



MEXICO HOUSING AUTHORITY



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www.mexicoha.com

Board of Commissioners
Housing Authority of the City of Mexico, Missouri

TENATIVE AGENDA REGULAR MEETING
MHA Administration Office,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, July 16, 2019 at 3:30pm

1. **Call to order** by Vice Chairperson Tad Dobyms
2. **Roll Call** by Tammy Dreyer, Executive Director
3. **Adoption of Agenda**
4. **Comments from the Public** (limit 3 minutes per person)
5. **Approval of Consent Agenda**

Approval of Regular meeting minutes for: June 26, 2019

Executive Director's Report:

- a. Financial Reports June 2019
 - b. Bills Expended June 2019
 - c. S8/PH Report
 - d. S8/PH Waitlist
 - e. Contract/Capital Fund/Modernization Projects
 - f. Maintenance Reports
6. **Unfinished Business**

Election of MHA BOC Officers
Remind BOC if they know of anyone that lives in the city limits and interested in being a BOC member...
Secured System log in
 7. **New Business:**
 8. **Other Business:**

PHAS Score
SEMAP Score

9. **Comments from Commissioner:**

10. **Adjournment of Open Meeting:**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicocha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact MHA at (573) 581-2294 press 2 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE SPECIAL MEETING

OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MEXICO HELD ON June 25, 2019

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Special Open Meeting on Tuesday, June 25, 2019 at 10:00 AM at the MHA Administration Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner Tad Dobyns presided.

- 1. Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in special open session on June 25, 2019 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Tad Dobyns called the meeting to order at 10:01am.
- 2. Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns (present by phone line)
Commissioner Amy Prater
Commissioner Denise Harrington
Commissioner Rita Jackson
Commissioner Vacancy

Commissioners excused:

Others present:

Executive Director/Secretary	Tammy Dreyer
Finance Manager	Dawn Mahaney

- 3. Adoption of Agenda**

T Dobyns requested a motion to adopt the Agenda. Commissioner D Harrington made a motion and A Prater second. All commissioners present voted "aye", and Commissioner Tad Dobyns declared the motion approved.

Yes:	R Jackson, A Prater, D Harrington, T Dobyns
No:	None
Absent:	None

- 4. Comments from the public:**

None

- 5. Approval of Consent Agenda (if applicable)**

Approval of regular meeting minutes for: April 16, 2019

Executive Director's Report-None

Commissioner T Dobyms requested a motion to approve the Consent Agenda. A motion was made by Commissioner A Prater and seconded by Commissioner D Harrington. All Commissioners present voted "aye" and Commissioner Tad Dobyms declared the motion carried.

Yes:	R Jackson, A Prater, D Harrington, T Dobyms
No:	None
Absent:	None

6. Unfinished Business

None

7. New Business

Board Resolution 2912, Approving 2019/2020 TAR Write Off (1)

Commissioner T Dobyms called for motion to approve Board Resolution 2912. A motion was made by Commissioner R Jackson and seconded by Commissioner A Prater. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R Jackson, A Prater, D Harrington, T Dobyms
No:	None
Absent:	None

Board Resolution 2913, Approving Senior Center Lease Agreement 2019

Commissioner T Dobyms called for motion to approve Board Resolution 2913 with the added Forecast statement of possible rental increase in 2020 of \$50.00 per month on the Lease Agreement. A motion was made by Commissioner R Jackson and seconded by Commissioner A Prater. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R Jackson, A Prater, D Harrington, T Dobyms
No:	None
Absent:	None

8. Other Business:

9. Comments from Commissioners:

None

10. Adjournment of Open Meeting:

Commissioner T Dobyms requested a motion to adjourn the Open meeting on June 25, 2019, Commissioner A Prater made the motion and Commissioner D Harrington seconded. The regular session meeting was adjourned at 10:54 am

ATTEST:

Tad Dobyms, Vice Chair

Tammy Dreyer, Executive Director

Certification of Public Notice

I, Tammy Dreyer, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on June 20, 2019, I posted public notice of the June 25, 2019 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Tammy Dreyer

date

**Mexico Housing Authority
Balance Sheet - Combining
As of June 30, 2019
Assets**

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 1,449,671.82	\$ 132,795.70	\$ 11,363.50	\$ 1,593,831.02
Accounts receivable - miscellaneous	149.00	0.00	0.00	149.00
Accounts receivable - tenants (net)	9,297.71	0.00	0.00	9,297.71
Accrued interest receivable	2,054.91	16.83	0.00	2,071.74
Investments - unrestricted	886,476.62	29,244.80	0.00	915,721.42
Prepaid expenses and other assets	48,917.60	558.74	0.00	49,476.34
Inventories (net)	53,210.11	0.00	0.00	53,210.11
Inter program - due from	7,037.40	0.00	0.00	7,037.40
Total Current Assets	<u>2,456,815.17</u>	<u>162,616.07</u>	<u>11,363.50</u>	<u>2,630,794.74</u>
Property and Equipment				
Land	296,135.76	0.00	0.00	296,135.76
Buildings	13,823,388.51	27,883.88	0.00	13,851,272.39
Furniture, equipment and machinery - administration	299,291.91	0.00	0.00	299,291.91
Accumulated depreciation	(10,465,661.30)	(16,850.64)	0.00	(10,482,511.94)
Construction in progress	290,168.15	0.00	0.00	290,168.15
Net Property and Equipment	<u>4,243,323.03</u>	<u>11,033.24</u>	<u>0.00</u>	<u>4,254,356.27</u>
Total Assets	<u>\$ 6,700,138.20</u>	<u>\$ 173,649.31</u>	<u>\$ 11,363.50</u>	<u>\$ 6,885,151.01</u>

Liabilities and Net Position

Current Liabilities				
Accrued compensated absences - current portion	\$ 6,096.60	\$ 1,141.30	\$ 0.00	\$ 7,237.90
Accounts payable - other government	14,859.79	0.00	0.00	14,859.79
Tenant security deposits	28,192.96	0.00	0.00	28,192.96
Unearned revenue	3,172.95	4,266.00	0.00	7,438.95
Inter program - due to	0.00	7,037.40	0.00	7,037.40
Total Current Liabilities	<u>52,322.30</u>	<u>12,444.70</u>	<u>0.00</u>	<u>64,767.00</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	4,484.20	1,212.70	0.00	5,696.90
Total Long-Term Liabilities	<u>4,484.20</u>	<u>1,212.70</u>	<u>0.00</u>	<u>5,696.90</u>
Total Liabilities	<u>56,806.50</u>	<u>13,657.40</u>	<u>0.00</u>	<u>70,463.90</u>
Net Position				
Investment in capital assets	4,060,953.53	11,033.24	0.00	4,071,986.77
Unrestricted	2,316,401.73	126,331.96	11,352.19	2,454,085.88
Restricted	0.00	37,854.66	0.00	37,854.66
Capital expenditures-contra	182,369.50	0.00	0.00	182,369.50
Net income (loss)	83,606.94	(15,227.95)	11.31	68,390.30
Total Net Position	<u>6,643,331.70</u>	<u>159,991.91</u>	<u>11,363.50</u>	<u>6,814,687.11</u>
Total Liabilities and Net Position	<u>\$ 6,700,138.20</u>	<u>\$ 173,649.31</u>	<u>\$ 11,363.50</u>	<u>\$ 6,885,151.01</u>

