

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: November 10, 2016
Re: November 16th, 2016 Board Meeting Agendas & Related Materials

Enclosed is the agenda packet for the MHA Board meeting on Wednesday, November 16th, 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 the following:

Consent Agenda

Agenda Item Number 5

Previous Minutes for Board Meeting October 2016 are located on typed page number 1, 2, 3, 4

Executive Director Report

Financial Report

The financial reports are for the month of October 2016, we still remain under budget overall. There are some areas we went over budget due to unforeseen cost. A Budget revision will be done in March 2017 to make these changes. Typed Pages 1-2

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 is still under our BA monthly. We will revisit another Briefing in January or early February to get our numbers up. We still have approximately 10 vouchers searching on the streets right now and hope to have leased before they expire in December 2016.

Public Housing Report (handwritten page 15)

This the Public Housing Program report showing occupancy with an end of the month 100% occupied, waitlist count total per bedroom, rent collections in the monthly amount of \$30030.00, and termination for money owed totaling 15 terminations sent for the month of October.

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. Please take a drive around our property to see the new windows and paint. It looks Wonderful and I am very happy to be a part of this transformation. 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 October 2016.

Unfinished Business

None

New Business

Agenda Item Number 7

Resolution 2855 (handwritten page 18) Approval of Revision to ACOP. HUD is forever changing and with new bills that have been passed and signed by the President and Congress we are needing to update our policy.

Resolution 2856 (handwritten page 19) Approval of Revision to Admin Plan. This is the Housing Choice Voucher policy that also due to new rules and regulations HUD requires PHA's to update their policies.

Resolution 2857 (handwritten page 20-23) Approving Mexico Housing Authorities Smoke Free Policy. This is a new regulations from HUD that all PH must create and enforce a Smoke Free environment for their residents.

Resolution 2858 (handwritten page 24-34) Approving 2017 Capital Fund and Five Year Plan. This is MHA's future plans to spend what HUD gives us to maintain our units. We are still trying to upgrade our windows, HVAC, exterior paint, gutters and foundations. We have put line items with other wishes just in case something happens, we can use our CFP money.

Resolution 2859 (handwritten page 35-50) Approving 2017 PHA Plan and Annual Plan. This is MHA's mission and goals for this upcoming year and five future years. I use the Missouri Consolidated plan to make sure that our HA is mirroring the States goals and mission as well.

Resolution 2860 (handwritten page 51-56) Approving MHA Standardized Charges. HUD requires that PHA's have a list of maintenance charges available for residents to know what they are. We updated our list in 2014 and with the new landlord laws that went into effect this year, we needed to update again.

Resolution 2861 (handwritten page 57-58) Approving Security Wall for front office. In today world we as an agency need to take the Active Shooter incidences serious, so this is to make our work place safe.

Other Business

Attached is our monthly newsletter for public housing for the month of December 2016. Also attached is our quarterly newsletter for the Housing Choice voucher program.

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 or 573.819.6625
enclosures

MEXICO HOUSING AUTHORITY

PO Box 484 • 828 Garfield Avenue • Mexico, Missouri 65265 Phone: (573) 581-2294 • Fax: (573) 581-6636 • www.mexicoha.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, November 16, 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: October 18, 2016

Executive Director's Report:

- a. Financial Reports (October 2016)
- b. Bills Expended (October 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 2855 Approving Admission and Continued Occupancy Policy (ACOP), Board Resolution 2856 Approving Administration Plan HCV, Board Resolution 2857 Approving MHA Smoke Free Policy, Board Resolution 2858 Approving 2017 CFP/5 Year Plan (2017-2021), Board Resolution 2859 Approving MHA PHA Plan, Board Resolution 2860 MHA Standardize Charge List, Board Resolution 2861 Approving Security Wall

8. Other Business:

Copy of the MHA Public Housing Newsletter
Copy of the MHA Housing Choice Voucher Newsletter

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 October 18, 2016

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, October 18, 2016 at 3:30 PM at the MHA Community Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Board Chair Chris Miller 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 October 18, 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 3:34pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Rita Jackson
Commissioner Chris Miller
Commissioner Ed Lawton
Commissioner Joyce Jackson
Commissioner

Commissioners excused:

Commissioner Tad Dobyns

Others present:

Executive Director/Secretary Tammy Dreyer

3. Adoption of Agenda

C Miller requested a motion to adopt the Agenda. Commissioner R Jackson made a motion and J Jackson second. All commissioners present voted "aye", and Chairperson Chris Miller declared the motion approved.

4. Comments from the public:

None

5. Approval of Consent Agenda(if applicable)

Approval of regular meeting minutes for: August 19, 2016

Bills Expended August and September 2016

Executive Directors Report September 2016

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

6. Unfinished Business

None

7. New Business

Board Resolution 2849 Approving MHA Disaster Plan

Chairperson Chris Miller called for motion to approve Board Resolution 2849. A motion was made by Commissioner R Jackson and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2850 Approving MHA Procurement Policy

Chairperson Chris Miller called for motion to approve Board Resolution 2850. A motion was made by Commissioner J Jackson and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2851 Approving MHA Personnel Policy

Chairperson Chris Miller called for motion to approve Board Resolution 2851. A motion was made by Commissioner R Jackson and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2852 Approving 2016 Utility Allowances/FMR Public Housing

Chairperson Chris Miller called for motion to approve Board Resolution 2852. A motion was made by Commissioner R Jackson and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: J Jackson, R Jackson, E Lawton

No: None
Absent: T Dobyns

Board Resolution 2853 Approving the Updated MHA Lease Agreement

Chairperson Chris Miller called for motion to approve Board Resolution 2853. A motion was made by Commissioner R Jackson and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2854 Approving Utility Allowances/Payment Standards HCV

Chairperson Chris Miller called for motion to approve Board Resolution 2854. A motion was made by Commissioner J Jackson and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

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

8. Other Business:

November Board Meeting changed to Wednesday November 16, 2016 at 3:30pm

Chairperson Chris Miller called for a motion to change the November Board Meeting to Wednesday November 16, 2016 at 3:30pm. A motion was made by Commissioner J Jackson and seconded by Commissioner R Jackson. Upon a roll call vote of the motion, the following vote was recorded:

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

9. Comments from Commissioners:

None

10. Adjournment:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on October 18, 2016, Commissioner R Jackson made the motion and Commissioner J Jackson seconded. The regular session meeting was adjourned at 3:58 pm

ATTEST:

Chris Miller, 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 October 12, 2016, I posted public notice of the October 18, 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

November 16, 2016 Board Meeting

Finance Report – October 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 7 month FYE2017 results, MHA is running under budgeted expenses by approximately \$162,191 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. Per directives from HUD, these expenses are considered “operating” and must come from the regular low rent budget.

