



COMMISSION 419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Agenda
Lansing Housing Commission
November 20, 2019

Call to Order

1. Roll Call
2. Approval of Minutes of September 25, 2019

Action Items:

Approve the following LHC Policies presented in September for review:
LHC By-Laws

Informational Items:

- a. Finance Report September & October 2019 Steven Raiche
- b. Housing Choice Voucher September & October 2019
- c. Asset Management Report September & October 2019
 - Mt. Vernon (MVP) & Scattered Sites AMP 102
 - Hildebrandt (HP), Forrest, Hoyt AMP 103
 - LaRoy Froh (LRF) & Scattered Sites AMP 111
 - South Washington (SWP) & Scattered Sites AMP 112

Discussion Items:

- a. RAD Presentation – Sam Spadafore
- b. Community Services Coordinator – Kristine Ranger





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c. 2018 Audit – Steven Raiche

Other Items:

4. Executive Director's Comments.
5. President's Comments
6. Public Comment – limit 3 minutes per person.
7. Adjournment.





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Minutes of the September 25, 2019

Commissioner Robinson called the meeting to order at 5:29 p.m. Mr. Fleming, called the roll.

PRESENT AT ROLL CALL: Commissioners Ryan Robinson, Emma Henry, Don Sober, Loria Hall and Rhett Huyck.

STAFF:

Marcel Jackson	Doug Fleming - Contractor
Marshall Brice	Kim Shirey
Douglas Fleming	Andrea Bailey
Steven Raiche – Contractor	

Guests:

See List

Commissioner Henry moved and Commissioner Hall seconded a motion to approve the minutes of the August 28, 2019 commission meeting. **The Motion was approved by all members present.**

Action Items:

Approve the following LHC Policies presented last month for review:

- LHC Accounts Payable Internal Accounting Control Policy
- LHC Capitalization Policy
- LHC Customer Service Policy
- LHC Ethics Policy
- LHC Manual Journal Entry Policy
- LHC Political Activity Policy
- LHC Travel Policy

Commissioner Sober motioned to approve all policies; Commissioner Robinson seconded the motion. **Motion was approved by all members present.**

Resolution 1315 – New Payment Standards

- Payment standards decreased \$6-\$10 depending on bedroom size. Beginning 11/1/2019 this payment standard will be in place. Anyone renewing after 12/1/2019 will receiving a letter that states the payment





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standard has dropped. They will receive a one-year notice per HUD standards.

Commissioner Henry motioned to approve, Commissioner Huyck supported the motion.
Motion was approved by all members present.

Resolution 1316 – New Utility Allowances

- LHC partnered with Ingham County Housing Commission complying with the HUD guideline of the utility study that is evaluated on a yearly basis. NelRod was used for the study which showed the allowance will increase in the 1 bedroom \$48 to \$50. 3 bedrooms allowance is decreasing from \$298 to \$296. The larger bedroom sizes have a decrease of \$10.

Commissioner Huyck motioned to approve, Commissioner Hall supported the motion.
Motion was approved by all members present.

Informational Item:

Review and approve the following LHC Policies:
LHC By-Laws

Commissioners acknowledge receipt of policy. NOTE: Commissioners can review and amend this policy at any time. Commissioners agree to review policy over the next couple of weeks and will be prepared to include next month as an action item.

Written Informational Reports were provided as follows:

Finance Report – August 2019 – Steven Raiche

Mr. Raiche provided a brief overview of the August 2019 Finance Reports. Steven also discussed the sheet of financial ratios.

- Revenue: LHC requested and received additional money from HUD for HCV vouchers. Overall ahead of last year and budget is improved for all locations. Cash balances fluctuate from time to time but are not reaching a low point that indicate current funding is insufficient for LHC goals.





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Housing Choice Voucher (HCV) Report – August 2019

Kim Shirey provided a brief overview of the July 2019 HCV Reports.

- HUD reached out to HCV for vouchers at Aspen Hollow last month, update there was originally 10 families, there are now 2 families. LHC is trying to contact regarding these vouchers.
- Updating the resolutions brought forth tonight that will change the number of participants and hopefully increased numbers from the waiting list.
- Red Tag update: two properties were red tagged; Willow Woods have been cleared. 927 Washington was possibly given a 30-day extension. LHC HCV staff will inspect the units tomorrow to check for housing quality standard violations or immediate emergencies that will prevent HCV from paying their portion for October.

Asset Management Report – August 2019

Mt. Vernon (MVP) & Scattered Sites, AMP 102 – Marcel Jackson, MVP had an occupancy rate of 95% at the end of August. There was one (1) move-in, six (6) move-outs and zero (0) transfers. There were 18 open work orders.

The current occupancy rate is 95%. There are 10 vacancies, three (3) market ready. There are 39 open work orders. Average work order is 37 days old.

Positive Note: Asphalt job completed.

Hildebrandt (HP) & Scattered Sites, AMP 103 – Andrea Baily, HP had an occupancy rate of 98% at the end of August. There were six (6) move-ins, four (4) move-outs and one (1) transfers. There were 62 open work orders.

The current occupancy rate is 98%. There are 4 vacancies. There are 6 open work orders. Average work order is 35 days old.

Positive Note: Cameras are now recording.





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LaRoy Froh (LRF) & Scattered Sites, AMP 111 – Marshall Brice, LRF had an occupancy rate of 97% at the end of August. There was two (2) move-in, one (1) move-outs and zero (0) transfers. There were 19 open work orders.

The current occupancy rate is 97%. There were 30 open work orders.

Positive Note: Asphalt started, cameras up and running.

So. Washington (SWP) & Scattered Sites, AMP 112 – Marcus Hardy, SWP had an occupancy rate of 97% at the end of August. There were seven (7) move-ins, three (3) move-out and zero (0) transfers. There were 91 open work orders.

The current occupancy rate is 97%. There were six (6) vacant units, 3 units are pre-leased and will be leased before the end of the month. 91 work orders that are open. Average work order time is 80 days.

Positive Note: All the cameras are up and running and can access cameras on their phones.

Discussion Items:

- Project Based Vouchers RFP
 - Our policy allows us to project base 5% of vouchers, we have 54 vouchers. 2 responses, PK Housing and a Senior Building in Charlotte. Both met the criteria. Award letters were sent to both groups on Monday. The senior building in Charlotte was unable to accept the vouchers because they were not approved for their PILOT.
- RAD Presentation – Sam Spadafore
 - Phase II Presentation
 - This PowerPoint will be provided to the Board

Other Items: None





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Executive Director's Comments:

Activities

Capital Projects

- Security Cameras
- Kitchen/Bath
- Elevator
- Asphalt project wrapping up at the AMPS and will begin at COCC

Staff Changes

- Maintenance Tech – open position
- Assistant Manager – LRF new hire to begin 10/14/19

RAD Activities

- Disposal of Scattered Sites
- PILOT Renewed – wording in the PILOT did not change

Other Activities

- Site visits to LHC properties
- Inventory Management review – Brandon O assisting Sam Spadafore in this project
- Paychex/ADP Consulting – consultant firms for benefits, looking at who can do a better job for the employees regarding healthcare
- Emphasis Software upgrades – Emphasis software has not been updated in years, LHC is 6 versions behind in upgrades. LHC is trying to accelerate this process. LHC should be up to date by the beginning of 2020
- MI-NAHRO Conference – Attended by Doug, Sam, Marcel, Marcus and Andrea
- PHADA Conference – Jan 5-9, 2020 – 3-day conference for Board Members
- 2019-19 Audit – Steve is working on this audit with Plante Moran
- Grant for Resident Services coordinator will be put in, this is a 3-year grant that will assist with resident services. Contractor hired to assist with resident services

President's Comments:

Commissioner Robinson will be out of town for next months Board meeting. He will call in. Another commissioner will need to run the meeting.

Public Comment: limit 3 minutes per person – None





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Other Business: None

Adjournment: The meeting was adjourned at 6:42 p.m.

Ryan Robinson, Chair

Date 11-20-19

Doug Fleming, Acting Secretary

Date 11-20-19



Lansing Housing Commission
Summary Results for SEPTEMBER FY2020

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV
REVENUE:								
Total Revenue Variance - Fav (Unfav)	16,181	2,914	6,660	7,693	33,447	10,870	777	25,046
Tenant Revenue Variance	123	(7,916)	(4,397)	(4,482)	(16,672)	-	-	-
HUD Revenue Variance	10,603	4,780	5,340	11,383	32,107	40	10	23,584
Capital Fund Income	-	-	-	-	-	-	-	-
Other Income	5,454	6,050	5,716	792	18,012	10,830	767	1,462
Other	-	-	-	-	-	(0)	-	-
Budgeted Revenue	162,791	194,177	170,631	141,207	668,806	293,593	82,372	882,894
% Variance fav (unfav)	10%	2%	4%	5%	5%	4%	1%	3%
EXPENSES:								
Total Expense Variance Unfav (Fav)	7,155	(3,463)	20,616	8,791	33,099	8,479	(12,981)	49,303
Salary Expenses	124	678	(3,729)	(2,350)	(5,276)	(7,225)	(566)	-
Employee Benefit Expenses	212	3,029	608	1,363	5,211	(3,388)	(2,563)	-
Utilities	1,236	967	(1,279)	2,766	3,690	(1,038)	-	-
Write-offs	1,756	1,636	(233)	787	3,946	-	-	-
Legal	719	(59)	2,167	(34)	2,793	5,122	-	-
Professional Services	5,937	5,943	5,638	4,813	22,331	9,803	(2,203)	-
Recreation/Other Services	(1,200)	(1,000)	(800)	200	(2,800)	-	-	-
Insurance	59	(92)	(80)	(70)	(182)	(187)	(1,370)	-
Sundry/Postage/Office Supplies	5	(567)	168	1,362	967	(778)	796	-
Management Fee	0	365	(151)	(153)	61	-	2	-
HAP Expense	-	-	-	-	-	-	-	49,303
Inspections	500	-	3,720	-	4,220	-	(5,000)	-
Maintenance Costs	2,141	(10,457)	15,018	(1,895)	4,806	(8)	107	-
Maintenance Contract - Unit Turns	(1,890)	(9,144)	(2,899)	215	(13,718)	-	-	-
Other	(2,443)	5,239	2,468	1,786	7,050	6,179	(2,184)	-
Budgeted Expense	151,231	170,799	166,108	138,220	626,357	56,064	75,108	882,881
% Variance fav (unfav)	-5%	2%	-12%	-6%	-5%	-15%	17%	-6%
Curr Mo. Actual Net Income (Loss)	\$ 20,585	\$ 29,755	\$ (9,432)	\$ 1,889	\$ 42,797	\$ 239,921	\$ 21,022	\$ (24,244)
YTD Actual Net Income (Loss) Net of CWIP	\$ 67,317	\$ 84,040	\$ (19,029)	\$ 26,314	\$ 158,641	\$ 271,280	\$ 38,857	\$ 264,882
Prior YR YTD Net Income (Loss)	\$ (17,482)	\$ 52,513	\$ 22,578	\$ (23,716)	\$ 33,893	\$ 249,133	\$ 3,301	\$ (121,091)
Cash Balance - September	\$ 491,072	\$ 539,387	\$ 544,633	\$ 509,749	\$ 2,084,841	\$ 1,306,995	\$ 615,860	\$ 412,819
Cash Balance - August	\$ 496,305	\$ 554,340	\$ 642,246	\$ 544,971	\$ 2,237,863	\$ 995,826	\$ 567,515	\$ 435,588
Cash Balance - July	\$ 512,383	\$ 588,306	\$ 721,632	\$ 550,463	\$ 2,372,784	\$ 991,707	\$ 573,765	\$ 106,600

Lansing Housing Commission
Summary Results YTD for SEPTEMBER FY2020

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV
REVENUE:								
Total Revenue Variance - Fav (Unfav)	59,282	(1,570)	22,542	41,784	122,038	15,296	12,080	441,072
Tenant Revenue Variance	20,786	(19,173)	(9,581)	(9,129)	(17,097)	-	-	-
HUD Revenue Variance	27,666	9,206	11,405	31,220	79,497	3,991	9,693	437,058
Capital Fund Income	955	955	955	955	3,820	-	-	-
Other Income	9,875	7,443	19,762	18,738	55,818	11,305	2,387	4,014
Other	-	-	-	-	-	(0)	-	0
Budgeted Revenue	378,800	463,730	396,461	313,103	1,552,093	429,341	246,616	2,648,682
% Variance fav (unfav)	16%	0%	6%	13%	8%	4%	5%	17%
EXPENSES:								
Total Expense Variance Unfav (Fav)	13,090	(30,695)	28,888	1,188	12,471	(19,264)	(30,935)	176,229
Salary Expenses	(4,493)	988	(6,010)	(2,904)	(12,419)	(25,129)	1,523	-
Employee Benefit Expenses	345	7,048	(1,173)	653	6,873	(9,479)	(18,261)	-
Utilities	(98)	1,159	(2,322)	1,661	399	(147)	10	-
Write-offs	19,936	645	12,372	(219)	32,735	-	-	-
Legal	(2,631)	(2,583)	(1,733)	(5,067)	(12,015)	6,372	-	-
Professional Services	9,794	9,346	8,530	4,121	31,791	(2,722)	1,179	-
Insurance	(659)	(256)	(593)	(464)	(1,973)	2,165	(2,747)	-
Sundry/Postage/Office Supplies	395	(4,282)	(314)	1,289	(2,912)	10,444	(740)	-
Management Fee	718	889	421	(151)	1,878	-	1,939	-
HAP Expense	-	-	-	-	-	-	-	176,229
Pilot	422	(1,843)	(1,796)	(928)	(4,144)	-	-	-
Inspections	1,595	-	6,592	-	8,187	480	(11,174)	-
Maintenance Costs	5,245	(22,301)	31,984	(273)	14,654	(605)	(223)	-
Maintenance Contract - Unit Turns	(12,497)	(22,701)	(11,696)	2,095	(44,799)	-	-	-
Other	(4,982)	3,196	(5,373)	1,375	(5,785)	(642)	(2,441)	-
Budgeted Expense	357,675	408,815	409,143	327,385	1,503,018	192,621	250,773	2,648,643
% Variance fav (unfav)	-4%	8%	-7%	0%	-1%	10%	12%	-7%
YTD Actual Net Income (Loss) Net of CWIP								
	\$ 67,317	\$ 84,040	\$ (19,029)	\$ 26,314	\$ 158,641	\$ 271,280	\$ 38,857	\$ 264,882
YTD Budgeted Net Income (Loss)	\$ 21,124	\$ 54,915	\$ (12,682)	\$ (14,282)	\$ 49,075	\$ 236,720	\$ (4,157)	\$ 39
Prior YR YTD Net Income (Loss)	\$ (17,482)	\$ 52,513	\$ 22,578	\$ (23,716)	\$ 33,893	\$ 249,133	\$ 3,301	\$ (121,091)

