switch problem	01/07/2022 9:37 AM	01/07/2022 10:30 AM	0.88
amp1	00000003	10408	Emergency	HVAC	Pressure switch problem	01/08/2022 5:12 PM	01/08/2022 5:39 PM	0.45
amp1	00000003	10410	Emergency	HVAC	Pressure switch problem	01/10/2022 5:16 PM	01/10/2022 5:56 PM	0.67
amp1	00000012	10308	Emergency	Plumbing	Leak	01/04/2022 12:52 PM	01/04/2022 2:15 PM	1.38
amp1	00000021	10322	Emergency	Plumbing		01/05/2022 1:13 PM	01/05/2022 3:15 PM	2.03
amp1	00000027	10499	Emergency	Emergency	Mold	01/26/2022 2:25 PM	01/27/2022 9:31 AM	19.10
amp1	00000028	10341	Emergency		No heat	01/06/2022 10:02 AM	01/06/2022 10:15 AM	0.22
amp1	00000031	10363	Emergency	Plumbing	Water leak	01/06/2022 12:52 PM	01/06/2022 3:00 PM	2.13
amp1	00000036	10484	Emergency	Plumbing	Ceiling leak	01/24/2022 10:15 AM	01/24/2022 11:38 AM	1.38
amp1	00000037	10419	Emergency	Plumbing	Bathroom floor	01/18/2022 10:49 AM	01/18/2022 3:45 PM	4.93
amp1	00000043	10494	Emergency	Plumbing	Washer hose	01/25/2022 2:27 PM	01/25/2022 3:15 PM	0.80
amp1	00000053	10361	Emergency	Plumbing	Kitchen leak	01/06/2022 12:00 PM	01/06/2022 12:45 PM	0.75
amp1	00000053	10300	Emergency	Plumbing	Toilet issues	01/03/2022 9:44 AM	01/03/2022 10:45 AM	1.02
amp1	00000065	10510	Emergency	Smoke Detectors	Smoke detector	01/27/2022 2:21 PM	01/27/2022 3:33 PM	1.20
amp1	00000070	10464	Emergency	Plumbing	Faucet leaking	01/21/2022 3:47 PM	01/22/2022 11:47 AM	20.00
amp1	00000070	10636	Emergency	Plumbing	broken pipes	01/30/2022 4:30 PM	01/30/2022 6:00 PM	1.50
amp1	00000072	10650	Emergency	HVAC	heat	01/26/2022 7:30 PM	01/26/2022 8:30 PM	1.00
amp1	00000072	10295	Emergency	Plumbing	No hot water	01/04/2022 9:30 AM	01/04/2022 11:00 AM	1.50
amp1	00000082	10298	Emergency	Emergency	Mold check	01/04/2022 10:40 AM	01/04/2022 2:00 PM	3.33
amp1	00000083	10519	Emergency	HVAC	No heat	01/28/2022 10:38 AM	01/28/2022 1:03 PM	2.42
amp1	00000085	10449	Emergency		heat	01/18/2022 5:52 PM	01/18/2022 6:30 PM	0.63
amp1	00000090	10488	Emergency	Plumbing	Loose pipes	01/24/2022 3:51 PM	01/25/2022 11:44 AM	19.88
amp1	00000092	10411	Emergency	HVAC	Gas not lighting	01/10/2022 6:48 PM	01/10/2022 7:24 PM	0.60
amp1	00000101	10455	Emergency		plumbing	01/17/2022 1:23 PM	01/17/2022 2:00 PM	0.62
amp1	00000104	10493	Emergency	Plumbing	Kitchen faucet	01/25/2022 2:23 PM	01/26/2022 11:42 AM	21.32