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 \$142.11/month.
- 2) Section 8 – units leased first of the month = 136; with average HAP rent payment for FYE2017 being \$346.53/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) = \$2,055,816
 - Section 8 - \$138,328
 - Local Fund (generated from HQS Inspections) = \$7,896

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

Low Rent Operating Budget

| FDS Line # | Account Title | Actual Apr2016- Oct2016 Results | Apr2016- Oct2016 Budget | Variance Expenses vs. Budget |
|--------------------------------|-------------------------------------|--|-------------------------------|---------------------------------|
| Operating Income: | | | | |
| 70000 | Total Operating Income | 665,539 | 658,268 | (7,271) |
| Operating Expenditures: | | | | |
| <u>Administrative</u> | | | | |
| 91100 | Administrative Salaries | 94,403 | 105,344 | 10,941 |
| 91500 | Employee Benefits - Administrative | 42,065 | 40,968 | (1,097) |
| 91200 | Auditing Fees | - | 3,838 | 3,838 |
| 91300 | Management Fees | - | - | 0 |
| 91900A | Accounting Fees | 3,525 | 4,113 | 587 |
| 91400 | Advertising and Marketing | 4,685 | 1,371 | (3,314) |
| 91600 | Office Expenses | 16,014 | 19,740 | 3,726 |
| 91700 | Legal Expense | 2,254 | 1,371 | (883) |
| 91800 | Travel | 1,834 | 9,870 | 8,036 |
| 91900 | Other Administrative Costs | 7,379 | 8,225 | 846 |
| 91000 | Total Administrative | 172,159 | 194,839 | 22,680 |
| 92000 | Asset Management Fees | | | |
| <u>Tenant Services</u> | | | | |
| 92100 | Tenant Services - Salaries | | | |
| 92300 | Employee Benefits - Tenant Services | | | |
| 92200 | Relocation Costs | 2,145 | - | |
| 92400 | Tenant Services-Other | 2,405 | 3,500 | |
| 92500 | Total Tenant Services | 4,550 | 3,500 | (1,050) |
| <u>Utilities</u> | | | | |
| 93100 | Water | 33,505 | 44,905 | 11,400 |
| 93200 | Electricity | 9,556 | 9,129 | (427) |
| 93300 | Gas | 2,122 | 1,995 | (127) |
| 93400 | Fuel | | - | 0 |
| 93600 | Sewer | 45,913 | 53,200 | 7,287 |
| 93800 | Other | | - | |
| 93000 | Total Utilities | 91,097 | 109,229 | 18,132 |

Low Rent Operating Budget

| FDS Line # | Account Title | Actual Apr2016- Oct2016 Results | Apr2016- Oct2016 Budget | Variance Expenses vs. Budget |
|--------------------------------|---|--|-------------------------------|---------------------------------|
| Maintenance | | | | |
| 94100 | Labor | 60,505 | 63,105 | 2,600 |
| 94500 | Employee Benefits - Maintenance | 22,797 | 31,943 | 9,146 |
| 94200 | Maintenance Materials | 52,506 | 40,833 | (11,673) |
| | Maint. Contract: | 38,424 | 70,875 | 32,451 |
| 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 | 174,233 | 206,757 | 32,524 |
| 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 | 35,196 | 36,167 | 971 |
| 96120 | General Liability | 3,729 | 3,290 | (439) |
| 96130 | Worker's Comp. | 5,600 | 8,225 | 2,625 |
| 96140 | Other Insurance | 3,769 | 4,130 | 361 |
| 96100 | Total Insurance Expense | 48,293 | 51,812 | 3,519 |
| General Expenses | | | | |
| 96200 | Other General Expense | 14 | - | |
| 96210 | Compensated Absences | | 8,412 | |
| 96300 | Payments In Lieu of Taxes - Accrual | 9,745 | 8,091 | |
| 96400 | Bad Debt-Tenants | 3,258 | 5,833 | |
| 96800 | Severance Expense | | - | |
| 96000 | Total General Expenses | 13,017 | 22,336 | 9,319 |
| 96900 | Total Operating Expenditures | 503,348 | 588,473 | 85,124 |
| OPERATING INCOME (LOSS) | | 162,191 | - | |

**Mexico Housing Authority
Financial Analysis
10/31/16**

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 | \$ 914,320.28 | \$ 875,170.17 | | | | | |
| Investments - unrestricted | 874,247.74 | 874,302.55 | 874,366.53 | 874,826.76 | 874,826.76 | 874,826.76 | 875,434.07 | | | | | |
| Tenant accounts receivable | 3,923.24 | 6,723.56 | 10,741.81 | 6,968.10 | 7,813.97 | 9,126.57 | 10,375.50 | | | | | |

Income Statement

| | | | | | | | | | | | | |
|---------------------------------|-----------|-----------|-----------|------------|------------|------------|------------|--|--|--|--|--|
| Net tenant rental revenue | 28,859.00 | 28,744.00 | 28,573.00 | 28,130.00 | 29,306.00 | 29,773.00 | 29,700.00 | | | | | |
| Operating expenses | 28,914.70 | 74,114.39 | 79,798.10 | 86,712.93 | 82,316.42 | 77,236.78 | 74,254.88 | | | | | |
| Operating income/loss (monthly) | 65,888.23 | 7,453.81 | 14,121.26 | 21,206.29 | 12,232.70 | 15,834.44 | 20,643.44 | | | | | |
| Operating income/loss (ytd) | 65,888.23 | 73,342.04 | 87,463.30 | 108,669.59 | 120,902.29 | 136,736.73 | 157,380.17 | | | | | |
| Units leased | 209.00 | 209.00 | 209.00 | 206.00 | 208.00 | 207.00 | 209.00 | | | | | |
| Occupancy rate | 99% | 99% | 99% | 98% | 99% | 98% | 99% | | | | | |
| Average monthly rent | 138.08 | 137.53 | 136.71 | 136.55 | 140.89 | 143.83 | 142.11 | | | | | |