Mexico Housing Authority
Income Statement-Combining

3 Months Ended 6/30/2019

	Low Rent	Section 8	Local Fund	Total
Operating Revenues				
Net tenant rental revenue	\$ 97,383.25	\$ 0.00	\$ 0.00	\$ 97,383.25
Tenant revenue - other	5,629.88	0.00	0.00	5,629.88
HUD PHA operating grants	192,719.95	113,360.00	0.00	306,079.95
Capital grants	171,069.50	0.00	0.00	171,069.50
Investment income - unrestricted	5,601.05	412.53	11.31	6,024.89
Fraud recovery	0.00	472.29	0.00	472.29
Other revenue	2,481.94	1,792.10	0.00	4,274.04
Total Operating Revenues	<u>474,885.57</u>	<u>116,036.92</u>	<u>11.31</u>	<u>590,933.80</u>
Operating Expenses				
Administrative salaries	34,322.89	10,839.88	0.00	45,162.77
Employee benefits - administrative	17,161.55	6,988.69	0.00	24,150.24
Office expenses	4,323.19	639.46	0.00	4,962.65
Legal expenses	369.30	0.00	0.00	369.30
Travel	753.79	7.53	0.00	761.32
Other admin.	3,772.55	676.54	0.00	4,449.09
Total Administrative	<u>60,703.27</u>	<u>19,152.10</u>	<u>0.00</u>	<u>79,855.37</u>
Water	9,544.47	0.00	0.00	9,544.47
Electricity	2,738.89	0.00	0.00	2,738.89
Gas	513.52	0.00	0.00	513.52
Sewer	16,434.27	0.00	0.00	16,434.27
Total Utilities	<u>29,231.15</u>	<u>0.00</u>	<u>0.00</u>	<u>29,231.15</u>
Maintenance labor	23,817.84	0.00	0.00	23,817.84
Maintenance materials	30,985.95	0.00	0.00	30,985.95
Maintenance contracts	34,476.81	0.00	0.00	34,476.81
Employee benefits - maintenance	9,975.03	0.00	0.00	9,975.03
Total Maintenance	<u>99,255.63</u>	<u>0.00</u>	<u>0.00</u>	<u>99,255.63</u>
Property insurance	14,384.57	0.00	0.00	14,384.57
Liability insurance	1,441.05	18.57	0.00	1,459.62
Workmen's compensation	2,079.96	310.80	0.00	2,390.76
All other insurance	1,753.50	121.40	0.00	1,874.90
Total Insurance	<u>19,659.08</u>	<u>450.77</u>	<u>0.00</u>	<u>20,109.85</u>
Protective services - other contract costs	60.00	0.00	0.00	60.00
Total Protective Services	<u>60.00</u>	<u>0.00</u>	<u>0.00</u>	<u>60.00</u>
Housing assistance payments	0.00	110,104.00	0.00	110,104.00
HAP portability-in	0.00	1,558.00	0.00	1,558.00
Total Housing Assistance Payments	<u>0.00</u>	<u>111,662.00</u>	<u>0.00</u>	<u>111,662.00</u>
Total Operating Expenses	<u>208,909.13</u>	<u>131,264.87</u>	<u>0.00</u>	<u>340,174.00</u>
Operating Income (Loss)	<u>265,976.44</u>	<u>(15,227.95)</u>	<u>11.31</u>	<u>250,759.80</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00	0.00
Property betterments & additions	182,369.50	0.00	0.00	182,369.50
Total Other Financial Items	<u>182,369.50</u>	<u>0.00</u>	<u>0.00</u>	<u>182,369.50</u>
Net Income (Loss)	<u>\$ 83,606.94</u>	<u>\$ (15,227.95)</u>	<u>\$ 11.31</u>	<u>\$ 68,390.30</u>

