

MEXICO HOUSING AUTHORITY

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

To: MHA Board of Commissioners
From: Tammy Dreyer, ED
Date: October 11, 2016
Re: October 18th, 2016 Board Meeting Agendas & Related Materials

Enclosed is the agenda packet for the MHA Board meeting on Tuesday, October 18th, 2016. Included in the packets is the information related to each resolution. I have hand written page numbers on each page for you to better follow along in the Board Meeting. Please note that next month's Board Meeting is changed to Wednesday, November 16, 2016 at 3:30pm, for HUD will be in attendance to do some Board Training.

Please note the following:

Consent Agenda

Agenda Item Number 5

Previous Minutes for Board Meeting August 2016 are located on typed page number 1, 2, 3

Executive Director Report

Financial Report

The financial reports are for the month of August 2016, for Jodie was on vacation and the Financials from Urlaub did not come in before she left. These are located on the typed pages after the Financial Summary pages 1-13.

Bills Expended

These are the monies that was spent to operate Mexico Housing Authority. Bills Expended is on typed page number 6-13.

Section 8 Report (handwritten page 14)

This is the Housing Choice Voucher Program (Section 8) numbers showing voucher total, HAP total, waitlist total and ports. The HCV Program has dropped in vouchers so we have taken an aggressive approach to get our numbers back up with having three voucher briefing in the past two months, in hopes that we lease \$5000.00 more in HAP money. As you can see we are still not there but there are several voucher on the streets looking for homes. If these lease we would be back to the BA according to the latest Two Year Tool. Which is a tracking system that the local FO (Field Offices) uses to oversee each PHA is spending and leasing according to the BA.

Public Housing Report (handwritten page 15)

This the Public Housing Program report showing occupancy with an end of the month 99% occupied, waitlist count total per bedroom, rent collections in the monthly amount of \$29581.00, and termination for money owed totaling 15 terminations sent for the month of September.

Contract/Capital Fund/Modernization Projects (handwritten page 16)

This is a summary put together so you as a Board Member can stay up to date with the day to day actions of our maintenance team and contractors. Note that we have signed contracts on exterior paint and gutters, to be started soon. We are also starting window replacement on Tyronn Lue Blvd. The modernization project is a continuous work in process with replacement of old fixtures, vanity installations, and much needed countertops. We also are replacing the retaining wall on Seminary for the tree has been removed because it was causing the wall to fall.

Maintenance Reports (handwritten page 17)

This is a monthly summary of our work orders. This report can keep you up to date on how many work orders are called in and how many are completed by the end of each month. This printout is for September 2016 and we have just started October Preventative Maintenance Month.

Unfinished Business

New Business

Agenda Item Number 7

Resolution 2849 (handwritten page 18-23) Approval of Emergency/Disaster Action Plan. HUD is wanting all PHA's to come up with a disaster plan in case of an emergency. This is a template that is going around to be used.

Resolution 2850 (handwritten page 24-36) Approving MHA Procurement Policy. Last year several new laws went into effect and this is a policy that I received in one of my trainings to be used. Instead of updating our old one (which needed a lot of improvements), we are using a new improved version with all the required new changes in it.

Resolution 2851 (handwritten page 37-62) Approving Mexico Housing Authorities Personnel Policy. I highlighted the areas that needed updating or added changes for your convenience.

Resolution 2852 (handwritten page 63-64) Approving Public Housing Flat Rent and Utility Allowance for 2016/2017. Our utility allowance went down in several bedroom sizes, so this adjusted our flat rents to 80% of FMR.

Resolution 2853 (handwritten page 65-70) Approving the Lease Agreement. As of August 1, 2016, several new laws went into effect, which in turn made us have to make some improvements to our lease. The lease was done by our attorney Jim Clampitt, to make sure that it reflects the new laws.

Resolution 2854 (handwritten page 71-72) Approving Housing Choice Voucher Payment Standards and Utility Allowance for 2016/2017. With the new FMR's we needed to make several changes to our payment standards, for they are not exceed 110%. So MHA adjusted them all down to 100% of the FMR.

Other Business

Attached is our monthly newsletter for public housing for the months of October 2016

St Louis Field Office, HUD will be here next month for our Board Meeting to conduct Board Training. Please make every effort to be in attendance. We also need to change our meeting to **Wednesday November 16, 2016 at 3:30pm.**

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda. 573.581.2294 ext 251

enclosures

MEXICO HOUSING AUTHORITY

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

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

TENATIVE AGENDA REGULAR MEETING

**MHA Community Building,
828 Garfield Avenue, Mexico, MO 65265**

**Scheduled for
Tuesday, October 18, 2016 at 3:30pm**

- 1. Call to order by** Chairperson Chris Miller
- 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: August 16, 2016

Executive Director's Report:

- a. Financial Reports (August 2016)
- b. Bills Expended (August 2016)
- c. Section 8 Report
- d. Public Housing Report
- e. Contract/Capital Fund/Modernization Projects
- f. Maintenance Reports

6. Unfinished Business

7. New Business:

Board Resolution 2849 Approving MHA Disaster Plan, Board Resolution 2850 Approving MHA Procurement Policy, Board Resolution 2851 Approving MHA Personnel Policy, Board Resolution 2852 Approving 2016 Utility Allowances/FMR Public Housing, Board Resolution 2853 Approving the Updated MHA Lease agreement, Board Resolution 2854 Utility Allowances/Payment Standards HCV.

8. Other Business:

Copy of the MHA Public Housing Newsletter

We need to change November's Board Meeting to Wednesday November 16, 2016 at 3:30pm, for St Louis HUD Office will be in attendance for Board Training.

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.mexicoha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Robin Nitcher, Program Assistant at (573) 581-2294, extension 222, at least one working day prior to the meeting.

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MEXICO HELD ON August 16, 2016

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, July 19, 2016 at 3:30 PM at the MHA Community Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Vice Board Chair Rita Jackson presided.

- 1. Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on August 16, 2016 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Vice Board Chair Rita Jackson called the meeting to order at 3:32pm.