Section 8

Balance Sheet

| | | | | | | | | | | | | |
|-------------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|--|--|--|--|--|
| Cash-unrestricted | \$ 86,990.99 | \$ 96,474.38 | \$ 103,259.07 | \$ 111,649.75 | \$ 120,073.58 | \$ 129,154.34 | \$ 137,414.60 | | | | | |
|-------------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|--|--|--|--|--|

Income Statement

| | | | | | | | | | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|--|--|--|--|
| Housing assistance payments | 49,530.00 | 47,948.00 | 45,522.00 | 45,376.00 | 46,509.00 | 46,305.00 | 47,128.00 | | | | | |
| Operating expenses | 1,327.52 | 2,455.21 | 8,494.19 | 2,390.57 | 2,497.20 | 2,151.54 | 3,028.91 | | | | | |
| Operating income/loss (monthly) | 3,833.58 | 7,028.18 | 3,622.30 | 6,408.15 | 8,193.28 | 6,929.22 | 5,231.35 | | | | | |
| Operating income/loss (ytd) | 3,833.58 | 10,861.76 | 14,484.06 | 20,892.21 | 29,085.49 | 36,014.71 | 41,246.06 | | | | | |
| Units leased | 132.00 | 129.00 | 125.00 | 124.00 | 125.00 | 132.00 | 136.00 | | | | | |
| Average HAP cost (monthly) | 375.23 | 371.69 | 364.18 | 365.94 | 372.07 | 350.80 | 346.53 | | | | | |

Mexico Housing Authority
Income Statement-Section 8 Voucher
7 Months Ended 10/31/2016

| | Administration | HAP | Total |
|--|----------------------------|----------------------------|----------------------------|
| Operating Revenues | | | |
| HUD PHA operating grants | \$ 44,923.00 | \$ 346,577.00 | \$ 391,500.00 |
| Investment income - unrestricted | 90.20 | 0.00 | 90.20 |
| Fraud recovery | 159.50 | 159.50 | 319.00 |
| Total Operating Revenues | <u>45,172.70</u> | <u>346,736.50</u> | <u>391,909.20</u> |
| Operating Expenses | | | |
| Administrative salaries | 9,130.48 | 0.00 | 9,130.48 |
| Advertising and marketing | 26.94 | 0.00 | 26.94 |
| Employee benefits - administrative | 4,914.09 | 0.00 | 4,914.09 |
| Office expenses | 980.23 | 0.00 | 980.23 |
| Travel | 283.87 | 0.00 | 283.87 |
| Other admin. | 801.56 | 0.00 | 801.56 |
| Total Administrative | <u>16,137.17</u> | <u>0.00</u> | <u>16,137.17</u> |
| Liability insurance | 68.78 | 0.00 | 68.78 |
| Workmen's compensation | 457.75 | 0.00 | 457.75 |
| All other insurance | 279.30 | 0.00 | 279.30 |
| Total Insurance | <u>805.83</u> | <u>0.00</u> | <u>805.83</u> |
| Housing assistance payments | 0.00 | 328,318.00 | 328,318.00 |
| Total Housing Assistance Payments | <u>0.00</u> | <u>328,318.00</u> | <u>328,318.00</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>22,345.14</u> | <u>328,318.00</u> | <u>350,663.14</u> |
| Operating Income (Loss) | <u>22,827.56</u> | <u>18,418.50</u> | <u>41,246.06</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><u>\$ 22,827.56</u></u> | <u><u>\$ 18,418.50</u></u> | <u><u>\$ 41,246.06</u></u> |

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

| | Low Rent | Section 8 | Local Fund | Total |
|---|------------------------|----------------------|--------------------|------------------------|
| Current Assets | | | | |
| Cash-unrestricted | \$ 875,170.17 | \$ 137,414.60 | \$ 5,210.74 | \$ 1,017,795.51 |
| Cash-other restricted | 160,409.82 | 0.00 | 0.00 | 160,409.82 |
| Accounts receivable - HUD other projects | 63,026.50 | 0.00 | 0.00 | 63,026.50 |
| Accounts receivable - miscellaneous | 149.00 | 0.00 | 2,528.58 | 2,677.58 |
| Accounts receivable - tenants (net) | 10,191.09 | 0.00 | 0.00 | 10,191.09 |
| Fraud recovery (net) | 0.00 | 352.50 | 0.00 | 352.50 |
| Accrued interest receivable | 399.13 | 0.00 | 0.00 | 399.13 |
| Investments - unrestricted | 875,434.07 | 0.00 | 0.00 | 875,434.07 |
| Prepaid expenses and other assets | 27,025.30 | 561.55 | 156.53 | 27,743.38 |
| Inventories (net) | 32,692.01 | 0.00 | 0.00 | 32,692.01 |
| Inter program - due from | <u>11,319.31</u> | <u>0.00</u> | <u>0.00</u> | <u>11,319.31</u> |
| Total Current Assets | <u>2,055,816.40</u> | <u>138,328.65</u> | <u>7,895.85</u> | <u>2,202,040.90</u> |
| Property and Equipment | | | | |
| Land | 296,148.76 | 0.00 | 0.00 | 296,148.76 |
| Buildings | 13,120,587.83 | 27,883.88 | 0.00 | 13,148,471.71 |
| 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 | <u>203,632.00</u> | <u>0.00</u> | <u>0.00</u> | <u>203,632.00</u> |
| Net Property and Equipment | <u>4,491,086.59</u> | <u>14,379.29</u> | <u>0.00</u> | <u>4,505,465.88</u> |
| Total Assets | <u>\$ 6,546,902.99</u> | <u>\$ 152,707.94</u> | <u>\$ 7,895.85</u> | <u>\$ 6,707,506.78</u> |