September Ratios

HCV Ratios			Prior Months	
Number of Vouchers Used	1,783		08/19	\$ 524.84
HCV 8002 Expenses	\$ 938,935.56		07/19	\$ 531.63
Average Cost Per Voucher	<u>\$ 526.60</u>		06/19	\$ 512.07

LIPH Ratios						Prior Months	
Year-to-Date Occupancy Rate	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	Total		
YTD Average Number of Units Leased	196	217	204	191	808	08/19	97.7%
Number of Possible Units	202	220	212	198	832	07/19	98.1%
Year-to-Date Occupancy Rate	<u>97.0%</u>	<u>98.6%</u>	<u>96.2%</u>	<u>96.5%</u>	<u>97.1%</u>	06/19	96.4%
Average Revenue Per Occupied Unit						08/19	\$ 582.68
Total LIPH Revenue	\$ 178,971.25	\$ 197,090.91	\$ 177,291.09	\$ 148,899.99	\$ 702,253.24	07/19	\$ 613.42
Average Revenue Per Occupied Unit	<u>\$ 913.12</u>	<u>\$ 908.25</u>	<u>\$ 869.07</u>	<u>\$ 779.58</u>	<u>\$ 869.13</u>	06/19	\$ 566.70
Average Tenant Revenue Per Occupied Unit						08/19	\$ 160.61
Total Tenant Revenue	\$ 31,917.00	\$ 33,777.00	\$ 24,861.90	\$ 28,041.00	\$ 118,596.90	07/19	\$ 171.81
Average Tenant Revenue Per Occupied Unit	<u>\$ 162.84</u>	<u>\$ 155.65</u>	<u>\$ 121.87</u>	<u>\$ 146.81</u>	<u>\$ 146.78</u>	06/19	\$ 169.34
Average Cost Per Occupied Unit						08/19	\$ 527.76
YTD Average Monthly Expenses	\$ 123,588.21	\$ 126,039.99	\$ 146,010.40	\$ 109,524.34	\$ 505,162.94	07/19	\$ 444.44
Average Cost Per Occupied Unit	<u>\$ 630.55</u>	<u>\$ 580.83</u>	<u>\$ 715.74</u>	<u>\$ 573.43</u>	<u>\$ 625.20</u>	06/19	\$ 667.27

Company Ratios						
Operating Reserves	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	COCC	HCV Admin
Bank Account Balance	\$ 491,071.50	\$ 539,387.25	\$ 544,633.06	\$ 509,749.00	\$ 1,306,995.44	\$ 615,859.90
YTD Expenses	\$ 370,764.63	\$ 378,119.98	\$ 438,031.20	\$ 328,573.01	\$ 173,357.29	\$ 219,838.03
Number of Months	3	3	3	3	3	3
Average Monthly Expenses	<u>\$ 123,588.21</u>	<u>\$ 126,039.99</u>	<u>\$ 146,010.40</u>	<u>\$ 109,524.34</u>	<u>\$ 57,785.76</u>	<u>\$ 73,279.34</u>
Number of Months of Operating Reserves (would like to have 4 months of operating reserves)	<u>3.97</u>	<u>4.28</u>	<u>3.73</u>	<u>4.65</u>	<u>22.62</u>	<u>8.40</u>
Prior Months						
08/19	4.67	5.26	5.11	6.00	18.3	7.2
07/19	5.36	6.54	7.16	7.29	21.40	10.57
06/19	3.57	3.90	4.78	4.51	17.81	7.12
06/18	5.25	3.43	6.79	4.34	17.43	12.09

Lansing Housing Commission
Budget vs. Actual
Mt. Vernon
For the Period Ending September 30, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 116,167	\$ 95,381	\$ 20,786	\$ 90,859	\$ 381,524	\$ 286,143
Tenant Revenue - Other	14,915	7,875	7,040	10,095	31,500	23,625
Total Tenant Revenue	<u>\$ 131,082</u>	<u>\$ 103,256</u>	<u>\$ 27,826</u>	<u>\$ 100,954</u>	<u>\$ 413,024</u>	<u>\$ 309,768</u>
HUD PHA Operating Grants	248,234	220,568	27,666	234,756	882,273	661,705
CFP Operational Income	55,691	90,000	(34,309)	57,946	90,000	-
Fraud Recovery and Other	3,074	239	2,835	1,968	6,908	6,669
Total Operating Revenue	<u>\$ 438,081</u>	<u>\$ 414,063</u>	<u>\$ 24,018</u>	<u>\$ 395,624</u>	<u>\$ 1,392,205</u>	<u>\$ 978,141</u>
Administrative Salaries	\$ 23,639	\$ 23,838	\$ (199)	\$ 24,062	\$ 90,189	\$ 66,351
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	84,842	29,388	55,455	81,822	117,550	88,163
Bookkeeping Fees	4,403	4,320	83	4,419	17,280	12,960
Employee Benefits Contributions - Admin	6,575	5,803	773	7,176	22,683	16,681
Office Expenses	9,442	11,508	(2,067)	6,320	29,667	18,159
Legal	2,669	5,500	(2,831)	7,348	17,800	12,300
Travel	157	240	(83)	560	960	720
Other	1,100	-	1,100	484	-	-
Tenant Services - Other	(496)	4,800	(5,296)	4,228	18,200	13,400
Water	23,780	24,300	(520)	21,118	96,300	72,000
Electricity	10,924	10,800	124	10,071	43,600	32,800
Gas	5,815	5,435	380	4,192	49,570	44,135
Other Utilities Expense	68	150	(82)	(24)	6,400	6,250
Ordinary Maintenance and Operations - Labor	19,397	23,691	(4,294)	37,469	90,848	67,157
Ordinary Maintenance and Operations - Material	29,693	19,450	10,243	19,141	68,050	48,600
Ordinary Maintenance and Operations - Contract	74,282	88,295	(14,013)	127,243	361,375	273,080
Employee Benefits Contributions - Ordinary	12,737	13,164	(427)	12,859	51,194	38,030
Protective Services - Other Contract Costs	387	600	(213)	581	2,400	1,800
Property Insurance	8,596	13,324	(4,728)	11,352	55,876	42,552
Liability Insurance	3,144	4,747	(1,603)	4,053	19,174	14,427
Workers Compensation	298	744	(446)	301	2,976	2,232
All Other Insurance	344	558	(214)	880	2,232	1,674
Other General Expenses	14,501	4,707	9,794	10,292	18,931	14,224
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	5,427	5,005	422	4,730	17,285	12,281
Bad debt - Tenant Rents	24,736	4,800	19,936	8,176	19,200	14,400
Interest Expense	4,103	4,103	-	4,453	15,871	11,768
Total Operating Expenses	<u>\$ 370,765</u>	<u>\$ 309,270</u>	<u>\$ 61,494</u>	<u>\$ 413,106</u>	<u>\$ 1,240,612</u>	<u>\$ 931,342</u>
Net Income (Loss)	<u>\$ 67,317</u>	<u>\$ 104,793</u>	<u>\$ (37,476)</u>	<u>\$ (17,482)</u>	<u>\$ 151,592</u>	<u>\$ 46,799</u>

Lansing Housing Commission
Budget vs. Actual
Hildebrandt
For the Period Ending September 30, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 105,906	\$ 125,079	\$ (19,173)	\$ 100,610	\$ 490,116	\$ 365,037
Tenant Revenue - Other	12,139	6,290	5,849	6,843	25,415	19,125
Total Tenant Revenue	<u>\$ 118,045</u>	<u>\$ 131,369</u>	<u>\$ (13,324)</u>	<u>\$ 107,453</u>	<u>\$ 515,531</u>	<u>\$ 384,162</u>
HUD PHA Operating Grants	281,920	272,714	9,206	290,774	1,090,856	818,142
CFP Operational Income	60,569	80,000	(19,431)	62,244	80,000	-
Fraud Recovery and Other	1,627	33	1,594	1,899	6,384	6,351
Total Operating Revenue	<u>\$ 462,160</u>	<u>\$ 484,116</u>	<u>\$ (21,956)</u>	<u>\$ 462,370</u>	<u>\$ 1,692,770</u>	<u>\$ 1,208,654</u>
Administrative Salaries	\$ 24,189	\$ 24,189	\$ 0	\$ 22,622	\$ 91,588	\$ 67,399
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	92,952	32,449	60,503	88,674	129,795	97,346
Bookkeeping Fees	4,876	4,770	106	4,823	19,080	14,310
Employee Benefits Contributions - Admin	11,494	8,676	2,818	6,960	28,726	20,050
Office Expenses	13,021	11,026	1,995	9,292	38,815	27,789
Legal	3,337	5,920	(2,583)	3,492	26,865	20,945
Travel	258	240	18	96	960	720
Other	(393)	-	(393)	260	-	-
Tenant Services - Other	1,557	5,100	(3,543)	3,917	20,600	15,500
Water	26,126	25,766	360	25,743	96,916	71,150
Electricity	7,699	7,432	267	7,151	31,882	24,450
Gas	3,458	2,905	553	2,690	54,065	51,180
Other Utilities Expense	-	60	(60)	-	6,590	6,530
Ordinary Maintenance and Operations - Labor	27,217	26,229	988	13,669	99,518	73,289
Ordinary Maintenance and Operations - Material	14,004	19,650	(5,646)	12,630	76,100	58,450
Ordinary Maintenance and Operations - Contract	89,815	128,100	(38,285)	159,983	489,200	361,100
Employee Benefits Contributions - Ordinary	15,674	11,444	4,230	6,762	45,241	33,798
Protective Services - Other Contract Costs	622	924	(302)	922	3,696	2,772
Property Insurance	7,641	11,842	(4,201)	10,822	49,660	37,818
Liability Insurance	2,545	3,841	(1,296)	3,362	15,518	11,677
Workers Compensation	325	492	(167)	328	1,968	1,476
All Other Insurance	344	435	(91)	812	1,740	1,305
Other General Expenses	14,390	5,044	9,346	10,700	20,182	15,138
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	6,785	8,628	(1,843)	6,642	29,645	21,018
Bad debt - Tenant Rents	3,345	2,700	645	86	10,600	8,100
Interest Expense	6,839	6,839	-	7,421	26,452	19,613
Total Operating Expenses	<u>\$ 378,120</u>	<u>\$ 354,701</u>	<u>\$ 23,419</u>	<u>\$ 409,857</u>	<u>\$ 1,420,603</u>	<u>\$ 1,065,902</u>
Net Income (Loss)	<u>\$ 84,040</u>	<u>\$ 129,415</u>	<u>\$ (45,375)</u>	<u>\$ 52,513</u>	<u>\$ 272,167</u>	<u>\$ 142,752</u>

Lansing Housing Commission
Budget vs. Actual
LaRoy Froh
For the Period Ending September 30, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 78,196	\$ 87,777	\$ (9,581)	\$ 87,742	\$ 351,108	\$ 263,331
Tenant Revenue - Other	24,711	7,110	17,601	7,797	28,680	21,570
Total Tenant Revenue	<u>\$ 102,907</u>	<u>\$ 94,887</u>	<u>\$ 8,020</u>	<u>\$ 95,539</u>	<u>\$ 379,788</u>	<u>\$ 284,901</u>
HUD PHA Operating Grants	255,205	243,800	11,405	261,422	975,198	731,399
CFP Operational Income	58,672	185,000	(126,328)	62,244	185,000	-
Fraud Recovery and Other	2,218	57	2,161	3,503	6,480	6,423
Total Operating Revenue	<u>\$ 419,002</u>	<u>\$ 523,744</u>	<u>\$ (104,741)</u>	<u>\$ 422,707</u>	<u>\$ 1,546,466</u>	<u>\$ 1,022,722</u>
Administrative Salaries	\$ 19,584	\$ 23,944	\$ (4,360)	\$ 25,105	\$ 90,487	\$ 66,543
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	89,209	31,071	58,138	85,818	124,285	93,214
Bookkeeping Fees	4,606	4,568	39	4,403	18,270	13,703
Employee Benefits Contributions - Admin	6,832	6,495	337	6,436	22,777	16,283
Office Expenses	8,733	9,396	(663)	10,649	36,155	26,759
Legal	4,267	6,000	(1,733)	4,388	24,000	18,000
Travel	-	240	(240)	21	850	610
Other	100	500	(400)	4,277	2,000	1,500
Tenant Services - Other	905	3,600	(2,695)	2,520	14,400	10,800
Water	17,426	17,100	326	15,523	68,400	51,300
Electricity	10,923	10,900	23	10,669	43,900	33,000
Gas	4,822	7,400	(2,578)	2,588	59,200	51,800
Other Utilities Expense	78	171	(93)	65	12,684	12,513
Ordinary Maintenance and Operations - Labor	24,114	25,764	(1,650)	28,241	97,591	71,827
Ordinary Maintenance and Operations - Material	51,884	26,400	25,484	26,145	101,300	74,900
Ordinary Maintenance and Operations - Contract	126,383	126,480	(97)	106,485	505,810	379,330
Employee Benefits Contributions - Ordinary	12,040	13,550	(1,510)	14,181	53,321	39,771
Protective Services - Other Contract Costs	590	900	(310)	885	3,600	2,700
Property Insurance	10,825	16,777	(5,953)	13,781	70,356	53,579
Liability Insurance	5,009	5,197	(188)	4,333	20,996	15,799
Workers Compensation	314	474	(160)	318	1,896	1,422
All Other Insurance	344	2,346	(2,002)	5,983	5,115	2,769
Other General Expenses	14,254	5,724	8,530	11,810	22,896	17,172
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	2,902	4,698	(1,796)	5,315	15,901	11,203
Bad debt - Tenant Rents	17,772	5,400	12,372	5,807	20,600	15,200
Interest Expense	4,040	4,040	-	4,383	15,625	11,585
Total Operating Expenses	<u>\$ 437,956</u>	<u>\$ 359,134</u>	<u>\$ 78,822</u>	<u>\$ 400,129</u>	<u>\$ 1,457,415</u>	<u>\$ 1,098,280</u>
Net Income (Loss)	<u>\$ (18,954)</u>	<u>\$ 164,609</u>	<u>\$ (183,563)</u>	<u>\$ 22,578</u>	<u>\$ 89,051</u>	<u>\$ (75,558)</u>

