



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

Agenda
Lansing Housing Commission
March 22, 2017

Call to Order

1. Roll Call.
2. Approval of Minutes of February 22, 2017

Action Items:

Resolution 1267 - Approval of Utility Allowances 2017-2018 - Kim Shirey
Resolution 1268- Approval of Substance Abuse and Drug Free Workplace
Policy- Edward Forrest
Resolution 1269- Approval of Smoke Free Policy - Martell Armstrong

Informational Items.

- | | |
|--|-------------------|
| a. Finance Report January 2017 | Dickey May |
| b. Housing Choice Voucher Report | Kim Shirey |
| i. Asset Management Report | Lisa Parsons |
| ii. Mt. Vernon & Scattered Sites | AMP 102 |
| iii. Hildebrandt, Forrest, Hoyt
& Scattered Sites | AMP 103 |
| iv. LaRoy Froh & Scattered Sites | AMP 111 |
| v. South Washington & Scattered Sites | AMP 112 |
| c. Sustainability Agreement Update | Martell Armstrong |

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





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6. Other Business.

7. Adjournment.





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**Minutes of the February 22, 2017
Lansing Housing Commission Meeting**

Commissioner Baltimore called the meeting to order promptly at 5:40 p.m. Ms. Baines-Lake, Commission Secretary, called the roll.

PRESENT AT ROLL CALL: Commissioners Baltimore, Joyce, Deschaine and Robinson were present at roll call. Commissioner Solis was absent.

GUEST: Dickey May, Financial Consultant via telephone, Matthew Brauer at 6:47 p.m. (Closed Session Only)

STAFF: (Cynitha please check sign in sheet)

Kim Shirey	Janell McLeod	Lisa Krell
Andrea Bailey	Marcus Hardy	
Lisa Parsons	Edward Forrest	
Karen Chase	Sonya Morrison	

Commissioner Deschaine moved and Commissioner Robinson 2nd a motion to approve the minutes of the January 25, 2017 commission meeting. **The Motion was approved by all members present.**

Commissioner Deschaine moved and Commissioner Joyce 2nd a motion go into Closed Session to discuss pending litigation **The Motion was approved by all members present.**

Commissioner Deschaine moved and Commissioner Joyce 2nd a motion to come out of closed session. **The Motion was approved by all members present.**

Commissioner Robinson moved and Commissioner Joyce 2nd a motion to approve Resolution 1264- Approval of Vehicle Policy. **The Motion was approved by all members present.**

Commissioner Joyce moved and Commissioner Deschaine 2nd a motion to approve Resolution 1265- Approval to submit Recovery Sustainability Plan to HUD. **The Motion was approved by all members present.**

Written Informational Reports were provided as follows:





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- A. Finance Report December 2016-Dickey May, Mr. May provided a brief overview of the finance reports for January 2017. The operations of the AMPS are stable. LHC made a lump sum payment on the unfunded pension liability.

Commissioner Robinson requested that LHC provide the weighted ratios of each of the Public Housing FASS PASS MASS indicators.

- B. Housing Choice Voucher Report-Kim Shire announced the waitlist was opened for one week in February.
- C. Asset Management Report-Lisa Parsons announced overall LHC properties are experiencing a 96% occupancy rate including MOD units. Staff continues to strive to increase this rate to 97%+ which is attainable once South Washington reaches at least 96% occupancy. South Washington had the highest REAC score of the 4 AMPS: REAC Scores were:

- South Washington 93c
- Mt. Vernon 84b
- Hildebrandt 76c
- LaRoy Froh 67b

LaRoy Froh's low REAC score was largely attributable to the scattered site single family rental units. Such items as residents disconnecting or removing smoke detectors, unreported damage to furnace vent pipes and storing combustible inside of the unit were major factors LHC will strive harder to ensure

REAC will inspect LaRoy again in 2017. S. Washington will not be inspected for 3 years because of its high score.

- i. Mt. Vernon & Scattered Sites AMP 102
- ii. Hildebrandt, Forrest, Hoyt & Scattered Sites AMP 103
- iii. LaRoy Froh & Scattered Sites AMP 111
- iv. South Washington & Scattered Sites AMP 112





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- D. Recovery Agreement Update-Patricia Baines-Lake, Ms. Baines-Lake reported she has received verbal acknowledgement from HUD that LHC has met most if not all of the Recovery Plan benchmarks. The final PHAS Score for 2015 is still not posted. However, LHC is submitting a Recovery Sustainability Plan this month as the final step necessary to close the Recovery Agreement.

Executive Director's Comments: Ms. Baines-Lake indicated she is pleased with LHC's progress towards closing out the voluminous audits and reviews, specifically, the Recovery Plan is near closure, the Department of Enforcement Review is near closure, the Detroit Field Office Review is near closure as is the OIG audit. The 2016 audit is completed with LHC designated at a Standard Performer with a score of 78. In addition, the unfunded pension liability has been reduced by more the One Million dollars which means LHC is in much better shape today than seven (7) years ago, when she assumed the director's position.

President's Comments: President Baltimore congratulated Ms. Baines-Lake on her service and presented her with a beautiful paperweight acknowledging her 7+ years of service. He then turned the floor over to Mayor Virg Bernero. Mayor Bernero thanked Ms. Baines-Lake for her service and provided a Proclamation declaring February 22, 2016 "Patricia Baines-Lake Day."

Public Comment – limit 3 minutes per person: – There was one public comment. Mr. Daniel Black thanked LHC for the opportunity to attend the meeting.

Other Business - There was on other business.

Adjournment: The meeting was adjourned at 7:24 p.m.





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March 22, 2017

**Lansing Housing Commission
419 Cherry St.
Lansing, Michigan 48933**

HONORABLE MEMBERS IN SESSION:

SUBJECT:

**Approval to use the updated utility allowances per the December 2016
Nelrod Utility Study. - Resolution No. 1267.**

RECOMMENDATION:

Staff recommends the Board authorize Martell Armstrong, acting in his capacity as Executive Director or his designee, approve the recommended change to the LHC utility allowance for use in all Housing Choice Voucher rental calculations.

CONTACT PERSON:

Kim Shirey
Housing Choice Voucher Supervisor

SUMMARY

This resolution authorizes LHC to use utility allowances established by the 2016 Nelrod utility study for all Housing Choice Voucher Calculations.

BACKGROUND

Per **24CFR982.517** a PHA-established utility allowance schedule is used in determining family share and PHA subsidy. The PHA must maintain a utility allowance schedule for (1) all tenant-paid utilities, (2) the cost of tenant-supplied refrigerators and ranges, and (3) other tenant-paid housing services such as trash collection.

The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole, and current utility rates.

The utility allowance must include the utilities and services that are necessary in the locality to provide housing that complies with housing quality standards. Costs for telephone, cable/satellite television, and internet services are not included in the utility allowance schedule.





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In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection; other electric; cost of tenant-supplied refrigerator; cost of tenant-supplied range; and other specified housing services.

See attached 2017 Utility Sheets to become effective May 1, 2017. (Attachment A)

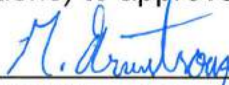
FINANCIAL CONSIDERATIONS

If LHC fails to gain Board approval of the updated utility allowances it may become an audit finding, with a monetary effect, and a SEMAP submission reduction.

POLICY CONSIDERATIONS:

The Board is required (per HUD instructions) to approve utility allowance increases.

Respectfully Submitted, _____


Martell Armstrong, Secretary to the Board
Lansing Housing Commission





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

Resolution No. 1267

Adopted By the Lansing Housing Commission

March 22, 2017

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION:

Martell Armstrong, acting in the capacity of Executive Director, is authorized to approve the 2017 Utility Allowances for the Housing Choice Voucher Program as stated.

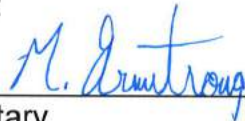

Chair

Yeas 4

Nays 0

Abstentions 1

Attest:


Secretary

For Clerk Use Only

Resolution No. 1267
Date Adopted March 22, 2017

Agenda

TDD/TTY #: 1-800-545-1833 Ext. 919



"Equal Housing Opportunity"



Lansing Housing Commission Board Meeting March 22, 2017

Resolution 1267

Page 1 of 1

**Allowances for Tenant
Furnished Utilities and other
Services**

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

OMB Approval No. 2577-0167
(exp. 09/30/2017)

Locality: Ingham County Housing Authority, MI		Unit Type: Row House/Townhouse & Semi-Detached/Duplex					Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a. Natural Gas	\$28.00	\$33.00	\$38.00	\$43.00	\$49.00	\$53.00	\$58.00
	b. Bottle Gas/Propane							
	c. Electric	\$45.00	\$52.00	\$59.00	\$66.00	\$102.00	\$119.00	\$128.00
	d. Electric Heat Pump	\$24.00	\$28.00	\$37.00	\$46.00	\$55.00	\$64.00	\$69.00
	e. Oil / Other							
Cooking	a. Natural Gas	\$3.00	\$3.00	\$3.00	\$5.00	\$5.00	\$6.00	\$7.00
	b. Bottle Gas/Propane							
	c. Electric	\$9.00	\$10.00	\$13.00	\$15.00	\$18.00	\$20.00	\$22.00
Other Electric (Lights & Appliances)		\$34.00	\$40.00	\$54.00	\$69.00	\$84.00	\$99.00	\$107.00
Air Conditioning		\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00	\$12.00
Water Heating	a. Natural Gas	\$7.00	\$8.00	\$12.00	\$14.00	\$17.00	\$18.00	\$20.00
	b. Bottle Gas/Propane							
	c. Electric	\$21.00	\$24.00	\$35.00	\$44.00	\$51.00	\$56.00	\$61.00
	d. Oil / Other							
Water		\$26.00	\$26.00	\$32.00	\$37.00	\$43.00	\$49.00	\$52.00
Sewer		\$39.00	\$40.00	\$52.00	\$63.00	\$75.00	\$87.00	\$95.00
Trash Collection		\$14.00	\$14.00	\$15.00	\$16.00	\$15.00	\$15.00	\$15.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$9.74	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Monthly Gas Fee \$11.96	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances		Utility or Service		per month cost				
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family _____ Address of Unit _____ Number of Bedrooms _____		Heating		\$				
		Cooking		\$				
		Other Electric		\$				
		Air Conditioning		\$				
		Water Heating		\$				
		Water		\$				
		Sewer		\$				
		Trash Collection		\$				
		Range / Microwave		\$				
		Refrigerator		\$				
Other		\$						
Other		\$						
Total		\$						



The Nelrod Company 08/2015 Update

form HUD-52867 (09/14)
ref. Handbook 7420.8

Allowances for Tenant Furnished Utilities and other Services

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

OMB Approval No. 2577-0160
(exp. 09/30/2017)

Locality: Ingham County Housing Authority, MI		Unit Type: Detached House/Mobile Home					Date (mm/dd/yyyy)	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a. Natural Gas	\$33.00	\$39.00	\$45.00	\$51.00	\$57.00	\$63.00	\$68.00
	b. Bottle Gas/Propane							
	c. Electric	\$74.00	\$87.00	\$102.00	\$117.00	\$132.00	\$147.00	\$159.00
	d. Electric Heat Pump	\$40.00	\$47.00	\$55.00	\$63.00	\$71.00	\$79.00	\$86.00
	e. Oil / Other							
Cooking	a. Natural Gas	\$3.00	\$3.00	\$3.00	\$5.00	\$5.00	\$6.00	\$7.00
	b. Bottle Gas/Propane							
	c. Electric	\$9.00	\$10.00	\$13.00	\$15.00	\$18.00	\$20.00	\$22.00
Other Electric (Lights & Appliances)		\$42.00	\$49.00	\$65.00	\$80.00	\$95.00	\$111.00	\$121.00
Air Conditioning		\$4.00	\$5.00	\$7.00	\$10.00	\$13.00	\$15.00	\$16.00
Water Heating	a. Natural Gas	\$7.00	\$8.00	\$12.00	\$14.00	\$17.00	\$18.00	\$20.00
	b. Bottle Gas/Propane							
	c. Electric	\$21.00	\$24.00	\$35.00	\$44.00	\$51.00	\$56.00	\$61.00
	d. Oil / Other							
Water		\$26.00	\$26.00	\$32.00	\$37.00	\$43.00	\$49.00	\$52.00
Sewer		\$39.00	\$40.00	\$52.00	\$63.00	\$75.00	\$87.00	\$95.00
Trash Collection		\$14.00	\$14.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Range / Microwave Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-supplied		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$9.74	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Monthly Gas Fee \$11.96	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances		Utility or Service per month cost						
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating \$						
		Cooking \$						
Name of Family		Other Electric \$						
		Air Conditioning \$						
		Water Heating \$						
Address of Unit		Water \$						
		Sewer \$						
		Trash Collection \$						
		Range / Microwave \$						
		Refrigerator \$						
		Other \$						
Number of Bedrooms		Other \$						
		Total \$						



Allowances for Tenant Furnished Utilities and other Services

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

OMB Approval No. 2577-0169
(exp. 09/30/2017)

Locality: Ingham County Housing Authority, MI		Unit Type: High-Rise/Apartment				Date (mm/dd/yyyy)																														
Utility or Service		Monthly Dollar Allowances																																		
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR																												
Heating	a. Natural Gas	\$18.00	\$21.00	\$25.00	\$28.00	\$31.00	\$35.00	\$38.00																												
	b. Bottle Gas/Propane																																			
	c. Electric	\$31.00	\$36.00	\$50.00	\$63.00	\$76.00	\$90.00	\$97.00																												
	d. Electric Heat Pump	\$17.00	\$20.00	\$27.00	\$34.00	\$41.00	\$43.00	\$52.00																												
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Cooking	a. Natural Gas	\$3.00	\$3.00	\$3.00	\$5.00	\$5.00	\$8.00	\$7.00																												
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	c. Electric	\$9.00	\$10.00	\$13.00	\$15.00	\$18.00	\$20.00	\$22.00																												
Other Electric (Lights & Appliances)		\$29.00	\$34.00	\$45.00	\$56.00	\$67.00	\$78.00	\$84.00																												
Air Conditioning		\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$11.00	\$11.00																												
Water Heating	a. Natural Gas	\$7.00	\$8.00	\$12.00	\$14.00	\$17.00	\$18.00	\$20.00																												
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Actual Family Allowances		<table border="1"> <tr> <th>Utility or Service</th> <th>per month cost</th> </tr> <tr> <td>Heating</td> <td>\$</td> </tr> <tr> <td>Cooking</td> <td>\$</td> </tr> <tr> <td>Other Electric</td> <td>\$</td> </tr> <tr> <td>Air Conditioning</td> <td>\$</td> </tr> <tr> <td>Water Heating</td> <td>\$</td> </tr> <tr> <td>Water</td> <td>\$</td> </tr> <tr> <td>Sewer</td> <td>\$</td> </tr> <tr> <td>Trash Collection</td> <td>\$</td> </tr> <tr> <td>Range / Microwave</td> <td>\$</td> </tr> <tr> <td>Refrigerator</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> </tr> <tr> <td>Total</td> <td>\$</td> </tr> </table>							Utility or Service	per month cost	Heating	\$	Cooking	\$	Other Electric	\$	Air Conditioning	\$	Water Heating	\$	Water	\$	Sewer	\$	Trash Collection	\$	Range / Microwave	\$	Refrigerator	\$	Other	\$	Other	\$	Total	\$
Utility or Service	per month cost																																			
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Water	\$																																			
Sewer	\$																																			
Trash Collection	\$																																			
Range / Microwave	\$																																			
Refrigerator	\$																																			
Other	\$																																			
Other	\$																																			
Total	\$																																			
Name of Family																																				
Address of Unit																																				
Number of Bedrooms																																				





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March 22, 2017

**Lansing Housing Commission
419 Cherry St.
Lansing, Michigan 48933**

HONORABLE MEMBERS IN SESSION:

SUBJECT:

**Approval of Updated Substance Abuse and Drug Free Workplace Policy-
Resolution No. 1268**

RECOMMENDATION:

Staff recommends adoption of Resolution No. 1268, which adopts Policy No. 2009-09 as the Lansing Housing Commission's ("LHC") Substance Abuse and Drug-Free Workplace Policy.

CONTACT PERSON:

Martell Armstrong
Executive Director
(517) 372-7996

SUMMARY:

This Resolution details how LHC will address Substance Abuse and ensure a Drug-Free Workplace for LHC employees.

BACKGROUND:

The proposed policy was developed in compliance with the Drug Free Workplace Act of 1988 and subsequent update which requires LHC to establish and maintain a workplace which was free from substance abuse. This policy a vehicle for ensuring LHC addresses this issue in a consistent and fair manner. It also provides guidance on dealing with cases of suspected drug abuse/use.

FINANCIAL CONSIDERATION:

There are no financial considerations.

POLICY CONSIDERATIONS:

The Board is charged with the responsibility of approving Policies for the LHC. Establishment of a Substance Abuse and Drug-Free Workplace Policy is consistent with



the 1988 law and approval of such falls within the Board's fiduciary responsibility to set policies which represent good governance practices. The proposed policy is in order for your consideration.

Respectfully Submitted, 
Martell V. Armstrong, Secretary to the Board
Lansing Housing Commission



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

Resolution No. 1268

Adopted By the Lansing Housing Commission

March 22, 2017

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION:

Martell V. Armstrong, acting in the capacity of Executive Director, is authorized to immediately administer Lansing Housing Commission's updated Substance Abuse and Drug Free Workplace Policy.


Chair

Yeas 4

Nays 0

Abstentions —

Attest:


Secretary

For Clerk Use Only

Resolution No. 1268

Date Adopted: 3/22/2017





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

**Lansing Housing Commission
Policy No. 2009-09
Substance Abuse and Drug-Free Workplace Policy**

A. Policy Statement

The LHC is required by the Drug Free Workplace Act of 1988 to establish and maintain a workplace free from substance abuse. This policy provides procedures and administrative guidelines for the fair and consistent handling of situations, which may arise from drug abuse.

This policy applies to all current LHC employees regardless of position or tenure. This policy applies to all applicants for employment with the LHC, regardless of the level, scope or nature of duties required by the Position sought.

This policy shall not apply to the use of controlled substances as part of a prescribed medical treatment by a licensed physician; so long as this treatment will not/does not adversely affect job performance. Prescribed use must be substantiated by a physician's report or statement. If the use of prescribed drugs adversely affects an employee's job performance and/or is detrimental to the safety of other employees or persons, the LHC shall place the employee on a leave of absence.

The HR Manager shall assist supervisory staff in policy implementation, day-to-day administration and with Disciplinary Action arising from enforcement of this policy.