Liabilities and Net Position

| | | | | |
|--|------------------------|----------------------|--------------------|------------------------|
| Current Liabilities | | | | |
| Accrued wage/payroll taxes payable | \$ 2,288.70 | \$ 0.00 | \$ 0.00 | \$ 2,288.70 |
| Accrued compensated absences - current portion | 5,574.58 | 444.18 | 0.00 | 6,018.76 |
| Accounts payable - other government | 24,273.37 | 0.00 | 0.00 | 24,273.37 |
| Tenant security deposits | 28,495.63 | 0.00 | 0.00 | 28,495.63 |
| Unearned revenue | 3,336.10 | 1,651.00 | 0.00 | 4,987.10 |
| Inter program - due to | <u>0.00</u> | <u>7,892.37</u> | <u>3,426.94</u> | <u>11,319.31</u> |
| Total Current Liabilities | <u>63,968.38</u> | <u>9,987.55</u> | <u>3,426.94</u> | <u>77,382.87</u> |
| Long-Term Liabilities | | | | |
| Accrued compensated absences - non-current | <u>5,221.87</u> | <u>179.82</u> | <u>0.00</u> | <u>5,401.69</u> |
| 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>69,190.25</u> | <u>10,167.37</u> | <u>3,426.94</u> | <u>82,784.56</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 | 62,833.23 | 0.00 | 0.00 | 62,833.23 |
| Net income (loss) | <u>155,075.17</u> | <u>41,246.06</u> | <u>3,260.80</u> | <u>199,582.03</u> |
| Total Net Position | <u>6,477,712.74</u> | <u>142,540.57</u> | <u>4,468.91</u> | <u>6,624,722.22</u> |
| Total Liabilities and Net Position | <u>\$ 6,546,902.99</u> | <u>\$ 152,707.94</u> | <u>\$ 7,895.85</u> | <u>\$ 6,707,506.78</u> |

SEPTEMBER /OCTOBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annual

| Check # | Dollars | Date | Vendor | |
|---------|---------|------|--------|--|
|---------|---------|------|--------|--|

PH Fund - September

| | | | | |
|----------|---------|------------|---------------------------|---|
| 00062030 | \$41.00 | 09/01/2016 | amerenue-3451112383 | M |
| 00062031 | \$33.00 | 09/01/2016 | AmerenMO - 09511-12321 | M |
| 00062032 | \$37.00 | 09/01/2016 | amerenue-1751112280 | M |
| 00062033 | \$41.00 | 09/01/2016 | amerenue-2451112366 | M |
| 00062034 | \$41.00 | 09/01/2016 | Amerenue-6100611405 | M |
| 00062035 | \$41.00 | 09/01/2016 | AmerenMO - 90342-08233 | M |
| 00062036 | \$16.00 | 09/01/2016 | 3851112268 | M |
| 00062037 | \$23.00 | 09/01/2016 | amerenue-2051113345 | M |
| 00062038 | \$51.00 | 09/01/2016 | amerenue-5000610588 | M |
| 00062039 | \$45.00 | 09/01/2016 | Amerenue for 4651112270 | M |
| 00062040 | \$41.00 | 09/01/2016 | Ameren MO - 8051113214 | M |
| 00062041 | \$45.00 | 09/01/2016 | AMEREN UE FOR 7110212193 | M |
| 00062042 | \$41.00 | 09/01/2016 | amerenue-4451112266 | M |
| 00062043 | \$45.00 | 09/01/2016 | Ameren UE for 69511-12263 | M |
| 00062044 | \$41.00 | 09/01/2016 | 7034208468 | M |
| 00062045 | \$41.00 | 09/01/2016 | amerenue-7051113439 | M |
| 00062046 | \$38.00 | 09/01/2016 | amerenue-3234208137 | M |
| 00062047 | \$41.00 | 09/01/2016 | Amerenue-1034208286 | M |
| 00062048 | \$40.00 | 09/01/2016 | AMEREN UE FOR 6934207167 | M |
| 00062049 | \$31.00 | 09/01/2016 | Ameren UE # 58511-12355 | M |
| 00062050 | \$17.00 | 09/01/2016 | amerenue-9934207324 | M |
| 00062051 | \$41.00 | 09/01/2016 | Ameren MO - 8934207361 | M |
| 00062052 | \$41.00 | 09/01/2016 | Ameren MO - 4051113423 | M |
| 00062053 | \$41.00 | 09/01/2016 | amerenue-7934207175 | M |
| 00062054 | \$31.00 | 09/01/2016 | Ameren MO for 12342-08166 | M |
| 00062055 | \$41.00 | 09/01/2016 | AMEREN UE FOR 90006-10156 | M |
| 00062056 | \$39.00 | 09/01/2016 | Amerenue-3651112468 | M |
| 00062057 | \$35.00 | 09/01/2016 | amerenue-8651112285 | M |
| 00062058 | \$39.00 | 09/01/2016 | amerenue-2838113372 | M |
| 00062059 | \$25.00 | 09/01/2016 | amerenue-2700610292 | M |
| 00062060 | \$23.00 | 09/01/2016 | AmerenMO - 5851113354 | M |
| 00062061 | \$44.00 | 09/01/2016 | amerenue-2851113259 | M |
| 00062062 | \$33.00 | 09/01/2016 | Amerenue-4115109351 | M |
| 00062063 | \$41.00 | 09/01/2016 | Amerenue 3838113353 | M |
| 00062064 | \$25.00 | 09/01/2016 | AMEREN UE FOR 1851113410 | M |
| 00062065 | \$65.00 | 09/01/2016 | AMEREN UE FOR 8373800452 | M |
| 00062066 | \$42.00 | 09/01/2016 | amerenue-5373800393 | M |
| 00062067 | \$13.00 | 09/01/2016 | amerenue-9373800219 | M |
| 00062068 | \$2.00 | 09/01/2016 | amerenue-6310212396 | M |
| 00062069 | \$36.00 | 09/01/2016 | amerenue-8410212560 | M |
| 00062070 | \$43.00 | 09/01/2016 | amerenue-2221 | M |
| 00062071 | \$43.00 | 09/01/2016 | AmerenMO - 1451113286 | M |
| 00062072 | \$32.00 | 09/01/2016 | amerenue-6726315273 | M |
| 00062073 | \$59.00 | 09/01/2016 | Amerenue for #47263-15382 | M |
| 00062074 | \$65.00 | 09/01/2016 | 7310212242 | M |