**Lansing Housing Commission
Budget vs. Actual
South Washington Park
For the Period Ending September 30, 2019**

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 88,440	\$ 97,569	\$ (9,129)	\$ 89,731	\$ 390,276	\$ 292,707
Tenant Revenue - Other	3,616	5,326	(1,712)	6,152	21,312	15,984
Total Tenant Revenue	<u>\$ 92,056</u>	<u>\$ 102,897</u>	<u>\$ (10,841)</u>	<u>\$ 95,883</u>	<u>\$ 411,588</u>	<u>\$ 308,691</u>
HUD PHA Operating Grants	186,029	154,809	31,220	165,855	619,236	464,427
CFP Operational Income	54,607	214,299	(159,691)	57,946	214,299	-
Fraud Recovery and Other	22,195	1,745	20,450	3,911	6,978	5,234
Total Operating Revenue	<u>\$ 354,887</u>	<u>\$ 473,749</u>	<u>\$ (118,862)</u>	<u>\$ 323,594</u>	<u>\$ 1,252,101</u>	<u>\$ 778,352</u>
Administrative Salaries	\$ 22,533	\$ 24,617	\$ (2,084)	\$ 12,696	\$ 93,170	\$ 68,553
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	83,042	29,541	53,502	81,061	118,162	88,622
Bookkeeping Fees	4,299	4,343	(44)	4,335	17,370	13,028
Employee Benefits Contributions - Admin	12,186	10,239	1,947	6,728	35,175	24,935
Office Expenses	11,235	7,091	4,144	8,115	29,183	22,092
Legal	2,483	7,551	(5,067)	3,855	30,202	22,652
Travel	277	-	277	31	-	-
Other	247	-	247	15,938	-	-
Tenant Services - Other	2,000	2,400	(400)	3,785	9,600	7,200
Water	47,851	53,205	(5,354)	51,305	212,820	159,615
Electricity	31,164	26,754	4,410	28,770	107,016	80,262
Gas	5,211	2,613	2,598	2,999	46,305	43,692
Other Utilities Expense	117	110	7	56	1,485	1,375
Ordinary Maintenance and Operations - Labor	25,276	26,096	(820)	34,297	99,032	72,936
Ordinary Maintenance and Operations - Material	13,471	16,837	(3,366)	29,905	66,548	49,711
Ordinary Maintenance and Operations - Contract	34,561	30,774	3,787	26,165	127,735	96,961
Employee Benefits Contributions - Ordinary	12,184	13,478	(1,295)	13,492	53,534	40,056
Protective Services - Other Contract Costs	318	477	(159)	420	1,908	1,431
Property Insurance	4,457	6,910	(2,453)	4,352	28,977	22,067
Liability Insurance	3,294	4,974	(1,680)	4,389	20,093	15,119
Workers Compensation	292	450	(158)	295	1,800	1,350
All Other Insurance	344	650	(306)	642	1,880	1,230
Other General Expenses	9,104	4,983	4,121	11,421	19,733	14,750
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	422	1,350	(928)	600	1,814	464
Bad debt - Tenant Rents	1,281	1,500	(219)	658	6,000	4,500
Interest Expense	922	922	-	1,001	3,568	2,645
Total Operating Expenses	<u>\$ 328,573</u>	<u>\$ 277,865</u>	<u>\$ 50,708</u>	<u>\$ 347,310</u>	<u>\$ 1,138,110</u>	<u>\$ 860,246</u>
Net Income (Loss)	<u>\$ 26,314</u>	<u>\$ 195,884</u>	<u>\$ (169,571)</u>	<u>\$ (23,716)</u>	<u>\$ 113,990</u>	<u>\$ (81,894)</u>

Lansing Housing Commission
Budget vs. Actual
AMP Consolidated
For the Period Ending September 30, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 388,709	\$ 405,806	\$ (17,097)	\$ 368,941	\$ 1,613,024	\$ 1,207,218
Tenant Revenue - Other	55,381	26,603	28,778	30,887	106,907	80,304
Total Tenant Revenue	\$ 444,090	\$ 432,409	\$ 11,681	\$ 399,828	\$ 1,719,931	\$ 1,287,522
HUD PHA Operating Grants	971,387	891,891	79,497	952,806	3,567,563	2,675,672
CFP Operational Income	229,539	569,299	(339,760)	240,380	569,299	-
Fraud Recovery and Other	29,114	2,074	27,040	11,282	26,749	24,675
Total Operating Revenue	\$ 1,674,130	\$ 1,895,672	\$ (221,541)	\$ 1,604,296	\$ 5,883,541	\$ 3,987,869
Administrative Salaries	\$ 89,945	\$ 96,588	\$ (6,643)	\$ 84,485	\$ 365,434	\$ 268,846
Auditing Fees	-	-	-	-	20,000	20,000
Management Fees	350,045	122,448	227,597	337,175	489,792	367,344
Bookkeeping Fees	18,184	18,000	184	17,980	72,000	54,000
Employee Benefits Contributions - Administrative	37,087	31,213	5,874	27,300	109,362	78,149
Office Expenses	42,430	39,021	3,409	34,376	133,820	94,799
Legal Expense	12,956	24,971	(12,015)	19,082	98,867	73,897
Travel	691	720	(29)	708	2,770	2,050
Other	1,054	500	554	20,958	2,000	1,500
Tenant Services - Other	3,967	15,900	(11,933)	14,450	62,800	46,900
Water	115,183	120,371	(5,188)	113,690	474,436	354,065
Electricity	60,710	55,886	4,824	56,661	226,398	170,512
Gas	19,306	18,353	953	12,469	209,140	190,787
Other Utilities Expense	263	491	(228)	97	27,159	26,668
Ordinary Maintenance and Operations - Labor	96,004	101,780	(5,776)	113,676	386,989	285,209
Ordinary Maintenance and Operations - Materials	109,053	82,337	26,716	87,821	311,998	229,661
Ordinary Maintenance and Operations - Contract	325,041	373,649	(48,608)	419,875	1,484,120	1,110,471
Employee Benefits Contributions - Ordinary	52,635	51,636	999	47,293	203,290	151,653
Protective Services - Other Contract Costs	1,918	2,901	(984)	2,807	11,604	8,703
Property Insurance	31,519	48,853	(17,334)	40,307	204,869	156,016
Liability Insurance	13,993	18,760	(4,768)	16,137	75,782	57,022
Workers Compensation	1,230	2,160	(930)	1,243	8,640	6,480
All Other Insurance	1,377	3,989	(2,612)	8,317	10,967	6,978
Other General Expenses	52,250	20,458	31,791	44,224	81,742	61,284
Compensated Absences	-	-	-	-	-	-
Payments in Lieu of Taxes	15,536	19,680	(4,144)	17,287	64,645	44,885
Bad debt - Tenant Rents	47,135	14,400	32,735	14,727	56,600	42,200
Interest Expense	15,905	15,905	-	17,258	61,515	45,611
Total Operating Expenses	\$ 1,515,414	\$ 1,300,970	\$ 214,444	\$ 1,570,402	\$ 5,256,740	\$ 3,955,770
Net Income (Loss)	\$ 158,716	\$ 594,702	\$ (435,985)	\$ 33,893	\$ 626,801	\$ 32,100

Lansing Housing Commission
Budget vs. Actual
COCC
For the Period Ending September 30, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Management Fees Income	\$ 400,979	\$ 397,113	\$ 3,866	\$ 388,264	\$ 911,297	\$ 514,183
Bookkeeping Fees Income	18,118	17,993	125	17,980	71,971	53,978
Fraud Recovery and Other	25,540	14,235	11,305	20,824	71,070	56,835
Total Operating Revenue	<u>\$ 444,638</u>	<u>\$ 429,341</u>	<u>\$ 15,296</u>	<u>\$ 427,067</u>	<u>\$ 1,054,338</u>	<u>\$ 624,997</u>
Administrative Salaries	\$ 37,144	\$ 62,274	\$ (25,129)	\$ 76,471	\$ 233,633	\$ 171,359
Auditing Fees	-	-	-	-	5,900	5,900
Employee Benefits Contributions - Admin	10,637	21,411	(10,774)	19,647	75,063	53,652
Office Expenses	28,339	15,065	13,274	12,389	54,801	39,736
Legal	6,947	575	6,372	-	2,300	1,725
Travel	84	1,685	(1,601)	2,941	12,480	10,795
Other	19,644	23,776	(4,132)	17,033	47,344	23,568
Tenant Services - Other	4,006	-	4,006	-	1,500	-
Water	418	399	19	5,012	1,596	1,197
Electricity	2,984	2,625	359	2,324	10,500	7,875
Gas	115	567	(451)	(4,647)	2,268	1,701
Other Utilities Expense	29	102	(73)	39	408	306
Ordinary Maintenance and Operations - Material	-	200	(200)	-	500	300
Ordinary Maintenance and Operations - Contrac	1,631	1,606	25	1,559	5,899	4,293
Protective Services - Other Contract Costs	-	400	(400)	313	400	-
Property Insurance	318	480	(162)	12,982	1,920	1,440
Liability Insurance	113	60	53	226	240	180
Workers Compensation	185	300	(115)	142	1,200	900
All Other Insurance	2,388	-	2,388	15,476	-	-
Other General Expenses	57,653	60,375	(2,722)	14,477	227,800	167,425
Compensated Absences	-	-	-	-	-	-
Interest Expense	721	722	(1)	1,549	2,373	1,651
Total Operating Expenses	<u>\$ 173,357</u>	<u>\$ 192,621</u>	<u>\$ (19,264)</u>	<u>\$ 177,935</u>	<u>\$ 688,124</u>	<u>\$ 494,003</u>
Net Income (Loss)	<u>\$ 271,280</u>	<u>\$ 236,720</u>	<u>\$ 34,560</u>	<u>\$ 249,133</u>	<u>\$ 366,213</u>	<u>\$ 130,993</u>

**Lansing Housing Commission
Budget vs. Actual
Housing Choice Voucher
For the Period Ending September 30, 2019**

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
HUD PHA Operating Grants	\$ 3,340,371	\$ 2,893,620	\$ 446,751	\$ 2,749,579	\$ 11,574,480	\$ 8,680,860
Other Revenue	84	-	84	54	-	-
Fraud Recovery and Other	7,995	1,639	6,356	3,648	7,306	5,667
Total Operating Revenue	\$ 3,348,449	\$ 2,895,259	\$ 453,190	\$ 2,753,281	\$ 11,581,786	\$ 8,686,527
Administrative Salaries	\$ 83,199	\$ 81,676	\$ 1,523	\$ 85,782	\$ 304,337	\$ 222,661
Auditing Fees	-	-	-	-	25,000	25,000
Management Fees	50,934	48,995	1,939	51,089	195,982	146,986
Bookkeeping Fees	-	-	-	-	-	-
Employee Benefits Contributions - Admin	20,761	34,371	(13,611)	18,603	129,885	95,514
Office Expenses	46,765	54,965	(8,200)	45,730	147,420	92,455
Legal Expense	-	-	-	-	-	-
Travel	469	-	469	250	-	-
Other	200	15,500	(15,300)	37	64,000	48,500
Tenant Services - Other	-	-	-	-	-	-
Water	-	-	-	-	-	-
Electricity	-	-	-	-	-	-
Gas	-	-	-	17	-	-
Other Utilities Expense	115	105	10	149	630	525
Ordinary Maintenance and Operations - Material	-	-	-	-	-	-
Ordinary Maintenance and Operations - Contract	4,844	741	4,103	9,820	2,964	-
Protective services - Other Contract Costs	-	300	(300)	209	300	-
Property Insurance	-	-	-	-	-	-
Liability Insurance	2,545	3,895	(1,350)	3,134	15,582	11,686
Workers Compensation	2,365	3,762	(1,397)	2,391	15,048	11,286
All Other Insurance	-	-	-	-	-	-
Other General Expenses	7,641	6,462	1,179	6,648	22,548	16,088
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	2,824,872	2,648,643	176,229	2,649,242	10,594,572	7,945,929
Bad Debt - Tenant Rents	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Total Operating Expenses	\$ 3,044,710	\$ 2,899,416	\$ 145,294	\$ 2,873,099	\$ 11,518,267	\$ 8,618,851
Net Income (Loss)	\$ 303,740	\$ (4,157)	\$ 307,897	\$ (119,818)	\$ 63,519	\$ 67,676