- 2. Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Rita Jackson
Commissioner Tad Dobyns
Commissioner Ed Lawton
Commissioner
Commissioner

Commissioners excused:

Commissioner Joyce Jackson
Commissioner Christina Miller

Others present:

Executive Director/Secretary Tammy Dreyer

- 3. Adoption of Agenda**

R Jackson requested a motion to adopt the Agenda with corrections that Board Chair Chris Miller is absent/excused and she will be presiding for August 16, 2016 Regular Meeting of the Mexico Housing Authority. Commissioner T Dobyns made a motion and E Lawton second. All commissioners present voted "aye", and Vice Chairperson Rita Jackson declared the motion approved.

- 4. Comments from the public:**

Ken Nicklas gave a presentation about the new MHA Retirement Plan to the board members.

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

Approval of regular meeting minutes for: July 19, 2016

Bills Expended July 2016

Executive Directors Report July 2016

Vice Chairperson Rita Jackson requested a motion to approve the Consent Agenda. A motion was made by Commissioner T Dobyns and seconded by Commissioner E Lawton. All Commissioners present voted "aye" and Vice Chairperson Rita Jackson declared the motion carried.

6. Unfinished Business

Tammy let the Board know that at this time she is not pursuing the RATI leasing the Community Center for the evening in January and February 2017 until they have all the inspections taken care of.

7. New Business

Board Resolution 2845 Approving MHAPCI Renewal

Vice Chairperson Rita Jackson called for motion to approve Board Resolution 2845. A motion was made by Commissioner E Lawton and seconded by Commissioner T Dobyns. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	T Dobyns, E Lawton
No:	None
Absent:	J Jackson, C Miller

Board Resolution 2846 Approving MHA Employee Benefits

Vice Chairperson Rita Jackson called for motion to approve Board Resolution 2846. A motion was made by Commissioner T Dobyns and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	T Dobyns, E Lawton
No:	None
Absent:	J Jackson, C Miller

Board Resolution 2847 Approving MHA Retirement Plan

Vice Chairperson Rita Jackson called for motion to approve Board Resolution 2847. A motion was made by Commissioner T Dobyns and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	T Dobyns, E Lawton
No:	None
Absent:	J Jackson, C Miller

8. Other Business:

None

9. Comments from Commissioners:

None

10. Adjournment:

Vice Chairperson Rita Jackson requested a motion to adjourn the Open meeting on August 16, 2016, Commissioner T Dobyns made the motion and Commissioner E Lawton seconded. The regular session meeting was adjourned at 4:12 pm

ATTEST:

Rita Jackson, Vice Chairperson

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 August 12, 2016, I posted public notice of the August 16, 2016 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

October 18, 2016 Board Meeting

Finance Report – August 2016 Results

Pages 1 & 2 – Detail monthly PH expenses versus budget.

- 1) Totals from fee accountant summary, with key individual lines provided for informational purposes only. For 5 month FYE2017 results, MHA is running under budgeted expenses by approximately \$123,014 as compared to the FYE2017 budget. A couple line items to note with explanations are:

- Employee Benefits – Administrative: MHA continues to under-budget this line item. There have been no significant changes to the plan, but clearly FYE2017 budget was under-estimated.
- Advertising & Marketing – two unusual one-time only expenses occurred. First the annual purchase of marketing materials for event giveaways, and secondly advertising for annual RFP for pest control and UPCS inspection contracts. The cost of newspaper advertising has skyrocketed over the last few years.
- Tenant Services – Relocation Costs: due to the sale of the Bolivar properties, several residents were relocated at the expense of MHA. These funds will actually be taken from the property income once that sale is closed.

Page 3 – Financial Analysis of Low Rent & Section 8 programs. Key detailed information provided:

- 1) Low Rent – occupancy rate = 99%; with average monthly rent received from tenant for FYE2017 being \$140.89/month.
- 2) Section 8 – units leased first of the month = 125; with average HAP rent payment for FYE2017 being \$372.07/month.

Page 4 – Income Statement for Section 8 Voucher

- 1) MHA is working to level out the vouchers leased during this time of year to maximize the funding available for calendar year 2017. Two briefing sessions were recently held with additional tenants leased up as of September 1st and October 1st. Program funding is adequate to continue at the current levels.

Page 5 – Balance Sheet – Combining

- 1) Current cash/invested assets:
 - PH (Low Rent) = \$2,011,498
 - Section 8 - \$121,139
 - Local Fund (generated from HQS Inspections) = \$5,385

Pages 6-13 – Bills Expended Report – listing of all July and August 2016 expenses from the PH and Section 8 accounts.

Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2016- Aug2016 Results	Apr2016- Aug2016 Budget	Variance Expenses vs. Budget
Operating Income:				
70000	Total Operating Income	474,871	470,192	(4,679)
Operating Expenditures:				
<u>Administrative</u>				
91100	Administrative Salaries	68,119	75,246	7,127
91500	Employee Benefits - Administrative	31,406	29,263	(2,144)
91200	Auditing Fees	-	2,742	2,742
91300	Management Fees	-	-	0
91900A	Accounting Fees	1,947	2,938	991
91400	Advertising and Marketing	4,533	979	(3,554)
91600	Office Expenses	11,018	14,100	3,082
91700	Legal Expense	1,193	979	(214)
91800	Travel	1,085	7,050	5,965
91900	Other Administrative Costs	4,139	5,875	1,736
91000	Total Administrative	123,440	139,171	15,731
92000	Asset Management Fees			
<u>Tenant Services</u>				
92100	Tenant Services - Salaries			
92300	Employee Benefits - Tenant Services			
92200	Relocation Costs	2,110	-	
92400	Tenant Services-Other	2,077	2,500	
92500	Total Tenant Services	4,187	2,500	(1,687)
<u>Utilities</u>				
93100	Water	23,369	32,075	8,706
93200	Electricity	6,076	6,521	445
93300	Gas	1,268	1,425	157
93400	Fuel		-	0
93600	Sewer	30,463	38,000	7,537
93800	Other		-	
93000	Total Utilities	61,176	78,021	16,845

Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2016- Aug2016 Results	Apr2016- Aug2016 Budget	Variance Expenses vs. Budget
Maintenance				
94100	Labor	42,783	45,075	2,292
94500	Employee Benefits - Maintenance	17,048	22,817	5,769
94200	Maintenance Materials	36,125	29,167	(6,958)
	Maint. Contract:	28,934	50,625	21,691
94300-010	Garbage and Trash Removal Contracts			
94300-020	Heating & Cooling Contracts			
94300-030	Snow Removal Contracts			
94300-040	Elevator Maintenance			
94300-050	Landscape & Grounds Contracts			
94300-060	Unit Turnaround Contract			
94300-070	Electrical Contracts			
94300-080	Plumbing Contracts			
94300-090	Extermination Contracts			
94300-100	Janitorial Contracts			
94300-110	Routine Maintenance Contracts			
94300-120	Other Misc. Contract Costs			
94000	Total Maintenance	124,890	147,683	22,793
Protective Services				
95100	Protective Services - Labor			
95500	Employee Benefits - Protective Services			
95200	Protective Services Contract Costs			
95300	Protective Service Other			
95000	Total Protective Services	-	-	0
Insurance				
96110	Property	25,205	25,833	628
96120	General Liability	2,664	2,350	(314)
96130	Worker's Comp.	4,258	5,875	1,617
96140	Other Insurance	2,765	2,950	185
96100	Total Insurance Expense	34,892	37,008	2,116
General Expenses				
96200	Other General Expense	14		
96210	Compensated Absences			
96300	Payments In Lieu of Taxes - Accrual	-		
96400	Bad Debt-Tenants	3,258		
96800	Severance Expense			
96000	Total General Expenses	3,272	15,954	12,682
96900	Total Operating Expenditures	351,857	420,338	68,480
OPERATING INCOME (LOSS)		123,014		

PEASANT HOUSING AUTHORITY
Financial Analysis
08/31/16

Low Rent **04/30/16** **05/31/16** **06/30/16** **07/31/16** **08/31/16** **09/30/16** **10/31/16** **11/30/16** **12/31/16** **01/31/17** **02/28/17** **03/31/17**

Balance Sheet

Cash-unrestricted	\$ 823,152.82	\$ 829,254.53	\$ 837,002.53	\$ 873,379.88	\$ 888,189.06								
Investments - unrestricted	874,247.74	874,302.55	874,366.53	874,826.76	874,826.76								
Tenant accounts receivable	3,923.24	6,723.56	10,741.81	6,968.10	7,813.97								

Income Statement

Net tenant rental revenue	28,859.00	28,744.00	28,573.00	28,130.00	29,306.00								
Operating expenses	28,914.70	74,114.39	79,798.10	86,712.93	82,316.42								
Operating income/loss (monthly)	65,888.23	7,453.81	14,121.26	21,206.29	12,232.70								
Operating income/loss (ytd)	65,888.23	73,342.04	87,463.30	108,669.59	120,902.29								
Units leased	209.00	209.00	209.00	206.00	208.00								
Occupancy rate	99%	99%	99%	98%	99%								
Average monthly rent	138.08	137.53	136.71	136.55	140.89								

Section 8

Balance Sheet

Cash-unrestricted	\$ 86,990.99	\$ 96,474.38	\$ 103,259.07	\$ 111,649.75	\$ 120,073.58								
-------------------	--------------	--------------	---------------	---------------	---------------	--	--	--	--	--	--	--	--

Income Statement

Housing assistance payments	49,530.00	47,948.00	45,522.00	45,376.00	46,509.00								
Operating expenses	1,327.52	2,455.21	8,494.19	2,390.57	2,497.20								
Operating income/loss (monthly)	3,833.58	7,028.18	3,622.30	6,408.15	8,193.28								
Operating income/loss (ytd)	3,833.58	10,861.76	14,484.06	20,892.21	29,085.49								
Units leased	132.00	129.00	125.00	124.00	125.00								
Average HAP cost (monthly)	375.23	371.69	364.18	365.94	372.07								

Mexico Housing Authority
Income Statement-Section 8 Voucher
5 Months Ended 8/31/2016

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 31,995.00	\$ 248,763.00	\$ 280,758.00
Investment income - unrestricted	58.18	0.00	58.18
Fraud recovery	159.50	159.50	319.00
Total Operating Revenues	<u>32,212.68</u>	<u>248,922.50</u>	<u>281,135.18</u>
Operating Expenses			
Administrative salaries	6,418.62	0.00	6,418.62
Advertising and marketing	26.94	0.00	26.94
Employee benefits - administrative	3,588.77	0.00	3,588.77
Office expenses	664.69	0.00	664.69
Travel	7.47	0.00	7.47
Other admin.	436.50	0.00	436.50
Total Administrative	<u>11,142.99</u>	<u>0.00</u>	<u>11,142.99</u>
Liability insurance	49.85	0.00	49.85
Workmen's compensation	370.21	0.00	370.21
All other insurance	199.50	0.00	199.50
Total Insurance	<u>619.56</u>	<u>0.00</u>	<u>619.56</u>
Housing assistance payments	0.00	234,885.00	234,885.00
Total Housing Assistance Payments	<u>0.00</u>	<u>234,885.00</u>	<u>234,885.00</u>
Other general expenses	5,402.14	0.00	5,402.14
Total General Expenses	<u>5,402.14</u>	<u>0.00</u>	<u>5,402.14</u>
Total Operating Expenses	<u>17,164.69</u>	<u>234,885.00</u>	<u>252,049.69</u>
Operating Income (Loss)	<u>15,047.99</u>	<u>14,037.50</u>	<u>29,085.49</u>
Other Financial Items			
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>\$ 15,047.99</u>	<u>\$ 14,037.50</u>	<u>\$ 29,085.49</u>

**Mexico Housing Authority
Balance Sheet - Combining
As of August 31, 2016
Assets**

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 888,189.06	\$ 120,073.58	\$ 3,242.31	\$ 1,011,504.95
Cash-other restricted	167,068.72	0.00	0.00	167,068.72
Accounts receivable - miscellaneous	149.00	0.00	1,968.08	2,117.08
Accounts receivable - tenants (net)	7,629.56	0.00	0.00	7,629.56
Fraud recovery (net)	0.00	352.50	0.00	352.50
Accrued interest receivable	399.13	0.00	0.00	399.13
Investments - unrestricted	874,826.76	0.00	0.00	874,826.76
Prepaid expenses and other assets	36,047.75	713.02	175.08	36,935.85
Inventories (net)	32,692.01	0.00	0.00	32,692.01
Inter program - due from	4,496.48	0.00	0.00	4,496.48
Total Current Assets	<u>2,011,498.47</u>	<u>121,139.10</u>	<u>5,385.47</u>	<u>2,138,023.04</u>
Property and Equipment				
Land	296,148.76	0.00	0.00	296,148.76
Buildings	13,117,888.50	27,883.88	0.00	13,145,772.38
Furniture, equipment and machinery - administration	281,847.98	0.00	0.00	281,847.98
Accumulated depreciation	(9,411,129.98)	(13,504.59)	0.00	(9,424,634.57)
Construction in progress	203,632.00	0.00	0.00	203,632.00
Net Property and Equipment	<u>4,488,387.26</u>	<u>14,379.29</u>	<u>0.00</u>	<u>4,502,766.55</u>
Total Assets	<u>\$ 6,499,885.73</u>	<u>\$ 135,518.39</u>	<u>\$ 5,385.47</u>	<u>\$ 6,640,789.59</u>