SEPTEMBER /OCTOBER 2016 CHECK REGISTERS

M = Monthly

Q = Quarterly

A = Annual

| Check # | Dollars | Date | Vendor | |
|----------|------------|------------|--------------------------------|---|
| 00062075 | \$72.20 | 09/01/2016 | Always Care | M |
| 00062076 | \$2,044.31 | 09/01/2016 | Ameren Missouri | M |
| 00062077 | \$3,845.00 | 09/01/2016 | American Bankers Insurance Co | A |
| 00062078 | \$1,200.00 | 09/01/2016 | Beals Tree Service | |
| 00062079 | \$524.20 | 09/01/2016 | Butler Supply, Inc. | |
| 00062080 | \$868.00 | 09/01/2016 | Clampitt Law Firm, P.C. | |
| 00062081 | \$631.79 | 09/01/2016 | Commerce Bank | |
| 00062082 | \$249.97 | 09/01/2016 | Delta Dental Lockbox | M |
| 00062083 | \$267.95 | 09/01/2016 | Dollar General-MS410526 | |
| 00062084 | \$1,623.11 | 09/01/2016 | HD Supply Facilities Mtce Ltd | |
| 00062085 | \$905.86 | 09/01/2016 | Housing Interiors, Inc. | |
| 00062086 | \$556.00 | 09/01/2016 | Lindsey Software | M |
| 00062087 | \$154.10 | 09/01/2016 | Marco Technologies LLC | M |
| 00062088 | \$46.85 | 09/01/2016 | Mexico Ledger | |
| 00062089 | \$169.97 | 09/01/2016 | Mexico Service Center | |
| 00062090 | \$15.00 | 09/01/2016 | Miller Tire Company | |
| 00062091 | \$4,617.36 | 09/01/2016 | Missouri American Water Co. | M |
| 00062092 | \$3,304.08 | 09/01/2016 | Mommens Heating & Cooling, LLC | |
| 00062093 | \$130.00 | 09/01/2016 | Payless Plumbing | |
| 00062094 | \$227.97 | 09/01/2016 | Riback Supply Co. | |
| 00062095 | \$204.95 | 09/01/2016 | Sherwin Williams Co. | |
| 00062096 | \$57.42 | 09/01/2016 | Standard Insurance Co. | M |
| 00062097 | \$292.35 | 09/01/2016 | Staples Advantage | |
| 00062098 | \$109.54 | 09/01/2016 | U.S. Cellular | M |
| 00062099 | \$7,861.58 | 09/01/2016 | United Health Care Ins. Co. | M |
| 00062100 | \$131.70 | 09/01/2016 | Walmart Community/GEMB | |
| 00062101 | \$1,571.80 | 09/01/2016 | Wolverine Brass, Inc. | |
| 00062102 | \$128.00 | 09/14/2016 | Tenant Move-Out | |
| 00062103 | \$87.00 | 09/14/2016 | Tenant Move-Out | |
| 00062104 | \$24.48 | 09/14/2016 | AFLAC-WWHQ | M |
| 00062105 | \$114.18 | 09/14/2016 | Ameren Missouri | M |
| 00062106 | \$78.00 | 09/14/2016 | SSM Health St Mary's-Audrain | |
| 00062107 | \$53.00 | 09/14/2016 | Budget Inn | |
| 00062108 | \$700.00 | 09/14/2016 | Bug Out Pest Control, LLC | M |
| 00062109 | \$138.69 | 09/14/2016 | Dayne's Waste Disposal, Inc. | M |
| 00062110 | \$302.12 | 09/14/2016 | Employee Travel | |
| 00062111 | \$245.94 | 09/14/2016 | Home Depot Credit Services | |
| 00062112 | \$50.00 | 09/14/2016 | Comm Center Deposit Refund | |
| 00062113 | \$436.53 | 09/14/2016 | Lacrosse Lumber-Mexico | |
| 00062114 | \$118.50 | 09/14/2016 | Love's Transfer, LLC | |
| 00062115 | \$573.58 | 09/14/2016 | MFA Oil Company-KC | |
| 00062116 | \$149.12 | 09/14/2016 | Employee Travel | |
| 00062117 | \$390.18 | 09/14/2016 | Meeks Mexico | |
| 00062118 | \$105.00 | 09/14/2016 | Mexico Ledger | |
| 00062119 | \$48.96 | 09/14/2016 | Mexico Service Center | |
| 00062120 | | 09/14/2016 | Void | |
| 00062121 | \$368.01 | 09/14/2016 | Missouri American Water Co. | M |

| SEPTEMBER /OCTOBER 2016 CHECK REGISTERS | | | | M = Monthly |
|---|--------------------|------------|--------------------------------|---------------|
| | | | | Q = Quarterly |
| | | | | A = Annual |
| Check # | Dollars | Date | Vendor | |
| 00062122 | \$120.00 | 09/14/2016 | Mommens Heating & Cooling, LLC | |
| 00062123 | \$803.32 | 09/14/2016 | Socket | M |
| 00062124 | \$305.42 | 09/14/2016 | Staples Advantage | |
| 00062125 | \$604.55 | 09/14/2016 | The P I Company | M |
| 00062126 | \$488.76 | 09/14/2016 | Westlakes Hardware MO-019 | |
| 00062127 | \$9,979.37 | 09/26/2016 | City of Mexico | M |
| 00062128 | \$303.00 | 09/26/2016 | Tenant Move-Out | |
| 00062129 | \$170.00 | 09/26/2016 | Tenant Move-Out | |
| 00062130 | \$580.00 | 09/26/2016 | Travelers | A |
| | | | | |
| | \$50,837.77 | | | |
| | | | | |
| | | | | |
| Section 8 Fund - September | | | | |
| | | | | |
| 00018082 | \$1,432.00 | 09/01/2016 | Ameren Missouri | M |
| 00018083 | \$275.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018084 | \$839.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018085 | \$1,349.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018086 | \$850.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018087 | \$759.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018088 | \$534.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018089 | \$362.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018090 | \$1,761.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018091 | \$5,483.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018092 | \$5.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018093 | \$714.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018094 | \$825.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018095 | \$555.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018096 | \$832.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018097 | \$374.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018098 | \$222.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018099 | \$1,973.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018100 | \$736.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018101 | \$287.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018102 | \$1,812.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018103 | \$4,610.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018104 | \$374.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018105 | \$2,058.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018106 | \$1,325.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018107 | \$700.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018108 | \$273.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018109 | \$714.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018110 | \$550.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018111 | \$550.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018112 | \$486.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018113 | \$2,190.00 | 09/01/2016 | Sec 8 Landlord Payment | M |