Urlaub & Co., PLLC
See Accountant's Compilation Report

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 3 Months Ended 6/30/2019

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 31,092.00	\$ 97,383.25	\$ 342,450.00	\$ 245,066.75
Tenant revenue - other	1,647.39	5,629.88	13,460.00	7,830.12
HUD PHA operating grants	81,692.00	191,229.33	689,103.00	497,873.67
Investment income - unrestricted	1,474.86	5,601.05	16,540.00	10,938.95
Other revenue	1,057.40	2,481.94	8,100.00	5,618.06
Total Operating Revenues	<u>116,963.65</u>	<u>302,325.45</u>	<u>1,069,653.00</u>	<u>767,327.55</u>
Operating Expenses				
Administrative salaries	11,361.91	34,322.89	144,470.00	110,147.11
Auditing fees	0.00	0.00	5,810.00	5,810.00
Advertising and marketing	0.00	0.00	420.00	420.00
Employee benefits - administrative	5,928.57	17,161.55	80,590.00	63,428.45
Office expenses	1,699.02	3,523.19	30,710.00	27,186.81
Legal expenses	369.30	369.30	6,090.00	5,720.70
Travel	36.78	63.17	14,940.00	14,876.83
Other admin.	2,218.57	3,772.55	23,200.00	19,427.45
Total Administrative	<u>21,614.15</u>	<u>59,212.65</u>	<u>306,230.00</u>	<u>247,017.35</u>
Tenant services - other	0.00	0.00	5,000.00	5,000.00
Total Tenant Services	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>
Water	1,203.26	9,544.47	70,590.00	61,045.53
Electricity	1,290.62	2,738.89	19,790.00	17,051.11
Gas	190.92	513.52	3,950.00	3,436.48
Sewer	0.00	16,434.27	98,920.00	82,485.73
Total Utilities	<u>2,684.80</u>	<u>29,231.15</u>	<u>193,250.00</u>	<u>164,018.85</u>
Maintenance labor	7,790.34	23,817.84	101,120.00	77,302.16
Maintenance materials	10,371.18	30,985.95	95,000.00	64,014.05
Maintenance contracts	8,024.32	34,476.81	114,000.00	79,523.19
Employee benefits - maintenance	3,379.79	9,975.03	49,030.00	39,054.97
Total Maintenance	<u>29,565.63</u>	<u>99,255.63</u>	<u>359,150.00</u>	<u>259,894.37</u>
Property insurance	5,083.19	14,384.57	58,730.00	44,345.43
Liability insurance	480.35	1,441.05	8,100.00	6,658.95
Workmen's compensation	693.32	2,079.96	8,090.00	6,010.04
All other insurance	584.50	1,753.50	4,590.00	2,836.50
Total Insurance	<u>6,841.36</u>	<u>19,659.08</u>	<u>79,510.00</u>	<u>59,850.92</u>
Protective services - other contract costs	60.00	60.00	0.00	(60.00)
Total Protective Services	<u>60.00</u>	<u>60.00</u>	<u>0.00</u>	<u>(60.00)</u>
Compensated absences	0.00	0.00	13,460.00	13,460.00
Payments in lieu of taxes	0.00	0.00	14,920.00	14,920.00
Bad debt - tenant rents	0.00	0.00	10,000.00	10,000.00
Total General Expenses	<u>0.00</u>	<u>0.00</u>	<u>38,380.00</u>	<u>38,380.00</u>
Total Operating Expenses	<u>60,765.94</u>	<u>207,418.51</u>	<u>981,520.00</u>	<u>774,101.49</u>
Operating Income (Loss)	<u>56,197.71</u>	<u>94,906.94</u>	<u>88,133.00</u>	<u>(6,773.94)</u>
Other Financial Items				
Operating transfer in	0.00	0.00	(20,000.00)	(20,000.00)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00	0.00
Property betterments & additions	5,650.00	11,300.00	190,000.00	178,700.00
Total Other Financial Items	<u>5,650.00</u>	<u>11,300.00</u>	<u>170,000.00</u>	<u>158,700.00</u>
Net Income (Loss)	<u>\$ 50,547.71</u>	<u>\$ 83,606.94</u>	<u>\$ (81,867.00)</u>	<u>\$ (165,473.94)</u>

Urfaub & Co., PLLC

See Accountant's Compilation Report

**Mexico Housing Authority
2017 CFP Report
06/30/19**

	Actual	Budget	Variance
Advances			
CFP Advances	<u>\$ 301,720.00</u>	<u>\$ 301,720.00</u>	<u>\$ 0.00</u>
Expenditures			
Operations	20,000.00	20,000.00	0.00
Management Improvement	5,000.00	5,000.00	0.00
Administration	29,500.00	29,500.00	0.00
General capital activity	<u>247,220.00</u>	<u>247,220.00</u>	<u>0.00</u>
Total Expenditures	<u>\$ 301,720.00</u>	<u>\$ 301,720.00</u>	<u>\$ 0.00</u>
Excess (Deficiency) of Funds Advanced	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