Liabilities and Net Position

Current Liabilities				
Accrued wage/payroll taxes payable	\$ 707.24	\$ 0.00	\$ 0.00	\$ 707.24
Accrued compensated absences - current portion	5,574.58	444.18	0.00	6,018.76
Accounts payable - other government	14,528.47	0.00	0.00	14,528.47
Tenant security deposits	28,920.63	0.00	0.00	28,920.63
Unearned revenue	4,092.41	1,651.00	0.00	5,743.41
Inter program - due to	0.00	2,863.39	1,633.09	4,496.48
Total Current Liabilities	<u>53,823.33</u>	<u>4,958.57</u>	<u>1,633.09</u>	<u>60,414.99</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	5,221.87	179.82	0.00	5,401.69
Total Long-Term Liabilities	<u>5,221.87</u>	<u>179.82</u>	<u>0.00</u>	<u>5,401.69</u>
Total Liabilities	<u>59,045.20</u>	<u>5,138.39</u>	<u>1,633.09</u>	<u>65,816.68</u>
Net Position				
Investment in capital assets	4,428,253.36	14,379.29	0.00	4,442,632.65
Unrestricted	1,831,550.98	48,680.98	1,208.11	1,881,440.07
Restricted	0.00	38,234.24	0.00	38,234.24
Capital expenditures-contra	60,133.90	0.00	0.00	60,133.90
Net income (loss)	120,902.29	29,085.49	2,544.27	152,532.05
Total Net Position	<u>6,440,840.53</u>	<u>130,380.00</u>	<u>3,752.38</u>	<u>6,574,972.91</u>
Total Liabilities and Net Position	<u>\$ 6,499,885.73</u>	<u>\$ 135,518.39</u>	<u>\$ 5,385.47</u>	<u>\$ 6,640,789.59</u>

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
PH Fund - July				
00061816	\$41.00	07/01/2016	amerenu-3451112383	M
00061817	\$33.00	07/01/2016	AmerenMO - 09511-12321	M
00061818	\$37.00	07/01/2016	amerenu-1751112280	M
00061819	\$41.00	07/01/2016	amerenu-2451112366	M
00061820	\$41.00	07/01/2016	AmerenMO - 90342-08233	M
00061821	\$23.00	07/01/2016	amerenu-2051113345	M
00061822	\$51.00	07/01/2016	amerenu-5000610588	M
00061823	\$41.00	07/01/2016	amerenu-16511-13281	M
00061824	\$31.00	07/01/2016	amerenu-5251112250	M
00061825	\$41.00	07/01/2016	amerenu-0134209169	M
00061826	\$45.00	07/01/2016	Amerenu for 4651112270	M
00061827	\$41.00	07/01/2016	Ameren MO - 8051113214	M
00061828	\$41.00	07/01/2016	amerenu-3951112426	M
00061829	\$45.00	07/01/2016	AMEREN UE FOR 7110212193	M
00061830	\$41.00	07/01/2016	amerenu-4451112266	M
00061831	\$45.00	07/01/2016	Ameren UE for 69511-12263	M
00061832	\$41.00	07/01/2016	amerenu-7051113439	M
00061833	\$38.00	07/01/2016	amerenu-3234208137	M
00061834	\$41.00	07/01/2016	AmerenMO - 90511-13160	M
00061835	\$41.00	07/01/2016	Amerenu-1034208286	M
00061836	\$45.00	07/01/2016	AMEREN UE FOR 6934207167	M
00061837	\$35.00	07/01/2016	Ameren UE # 58511-12355	M
00061838	\$17.00	07/01/2016	amerenu-9934207324	M
00061839	\$41.00	07/01/2016	Ameren MO - 8934207361	M
00061840	\$41.00	07/01/2016	Ameren MO - 4051113423	M
00061841	\$31.00	07/01/2016	Ameren MO for 12342-08166	M
00061842	\$41.00	07/01/2016	AMEREN UE FOR 90006-10156	M
00061843	\$39.00	07/01/2016	Amerenu-3651112468	M
00061844	\$35.00	07/01/2016	amerenu-8651112285	M
00061845	\$35.00	07/01/2016	Amerenu-8551112278	M
00061846	\$39.00	07/01/2016	amerenu-2838113372	M
00061847	\$25.00	07/01/2016	amerenu-2700610292	M
00061848	\$23.00	07/01/2016	AmerenMO - 5851113354	M
00061849	\$44.00	07/01/2016	amerenu-2851113259	M
00061850	\$33.00	07/01/2016	Amerenu-4115109351	M
00061851	\$56.00	07/01/2016	Amerenu 3838113353	M
00061852	\$25.00	07/01/2016	AMEREN UE FOR 1851113410	M
00061853	\$33.00	07/01/2016	Ameren Missouri # 3451113346	M
00061854	\$23.00	07/01/2016	amerenu-8000611405	M
00061855	\$65.00	07/01/2016	AMEREN UE FOR 8373800452	M
00061856	\$59.00	07/01/2016	amerenu-5373800393	M
00061857	\$13.00	07/01/2016	amerenu-9373800219	M
00061858	\$2.00	07/01/2016	amerenu-6310212396	M
00061859	\$36.00	07/01/2016	amerenu-8410212560	M
00061860	\$32.00	07/01/2016	amerenu-0310212427	M