SEPTEMBER /OCTOBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annual

| Check # | Dollars | Date | Vendor | |
|----------|--------------------|------------|------------------------|---|
| 00018114 | \$203.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018115 | \$294.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018116 | \$310.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018117 | \$195.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018118 | \$155.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018119 | \$396.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018120 | \$404.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018121 | \$560.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018122 | \$1,599.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018123 | \$236.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018124 | \$87.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018125 | \$797.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018126 | \$255.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018127 | \$977.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018128 | \$533.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018129 | \$2,421.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018130 | \$644.00 | 09/01/2016 | Sec 8 Landlord Payment | M |
| 00018131 | \$430.00 | 09/26/2016 | Sec 8 Landlord Payment | M |
| | | | | |
| | \$46,305.00 | | | |
| | | | | |

PH Fund - October

| | | | | |
|----------|---------|------------|---------------------------|---|
| | | | | |
| 00062131 | \$33.00 | 10/03/2016 | AmerenMO - 09511-12321 | M |
| 00062132 | \$41.00 | 10/03/2016 | amerenu-2451112366 | M |
| 00062133 | \$41.00 | 10/03/2016 | Amerenu-6100611405 | M |
| 00062134 | \$41.00 | 10/03/2016 | AmerenMO - 90342-08233 | M |
| 00062135 | \$16.00 | 10/03/2016 | 3851112268 | M |
| 00062136 | \$44.00 | 10/03/2016 | amerenu-3451112409 | M |
| 00062137 | \$23.00 | 10/03/2016 | amerenu-2051113345 | M |
| 00062138 | \$51.00 | 10/03/2016 | amerenu-5000610588 | M |
| 00062139 | \$54.00 | 10/03/2016 | amerenu-8134208125 | M |
| 00062140 | \$45.00 | 10/03/2016 | Amerenu for 4651112270 | M |
| 00062141 | \$41.00 | 10/03/2016 | Ameren MO - 8051113214 | M |
| 00062142 | \$45.00 | 10/03/2016 | AMEREN UE FOR 7110212193 | M |
| 00062143 | \$41.00 | 10/03/2016 | 7034208468 | M |
| 00062144 | \$38.00 | 10/03/2016 | amerenu-3234208137 | M |
| 00062145 | \$40.00 | 10/03/2016 | AMEREN UE FOR 6934207167 | M |
| 00062146 | \$31.00 | 10/03/2016 | amerenu-5351112123 | M |
| 00062147 | \$69.00 | 10/03/2016 | 3134208237 | M |
| 00062148 | \$31.00 | 10/03/2016 | Ameren UE # 58511-12355 | M |
| 00062149 | \$17.00 | 10/03/2016 | amerenu-9934207324 | M |
| 00062150 | \$41.00 | 10/03/2016 | Ameren MO - 4051113423 | M |
| 00062151 | \$41.00 | 10/03/2016 | amerenu-7934207175 | M |
| 00062152 | \$31.00 | 10/03/2016 | Ameren MO for 12342-08166 | M |
| 00062153 | \$41.00 | 10/03/2016 | AMEREN UE FOR 90006-10156 | M |
| 00062154 | \$39.00 | 10/03/2016 | Amerenu-3651112468 | M |

| SEPTEMBER /OCTOBER 2016 CHECK REGISTERS | | | | M = Monthly |
|---|------------|------------|--------------------------------|----------------|
| | | | | Q = Quarterly |
| | | | | A = Annual |
| Check # | Dollars | Date | Vendor | |
| 00062155 | \$35.00 | 10/03/2016 | amerenue-8651112285 | M |
| 00062156 | \$66.00 | 10/03/2016 | 9851112324 | M |
| 00062157 | \$39.00 | 10/03/2016 | amerenue-2838113372 | M |
| 00062158 | \$23.00 | 10/03/2016 | ameren ue-9600610297 | M |
| 00062159 | \$25.00 | 10/03/2016 | amerenue-2700610292 | M |
| 00062160 | \$35.00 | 10/03/2016 | 4951111462 | M |
| 00062161 | \$23.00 | 10/03/2016 | AmerenMO - 5851113354 | M |
| 00062162 | \$33.00 | 10/03/2016 | Amerenue-4115109351 | M |
| 00062163 | \$41.00 | 10/03/2016 | Amerenue 3838113353 | M |
| 00062164 | \$25.00 | 10/03/2016 | AMEREN UE FOR 1851113410 | M |
| 00062165 | \$65.00 | 10/03/2016 | AMEREN UE FOR 8373800452 | M |
| 00062166 | \$42.00 | 10/03/2016 | amerenue-5373800393 | M |
| 00062167 | \$61.00 | 10/03/2016 | ameren UE | M |
| 00062168 | \$2.00 | 10/03/2016 | amerenue-6310212396 | M |
| 00062169 | \$32.00 | 10/03/2016 | ameren UE | M |
| 00062170 | \$66.00 | 10/03/2016 | ameren UE | M |
| 00062171 | \$36.00 | 10/03/2016 | amerenue-8410212560 | M |
| 00062172 | \$43.00 | 10/03/2016 | AmerenMO - 1451113286 | M |
| 00062173 | \$32.00 | 10/03/2016 | amerenue-6726315273 | M |
| 00062174 | \$43.00 | 10/03/2016 | 7310212242 | M |
| 00062175 | \$85.48 | 10/03/2016 | Always Care | M |
| 00062176 | \$2,047.48 | 10/03/2016 | Ameren Missouri | M |
| 00062177 | \$1,500.00 | 10/03/2016 | Beals Tree Service | |
| 00062178 | \$65.99 | 10/03/2016 | Butler Supply, Inc. | |
| 00062179 | \$193.00 | 10/03/2016 | Clampitt Law Firm, P.C. | |
| 00062180 | \$50.00 | 10/03/2016 | Comm Center Deposit Refund | |
| 00062181 | \$769.84 | 10/03/2016 | Commerce Bank | |
| 00062182 | \$285.68 | 10/03/2016 | Delta Dental Lockbox | M |
| 00062183 | \$590.00 | 10/03/2016 | Robert Diesbach | A |
| 00062184 | \$118.83 | 10/03/2016 | Employee travel | |
| 00062185 | \$2,340.61 | 10/03/2016 | HD Supply Facilities Mtce Ltd | |
| 00062186 | \$34.99 | 10/03/2016 | PH Tenant transfer costs | |
| 00062187 | \$853.65 | 10/03/2016 | Housing Interiors, Inc. | |
| 00062188 | \$406.00 | 10/03/2016 | Lindsey Software | M |
| 00062189 | \$118.83 | 10/03/2016 | Employee travel | |
| 00062190 | \$221.33 | 10/03/2016 | Marco Technologies LLC | M |
| 00062191 | \$148.50 | 10/03/2016 | Mexico Ledger | A |
| 00062192 | \$1,125.61 | 10/03/2016 | Missouri American Water Co. | M |
| 00062193 | \$380.04 | 10/03/2016 | Mommens Heating & Cooling, LLC | |
| 00062194 | \$117.00 | 10/03/2016 | PITNEY BOWES INC | |
| 00062195 | \$227.97 | 10/03/2016 | Plumb Supply Company | |
| 00062196 | \$163.60 | 10/03/2016 | Shaffer & Associates | |
| 00062197 | \$57.42 | 10/03/2016 | Standard Insurance Co. | M |
| 00062198 | \$109.54 | 10/03/2016 | U.S. Cellular | M |
| 00062199 | \$9,775.80 | 10/03/2016 | United Health Care Ins. Co. | M |
| 00062200 | \$1,244.00 | 10/03/2016 | Urlaub & Co., PLLC | M (2 payments) |
| 00062201 | \$39.96 | 10/03/2016 | Walmart Community/GEMB | |