Lansing Housing Commission
1010 Mt. Vernon Park
Balance Sheet for September 2019

	Period Amount	Balance
ASSETS		
1010-0000-111102 Cash-Security Deposits	-	35,491.60
1010-0000-111111 Chase Checking	(5,218.27)	491,087.18
1010-0000-112200 Accounts Receivable	2,762.21	15,479.08
1010-0000-112201 Allowance for Doubtful Accounts	(277.79)	(1,549.48)
1010-0000-112300 A/R - Due from Oliver Gardens	-	1,672.00
1010-0000-112500 Accounts Receivable HUD	-	-
1010-0000-114500 Accrued Interest Receivable	-	116.07
1010-5005-115700 Intercompany	24,117.40	(21,216.32)
1010-0000-116201 Investments Savings	-	130,750.53
1010-0000-121100 Prepaid Insurance	-	(0.05)
1010-0000-140000 Land	-	245,012.00
1010-0000-144000 Construction in Progress	-	17,828.83
1010-3000-144000 Construction in Progress	-	110,753.50
1010-0000-146000 Dwelling Structures	-	12,674,946.26
1010-1010-146000 Dwelling Structures	-	501,502.00
1010-0000-146500 Dwelling Equipment - Ranges &	-	406,217.97
1010-1010-146500 Dwelling Equipment - Ranges &	-	27,589.00
1010-3000-146500 Dwelling Equipment - Ranges &	-	8,823.96
1010-0000-148100 Accumulated Depreciation-Build	-	(10,742,197.46)
1010-1010-148100 Accumulated Depreciation-Build	-	(159,379.00)
1010-1010-148300 Accumulated Depreciation-Equip	-	(8,767.00)
1010-0000-150300 Deferred Outflow - MERS	-	143,287.00
TOTAL ASSETS	21,383.55	3,877,447.67
LIABILITIES		
1010-0000-200000 OPEB Liability	-	181,088.00
1010-0000-200300 Pension Liability	-	254,674.00
1010-0000-210000 Construction Costs Payable	-	-
1010-0000-211100 Accounts Payable	3,125.00	3,125.00
1010-0000-211343 Accounts Payable Misc	-	-
1010-0000-211400 Tenant Security Deposits	(109.00)	34,319.60
1010-0000-211999 Tenant Refunds	(20.00)	6,027.58
1010-0000-212000 Accrued Payroll	-	7,161.87
1010-0000-213400 Utility Accrual	-	21,658.66
1010-0000-213500 Accrued Comp Absences - Curr	-	887.35
1010-0000-213700 Payment in Lieu of Taxes	731.48	23,856.64
1010-0000-214000 Accrued Comp Absences - non curr	-	5,028.29
1010-0000-260600 Note Payable Non Curr - PNC	(2,928.84)	359,898.68
1010-0000-260601 Note Payable - Curr - PNC	-	35,569.60
TOTAL LIABILITIES	798.64	933,295.27
EQUITY		
1010-0000-280100 Invest C	-	2,433,904.00
1010-0000-280500 Unrestricted Net Assets	-	801,692.03
1010-0000-282000 Income and Expense Clearing	20,584.91	(1,991,643.83)
1010-0003-282000 Income and Expense Clearing	-	(77.99)
1010-1010-282000 Income and Expense Clearing	-	(320.14)
1010-1010-282000 Income and Expense Clearing	-	(19,356.80)
1010-3000-282000 Income and Expense Clearing	-	1,719,955.13
TOTAL EQUITY	20,584.91	2,944,152.40
TOTAL LIABILITIES & EQUITY	21,383.55	3,877,447.67

Lansing Housing Commission
1020 Hildebrandt Park
Balance Sheet for September 2019

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
1020-0000-111102 Cash-Security Deposits	-	36,248.00
1020-0000-111111 Chase Checking	(14,936.02)	539,403.66
1020-0000-112200 Accounts Receivable	7,084.06	13,676.36
1020-0000-112201 Allowance for Doubtful Accounts	(710.05)	(1,369.28)
1020-0000-112300 A/R - Due from Oliver Gardens	-	3,278.57
1020-0000-112500 Accounts Receivable HUD	-	-
1020-0000-114500 Accrued Interest Receivable	-	116.07
1020-5005-115700 Intercompany	35,277.14	(19,565.89)
1020-0000-116201 Investments Savings	-	130,750.53
1020-0000-121100 Prepaid Insurance	-	-
1020-0000-140000 Land	-	440,132.00
1020-0000-144000 Construction in Progress	-	59,094.55
1020-3000-144000 Construction in Progress	-	149,210.51
1020-0000-146000 Dwelling Structures	-	14,571,637.42
1020-1020-146000 Dwelling Structures	-	640,279.00
1020-0000-146500 Dwelling Equipment - Ranges &	-	40,799.04
1020-1020-146500 Dwelling Equipment - Ranges &	-	242,488.00
1020-0000-148100 Accumulated Depreciation-Build	-	(11,582,133.50)
1020-1020-148100 Accumulated Depreciation-Build	-	(203,490.00)
1020-1020-148300 Accumulated Depreciation-Equip	-	(77,066.00)
1020-0000-150300 Deferred Outflow - MERS	-	119,994.00
TOTAL ASSETS	<u><u>26,715.13</u></u>	<u><u>5,103,483.04</u></u>
LIABILITIES		
1020-0000-200000 OPEB Liability	-	94,792.00
1020-0000-200300 Pension Liability	-	213,273.00
1020-0000-210000 Construction Costs Payable	-	-
1020-0000-211100 Accounts Payable	-	-
1020-0000-211343 Accounts Payable Misc	-	-
1020-0000-211400 Tenant Security Deposits	(461.00)	36,791.00
1020-0000-211999 Tenant Refunds	160.00	3,466.74
1020-0000-212000 Accrued Payroll	-	8,480.83
1020-0000-213400 Utility Accrual	-	17,610.46
1020-0000-213500 Accrued Comp Absences - Curr	-	1,719.26
1020-0000-213700 Payment in Lieu of Taxes	2,142.51	34,966.40
1020-0000-214000 Accrued Comp Absences - non curr	-	9,742.49
1020-0000-260600 Note Payable Non Curr - PNC	(4,881.40)	599,831.13
1020-0000-260601 Note Payable - Curr - PNC	-	59,282.67
TOTAL LIABILITIES	<u><u>(3,039.89)</u></u>	<u><u>1,079,955.98</u></u>
EQUITY		
1020-0000-280100 Invest C	-	3,764,889.00
1020-0000-280500 Unrestricted Net Assets	-	(86,047.10)
1020-0000-282000 Income and Expense Clearing	29,755.02	(1,397,992.82)
1020-1020-282000 Income and Expense Clearing	-	(45,146.00)
1020-3000-282000 Income and Expense Clearing	-	1,787,823.98
TOTAL EQUITY	<u><u>29,755.02</u></u>	<u><u>4,023,527.06</u></u>
TOTAL LIABILITIES & EQUITY	<u><u>26,715.13</u></u>	<u><u>5,103,483.04</u></u>

Lansing Housing Commission
1080 LaRoy Froh Townhomes
Balance Sheet for September 2019

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
1080-0000-111102 Cash-Security Deposits	-	37,764.00
1080-0000-111111 Chase Checking	(97,596.01)	544,650.34
1080-0000-112200 Accounts Receivable	1,640.27	9,118.40
1080-0000-112201 Allowance for Doubtful Accounts	(188.66)	(913.57)
1080-0000-112500 Accounts Receivable HUD	-	-
1080-0000-112954 Accounts Receivables-Misc	-	-
1080-0000-114500 Accrued Interest Receivable	-	116.07
1080-5005-115700 Intercompany	35,494.79	(5,384.75)
1080-0000-116201 Investments Savings	-	130,750.53
1080-0000-121100 Prepaid Insurance	-	-
1080-0000-140000 Land	-	499,084.00
1080-0000-144000 Construction in Progress	52,000.00	87,725.04
1080-3000-144000 Construction in Progress	-	86,029.50
1080-0000-146000 Dwelling Structures	-	12,636,231.93
1080-1080-146000 Dwelling Structures	-	520,795.00
1080-0000-146500 Dwelling Equipment - Ranges &	-	35,510.04
1080-0000-148100 Accumulated Depreciation-Build	-	(9,988,888.71)
1080-1080-148100 Accumulated Depreciation-Build	-	(165,515.00)
1080-0000-150300 Deferred Outflow - MERS	-	155,143.00
TOTAL ASSETS	<u>(8,649.61)</u>	<u>4,582,215.82</u>
LIABILITIES		
1080-0000-200000 OPEB Liability	-	152,638.00
1080-0000-200300 Pension Liability	-	275,743.00
1080-0000-210000 Construction Costs Payabe	-	-
1080-0000-211100 Accounts Payable	-	-
1080-0000-211343 Accounts Payable Misc	-	-
1080-0000-211400 Tenant Security Deposits	949.00	38,731.00
1080-0000-211999 Tenant Refunds	(30.00)	4,035.40
1080-0000-212000 Accrued Payroll	-	8,021.49
1080-0000-213400 Utility Accrual	-	19,823.43
1080-0000-213500 Accrued Comp Absences - Curr	-	994.71
1080-0000-213700 Payment in Lieu of Taxes	2,747.12	20,308.04
1080-0000-214000 Accrued Comp Absences - non curr	-	5,636.66
1080-0000-260600 Note Payable Non Curr - PNC	(2,883.43)	354,318.86
1080-0000-260601 Note Payable - Curr - PNC	-	35,018.13
TOTAL LIABILITIES	<u>782.69</u>	<u>915,268.72</u>
EQUITY:		
1080-0000-280100 Invest C	-	4,031,104.00
1080-0000-280500 Unrestricted Net Assets	-	134,241.63
1080-0000-282000 Income and Expense Clearing	(9,432.30)	(1,664,534.19)
1080-1080-282000 Income and Expense Clearing	-	(26,635.00)
1080-3000-282000 Income and Expense Clearing	-	1,192,770.66
TOTAL EQUITY	<u>(9,432.30)</u>	<u>3,666,947.10</u>
TOTAL LIABILITES & EQUITY	<u>(8,649.61)</u>	<u>4,582,215.82</u>

Lansing Housing Commission
1090 South Washington Park
Balance Sheet for September 2019

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
1090-0000-111102 Cash-Security Deposits	-	24,348.00
1090-0000-111111 Chase Checking	(35,207.65)	509,763.78
1090-0000-112200 Accounts Receivable	3,125.52	10,558.01
1090-0000-112201 Allowance for Doubtful Accounts	(314.03)	(1,057.28)
1090-0000-112500 Accounts Receivable HUD	-	-
1090-0000-114500 Accrued Interest Receivable	-	116.05
1090-5005-115700 Intercompany	34,177.19	(12,239.33)
1090-0000-116201 Investments Savings	-	130,750.52
1090-0000-121100 Prepaid Insurance	-	-
1090-0000-140000 Land	-	180,543.00
1090-3000-144000 Construction in Progress	-	156,002.25
1090-0000-146000 Dwelling Structures	-	9,530,995.25
1090-1090-146000 Dwelling Structures	-	118,722.00
1090-0000-146500 Dwelling Equipment - Ranges &	-	134,245.45
1090-0000-147000 Nondwellin Structures	-	16,575.68
1090-0000-148100 Accumulated Depreciation-Build	-	(7,566,612.44)
1090-1090-148100 Accumulated Depreciation-Build	-	(37,732.00)
1090-0000-150300 Deferred Outflow - MERS	-	142,995.00
TOTAL ASSETS	<u>1,781.03</u>	<u>3,337,973.94</u>
LIABILITIES		
1090-0000-200000 OPEB Liability	-	94,299.00
1090-0000-200300 Pension Liability	-	254,153.00
1090-0000-210000 Construction Costs Payabe	-	-
1090-0000-211100 Accounts Payable	-	-
1090-0000-211343 Accounts Payable Misc	-	-
1090-0000-211400 Tenant Security Deposits	66.00	24,623.00
1090-0000-211999 Tenant Refunds	709.00	5,665.91
1090-0000-212000 Accrued Payroll	-	7,506.94
1090-0000-213400 Utility Accrual	-	48,277.38
1090-0000-213500 Accrued Comp Absences - Curr	-	2,509.20
1090-0000-213700 Payment in Lieu of Taxes	(224.58)	(4,527.12)
1090-0000-214000 Accrued Comp Absences - non curr	-	14,218.74
1090-0000-260600 Note Payable Non Curr - PNC	(658.42)	80,907.45
1090-0000-260601 Note Payable - Curr - PNC	-	7,996.27
TOTAL LIABILITIES	<u>(108.00)</u>	<u>535,629.77</u>
EQUITY		
1090-0000-280100 Invest C	-	3,083,846.00
1090-0000-280500 Unrestricted Net Assets	-	103,079.44
1090-0000-282000 Income and Expense Clearing	1,889.03	(1,493,552.34)
1090-1090-282000 Income and Expense Clearing	-	(6,072.00)
1090-3000-282000 Income and Expense Clearing	-	1,115,043.07
TOTAL EQUITY	<u>1,889.03</u>	<u>2,802,344.17</u>
TOTAL LIABILITES & EQUITY	<u>1,781.03</u>	<u>3,337,973.94</u>

**Lansing Housing Commission
5005 Central Office Cost Center
Balance Sheet for September 2019**

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
5005-0000-111105 LHC-Payroll Account	1,313.03	71,187.67
5005-0000-111111 Chase Checking	309,856.35	1,235,807.77
5005-0000-112500 Accounts Receivable HUD	15,875.00	22,375.00
5005-0000-112954 Accounts Receivables-Misc	-	1,472.05
5005-1010-115700 Intercompany	(24,117.40)	21,216.32
5005-1020-115700 Intercompany	(35,277.14)	19,565.89
5005-1080-115700 Intercompany	(35,494.79)	5,384.75
5005-1090-115700 Intercompany	(34,177.19)	12,239.33
5005-4001-115700 Intercompany	-	879,491.00
5005-8001-115700 Intercompany	27,322.86	13,842.21
5005-8002-115700 Intercompany	1,474.53	41,625.62
5005-8005-115700 Intercompany	5,783.29	(13.24)
5005-8010-115700 Intercompany	(49.01)	4,597.37
5005-8021-115700 Intercompany	-	1.00
5005-9101-115700 Intercompany	-	31,921.62
5005-0000-121100 Prepaid Insurance	-	3,486.93
5005-0000-121200 Prepaid - Other	480.00	480.00
5005-0000-140000 Land	-	190,000.00
5005-0000-144000 Construction in Progress	-	-
5005-0000-146000 Dwelling Structures	-	737,970.74
5005-0000-146500 Dwelling Equipment - Ranges &	-	364,287.34
5005-0000-148100 Accumulated Depreciation-Build	-	(1,083,579.77)
5005-0000-150102 Investment in OG	2,147.00	272,923.00
5005-0000-150300 Deferred Outflow - MERS	-	100,321.00
TOTAL ASSETS	<u>235,136.53</u>	<u>2,946,603.60</u>
LIABILITIES		
5005-0000-200000 OPEB Liability	-	89,355.00
5005-0000-200300 Pension Liability	-	178,305.00
5005-0000-210000 Construction Costs Payabe	-	-
5005-0000-211100 Accounts Payable	-	-
5005-0000-211343 Accounts Payable Misc	-	-
5005-0000-211704 Health Insurance W/H	-	-
5005-0000-212000 Accrued Payroll	-	6,156.64
5005-0000-213400 Utility Accrual	-	1,692.89
5005-0000-213500 Accrued Comp Absences - Curr	-	1,250.89
5005-0000-214000 Accrued Comp Absences - non curr	-	7,088.33
5005-0000-224000 Tenant Prepaid Rent	(15.00)	3,605.00
5005-0000-260700 Note Payable Non Curr - Davenport	(4,769.05)	53,074.96
5005-0000-260701 Note Payable - Curr - Davenport	-	57,631.56
TOTAL LIABILITIES	<u>(4,784.05)</u>	<u>398,160.27</u>
EQUITY		
5005-0000-280100 Invest C	-	262,455.00
5005-0000-280500 Unrestricted Net Assets	-	327,575.00
5005-0000-282000 Income and Expense Clearing	239,920.58	2,192,320.04
5005-3000-282000 Income and Expense Clearing	-	-233,906.71
TOTAL EQUITY	<u>239,920.58</u>	<u>2,548,443.33</u>
TOTAL LIABILITES & EQUITY	<u>235,136.53</u>	<u>2,946,603.60</u>