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00061861	\$43.00	07/01/2016	amerenue-2221	M
00061862	\$43.00	07/01/2016	AMEREN UE 0110212421	M
00061863	\$43.00	07/01/2016	AmerenMO - 1451113286	M
00061864	\$32.00	07/01/2016	amerenue-6726315273	M
00061865	\$34.00	07/01/2016	AMEREN UE FOR 93102-12302	M
00061866	\$59.00	07/01/2016	Amerenue for #47263-15382	M
00061867	\$72.20	07/01/2016	Always Care	M
00061868	\$1,838.33	07/01/2016	Ameren Missouri	M
00061869	\$1,120.00	07/01/2016	AmeriGo-Cardwell Moving LLC	
00061870	\$8.95	07/01/2016	Butler Supply, Inc.	
00061871	\$3,242.33	07/01/2016	Commerce Bank	
00061872	\$356.60	07/01/2016	Delta Dental Lockbox	M
00061873	\$138.59	07/01/2016	Dollar General-MS410526	
00061874	\$2,068.42	07/01/2016	HD Supply Facilities Mtce Ltd	
00061875	\$9.99	07/01/2016	PH resident - relocation expense	
00061876	\$2,254.55	07/01/2016	Housing Interiors, Inc.	
00061877	\$392.48	07/01/2016	John Deere Financial	
00061878	\$41.91	07/01/2016	Ken's Fast-Lube	
00061879	\$350.62	07/01/2016	Lacrosse Lumber-Mexico	
00061880	\$406.00	07/01/2016	Lindsey Software	M
00061881	\$157.75	07/01/2016	Marco Technologies LLC	M
00061882	\$2,318.00	07/01/2016	Mexico Ledger	
00061883	\$130.50	07/01/2016	Miller Tire Company	
00061884	\$5,401.90	07/01/2016	Missouri American Water Co.	M
00061885	\$1,523.15	07/01/2016	Mommens Heating & Cooling, LLC	
00061886	\$803.00	07/01/2016	One Stop Custom	
00061887	\$101.98	07/01/2016	PITNEY BOWES INC	
00061888	\$9,836.56	07/01/2016	Payless Plumbing	
00061889	\$4,879.00	07/01/2016	Sam Robinett Construction, Inc	
00061890	\$57.42	07/01/2016	Standard Insurance Co.	M
00061891	\$100.00	07/01/2016	PH resident - Comm Center dep refund	
00061892	\$115.38	07/01/2016	U.S. Cellular	M
00061893	\$7,320.95	07/01/2016	United Health Care Ins. Co.	M
00061894	\$163.57	07/01/2016	Westlakes Hardware MO-019	
00061895	\$14.00	07/12/2016	PH resident - deposit refund	
00061896	\$10.00	07/12/2016	PH resident - deposit refund	
00061897	\$89.73	07/15/2016	Ameren Missouri	M
00061898	\$700.00	07/15/2016	Bug Out Pest Control, LLC	M
00061899	\$572.00	07/15/2016	Chigger Hill	
00061900	\$138.69	07/15/2016	Dayne's Waste Disposal, Inc.	M
00061901	\$1,575.20	07/15/2016	Erdel & Wood Home	
00061902	\$2,604.00	07/15/2016	FEMA Flood Payments	A
00061903	\$450.00	07/15/2016	Foster Bros Wood Products, Inc	
00061904	\$45.00	07/15/2016	MFA Audrain & Montgomery Co.	
00061905	\$570.02	07/15/2016	MFA Oil Company-KC	
00061906	\$46.83	07/15/2016	MFA Oil Company-Mexico	
00061907	\$257.67	07/15/2016	MHAPCI	A

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00061908	\$143.60	07/15/2016	Meeks Mexico	
00061909	\$707.16	07/15/2016	Missouri American Water Co.	M
00061910	\$404.32	07/15/2016	Mommens Heating & Cooling, LLC	
00061911	\$180.00	07/15/2016	One Stop Custom	
00061912	\$117.00	07/15/2016	PITNEY BOWES INC	M
00061913	\$1,495.08	07/15/2016	Prudential Annuity Ser. Cen.	M
00061914	\$413.51	07/15/2016	Riback Supply Co.	
00061915	\$70.00	07/15/2016	Rick's Electrical Service	
00061916	\$738.22	07/15/2016	Socket	M
00061917	\$310.09	07/15/2016	Staples Advantage	
00061918	\$976.50	07/15/2016	The P I Company	M
00061919	\$9,971.41	07/19/2016	City of Mexico	M
00720161	\$24.48	07/11/2016	AFLAC-WWHQ	M
	\$69,755.64			

Section 8 Fund - July

00017976	\$1,803.00	07/01/2016	Ameren Missouri	M
00017977	\$275.00	07/01/2016	Section 8 Landlord Payment	M
00017978	\$839.00	07/01/2016	Section 8 Landlord Payment	M
00017979	\$1,358.00	07/01/2016	Section 8 Landlord Payment	M
00017980	\$850.00	07/01/2016	Section 8 Landlord Payment	M
00017981	\$759.00	07/01/2016	Section 8 Landlord Payment	M
00017982	\$534.00	07/01/2016	Section 8 Landlord Payment	M
00017983	\$1,761.00	07/01/2016	Section 8 Landlord Payment	M
00017984	\$5,185.00	07/01/2016	Section 8 Landlord Payment	M
00017985	\$5.00	07/01/2016	Section 8 Landlord Payment	M
00017986	\$714.00	07/01/2016	Section 8 Landlord Payment	M
00017987	\$272.00	07/01/2016	Section 8 Landlord Payment	M
00017988	\$172.00	07/01/2016	Section 8 Landlord Payment	M
00017989	\$825.00	07/01/2016	Section 8 Landlord Payment	M
00017990	\$299.00	07/01/2016	Section 8 Landlord Payment	M
00017991	\$270.00	07/01/2016	Section 8 Landlord Payment	M
00017992	\$374.00	07/01/2016	Section 8 Landlord Payment	M
00017993	\$1,311.00	07/01/2016	Section 8 Landlord Payment	M
00017994	\$736.00	07/01/2016	Section 8 Landlord Payment	M
00017995	\$287.00	07/01/2016	Section 8 Landlord Payment	M
00017996	\$1,812.00	07/01/2016	Section 8 Landlord Payment	M
00017997	\$5,115.00	07/01/2016	Section 8 Landlord Payment	M
00017998	\$374.00	07/01/2016	Section 8 Landlord Payment	M
00017999	\$2,038.00	07/01/2016	Section 8 Landlord Payment	M
00018000	\$1,264.00	07/01/2016	Section 8 Landlord Payment	M
00018001	\$700.00	07/01/2016	Section 8 Landlord Payment	M
00018002	\$273.00	07/01/2016	Section 8 Landlord Payment	M
00018003	\$714.00	07/01/2016	Section 8 Landlord Payment	M
00018004	\$550.00	07/01/2016	Section 8 Landlord Payment	M