**Mexico Housing Authority
2018 CFP Report
06/30/19**

	Actual	Budget	Variance
Advances			
CFP Advances	<u>\$ 443,044.15</u>	<u>\$ 467,984.00</u>	<u>\$ 24,939.85</u>
Expenditures			
Operations	20,000.00	20,000.00	0.00
Management Improvement	1,819.62	5,000.00	3,180.38
Administration	16,860.76	16,860.76	0.00
General Capital Activity	<u>404,363.77</u>	<u>426,123.24</u>	<u>21,759.47</u>
Total Expenditures	<u>\$ 443,044.15</u>	<u>\$ 467,984.00</u>	<u>\$ 24,939.85</u>
Excess (Deficiency) of Funds Advanced	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher

1 Month Ended 6/30/2019

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 5,800.00	\$ 17,824.00	\$ 23,624.00
Investment income - unrestricted	124.24	0.00	124.24
Fraud recovery	78.72	78.71	157.43
Other revenue	602.44	0.00	602.44
Total Operating Revenues	<u>6,605.40</u>	<u>17,902.71</u>	<u>24,508.11</u>
Operating Expenses			
Administrative salaries	3,798.81	0.00	3,798.81
Employee benefits - administrative	2,431.10	0.00	2,431.10
Office expenses	339.24	0.00	339.24
Travel	7.53	0.00	7.53
Other admin.	484.55	0.00	484.55
Total Administrative	<u>7,061.23</u>	<u>0.00</u>	<u>7,061.23</u>
Liability insurance	6.19	0.00	6.19
Workmen's compensation	103.60	0.00	103.60
All other insurance	40.48	0.00	40.48
Total Insurance	<u>150.27</u>	<u>0.00</u>	<u>150.27</u>
Housing assistance payments	0.00	37,443.00	37,443.00
HAP portability-in	514.00	0.00	514.00
Total Housing Assistance Payments	<u>514.00</u>	<u>37,443.00</u>	<u>37,957.00</u>
Total Operating Expenses	<u>7,725.50</u>	<u>37,443.00</u>	<u>45,168.50</u>
Operating Income (Loss)	<u>(1,120.10)</u>	<u>(19,540.29)</u>	<u>(20,660.39)</u>
Other Financial Items			
Prior period adjustments	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ (1,120.10)</u>	<u>\$ (19,540.29)</u>	<u>\$ (20,660.39)</u>

**Mexico Housing Authority
Section 8 Utilization Report
For the Year Ended December 31, 2019**

	Actual	Budgeted
Annual Budget Authority	498,209	498,209
HUD-held Program Reserve	149,090	129,746
PHA-held NRA Balance	20,656	-
Administrative Fee Reserve	-	-
Total Funding Available	667,955	627,955

Monthly HAP payments target is \$52,330 based on budgeted funding. This represents 126% of HUD funding.

Baseline Units

151

Month	Units Leased	HAP Payments	% of Monthly HUD Funding Utilized	% of Year to Date HUD Funding Utilized	Monthly Average HAP	Year to Date Average HAP	Monthly Lease Up Rate	Year to Date Lease Up Rate
Jan	123	\$ 36,011.00	87%	87%	\$ 292.77	\$ 292.77	81%	81%
Feb	119	36,294.00	87%	87%	304.99	298.78	79%	80%
Mar	119	35,636.00	86%	87%	299.46	299.01	79%	80%
Apr	120	36,038.00	87%	87%	300.32	299.33	79%	80%
May	122	36,623.00	88%	87%	300.19	299.51	81%	80%
Jun	125	37,443.00	90%	88%	299.54	299.51	83%	80%
Jul								
Aug								
Sep								
Oct								
Nov								
Dec								