**Lansing Housing Commission
Housing Choice Voucher
Balance Sheet for September 2019**

	Period Amount	Balance
ASSETS		
8001-0000-111111 Chase Checking	48,344.65	615,859.90
8002-0000-111111 Chase Checking	(22,769.19)	412,818.53
8002-0000-112200 Accounts Receivable	-	(42.50)
8002-0000-112954 Accounts Receivables-Misc	-	-
8001-5005-115700 Intercompany	(27,322.86)	(13,842.21)
8002-5005-115700 Intercompany	(1,474.53)	(41,625.62)
8001-0000-121100 Prepaid Insurance	-	-
8001-0000-146500 Dwelling Equipment - Ranges &	-	27,596.00
8001-0000-148100 Accumulated Depreciation-Build	-	(27,596.00)
8002-0000-148100 Accumulated Depreciation-Build	-	-
8001-0000-150300 Deferred Outflow - MERS	-	147,708.00
TOTAL ASSETS	<u>(3,221.93)</u>	<u>1,120,876.10</u>
LIABILITIES		
8001-0000-200000 OPEB Liability	-	259,087.00
8001-0000-200300 Pension Liability	-	262,531.00
8001-0000-210000 Construction Costs Payable	-	-
8001-0000-211100 Accounts Payable	-	-
8002-0000-211100 Accounts Payable	-	-
8002-8002-211100 Accounts Payable	-	-
8001-0000-211343 Accounts Payable Misc	-	-
8001-0000-212000 Accrued Payroll	-	14,984.55
8001-0000-213400 Utility Accrual	-	-
8001-0000-213500 Accrued Comp Absences - Curr	-	2,662.30
8001-0000-214000 Accrued Comp Absences - non curr	-	15,086.33
TOTAL LIABILITIES	<u>-</u>	<u>554,351.18</u>
EQUITY		
8001-0000-280500 Unrestricted Net Assets	-	(311,896.99)
8001-0000-282000 Income and Expense Clearing	21,021.79	510,440.42
8001-0003-282000 Income and Expense Clearing	-	(1,038.20)
8001-3000-282000 Income and Expense Clearing	-	(2,130.72)
8002-0000-280100 Invest C	-	3,047.00
8002-0000-280400 Restricted Net Assets	-	152,357.00
8002-0000-280500 Unrestricted Net Assets	-	453,953.00
8002-0000-282000 Income and Expense Clearing	(24,243.72)	47,660,946.07
8002-8002-282000 Income and Expense Clearing	-	(47,899,152.66)
TOTAL EQUITY	<u>(3,221.93)</u>	<u>566,524.92</u>
TOTAL LIABILITES & EQUITY	<u>(3,221.93)</u>	<u>1,120,876.10</u>

Lansing Housing Commission
Summary Results for OCTOBER FY2020

Description	MT.Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV
REVENUE:								
Total Revenue Variance - Fav (Unfav)	14,205	5,595	8,518	14,813	43,130	767	397	24,626
Tenant Revenue Variance	(1,706)	(7,528)	(6,999)	(2,195)	(18,428)	-	-	-
HUD Revenue Variance	11,403	7,479	7,478	10,755	37,114	297	10	23,584
Capital Fund Income	6,132	6,601	6,419	6,028	25,180	-	-	-
Other Income	(1,625)	(957)	1,620	225	(737)	470	387	1,042
Other	-	-	-	0	(0)	0	-	0
Budgeted Revenue	109,517	136,202	114,478	85,948	446,145	67,874	82,372	882,894
% Variance fav (unfav)	13%	4%	7%	17%	10%	1%	0%	3%
EXPENSES:								
Total Expense Variance Unfav (Fav)	20,513	22,513	22,407	18,598	84,031	28,054	(2,537)	73,172
Salary Expenses	(4,134)	(91)	(1,532)	517	(5,241)	(7,385)	(204)	-
Employee Benefit Expenses	336	1,783	(1,844)	39	313	4,605	(7,687)	-
Utilities	436	(866)	(1,419)	(4,573)	(6,422)	2,261	(105)	-
Write-offs	2,153	(745)	613	15	2,036	-	-	-
Legal	1,831	304	(1,920)	329	544	306	-	-
Professional Services	5,989	5,871	5,674	5,612	23,146	9,053	7,665	-
Recreation/Other Services	(1,300)	(1,200)	(800)	200	(3,100)	-	-	-
Insurance	(3,250)	(1,635)	(3,208)	5,198	(2,895)	66	(2,576)	-
Sundry/Postage/Office Supplies	785	1,782	(1,194)	1,794	3,167	(129)	(463)	-
Management Fee	103	211	106	(153)	267	-	2	-
HAP Expense	-	-	-	-	-	-	-	73,172
Inspections	75	-	2,318	-	2,393	-	(303)	-
Maintenance Costs	10,140	12,990	18,078	10,023	51,231	22,289	145	-
Maintenance Contract - Unit Turns	5,954	7,154	7,327	720	21,154	-	-	-
Other	1,396	(3,044)	208	(1,123)	(2,564)	(3,013)	987	-
Budgeted Expense	100,464	117,057	124,014	94,750	436,285	54,709	68,672	882,881
% Variance fav (unfav)	-20%	-19%	-18%	-20%	-19%	-51%	4%	-8%
Cumulative Data:								
Curr Mo. Actual Net Income (Loss)	\$ 2,745	\$ 2,227	\$ (23,425)	\$ (12,588)	\$ (31,042)	\$ (14,122)	\$ 16,635	\$ (48,533)
YTD Actual Net Income (Loss) Net of CWIP	\$ 70,061	\$ 86,266	\$ (43,617)	\$ 13,726	\$ 126,437	\$ 257,158	\$ 55,492	\$ 216,349
Prior YR YTD Net Income (Loss)	\$ (61,255)	\$ 73,126	\$ 17,864	\$ (47,771)	\$ (18,036)	\$ 247,527	\$ 15,784	\$ (116,595)
Cash Balance - October	\$ 448,569	\$ 495,445	\$ 509,116	\$ 431,280	\$ 1,884,410	\$ 1,221,403	\$ 609,506	\$ 366,974
Cash Balance - September	\$ 491,072	\$ 539,387	\$ 544,633	\$ 509,749	\$ 2,084,841	\$ 1,306,995	\$ 615,860	\$ 412,819
Cash Balance - August	\$ 496,305	\$ 554,340	\$ 642,246	\$ 544,971	\$ 2,237,863	\$ 995,826	\$ 567,515	\$ 435,588

Lansing Housing Commission
Summary Results YTD for OCTOBER FY2020

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total
REVENUE:					
Total Revenue Variance - Fav (Unfav)	73,487	4,025	31,059	56,597	165,168
Tenant Revenue Variance	19,080	(26,701)	(16,580)	(11,324)	(35,525)
HUD Revenue Variance	39,069	16,684	18,883	41,975	116,611
Capital Fund Income	7,087	7,556	7,374	6,983	29,000
Other Income	8,250	6,486	21,382	18,963	55,082
Other	-	-	-	-	-
Budgeted Revenue	488,317	599,931	510,938	399,051	1,998,237
% Variance fav (unfav)	15%	1%	6%	14%	8%
EXPENSES:					
Total Expense Variance Unfav (Fav)	33,603	(8,182)	52,458	19,786	97,665
Salary Expenses	(8,627)	897	(6,410)	(2,387)	(16,527)
Employee Benefit Expenses	681	8,831	(2,987)	691	7,217
Utilities	338	584	(3,741)	(2,912)	(5,732)
Write-offs	22,089	(100)	12,985	(204)	34,771
Legal	(800)	(2,279)	(3,653)	(4,738)	(11,471)
Professional Services	15,783	15,217	14,204	9,733	54,938
Insurance	(3,910)	(1,891)	(3,801)	4,734	(4,868)
Sundry/Postage/Office Supplies	1,180	(3,891)	(1,508)	3,083	(1,137)
Management Fee	822	1,100	527	(303)	2,145
HAP Expense	-	-	-	-	-
Pilot	1,169	(2,685)	(4,108)	(820)	(6,443)
Inspections	1,670	-	8,910	-	10,580
Maintenance Costs	15,385	(9,312)	50,562	9,750	66,385
Maintenance Contract - Unit Turns	(6,543)	(15,548)	(4,369)	2,815	(23,645)
Other	(5,633)	894	(4,154)	344	(8,549)
Budgeted Expense	458,139	525,872	533,157	422,135	1,939,303
% Variance fav (unfav)	-7%	2%	-10%	-5%	-5%
YTD Actual Net Income (Loss) Net of CWIP	\$ 70,061	\$ 86,266	\$ (43,617)	\$ 13,726	\$ 126,437
YTD Budgeted Net Income (Loss)	\$ 30,178	\$ 74,059	\$ (22,219)	\$ (23,084)	\$ 58,934
Prior YR YTD Net Income (Loss)	\$ (61,255)	\$ 73,126	\$ 17,864	\$ (47,771)	\$ (18,036)

COCC	HCV Admin	HCV
16,063	12,477	465,698
-	-	-
4,288	9,703	460,642
-	-	-
11,775	2,774	5,056
-	-	(0)
497,215	328,988	3,531,576
3%	4%	13%
8,790	(33,472)	249,401
(32,514)	1,319	-
(6,817)	(25,947)	-
2,114	(95)	-
-	-	-
6,678	-	-
6,331	8,845	-
2,231	(5,322)	-
9,786	(940)	-
-	1,941	-
-	-	249,401
-	-	-
480	(11,477)	-
21,684	(77)	-
-	-	-
(1,183)	(1,717)	-
247,330	319,445	3,531,524
-4%	10%	-7%
\$ 257,158	\$ 55,492	\$ 216,349
\$ 249,885	\$ 9,543	\$ 52
\$ 247,527	\$ 15,784	\$ (116,595)

October Ratios

HCV Ratios			Prior Months	
Number of Vouchers Used	1,784		09/19	\$ 526.60
HCV 8002 Expenses	\$ 938,935.56		08/19	\$ 524.84
Average Cost Per Voucher	<u>\$ 526.31</u>		07/19	\$ 531.63

LIPH Ratios						Prior Months	
Year-to-Date Occupancy Rate	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	Total		
YTD Average Number of Units Leased	195	216	204	191	806	09/19	97.1%
Number of Possible Units	202	220	212	198	832	08/19	97.7%
Year-to-Date Occupancy Rate	<u>96.5%</u>	<u>98.2%</u>	<u>96.2%</u>	<u>96.5%</u>	<u>96.9%</u>	07/19	98.1%
Average Revenue Per Occupied Unit						09/19	\$ 869.13
Total LIPH Revenue	\$ 123,722.19	\$ 141,796.47	\$ 122,995.10	\$ 100,760.62	\$ 489,274.38	08/19	\$ 582.68
Average Revenue Per Occupied Unit	<u>\$ 634.47</u>	<u>\$ 656.47</u>	<u>\$ 602.92</u>	<u>\$ 527.54</u>	<u>\$ 607.04</u>	07/19	\$ 613.42
Average Tenant Revenue Per Occupied Unit						09/19	\$ 146.78
Total Tenant Revenue	\$ 30,088.00	\$ 34,165.00	\$ 22,260.00	\$ 30,328.00	\$ 116,841.00	08/19	\$ 160.61
Average Tenant Revenue Per Occupied Unit	<u>\$ 154.30</u>	<u>\$ 158.17</u>	<u>\$ 109.12</u>	<u>\$ 158.79</u>	<u>\$ 144.96</u>	07/19	\$ 171.81
Average Cost Per Occupied Unit						09/19	\$ 625.20
YTD Average Monthly Expenses	\$ 122,935.54	\$ 129,422.47	\$ 146,403.66	\$ 110,480.32	\$ 509,241.99	08/19	\$ 527.76
Average Cost Per Occupied Unit	<u>\$ 630.44</u>	<u>\$ 599.18</u>	<u>\$ 717.67</u>	<u>\$ 578.43</u>	<u>\$ 631.81</u>	07/19	\$ 444.44

Company Ratios						
Operating Reserves	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	COCC	HCV Admin
Bank Account Balance	\$ 448,569.20	\$ 495,445.04	\$ 509,115.50	\$ 431,279.77	\$ 1,221,403.33	\$ 609,505.89
YTD Expenses	\$ 491,742.17	\$ 517,689.88	\$ 585,614.64	\$ 441,921.27	\$ 256,120.26	\$ 285,972.69
Number of Months	4	4	4	4	4	4
Average Monthly Expenses	<u>\$ 122,935.54</u>	<u>\$ 129,422.47</u>	<u>\$ 146,403.66</u>	<u>\$ 110,480.32</u>	<u>\$ 64,030.07</u>	<u>\$ 71,493.17</u>
Number of Months of Operating Reserves (would like to have 4 months of operating reserves)	<u>3.65</u>	<u>3.83</u>	<u>3.48</u>	<u>3.90</u>	<u>19.08</u>	<u>8.53</u>
Prior Months						
08/19	3.97	4.28	3.73	4.65	22.62	8.4
08/19	4.67	5.26	5.11	6.00	18.3	7.2
07/19	5.36	6.54	7.16	7.29	21.40	10.57
06/19	<u>3.57</u>	<u>3.90</u>	<u>4.78</u>	<u>4.51</u>	<u>17.81</u>	<u>7.12</u>