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00018005	\$550.00	07/01/2016	Section 8 Landlord Payment	M
00018006	\$486.00	07/01/2016	Section 8 Landlord Payment	M
00018007	\$2,242.00	07/01/2016	Section 8 Landlord Payment	M
00018008	\$203.00	07/01/2016	Section 8 Landlord Payment	M
00018009	\$310.00	07/01/2016	Section 8 Landlord Payment	M
00018010	\$195.00	07/01/2016	Section 8 Landlord Payment	M
00018011	\$155.00	07/01/2016	Section 8 Landlord Payment	M
00018012	\$396.00	07/01/2016	Section 8 Landlord Payment	M
00018013	\$560.00	07/01/2016	Section 8 Landlord Payment	M
00018014	\$1,599.00	07/01/2016	Section 8 Landlord Payment	M
00018015	\$236.00	07/01/2016	Section 8 Landlord Payment	M
00018016	\$202.00	07/01/2016	Section 8 Landlord Payment	M
00018017	\$181.00	07/01/2016	Section 8 Landlord Payment	M
00018018	\$754.00	07/01/2016	Section 8 Landlord Payment	M
00018019	\$222.00	07/01/2016	Section 8 Landlord Payment	M
00018020	\$1,178.00	07/01/2016	Section 8 Landlord Payment	M
00018021	\$533.00	07/01/2016	Section 8 Landlord Payment	M
00018022	\$1,955.00	07/01/2016	Section 8 Landlord Payment	M
00018023	\$644.00	07/01/2016	Section 8 Landlord Payment	M
00018024	\$928.17	07/15/2016	Section 8 Landlord Payment	M
00018025	\$353.00	07/15/2016	Section 8 Landlord Payment	M
00018026	\$60.00	07/27/2016	Section 8 Landlord Payment	M
	\$45,411.17			

PH Fund - August

00061920	\$41.00	08/01/2016	amerenue-3451112383	M
00061921	\$33.00	08/01/2016	AmerenMO - 09511-12321	M
00061922	\$37.00	08/01/2016	amerenue-1751112280	M
00061923	\$41.00	08/01/2016	amerenue-2451112366	M
00061924	\$41.00	08/01/2016	Amerenue-6100611405	M
00061925	\$41.00	08/01/2016	AmerenMO - 90342-08233	M
00061926	\$26.00	08/01/2016	3851112268	M
00061927	\$23.00	08/01/2016	amerenue-2051113345	M
00061928	\$51.00	08/01/2016	amerenue-5000610588	M
00061929	\$31.00	08/01/2016	amerenue-5251112250	M
00061930	\$45.00	08/01/2016	Amerenue for 4651112270	M
00061931	\$41.00	08/01/2016	Ameren MO - 8051113214	M
00061932	\$45.00	08/01/2016	AMEREN UE FOR 7110212193	M
00061933	\$41.00	08/01/2016	amerenue-4451112266	M
00061934	\$45.00	08/01/2016	Ameren UE for 69511-12263	M
00061935	\$41.00	08/01/2016	amerenue-7051113439	M
00061936	\$38.00	08/01/2016	amerenue-3234208137	M
00061937	\$41.00	08/01/2016	AmerenMO - 90511-13160	M
00061938	\$41.00	08/01/2016	Amerenue-1034208286	M
00061939	\$40.00	08/01/2016	AMEREN UE FOR 6934207167	M

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00061940	\$31.00	08/01/2016	Ameren UE # 58511-12355	M
00061941	\$17.00	08/01/2016	amerenue-9934207324	M
00061942	\$41.00	08/01/2016	Ameren MO - 8934207361	M
00061943	\$41.00	08/01/2016	Ameren MO - 4051113423	M
00061944	\$31.00	08/01/2016	Ameren MO for 12342-08166	M
00061945	\$41.00	08/01/2016	AMEREN UE FOR 90006-10156	M
00061946	\$39.00	08/01/2016	Amerenue-3651112468	M
00061947	\$35.00	08/01/2016	amerenue-8651112285	M
00061948	\$39.00	08/01/2016	amerenue-2838113372	M
00061949	\$25.00	08/01/2016	amerenue-2700610292	M
00061950	\$23.00	08/01/2016	AmerenMO - 5851113354	M
00061951	\$44.00	08/01/2016	amerenue-2851113259	M
00061952	\$33.00	08/01/2016	Amerenue-4115109351	M
00061953	\$56.00	08/01/2016	Amerenue 3838113353	M
00061954	\$25.00	08/01/2016	AMEREN UE FOR 1851113410	M
00061955	\$23.00	08/01/2016	amerenue-8000611405	M
00061956	\$65.00	08/01/2016	AMEREN UE FOR 8373800452	M
00061957	\$59.00	08/01/2016	amerenue-5373800393	M
00061958	\$13.00	08/01/2016	amerenue-9373800219	M
00061959	\$2.00	08/01/2016	amerenue-6310212396	M
00061960	\$36.00	08/01/2016	amerenue-8410212560	M
00061961	\$32.00	08/01/2016	amerenue-0310212427	M
00061962	\$43.00	08/01/2016	amerenue-2221	M
00061963	\$43.00	08/01/2016	AMEREN UE 0110212421	M
00061964	\$43.00	08/01/2016	AmerenMO - 1451113286	M
00061965	\$32.00	08/01/2016	amerenue-6726315273	M
00061966	\$34.00	08/01/2016	AMEREN UE FOR 93102-12302	M
00061967	\$59.00	08/01/2016	Amerenue for #47263-15382	M
00061968	\$24.48	08/01/2016	AFLAC-WWHQ	M
00061969	\$72.20	08/01/2016	Always Care	M
00061970	\$2,185.72	08/01/2016	Ameren Missouri	M
00061971	\$784.00	08/01/2016	American Bankers Insurance Co	A
00061972	\$375.00	08/01/2016	Arkansas Chapter NAHRO	A
00061973	\$943.18	08/01/2016	Clampitt Law Firm, P.C.	
00061974	\$2,074.17	08/01/2016	Commerce Bank	
00061975	\$356.60	08/01/2016	Delta Dental Lockbox	M
00061976	\$1,800.00	08/01/2016	Robert Diesbach	A
00061977	\$106.97	08/01/2016	Dollar General-MS410526	
00061978	\$100.00	08/01/2016	PH resident - Comm Center dep refund	
00061979	\$75.96	08/01/2016	General Electric Company	
00061980	\$37.50	08/01/2016	IMS	
00061981	\$22.30	08/01/2016	John Deere Financial	
00061982	\$814.22	08/01/2016	Lacrosse Lumber-Mexico	
00061983	\$473.00	08/01/2016	Lindsey Software	M
00061984	\$253.10	08/01/2016	MFA Oil Company	
00061985	\$154.10	08/01/2016	Marco Technologies LLC	
00061986	\$2,060.59	08/01/2016	Capital One Commercial	