B. Applicant Screening

Applicants who have received an offer of employment shall be required to successfully complete a substance abuse detection test in addition to successful completion of any other physical examination requirements. All applicants shall be required to sign a consent affidavit prior to their pre-employment physical and substance abuse screening. Applicants who refuse to submit to screening at the appointed time without good cause shall be denied employment.

C. LHC Employees

Every employee must report to work mentally and physically fit to perform her/his duties. Therefore, all employees are prohibited from being under the influence of alcohol, prescription drugs which would impair judgement / abilities or illegal drugs during working hours. Any employee who commits an unlawful act on or off LHC premises or whose

conduct discredits the LHC in any way shall be subject to Disciplinary Action up to and including immediate Termination. No alcoholic beverages shall be brought onto or consumed on LHC premises.

The use, sale, possession, manufacture, transfer or purchase of illegal drugs on LHC property or while performing LHC business is strictly prohibited. Such activity shall be reported to appropriate law enforcement officials. The use, sale, possession, manufacture, transfer or purchase of an illegal drug or controlled substance while on duty or while on LHC property, whether on duty or not on duty, is cause for immediate Termination.

D. Prescription Drug Use

No prescription drug shall be brought onto LHC premises by any person other than the one for whom it is prescribed. Such drugs shall be used only in the manner, combination and quantity prescribed. Violation of this provision may subject the employee to Disciplinary Action up to and including Termination.

E. Off-Duty Substance Abuse

When an employee's off duty abuse of alcohol, illegal or prescription drugs results in excessive absenteeism, tardiness or is the cause of accidents or poor work performance, the Employee may be subject to Disciplinary Action up to and including Termination.

F. When Testing Will Be Required

If any Department Head or supervisor reasonably suspects an employee is under the influence of alcohol or drugs while on duty, the Department Head or supervisor shall, after having a second Department Head or supervisor confirm that the employee appears to be under the influence of alcohol or drugs, transport the employee to a LHC approved clinic for a urine drug screen ("UDS") or a breath alcohol test ("BAT"). Training programs shall be provided to assist Department Heads and supervisors in identifying drug and alcohol use among employees. The training shall be conducted by professionals in the field of substance abuse and shall be designed to help Department Heads and supervisors recognize the conduct and behavior that gives rise to a reasonable suspicion of drug or alcohol abuse.



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March 22, 2017

**Lansing Housing Commission
419 Cherry St.
Lansing, Michigan 48933**

HONORABLE MEMBERS IN SESSION:

SUBJECT:

Approval of Updated Smoke Free Property Policy-Resolution No. 1269

RECOMMENDATION:

Staff recommends adoption of the attached Resolution No. 1109, which adopts Administrative Policy No. 2010-05 as the Lansing Housing Commission's ("LHC") Smoke Free Property Policy.

CONTACT PERSON:

Martell V. Armstrong
Executive Director
(517) 372.7996

SUMMARY:

This policy prohibits smoking in and around all LHC owned property except in designated areas.

BACKGROUND

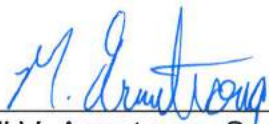
The U. S. Department of Housing and Urban Development issued a Public Housing Notice which encourages every Public Housing Agency to institute a no smoking policy. Among other things this recommendation is based on the health problems experienced by Low Income households which are attributable to 1st and second hand smoke. This population is disproportionately affected by this public health issue. In addition, statistics show: a. most house fires are started by cigarette smokers and the cost of renovating a unit which was occupied by a smoker is more than two times the cost of renovating a unit which is occupied by a nonsmoker.

Adoption of this policy is intended to have a significant positive effect on the residents and staff of the Lansing Housing Commission.



FINANCIAL CONSIDERATION

The Commission anticipates a positive financial impact because of reduced turnover costs. However, we cannot predict the projected value.

Respectfully Submitted, 
Martell V. Armstrong, Secretary to the Board
Lansing Housing Commission



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

Resolution No. 1269

Adopted By the Lansing Housing Commission

March 22, 2017

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION:

Martell V. Armstrong, acting in the capacity of Executive Director, is authorized to immediately administer Lansing Housing Commission's updated Smoke Free Property Policy.

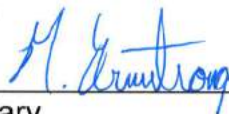

Chair

Yeas 4

Nays 0

Abstentions 1

Attest:


Secretary

For Clerk Use Only

Resolution No. 1269

Date Adopted: 3/22/2017





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

Lansing Housing Commission
2009-07
Smoke Free Property Policy

Effective July 1, 2011 smoking is prohibited in all property owned and operated by the Lansing Housing Commission ("LHC"). The smoking ban is intended to improve the quality of air and the safety of residents and employees. Implementation of a Smoke free policy is encouraged by the U. S. Department of Housing and Urban Development and it is consistent with their program goals and objectives. There are No exceptions to this policy. Smoking is only permitted in specifically designated outside areas.

1. No person may use, smoke, hold or carry lighted tobacco in any form, including cigarettes, pipes, cigars, or smokeless tobacco apparatuses while in a LHC owned property. Effective on July 1, 2011, all current residents, all employees, all guests and all new residents will be prohibited from smoking anywhere inside of any LHC owned or operated property, including but not limited to rental units, vehicles, lobbies, restrooms, hallways, reception areas and any common areas.
2. Smoking outside of LHC owned buildings shall be permitted only in designated smoking areas, which shall be at least 25 feet from a door, walkway, window or ventilation system. In addition, smoking areas shall be located sufficient distances from the buildings and sideways so that secondhand tobacco smoke does not enter the buildings and to ensure residents and guests can avoid walking through secondhand tobacco smoke to enter or leave LHC owned properties.
3. Persons who smoke in designated smoking areas are responsible for properly disposing of cigarette butts or other tobacco products so as not to litter the grounds.
4. Employees and residents who smell tobacco smoke from inside LHC owned buildings are to report this to the office as soon as possible. LHC's Management staff will identify the source of the smoke and take appropriate action when deemed necessary.
5. Existing Residents will receive a copy of this smoke free policy and are required to sign lease modifications reflective of the smoke free policy before July 1, 2011. New residents who sign leases effective after July 1, 2011 will be given copies of the smoke free policy and their lease will reflect this policy.

6. LHC will post signage to clearly designate smoking and non-smoking areas.

LHC staff is responsible for fully implementing this policy, which includes taking steps to insure 100% of the existing residents, and employees are aware of and abide by the policy. Failure to abide by this smoke free policy is considered a lease violation. Employees are covered by the Smoke Free Work Place policy 2009-07.

TENANT CERTIFICATION

I have read and understand the above smoking policy and I agree to comply fully with the provisions. I understand that failure to comply may constitute reason for termination of my lease.

Resident Signature: _____

Apartment Number: _____ **Date:** _____

Lansing Housing Commission
Budget vs. Actual
Mt. Vernon
For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 271,028	\$ 288,520	\$ (17,492)	\$ 254,317	\$ 432,780	\$ 144,260
Tenant Revenue - Other	13,555	12,048	1,507	15,338	16,868	4,820
Total Tenant Revenue	<u>\$ 284,583</u>	<u>\$ 300,568</u>	<u>\$ (15,985)</u>	<u>\$ 269,655</u>	<u>\$ 449,648</u>	<u>\$ 149,080</u>
HUD PHA Operating Grants	569,083	637,488	(68,405)	430,358	956,232	318,744
CFP Operational Income	129,113	-	129,113	158,329	-	-
Fraud Recovery and Other	3,693	9,874	(6,181)	95,953	13,516	3,642
Total Operating Revenue	<u>\$ 986,472</u>	<u>\$ 947,930</u>	<u>\$ 38,542</u>	<u>\$ 954,296</u>	<u>\$ 1,419,396</u>	<u>\$ 471,466</u>
Administrative Salaries	\$ 35,966	\$ 63,553	\$ (27,587)	\$ 45,911	\$ 97,198.00	\$ 33,645.00
Auditing Fees	3,750	8,373	(4,623)	3,063	8,373	-
Management Fees	110,186	71,332	38,855	158,050	106,998	35,666
Bookkeeping Fees	11,730	11,520	210	10,983	17,280	5,760
Employee Benefits Contributions - Admin	44,516	23,195	21,321	18,011	35,092	11,897
Office Expenses	29,218	21,658	7,560	20,583	32,522	10,864
Legal	11,957	17,666	(5,709)	9,518	27,320	9,654
Travel	258	-	258	-	-	-
Other	17,937	4,500	13,437	6,674	4,500	-
Tenant Services - Other	5,370	7,000	(1,630)	2,696	7,900	900
Water	53,234	65,692	(12,458)	52,515	98,538	32,846
Electricity	21,968	34,004	(12,036)	26,561	48,456	14,452
Gas	31,105	33,184	(2,079)	33,275	53,496	20,312
Other Utilities Expense	5,947	5,336	611	7,063	5,336	-
Ordinary Maintenance and Operations - Labor	58,410	103,199	(44,789)	90,104	157,658	54,458
Ordinary Maintenance and Operations - Material	52,635	55,820	(3,185)	69,016	83,720	27,900
Ordinary Maintenance and Operations - Contract	196,448	133,874	62,574	127,265	197,741	63,867
Employee Benefits Contributions - Ordinary	133,967	39,922	94,045	34,245	60,434	20,512
Protective Services - Other Contract Costs	1,285	1,560	(275)	1,414	2,340	780
Property Insurance	22,341	21,053	1,288	21,285	31,580	10,527
Liability Insurance	8,609	8,603	6	3,915	12,904	4,301
Workers Compensation	4,595	4,072	523	3,162	6,108	2,036
All Other Insurance	1,371	1,516	(145)	1,474	2,274	758
Other General Expenses	47,195	21,024	26,171	95,664	31,536	10,512
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	15,688	14,279	1,409	-	21,561	7,282
Bad debt - Tenant Rents	7,837	2,191	5,646	4,526	2,629	438
Interest Expense	13,350	13,350	(0)	12,110	19,830	6,480
Total Operating Expenses	<u>\$ 946,873</u>	<u>\$ 787,476</u>	<u>\$ 159,398</u>	<u>\$ 857,083</u>	<u>\$ 1,173,322</u>	<u>\$ 385,847</u>
Net Income (Loss)	<u>\$ 39,599</u>	<u>\$ 160,454</u>	<u>\$ (120,856)</u>	<u>\$ 97,212</u>	<u>\$ 246,073</u>	<u>\$ 85,619</u>

Lansing Housing Commission
Budget vs. Actual
Hildebrandt
For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 278,084	\$ 293,816	\$ (15,732)	\$ 260,366	\$ 440,184	\$ 146,368
Tenant Revenue - Other	17,002	19,080	(2,078)	21,732	28,324	9,244
Total Tenant Revenue	<u>\$ 295,086</u>	<u>\$ 312,896</u>	<u>\$ (17,810)</u>	<u>\$ 282,098</u>	<u>\$ 468,508</u>	<u>\$ 155,612</u>
HUD PHA Operating Grants	752,309	842,744	(90,435)	464,215	1,264,116	421,372
CFP Operational Income	142,511	-	142,511	224,686	-	-
Fraud Recovery and Other	2,314	6,346	(4,032)	111,554	7,332	986
Total Operating Revenue	<u>\$ 1,192,220</u>	<u>\$ 1,161,986</u>	<u>\$ 30,234</u>	<u>\$ 1,082,553</u>	<u>\$ 1,739,956</u>	<u>\$ 577,970</u>
Administrative Salaries	\$ 44,352	\$ 56,766	\$ (12,414)	\$ 44,033	\$ 86,818	\$ 30,052
Auditing Fees	3,750	8,373	(4,623)	3,063	8,373	-
Management Fees	121,021	77,548	43,374	176,524	116,472	38,824
Bookkeeping Fees	12,931	12,540	391	12,670	18,810	6,270
Employee Benefits Contributions - Admin	34,034	13,462	20,573	15,318	20,451	6,990
Office Expenses	29,026	22,112	6,914	20,676	35,393	13,281
Legal	13,150	14,902	(1,752)	13,929	23,962	9,060
Travel	248	632	(384)	1,692	948	316
Other	(4,803)	5,040	(9,843)	12,345	10,080	5,040
Tenant Services - Other	5,131	3,600	1,531	2,228	6,700	2,100
Water	82,100	59,472	22,628	62,478	89,208	29,736
Electricity	35,865	20,550	15,315	17,062	29,790	9,240
Gas	28,944	27,000	1,944	21,643	41,500	14,500
Other Utilities Expense	-	-	-	-	11,208	11,208
Ordinary Maintenance and Operations - Labor	65,617	86,322	(20,705)	75,100	131,157	44,835
Ordinary Maintenance and Operations - Material	64,827	80,040	(15,213)	71,563	123,060	43,020
Ordinary Maintenance and Operations - Contrac	173,179	152,411	20,768	135,542	229,255	76,844
Employee Benefits Contributions - Ordinary	91,339	41,618	49,721	26,228	62,821	21,203
Protective Services - Other Contract Costs	2,536	2,456	80	1,229	3,684	1,228
Property Insurance	19,883	18,804	1,080	21,456	28,206	9,402
Liability Insurance	7,195	7,004	191	995	10,506	3,502
Workers Compensation	2,362	2,448	(86)	1,768	3,672	1,224
All Other Insurance	1,329	1,516	(187)	1,474	2,274	758
Other General Expenses	55,949	85,112	(29,163)	85,974	127,668	42,556
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	13,019	17,745	(4,726)	75	25,505	7,760
Bad debt - Tenant Rents	7,400	7,920	(520)	581	11,880	3,960
Interest Expense	22,249	22,249	0	20,183	33,049	10,800
Total Operating Expenses	<u>\$ 932,634</u>	<u>\$ 847,740</u>	<u>\$ 84,894</u>	<u>\$ 845,827</u>	<u>\$ 1,291,450</u>	<u>\$ 443,709</u>
Net Income (Loss)	<u>\$ 259,586</u>	<u>\$ 314,245</u>	<u>\$ (54,659)</u>	<u>\$ 236,725</u>	<u>\$ 448,506</u>	<u>\$ 134,261</u>

Lansing Housing Commission
Budget vs. Actual
LaRoy Froh
For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 270,881	\$ 274,280	\$ (3,399)	\$ 251,557	\$ 411,420	\$ 137,140
Tenant Revenue - Other	18,574	14,503	4,071	17,326	22,807	8,304
Total Tenant Revenue	<u>\$ 289,454</u>	<u>\$ 288,783</u>	<u>\$ 671</u>	<u>\$ 268,883</u>	<u>\$ 434,227</u>	<u>\$ 145,444</u>
HUD PHA Operating Grants	683,441	765,600	(82,159)	636,356	1,148,400	382,800
CFP Operational Income	145,660	-	145,660	176,124	-	-
Fraud Recovery and Other	4,020	4,310	(290)	96,640	8,340	4,030
Total Operating Revenue	<u>\$ 1,122,576</u>	<u>\$ 1,058,693</u>	<u>\$ 63,883</u>	<u>\$ 1,178,003</u>	<u>\$ 1,590,967</u>	<u>\$ 532,274</u>
Administrative Salaries	\$ 46,925	\$ 58,046	\$ (11,120)	\$ 47,359	\$ 88,751	\$ 30,706
Auditing Fees	3,750	8,350	(4,600)	3,063	8,350	-
Management Fees	115,001	75,047	39,954	170,429	112,571	37,524
Bookkeeping Fees	12,188	12,120	68	12,190	18,180	6,060
Employee Benefits Contributions - Admin	74,012	18,129	55,883	13,046	27,488	9,359
Office Expenses	26,514	29,298	(2,783)	20,466	43,308	14,010
Legal	14,332	12,664	1,668	13,646	18,996	6,332
Travel	450	762	(312)	1,269	1,270	508
Other	5,835	7,108	(1,273)	16,899	10,662	3,554
Tenant Services - Other	2,300	4,800	(2,500)	2,251	7,200	2,400
Water	43,769	42,751	1,017	33,564	64,127	21,376
Electricity	28,670	25,297	3,373	28,676	37,945	12,648
Gas	27,231	42,422	(15,191)	23,272	52,824	10,402
Other Utilities Expense	11,641	10,956	685	-	11,076	120
Ordinary Maintenance and Operations - Labor	66,145	116,237	(50,092)	92,121	177,435	61,198
Ordinary Maintenance and Operations - Material	93,476	108,721	(15,245)	57,151	163,232	54,511
Ordinary Maintenance and Operations - Contract	191,467	149,734	41,733	118,450	226,754	77,020
Employee Benefits Contributions - Ordinary	299,204	61,648	237,556	45,902	93,053	31,406
Protective Services - Other Contract Costs	2,612	2,400	212	2,915	3,600	1,200
Property Insurance	27,977	25,849	2,128	26,749	38,773	12,924
Liability Insurance	9,015	8,866	149	4,000	13,298	4,433
Workers Compensation	2,397	3,256	(859)	2,323	4,884	1,628
All Other Insurance	1,743	1,516	227	1,474	2,274	758
Other General Expenses	62,291	23,016	39,275	89,387	34,416	11,400
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	16,135	14,521	1,614	473	23,318	8,796
Bad debt - Tenant Rents	9,862	8,400	1,462	5,643	12,600	4,200
Interest Expense	13,143	13,142	1	11,922	19,522	6,380
Total Operating Expenses	<u>\$ 1,208,082</u>	<u>\$ 885,055</u>	<u>\$ 323,027</u>	<u>\$ 844,641</u>	<u>\$ 1,315,908</u>	<u>\$ 430,853</u>
Net Income (Loss)	<u>\$ (85,506)</u>	<u>\$ 173,638</u>	<u>\$ (259,144)</u>	<u>\$ 333,362</u>	<u>\$ 275,059</u>	<u>\$ 101,421</u>