Lansing Housing Commission
Budget vs. Actual
Mt. Vernon
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 146,255	\$ 127,175	\$ 19,080	\$ 120,584	\$ 381,524	\$ 254,349
Tenant Revenue - Other	18,060	10,500	7,560	12,043	31,500	21,000
Total Tenant Revenue	<u>\$ 164,315</u>	<u>\$ 137,675</u>	<u>\$ 26,641</u>	<u>\$ 132,627</u>	<u>\$ 413,024</u>	<u>\$ 275,349</u>
HUD PHA Operating Grants	333,160	294,091	39,069	314,842	882,273	588,182
CFP Operational Income	61,824	90,000	(28,176)	65,183	90,000	-
Fraud Recovery and Other	2,505	1,815	690	2,033	6,908	5,093
Total Operating Revenue	<u>\$ 561,804</u>	<u>\$ 523,581</u>	<u>\$ 38,223</u>	<u>\$ 514,684</u>	<u>\$ 1,392,205</u>	<u>\$ 868,624</u>
Administrative Salaries	\$ 30,463	\$ 30,679	\$ (216)	\$ 30,987	\$ 90,189	\$ 59,510
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	94,741	39,183	55,558	91,418	117,550	78,367
Bookkeeping Fees	5,851	5,760	91	5,859	17,280	11,520
Employee Benefits Contributions - Admin	8,141	7,597	544	10,156	22,683	15,087
Office Expenses	12,232	12,982	(751)	8,406	29,667	16,685
Legal	6,000	6,800	(800)	11,573	17,800	11,000
Travel	247	320	(73)	628	960	640
Other	1,119	-	1,119	436	-	-
Tenant Services - Other	(196)	6,400	(6,596)	10,644	18,200	11,800
Water	23,780	32,100	(8,320)	28,938	96,300	64,200
Electricity	10,942	14,400	(3,458)	13,735	43,800	29,200
Gas	5,815	8,735	(2,920)	7,223	49,570	40,835
Other Utilities Expense	102	200	(98)	9	6,400	6,200
Ordinary Maintenance and Operations - Labor	22,144	30,555	(8,411)	41,208	90,848	60,293
Ordinary Maintenance and Operations - Materials	33,867	24,700	9,167	29,132	68,050	43,350
Ordinary Maintenance and Operations - Contract	113,913	114,095	(182)	203,791	361,375	247,280
Employee Benefits Contributions - Ordinary	17,439	17,301	138	18,149	51,194	33,892
Protective Services - Other Contract Costs	774	800	(26)	814	2,400	1,600
Property Insurance	15,700	18,052	(2,352)	15,282	55,876	37,824
Liability Insurance	5,930	6,350	(420)	5,625	19,174	12,824
Workers Compensation	(122)	992	(1,114)	452	2,976	1,984
All Other Insurance	721	744	(24)	880	2,232	1,488
Other General Expenses	25,343	6,252	19,091	19,116	18,931	12,679
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	7,723	6,554	1,169	6,125	17,285	10,731
Bad debt - Tenant Rents	28,489	6,400	22,089	9,434	19,200	12,800
Interest Expense	5,451	5,451	-	5,918	15,871	10,420
Total Operating Expenses	<u>\$ 476,607</u>	<u>\$ 403,404</u>	<u>\$ 73,203</u>	<u>\$ 575,939</u>	<u>\$ 1,240,612</u>	<u>\$ 837,209</u>
Net Income (Loss)	<u>\$ 85,197</u>	<u>\$ 120,177</u>	<u>\$ (34,981)</u>	<u>\$ (61,255)</u>	<u>\$ 151,592</u>	<u>\$ 31,415</u>

Lansing Housing Commission
Budget vs. Actual
Hildebrandt
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 140,071	\$ 166,772	\$ (26,701)	\$ 136,463	\$ 490,116	\$ 323,344
Tenant Revenue - Other	14,744	8,320	6,424	11,254	25,415	17,095
Total Tenant Revenue	<u>\$ 154,815</u>	<u>\$ 175,092</u>	<u>\$ (20,277)</u>	<u>\$ 147,717</u>	<u>\$ 515,531</u>	<u>\$ 340,439</u>
HUD PHA Operating Grants	380,303	363,619	16,684	390,082	1,090,856	727,237
CFP Operational Income	67,170	80,000	(12,830)	69,480	80,000	-
Fraud Recovery and Other	1,670	1,607	63	1,966	6,384	4,777
Total Operating Revenue	<u>\$ 603,956</u>	<u>\$ 620,318</u>	<u>\$ (16,361)</u>	<u>\$ 609,245</u>	<u>\$ 1,692,770</u>	<u>\$ 1,072,453</u>
Administrative Salaries	\$ 31,225	\$ 31,193	\$ 32	\$ 29,121	\$ 91,588	\$ 60,395
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	103,979	43,265	60,714	99,643	129,795	86,530
Bookkeeping Fees	6,489	6,360	129	6,436	19,080	12,720
Employee Benefits Contributions - Admin	14,192	10,843	3,348	9,080	28,726	17,883
Office Expenses	16,732	15,519	1,213	12,834	38,815	23,296
Legal	6,186	8,465	(2,279)	8,355	26,865	18,400
Travel	340	320	20	182	960	640
Other	(393)	-	(393)	(2,344)	-	-
Tenant Services - Other	2,057	6,800	(4,743)	9,560	20,600	13,800
Water	34,324	33,666	658	33,412	96,916	63,250
Electricity	10,195	9,932	263	9,488	31,882	21,950
Gas	3,458	4,065	(607)	(124)	54,065	50,000
Other Utilities Expense	-	60	(60)	-	6,590	6,530
Ordinary Maintenance and Operations - Labor	34,587	33,723	864	18,489	99,518	65,795
Ordinary Maintenance and Operations - Material	22,917	25,850	(2,933)	24,166	76,100	50,250
Ordinary Maintenance and Operations - Contract	145,818	166,650	(20,832)	208,500	489,200	322,550
Employee Benefits Contributions - Ordinary	20,541	15,059	5,483	9,511	45,241	30,182
Protective Services - Other Contract Costs	1,245	1,232	13	1,364	3,696	2,484
Property Insurance	14,909	16,044	(1,135)	13,584	49,660	33,616
Liability Insurance	5,262	5,139	123	4,634	15,518	10,380
Workers Compensation	(133)	656	(789)	493	1,968	1,312
All Other Insurance	344	435	(91)	812	1,740	1,305
Other General Expenses	21,964	6,747	15,217	19,480	20,182	13,435
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	8,866	11,551	(2,685)	9,509	29,645	18,094
Bad debt - Tenant Rents	3,500	3,600	(100)	62	10,800	7,200
Interest Expense	9,086	9,088	-	9,863	26,452	17,366
Total Operating Expenses	<u>\$ 517,690</u>	<u>\$ 466,259</u>	<u>\$ 51,431</u>	<u>\$ 536,119</u>	<u>\$ 1,420,603</u>	<u>\$ 954,343</u>
Net Income (Loss)	<u>\$ 86,266</u>	<u>\$ 154,058</u>	<u>\$ (67,792)</u>	<u>\$ 73,126</u>	<u>\$ 272,167</u>	<u>\$ 118,109</u>

Lansing Housing Commission
Budget vs. Actual
LaRoy Froh
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 100,456	\$ 117,036	\$ (16,580)	\$ 116,449	\$ 351,108	\$ 234,072
Tenant Revenue - Other	30,169	9,480	20,689	10,973	28,680	19,200
Total Tenant Revenue	<u>\$ 130,625</u>	<u>\$ 126,516</u>	<u>\$ 4,109</u>	<u>\$ 127,422</u>	<u>\$ 379,788</u>	<u>\$ 253,272</u>
HUD PHA Operating Grants	343,949	325,066	18,883	350,691	975,198	650,132
CFP Operational Income	65,091	185,000	(119,909)	69,480	185,000	-
Fraud Recovery and Other	2,333	1,639	694	3,612	6,480	4,841
Total Operating Revenue	<u>\$ 541,997</u>	<u>\$ 638,221</u>	<u>\$ (96,224)</u>	<u>\$ 551,205</u>	<u>\$ 1,546,466</u>	<u>\$ 908,245</u>
Administrative Salaries	\$ 24,404	\$ 30,785	\$ (6,381)	\$ 28,450	\$ 90,487	\$ 59,702
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	99,672	41,428	58,244	95,512	124,285	82,856
Bookkeeping Fees	6,136	6,090	46	5,828	18,270	12,180
Employee Benefits Contributions - Admin	7,590	8,498	(908)	14,740	22,777	14,279
Office Expenses	10,223	11,787	(1,564)	12,520	36,155	24,368
Legal	4,347	8,000	(3,653)	10,538	24,000	16,000
Travel	-	320	(320)	21	850	530
Other	100	1,000	(900)	7,025	2,000	1,000
Tenant Services - Other	1,305	4,800	(3,495)	8,736	14,400	9,600
Water	32,469	22,800	9,669	21,226	68,400	45,600
Electricity	18,275	14,600	3,675	14,597	43,900	29,300
Gas	8,546	10,400	(1,854)	436	59,200	48,800
Other Utilities Expense	112	228	(116)	97	12,684	12,456
Ordinary Maintenance and Operations - Labor	33,096	33,125	(29)	36,753	97,591	64,466
Ordinary Maintenance and Operations - Material	64,030	35,100	28,930	42,210	101,300	66,200
Ordinary Maintenance and Operations - Contract	195,005	168,240	26,765	135,629	505,810	337,570
Employee Benefits Contributions - Ordinary	15,717	17,796	(2,079)	19,560	53,321	35,525
Protective Services - Other Contract Costs	1,180	1,200	(20)	1,180	3,600	2,400
Property Insurance	20,253	22,730	(2,477)	19,244	70,356	47,626
Liability Insurance	8,390	6,953	1,438	6,055	20,996	14,043
Workers Compensation	(129)	632	(761)	477	1,896	1,264
All Other Insurance	344	2,346	(2,002)	5,983	5,115	2,769
Other General Expenses	21,836	7,632	14,204	21,161	22,896	15,264
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	2,076	6,184	(4,108)	6,739	15,901	9,717
Bad debt - Tenant Rents	20,385	7,400	12,985	12,798	20,600	13,200
Interest Expense	5,367	5,367	-	5,826	15,625	10,258
Total Operating Expenses	<u>\$ 600,750</u>	<u>\$ 475,441</u>	<u>\$ 125,309</u>	<u>\$ 533,341</u>	<u>\$ 1,457,415</u>	<u>\$ 981,974</u>
Net Income (Loss)	<u>\$ (58,753)</u>	<u>\$ 162,780</u>	<u>\$ (221,533)</u>	<u>\$ 17,864</u>	<u>\$ 89,051</u>	<u>\$ (73,729)</u>

**Lansing Housing Commission
Budget vs. Actual
South Washington Park
For the Period Ending October 31, 2019**

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 118,768	\$ 130,092	\$ (11,324)	\$ 121,866	\$ 390,276	\$ 260,184
Tenant Revenue - Other	5,650	7,104	(1,454)	7,998	21,312	14,208
Total Tenant Revenue	<u>\$ 124,418</u>	<u>\$ 137,196</u>	<u>\$ (12,778)</u>	<u>\$ 129,864</u>	<u>\$ 411,588</u>	<u>\$ 274,392</u>
HUD PHA Operating Grants	248,387	206,412	41,975	222,387	619,236	412,824
CFP Operational Income	60,636	214,299	(153,663)	65,183	214,299	-
Fraud Recovery and Other	22,207	1,791	20,417	4,492	6,978	5,188
Total Operating Revenue	<u>\$ 455,648</u>	<u>\$ 559,697</u>	<u>\$ (104,049)</u>	<u>\$ 421,925</u>	<u>\$ 1,252,101</u>	<u>\$ 692,404</u>
Administrative Salaries	\$ 29,540	\$ 31,833	\$ (2,293)	\$ 19,530	\$ 93,170	\$ 61,337
Auditing Fees	-	-	-	-	5,000	5,000
Management Fees	92,736	39,387	53,349	90,449	118,162	78,775
Bookkeeping Fees	5,717	5,790	(73)	5,715	17,370	11,580
Employee Benefits Contributions - Admin	14,327	12,924	1,402	9,204	35,175	22,250
Office Expenses	14,907	9,968	4,939	11,041	29,183	19,215
Legal	5,330	10,067	(4,738)	8,452	30,202	20,135
Travel	277	-	277	(716)	-	-
Other	247	-	247	16,830	-	-
Tenant Services - Other	3,000	3,200	(200)	4,985	9,600	6,400
Water	62,065	70,940	(8,875)	69,755	212,820	141,880
Electricity	40,927	35,672	5,255	38,924	107,016	71,344
Gas	6,184	5,483	701	3,827	48,305	40,822
Other Utilities Expense	117	110	7	111	1,485	1,375
Ordinary Maintenance and Operations - Labor	33,497	33,590	(93)	44,721	99,032	85,442
Ordinary Maintenance and Operations - Material	23,941	22,316	1,625	36,165	66,548	44,232
Ordinary Maintenance and Operations - Contract	49,309	40,132	9,177	48,198	127,735	87,603
Employee Benefits Contributions - Ordinary	17,054	17,765	(711)	18,904	53,534	35,769
Protective Services - Other Contract Costs	636	636	-	1,392	1,908	1,272
Property Insurance	13,769	9,362	4,407	7,924	28,977	19,615
Liability Insurance	7,630	6,654	977	6,036	20,093	13,440
Workers Compensation	(120)	600	(720)	443	1,800	1,200
All Other Insurance	721	650	71	642	1,880	1,230
Other General Expenses	16,311	6,578	9,733	24,372	19,733	13,156
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	780	1,600	(820)	878	1,814	214
Bad debt - Tenant Rents	1,796	2,000	(204)	585	6,000	4,000
Interest Expense	1,225	1,225	-	1,330	3,568	2,342
Total Operating Expenses	<u>\$ 441,921</u>	<u>\$ 368,482</u>	<u>\$ 73,439</u>	<u>\$ 469,696</u>	<u>\$ 1,138,110</u>	<u>\$ 769,628</u>
Net Income (Loss)	<u>\$ 13,726</u>	<u>\$ 191,215</u>	<u>\$ (177,488)</u>	<u>\$ (47,771)</u>	<u>\$ 113,990</u>	<u>\$ (77,224)</u>

