



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: January 12, 2017
Re: January 17, 2017 Board Meeting Agendas & Related Materials

Enclosed are the agenda packets for the MHA Board meeting on Tuesday, January 17, 2017. Included in the packets is the information related to each resolution. Please note the following:

Consent Agenda

Agenda Item Number 5

Previous Minutes for Board Meeting November 16, 2016 is located on handwritten page number 1, 2, 3, 4;

Financial Report located on handwritten page number 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18;

Page 5, is a summary of next thirteen pages of financial reports received from Urlaub, MHA's Fee Accountant. Note page 5 and 6 gives a brief explanation of the PHA Budget vs expenditures. The places that we have gone over budget will be adjusted at the end of the year. The most important thing is to stay within our overall budgetary money. Page 9 is a summary of both programs funding and occupancy for your information only. Page 10 is a breakdown of the Section 8 budget. Page 11 is the Balance Sheet for all funds – PH (Low Rent), Section 8 and the Local Fund. Page 12, 13, 14, 15, 16, 17 and 18 are the bills expended for November 2016 and December 2016.

Executive Director Report

Section 8 Report, page 19

This is the Housing Choice Voucher Program (Section 8) numbers showing voucher total, HAP total, waitlist total and ports.

Public Housing Report, page 20

This the Public Housing Program report showing occupancy, waitlist total per bedroom, rent collections, and termination for money owed totals.

Contract/Capital Fund/Modernization Projects, page 21

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.

Maintenance Reports, page

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.

New Business

Agenda Item Number 7

Page 23

Resolution 2862 Approving to Accept the Audited Financial Statements for fiscal year ending March 31, 2016. The first section is summary of the financial highlights and provides an overview of the financial statements of the HA. It gives a brief financial analysis of the operations and capital asset activity. Section three gives the Board of Commissioners a report on compliance and on internal controls. This report found no findings and MHA is in excellent financial position.

Other Business

Attached is our monthly newsletter for public housing

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



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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, January 17, 2017 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: November 16, 2016

Executive Director's Report:

- a. Financial Reports (December 2016)
- b. Bills Expended (December 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 2862 Approving Acceptance of Annual Audit

8. Other Business:

Copy of the MHA Public Housing 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 November 16, 2016

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Wednesday, November 16, 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 November 16, 2016 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Board Chair Chris Miller called the meeting to order at 3:30pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns
Commissioner Chris Miller
Commissioner Ed Lawton
Commissioner Joyce Jackson
Commissioner

Commissioners excused:

Commissioner Rita Jackson

Others present:

Executive Director/Secretary

Tammy Dreyer

3. Adoption of Agenda

C Miller requested a motion to adopt the Agenda. Commissioner T Dobyns 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: October 18, 2016

Bills Expended August and October 2016

Executive Directors Report October 2016

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

6. Unfinished Business

None

7. New Business

Board Resolution 2855 Approving MHA Revised ACOP

Chairperson Chris Miller called for motion to approve Board Resolution 2855. 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, J Jackson, E Lawton
No: None
Absent: R Jackson

Board Resolution 2856 Approving MHA Revised Administration Plan

Chairperson Chris Miller called for motion to approve Board Resolution 2856. 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, T Dobyns, E Lawton
No: None
Absent: R Jackson

Board Resolution 2857 Approving MHA Smoke Free Policy

Chairperson Chris Miller called for motion to approve Board Resolution 2857. A motion was made by Commissioner J Jackson and seconded by Commissioner T Dobyns. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2858 Approving 2017 Capital Fund/Five Year Plan

Chairperson Chris Miller called for motion to approve Board Resolution 2858. A motion was made by Commissioner J Jackson and seconded by Commissioner T Dobyns. Upon a roll call vote of the motion, the following vote was recorded:

Yes: J Jackson, T Dobyns, E Lawton

No: None
Absent: R Jackson

Board Resolution 2859 Approving MHA PHA Plan/Five Year Plan and 2017 Annual Plan

Chairperson Chris Miller called for motion to approve Board Resolution 2859. 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: J Jackson, T Dobyns, E Lawton
No: None
Absent: R Jackson

Board Resolution 2860 Approving Revised Standardized Charges

Chairperson Chris Miller called for motion to approve Board Resolution 2860. 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: J Jackson, T Dobyns, E Lawton
No: None
Absent: R Jackson

Board Resolution 2861 Approving Contract for Security Wall Front Office

Chairperson Chris Miller called for motion to approve Board Resolution 2861. A motion was made by Commissioner E Lawton and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

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

8. Other Business:

T Dreyer shared that MHA was involved in the Housing America Month last month, this from the NAHRO website: Housing America Month 2016 has come to a close and we were honored to share your events, success stories and amazing services you provided to showcase your agency and its efforts. Keep fulfilling those dreams, inspiring others to advocate for and create affordable housing, and changing lives every day. We were proud to be a part of this!!!