Lansing Housing Commission
 Budget vs. Actual
 South Washington Park
 For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 243,546	\$ 282,400	\$ (38,854)	\$ 286,672	\$ 423,600	\$ 141,200
Tenant Revenue - Other	13,859	29,725	(15,866)	27,428	44,750	15,025
Total Tenant Revenue	<u>\$ 257,405</u>	<u>\$ 312,125</u>	<u>\$ (54,720)</u>	<u>\$ 314,100</u>	<u>\$ 468,350</u>	<u>\$ 156,225</u>
HUD PHA Operating Grants	483,337	541,440	(58,103)	539,130	812,160	270,720
CFP Operational Income	127,136	-	127,136	144,946	-	-
Fraud Recovery and Other	5,722	8,538	(2,817)	96,161	14,567	6,029
Total Operating Revenue	<u>\$ 873,599</u>	<u>\$ 862,103</u>	<u>\$ 11,496</u>	<u>\$ 1,084,338</u>	<u>\$ 1,295,077</u>	<u>\$ 432,974</u>
Administrative Salaries	\$ 80,550	\$ 57,182	\$ 23,368	\$ 15,759	\$ 87,455	\$ 30,273
Auditing Fees	3,750	8,000	(4,250)	3,063	8,000	-
Management Fees	104,070	69,846	34,224	158,588	104,769	34,923
Bookkeeping Fees	10,899	11,280	(381)	11,366	16,920	5,640
Employee Benefits Contributions - Admin	52,812	22,838	29,974	19,577	34,552	11,714
Office Expenses	32,512	24,079	8,433	20,976	35,449	11,370
Legal	18,982	20,775	(1,793)	18,057	33,025	12,250
Travel	692	100	592	252	160	60
Other	3,989	-	3,989	6,577	325	325
Tenant Services - Other	9,707	5,010	4,697	4,364	8,010	3,000
Water	69,088	61,300	7,788	66,742	89,500	26,200
Electricity	52,654	67,200	(14,546)	67,849	99,200	32,000
Gas	29,120	37,800	(8,680)	36,894	51,000	13,400
Other Utilities Expense	1,191	3,830	(2,639)	5,314	4,580	750
Ordinary Maintenance and Operations - Labor	110,063	114,560	(4,497)	98,132	174,880	60,320
Ordinary Maintenance and Operations - Material	58,907	60,910	(2,003)	58,590	100,810	39,900
Ordinary Maintenance and Operations - Contrac	151,029	89,740	61,289	64,038	128,180	38,440
Employee Benefits Contributions - Ordinary	166,672	50,908	115,764	35,501	76,942	26,034
Protective Services - Other Contract Costs	1,000	6,980	(5,980)	6,840	7,780	800
Property Insurance	11,984	12,566	(582)	13,056	18,849	6,283
Liability Insurance	9,481	9,352	129	4,285	14,029	4,676
Workers Compensation	4,485	3,256	1,229	2,323	4,884	1,628
All Other Insurance	915	1,516	(601)	1,474	2,274	758
Other General Expenses	48,869	9,240	39,629	64,860	13,860	4,620
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	7,578	10,685	(3,107)	378	17,035	6,351
Bad debt - Tenant Rents	19,601	20,000	(399)	18,210	30,000	10,000
Interest Expense	3,001	3,001	0	2,722	4,457	1,456
Total Operating Expenses	<u>\$ 1,063,601</u>	<u>\$ 781,754</u>	<u>\$ 281,847</u>	<u>\$ 805,775</u>	<u>\$ 1,166,925</u>	<u>\$ 385,171</u>
Net Income (Loss)	<u>\$ (190,002)</u>	<u>\$ 80,349</u>	<u>\$ (270,351)</u>	<u>\$ 288,563</u>	<u>\$ 128,152</u>	<u>\$ 47,803</u>

Lansing Housing Commission
Budget vs. Actual
AMP Consolidated
For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 1,063,539	\$ 1,139,016	\$ (75,477)	\$ 1,052,912	\$ 1,707,984	\$ 568,968
Tenant Revenue - Other	62,989	75,356	(12,367)	81,824	112,749	37,393
Total Tenant Revenue	<u>\$ 1,126,529</u>	<u>\$ 1,214,372</u>	<u>\$ (87,843)</u>	<u>\$ 1,134,736</u>	<u>\$ 1,820,733</u>	<u>\$ 606,361</u>
HUD PHA Operating Grants	2,488,170	2,787,272	(299,102)	2,070,059	4,180,908	1,393,636
CFP Operational Income	544,419	-	544,419	704,086	-	-
Fraud Recovery and Other	15,749	29,068	(13,319)	400,309	43,754	14,687
Total Operating Revenue	<u>\$ 4,174,867</u>	<u>\$ 4,030,712</u>	<u>\$ 144,155</u>	<u>\$ 4,308,189</u>	<u>\$ 6,045,395</u>	<u>\$ 2,014,684</u>
Administrative Salaries	\$ 207,793	\$ 235,546	\$ (27,754)	\$ 153,062	\$ 360,222	\$ 124,676
Auditing Fees	15,000	33,096	(18,096)	12,253	33,096	-
Management Fees	450,279	293,872	156,407	663,591	440,808	146,936
Bookkeeping Fees	47,748	47,460	288	47,199	71,190	23,730
Employee Benefits Contributions - Administrative	205,374	77,624	127,751	63,951	117,583	39,980
Office Expenses	117,270	97,147	20,123	82,701	146,672	49,525
Legal Expense	58,421	66,007	(7,586)	55,150	103,303	37,296
Travel	1,648	1,494	154	3,213	2,378	884
Other	22,958	16,848	6,310	42,495	25,567	8,919
Tenant Services - Other	22,508	20,410	2,098	11,538	28,810	8,400
Water	248,191	229,215	18,976	215,299	341,373	112,158
Electricity	139,157	147,051	(7,893)	140,149	215,391	68,340
Gas	116,399	140,206	(23,807)	115,084	198,820	58,614
Other Utilities Expense	18,778	20,122	(1,344)	12,377	32,200	12,078
Ordinary Maintenance and Operations - Labor	300,234	420,317	(120,083)	355,457	641,129	220,812
Ordinary Maintenance and Operations - Material	269,845	305,491	(35,646)	256,321	470,822	165,331
Ordinary Maintenance and Operations - Contract	712,122	525,759	186,363	445,295	781,930	256,171
Employee Benefits Contributions - Ordinary	691,182	194,095	497,086	141,876	293,250	99,155
Protective Services - Other Contract Costs	7,432	13,396	(5,964)	12,398	17,404	4,008
Property Insurance	82,185	78,272	3,914	82,546	117,408	39,136
Liability Insurance	34,301	33,825	475	13,195	50,738	16,913
Workers Compensation	13,839	13,032	807	9,576	19,548	6,516
All Other Insurance	5,359	6,065	(705)	5,895	9,097	3,032
Other General Expenses	214,304	138,392	75,912	335,884	207,480	69,088
Compensated Absences	-	-	-	-	-	-
Payments in Lieu of Taxes	52,420	57,230	(4,810)	926	87,419	30,189
Bad debt - Tenant Rents	44,700	38,511	6,189	28,960	57,109	18,598
Interest Expense	51,742	51,742	0	46,936	76,858	25,116
Total Operating Expenses	<u>\$ 4,151,191</u>	<u>\$ 3,302,025</u>	<u>\$ 849,165</u>	<u>\$ 3,353,327</u>	<u>\$ 4,947,606</u>	<u>\$ 1,645,580</u>
Net Income (Loss)	<u>\$ 23,676</u>	<u>\$ 728,686</u>	<u>\$ (705,010)</u>	<u>\$ 955,862</u>	<u>\$ 1,097,790</u>	<u>\$ 369,104</u>

**Lansing Housing Commission
Budget vs. Actual
COCC**

For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Management Fees Income	\$ 570,264	\$ 552,041	\$ 18,223	\$ 791,813	\$ 759,426	\$ 207,385
Bookkeeping Fees Income	47,747	47,464	283	47,199	71,190	23,726
Fraud Recovery and Other	48,065	77,976	(29,911)	179,808	101,970	23,994
Total Operating Revenue	\$ 666,076	\$ 677,481	\$ (11,405)	\$ 1,018,819	\$ 932,586	\$ 255,105
Administrative Salaries	\$ 182,401	\$ 247,294	\$ (64,892)	\$ 101,076	\$ 351,905	\$ 104,612
Auditing Fees	5,455	8,000	(2,545)	1,198	8,000	-
Employee Benefits Contributions - Admin	254,143	49,103	205,040	32,101	74,100	24,997
Office Expenses	21,015	23,618	(2,603)	14,112	35,335	11,717
Legal	1,667	2,000	(333)	648	3,000	1,000
Travel	885	12,650	(11,765)	3,908	16,500	3,850
Other	19,329	18,950	379	4,998	32,050	13,100
Tenant Services - Other	30	-	30	564	-	-
Water	489	952	(463)	1,673	1,428	476
Electricity	5,036	5,600	(564)	7,077	8,425	2,825
Gas	830	1,270	(440)	1,058	1,690	420
Other Utilities Expense	144	-	144	-	-	-
Ordinary Maintenance and Operations - Material	34	1,600	(1,567)	2,750	2,400	800
Ordinary Maintenance and Operations - Contract	8,560	8,402	258	11,434	13,088	4,586
Protective Services - Other Contract Costs	1,537	725	812	362	925	200
Property Insurance	1,063	2,760	(1,697)	2,619	4,141	1,380
Liability Insurance	226	931	(705)	893	1,397	466
Workers Compensation	915	2,656	(1,741)	397	3,984	1,328
All Other Insurance	2,189	6,386	(4,197)	10,304	9,579	3,193
Other General Expenses	39,370	36,836	2,534	52,957	62,314	25,478
Compensated Absences	-	-	-	-	-	-
Interest Expense	8,835	8,144	691	8,898	12,024	3,880
Total Operating Expenses	\$ 554,254	\$ 437,877	\$ 116,377	\$ 259,028	\$ 642,285	\$ 204,407
Net Income (Loss)	\$ 111,823	\$ 239,604	\$ (127,781)	\$ 759,791	\$ 290,301	\$ 50,698

Lansing Housing Commission
Budget vs. Actual
Housing Choice Voucher
For the Period Ending February 28, 2017

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
HUD PHA Operating Grants	\$ 6,880,566	\$ 6,872,120	\$ 8,436	\$ 6,792,501	\$ 10,273,680	\$ 3,401,560
Other Revenue	376	-	376	21	-	-
Fraud Recovery and Other	5,745	4,000	1,745	3,995	6,000	2,000
Total Operating Revenue	<u>\$ 6,886,677</u>	<u>\$ 6,876,120</u>	<u>\$ 10,557</u>	<u>\$ 6,796,516</u>	<u>\$ 10,279,680</u>	<u>\$ 3,403,560</u>
Administrative Salaries	\$ 121,140	\$ 211,738	\$ (90,597)	\$ 154,580	\$ 323,834	\$ 112,097
Auditing Fees	27,275	40,000	(12,725)	13,450	40,000	-
Management Fees	119,984	120,901	(917)	128,222	181,351	60,450
Bookkeeping Fees	-	-	-	-	-	-
Employee Benefits Contributions - Admin	244,230	74,563	169,667	49,190	112,010	37,447
Office Expenses	101,925	89,187	12,738	80,619	125,224	36,037
Legal Expense	-	-	-	-	-	-
Travel	920	210	710	1,311	250	40
Other	7,783	19,080	(11,297)	19,946	28,408	9,328
Tenant Services - Other	-	-	-	-	-	-
Water	209	320	(111)	-	480	160
Electricity	893	1,040	(147)	817	1,560	520
Gas	56	730	(674)	20	940	210
Other Utilities Expense	-	-	-	-	-	-
Ordinary Maintenance and Operations - Material	-	1,880	(1,880)	-	3,048	-
Ordinary Maintenance and Operations - Contrac	22,018	2,768	19,250	9,820	4,152	-
Protective services - Other Contract Costs	261	500	(239)	362	500	-
Property Insurance	-	-	-	313	-	-
Liability Insurance	10,787	10,506	281	4,987	15,759	5,253
Workers Compensation	5,032	3,232	1,800	2,198	4,848	1,616
Other General Expenses	17,354	17,220	134	27,621	25,380	8,160
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	6,149,539	6,198,616	(49,077)	5,957,285	9,297,924	3,099,308
Bad Debt - Tenant Rents	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Total Operating Expenses	<u>\$ 6,829,407</u>	<u>\$ 6,792,491</u>	<u>\$ 36,916</u>	<u>\$ 6,450,741</u>	<u>\$ 10,165,668</u>	<u>\$ 3,373,177</u>
Net Income (Loss)	<u>\$ 57,271</u>	<u>\$ 83,629</u>	<u>\$ (26,359)</u>	<u>\$ 345,775</u>	<u>\$ 114,012</u>	<u>\$ 30,383</u>

Lansing Housing Commission
1010 Mt. Vernon Park
Balance Sheet for February 2017

	Period Amount	Balance
ASSETS		
1010-0000-111101 General Fund Checking	-	-
1010-0000-111102 Cash-Security Deposits	-	15,825.00
1010-0000-111111 Chase Checking	13,087.62	701,353.80
1010-0000-112200 Accounts Receivable	(2,276.10)	12,830.17
1010-0000-112201 Allowance for Doubtful Accounts	5,989.46	(22.71)
1010-0000-112500 Accounts Receivable HUD	-	-
1010-0000-112954 Accounts Receivables-Misc	-	-
1010-0000-114500 Accrued Interest Receivable	-	374.08
1010-5005-115700 Intercompany	(81,963.31)	(104,856.80)
1010-0000-116201 Investments Savings	-	127,313.50
1010-0000-121100 Prepaid Insurance	(4,132.00)	25,793.13
1010-0000-140000 Land	-	245,012.00
1010-3000-144000 Construction in Progress	-	912,553.82
1010-0000-146000 Dwelling Structures	-	10,175,717.75
1010-1010-146000 Dwelling Structures	-	501,502.00
1010-0000-146500 Dwelling Equipment - Ranges &	-	399,731.70
1010-1010-146500 Dwelling Equipment - Ranges &	-	27,589.00
1010-3000-146500 Dwelling Equipment - Ranges &	-	8,823.96
1010-0000-148100 Accumulated Depreciation-Build	-	(8,651,128.48)
1010-1010-148100 Accumulated Depreciation-Build	-	(59,076.00)
1010-1010-148300 Accumulated Depreciation-Equip	-	(3,250.00)
1010-0000-150300 Deferred Outflow - MERS	-	175,656.00
TOTAL ASSETS	(69,294.33)	4,511,741.92
LIABILITIES		
1010-0000-200000 OPEB Liability	-	285,338.00
1010-0000-200300 Pension Liability	-	442,922.00
1010-0000-210000 Construction Costs Payable	-	14,567.00
1010-0000-211100 Accounts Payable	6,469.78	6,863.87
1010-0000-211400 Tenant Security Deposits	(204.00)	28,532.30
1010-0000-211999 Tenant Refunds	-	6,895.98
1010-0000-212000 Accrued Payroll	-	(651.70)
1010-0000-213500 Accrued Comp Absences - Curr	-	2,609.52
1010-0000-213700 Payment in Lieu of Taxes	833.00	19,523.62
1010-0000-214000 Accrued Comp Absences - non curr	-	14,787.31
1010-0000-220000 Accrued Def'd Interest MSHDA	-	9,193.67
1010-0000-260600 Note Payable Non Curr - PNC	(2,401.56)	453,916.12
1010-0000-260601 Note Payable - Curr - PNC	-	28,660.14
TOTAL LIABILITIES	4,697.22	1,313,157.83
EQUITY		
1010-0000-280100 Invest C	-	2,433,904.00
1010-0000-280500 Unrestricted Net Assets	-	443,085.50
1010-0000-282000 Income and Expense Clearing	(73,991.55)	(1,124,579.74)
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	-	1,465,929.26
TOTAL EQUITY	(73,991.55)	3,198,584.09
TOTAL LIABILITIES & EQUITY	(69,294.33)	4,511,741.92

**Lansing Housing Commission
1020 Hildebrandt Park
Balance Sheet for February 2017**

	Period Amount	Balance
ASSETS		
1020-0000-111101 General Fund Checking	-	-
1020-0000-111102 Cash-Security Deposits	-	23,624.00
1020-0000-111111 Chase Checking	(47,424.77)	311,201.32
1020-0000-112200 Accounts Receivable	(3,644.39)	9,833.77
1020-0000-112201 Allowance for Doubtful Accounts	-	(0.40)
1020-0000-112500 Accounts Receivable HUD	-	-
1020-0000-114500 Accrued Interest Receivable	-	374.08
1020-5005-115700 Intercompany	56,206.09	64,829.11
1020-0000-116201 Investments Savings	-	127,313.50
1020-0000-121100 Prepaid Insurance	(3,635.00)	22,820.14
1020-0000-140000 Land	-	389,091.00
1020-0000-144000 Construction in Progress	-	567.84
1020-3000-144000 Construction in Progress	49,973.59	1,385,719.53
1020-0000-146000 Dwelling Structures	-	13,258,687.96
1020-1020-146000 Dwelling Structures	-	640,279.00
1020-0000-146500 Dwelling Equipment - Ranges &	-	106,438.65
1020-1020-146500 Dwelling Equipment - Ranges &	-	242,488.00
1020-0000-148100 Accumulated Depreciation-Build	-	(10,849,545.45)
1020-1020-148100 Accumulated Depreciation-Build	-	(75,427.00)
1020-1020-148300 Accumulated Depreciation-Equip	-	(28,567.00)
1020-0000-150300 Deferred Outflow - MERS	-	147,102.00
TOTAL ASSETS	51,475.52	5,776,630.05
LIABILITIES		
1020-0000-200000 OPEB Liability	-	149,363.00
1020-0000-200300 Pension Liability	-	370,918.00
1020-0000-210000 Construction Costs Payable	-	12,199.00
1020-0000-211100 Accounts Payable	5,953.45	6,273.45
1020-0000-211400 Tenant Security Deposits	100.00	31,374.19
1020-0000-211999 Tenant Refunds	56.00	6,685.37
1020-0000-212000 Accrued Payroll	-	(444.92)
1020-0000-213400 Utility Accrual	-	0.01
1020-0000-213500 Accrued Comp Absences - Curr	-	653.80
1020-0000-213700 Payment in Lieu of Taxes	1,644.00	24,898.76
1020-0000-214000 Accrued Comp Absences - non curr	-	3,704.88
1020-0000-260600 Note Payable Non Curr - PNC	(4,002.60)	750,464.43
1020-0000-260601 Note Payable - Curr - PNC	-	47,399.47
TOTAL LIABILITIES	3,750.85	1,403,489.44
EQUITY		
1020-0000-280100 Invest C	-	3,764,889.00
1020-0000-280500 Unrestricted Net Assets	-	(84,554.50)
1020-0000-282000 Income and Expense Clearing	47,724.67	(198,025.00)
1020-1020-282000 Income and Expense Clearing	-	(45,146.00)
1020-3000-282000 Income and Expense Clearing	-	935,977.11
TOTAL EQUITY	47,724.67	4,373,140.61
TOTAL LIABILITIES & EQUITY	61,475.52	5,776,630.05