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00061987	\$1,373.67	08/01/2016	Missouri American Water Co.	M
00061988	\$2,189.96	08/01/2016	Mommens Heating & Cooling, LLC	
00061989	\$452.50	08/01/2016	NAHRO	A
00061990	\$503.50	08/01/2016	Purchase Power	
00061991	\$50.00	08/01/2016	PH resident - Comm Center dep refund	
00061992	\$57.42	08/01/2016	Standard Insurance Co.	M
00061993	\$121.30	08/01/2016	U.S. Cellular	M
00061994	\$8,562.62	08/01/2016	United Health Care Ins. Co.	M
00061995	\$10.41	08/01/2016	Walmart Community/GEMB	
00061996	\$224.36	08/01/2016	Westlakes Hardware MO-019	
00061997	\$10.00	08/15/2016	PH resident - deposit refund	
00061998	\$10.00	08/15/2016	PH resident - deposit refund	
00061999	\$168.11	08/16/2016	Ameren Missouri	M
00062000	\$980.00	08/16/2016	AmeriGo-Cardwell Moving LLC	
00062001	\$1,200.00	08/16/2016	Beals Tree Service	
00062002	\$700.00	08/16/2016	Bug Out Pest Control, LLC	M
00062003	\$66.53	08/16/2016	Butler Supply, Inc.	
00062004	\$50.00	08/16/2016	Collision Auto Recovery Svc	
00062005	\$612.44	08/16/2016	Columbia Winnelson Co.	
00062006	\$70.00	08/16/2016	Crown Linen	
00062007	\$168.69	08/16/2016	Dayne's Waste Disposal, Inc.	M
00062008	\$108.00	08/16/2016	Employee Travel	
00062009	\$3,715.60	08/16/2016	Erdel & Wood Home	
00062010	\$2,940.40	08/16/2016	HD Supply Facilities Mtce Ltd	
00062011	\$250.00	08/16/2016	Hagan & Maxwell, L.L.C.	
00062012	\$108.00	08/16/2016	Employee Travel	
00062013	\$39.50	08/16/2016	Love's Transfer, LLC	
00062014	\$497.40	08/16/2016	MFA Oil Company-KC	
00062015	\$50.40	08/16/2016	Meeks Mexico	
00062016	\$636.00	08/16/2016	Mexico Ledger	
00062017	\$448.33	08/16/2016	Miller Tire Company	
00062018	\$4,619.74	08/16/2016	Missouri American Water Co.	M
00062019	\$1,373.69	08/16/2016	Mommens Heating & Cooling, LLC	
00062020	\$108.00	08/16/2016	Employee Travel	
00062021	\$260.61	08/16/2016	Rick's Electrical Service	
00062022	\$724.07	08/16/2016	Socket	M
00062023	\$58.25	08/16/2016	Staples Advantage	
00062024	\$232.10	08/16/2016	The P I Company	M
00062025	\$25.00	08/16/2016	U.S. Bank - Credit Inquiries	A
00062026	\$622.00	08/16/2016	Urlaub & Co., PLLC	M
00062027	\$9,982.41	08/25/2016	City of Mexico	M
00062028	\$8,754.00	08/25/2016	Missouri Employers Mutual	A
00062029	\$5.00	08/29/2016	PH resident - deposit refund	
	\$67,641.10			

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
Section 8 Fund - August				
00018027	\$1,545.00	08/01/2016	Ameren Missouri	M
00018028	\$275.00	08/01/2016	Section 8 Landlord Payment	M
00018029	\$839.00	08/01/2016	Section 8 Landlord Payment	M
00018030	\$1,358.00	08/01/2016	Section 8 Landlord Payment	M
00018031	\$850.00	08/01/2016	Section 8 Landlord Payment	M
00018032	\$759.00	08/01/2016	Section 8 Landlord Payment	M
00018033	\$534.00	08/01/2016	Section 8 Landlord Payment	M
00018034	\$362.00	08/01/2016	Section 8 Landlord Payment	M
00018035	\$1,761.00	08/01/2016	Section 8 Landlord Payment	M
00018036	\$4,916.00	08/01/2016	Section 8 Landlord Payment	M
00018037	\$56.00	08/01/2016	Section 8 Landlord Payment	M
00018038	\$5.00	08/01/2016	Consolidated Electric Coop	M
00018039	\$714.00	08/01/2016	Section 8 Landlord Payment	M
00018040	\$825.00	08/01/2016	Section 8 Landlord Payment	M
00018041	\$550.00	08/01/2016	Section 8 Landlord Payment	M
00018042	\$270.00	08/01/2016	Section 8 Landlord Payment	M
00018043	\$759.17	08/01/2016	Section 8 Landlord Payment	M
00018044	\$374.00	08/01/2016	Section 8 Landlord Payment	M
00018045	\$1,311.00	08/01/2016	Section 8 Landlord Payment	M
00018046	\$736.00	08/01/2016	Section 8 Landlord Payment	M
00018047	\$287.00	08/01/2016	Section 8 Landlord Payment	M
00018048	\$1,812.00	08/01/2016	Section 8 Landlord Payment	M
00018049	\$4,708.00	08/01/2016	Section 8 Landlord Payment	M
00018050	\$374.00	08/01/2016	Section 8 Landlord Payment	M
00018051	\$2,038.00	08/01/2016	Section 8 Landlord Payment	M
00018052	\$1,264.00	08/01/2016	Section 8 Landlord Payment	M
00018053	\$700.00	08/01/2016	Section 8 Landlord Payment	M
00018054	\$273.00	08/01/2016	Section 8 Landlord Payment	M
00018055	\$714.00	08/01/2016	Section 8 Landlord Payment	M
00018056	\$550.00	08/01/2016	Section 8 Landlord Payment	M
00018057	\$550.00	08/01/2016	Section 8 Landlord Payment	M
00018058	\$486.00	08/01/2016	Section 8 Landlord Payment	M
00018059	\$2,199.00	08/01/2016	Section 8 Landlord Payment	M
00018060	\$203.00	08/01/2016	Section 8 Landlord Payment	M
00018061	\$310.00	08/01/2016	Section 8 Landlord Payment	M
00018062	\$195.00	08/01/2016	Section 8 Landlord Payment	M
00018063	\$155.00	08/01/2016	Section 8 Landlord Payment	M
00018064	\$396.00	08/01/2016	Section 8 Landlord Payment	M
00018065	\$560.00	08/01/2016	Section 8 Landlord Payment	M
00018066	\$1,599.00	08/01/2016	Section 8 Landlord Payment	M
00018067	\$236.00	08/01/2016	Section 8 Landlord Payment	M
00018068	\$202.00	08/01/2016	Section 8 Landlord Payment	M
00018069	\$87.00	08/01/2016	Section 8 Landlord Payment	M
00018070	\$797.00	08/01/2016	Section 8 Landlord Payment	M
00018071	\$222.00	08/01/2016	Section 8 Landlord Payment	M