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 6/1/2019 through 6/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019718	ACH	\$196.00	Reconciled	06/03/2019	Ahmann, Thomas & Linda
00019719	Check	\$738.00	Reconciled	06/03/2019	Ameren Missouri
00019720	ACH	\$284.00	Reconciled	06/03/2019	JUDY BIRD
00019721	ACH	\$3,022.00	Reconciled	06/03/2019	Berkshire Estates, LP
00019722	Check	\$500.00	Reconciled	06/03/2019	Century 21
00019723	ACH	\$1,066.00	Reconciled	06/03/2019	Chris Bohr
00019724	ACH	\$882.00	Reconciled	06/03/2019	Brenda Bryan
00019725	ACH	\$344.00	Reconciled	06/03/2019	Henry Butts
00019726	ACH	\$602.00	Reconciled	06/03/2019	Paul Carlson
00019727	ACH	\$4,551.00	Reconciled	06/03/2019	Cedar Grove LLC
00019728	ACH	\$296.00	Reconciled	06/03/2019	SAMMY DYSART
00019729	ACH	\$481.00	Reconciled	06/03/2019	Davidson, Dan
00019730	ACH	\$275.00	Reconciled	06/03/2019	ESmith Investments LLC
00019731	ACH	\$534.00	Reconciled	06/03/2019	Tammy Gibbons
00019732	ACH	\$747.00	Reconciled	06/03/2019	STEVE HARTING
00019733	ACH	\$1,017.00	Reconciled	06/03/2019	Barbara Jones
00019734	Check	\$388.00	Reconciled	06/03/2019	K & C Properties, LLC
00019735	ACH	\$1,095.00	Reconciled	06/03/2019	Lick Branch Properties, LLC
00019736	ACH	\$3,271.00	Reconciled	06/03/2019	MEXICO MEADOWS
00019737	Check	\$364.00	Reconciled	06/03/2019	RALPH MIKA
00019738	ACH	\$493.00	Reconciled	06/03/2019	Frank Marth
00019739	ACH	\$1,756.00	Reconciled	06/03/2019	Maco Management
00019740	ACH	\$715.00	Reconciled	06/03/2019	Joshua Newlon
00019741	ACH	\$730.00	Reconciled	06/03/2019	Warren Nordwald
00019742	ACH	\$550.00	Reconciled	06/03/2019	Stuart Pfeifer
00019743	Check	\$507.00	Reconciled	06/03/2019	ROGERS, GREGORY MARK
00019744	ACH	\$321.00	Reconciled	06/03/2019	Replogle, Clarence P.
00019745	Check	\$737.00	Reconciled	06/03/2019	Don Rittmann
00019746	ACH	\$535.00	Reconciled	06/03/2019	Rural Real Estate Holdings LLC
00019747	Check	\$198.00	Reconciled	06/03/2019	SAP INVESTMENTS
00019748	ACH	\$152.00	Reconciled	06/03/2019	Schinkel Rentals
00019749	ACH	\$603.00	Reconciled	06/03/2019	Roger Shuck
00019750	ACH	\$2,705.00	Reconciled	06/03/2019	DBA Country Place
00019751	Check	\$1,496.00	Reconciled	06/03/2019	Teal Lake Village Mexico, LP
00019752	ACH	\$311.00	Reconciled	06/03/2019	Thomas, Garnett and Joann
00019753	ACH	\$1,004.00	Reconciled	06/03/2019	CLIFFORD WILSON
00019754	Check	\$254.00	Reconciled	06/03/2019	Walker, Kenneth
00019755	ACH	\$1,225.00	Reconciled	06/03/2019	Welch, William

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 6/1/2019 through 6/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019756	ACH	\$232.00	Reconciled	06/03/2019	La Shonia West
00019757	ACH	\$281.00	Reconciled	06/03/2019	YELTON, GARY & SUSAN
00019758	ACH	\$463.00	Reconciled	06/03/2019	Cotton Top II, LLC
00019759	ACH	\$222.00	Reconciled	06/03/2019	James Zumwalt
00019760	Check	\$142.00	Reconciled	06/19/2019	Cedar Grove LLC
00019761	Check	\$450.00	Reconciled	06/19/2019	Cedar Grove LLC
00019762	Check	\$969.00	Reconciled	06/19/2019	DBA Country Place
00019763	Check	\$253.00	Open	06/19/2019	CLIFFORD WILSON