**Lansing Housing Commission
1080 LaRoy Froh Townhomes
Balance Sheet for February 2017**

	Period Amount	Balance
ASSETS		
1080-0000-111101 General Fund Checking	-	-
1080-0000-111102 Cash-Security Deposits	-	28,261.00
1080-0000-111111 Chase Checking	(242,915.35)	837,482.18
1080-0000-112200 Accounts Receivable	(1,560.96)	9,922.16
1080-0000-112201 Allowance for Doubtful Accounts	1,627.00	(1,131.69)
1080-0000-112500 Accounts Receivable HUD	-	-
1080-0000-114500 Accrued Interest Receivable	-	374.08
1080-5005-115700 Intercompany	18,946.91	35,674.63
1080-0000-116201 Investments Savings	-	127,313.50
1080-0000-121100 Prepaid Insurance	(4,996.00)	30,786.50
1080-0000-140000 Land	-	499,084.00
1080-0000-144000 Construction in Progress	29,015.72	63,071.85
1080-3000-144000 Construction in Progress	4,140.00	756,674.55
1080-0000-146000 Dwelling Structures	-	12,266,051.84
1080-1080-146000 Dwelling Structures	-	520,795.00
1080-0000-146500 Dwelling Equipment - Ranges &	-	98,932.65
1080-0000-148100 Accumulated Depreciation-Build	-	(9,656,100.52)
1080-1080-148100 Accumulated Depreciation-Build	-	(61,351.00)
1080-0000-150300 Deferred Outflow - MERS	-	190,189.00
TOTAL ASSETS	(195,742.68)	5,746,029.73
LIABILITIES		
1080-0000-200000 OPEB Liability	-	240,509.00
1080-0000-200300 Pension Liability	-	479,564.00
1080-0000-210000 Construction Costs Payable	-	15,772.00
1080-0000-211100 Accounts Payable	7,149.15	8,142.68
1080-0000-211400 Tenant Security Deposits	378.00	36,883.00
1080-0000-211999 Tenant Refunds	(131.00)	1,824.50
1080-0000-212000 Accrued Payroll	-	(581.19)
1080-0000-213400 Utility Accrual	-	0.01
1080-0000-213500 Accrued Comp Absences - Curr	-	1,287.49
1080-0000-213700 Payment in Lieu of Taxes	1,812.00	25,209.66
1080-0000-214000 Accrued Comp Absences - non curr	-	7,295.79
1080-0000-260600 Note Payable Non Curr - PNC	(2,364.32)	436,022.84
1080-0000-260601 Note Payable - Curr - PNC	-	27,557.83
TOTAL LIABILITIES	6,843.83	1,279,487.61
EQUITY		
1080-0000-280100 Invest C	-	4,031,104.00
1080-0000-280500 Unrestricted Net Assets	-	447,889.50
1080-0000-282000 Income and Expense Clearing	(202,586.51)	(616,326.83)
1080-1080-282000 Income and Expense Clearing	-	(26,635.00)
1080-3000-282000 Income and Expense Clearing	-	630,510.45
TOTAL EQUITY	(202,586.51)	4,466,542.12
TOTAL LIABILITIES & EQUITY	(195,742.68)	5,746,029.73

**Lansing Housing Commission
1090 South Washington Park
Balance Sheet for February 2017**

	Period Amount	Balance
ASSETS		
1090-0000-111101 General Fund Checking	-	-
1090-0000-111102 Cash-Security Deposits	-	20,054.08
1090-0000-111111 Chase Checking	(121,509.85)	551,921.14
1090-0000-112200 Accounts Receivable	(464.88)	8,329.41
1090-0000-112201 Allowance for Doubtful Accounts	67.00	(50.15)
1090-0000-112500 Accounts Receivable HUD	-	-
1090-0000-114500 Accrued Interest Receivable	-	374.08
1090-5005-115700 Intercompany	10,875.88	29,378.62
1090-0000-116201 Investments Savings	-	127,313.51
1090-0000-121100 Prepaid Insurance	(2,788.00)	17,509.48
1090-0000-140000 Land	-	231,584.00
1090-3000-144000 Construction in Progress	3,879.00	29,339.43
1090-0000-146000 Dwelling Structures	-	10,541,044.56
1090-1090-146000 Dwelling Structures	-	118,722.00
1090-0000-146500 Dwelling Equipment - Ranges &	-	241,669.71
1090-0000-148100 Accumulated Depreciation-Build	-	(8,238,999.65)
1090-1090-148100 Accumulated Depreciation-Build	-	(13,992.00)
1090-0000-150300 Deferred Outflow - MERS	-	175,297.00
TOTAL ASSETS	(109,940.86)	3,839,495.22
LIABILITIES		
1090-0000-200000 OPEB Liability	-	148,585.00
1090-0000-200300 Pension Liability	-	442,016.00
1090-0000-210000 Construction Costs Payable	-	14,537.00
1090-0000-211100 Accounts Payable	9,592.18	12,002.30
1090-0000-211400 Tenant Security Deposits	(185.00)	24,688.00
1090-0000-211999 Tenant Refunds	(555.00)	6,428.52
1090-0000-212000 Accrued Payroll	-	(501.05)
1090-0000-213500 Accrued Comp Absences - Curr	-	1,536.79
1090-0000-213700 Payment in Lieu of Taxes	(158.00)	2,776.77
1090-0000-214000 Accrued Comp Absences - non curr	-	8,708.50
1090-0000-260600 Note Payable Non Curr - PNC	(539.88)	104,862.86
1090-0000-260601 Note Payable - Curr - PNC	-	6,613.88
TOTAL LIABILITIES	8,154.30	772,254.57
EQUITY		
1090-0000-280100 Invest C	-	3,083,846.00
1090-0000-280500 Unrestricted Net Assets	-	117,903.50
1090-0000-282000 Income and Expense Clearing	(118,095.16)	(470,786.27)
1090-1090-282000 Income and Expense Clearing	-	(6,072.00)
1090-3000-282000 Income and Expense Clearing	-	342,349.42
TOTAL EQUITY	(118,095.16)	3,067,240.65
TOTAL LIABILITIES & EQUITY	(109,940.86)	3,839,495.22

**Lansing Housing Commission
5005 Central Office Cost Center
Balance Sheet for February 2017**

	Period Amount	Balance
ASSETS		
5005-0000-111105 LHC-Payroll Account	46,790.25	114,467.12
5005-0000-111111 Chase Checking	(201,730.11)	478,738.01
5005-0000-111115 Chase-Payroll Acct.	-	3,226.36
5005-0000-112954 Accounts Receivables-Misc	-	51,000.00
5005-1010-115700 Intercompany	81,963.31	104,856.80
5005-1020-115700 Intercompany	(56,206.09)	(64,829.11)
5005-1030-115700 Intercompany	-	-
5005-1060-115700 Intercompany	-	-
5005-1080-115700 Intercompany	(18,946.91)	(35,674.63)
5005-1090-115700 Intercompany	(10,875.88)	(29,378.62)
5005-4001-115700 Intercompany	-	879,491.00
5005-8001-115700 Intercompany	51,653.31	119,224.45
5005-8002-115700 Intercompany	(69,856.74)	(137,102.46)
5005-8004-115700 Intercompany	-	-
5005-8005-115700 Intercompany	(1,787.26)	(7,760.54)
5005-8010-115700 Intercompany	95,273.22	95,425.46
5005-8020-115700 Intercompany	-	-
5005-8021-115700 Intercompany	777.00	777.00
5005-9101-115700 Intercompany	-	46,171.67
5005-0000-121100 Prepaid Insurance	(113.00)	18,976.94
5005-0000-140000 Land	-	190,000.00
5005-0000-144000 Construction in Progress	-	19,100.00
5005-0000-146000 Dwelling Structures	-	720,763.72
5005-0000-146500 Dwelling Equipment - Ranges &	-	388,030.26
5005-0000-148100 Accumulated Depreciation-Build	-	(773,927.83)
5005-0000-150102 Investment in OG	-	207,419.00
5005-0000-150300 Deferred Outflow - MERS	-	122,962.00
TOTAL ASSETS	(83,058.90)	2,511,976.60
LIABILITIES		
5005-0000-200000 OPEB Liability	-	140,793.00
5005-0000-200300 Pension Liability	-	310,102.00
5005-0000-210000 Construction Costs Payable	-	10,199.00
5005-0000-211100 Accounts Payable	11,685.64	11,521.11
5005-0000-211704 Health Insurance WH	1,042.84	3,635.26
5005-0000-212000 Accrued Payroll	-	(817.85)
5005-0000-213500 Accrued Comp Absences - Curr	-	5,198.82
5005-0000-214000 Accrued Comp Absences - non curr	-	29,459.97
5005-0000-260700 Note Payable Non Curr - Davenport	(8,125.19)	439,714.04
5005-0000-260701 Note Payable - Curr - Davenport	-	47,000.00
TOTAL LIABILITIES	4,603.29	996,805.35
EQUITY		
5005-0000-280100 Invest C	-	262,161.00
5005-0000-280500 Unrestricted Net Assets	-	322,679.00
5005-0000-282000 Income and Expense Clearing	(87,662.19)	1,167,237.96
5005-3000-282000 Income and Expense Clearing	-	(233,906.71)
TOTAL EQUITY	(87,662.19)	1,518,171.25
TOTAL LIABILITIES & EQUITY	(83,058.90)	2,514,976.60

**Lansing Housing Commission
Housing Choice Voucher
Balance Sheet for February 2017**

	Period Amount	Balance
ASSETS		
8001-0000-111111 Chase Checking	(108,301.29)	399,122.65
8002-0000-111111 Chase Checking	(45,893.67)	1,069,093.85
8004-0000-111111 Chase Checking	-	-
8002-0000-112954 Accounts Receivables-Misc	-	-
8001-5005-115700 Intercompany	(51,653.31)	(119,224.45)
8002-5005-115700 Intercompany	69,856.74	137,102.46
8004-5005-115700 Intercompany	-	-
8001-0000-121100 Prepaid Insurance	(1,373.00)	8,240.26
8001-0000-146500 Dwelling Equipment - Ranges &	-	27,596.00
8001-0000-148100 Accumulated Depreciation-Build	-	(26,891.06)
8002-0000-148100 Accumulated Depreciation-Build	-	-
8001-0000-150300 Deferred Outflow - MERS	-	181,076.00
TOTAL ASSETS	(137,164.63)	1,676,115.71
LIABILITIES		
8001-0000-200000 OPEB Liability	-	402,760.00
8001-0000-200300 Pension Liability	-	456,586.00
8001-0000-210000 Construction Costs Payable	-	15,016.00
8001-0000-211100 Accounts Payable	10,319.47	10,319.47
8002-0000-211100 Accounts Payable	-	-
8002-8002-211100 Accounts Payable	-	125.00
8001-0000-212000 Accrued Payroll	-	(759.30)
8001-0000-213500 Accrued Comp Absences - Curr	-	1,590.87
8001-0000-214000 Accrued Comp Absences - non curr	-	9,014.90
TOTAL LIABILITIES	10,319.47	894,652.94
EQUITY		
8001-0000-280500 Unrestricted Net Assets	-	(322,247.00)
8001-0000-282000 Income and Expense Clearing	(171,647.07)	(99,192.62)
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	-	453,963.00
8002-0000-282000 Income and Expense Clearing	24,163.07	25,693,384.84
8002-8002-282000 Income and Expense Clearing	-	(25,086,670.53)
8004-0000-282000 Income and Expense Clearing	-	293,299.67
8004-8004-282000 Income and Expense Clearing	-	(283,299.67)
TOTAL EQUITY	(147,484.00)	781,462.77
TOTAL LIABILITIES & EQUITY	(137,164.63)	1,676,115.71



LANSING HOUSING COMMISSION

Public Housing

Aged Receivable Grouped By Resident Entity ID for All Residents in Detail Debit Balances Only with End Date of 02/28/2017 Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000015249, Arends, Donald									
Dwelling Rental	02/01/2017	23868	No		\$9.00	\$0.00	\$0.00	\$0.00	\$9.00
Debt total by : Resident 000015249 (Arends, Donald)					\$9.00	\$0.00	\$0.00	\$0.00	\$9.00
Resident ID: 000015710, Green, Shyann									
Late Charge	12/16/2016	81126	No		\$0.00	\$0.00	\$0.75	\$0.00	\$0.75
Dwelling Rental	01/02/2017	81126	No		\$0.00	\$318.00	\$0.00	\$0.00	\$318.00
Late Charge	01/20/2017	81126	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Legal Charge	01/20/2017	81126	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Late Charge	02/07/2017	81126	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015710 (Green, Shyann)					\$25.00	\$428.00	\$0.75	\$0.00	\$453.75
Resident ID: 000015866, Coleman, Raynique									
Late Charge	02/07/2017	23270	No		\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
Legal Charge	02/16/2017	23270	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000015866 (Coleman, Raynique)					\$86.00	\$0.00	\$0.00	\$0.00	\$86.00
Resident ID: 000015939, Ewulomi, Lakesha									
Dwelling Rental	02/01/2017	151108	No		\$244.00	\$0.00	\$0.00	\$0.00	\$244.00
Late Charge	02/07/2017	151108	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015939 (Ewulomi, Lakesha)					\$269.00	\$0.00	\$0.00	\$0.00	\$269.00
Resident ID: 000016072, Ali, Royce Eric Delanea									
Late Charge	01/06/2017	23414	Yes		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000016072 (Ali, Royce Eric Delanea)					\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Resident ID: 000016576, Demyers, Lamara									
Late Charge	02/07/2017	23800	No		\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
Debt total by : Resident 000016576 (Demyers, Lamara)					\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
Resident ID: 000017157, Muhina, Fatuma									

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

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AMP: M1058000102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000017157, Muhina, Fatuma									
Dwelling Rental	02/01/2017	23216	No		\$356.00	\$0.00	\$0.00	\$0.00	\$356.00
Late Charge	02/07/2017	23216	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000017157 (Muhina, Fatuma)					\$381.00	\$0.00	\$0.00	\$0.00	\$381.00
Resident ID: 000017255, Velasquez, Tierra									
Dwelling Rental	02/01/2017	23512	No		\$22.00	\$0.00	\$0.00	\$0.00	\$22.00
Late Charge	02/07/2017	23512	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23512	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000017255 (Velasquez, Tierra)					\$132.00	\$0.00	\$0.00	\$0.00	\$132.00
Resident ID: 000018572, Wiggins, Tamanish									
Late Charge	02/07/2017	23862	No		\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
Debt total by : Resident 000018572 (Wiggins, Tamanish)					\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
Resident ID: 000018655, Rye, Zynaia									
Dwelling Rental	01/02/2017	154312	No		\$0.00	\$24.00	\$0.00	\$0.00	\$24.00
Late Charge	02/07/2017	154312	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018655 (Rye, Zynaia)					\$25.00	\$24.00	\$0.00	\$0.00	\$49.00
Resident ID: 000018988, Carter, Shaqelah									
Dwelling Rental	02/01/2017	23806	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000018988 (Carter, Shaqelah)					\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Resident ID: 000018991, Cudney-Cortez, Kylene									
Dwelling Rental	02/01/2017	23870	No		\$61.94	\$0.00	\$0.00	\$0.00	\$61.94
Debt total by : Resident 000018991 (Cudney-Cortez, Kylene)					\$61.94	\$0.00	\$0.00	\$0.00	\$61.94
Resident ID: 000019044, Oglesby, Kiara									
Late Charge	09/06/2016	23416	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Debt total by : Resident 000019044 (Oglesby, Kiara)					\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Resident ID: 000019050, Hinton, Charllis									
Dwelling Rental	01/02/2017	23820	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Late Charge	01/06/2017	23820	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	01/31/2017	23820	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	01/31/2017	23820	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	02/01/2017	23820	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000019050 (Hinton, Charllis)					\$69.00	\$48.00	\$0.00	\$0.00	\$117.00

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By: bda1

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

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AMP: M058009102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019063, James, Breanna									
Late Charge	02/07/2017	23402	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019063 (James, Breanna)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019414, Middleton, LaToya									
Late Charge	02/07/2017	23864	No		\$8.00	\$0.00	\$0.00	\$0.00	\$8.00
Debt total by : Resident 000019414 (Middleton, LaToya)					\$8.00	\$0.00	\$0.00	\$0.00	\$8.00
Resident ID: 000019475, Hislop, James									
Dwelling Rental	02/01/2017	23824	No		\$51.00	\$0.00	\$0.00	\$0.00	\$51.00
Late Charge	02/07/2017	23824	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019475 (Hislop, James)					\$76.00	\$0.00	\$0.00	\$0.00	\$76.00
Resident ID: 000019485, Lewis, Kevin									
Dwelling Rental	02/01/2017	23332	No		\$316.00	\$0.00	\$0.00	\$0.00	\$316.00
Late Charge	02/07/2017	23332	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23332	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000019485 (Lewis, Kevin)					\$426.00	\$0.00	\$0.00	\$0.00	\$426.00
Resident ID: 000019491, Witherell, Tayla									
Dwelling Rental	02/01/2017	23266	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000019491 (Witherell, Tayla)					\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Resident ID: 000019542, Young, Dawnsharae									
Dwelling Rental	02/01/2017	15422	No		\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
Debt total by : Resident 000019542 (Young, Dawnsharae)					\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
Resident ID: 000019555, Mills, Brittny									
Dwelling Rental	02/01/2017	23354	No		\$71.00	\$0.00	\$0.00	\$0.00	\$71.00
Late Charge	02/07/2017	23354	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019555 (Mills, Brittny)					\$96.00	\$0.00	\$0.00	\$0.00	\$96.00
Resident ID: 000019561, Wallace, Megan									
Late Charge	01/06/2017	23880	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	23880	No		\$17.00	\$0.00	\$0.00	\$0.00	\$17.00
Late Charge	02/07/2017	23880	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23880	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000019561 (Wallace, Megan)					\$127.00	\$25.00	\$0.00	\$0.00	\$152.00
Resident ID: 000019572, Melendez, Laurrisa									