Lansing Housing Commission
Budget vs. Actual
AMP Consolidated
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 505,550	\$ 541,075	\$ (35,525)	\$ 495,361	\$ 1,613,024	\$ 1,071,949
Tenant Revenue - Other	68,623	35,404	33,219	42,267	106,907	71,503
Total Tenant Revenue	<u>\$ 574,172</u>	<u>\$ 576,479</u>	<u>\$ (2,306)</u>	<u>\$ 537,629</u>	<u>\$ 1,719,931</u>	<u>\$ 1,143,452</u>
HUD PHA Operating Grants	1,305,799	1,189,188	116,611	1,278,001	3,567,563	2,378,375
CFP Operational Income	254,719	569,299	(314,579)	269,326	569,299	-
Fraud Recovery and Other	28,714	6,852	21,863	12,104	26,749	19,897
Total Operating Revenue	<u>\$ 2,163,405</u>	<u>\$ 2,341,816</u>	<u>\$ (178,412)</u>	<u>\$ 2,097,059</u>	<u>\$ 5,883,541</u>	<u>\$ 3,541,725</u>
Administrative Salaries	\$ 115,632	\$ 124,490	\$ (8,858)	\$ 108,088	\$ 365,434	\$ 240,944
Auditing Fees	-	-	-	-	20,000	20,000
Management Fees	391,128	163,264	227,864	377,022	489,792	326,528
Bookkeeping Fees	24,193	24,000	193	23,838	72,000	48,000
Employee Benefits Contributions - Administrative	44,248	39,862	4,386	43,180	109,362	69,499
Office Expenses	54,094	50,256	3,837	44,800	133,820	83,564
Legal Expense	21,862	33,332	(11,471)	38,918	98,867	65,535
Travel	863	960	(97)	116	2,770	1,810
Other	1,073	1,000	73	21,946	2,000	1,000
Tenant Services - Other	6,167	21,200	(15,033)	33,925	62,800	41,600
Water	152,657	159,506	(6,849)	153,331	474,436	314,930
Electricity	80,338	74,604	5,734	76,753	226,398	151,794
Gas	24,003	28,683	(4,680)	11,361	209,140	180,457
Other Utilities Expense	331	598	(267)	217	27,159	26,561
Ordinary Maintenance and Operations - Labor	123,324	130,993	(7,669)	141,172	386,989	255,996
Ordinary Maintenance and Operations - Material	144,755	107,966	36,789	131,674	311,998	204,032
Ordinary Maintenance and Operations - Contract	504,045	489,117	14,928	596,118	1,484,120	995,003
Employee Benefits Contributions - Ordinary	70,752	67,921	2,831	66,124	203,290	135,369
Protective Services - Other Contract Costs	3,835	3,868	(33)	4,750	11,604	7,736
Property Insurance	64,632	66,188	(1,556)	56,035	204,869	138,681
Liability Insurance	27,213	25,096	2,117	22,350	75,782	50,686
Workers Compensation	(505)	2,880	(3,385)	1,865	8,640	5,760
All Other Insurance	2,130	4,175	(2,046)	8,317	10,967	6,792
Other General Expenses	85,454	27,209	58,246	84,129	81,742	54,533
Compensated Absences	-	-	-	-	-	-
Payments in Lieu of Taxes	19,445	25,888	(6,443)	23,252	64,645	38,757
Bad debt - Tenant Rents	54,171	19,400	34,771	22,878	56,600	37,200
Interest Expense	21,129	21,129	-	22,938	61,515	40,386
Total Operating Expenses	<u>\$ 2,036,968</u>	<u>\$ 1,713,586</u>	<u>\$ 323,382</u>	<u>\$ 2,115,095</u>	<u>\$ 5,256,740</u>	<u>\$ 3,543,153</u>
Net Income (Loss)	<u>\$ 126,437</u>	<u>\$ 628,230</u>	<u>\$ (501,793)</u>	<u>\$ (18,036)</u>	<u>\$ 626,801</u>	<u>\$ (1,429)</u>

Lansing Housing Commission
Budget vs. Actual
COCC
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Management Fees Income	\$ 458,396	\$ 454,245	\$ 4,152	\$ 442,777	\$ 911,297	\$ 457,052
Bookkeeping Fees Income	24,127	23,990	136	23,838	71,971	47,981
Fraud Recovery and Other	30,755	18,980	11,775	26,624	71,070	52,090
Total Operating Revenue	\$ 513,279	\$ 497,215	\$ 16,063	\$ 493,238	\$ 1,054,338	\$ 557,123
Administrative Salaries	\$ 47,713	\$ 80,227	\$ (32,514)	\$ 114,047	\$ 233,633	\$ 153,406
Auditing Fees	-	-	-	-	5,900	5,900
Employee Benefits Contributions - Admin	20,919	27,088	(6,169)	25,246	75,063	47,975
Office Expenses	34,507	21,863	12,644	18,363	54,801	32,938
Legal	7,253	575	6,678	750	2,300	1,725
Travel	681	4,655	(3,974)	4,755	12,480	7,825
Other	19,644	24,226	(4,582)	17,498	47,344	23,118
Tenant Services - Other	4,006	-	4,006	-	1,500	-
Water	707	532	175	5,264	1,596	1,064
Electricity	5,196	3,500	1,696	4,086	10,500	7,000
Gas	962	756	206	(4,924)	2,268	1,512
Other Utilities Expense	172	136	36	208	408	272
Ordinary Maintenance and Operations - Materia	-	200	(200)	124	500	300
Ordinary Maintenance and Operations - Contrac	24,472	2,158	22,314	2,029	5,899	3,741
Protective Services - Other Contract Costs	313	400	(87)	388	400	-
Property Insurance	700	640	60	566	1,920	1,280
Liability Insurance	339	80	259	226	240	160
Workers Compensation	(76)	400	(476)	236	1,200	800
All Other Insurance	2,388	-	2,388	26,789	-	-
Other General Expenses	85,281	78,950	6,331	28,175	227,800	148,850
Compensated Absences	-	-	-	-	-	-
Interest Expense	943	944	(1)	1,883	2,373	1,429
Total Operating Expenses	\$ 256,120	\$ 247,330	\$ 8,790	\$ 245,711	\$ 688,124	\$ 439,294
Net Income (Loss)	\$ 257,158	\$ 249,885	\$ 7,273	\$ 247,527	\$ 366,213	\$ 117,828

Lansing Housing Commission
Budget vs. Actual
Housing Choice Voucher
For the Period Ending October 31, 2019

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
HUD PHA Operating Grants	\$ 4,328,505	\$ 3,858,160	\$ 470,345	\$ 3,701,903	\$ 11,574,480	\$7,716,320
Other Revenue	113	-	113	79	-	-
Fraud Recovery and Other	10,121	2,352	7,769	4,482	7,308	4,954
Total Operating Revenue	<u>\$ 4,338,739</u>	<u>\$ 3,860,512</u>	<u>\$ 478,227</u>	<u>\$ 3,706,464</u>	<u>\$ 11,581,788</u>	<u>\$7,721,274</u>
Administrative Salaries	\$ 106,113	\$ 104,794	\$ 1,319	\$ 108,897	\$ 304,337	\$ 199,543
Auditing Fees	-	-	-	-	25,000	25,000
Management Fees	67,268	65,327	1,941	65,755	195,982	130,654
Bookkeeping Fees	-	-	-	-	-	-
Employee Benefits Contributions - Admin	23,522	44,820	(21,297)	24,963	129,885	85,065
Office Expenses	54,598	63,080	(8,482)	54,310	147,420	84,340
Legal Expense	-	-	-	-	-	-
Travel	1,066	-	1,066	257	-	-
Other	200	20,500	(20,300)	37	64,000	43,500
Tenant Services - Other	-	-	-	-	-	-
Water	-	-	-	-	-	-
Electricity	-	-	-	-	-	-
Gas	-	-	-	17	-	-
Other Utilities Expense	115	210	(95)	252	630	420
Ordinary Maintenance and Operations - Materie	-	-	-	-	-	-
Ordinary Maintenance and Operations - Contrar	9,934	988	8,946	15,038	2,964	-
Protective services - Other Contract Costs	209	300	(91)	259	300	-
Property Insurance	-	-	-	-	-	-
Liability Insurance	5,858	5,194	665	5,679	15,582	10,388
Workers Compensation	(971)	5,016	(5,987)	3,588	15,048	10,032
All Other Insurance	-	-	-	-	-	-
Other General Expenses	18,061	9,216	8,845	9,522	22,548	13,332
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	3,780,925	3,531,524	249,401	3,518,700	10,594,572	7,063,048
Bad Debt - Tenant Rents	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Total Operating Expenses	<u>\$ 4,066,897</u>	<u>\$ 3,850,969</u>	<u>\$ 215,929</u>	<u>\$ 3,807,275</u>	<u>\$ 11,518,267</u>	<u>\$7,667,298</u>
Net Income (Loss)	<u>\$ 271,842</u>	<u>\$ 9,543</u>	<u>\$ 262,298</u>	<u>\$ (100,811)</u>	<u>\$ 63,519</u>	<u>\$ 53,976</u>

Lansing Housing Commission
1010 Mt. Vernon Park
Balance Sheet for October 2019

	Period Amount	Balance
ASSETS		
1010-0000-111102 Cash-Security Deposits	-	35,491.60
1010-0000-111111 Chase Checking	(42,517.98)	448,569.20
1010-0000-112200 Accounts Receivable	1,122.84	16,601.92
1010-0000-112201 Allowance for Doubtful Accounts	(110.71)	(1,660.19)
1010-0000-112300 A/R - Due from Oliver Gardens	-	1,672.00
1010-0000-112500 Accounts Receivable HUD	-	-
1010-0000-114500 Accrued Interest Receivable	-	116.07
1010-5005-115700 Intercompany	18,314.38	(2,901.94)
1010-0000-116201 Investments Savings	-	130,750.53
1010-0000-121100 Prepaid Insurance	49,436.26	49,436.21
1010-0000-140000 Land	-	245,012.00
1010-0000-144000 Construction in Progress	-	17,828.83
1010-3000-144000 Construction in Progress	21,779.25	132,532.75
1010-0000-146000 Dwelling Structures	-	12,674,946.26
1010-1010-146000 Dwelling Structures	-	501,502.00
1010-0000-146500 Dwelling Equipment - Ranges &	-	406,217.97
1010-1010-146500 Dwelling Equipment - Ranges &	-	27,589.00
1010-3000-146500 Dwelling Equipment - Ranges &	-	8,823.96
1010-0000-148100 Accumulated Depreciation-Build	-	(10,742,197.46)
1010-1010-148100 Accumulated Depreciation-Build	-	(159,379.00)
1010-1010-148300 Accumulated Depreciation-Equip	-	(8,767.00)
1010-0000-150300 Deferred Outflow - MERS	-	143,287.00
TOTAL ASSETS	48,024.04	3,925,471.71
LIABILITIES		
1010-0000-200000 OPEB Liability	-	181,088.00
1010-0000-200300 Pension Liability	-	254,674.00
1010-0000-210000 Construction Costs Payable	-	-
1010-0000-211100 Accounts Payable	8,872.56	11,997.56
1010-0000-211343 Accounts Payable Misc	-	-
1010-0000-211400 Tenant Security Deposits	(911.00)	33,408.60
1010-0000-211999 Tenant Refunds	1,046.00	7,073.58
1010-0000-212000 Accrued Payroll	-	7,161.87
1010-0000-213400 Utility Accrual	-	21,658.66
1010-0000-213500 Accrued Comp Absences - Curr	-	887.35
1010-0000-213700 Payment in Lieu of Taxes	2,296.25	26,152.89
1010-0000-214000 Accrued Comp Absences - non curr	-	5,028.29
1010-0000-260600 Note Payable Non Curr - PNC	(2,938.82)	356,959.86
1010-0000-260601 Note Payable - Curr - PNC	-	35,569.60
TOTAL LIABILITIES	8,364.99	941,660.26
EQUITY		
1010-0000-280100 Invest C	-	2,433,904.00
1010-0000-280500 Unrestricted Net Assets	-	801,692.03
1010-0000-282000 Income and Expense Clearing	39,659.05	(1,951,984.78)
1010-0003-282000 Income and Expense Clearing	-	(77.99)
1010-1010-282000 Income and Expense Clearing	-	(320.14)
1010-1010-282000 Income and Expense Clearing	-	(19,356.80)
1010-3000-282000 Income and Expense Clearing	-	1,719,955.13
TOTAL EQUITY	39,659.05	2,983,811.45
TOTAL LIABILITIES & EQUITY	48,024.04	3,925,471.71