Total # of checks listed: 46

Total amount of all checks: \$37,957.00

Total Open: 1

Total Cleared: 0

Total Reconciled: 45

Total Void: 0

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

Bank Account: 1 01 1111.1 0 - Public Housing & General Fund

All Check Numbers

Check Dates from 6/1/2019 through 6/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00064158	Check	\$127.68	Reconciled	06/03/2019	Always Care
00064159	Check	\$1,481.54	Reconciled	06/03/2019	Ameren Missouri
00064160	Check	\$340.00	Reconciled	06/03/2019	Canon Financial Services, INC.
00064161	Check	\$369.30	Reconciled	06/03/2019	Clampitt Law LLC
00064162	Check	\$316.88	Reconciled	06/03/2019	Delta Dental Lockbox
00064163	Check	\$214.00	Reconciled	06/03/2019	Tammy Dreyer
00064164	Check	\$1,336.45	Reconciled	06/03/2019	Erdel & Wood Home
00064165	Check	\$43,713.51	Reconciled	06/03/2019	Greenhead Construction LLC
00064166	Check	\$700.00	Reconciled	06/03/2019	Guardian Pest Control
00064167	Check	\$3,818.42	Reconciled	06/03/2019	HD Supply Facilities Mtce Ltd
00064168	Check	\$20.42	Reconciled	06/03/2019	John Deere Financial
00064169	Check	\$360.00	Reconciled	06/03/2019	Loyds Locks Co
00064170	Check	\$287.88	Reconciled	06/03/2019	MFA Oil Company
00064171	Check	\$280.00	Reconciled	06/03/2019	Mahaney, Dawn
00064172	Check	\$1,203.26	Reconciled	06/03/2019	Missouri American Water Co.
00064173	Check	\$925.00	Reconciled	06/03/2019	Pathway Investment Group
00064174	Check	\$503.50	Reconciled	06/03/2019	Purchase Power
00064175	Check	\$123.81	Reconciled	06/03/2019	Plumb Supply Company-Mex
00064176	Check	\$48.81	Reconciled	06/03/2019	Standard Insurance Co.
00064177	Check	\$171.72	Reconciled	06/03/2019	Staples Advantage
00064178	Check	\$8,123.98	Reconciled	06/03/2019	United Health Care Ins. Co.
00064179	Check	\$45.92	Reconciled	06/03/2019	Walmart Community/GEMB
00064180	Check	\$1,006.30	Reconciled	06/03/2019	Wolverine Brass, Inc.
00064182	Check	\$5,522.00	Open	06/19/2019	American Bankers Insurance Co
00064183	Check	\$295.21	Reconciled	06/19/2019	Butler Supply, Inc.
00064184	Check	\$340.00	Reconciled	06/19/2019	Canon Financial Services, INC.
00064185	Check	\$142.17	Reconciled	06/19/2019	Commerce Bank
00064186	Check	\$189.46	Reconciled	06/19/2019	Dayne's Waste Disposal, Inc.
00064187	Check	\$316.88	Reconciled	06/19/2019	Delta Dental Lockbox
00064188	Check	\$250.00	Reconciled	06/19/2019	Donaldson Excavating LLC
00064189	Check	\$10,127.06	Reconciled	06/19/2019	Greenhead Construction LLC
00064190	Check	\$1,400.00	Reconciled	06/19/2019	Guardian Pest Control
00064191	Check	\$2,360.71	Reconciled	06/19/2019	Lacrosse Lumber-Mexico
00064192	Check	\$152.25	Reconciled	06/19/2019	Lindsey Rentals & Sales, INC
00064193	Check	\$432.00	Reconciled	06/19/2019	Lindsey Software
00064194	Check	\$395.42	Reconciled	06/19/2019	MFA Oil Company-KC
00064195	Check	\$196.62	Reconciled	06/19/2019	Mahaney, Dawn
00064196	Check	\$25.95	Reconciled	06/19/2019	Miller Tire Company