9. Comments from Commissioners:

T Dobyns wanted to clarify the deadline for mailers/flyers to be into the MHA office to be delivered to all residents. T Dreyer stated to have anything they would like hand delivered into the office by the end of each month to be delivered on the 2nd and 4th Friday of each month.

10. Adjournment:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on November 16, 2016, Commissioner T Dobyms made the motion and Commissioner E Lawton seconded. The regular session meeting was adjourned at 4:10 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 November 10, 2016, I posted public notice of the November 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

(4)

January 17, 2017 Board Meeting

Finance Report – November & December 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 9 month FYE2017 results, MHA is running under budgeted expenses by approximately \$181,757 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.
 - Legal Services – the unexpected cost of Bolivar property sales and the legal work that entailed.
 - 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.
 - The use of monies acquired due to sale of Tripoli property. HUD has approved the use of these funds for maintenance materials, however they were not in the FYE2017 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 \$142.30/month.
- 2) Section 8 – units leased first of the month = 140; with average HAP rent payment for FYE2017 being \$353.71/month.

Page 4 – Income Statement for Section 8 Voucher

- 1) Section 8 units have increased from 132 in January to 140 in December. MHA is consistently working to maximize the funds being disbursed from HUD for his program. Funding is adequate to continue at the current levels.



Page 5 – Balance Sheet – Combining

1) Current cash/invested assets:

PH (Low Rent) = \$2,077,696

Section 8 - \$150,836

Local Fund (generated from HQS Inspections) = \$10,441

Pages 6-12 – Bills Expended Report – listing of all November and December 2016 expenses from the PH and Section 8 accounts.



Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2016- Dec2016 Results	Apr2016- Dec2016 Budget	Variance Expenses vs. Budget
Operating Income:				
70000	Total Operating Income	857,815	846,345	(11,470)
Operating Expenditures:				
<u>Administrative</u>				
91100	Administrative Salaries	127,998	135,443	7,444
91500	Employee Benefits - Administrative	57,890	52,673	(5,217)
91200	Auditing Fees	5,538	4,935	(603)
91300	Management Fees	-	-	0
91900A	Accounting Fees	5,194	5,288	93
91400	Advertising and Marketing	4,685	1,763	(2,922)
91600	Office Expenses	19,985	25,380	5,395
91700	Legal Expense	3,472	1,763	(1,710)
91800	Travel	2,030	12,690	10,660
91900	Other Administrative Costs	10,544	10,575	31
91000	Total Administrative	237,338	250,508	13,170
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	2,456	4,500	
92500	Total Tenant Services	4,601	4,500	(101)
<u>Utilities</u>				
93100	Water	43,338	57,735	14,397
93200	Electricity	12,143	11,738	(406)
93300	Gas	3,019	2,565	(454)
93400	Fuel		-	0
93600	Sewer	61,595	68,400	6,805
93800	Other		-	
93000	Total Utilities	120,096	140,438	20,342

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Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2016- Dec2016 Results	Apr2016- Dec2016 Budget	Variance Expenses vs. Budget
Maintenance				
94100	Labor	77,877	81,135	3,258
94500	Employee Benefits - Maintenance	30,817	41,070	10,253
94200	Maintenance Materials	64,685	52,500	(12,185)
	Maint. Contract:	68,077	91,125	23,048
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	241,456	265,830	24,374
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	45,215	46,500	1,285
96120	General Liability	4,794	4,230	(564)
96130	Worker's Comp.	4,769	10,575	5,806
96140	Other Insurance	4,772	5,310	538
96100	Total Insurance Expense	59,551	66,615	7,064
General Expenses				
96200	Other General Expense	14	-	
96210	Compensated Absences		10,815	
96300	Payments In Lieu of Taxes - Accrual	9,745	10,403	
96400	Bad Debt-Tenants	3,258	7,500	
96800	Severance Expense		-	
96000	Total General Expenses	13,017	28,718	15,701
96900	Total Operating Expenditures	676,058	756,608	80,550
OPERATING INCOME (LOSS)		181,757	-	