amp1	00000135	10380	Emergency	HVAC	No heat	01/11/2022 10:20 AM	01/11/2022 10:45 AM	0.42
amp1	00000135	10409	Emergency	HVAC	Pressure switch problem	01/08/2022 7:23 PM	01/08/2022 7:52 PM	0.48
amp1	00000135	10456	Emergency		heat	01/17/2022 12:27 PM	01/17/2022 1:15 PM	0.80
amp1	00000142	10503	Emergency	Plumbing	No hot water	01/27/2022 8:54 AM	01/27/2022 11:30 AM	2.60
amp1	00000142	10315	Emergency	Plumbing		01/04/2022 2:07 PM	01/04/2022 2:07 PM	0.00
amp1	00000143	10518	Emergency	Plumbing	Loose toilet	01/28/2022 10:37 AM	01/28/2022 12:49 PM	2.20
amp1	1031	10451	Emergency		heat	01/18/2022 3:57 PM	01/18/2022 4:45 PM	0.80
amp1	1219	10504	Emergency	Plumbing	No hot water	01/27/2022 8:56 AM	01/27/2022 11:32 AM	2.60
amp1	1219	10294	Emergency	Plumbing	No hot water	01/03/2022 10:29 AM	01/03/2022 10:45 AM	0.27
amp1	1224	10521	Emergency	Plumbing	Clogged sink	01/28/2022 11:04 AM	01/28/2022 12:46 PM	1.70
amp1	1421	10463	Emergency	Windows/Blinds	Window	01/21/2022 3:42 PM	01/22/2022 11:46 AM	20.07
amp1	1421	10516	Emergency	Plumbing	Clogged toilet	01/28/2022 10:34 AM	01/28/2022 12:42 PM	2.13
amp1	217	10368	Emergency	Plumbing	No hot water	01/10/2022 10:48 AM	01/10/2022 12:45 PM	1.95
amp1	217	10407	Emergency	Plumbing	Water tank issues	01/14/2022 6:48 PM	01/14/2022 7:06 PM	0.30
amp1	303BARB	10517	Emergency	HVAC	No heat	01/28/2022 10:35 AM	01/28/2022 1:00 PM	2.42
amp1	327	10296	Emergency	Plumbing	Busted pipe	01/04/2022 10:31 AM	01/04/2022 1:30 PM	2.98
amp1	514	10293	Emergency	Plumbing	No hot water	01/03/2022 2:14 PM	01/03/2022 2:45 PM	0.52
amp1		10458	Emergency		heat	01/17/2022 11:08 AM	01/17/2022 12:38 PM	1.50
amp2	A-2	10452	Emergency		plumbing	01/17/2022 10:00 PM	01/17/2022 10:50 PM	0.83
amp2	B-9	10329	Emergency		sink	01/06/2022 9:31 AM	01/06/2022 1:30 PM	3.98
amp2	E-14	10417	Emergency		tub	01/18/2022 8:38 AM	01/18/2022 3:15 PM	6.62
amp2	E-18	10402	Emergency	Plumbing	Plumbing problems	01/07/2022 12:35 PM	01/07/2022 1:32 PM	0.95
amp2	E-20	10533	Emergency	Plumbing	water heater	01/31/2022 1:27 PM	01/31/2022 2:31 PM	1.07
amp2	F-10	10301	Emergency		furnace	01/04/2022 11:30 AM	01/04/2022 3:24 PM	3.90
amp2	F-18	10405	Emergency	Electrical	Power outage	01/07/2022 5:56 PM	01/07/2022 6:42 PM	0.77