SEPTEMBER /OCTOBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annual

| Check # | Dollars | Date | Vendor | |
|---------------------------------|--------------------|------------|--------------------------------|---|
| 00062202 | \$125.46 | 10/03/2016 | Westlakes Hardware MO-019 | |
| 00062203 | \$273.00 | 10/03/2016 | Wright Electric LLC | |
| 00062204 | \$4,884.00 | 10/03/2016 | General Electric Company | |
| 00062205 | \$266.79 | 10/20/2016 | Ameren Missouri | M |
| 00062206 | \$700.00 | 10/20/2016 | Bug Out Pest Control, LLC | M |
| 00062207 | \$579.38 | 10/20/2016 | Butler Supply, Inc. | |
| 00062208 | \$75.00 | 10/20/2016 | Chigger Hill | |
| 00062209 | \$10,197.57 | 10/20/2016 | City of Mexico | M |
| 00062210 | \$3,437.18 | 10/20/2016 | Commerce Bank | |
| 00062211 | \$179.81 | 10/20/2016 | Dayne's Waste Disposal, Inc. | M |
| 00062212 | \$285.68 | 10/20/2016 | Delta Dental Lockbox | M |
| 00062213 | \$169.83 | 10/20/2016 | Employee travel | |
| 00062214 | \$169.83 | 10/20/2016 | Employee travel | |
| 00062215 | \$241.49 | 10/20/2016 | Employee travel | |
| 00062216 | \$273.50 | 10/20/2016 | Home Depot Credit Services | |
| 00062217 | \$50.00 | 10/20/2016 | Comm Center Deposit Refund | |
| 00062218 | \$3,642.37 | 10/20/2016 | Lacrosse Lumber-Mexico | |
| 00062219 | \$75.00 | 10/20/2016 | Love's Transfer, LLC | |
| 00062220 | \$177.00 | 10/20/2016 | Loyds Locks Co | |
| 00062221 | \$223.04 | 10/20/2016 | MFA Oil Company | |
| 00062222 | \$433.26 | 10/20/2016 | MFA Oil Company-KC | |
| 00062223 | \$175.00 | 10/20/2016 | Missouri Chapter of NAHRO | A |
| 00062224 | \$169.83 | 10/20/2016 | Employee travel | |
| 00062225 | \$154.10 | 10/20/2016 | Marco Technologies LLC | M |
| 00062226 | \$77.62 | 10/20/2016 | Employee Health Ins rebate | A |
| 00062227 | \$85.00 | 10/20/2016 | Mexico Area Chamber ofCommerce | A |
| 00062228 | \$7.50 | 10/20/2016 | Miller Tire Company | |
| 00062229 | \$4,025.65 | 10/20/2016 | Missouri American Water Co. | M |
| 00062230 | \$80.00 | 10/20/2016 | Mommens Heating & Cooling, LLC | |
| 00062231 | \$90.49 | 10/20/2016 | O'Reilly Automotive, Inc. | |
| 00062232 | \$60.88 | 10/20/2016 | Employee Health Ins rebate | A |
| 00062233 | \$5.35 | 10/20/2016 | Plumb Supply Company | |
| 00062234 | \$642.63 | 10/20/2016 | Socket | M |
| 00062235 | \$102.90 | 10/20/2016 | Southwest NAHRO | A |
| 00062236 | \$619.73 | 10/20/2016 | Staples Advantage | |
| 00062237 | \$616.50 | 10/20/2016 | The P I Company | M |
| 00062238 | \$25.00 | 10/20/2016 | United Way of Audrain County | |
| 00062239 | \$622.00 | 10/20/2016 | Urlaub & Co., PLLC | M |
| 00999999 | \$340.00 | 10/20/2016 | Canon Financial Services, INC. | M |
| | | | | |
| | \$59,132.52 | | | |
| | | | | |
| | | | | |
| Section 8 Fund - October | | | | |
| | | | | |
| 00018132 | \$1,679.00 | 10/03/2016 | Ameren Missouri | M |
| 00018133 | \$275.00 | 10/03/2016 | Sec 8 Landlord Payment | M |