JULY & AUGUST 2016 CHECK REGISTER

				M = Monthly
				Q = Quarterly
				A = Annual
Check #	Dollars	Date	Vendor	
00018072	\$1,531.00	08/01/2016	Section 8 Landlord Payment	M
00018073	\$533.00	08/01/2016	Section 8 Landlord Payment	M
00018074	\$1,993.00	08/01/2016	Section 8 Landlord Payment	M
00018075	\$644.00	08/01/2016	Section 8 Landlord Payment	M
00018076	\$1,033.00	08/10/2016	Section 8 Landlord Payment	M
00018077	\$439.00	08/16/2016	Section 8 Landlord Payment	M
00018078	\$140.00	08/16/2016	Section 8 Landlord Payment	M
00018079	\$598.00	08/16/2016	Section 8 Landlord Payment	M
00018080	\$209.00	08/16/2016	Section 8 Landlord Payment	M
00018081	\$741.00	08/16/2016	Section 8 Landlord Payment	M
	\$47,577.17			

Housing Choice Voucher Report FY 2016/2017

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17
Occupancy Report												
Total Vouchers	151	151	151	151	151	151	151	151	151	151	151	151
Total Leased Vouchers at first of month	132	129	125	124	125	132						
Total Leased Vouchers end of month	129	125	121	122	127	132						
Waiting List	102	107	128	121	126	125						
Average Monthly Funding Eligibility HAP												
Monthly HAP for current month	\$49,530	\$47,948	\$45,691	\$45,207	\$45,768	46,305						
Admin Fee Earned	6,046	6,046	6,046	6,463	6,464	6,464						
Admin Fee Expense	\$1,328	\$2,455	8,494	2,391	2,497							
Tenant Protection	7	7	7	7	7	7						
Current Average ACC unit												
Port Ins	0.00	0.00	0.00		1.00	0.00						
Port Outs	0.00	0.00	1.00	2.00	1.00	0.00						

Public Housing Management Report FY 2016/2017

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17
Occupancy Report												
Total Units	209	209	209	209	209	209	209	209	209	209	209	209
Units Occupied End of Month	209	209	209	206	208	208						
Waiting List												
1 Bedroom	49	48	45	29	29	40						
2 Bedroom	13	20	29	30	29	17						
3 Bedroom	2	5	9	6	7	4						
4 Bedroom	4	2	4	2	4	2						
Handicap	9	9	13	10	5	9						
Rental Income												
Rent Charged	28859.00	27442.00	28068.00	32401.35	29,306.00	31177.45						
Rent Collected	28463.00	28558.00	26752.85	30806.90	31,981.32	29581.00						
Tenants Arrears	396.00	-1116.00	1315.15	1594.45	-2,675.32	1596.45						
14-Day Notices	16.00	19.00	19.00	23.00	15.00	15.00						
PHAS Occupancy	100.00%	100.00%	100.00%	98.50%	99.50%	99.50%						

15

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

September 2016

Current Modernization Projects

1. We have completed thirty six occupied countertops.
2. Continuing the upgrades on the light fixtures, vanities, faucets and door knobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink
4. We are building ADA compliant decks on porches, on a reasonable accommodation bases, we have built 4.
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

1. Gutters, downspouts and soffet on MacFarlane and Tyronn Lue has been awarded to Greenhead.
2. Exterior Paint on MacFarlane has been started and it looks great!!!!!! We have received several compliments from residents and citizens.
3. Replacement of windows on Tyroon Lue has been awarded to Robinett.
4. The replacement of the retaining wall on Seminary has been awarded to Robinett. We have the Mexico building inspector's approval on the wall replacement design and material.

Current Contracting

1. Nothing current going on

Misc

1. As the mowing season winds down we are once again going to be working on our market appeal cleaning fence lines, painting railings, etc....

(16)

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
9/1/2016 TO 9/30/2016

WORK ORDERS

Received	Processed
162	162

Routine Work Received	Avg. Completion Time Routine
162	22.313 Hrs.
Emergency Work Received	Avg. Completion Time Emergency
0	0.000 Hrs.
All Other Work Received	Avg. Completion Time Other
0	0.000 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	29
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: 5

W/O #	Work Order Date	Completion Date
130543	08/29/2016	09/01/2016
130585	08/29/2016	09/01/2016
130542	08/29/2016	09/02/2016
130584	08/31/2016	09/02/2016
130606	08/31/2016	09/06/2016

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 9/1/2016

Ending Date: 9/30/2016

Staff Generated Work Orders: False

(17)