amp2	F-6	10459	Emergency		plumbing	01/17/2022 3:53 AM	01/17/2022 6:15 AM	2.37
amp2	G-23	10450	Emergency		heat	01/18/2022 4:36 PM	01/18/2022 4:50 PM	0.23
amp2	G-32	10460	Emergency		lockout	01/15/2022 5:03 PM	01/15/2022 6:15 PM	1.20
amp2	G-37	10437	Emergency		toilet	01/20/2022 8:15 AM	01/20/2022 1:00 PM	4.75
amp2	H-20	10509	Emergency		sink	01/27/2022 1:42 PM	01/27/2022 3:15 PM	1.55
amp2	H-30	10442	Emergency		furnace	01/20/2022 11:35 AM	01/20/2022 12:38 PM	1.05
amp2	H-43	10453	Emergency		heat	01/17/2022 4:14 PM	01/17/2022 4:55 PM	0.68
amp2	I-18	10491	Emergency		tub	01/25/2022 10:20 AM	01/25/2022 1:49 PM	3.48
amp2	I-23	10404	Emergency	Electrical	Electrical issues	01/07/2022 1:32 PM	01/07/2022 2:22 PM	0.83
amp2	I-30	10358	Emergency		water heater	01/06/2022 2:01 PM	01/06/2022 2:52 PM	0.85
amp2	I-33	10532	Emergency	Plumbing	toilet	01/31/2022 12:31 PM	01/31/2022 1:32 PM	1.02
amp2	I-37	10306	Emergency		door	01/04/2022 12:25 PM	01/04/2022 2:27 PM	2.03
amp2	I-47	10457	Emergency		lockout	01/17/2022 11:30 AM	01/17/2022 12:13 PM	0.72
amp2	I-6	10369	Emergency		sink	01/10/2022 1:41 PM	01/11/2022 7:18 AM	17.62
amp2		10633	Emergency	HVAC	Heat	01/31/2022 5:30 PM	01/31/2022 6:15 PM	0.75
amp3	107	10391	Emergency	Plumbing	No hot water	01/11/2022 12:04 PM	01/11/2022 12:04 PM	0.00
amp3	136	10290	Emergency	Plumbing	Pipe burst	01/04/2022 9:36 AM	01/04/2022 2:26 PM	4.83
amp3	204	10454	Emergency		heat	01/17/2022 2:00 PM	01/17/2022 2:20 PM	0.33
amp3	204	10401	Emergency	HVAC	No heat	01/06/2022 11:00 PM	01/06/2022 11:33 PM	0.55
amp3	212	10505	Emergency	HVAC	No heat	01/27/2022 9:50 AM	01/27/2022 10:20 AM	0.50
amp3	317	10289	Emergency	Plumbing	Water heater	01/03/2022 2:21 PM	01/03/2022 3:00 PM	0.65
amp3	332	10382	Emergency		No heat	01/10/2022 10:36 AM	01/10/2022 10:37 AM	0.02
amp3	333	10393	Emergency	HVAC	No heat	01/11/2022 12:20 PM	01/11/2022 1:30 PM	1.17
amp3	343M	10461	Emergency		heat	01/15/2022 9:06 AM	01/15/2022 9:45 AM	0.65
amp3	350	10324	Emergency	HVAC	FURNACE NOT WORKING	01/05/2022 1:57 PM	01/05/2022 2:57 PM	1.00
amp3	421	10530	Emergency	Plumbing	Toilet issues	01/31/2022 11:14 AM	01/31/2022 11:40 AM	0.43
amp3	911	10529	Emergency	Electrical	Electrical /Furnace Issues	01/31/2022 11:04 AM	01/31/2022 5:00 PM	5.93
amp3	OFFICE	10305	Emergency	Emergency		01/04/2022 12:22 PM	01/04/2022 12:22 PM	0.00