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

Bank Account: 1 01 1111.1 0 - Public Housing & General Fund

All Check Numbers

Check Dates from 6/1/2019 through 6/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00064197	Check	\$15,976.63	Reconciled	06/19/2019	Mommens Heating & Cooling, LLC
00064198	Check	\$80.74	Reconciled	06/19/2019	PITNEY BOWES INC
00064199	Check	\$305.00	Reconciled	06/19/2019	Pathway Investment Group
00064200	Check	\$14.82	Reconciled	06/19/2019	Plumb Supply Company-Mex
00064201	Check	\$494.43	Reconciled	06/19/2019	Socket
00064202	Check	\$295.15	Reconciled	06/19/2019	The P I Company
00064203	Check	\$22.44	Reconciled	06/19/2019	U.S. Cellular
00064204	Check	\$8,123.98	Reconciled	06/19/2019	United Health Care Ins. Co.
00064205	Check	\$1,644.00	Reconciled	06/19/2019	Urlaub & Co., PLLC
00064206	Check	\$41.36	Reconciled	06/19/2019	Westlakes Hardware MO-019

Total # of checks listed: 48

Total amount of all checks: \$114,662.66

Total Open: 1

Total Cleared: 0

Total Reconciled: 47

Total Void: 0

A - Low Rent Waiting List
 Housing Authority of the City of Mexico
 Bedroom Size: ALL

Effective Date : 7/8/2019

Waiting List Recap by Bedroom Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	0	1	1	0	0	0	0	2
Near Elderly	0	0	0	0	0	0	0	0
Handi/Disabled	0	13	1	2	0	0	0	16
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	16	15	7	3	0	0	41
Hispanic	0	0	1	0	0	0	0	1
White	0	21	11	6	2	0	0	40
Black	0	7	4	2	0	0	0	13
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	1	0	1	1	0	0	3

Income Limit Breakdown

High:	0
Low:	3
Very Low:	4
ExtLow:	51

B - Section 8 Mexico
 Housing Authority of the City of Mexico
 Section 8

Effective Date : 7/8/2019

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	0	5	0	0	0	0	0	5
Near Elderly	0	1	0	0	0	0	0	1
Handi/Disabled	0	8	1	2	0	0	0	11
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	6	17	10	3	0	0	36
Hispanic	0	0	2	0	0	0	0	2
White	0	13	6	7	3	0	0	29
Black	0	4	7	5	0	0	0	16
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	1	1	0	0	0	0	2

Income Limit Breakdown

High:	0
Low:	4
Very Low:	6
ExtLow:	41

MEXICO HOUSING AUTHORITY

PO Box 484 • 828 Garfield Avenue • Mexico, Missouri 65265 Phone: (573) 581 - 2294 • Fax: (573) 581-6636 • www.mexicoha.com

CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

June 2019

Current Modernization Projects

1. We have replaced 114 countertops.
2. Continuing the upgrades on the light fixtures, vanities, faucets and doorknobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink and upgrading faucets.
4. We are also replacing unit tile/vinyl and counter tops as needed and funds available
5. We are refinishing tubs, showers, and cabinets on as needed basis. Currently we have refinished six tubs, one countertop, and one set of cabinets.

Current Capital Fund

1. Concrete sidewalk and parking lot is almost complete on Union.

Current Contracting

1. Due to recent REC Inspection, MHA is looking into some type of paint, siding or aluminum to go over the brick TBA

Housing Authority of the City of Mexico Monthly Report for Housing Authority Board

6/1/2019 TO 6/30/2019

WORK ORDERS

Received	Processed
135	135

Routine Work Received	Avg. Completion Time Routine
122	9.337 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
1	1.500 Hrs.

All Other Work Received	Avg. Completion Time Other
12	55.450 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	15
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 0

Work orders completed from prior months: 0

Work orders still outstanding from prior months: 0

(** = Emergency Work Orders over 24 hours old.)

Report Criteria

PHA:

Project:

Starting Date: 6/1/2019

Ending Date: 6/30/2019

Staff Generated Work Orders: False



U.S. Department of Housing and Urban
 OFFICE OF PUBLIC AND INDIAN HOUSING
 REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim Rule

Report Date: 02/01/2019

PHA Code:	MO010
PHA Name:	Housing Authority of the City of Mexico
Fiscal Year End:	03/31/2018

PHAS Indicators	Score	Maximum Score
Physical	36	40
Financial	25	25
Management	25	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	96	100
Designation Status:	Small PHA Deregulation	
Published 02/01/2019	Initial published	06/06/2018

Financial Score Details	Score	Maximum Score
Audited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit Penalties)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	99.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>