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AMP: M1058000102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019572, Melendez, Laurrisa									
Dwelling Rental	01/02/2017	23310	No		\$0.00	\$274.00	\$0.00	\$0.00	\$274.00
Late Charge	01/20/2017	23310	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Legal Charge	01/23/2017	23310	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	23310	No		\$274.00	\$0.00	\$0.00	\$0.00	\$274.00
Late Charge	02/07/2017	23310	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019572 (Melendez, Laurrisa)					\$299.00	\$384.00	\$0.00	\$0.00	\$683.00
Resident ID: 000019577, Bunn, Brianna									
Dwelling Rental	02/01/2017	23850	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Late Charge	02/07/2017	23850	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019577 (Bunn, Brianna)					\$27.00	\$0.00	\$0.00	\$0.00	\$27.00
Resident ID: 000019614, Chester, Shaunquita									
Dwelling Rental	02/01/2017	23856	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/07/2017	23856	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23856	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000019614 (Chester, Shaunquita)					\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
Resident ID: 000019616, Watkins, Loretta									
Maintenance Charge	02/07/2017	23826	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Maintenance Charge	02/07/2017	23826	No		\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
Debt total by : Resident 000019616 (Watkins, Loretta)					\$32.00	\$0.00	\$0.00	\$0.00	\$32.00
Resident ID: 000019656, Murphy, Keyarrow									
Legal Charge	02/16/2017	154248	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000019656 (Murphy, Keyarrow)					\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Resident ID: 000019677, Wilson, Melissa									
Dwelling Rental	01/02/2017	23520	No		\$0.00	\$11.00	\$0.00	\$0.00	\$11.00
Dwelling Rental	02/01/2017	23520	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000019677 (Wilson, Melissa)					\$23.00	\$11.00	\$0.00	\$0.00	\$34.00
Resident ID: 000019840, Holmes, Shakyla									
Dwelling Rental	02/01/2017	23326	No		\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
Debt total by : Resident 000019840 (Holmes, Shakyla)					\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
Resident ID: 000019845, Mukoma, Fatuma									

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AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019845, Mukoma, Fatuma									
Security Deposit Charge	10/26/2016	154025	No		\$0.00	\$0.00	\$0.00	\$143.00	\$143.00
Dwelling Rental	11/01/2016	154025	No		\$0.00	\$0.00	\$0.00	\$31.00	\$31.00
Debt total by : Resident 000019845 (Mukoma, Fatuma)									
Resident ID: 000019892, Lietzke, Vicky									
Security Deposit Charge	11/04/2016	23416	No		\$0.00	\$0.00	\$0.00	\$71.00	\$71.00
Dwelling Rental	12/01/2016	23416	No		\$0.00	\$0.00	\$138.00	\$0.00	\$138.00
Dwelling Rental	01/02/2017	23416	No		\$0.00	\$138.00	\$0.00	\$0.00	\$138.00
Late Charge	01/06/2017	23416	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	23416	No		\$138.00	\$0.00	\$0.00	\$0.00	\$138.00
Late Charge	02/07/2017	23416	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019892 (Lietzke, Vicky)									
Resident ID: 000019901, Vanderford, Jeremy									
Dwelling Rental	02/01/2017	23818	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Debt total by : Resident 000019901 (Vanderford, Jeremy)									
Resident ID: 000019911, Reynolds, Qanesha L									
Late Charge	02/07/2017	23140	No		\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
Debt total by : Resident 000019911 (Reynolds, Qanesha L)									
Resident ID: 000019961, Reed, Oc'Tavia									
Maintenance Charge	02/14/2017	23524	No		\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
Debt total by : Resident 000019961 (Reed, Oc'Tavia)									
Resident ID: 128636, Camacho, Julia									
Dwelling Rental	01/02/2017	23844	No		\$0.00	\$187.00	\$0.00	\$0.00	\$187.00
Late Charge	01/20/2017	23844	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Legal Charge	01/20/2017	23844	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	23844	No		\$187.00	\$0.00	\$0.00	\$0.00	\$187.00
Late Charge	02/15/2017	23844	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 128636 (Camacho, Julia)									
Resident ID: 132353, Bethany, Dawn									
Late Charge	02/07/2017	23210	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 132353 (Bethany, Dawn)									
Resident ID: 132424, Taylor, Beverly									

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AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 132424, Taylor, Beverly									
Dwelling Rental	02/01/2017	154153	No		\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
Late Charge	02/07/2017	154153	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 132424 (Taylor, Beverly)					\$49.00	\$0.00	\$0.00	\$0.00	\$49.00
Resident ID: 132519, Reynolds, Rachel									
Dwelling Rental	02/01/2017	23256	No		\$87.00	\$0.00	\$0.00	\$0.00	\$87.00
Late Charge	02/07/2017	23256	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23256	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 132519 (Reynolds, Rachel)					\$197.00	\$0.00	\$0.00	\$0.00	\$197.00
Resident ID: 132664, Swain, Phyllis									
Dwelling Rental	02/01/2017	154212	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Debt total by : Resident 132664 (Swain, Phyllis)					\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Resident ID: 132737, Alsamary, Kathemnia									
Dwelling Rental	02/01/2017	53013	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Debt total by : Resident 132737 (Alsamary, Kathemnia)					\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Resident ID: 133037, Willis, Shaminka Nicole									
Dwelling Rental	02/01/2017	23330	No		\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
Late Charge	02/07/2017	23330	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23330	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 133037 (Willis, Shaminka Nicole)					\$130.00	\$0.00	\$0.00	\$0.00	\$130.00
Resident ID: 133089, Parsons, Michelle									
Dwelling Rental	02/01/2017	53210	No		\$101.00	\$0.00	\$0.00	\$0.00	\$101.00
Debt total by : Resident 133089 (Parsons, Michelle)					\$101.00	\$0.00	\$0.00	\$0.00	\$101.00
Resident ID: 133480, Hansen, Karla									
Dwelling Rental	02/01/2017	81717	No		\$17.00	\$0.00	\$0.00	\$0.00	\$17.00
Late Charge	02/07/2017	81717	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	81717	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 133480 (Hansen, Karla)					\$127.00	\$0.00	\$0.00	\$0.00	\$127.00
Resident ID: 133812, Cathey, Joyce									
Dwelling Rental	02/01/2017	154341	No		\$74.00	\$0.00	\$0.00	\$0.00	\$74.00
Debt total by : Resident 133812 (Cathey, Joyce)					\$74.00	\$0.00	\$0.00	\$0.00	\$74.00
Resident ID: 133883, McMillan, Marie									

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AMP: M1058000102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 13383, McMillan, Marie									
Late Charge	01/20/2017	23858	No		\$0.00	\$19.00	\$0.00	\$0.00	\$19.00
Legal Charge	01/20/2017	23858	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	23858	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	23858	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 13383 (McMillan, Marie)					\$48.00	\$104.00	\$0.00	\$0.00	\$152.00
Resident ID: 13434, Johnson, Nicole									
Other Debit	03/20/2014	25416	No		\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
Debt total by : Resident 13434 (Johnson, Nicole)					\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
Resident ID: 134691, Gilmore, Ileaner									
Dwelling Rental	02/01/2017	23842	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Debt total by : Resident 134691 (Gilmore, Ileaner)					\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Resident ID: 136408, Williams, Trenell									
Dwelling Rental	02/01/2017	23254	No		\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
Debt total by : Resident 136408 (Williams, Trenell)					\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
Resident ID: 139321, Roberts, Tracie									
Dwelling Rental	02/01/2017	23514	No		\$375.00	\$0.00	\$0.00	\$0.00	\$375.00
Late Charge	02/07/2017	23514	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 139321 (Roberts, Tracie)					\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
Resident ID: 139372, Williams, Latasha									

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000102 102 Mt Vernon District, Manager: Kim Gillespie

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 139372, Williams, Latasha									
Late Charge	08/08/2016	23506	No		\$0.00	\$0.00	\$0.00	\$24.63	\$24.63
Legal Charge	08/15/2016	23506	No		\$0.00	\$0.00	\$0.00	\$160.00	\$160.00
Dwelling Rental	09/01/2016	23506	No		\$0.00	\$0.00	\$0.00	\$23.00	\$23.00
Late Charge	09/06/2016	23506	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	10/03/2016	23506	No		\$0.00	\$0.00	\$0.00	\$23.00	\$23.00
Late Charge	10/06/2016	23506	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	11/01/2016	23506	No		\$0.00	\$0.00	\$0.00	\$373.00	\$373.00
Late Charge	11/07/2016	23506	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Maintenance Charge	11/10/2016	154309	No		\$0.00	\$0.00	\$0.00	\$5.00	\$5.00
Dwelling Rental	12/01/2016	23506	No		\$0.00	\$0.00	\$23.00	\$0.00	\$23.00
Late Charge	12/16/2016	23506	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	23506	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Late Charge	01/06/2017	23506	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	23506	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	23506	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	23506	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 139372 (Williams, Latasha)					\$133.00	\$48.00	\$48.00	\$683.63	\$912.63

Resident ID: 139395, Desir, Rose

Pet Charge	02/01/2017	154330	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Debt total by : Resident 139395 (Desir, Rose)					\$10.00	\$0.00	\$0.00	\$0.00	\$10.00

Total Debt for AMP 102 Mt Vernon District

					\$4,248.94	\$1,555.00	\$186.75	\$1,235.63	\$7,226.32
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AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000015779, Alward, Lindie Kay									
Nuisance Fee	10/03/2016	8500	No		\$0.00	\$0.00	\$0.00	\$66.00	\$66.00
Legal Charge	10/27/2016	8500	No		\$0.00	\$0.00	\$0.00	\$85.00	\$85.00
Debt total by : Resident 000015779 (Alward, Lindie Kay)					\$0.00	\$0.00	\$0.00	\$151.00	\$151.00

Resident ID: 000016063, Wallace, Leanne Christine

Aged Receivable Grouped By Resident Entity ID

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Debit Balances Only with End Date of 02/28/2017

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AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000016063, Wallace, Leanne Christine									
Dwelling Rental	01/02/2017	311404	No		\$0.00	\$269.00	\$0.00	\$0.00	\$269.00
Dwelling Rental	02/01/2017	311404	No		\$593.00	\$0.00	\$0.00	\$0.00	\$593.00
Late Charge	02/07/2017	311404	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	311404	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000016063 (Wallace, Leanne Christine)					\$703.00	\$269.00	\$0.00	\$0.00	\$972.00
Resident ID: 000016774, Johnson, Jessica									
Dwelling Rental	12/01/2016	81200	No		\$0.00	\$0.00	\$3.00	\$0.00	\$3.00
Dwelling Rental	01/02/2017	81200	No		\$0.00	\$294.00	\$0.00	\$0.00	\$294.00
Dwelling Rental	02/01/2017	81200	No		\$342.00	\$0.00	\$0.00	\$0.00	\$342.00
Late Charge	02/07/2017	81200	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000016774 (Johnson, Jessica)					\$367.00	\$294.00	\$3.00	\$0.00	\$664.00
Resident ID: 000017203, Taylor-Martin, Sheila F									
Dwelling Rental	02/01/2017	8640	No		\$114.00	\$0.00	\$0.00	\$0.00	\$114.00
Late Charge	02/07/2017	8640	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000017203 (Taylor-Martin, Sheila F)					\$139.00	\$0.00	\$0.00	\$0.00	\$139.00
Resident ID: 000017272, Rembert, Shaquita Michelle									
Late Charge	02/07/2017	321602	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000017272 (Rembert, Shaquita Michelle)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000018480, Williams, Stephanie J									
Late Charge	02/07/2017	312804	No		\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
Debt total by : Resident 000018480 (Williams, Stephanie J)					\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
Resident ID: 000018485, Pugh, Siddria Cherry									

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

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AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000018485, Pugh, Silitria Cherry									
Dwelling Rental	09/01/2016	122123	No		\$0.00	\$0.00	\$0.00	\$2.00	\$2.00
Dwelling Rental	10/03/2016	122123	No		\$0.00	\$0.00	\$0.00	\$23.00	\$23.00
Dwelling Rental	11/01/2016	122123	No		\$0.00	\$0.00	\$0.00	\$23.00	\$23.00
Late Charge	11/07/2016	122123	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	11/21/2016	122123	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	12/01/2016	122123	No		\$0.00	\$0.00	\$23.00	\$0.00	\$23.00
Late Charge	12/06/2016	122123	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Legal Charge	12/15/2016	122123	No		\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
Dwelling Rental	01/02/2017	122123	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	02/01/2017	122123	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	122123	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	122123	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000018485 (Pugh, Silitria Cherry)					\$133.00	\$23.00	\$123.00	\$148.00	\$427.00
Resident ID: 000018506, Doerr, Clara									
Dwelling Rental	02/01/2017	122125	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	122125	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018506 (Doerr, Clara)					\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
Resident ID: 000018546, Calhoun, Tanika									
Dwelling Rental	02/01/2017	122137	No		\$12.00	\$0.00	\$0.00	\$0.00	\$12.00
Debt total by : Resident 000018546 (Calhoun, Tanika)					\$12.00	\$0.00	\$0.00	\$0.00	\$12.00
Resident ID: 000018563, Fletcher, Turquoist Marie									
Community Room Rental	02/24/2017	320004	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018563 (Fletcher, Turquoist Marie)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000018660, Willett, Melissa									
Dwelling Rental	12/01/2016	121926	No		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Rental	01/02/2017	121926	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	02/01/2017	121926	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Debt total by : Resident 000018660 (Willett, Melissa)					\$23.00	\$23.00	\$0.00	\$0.00	\$46.00
Resident ID: 000018679, Macklin-Sherret, Taylor									

Aged Receivable Grouped By Resident Entity ID

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Debit Balances Only with End Date of 02/28/2017

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AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000018679, Macklin-Sherret, Taylor									
Dwelling Rental	06/01/2016	122159	No		\$0.00	\$0.00	\$0.00	\$52.00	\$52.00
Late Charge	06/06/2016	122159	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	06/22/2016	122159	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	07/01/2016	122159	No		\$0.00	\$0.00	\$0.00	\$58.00	\$58.00
Late Charge	07/06/2016	122159	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	07/18/2016	122159	No		\$0.00	\$0.00	\$0.00	\$85.00	\$85.00
Dwelling Rental	08/01/2016	122159	No		\$0.00	\$0.00	\$0.00	\$58.00	\$58.00
Late Charge	08/08/2016	122159	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	09/01/2016	122159	No		\$0.00	\$0.00	\$0.00	\$58.00	\$58.00
Late Charge	09/06/2016	122159	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	10/03/2016	122159	No		\$0.00	\$0.00	\$0.00	\$58.00	\$58.00
Legal Charge	10/27/2016	122159	No		\$0.00	\$0.00	\$0.00	\$85.00	\$85.00
Dwelling Rental	11/01/2016	122159	No		\$0.00	\$0.00	\$0.00	\$58.00	\$58.00
Late Charge	11/07/2016	122159	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	11/14/2016	122159	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	12/01/2016	122159	No		\$0.00	\$0.00	\$58.00	\$0.00	\$58.00
Late Charge	12/06/2016	122159	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	122159	No		\$58.00	\$0.00	\$0.00	\$0.00	\$58.00
Dwelling Rental	02/01/2017	122159	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/07/2017	122159	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Legal Charge	02/16/2017	122159	No		\$168.00	\$88.00	\$88.00	\$787.00	\$1,096.00
Debt total by : Resident 000018679 (Macklin-Sherret, Taylor)									
Resident ID: 000018870, Reynero, Rebecca Renee									
Late Charge	02/07/2017	320608	No		\$3.00	\$0.00	\$0.00	\$0.00	\$3.00
Debt total by : Resident 000018870 (Reynero, Rebecca Renee)									
Resident ID: 000018921, Hinton, Heaven Elaine									
Maintenance Charge	12/06/2016	321001	No		\$0.00	\$0.00	\$7.00	\$0.00	\$7.00
Legal Charge	12/06/2016	321001	No		\$0.00	\$0.00	\$85.00	\$0.00	\$85.00
Dwelling Rental	01/02/2017	321001	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	02/01/2017	321001	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	321001	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018921 (Hinton, Heaven Elaine)									
Resident ID: 000018923, Pfeiffer, Shelia Yvette									
Debt total by : Resident 000018923 (Pfeiffer, Shelia Yvette)									

3/10/2017 4:34:50PM

By: bdo1

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000018923, Pfeifer, Shelia Yvette									
Dwelling Rental	05/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$326.00	\$326.00
Late Charge	05/06/2016	320603	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	06/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Legal Charge	06/23/2016	320603	No		\$0.00	\$0.00	\$0.00	\$160.00	\$160.00
Dwelling Rental	07/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Dwelling Rental	08/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Maintenance Charge	08/30/2016	320603	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	09/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Late Charge	09/06/2016	320603	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	10/03/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Legal Charge	10/04/2016	320403	No		\$0.00	\$0.00	\$0.00	\$85.00	\$85.00
Legal Charge	10/26/2016	320603	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	11/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Late Charge	11/07/2016	320603	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	320603	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Late Charge	12/06/2016	320603	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Legal Charge	12/15/2016	320603	No		\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
Dwelling Rental	01/02/2017	320603	No		\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
Dwelling Rental	02/01/2017	320603	No		\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
Late Charge	02/07/2017	320603	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	320603	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debit total by : Resident 000018923 (Pfeifer, Shelia Yvette)					\$130.00	\$20.00	\$120.00	\$866.00	\$1,136.00
Resident ID: 000018931, Thomas, Lashanda Waudie									
Dwelling Rental	12/01/2016	320403	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Late Charge	12/06/2016	320403	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	320403	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	320403	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/07/2017	320403	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000018931 (Thomas, Lashanda Waudie)					\$48.00	\$25.00	\$48.00	\$0.00	\$119.00
Resident ID: 000018953, Martinez, Danielle									
Dwelling Rental	02/01/2017	121916	No		\$87.00	\$0.00	\$0.00	\$0.00	\$87.00
Late Charge	02/07/2017	121916	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000018953 (Martinez, Danielle)					\$112.00	\$0.00	\$0.00	\$0.00	\$112.00

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AMP: M1058060103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000018998, Lyons, Victoria Marie									
Dwelling Rental	02/01/2017	321205	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/07/2017	321205	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018998 (Lyons, Victoria Marie)									
					\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
Resident ID: 000019014, Nance, Cheryl Arlene									
Late Charge	02/07/2017	122133	No		\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
Debt total by : Resident 000019014 (Nance, Cheryl Arlene)									
					\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
Resident ID: 000019053, Montalvo, Jessica Lynn									
Dwelling Rental	02/01/2017	121914	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Debt total by : Resident 000019053 (Montalvo, Jessica Lynn)									
					\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Resident ID: 000019070, Weekly, Tybrecia Keyana									
Dwelling Rental	02/01/2017	121928	No		\$752.00	\$0.00	\$0.00	\$0.00	\$752.00
Late Charge	02/07/2017	121928	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019070 (Weekly, Tybrecia Keyana)									
					\$777.00	\$0.00	\$0.00	\$0.00	\$777.00
Resident ID: 000019071, Atwood, Myesha Abria									
Late Charge	02/07/2017	322004	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019071 (Atwood, Myesha Abria)									
					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019450, Hubbell, Tabitha Marie									
Dwelling Rental	02/01/2017	121908	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/07/2017	121908	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019450 (Hubbell, Tabitha Marie)									
					\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
Resident ID: 000019518, Ashour, Sarai Ann									
Late Charge	02/07/2017	312402	No		\$21.00	\$0.00	\$0.00	\$0.00	\$21.00
Debt total by : Resident 000019518 (Ashour, Sarai Ann)									
					\$21.00	\$0.00	\$0.00	\$0.00	\$21.00
Resident ID: 000019585, Trainor, Danielle Monique									