SEPTEMBER /OCTOBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annual

| Check # | Dollars | Date | Vendor | |
|----------|------------|------------|------------------------|---|
| 00018134 | \$839.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018135 | \$1,349.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018136 | \$850.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018137 | \$759.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018138 | \$534.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018139 | \$362.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018140 | \$1,761.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018141 | \$5,213.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018142 | \$5.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018143 | \$714.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018144 | \$825.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018145 | \$555.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018146 | \$832.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018147 | \$374.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018148 | \$222.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018149 | \$2,483.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018150 | \$736.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018151 | \$287.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018152 | \$1,812.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018153 | \$4,486.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018154 | \$374.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018155 | \$1,544.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018156 | \$1,341.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018157 | \$700.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018158 | \$637.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018159 | \$714.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018160 | \$550.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018161 | \$716.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018162 | \$550.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018163 | \$486.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018164 | \$2,190.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018165 | \$203.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018166 | \$294.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018167 | \$310.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018168 | \$184.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018169 | \$155.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018170 | \$207.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018171 | \$404.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018172 | \$560.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018173 | \$1,357.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018174 | \$87.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018175 | \$797.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018176 | \$255.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018177 | \$977.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018178 | \$533.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018179 | \$2,421.00 | 10/03/2016 | Sec 8 Landlord Payment | M |
| 00018180 | \$644.00 | 10/03/2016 | Sec 8 Landlord Payment | M |

| SEPTEMBER /OCTOBER 2016 CHECK REGISTERS | | | | M = Monthly |
|--|--------------------|------------|------------------------|---------------|
| | | | | Q = Quarterly |
| | | | | A = Annual |
| Check # | Dollars | Date | Vendor | |
| 00018181 | \$772.00 | 10/05/2016 | Sec 8 Landlord Payment | M |
| 00018182 | \$188.00 | 10/19/2016 | Sec 8 Landlord Payment | M |
| 00018183 | \$26.00 | 10/31/2016 | Sec 8 Landlord Payment | M |
| | | | | |
| | \$47,128.00 | | | |

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 | 136 | | | | | |
| Total Leased Vouchers end of month | 129 | 125 | 121 | 122 | 127 | 132 | 136 | | | | | |
| Waiting List | 102 | 107 | 128 | 121 | 126 | 125 | 120 | | | | | |
| Average Monthly Funding Eligibility HAP | | | | | | | | | | | | |
| Monthly HAP for current month | \$49,530 | \$47,948 | \$45,691 | \$45,207 | \$45,768 | 46,305 | 47,102 | | | | | |
| Admin Fee Earned | 6,046 | 6,046 | 6,046 | 6,463 | 6,464 | 6,464 | 6,464 | | | | | |
| Admin Fee Expense | \$1,328 | \$2,455 | 8,494 | 2,391 | 2,497 | 2,152 | | | | | | |
| Tenant Protection | 7 | 7 | 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 | | | | | | |

151

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 | 209 | | | | | |
| Waiting List | | | | | | | | | | | | |
| 1 Bedroom | 49 | 48 | 45 | 29 | 29 | 40 | 40 | | | | | |
| 2 Bedroom | 13 | 20 | 29 | 30 | 29 | 17 | 14 | | | | | |
| 3 Bedroom | 2 | 5 | 9 | 6 | 7 | 4 | 5 | | | | | |
| 4 Bedroom | 4 | 2 | 4 | 2 | 4 | 2 | 1 | | | | | |
| Handicap | 9 | 9 | 13 | 10 | 5 | 9 | 12 | | | | | |
| Rental Income | | | | | | | | | | | | |
| Rent Charged | 28859.00 | 27442.00 | 28068.00 | 32401.35 | 29,306.00 | 31177.45 | 32534.85 | | | | | |
| Rent Collected | 28463.00 | 28558.00 | 26752.85 | 30806.90 | 31,981.32 | 29581.00 | 30030.19 | | | | | |
| Tenants Arrears | 396.00 | -1116.00 | 1315.15 | 1594.45 | -2,675.32 | 1596.45 | 2504.66 | | | | | |
| 14-Day Notices | 16.00 | 19.00 | 19.00 | 23.00 | 15.00 | 15.00 | 15.00 | | | | | |
| PHAS Occupancy | 100.00% | 100.00% | 100.00% | 98.50% | 99.50% | 99.50% | 100.00% | | | | | |

151

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

November 2016

Current Modernization Projects

1. We have completed thirty three 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 5.
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 started and we are excited to see the finished product.
2. Exterior Paint On MacFarlane and Tyronn Lue is 98% complete and it looks great.
3. Windows installation on Tyroon Lue is complete and we have received several compliments on them.

Current Contracting

1. Nothing current going on

16

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
10/1/2016 TO 10/31/2016

WORK ORDERS

| | |
|----------|-----------|
| Received | Processed |
| 168 | 164 |

| | |
|-----------------------|------------------------------|
| Routine Work Received | Avg. Completion Time Routine |
| 163 | 17.489 Hrs. |

| | |
|-------------------------|--------------------------------|
| Emergency Work Received | Avg. Completion Time Emergency |
| 1 | 0.750 Hrs. |

| | |
|-------------------------|----------------------------|
| All Other Work Received | Avg. Completion Time Other |
| 4 | 170.096 Hrs. |

PRODUCTION

| | |
|---|----|
| Routine work orders with completion time over 24 hours: | 34 |
| Emergency work orders with completion time over 24 hours: | 0 |

Work Orders called in this month/Outstanding 1st day of next month: 4

| W/O # | Work Order Date | Reason Not Complete |
|--------|-----------------|---------------------------|
| 130877 | 10/26/2016 | Make ready ✓ completed |
| 130893 | 10/28/2016 | oven repaired ✓ completed |
| 130906 | 10/31/2016 | Make ready ✓ completed |
| 130908 | 10/31/2016 | porch light ✓ completed |

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: 10/1/2016

Ending Date: 10/31/2016

Staff Generated Work Orders: False