**Lansing Housing Commission
1020 Hildebrandt Park
Balance Sheet for October 2019**

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
1020-0000-111102 Cash-Security Deposits	-	36,248.00
1020-0000-111111 Chase Checking	(43,958.62)	495,445.04
1020-0000-112200 Accounts Receivable	(5,100.05)	8,576.31
1020-0000-112201 Allowance for Doubtful Accounts	516.55	(852.73)
1020-0000-112300 A/R - Due from Oliver Gardens	-	3,278.57
1020-0000-112500 Accounts Receivable HUD	-	-
1020-0000-114500 Accrued Interest Receivable	-	116.07
1020-5005-115700 Intercompany	16,254.53	(3,311.36)
1020-0000-116201 Investments Savings	-	130,750.53
1020-0000-121100 Prepaid Insurance	49,931.86	49,931.86
1020-0000-140000 Land	-	440,132.00
1020-0000-144000 Construction in Progress	-	59,094.55
1020-3000-144000 Construction in Progress	14,472.00	163,682.51
1020-0000-146000 Dwelling Structures	-	14,571,637.42
1020-1020-146000 Dwelling Structures	-	640,279.00
1020-0000-146500 Dwelling Equipment - Ranges &	-	40,799.04
1020-1020-146500 Dwelling Equipment - Ranges &	-	242,488.00
1020-0000-148100 Accumulated Depreciation-Build	-	(11,582,133.50)
1020-1020-148100 Accumulated Depreciation-Build	-	(203,490.00)
1020-1020-148300 Accumulated Depreciation-Equip	-	(77,066.00)
1020-0000-150300 Deferred Outflow - MERS	-	119,994.00
TOTAL ASSETS	<u><u>32,116.27</u></u>	<u><u>5,135,599.31</u></u>
LIABILITIES		
1020-0000-200000 OPEB Liability	-	94,792.00
1020-0000-200300 Pension Liability	-	213,273.00
1020-0000-210000 Construction Costs Payable	-	-
1020-0000-211100 Accounts Payable	18,184.37	18,184.37
1020-0000-211343 Accounts Payable Misc	-	-
1020-0000-211400 Tenant Security Deposits	297.00	37,088.00
1020-0000-211999 Tenant Refunds	(247.00)	3,219.74
1020-0000-212000 Accrued Payroll	-	8,480.83
1020-0000-213400 Utility Accrual	-	17,610.46
1020-0000-213500 Accrued Comp Absences - Curr	-	1,719.26
1020-0000-213700 Payment in Lieu of Taxes	2,081.37	37,047.77
1020-0000-214000 Accrued Comp Absences - non curr	-	9,742.49
1020-0000-260600 Note Payable Non Curr - PNC	(4,898.04)	594,933.09
1020-0000-260601 Note Payable - Curr - PNC	-	59,282.67
TOTAL LIABILITIES	<u><u>15,417.70</u></u>	<u><u>1,095,373.68</u></u>
EQUITY		
1020-0000-280100 Invest C	-	3,764,889.00
1020-0000-280500 Unrestricted Net Assets	-	(86,047.10)
1020-0000-282000 Income and Expense Clearing	16,698.57	(1,381,294.25)
1020-1020-282000 Income and Expense Clearing	-	(45,146.00)
1020-3000-282000 Income and Expense Clearing	-	1,787,823.98
TOTAL EQUITY	<u><u>16,698.57</u></u>	<u><u>4,040,225.63</u></u>
TOTAL LIABILITIES & EQUITY	<u><u>32,116.27</u></u>	<u><u>5,135,599.31</u></u>

**Lansing Housing Commission
1080 LaRoy Froh Townhomes
Balance Sheet for October 2019**

	Period Amount	Balance
ASSETS		
1080-0000-111102 Cash-Security Deposits	-	37,764.00
1080-0000-111111 Chase Checking	(35,534.84)	509,115.50
1080-0000-112200 Accounts Receivable	2,070.55	11,188.95
1080-0000-112201 Allowance for Doubtful Accounts	(205.33)	(1,118.90)
1080-0000-112500 Accounts Receivable HUD	-	-
1080-0000-112954 Accounts Receivables-Misc	-	-
1080-0000-114500 Accrued Interest Receivable	-	116.07
1080-5005-115700 Intercompany	(28,281.05)	(34,828.69)
1080-0000-116201 Investments Savings	-	130,750.53
1080-0000-121100 Prepaid Insurance	64,047.66	64,047.66
1080-0000-140000 Land	-	499,084.00
1080-0000-144000 Construction in Progress	(29,120.00)	58,605.04
1080-3000-144000 Construction in Progress	12,326.25	98,355.75
1080-0000-146000 Dwelling Structures	-	12,636,231.93
1080-1080-146000 Dwelling Structures	-	520,795.00
1080-0000-146500 Dwelling Equipment - Ranges &	-	35,510.04
1080-0000-148100 Accumulated Depreciation-Build	-	(9,988,888.71)
1080-1080-148100 Accumulated Depreciation-Build	-	(165,515.00)
1080-0000-150300 Deferred Outflow - MERS	-	155,143.00
TOTAL ASSETS	(14,696.76)	4,566,356.17
LIABILITIES		
1080-0000-200000 OPEB Liability	-	152,638.00
1080-0000-200300 Pension Liability	-	275,743.00
1080-0000-210000 Construction Costs Payable	-	-
1080-0000-211100 Accounts Payable	15,358.74	15,358.74
1080-0000-211343 Accounts Payable Misc	-	-
1080-0000-211400 Tenant Security Deposits	145.00	38,876.00
1080-0000-211999 Tenant Refunds	(247.00)	3,788.40
1080-0000-212000 Accrued Payroll	-	8,021.49
1080-0000-213400 Utility Accrual	-	19,823.43
1080-0000-213500 Accrued Comp Absences - Curr	-	994.71
1080-0000-213700 Payment in Lieu of Taxes	(825.89)	19,482.15
1080-0000-214000 Accrued Comp Absences - non curr	-	5,636.66
1080-0000-260600 Note Payable Non Curr - PNC	(2,893.26)	351,425.60
1080-0000-260601 Note Payable - Curr - PNC	-	35,018.13
TOTAL LIABILITIES	11,537.59	926,806.31
EQUITY		
1080-0000-280100 Invest C	-	4,031,104.00
1080-0000-280500 Unrestricted Net Assets	-	134,241.63
1080-0000-282000 Income and Expense Clearing	(26,234.35)	(1,691,931.43)
1080-1080-282000 Income and Expense Clearing	-	(26,635.00)
1080-3000-282000 Income and Expense Clearing	-	1,192,770.66
TOTAL EQUITY	(26,234.35)	3,639,549.86
TOTAL LIABILITIES & EQUITY	(14,696.76)	4,566,356.17

**Lansing Housing Commission
1090 South Washington Park
Balance Sheet for October 2019**

	Period Amount	Balance
ASSETS		
1090-0000-111102 Cash-Security Deposits	-	24,348.00
1090-0000-111111 Chase Checking	(78,484.01)	431,279.77
1090-0000-112200 Accounts Receivable	(51.90)	10,506.11
1090-0000-112201 Allowance for Doubtful Accounts	6.67	(1,050.61)
1090-0000-112500 Accounts Receivable HUD	-	-
1090-0000-114500 Accrued Interest Receivable	-	116.05
1090-5005-115700 Intercompany	(594.33)	(12,833.66)
1090-0000-116201 Investments Savings	-	130,750.52
1090-0000-121100 Prepaid Insurance	68,230.66	68,230.66
1090-0000-140000 Land	-	180,543.00
1090-3000-144000 Construction in Progress	128,968.00	284,970.25
1090-0000-146000 Dwelling Structures	-	9,530,995.25
1090-1090-146000 Dwelling Structures	-	118,722.00
1090-0000-146500 Dwelling Equipment - Ranges &	-	134,245.45
1090-0000-147000 Nondwellin Structures	-	16,575.68
1090-0000-148100 Accumulated Depreciation-Build	-	(7,566,612.44)
1090-1090-148100 Accumulated Depreciation-Build	-	(37,732.00)
1090-0000-150300 Deferred Outflow - MERS	-	142,995.00
TOTAL ASSETS	118,075.09	3,456,049.03
LIABILITIES		
1090-0000-200000 OPEB Liability	-	94,299.00
1090-0000-200300 Pension Liability	-	254,153.00
1090-0000-210000 Construction Costs Payabe	-	-
1090-0000-211100 Accounts Payable	2,126.84	2,126.84
1090-0000-211343 Accounts Payable Misc	-	-
1090-0000-211400 Tenant Security Deposits	(589.00)	24,034.00
1090-0000-211999 Tenant Refunds	460.00	6,125.91
1090-0000-212000 Accrued Payroll	-	7,506.94
1090-0000-213400 Utility Accrual	-	48,277.38
1090-0000-213500 Accrued Comp Absences - Curr	-	2,509.20
1090-0000-213700 Payment in Lieu of Taxes	357.56	(4,169.56)
1090-0000-214000 Accrued Comp Absences - non curr	-	14,218.74
1090-0000-260600 Note Payable Non Curr - PNC	(660.67)	80,246.78
1090-0000-260601 Note Payable - Curr - PNC	-	7,996.27
TOTAL LIABILITIES	1,694.73	537,324.50
EQUITY		
1090-0000-280100 Invest C	-	3,083,846.00
1090-0000-280500 Unrestricted Net Assets	-	103,079.44
1090-0000-282000 Income and Expense Clearing	116,380.36	(1,377,171.98)
1090-1090-282000 Income and Expense Clearing	-	(6,072.00)
1090-3000-282000 Income and Expense Clearing	-	1,115,043.07
TOTAL EQUITY	116,380.36	2,918,724.53
TOTAL LIABILITES & EQUITY	118,075.09	3,456,049.03

**Lansing Housing Commission
5005 Central Office Cost Center
Balance Sheet for October 2019**

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
5005-0000-111101 General Fund Checking	7,222.00	7,222.00
5005-0000-111105 LHC-Payroll Account	435.12	69,588.83
5005-0000-111111 Chase Checking	(15,275.51)	1,221,403.33
5005-0000-112500 Accounts Receivable HUD	-	22,375.00
5005-0000-112954 Accounts Receivables-Misc	-	1,472.05
5005-1010-115700 Intercompany	(18,314.38)	2,901.94
5005-1020-115700 Intercompany	(16,254.53)	3,311.36
5005-1080-115700 Intercompany	28,281.05	34,828.69
5005-1090-115700 Intercompany	594.33	12,833.66
5005-4001-115700 Intercompany	-	879,491.00
5005-8001-115700 Intercompany	72,673.94	86,516.15
5005-8002-115700 Intercompany	(78,937.83)	(37,312.21)
5005-8005-115700 Intercompany	(1,646.88)	(1,660.12)
5005-8010-115700 Intercompany	1,104.88	5,702.25
5005-8021-115700 Intercompany	-	1.00
5005-9101-115700 Intercompany	-	31,921.62
5005-0000-121100 Prepaid Insurance	1,695.65	5,182.58
5005-0000-121200 Prepaid - Other	-	480.00
5005-0000-140000 Land	-	190,000.00
5005-0000-144000 Construction in Progress	-	-
5005-0000-146000 Dwelling Structures	-	737,970.74
5005-0000-146500 Dwelling Equipment - Ranges &	-	364,287.34
5005-0000-148100 Accumulated Depreciation-Build	-	(1,083,579.77)
5005-0000-150102 Investment in OG	-	272,923.00
5005-0000-150300 Deferred Outflow - MERS	-	100,321.00
TOTAL ASSETS	<u>(18,422.16)</u>	<u>2,928,181.44</u>
LIABILITIES		
5005-0000-200000 OPEB Liability	-	89,355.00
5005-0000-200300 Pension Liability	-	178,305.00
5005-0000-210000 Construction Costs Payable	-	-
5005-0000-211100 Accounts Payable	23.40	23.40
5005-0000-211343 Accounts Payable Misc	-	-
5005-0000-211704 Health Insurance W/H	-	-
5005-0000-212000 Accrued Payroll	-	6,156.64
5005-0000-213400 Utility Accrual	-	1,692.89
5005-0000-213500 Accrued Comp Absences - Curr	-	1,250.89
5005-0000-214000 Accrued Comp Absences - non curr	-	7,088.33
5005-0000-224000 Tenant Prepaid Rent	455.00	4,060.00
5005-0000-260700 Note Payable Non Curr - Davenport	(4,778.59)	48,296.37
5005-0000-260701 Note Payable - Curr - Davenport	-	57,631.56
TOTAL LIABILITIES	<u>(4,300.19)</u>	<u>393,860.08</u>
EQUITY		
5005-0000-280100 Invest C	-	262,455.00
5005-0000-280500 Unrestricted Net Assets	-	327,575.00
5005-0000-282000 Income and Expense Clearing	(14,121.97)	2,178,198.07
5005-3000-282000 Income and Expense Clearing	-	(233,906.71)
TOTAL EQUITY	<u>(14,121.97)</u>	<u>2,534,321.36</u>
TOTAL LIABILITIES & EQUITY	<u>(18,422.16)</u>	<u>2,928,181.44</u>

**Lansing Housing Commission
Housing Choice Voucher
Balance Sheet for October 2019**

	Period Amount	Balance
ASSETS		
8001-0000-111111 Chase Checking	(6,354.01)	609,505.89
8002-0000-111111 Chase Checking	(45,844.38)	366,974.15
8002-0000-112200 Accounts Receivable	42.50	-
8002-0000-112954 Accounts Receivables-Misc	-	-
8001-5005-115700 Intercompany	(72,673.94)	(86,516.15)
8002-5005-115700 Intercompany	78,937.83	37,312.21
8001-0000-121100 Prepaid Insurance	16,573.75	16,573.75
8001-0000-146500 Dwelling Equipment - Ranges &	-	27,596.00
8001-0000-148100 Accumulated Depreciation-Build	-	(27,596.00)
8002-0000-148100 Accumulated Depreciation-Build	-	-
8001-0000-150300 Deferred Outflow - MERS	-	147,708.00
TOTAL ASSETS	(29,318.25)	1,091,557.85
LIABILITIES		
8001-0000-200000 OPEB Liability	-	259,087.00
8001-0000-200300 Pension Liability	-	262,531.00
8001-0000-210000 Construction Costs Payabe	-	-
8001-0000-211100 Accounts Payable	2,580.10	2,580.10
8002-0000-211100 Accounts Payable	-	-
8002-8002-211100 Accounts Payable	-	-
8001-0000-211343 Accounts Payable Misc	-	-
8001-0000-212000 Accrued Payroll	-	14,984.55
8001-0000-213400 Utility Accrual	-	-
8001-0000-213500 Accrued Comp Absences - Curr	-	2,662.30
8001-0000-214000 Accrued Comp Absences - non curr	-	15,086.33
TOTAL LIABILITIES	2,580.10	556,931.28
EQUITY		
8001-0000-280500 Unrestricted Net Assets	-	(311,896.99)
8001-0000-282000 Income and Expense Clearing	(65,034.30)	445,406.12
8001-0003-282000 Income and Expense Clearing	-	(1,038.20)
8001-3000-282000 Income and Expense Clearing	-	(2,130.72)
8002-0000-280100 Invest C	-	3,047.00
8002-0000-280400 Restricted Net Assets	-	152,357.00
8002-0000-280500 Unrestricted Net Assets	-	453,953.00
8002-0000-282000 Income and Expense Clearing	33,135.95	47,694,082.02
8002-8002-282000 Income and Expense Clearing	-	(47,899,152.66)
TOTAL EQUITY	(31,898.35)	534,626.57
TOTAL LIABILITES & EQUITY	(29,318.25)	1,091,557.85