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019585, Trainor, Danielle Monique									
Dwelling Rental	09/01/2016	81135	No		\$0.00	\$0.00	\$0.00	\$49.12	\$49.12
Late Charge	09/06/2016	81135	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	09/15/2016	81135	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	10/03/2016	81135	No		\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
Dwelling Rental	11/01/2016	81135	No		\$0.00	\$0.00	\$0.00	\$282.00	\$282.00
Late Charge	11/07/2016	81135	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	81135	No		\$0.00	\$0.00	\$282.00	\$0.00	\$282.00
Late Charge	12/06/2016	81135	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	81135	No		\$0.00	\$282.00	\$0.00	\$0.00	\$282.00
Legal Charge	01/20/2017	81135	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	81135	No		\$282.00	\$0.00	\$0.00	\$0.00	\$282.00
Late Charge	02/07/2017	81135	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019585 (Trainor, Danielle Monique)					\$307.00	\$347.00	\$307.00	\$738.12	\$1,719.12
Resident ID: 000019824, Lerma, Lindsay									
Security Deposit Charge	10/03/2016	313003	No		\$0.00	\$0.00	\$0.00	\$27.00	\$27.00
Dwelling Rental	11/01/2016	313003	No		\$0.00	\$0.00	\$0.00	\$23.00	\$23.00
Late Charge	11/07/2016	313003	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	313003	No		\$0.00	\$0.00	\$23.00	\$0.00	\$23.00
Late Charge	12/06/2016	313003	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	313003	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Dwelling Rental	02/01/2017	313003	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	313003	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019824 (Lerma, Lindsay)					\$48.00	\$23.00	\$48.00	\$75.00	\$194.00
Resident ID: 000019825, Fudge, Sylvia									
Security Deposit Charge	10/26/2016	320003	No		\$0.00	\$0.00	\$0.00	\$28.00	\$28.00
Dwelling Rental	11/01/2016	320003	No		\$0.00	\$0.00	\$0.00	\$144.00	\$144.00
Dwelling Rental	12/01/2016	320003	No		\$0.00	\$0.00	\$144.00	\$0.00	\$144.00
Dwelling Rental	01/02/2017	320003	No		\$0.00	\$144.00	\$0.00	\$0.00	\$144.00
Dwelling Rental	02/01/2017	320003	No		\$144.00	\$0.00	\$0.00	\$0.00	\$144.00
Late Charge	02/07/2017	320003	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019825 (Fudge, Sylvia)					\$169.00	\$144.00	\$144.00	\$172.00	\$629.00
Resident ID: 000019834, Smith, Shaniqua									
Dwelling Rental	02/01/2017	321201	No		\$11.21	\$0.00	\$0.00	\$0.00	\$11.21

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for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

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AMP: M1058000103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Debit total by : Resident 000019884 (Smith, Shaniqua)									
					\$11.21	\$0.00	\$0.00	\$0.00	\$11.21
Resident ID: 000019908, Reed, Jayla									
Dwelling Rental	02/01/2017	121946	No		\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
Debit total by : Resident 000019908 (Reed, Jayla)									
					\$7.00	\$0.00	\$0.00	\$0.00	\$7.00
Resident ID: 129181, Beavers, Nikoya L									
Dwelling Rental	02/01/2017	320606	No		\$338.00	\$0.00	\$0.00	\$0.00	\$338.00
Late Charge	02/07/2017	320606	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 129181 (Beavers, Nikoya L)									
					\$363.00	\$0.00	\$0.00	\$0.00	\$363.00
Resident ID: 129213, Moore, Derlin L									
Dwelling Rental	11/01/2016	122155	No		\$0.00	\$0.00	\$0.00	\$119.00	\$119.00
Late Charge	11/07/2016	122155	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Legal Charge	11/14/2016	122155	No		\$0.00	\$0.00	\$0.00	\$75.00	\$75.00
Dwelling Rental	12/01/2016	122155	No		\$0.00	\$0.00	\$281.00	\$0.00	\$281.00
Late Charge	12/06/2016	122155	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	122155	No		\$0.00	\$23.00	\$0.00	\$0.00	\$23.00
Legal Charge	01/20/2017	122155	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	122155	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	122155	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 129213 (Moore, Derlin L)									
					\$48.00	\$108.00	\$306.00	\$219.00	\$681.00
Resident ID: 129779, Castilla, Alma Margarita									
Dwelling Rental	02/01/2017	312604	No		\$425.00	\$0.00	\$0.00	\$0.00	\$425.00
Late Charge	02/07/2017	312604	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 129779 (Castilla, Alma Margarita)									
					\$450.00	\$0.00	\$0.00	\$0.00	\$450.00
Resident ID: 132292, Jackson, Tanya									
Dwelling Rental	11/01/2016	8114	No		\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
Late Charge	11/07/2016	8114	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	8114	No		\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
Late Charge	02/07/2017	8114	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 132292 (Jackson, Tanya)									
					\$25.00	\$0.00	\$10.00	\$35.00	\$70.00
Resident ID: 132429, Gonzales, Rebecca									
Retro Rent	06/02/2011	5124	No		\$0.00	\$0.00	\$0.00	\$246.00	\$246.00
Maintenance Charge	05/31/2014	151559	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Debit total by : Resident 132429 (Gonzales, Rebecca)									
					\$0.00	\$0.00	\$0.00	\$271.00	\$271.00

By: bdo1

Aged Receivable Grouped By Resident Entity ID

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AMP: M1058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 133291, Smith, Caterina									
Dwelling Rental	01/02/2017	121906	No		\$0.00	\$21.00	\$0.00	\$0.00	\$21.00
Dwelling Rental	02/01/2017	121906	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	121906	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 133291 (Smith, Caterina)					\$48.00	\$21.00	\$0.00	\$0.00	\$69.00
Resident ID: 133880, Wilson, Tammyesha Cordra									
Dwelling Rental	02/01/2017	313004	No		\$780.00	\$0.00	\$0.00	\$0.00	\$780.00
Late Charge	02/07/2017	313004	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	313004	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 133880 (Wilson, Tammyesha Cordra)					\$890.00	\$0.00	\$0.00	\$0.00	\$890.00
Resident ID: 134052, Reyes, Sandi Marie									
Dwelling Rental	02/01/2017	320402	No		\$550.00	\$0.00	\$0.00	\$0.00	\$550.00
Late Charge	02/07/2017	320402	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 134052 (Reyes, Sandi Marie)					\$575.00	\$0.00	\$0.00	\$0.00	\$575.00
Resident ID: 135066, Fleming, Tynisha Tysball									
Dwelling Rental	02/01/2017	320404	No		\$146.00	\$0.00	\$0.00	\$0.00	\$146.00
Debt total by : Resident 135066 (Fleming, Tynisha Tysball)					\$146.00	\$0.00	\$0.00	\$0.00	\$146.00
Resident ID: 135481, Wilcox, Stephanie Marie									
Dwelling Rental	01/02/2017	320002	No		\$0.00	\$17.00	\$0.00	\$0.00	\$17.00
Dwelling Rental	02/01/2017	320002	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/07/2017	320002	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	320002	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 135481 (Wilcox, Stephanie Marie)					\$133.00	\$17.00	\$0.00	\$0.00	\$150.00
Resident ID: 138184, Harden, Takara Staunty									
Dwelling Rental	02/01/2017	122121	No		\$557.00	\$0.00	\$0.00	\$0.00	\$557.00
Late Charge	02/07/2017	122121	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 138184 (Harden, Takara Staunty)					\$582.00	\$0.00	\$0.00	\$0.00	\$582.00
Resident ID: 138250, Jones, Jana Rakeya									
Dwelling Rental	01/02/2017	8644	No		\$0.00	\$5.00	\$0.00	\$0.00	\$5.00
Dwelling Rental	02/01/2017	8644	No		\$130.00	\$0.00	\$0.00	\$0.00	\$130.00
Late Charge	02/07/2017	8644	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 138250 (Jones, Jana Rakeya)					\$155.00	\$5.00	\$0.00	\$0.00	\$160.00

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Aged Receivable Grouped By Resident Entity ID

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AMP: MI058000103 103 Hildebrandt Park District, Manager: Andrea Bailey

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 139224, Johnson, Marquetta Caprice									
Dwelling Rental	01/02/2017	81131	No		\$0.00	\$347.00	\$0.00	\$0.00	\$347.00
Dwelling Rental	02/01/2017	81131	No		\$360.00	\$0.00	\$0.00	\$0.00	\$360.00
Late Charge	02/07/2017	81131	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 139224 (Johnson, Marquetta Caprice)					\$385.00	\$347.00	\$0.00	\$0.00	\$732.00
Resident ID: 139617, Freeny, Saleta Lian									
Dwelling Rental	02/01/2017	122149	No		\$129.00	\$0.00	\$0.00	\$0.00	\$129.00
Late Charge	02/07/2017	122149	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/16/2017	122149	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 139617 (Freeny, Saleta Lian)					\$239.00	\$0.00	\$0.00	\$0.00	\$239.00

Total Debt for AMP 103 Hildebrandt Park District

					\$7,492.71	\$1,765.00	\$1,293.00	\$3,462.12	\$14,012.83
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AMP: MI058000111 111 LaRoy Froh, Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000015595, Snell, Jazzmine									
Dwelling Rental	02/01/2017	11325	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Late Charge	02/06/2017	11325	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015595 (Snell, Jazzmine)					\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
Resident ID: 000015654, Barnes, Meca Mona									
Dwelling Rental	01/02/2017	72530	No		\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
Legal Charge	01/10/2017	72530	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Dwelling Rental	02/01/2017	72530	No		\$153.00	\$0.00	\$0.00	\$0.00	\$153.00
Late Charge	02/06/2017	72530	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015654 (Barnes, Meca Mona)					\$178.00	\$105.00	\$0.00	\$0.00	\$283.00
Resident ID: 000015777, Cason, Latashia									
Dwelling Rental	02/01/2017	116127	No		\$238.00	\$0.00	\$0.00	\$0.00	\$238.00
Late Charge	02/06/2017	116127	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015777 (Cason, Latashia)					\$263.00	\$0.00	\$0.00	\$0.00	\$263.00
Resident ID: 000015785, Malone, Ebony K									

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Debit Balances Only with End Date of 02/28/2017

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AMP: M105800011111 LaRoy Froh, Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000015785, Malone, Ebony K									
Dwelling Rental	01/02/2017	11908	No		\$0.00	\$280.00	\$0.00	\$0.00	\$280.00
Dwelling Rental	02/01/2017	11908	No		\$977.00	\$0.00	\$0.00	\$0.00	\$977.00
Late Charge	02/06/2017	11908	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/07/2017	11908	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000015785 (Malone, Ebony K)					\$1,087.00	\$280.00	\$0.00	\$0.00	\$1,367.00
Resident ID: 000015798, Hopkins, Charlotte									
Dwelling Rental	02/01/2017	72524	No		\$331.00	\$0.00	\$0.00	\$0.00	\$331.00
Late Charge	02/06/2017	72524	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015798 (Hopkins, Charlotte)					\$356.00	\$0.00	\$0.00	\$0.00	\$356.00
Resident ID: 000015856, Laughter, Christina									
Dwelling Rental	02/01/2017	84911	No		\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
Late Charge	02/06/2017	84911	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/27/2017	84911	No		\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Debt total by : Resident 000015856 (Laughter, Christina)					\$124.00	\$0.00	\$0.00	\$0.00	\$124.00
Resident ID: 000018496, Dail, Candis									
Dwelling Rental	12/01/2016	72322	No		\$0.00	\$0.00	\$54.00	\$0.00	\$54.00
Dwelling Rental	01/02/2017	72322	No		\$0.00	\$533.00	\$0.00	\$0.00	\$533.00
Dwelling Rental	02/01/2017	72322	No		\$533.00	\$0.00	\$0.00	\$0.00	\$533.00
Late Charge	02/06/2017	72322	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/07/2017	72322	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000018496 (Dail, Candis)					\$643.00	\$533.00	\$54.00	\$0.00	\$1,230.00
Resident ID: 000018611, Logsdon, Kenneth									
Dwelling Rental	02/01/2017	11321	No		\$592.00	\$0.00	\$0.00	\$0.00	\$592.00
Late Charge	02/06/2017	11321	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018611 (Logsdon, Kenneth)					\$417.00	\$0.00	\$0.00	\$0.00	\$417.00
Resident ID: 000018818, Terry, Lacey									
Late Charge	02/06/2017	5308	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018818 (Terry, Lacey)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000018898, Murchinson, DaSonya									
Legal Charge	02/10/2017	72438	No		\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Debt total by : Resident 000018898 (Murchinson, DaSonya)					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00

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AMP: M1058000111 111 LaRoy Froh , Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000018969, Buchanan-Jones, Alicia									
Dwelling Rental	01/02/2017	72340	No		\$0.00	\$340.00	\$0.00	\$0.00	\$340.00
Dwelling Rental	02/01/2017	72340	No		\$376.00	\$0.00	\$0.00	\$0.00	\$376.00
Late Charge	02/06/2017	72340	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/07/2017	72340	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000018969 (Buchanan-Jones, Alicia)					\$486.00	\$340.00	\$0.00	\$0.00	\$826.00
Resident ID: 000018970, Fraser, Shantoria									
Dwelling Rental	11/01/2016	116044	No		\$0.00	\$0.00	\$0.00	\$677.00	\$677.00
Late Charge	11/07/2016	116044	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	116044	No		\$0.00	\$0.00	\$677.00	\$0.00	\$677.00
Late Charge	12/06/2016	116044	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Legal Charge	12/19/2016	116044	No		\$0.00	\$0.00	\$85.00	\$0.00	\$85.00
Dwelling Rental	01/02/2017	116044	No		\$0.00	\$677.00	\$0.00	\$0.00	\$677.00
Legal Charge	01/10/2017	116044	No		\$0.00	\$75.00	\$0.00	\$0.00	\$75.00
Dwelling Rental	02/01/2017	116044	No		\$677.00	\$0.00	\$0.00	\$0.00	\$677.00
Late Charge	02/06/2017	116044	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000018970 (Fraser, Shantoria)					\$702.00	\$752.00	\$787.00	\$702.00	\$2,943.00
Resident ID: 000019394, Walker, Brianna									
Late Charge	02/06/2017	72426	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019394 (Walker, Brianna)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019444, Torralva, Lena									
Late Charge	01/25/2017	72538	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Legal Charge	01/10/2017	72538	No		\$0.00	\$84.00	\$0.00	\$0.00	\$84.00
Dwelling Rental	02/01/2017	72538	No		\$25.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/06/2017	72538	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019444 (Torralva, Lena)					\$48.00	\$109.00	\$0.00	\$0.00	\$157.00
Resident ID: 000019532, Rohrbaugh, Jamie									
Dwelling Rental	08/01/2016	72206	No		\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
Debt total by : Resident 000019532 (Rohrbaugh, Jamie)					\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
Resident ID: 000019562, Bradley, Shamelia									
Late Charge	02/06/2017	72518	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019562 (Bradley, Shamelia)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019603, Monroy, Samuel									

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By: bdo1

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AMP: M1058000111 111 LaRoy Froh, Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019603, Monroy, Samuel									
Maintenance Charge	09/06/2016	11902	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Charge	09/06/2016	11902	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident ID: 000019702, Robinson, Tasharri Mona									
Legal Charge	02/07/2017	151738	No		\$32.00	\$0.00	\$0.00	\$0.00	\$32.00
Legal Charge	02/13/2017	151738	No		\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Debt total by : Resident 000019702 (Robinson, Tasharri Mona)					\$107.00	\$0.00	\$0.00	\$0.00	\$107.00
Resident ID: 000019823, Linsea, Heather									
Security Deposit Charge	01/20/2017	72526	No		\$0.00	\$165.00	\$0.00	\$0.00	\$165.00
Dwelling Rental	01/20/2017	72526	No		\$0.00	\$138.00	\$0.00	\$0.00	\$138.00
Late Charge	01/20/2017	72526	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	01/20/2017	72526	No		\$0.00	\$138.00	\$0.00	\$0.00	\$138.00
Late Charge	01/20/2017	72526	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	12/01/2016	72526	No		\$0.00	\$0.00	\$138.00	\$0.00	\$138.00
Late Charge	12/06/2016	72526	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	72526	No		\$0.00	\$138.00	\$0.00	\$0.00	\$138.00
Dwelling Rental	02/01/2017	72526	No		\$138.00	\$0.00	\$0.00	\$0.00	\$138.00
Late Charge	02/06/2017	72526	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/07/2017	72526	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 000019823 (Linsea, Heather)					\$248.00	\$629.00	\$163.00	\$0.00	\$1,040.00
Resident ID: 000019878, Williams, Sheyanne									
Dwelling Rental	02/01/2017	72542	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/06/2017	72542	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019878 (Williams, Sheyanne)					\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
Resident ID: 000019949, Montgomery, Toya Latrese									
Late Charge	02/06/2017	72208	No		\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Debt total by : Resident 000019949 (Montgomery, Toya Latrese)					\$2.00	\$0.00	\$0.00	\$0.00	\$2.00
Resident ID: 000020046, Osborne, Iakiva									
Dwelling Rental	02/14/2017	45018	No		\$358.00	\$0.00	\$0.00	\$0.00	\$358.00
Debt total by : Resident 000020046 (Osborne, Iakiva)					\$358.00	\$0.00	\$0.00	\$0.00	\$358.00
Resident ID: 129610, Robinson, Shannon Yvette									