Work Orders Completed within 24 Hours 78

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	00000071	10495	Emergency	Appliances	Oven not working	01/26/2022 9:17 AM	01/27/2022 11:40 AM	26
amp1	00000072	10399	Emergency	Plumbing	No hot water	01/14/2022 10:59 AM	01/20/2022 10:40 AM	144
amp1	00000085	10431	Emergency	HVAC	Furnace	01/19/2022 10:28 AM	01/20/2022 11:03 AM	25
amp1	329	10261	Emergency	Emergency	Soft floor	12/20/2021 11:49 AM	01/03/2022 12:48 PM	337
amp2	G-23	10260	Emergency		no hot water	12/20/2021 11:33 AM	01/04/2022 2:17 PM	363
amp2	G-36	10389	Emergency		locks	01/11/2022 3:24 PM	01/13/2022 12:56 PM	46
amp2	H-15	10258	Emergency		toilet	12/20/2021 11:10 AM	01/04/2022 3:26 PM	364
amp2	H-35	10212	Emergency		shower	12/13/2021 11:16 AM	01/10/2022 1:45 PM	674
amp3	220	10434	Emergency	Plumbing	Hot water heater problems	01/19/2022 11:07 AM	01/31/2022 11:40 AM	289

Work Orders Completed in more than 24 Hours 9

Total number of emergency work orders: 87
 Total number of emergency work orders completed/abated within 24 hours 78
 Percentage of emergency work orders completed/abated within 24 hours 90%

Jackson Housing Commission

Public Housing Amp 1

January 01 2022

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
Apr-21	46,066	\$ 5,879.03	658	\$ 5,790.57				\$ -	\$ 11,669.60
May-22								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
Jul-21	64,703	\$ 9,027.46	149	\$ 1,509.71				\$ -	\$ 10,537.17
Aug-22								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
Oct-21	58,209	\$ 7,738.51	212	\$ 2,061.68				\$ -	\$ 9,800.19
Nov-22								\$ -	\$ -
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								\$ -	\$ -
Dec-21	56,357	\$ 7,470.21	769	\$ 7,196.95	16,100	\$ 845.73	\$ 468.04	\$ 1,313.77	\$ 15,980.93
2022	62,062	\$ 7,685.62	938	\$ 8,787.71	-	\$ -	\$ -	\$ -	\$ 16,473.33
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

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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								\$ -	\$ -
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	105,760	\$ 13,612.75	919	\$ 8,977.70	89,000	\$ 3,936.72	\$ 2,286.57	\$ 6,223.29	\$ 28,813.74
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

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>TOTAL WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
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								\$ -	\$ -
Feb-21	1,834	\$ 397.79	86	\$ 760.37				\$ -	\$ 1,158.16
Mar-22								\$ -	\$ -
Mar-21	3,277	\$ 674.44	118	\$ 1,028.49				\$ -	\$ 1,702.93
Apr-22								\$ -	\$ -
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								\$ -	\$ -
May-21	1,553	\$ 346.01	37	\$ 372.84				\$ -	\$ 718.85
Jun-22								\$ -	\$ -
Jun-21	1,812	\$ 405.20	9	\$ 213.47				\$ -	\$ 618.67
Jul-22								\$ -	\$ -
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								\$ -	\$ -
Aug-21	2,704	\$ 596.12	1	\$ 205.32			\$ -	\$ -	\$ 801.44
Sep-22								\$ -	\$ -
Sep-21	4,316	\$ 945.19	11	\$ 433.56				\$ -	\$ 1,378.75
Oct-22								\$ -	\$ -
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								\$ -	\$ -
Nov-21	2,621	\$ 569.53	41	\$ 554.87				\$ -	\$ 1,124.40
Dec-22								\$ -	\$ -
Dec-21	3,161	\$ 569.07	70	\$ 705.66				\$ -	\$ 1,274.73
2022	3,308	\$ 606.88	199	\$ 947.19	262,800	\$ 13,073.52	\$ 6,746.62	\$ 19,820.14	\$ 21,374.21
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

<u>MONTH</u>	<u>ELECTRICITY KW HOURS CONSUMP</u>	<u>NET BILL</u>	<u>GAS MCF CONSUMP</u>	<u>NET BILL</u>	<u>WATER CCF CONSUMP</u>	<u>WATER BILL</u>	<u>SEWER BILL</u>	<u>NET WATER BILL</u>	<u>TOTAL MONTHLY UTILITY 2021-2022</u>
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
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	171,130	\$ 21,905.25	2,056	\$ 18,712.60	351,800	\$ 17,010.24	\$ 9,033.19	\$ 26,043.43	\$ 66,661.28
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