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AMP: MI058000111 III LaRoy Froh, Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 129610, Robinson, Shannon Yvette									
Non-Dwelling Charge	06/28/2016	56523	No		\$0.00	\$0.00	\$0.00	\$394.80	\$394.80
Legal Charge	08/22/2016	56523	No		\$0.00	\$0.00	\$0.00	\$85.00	\$85.00
Late Charge	01/25/2017	56523	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Legal Charge	01/10/2017	56523	No		\$0.00	\$85.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 129610 (Robinson, Shannon Yvette)					\$0.00	\$110.00	\$0.00	\$479.80	\$589.80
Resident ID: 129805, Porter, Andrea Dawn									
Dwelling Rental	02/01/2017	72448	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/06/2017	72448	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 129805 (Porter, Andrea Dawn)					\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Resident ID: 132709, Mohamud, Abdullahi H									
Dwelling Rental	01/02/2017	72302	No		\$0.00	\$621.00	\$0.00	\$0.00	\$621.00
Dwelling Rental	02/01/2017	72302	No		\$629.00	\$0.00	\$0.00	\$0.00	\$629.00
Late Charge	02/06/2017	72302	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 132709 (Mohamud, Abdullahi H)					\$654.00	\$621.00	\$0.00	\$0.00	\$1,275.00
Resident ID: 133401, Griffith, Heather Louise									
Dwelling Rental	02/01/2017	72338	No		\$23.00	\$0.00	\$0.00	\$0.00	\$23.00
Late Charge	02/06/2017	72338	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 133401 (Griffith, Heather Louise)					\$48.00	\$0.00	\$0.00	\$0.00	\$48.00
Resident ID: 134337, Aikens, Lolisha Anne									
Dwelling Rental	02/01/2017	55800	No		\$0.43	\$0.00	\$0.00	\$0.00	\$0.43
Debt total by : Resident 134337 (Aikens, Lolisha Anne)					\$0.43	\$0.00	\$0.00	\$0.00	\$0.43
Resident ID: 134481, Roberts, Karen									
Dwelling Rental	02/01/2017	56309	No		\$27.00	\$0.00	\$0.00	\$0.00	\$27.00
Late Charge	02/06/2017	56309	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 134481 (Roberts, Karen)					\$52.00	\$0.00	\$0.00	\$0.00	\$52.00
Resident ID: 135530, Keys, Desire' Dawn									
Legal Charge	02/07/2017	111610	No		\$60.00	\$0.00	\$0.00	\$0.00	\$60.00
Debt total by : Resident 135530 (Keys, Desire' Dawn)					\$60.00	\$0.00	\$0.00	\$0.00	\$60.00
Resident ID: 136486, Booker, Delisa R									
Legal Charge	02/06/2017	72308	No		\$26.12	\$0.00	\$0.00	\$0.00	\$26.12
Debt total by : Resident 136486 (Booker, Delisa R)					\$26.12	\$0.00	\$0.00	\$0.00	\$26.12

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AMP: M1058000111 111 LaRoy Froh, Manager: Janell McLeod

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 137082, Petway, Sukeno									
Dwelling Rental	02/01/2017	72500	No		\$496.00	\$0.00	\$0.00	\$0.00	\$496.00
Late Charge	02/06/2017	72500	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 137082 (Petway, Sukeno)					\$521.00	\$0.00	\$0.00	\$0.00	\$521.00
Resident ID: 137199, Richardson, Corinna S									
Dwelling Rental	01/02/2017	72504	No		\$0.00	\$188.75	\$0.00	\$0.00	\$188.75
Dwelling Rental	02/01/2017	72504	No		\$189.00	\$0.00	\$0.00	\$0.00	\$189.00
Late Charge	02/06/2017	72504	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Legal Charge	02/07/2017	72504	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Legal Charge	02/09/2017	72504	No		\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Debt total by : Resident 137199 (Richardson, Corinna S)					\$374.00	\$188.75	\$0.00	\$0.00	\$562.75
Resident ID: 137288, Sandlin, Sarina Crystal									
Pet Charge	02/01/2017	72544	No		\$5.00	\$0.00	\$0.00	\$0.00	\$5.00
Legal Charge	02/07/2017	72544	No		\$85.00	\$0.00	\$0.00	\$0.00	\$85.00
Debt total by : Resident 137288 (Sandlin, Sarina Crystal)					\$90.00	\$0.00	\$0.00	\$0.00	\$90.00
Resident ID: 138703, Alasow, Fardawsa A									
Legal Charge	12/19/2016	72510	No		\$0.00	\$0.00	\$85.00	\$0.00	\$85.00
Dwelling Rental	01/02/2017	72510	No		\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
NSF Check Fee	01/20/2017	72510	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	72510	No		\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
Late Charge	02/06/2017	72510	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
NSF Check Fee	02/06/2017	72510	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 138703 (Alasow, Fardawsa A)					\$70.00	\$45.00	\$85.00	\$0.00	\$200.00
Total Debt for AMP 111 LaRoy Froh									
					\$7,197.55	\$3,712.75	\$1,089.00	\$1,191.80	\$13,191.10

AMP: M1058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000014999, Dampier, Willie Paul									
Dwelling Rental	02/01/2017	10126	No		\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Debt total by : Resident 000014999 (Dampier, Willie Paul)					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Resident ID: 000015143, Kelley, Sherry									

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AMP: M1058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000015143, Kelley, Sherry									
Dwelling Rental	01/02/2017	10213	No		\$0.00	\$4.00	\$0.00	\$0.00	\$4.00
Dwelling Rental	02/01/2017	10213	No		\$214.00	\$0.00	\$0.00	\$0.00	\$214.00
Late Charge	02/06/2017	10213	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015143 (Kelley, Sherry)					\$239.00	\$4.00	\$0.00	\$0.00	\$243.00
Resident ID: 000015738, Williams, Rodney									
Dwelling Rental	02/01/2017	10532	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10532	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000015738 (Williams, Rodney)					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Resident ID: 000016009, Getter, Tamra M									
Dwelling Rental	02/01/2017	10204	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/06/2017	10204	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000016009 (Getter, Tamra M)					\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Resident ID: 000016587, Olds, Leandre									
Dwelling Rental	02/01/2017	10227	No		\$210.00	\$0.00	\$0.00	\$0.00	\$210.00
NSF Check Fee	02/19/2017	10227	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000016587 (Olds, Leandre)					\$235.00	\$0.00	\$0.00	\$0.00	\$235.00
Resident ID: 000017284, Miller, Terance									
Dwelling Rental	02/01/2017	10511	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000017284 (Miller, Terance)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000018370, Taban, Suzan									
Dwelling Rental	02/01/2017	52531	No		\$16.00	\$0.00	\$0.00	\$0.00	\$16.00
Debt total by : Resident 000018370 (Taban, Suzan)					\$16.00	\$0.00	\$0.00	\$0.00	\$16.00
Resident ID: 000018466, Bates, Decal									
Dwelling Rental	02/01/2017	10524	No		\$72.00	\$0.00	\$0.00	\$0.00	\$72.00
Debt total by : Resident 000018466 (Bates, Decal)					\$72.00	\$0.00	\$0.00	\$0.00	\$72.00
Resident ID: 000018568, Ross, Paul									
Dwelling Rental	02/01/2017	10207	No		\$163.00	\$0.00	\$0.00	\$0.00	\$163.00
Debt total by : Resident 000018568 (Ross, Paul)					\$163.00	\$0.00	\$0.00	\$0.00	\$163.00
Resident ID: 000018600, Al-Shalal, Sharifah									
Dwelling Rental	02/01/2017	10526	No		\$60.00	\$0.00	\$0.00	\$0.00	\$60.00
Late Charge	02/06/2017	10526	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00

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AMP: M1058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Debt total by : Resident 000018600 (Al-Shatal, Sharifah)									
Resident ID: 000018609, Meade, Jo									
Pet Charge	02/01/2017	10308	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Debt total by : Resident 000018609 (Meade, Jo)									
					\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Resident ID: 000018912, Lynn, David									
Dwelling Rental	02/01/2017	10408	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Debt total by : Resident 000018912 (Lynn, David)									
					\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Resident ID: 000019088, Monroe, Bria Jerrissa									
Dwelling Rental	01/02/2017	10138	No		\$0.00	\$9.00	\$0.00	\$0.00	\$9.00
Dwelling Rental	02/01/2017	10138	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10138	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019088 (Monroe, Bria Jerrissa)									
					\$75.00	\$9.00	\$0.00	\$0.00	\$84.00
Resident ID: 000019222, Anderson, Diyonta									
Late Charge	02/06/2017	10210	No		\$8.00	\$0.00	\$0.00	\$0.00	\$8.00
Debt total by : Resident 000019222 (Anderson, Diyonta)									
					\$8.00	\$0.00	\$0.00	\$0.00	\$8.00
Resident ID: 000019224, Horton, Laron									
Dwelling Rental	02/01/2017	10315	Yes		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/06/2017	10315	Yes		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019224 (Horton, Laron)									
					\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Resident ID: 000019283, Headen, Albert									
Dwelling Rental	02/01/2017	10405	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Late Charge	02/06/2017	10405	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019283 (Headen, Albert)									
					\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
Resident ID: 000019324, Ross, Benny Leon									
Dwelling Rental	02/01/2017	10414	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10414	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019324 (Ross, Benny Leon)									
					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Resident ID: 000019325, Smith, Anthony Lamont									
Dwelling Rental	01/02/2017	10319	No		\$0.00	\$185.00	\$0.00	\$0.00	\$185.00
Dwelling Rental	02/01/2017	10319	No		\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
Late Charge	02/06/2017	10319	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019325 (Smith, Anthony Lamont)									
					\$425.00	\$185.00	\$0.00	\$0.00	\$610.00

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AMP: MI058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019350, Harden, Larry									
Dwelling Rental	08/01/2016	10434	No		\$0.00	\$0.00	\$0.00	\$18.00	\$18.00
Late Charge	08/08/2016	10434	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	09/01/2016	10434	No		\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Late Charge	09/06/2016	10434	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	10/03/2016	10434	No		\$0.00	\$0.00	\$0.00	\$88.00	\$88.00
Dwelling Rental	11/01/2016	10434	No		\$0.00	\$0.00	\$0.00	\$88.00	\$88.00
Late Charge	11/08/2016	10434	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	10434	No		\$0.00	\$0.00	\$88.00	\$0.00	\$88.00
Legal Charge	12/05/2016	10434	No		\$0.00	\$0.00	\$85.00	\$0.00	\$85.00
Late Charge	12/06/2016	10434	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	10434	No		\$0.00	\$88.00	\$0.00	\$0.00	\$88.00
Dwelling Rental	02/01/2017	10434	No		\$88.00	\$0.00	\$0.00	\$0.00	\$88.00
Late Charge	02/06/2017	10434	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019350 (Harden, Larry)					\$113.00	\$88.00	\$198.00	\$319.00	\$718.00
Resident ID: 000019436, Scott, Luvasha Nicole									
Dwelling Rental	01/02/2017	10230	No		\$0.00	\$5.00	\$0.00	\$0.00	\$5.00
Dwelling Rental	02/01/2017	10230	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10230	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019436 (Scott, Luvasha Nicole)					\$75.00	\$5.00	\$0.00	\$0.00	\$80.00
Resident ID: 000019511, Keyes, Crishna Raven Idalis									
Dwelling Rental	02/01/2017	10136	No		\$101.00	\$0.00	\$0.00	\$0.00	\$101.00
Debt total by : Resident 000019511 (Keyes, Crishna Raven Idalis)					\$101.00	\$0.00	\$0.00	\$0.00	\$101.00
Resident ID: 000019523, Rubin, Alfonso									
Dwelling Rental	01/02/2017	10340	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	10340	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019523 (Rubin, Alfonso)					\$25.00	\$25.00	\$0.00	\$0.00	\$50.00
Resident ID: 000019568, Tucker, Vincent Elijah									
Late Charge	02/06/2017	10413	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019568 (Tucker, Vincent Elijah)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019569, Gipson, Alaya Megan									

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AMP: MI058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019569, Gipson, Alaya Megan									
Dwelling Rental	01/02/2017	10320	No		\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Dwelling Rental	02/01/2017	10320	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Entry Card Charge	02/03/2017	10320	No		\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
Debt total by : Resident 000019569 (Gipson, Alaya Megan)									
					\$150.00	\$50.00	\$0.00	\$0.00	\$200.00
Resident ID: 000019580, Perkins, Christopher Lee									
Dwelling Rental	01/02/2017	10325	No		\$0.00	\$41.00	\$0.00	\$0.00	\$41.00
Dwelling Rental	02/01/2017	10325	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debt total by : Resident 000019580 (Perkins, Christopher Lee)									
					\$50.00	\$41.00	\$0.00	\$0.00	\$91.00
Resident ID: 000019664, Smith, Nikiya Keyana									
Dwelling Rental	02/01/2017	10531	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Late Charge	02/06/2017	10531	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019664 (Smith, Nikiya Keyana)									
					\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Resident ID: 000019667, Burlison, David Adam									
Dwelling Rental	02/01/2017	10509	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019667 (Burlison, David Adam)									
					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019671, Westen, Brian L									
Other Debit	11/03/2016	10220	No		\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
Dwelling Rental	02/01/2017	10220	No		\$30.00	\$0.00	\$0.00	\$0.00	\$30.00
Late Charge	02/06/2017	10220	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019671 (Westen, Brian L)									
					\$55.00	\$0.00	\$0.00	\$20.00	\$75.00
Resident ID: 000019747, Taylor, Fannie									
Dwelling Rental	02/01/2017	10517	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019747 (Taylor, Fannie)									
					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019758, Jenks, Alison									
Dwelling Rental	12/01/2016	10400	No		\$0.00	\$0.00	\$28.00	\$0.00	\$28.00
Late Charge	12/06/2016	10400	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Non-Dwelling Charge	02/09/2017	10400	No		\$63.44	\$0.00	\$0.00	\$0.00	\$63.44
Debt total by : Resident 000019758 (Jenks, Alison)									
					\$63.44	\$0.00	\$53.00	\$0.00	\$116.44
Resident ID: 000019763, Alexander, Edward									
Dwelling Rental	11/01/2016	10312	No		\$0.00	\$0.00	\$0.00	\$148.00	\$148.00
Dwelling Rental	12/01/2016	10312	No		\$0.00	\$0.00	\$23.00	\$0.00	\$23.00

3/10/2017 4:34:50PM

By: b001

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: MI058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Debit total by : Resident 000019763 (Alexander, Edward)									
					\$0.00	\$0.00	\$23.00	\$148.00	\$171.00
Resident ID: 000019785, Duncan, Tyshawn									
Dwelling Rental	01/02/2017	10520	No		\$0.00	\$19.00	\$0.00	\$0.00	\$19.00
Dwelling Rental	02/01/2017	10520	No		\$119.00	\$0.00	\$0.00	\$0.00	\$119.00
Late Charge	02/06/2017	10520	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019785 (Duncan, Tyshawn)									
					\$144.00	\$19.00	\$0.00	\$0.00	\$163.00
Resident ID: 000019787, Bonner, William									
Dwelling Rental	10/03/2016	10533	No		\$0.00	\$0.00	\$0.00	\$81.00	\$81.00
Dwelling Rental	11/01/2016	10533	No		\$0.00	\$0.00	\$0.00	\$89.00	\$89.00
Late Charge	11/08/2016	10533	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	10533	No		\$0.00	\$0.00	\$89.00	\$0.00	\$89.00
Late Charge	12/06/2016	10533	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Legal Charge	12/28/2016	10533	No		\$0.00	\$0.00	\$85.00	\$0.00	\$85.00
Dwelling Rental	01/02/2017	10533	No		\$0.00	\$89.00	\$0.00	\$0.00	\$89.00
Dwelling Rental	02/01/2017	10533	No		\$89.00	\$0.00	\$0.00	\$0.00	\$89.00
Debit total by : Resident 000019787 (Bonner, William)									
					\$89.00	\$89.00	\$195.00	\$195.00	\$572.00
Resident ID: 000019818, Charles, Dequarai									
Dwelling Rental	02/01/2017	10519	No		\$31.00	\$0.00	\$0.00	\$0.00	\$31.00
Late Charge	02/06/2017	10519	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019818 (Charles, Dequarai)									
					\$56.00	\$0.00	\$0.00	\$0.00	\$56.00
Resident ID: 000019832, Underwood, Henry									
Dwelling Rental	01/02/2017	10111	No		\$0.00	\$47.00	\$0.00	\$0.00	\$47.00
Dwelling Rental	02/01/2017	10111	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debit total by : Resident 000019832 (Underwood, Henry)									
					\$50.00	\$47.00	\$0.00	\$0.00	\$97.00
Resident ID: 000019837, Miller, Steven									
Dwelling Rental	10/07/2016	10231	No		\$0.00	\$0.00	\$0.00	\$45.00	\$45.00
Dwelling Rental	11/01/2016	10231	No		\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Dwelling Rental	12/01/2016	10231	No		\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
Dwelling Rental	01/02/2017	10231	No		\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Dwelling Rental	02/01/2017	10231	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10231	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debit total by : Resident 000019837 (Miller, Steven)									
					\$75.00	\$50.00	\$50.00	\$95.00	\$270.00
Resident ID: 000019842, Hakim, Nagee									

3/10/2017 4:34:50PM

By: bdo1

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000112 112 South Washington Park , Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 000019842, Hakim, Nagee									
Security Deposit Charge	10/12/2016	10215	No		\$0.00	\$0.00	\$0.00	\$172.00	\$172.00
Dwelling Rental	11/01/2016	10215	No		\$0.00	\$0.00	\$0.00	\$286.00	\$286.00
Dwelling Rental	12/01/2016	10215	No		\$0.00	\$0.00	\$286.00	\$0.00	\$286.00
Dwelling Rental	01/02/2017	10215	No		\$0.00	\$286.00	\$0.00	\$0.00	\$286.00
Dwelling Rental	02/01/2017	10215	No		\$286.00	\$0.00	\$0.00	\$0.00	\$286.00
Late Charge	02/06/2017	10215	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019842 (Hakim, Nagee)					\$311.00	\$286.00	\$0.00	\$458.00	\$1,341.00
Resident ID: 000019910, Jackson, Garland									
Late Charge	02/06/2017	10110	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019910 (Jackson, Garland)					\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Resident ID: 000019934, Hodgson, Jennifer									
Legal Charge	01/30/2017	10504	No		\$50.01	\$0.00	\$0.00	\$0.00	\$50.01
Dwelling Rental	02/01/2017	10504	No		\$338.00	\$0.00	\$0.00	\$0.00	\$338.00
Late Charge	02/06/2017	10504	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 000019934 (Hodgson, Jennifer)					\$413.01	\$0.00	\$0.00	\$0.00	\$413.01
Resident ID: 000020044, Swain, Yoshimin									
Dwelling Rental	02/13/2017	10522	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Dwelling Rental	02/13/2017	10522	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debt total by : Resident 000020044 (Swain, Yoshimin)					\$100.00	\$0.00	\$0.00	\$0.00	\$100.00
Resident ID: 128211, Portee, Sharhonda									
Dwelling Rental	02/01/2017	54900	No		\$225.00	\$0.00	\$0.00	\$0.00	\$225.00
Debt total by : Resident 128211 (Portee, Sharhonda)					\$225.00	\$0.00	\$0.00	\$0.00	\$225.00
Resident ID: 128410, Street, Jevon									
Dwelling Rental	11/01/2016	10306	No		\$0.00	\$0.00	\$0.00	\$60.00	\$60.00
Late Charge	11/08/2016	10306	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Dwelling Rental	12/01/2016	10306	No		\$0.00	\$0.00	\$214.00	\$0.00	\$214.00
Late Charge	12/06/2016	10306	No		\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
Dwelling Rental	01/02/2017	10306	No		\$0.00	\$214.00	\$0.00	\$0.00	\$214.00
Dwelling Rental	02/01/2017	10306	No		\$214.00	\$0.00	\$0.00	\$0.00	\$214.00
Late Charge	02/06/2017	10306	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 128410 (Street, Jevon)					\$239.00	\$214.00	\$239.00	\$85.00	\$777.00
Resident ID: 132561, Walters, Sherry L									

By: bdo1

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000112 H12 South Washington Park , Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 132561, Walters, Sherry L									
Maintenance Charge	03/28/2013	42418	No		\$0.00	\$0.00	\$0.00	\$43.00	\$43.00
Debt total by : Resident 132561 (Walters, Sherry L)					\$0.00	\$0.00	\$0.00	\$43.00	\$43.00
Resident ID: 132663, Kimble, Jacqueline									
Dwelling Rental	02/01/2017	10236	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10236	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 132663 (Kimble, Jacqueline)					\$75.00	\$0.00	\$0.00	\$0.00	\$75.00
Resident ID: 133845, Osman, Andrew Frango									
Dwelling Rental	02/01/2017	10420	No		\$210.00	\$0.00	\$0.00	\$0.00	\$210.00
Late Charge	02/06/2017	10420	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 133845 (Osman, Andrew Frango)					\$235.00	\$0.00	\$0.00	\$0.00	\$235.00
Resident ID: 134616, Page, Ira									
Dwelling Rental	02/13/2017	10120	No		\$16.00	\$0.00	\$0.00	\$0.00	\$16.00
Debt total by : Resident 134616 (Page, Ira)					\$16.00	\$0.00	\$0.00	\$0.00	\$16.00
Resident ID: 135616, Verser, Tim Lavone									
Late Charge	02/06/2017	10321	No		\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
Debt total by : Resident 135616 (Verser, Tim Lavone)					\$24.00	\$0.00	\$0.00	\$0.00	\$24.00
Resident ID: 136163, Prosper, Jean Ulysse									
Dwelling Rental	01/02/2017	10326	No		\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Dwelling Rental	02/01/2017	10326	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debt total by : Resident 136163 (Prosper, Jean Ulysse)					\$50.00	\$25.00	\$0.00	\$0.00	\$75.00
Resident ID: 136733, Verser, Roy C									
Dwelling Rental	11/01/2016	10437	No		\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Dwelling Rental	01/02/2017	10437	No		\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Dwelling Rental	02/01/2017	10437	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Late Charge	02/06/2017	10437	No		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
Debt total by : Resident 136733 (Verser, Roy C)					\$75.00	\$50.00	\$0.00	\$50.00	\$175.00
Resident ID: 137153, Johnson, Tina Trinelle									
Dwelling Rental	02/01/2017	10329	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debt total by : Resident 137153 (Johnson, Tina Trinelle)					\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Resident ID: 138820, Wilhite, Keisha									

Aged Receivable Grouped By Resident Entity ID

for All Residents in Detail

Debit Balances Only with End Date of 02/28/2017

Security Deposits are included; Repayment Agreements are included; Limited to specific AR Codes

AMP: M1058000112 112 South Washington Park, Manager: Marcus Hardy

AR Code	Post Date	Unit ID	Vacated	Unbilled RPA	0 - 30	31 - 60	61 - 90	90 +	Total
Resident ID: 138820, Wilhite, Keisha									
Pet Charge	11/01/2016	10134	No		\$0.00	\$0.00	\$0.00	\$10.00	\$10.00
Dwelling Rental	11/01/2016	10134	No		\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Late Charge	11/08/2016	10134	No		\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
Pet Charge	12/01/2016	10134	No		\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
Dwelling Rental	12/01/2016	10134	No		\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
Pet Charge	01/02/2017	10134	No		\$0.00	\$10.00	\$0.00	\$0.00	\$10.00
Dwelling Rental	01/02/2017	10134	No		\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
Pet Charge	02/01/2017	10134	No		\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
Dwelling Rental	02/01/2017	10134	No		\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Debt total by : Resident 138820 (Wilhite, Keisha)					\$60.00	\$60.00	\$60.00	\$85.00	\$265.00

Total Debt for AMP 112 South Washington Park	\$4,792.45	\$1,247.00	\$1,108.00	\$1,498.00	\$8,645.45
Total Debts	\$23,731.65	\$8,279.75	\$3,676.75	\$7,387.55	\$43,075.70
Total	\$0.00	\$8,279.75	\$3,676.75	\$7,387.55	\$43,075.70

The AR Code parameter had too many records. The results were truncated.

End of Report



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

March 22, 2017

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:

February 2017 Housing Choice Voucher Monthly Report

CONTACT PERSON:

Kim Shirey
HCV Supervisor

Family Self Sufficiency:

There are 23 participants. Four (4) participants are scheduled to sign contracts in March 2017.

HCV Orientations:

LHC had zero (0) orientations during the month of February 2017 and issued zero (0) vouchers.

Waiting List:

Zero (0) applications were pulled from the waiting list for the month of February 2017. There are approximately 50 families out searching for approved housing with the final set of vouchers expiring mid-February 2017. The last 150 names were processed off the HCV waiting list. Documents are being returned for processing. The HCV waiting was open February 15 to February 22, 2017. 2,130 applications were received, and a random lottery was conducted for 450 slots. Two (2) orientations have been scheduled for March.

Department Initiatives:

There are 160 active participants in the HUD VASH Program. Ten Veterans are currently searching for housing and 145 Veterans are housed. Ten (10) referrals were received during this reporting period, which required one (1) VASH orientation for the month of February.





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Voucher Utilization

January Voucher Program Total Units	1700
January Traditional HCV Utilization	1586
January % Utilized Units	93%

February Voucher Program Total Units	1700
February Traditional HCV Utilization	1556
February % Utilized Units	92%

Voucher Disbursement

HUD January HAP Disbursement	\$749,737.00
LHC January HAP/UAP Disbursement	\$780,764.00
% Voucher Funding Utilization	104%

HUD February HAP Disbursement	\$749,737.00
LHC February HAP/UAP Disbursement	\$797,688.00
% Voucher Funding Utilization	106%

Based on HUD standards LHC's Voucher utilization is Optimized. However, LHC has determined the number of units leased can be increased approximately 100 units. The funding to pay for the increased utilization will come from HUD held reserves.

SEMAP Indicators

Indicator 1- Selection from the Waiting List

This indicator measures whether LHC has written policies in its administrative plan for selecting applicants from the waiting list. This indicator is not scored by PIC, but is based on an internal review. LHC is on track to receive all points for this indicator out of a possible 15 as it does have written policy.

Waiting List

PIC Scoring	Internal Scoring
N/A	15





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Indicator 2- Rent Reasonableness

LHC has a method for determining the rent (for each unit leased) is reasonable based on current rents charged for comparable unassisted units. During the month of February, a quality control was conducted on nineteen (19) units and approved. This indicator is not scored by PIC, but based on an internal review. LHC is on track to receive all the points for this indicator which is a possible 20.

Rent Reasonableness

PIC Scoring	Internal Scoring
N/A	20

Indicator 3- Determination of Adjusted Income

This indicator measures if, at the time of admission and reexamination, LHC verifies and correctly determines adjusted annual income for each assisted family, and if LHC uses the appropriate utility allowance(s). This indicator is not scored in PIC, but is based on an internal review and scoring. LHC is on track to complete the 26 required file reviews, per fiscal year, and receive 20 points out of 20 for the fiscal year ending June 2017.

Adjusted Income

PIC Scoring	Internal Scoring
N/A	20

Indicator 4- Utility Allowance

The new Utility Allowances were approved and are effective 1/1/16. This indicator is not scored through PIC, but is based on an internal review. Based on the internal review, LHC would receive five (5) of the possible five (5) points for this indicator by the end of the fiscal year. New Utilities allowance schedule will be presented at the March Board Meeting.

Utility Allowance

PIC Scoring	Internal Scoring
N/A	5

Indicator 5- HQS Quality Control Inspections

The number of Quality Control Inspections needed for the year is 36. During this reporting period zero (0) quality control inspections were conducted. A total of zero (0) conducted so far, this fiscal year. This indicator is not scored by PIC, but is based on an internal review. Based on the internal review LHC is on track to receive five (5) of the five (5) possible points. 18 inspections are scheduled for March 2017.





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Quality Control Inspections

PIC Scoring	Internal Scoring
N/A	5

Indicator 6- HQS Enforcement

Following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life threatening HQS deficiencies are corrected within 24-hours and all other cited HQS deficiencies are corrected within 30 days. If deficiencies are not corrected timely LHC stops (abates) HAP payment or terminates the contract. This indicator is not scored by PIC, but is determined from an internal review. LHC's review indicates there were (35) 24-hour deficiencies and (36) 30 day deficiencies. All corrected, abated, or terminated as necessary.

HQS Enforcement

PIC Scoring	Internal Scoring
N/A	10

Indicator 7- Expanding Housing Opportunities

LHC adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty and minority concentration. This indicator is not scored in PIC, but is based on an internal review. As of this reporting period, LHC records this indicator as receiving five (5) of a possible five (5)

Housing Opportunities

PIC Scoring	Internal Scoring
N/A	5

Indicator 8- Payment Standards

This indicator shows whether LHC has adopted a current payment standards schedule for the voucher program by unit size. During this reporting period, the HCV Payment Standards were increased to 110%. The current payment standards have received Board approval. This indicator is not scored by PIC, but is based on an internal review. As of this reporting period, LHC records indicate a five (5) out of a possible five (5) points will be received.

The 2016 FMR's were approved by the Board to take effect 10/01/2016.

Payment Standards

PIC Scoring	Internal Scoring
N/A	5





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Indicator 9- Annual Reexamination

This indicator is used to determine if LHC has completed a reexamination for each participating family at least every 12 months. As of February, the reporting rate is 95%. Based on PIC, LHC records this indicator as 10 of a possible 10 points.

Annual Reexaminations

PIC Scoring	Internal Scoring
10	10

Indicator 10- Correct Tenant Rent Calculation

This indicator shows if LHC correctly calculates tenants' rent and the family share of the rent to the owner in the voucher program. As of this reporting period, PIC records indicate LHC will receive 100%. According to PIC records there are no tenant rent calculation discrepancies to report. Based on PIC, LHC records this indicator as receiving five (5) of a possible five (5) points.

Correct Tenant Rent

PIC Scoring	Internal Scoring
5	5

Indicator 11- Pre-Contract HQS Inspections

This indicator shows if newly leased units pass HQS inspection on or before the beginning date of the assisted lease and HAP contract. As of this reporting period, PIC recorded this indicator as receiving 100%. Based on PIC LHC would receive five (5) of a possible five (5) points.

Pre-Contract HQS

PIC Scoring	Internal Scoring
5	5

Indicator 12-Inspections

This indicator shows if LHC has inspected each unit under contract at least bi-annually. As of this reporting period, PIC recorded this indicator as receiving 100%. Based on PIC LHC would receive 10 of the possible 10 points.

Inspections

PIC Scoring	Internal Scoring
10	10

Indicator 13- Program Utilization

The department utilization rate during this reporting period is 106%. In an effort to maximize the number of participants that are housed, the program's utilization rate will





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continue to be closely monitored without exceeding funding capacity. SEMAP certification requires LHC to report the status of efforts in providing Housing Choice Vouchers and leasing units based on funds awarded by HUD.

Program Utilization

PIC Scoring	Internal Scoring
N/A	20

Indicator 14-Family Self Sufficiency

As of this reporting period, the Family Self Sufficiency (FSS) Program has 38 mandatory slots, 21 slots/households or (55%) are enrolled. SEMAP certification requires the LHC to report the status of enrollment for the FSS program.

Enrollment and Escrow Accounts are documented by Indicator 14. As of this reporting period, LHC would receive eight (8) of 10 points.

FSS Enrollment

PIC Scoring	Internal Scoring
N/A	5

Currently 35% of the FSS participants enrolled in the program have escrow accounts. The maximum allowable points are five (10). LHC is currently doing an internal rating of eight (8) points.

Participants w/ Escrows

PIC Scoring	Internal Scoring
N/A	8

*Please note all PIC data is of 02/28/2017





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

March 22, 2017

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:

February 2017 Asset Management Monthly Report

CONTACT PERSON:

Martell Armstrong
Executive Director

OVERVIEW:

Lansing Housing Commission ("LHC") communities had an overall occupancy rating of 98% (not including the modernization units) at the end of February. LHC has 98% occupancy including the units that are in modernization. LHC Unit Months Leased (UML) was 815 (with units in MOD) or 98% occupancy rate. LHC continues to strive to increase and maintain a 97% occupancy level, which exceeds the 96% recovery plan occupancy goal.

Mt. Vernon Park occupancy was 98% at the end of February. There were two (2) households moved in, zero (0) residents moved out, and two (2) unit transfers. The UML was 198 which equals 98%.

Hildebrandt Park occupancy was 99% at the end of February (with units in MOD). There were five (5) households moved in, zero (0) residents moved out, and two (2) unit transfer. There was one (1) unit in MOD status. The UML was 219 (with units in MOD) which equals 99%.

LaRoy Froh occupancy was 99% at the end of February (with units in MOD). There were nine (9) households moved in, zero (0) residents moved out, and zero (0) unit transfer. There were one (1) units in MOD status. The UML was 208 (with units in MOD) which equals 99%.





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South Washington Park occupancy was 98% at the end of February (with one unit in MOD status). There were fourteen (14) households moved in, six (6) residents moved out, and three (3) unit transfer. There was one (1) unit in MOD status. The UML was 192 (with unit in MOD) which equals 98%.

OCCUPANCY:

Site	Total Number of Units	UML Occupied 1st day of month including MOD units	Gross (including MOD Occupancy rate)	Move Ins	Move Outs	Transfer Units	Total MOD Units
Mt Vernon	202	198	98%	2	0	2	0
Hildebrandt	220	219	99%	5	0	2	1
LaRoy Froh	213	208	99%	9	1	0	1
S. Washington	198	192	98%	14	6	3	1
Totals	833	817	98%	30	1	7	3

Rent Collection:

Site	Rent Charged	Receivables	Total Uncollected	Collection Rate
Mt Vernon	\$ 30,287.00	\$ 29,547.75	\$ 739.25	98%
Hildebrandt	\$ 36,445.00	\$ 44,367.50	\$ (7,922.50)	122%
LaRoy Froh	\$ 37,526.00	\$ 43,547.96	\$ (6,021.96)	116%
S. Washington	\$ 27,240.00	\$ 27,827.00	\$ (587.00)	102%
Totals	\$131,498.00	\$ 145,290.21	\$ (13,792.21)	110%





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Move Out Analysis:

Move out Reason	Mt. Vernon	Hildebrandt Park	LaRoy Froh	S. Washington
Moved Out (Left Area)				3
Lease Violation (No Court action)				1
Evicted – Nonpayment Judgment			1	2
Evicted – Nonpayment Writ Ordered but not executed				
Physical Eviction				
Criminal Activity				
Drug Activity				
Rent too high				
Transfer	2	2		3
Totals	2	2	1	9

Mt. Vernon Vacant Unit Status:

Unit	Make ready or Lease ready	Projected or actual Lease up date	Security deposit received	Comments or reason for length of status
3218	Make Ready	3-30-17	YES	Contractor working in it Vacant: 1-5-17
4329	Make Ready	3-30-17	YES	Contractor working in it Vacant: 1-24-17
3414	Make Ready	3-30-17	YES	In house rehabbing Vacant: 1-23-17
3832	Lease Ready	3/3/17	YES	Vacant: 1/30/17





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Hildebrandt Park Vacant Unit Status:

Unit	Make ready or Lease ready	Projected or actual Lease up date	Security deposit received	Comments or reason for length of status
422 Hylewood	MOD STATUS	3/6/2017	No	MOD Status vacant 8-30-2016
500 Mifflin	Make Ready	4-15-16	No	Vacant 2/14 Mold remediation in progress.
1143 Leslie	Make Ready	4-15-16	No	Vacant 2/17 Mold remediation in progress

LaRoy Froh Vacant Unit Status:

Unit	Make ready status	Projected or actual lease up date	Security deposit received	Comments/reason for length
42600	MOD Unit	3-24-17	Yes	MOD unit Vacant: 7-28-16
72362	Make Ready	3-20-17	NA	Transfer unit Vacant: 10-9-16
56923	Make Ready	3-21-17	Yes	Contractor in unit finishing up. Vacant 1-20-17
72508	Make Ready	3/8/17	No	Extensive Infestation treatment going on first. Vacant 1/27/17

South Washington Park Vacant Unit Status:

Unit	Make ready/Lease ready	Projected or actual lease up date	Security deposit received	Comments/reason for length
536	Make Ready	3/13/2017	No	Vacant 2/17
328	Lease Ready	3/10/2017	Yes	Vacant 2/20,
327	Make Ready	3/24/2017	No	Vacant 2/24,

TDD/TTY #: 1-800-545-1833 Ext. 919



"Equal Housing Opportunity"



Lansing Housing Commission Board Meeting March 22, 2017

Monthly Asset Management Report February 2017

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322	Make Ready	3/24/2017	No	Vacant 2/23
133	Make Ready	3/24/2017	No	Vacant 2/20
2609 Dier	Make Ready	3/13/2017	No	Vacant 6/19 MOD unit





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**LHC Annual Plan Meeting
Sign-In Sheet
Date of Meeting: March 22, 2017**

Name	Organization	Phone #	E-mail
Lisa Peters	LHC	487-9847	lisap@lanshc.org
Kim Shirey	LHC	487-0242	Kims@lanshc.org
Janelle McLeod	LHC	393-4290	JanelleM@lanshc.org
Victoria LaDuke	LHC	393-4290	VictoriaL@lanshc.org
Edward Forest	LHC	853-3060	EdwardF@lanshc.org
Bobby J. Joyce	LHC	703-3483	Bobby.Joyce@ymail.com
Marcus Ellis	LHC	517-393-8464	marrie@lanshc.org
Andrea Bailey	LHC	202-9266	andreaB@lanshc.org
Marcus Hardy	LHC	517-393-8464	marcush@lanshc.org