**Mexico Housing Authority
Financial Analysis
12/31/16**

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	\$ 899,248.26	\$ 968,609.25			
Investments - unrestricted	874,247.74	874,302.55	874,366.53	874,826.76	874,826.76	874,826.76	875,434.07	875,734.58	876,120.22			
Tenant accounts receivable	3,923.24	6,723.56	10,741.81	6,968.10	7,813.97	9,126.57	10,375.50	11,454.35	12,210.23			

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	29,502.00	29,741.00			
Operating expenses	28,914.70	74,114.39	79,798.10	86,712.93	82,316.42	77,236.78	74,254.88	97,017.64	75,691.99			
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	(43,984.23)	23,459.76			
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	113,395.94	136,855.70			
Units leased	209.00	209.00	209.00	206.00	208.00	207.00	209.00	208.00	209.00			
Occupancy rate	99%	99%	99%	98%	99%	98%	99%	99%	99%			
Average monthly rent	138.08	137.53	136.71	136.55	140.89	143.83	142.11	141.84	142.30			

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	\$ 94,368.96	\$ 149,555.81			
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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	48,849.00	49,520.00			
Operating expenses	1,327.52	2,455.21	8,494.19	2,390.57	2,497.20	2,151.54	3,028.91	3,205.29	2,889.39			
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	(46,250.93)	(1,042.54)			
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	(5,004.87)	(6,047.41)			
Units leased	132.00	129.00	125.00	124.00	125.00	132.00	136.00	139.00	140.00			
Average HAP cost (monthly)	375.23	371.69	364.18	365.94	372.07	350.80	346.53	351.43	353.71			

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Mexico Housing Authority
Income Statement-Section 8 Voucher
9 Months Ended 12/31/2016

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 56,505.00	\$ 392,134.00	\$ 448,639.00
Investment income - unrestricted	121.41	0.00	121.41
Fraud recovery	159.50	159.50	319.00
Total Operating Revenues	<u>56,785.91</u>	<u>392,293.50</u>	<u>449,079.41</u>
Operating Expenses			
Administrative salaries	12,342.34	0.00	12,342.34
Auditing fees	361.20	0.00	361.20
Advertising and marketing	26.94	0.00	26.94
Employee benefits - administrative	6,787.07	0.00	6,787.07
Office expenses	1,211.19	0.00	1,211.19
Travel	296.66	0.00	296.66
Other admin.	1,162.88	0.00	1,162.88
Total Administrative	<u>22,188.28</u>	<u>0.00</u>	<u>22,188.28</u>
Liability insurance	86.73	0.00	86.73
Workmen's compensation	403.57	0.00	403.57
All other insurance	359.10	0.00	359.10
Total Insurance	<u>849.40</u>	<u>0.00</u>	<u>849.40</u>
Housing assistance payments	0.00	426,687.00	426,687.00
Total Housing Assistance Payments	<u>0.00</u>	<u>426,687.00</u>	<u>426,687.00</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>28,439.82</u>	<u>426,687.00</u>	<u>455,126.82</u>
Operating Income (Loss)	<u>28,346.09</u>	<u>(34,393.50)</u>	<u>(6,047.41)</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>\$ 28,346.09</u></u>	<u><u>\$ (34,393.50)</u></u>	<u><u>\$ (6,047.41)</u></u>

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

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 968,609.25	\$ 149,555.81	\$ 8,914.84	\$ 1,127,079.90
Cash-other restricted	93,989.37	0.00	0.00	93,989.37
Accounts receivable - miscellaneous	149.00	0.00	1,400.72	1,549.72
Accounts receivable - tenants (net)	12,025.82	0.00	0.00	12,025.82
Fraud recovery (net)	0.00	352.50	0.00	352.50
Accrued interest receivable	399.13	0.00	0.00	399.13
Investments - unrestricted	876,120.22	0.00	0.00	876,120.22
Prepaid expenses and other assets	73,964.20	928.21	125.41	75,017.82
Inventories (net)	32,692.01	0.00	0.00	32,692.01
Inter program - due from	19,747.04	0.00	0.00	19,747.04
Total Current Assets	<u>2,077,696.04</u>	<u>150,836.52</u>	<u>10,440.97</u>	<u>2,238,973.53</u>
Property and Equipment				
Land	296,148.76	0.00	0.00	296,148.76
Buildings	13,160,677.83	27,883.88	0.00	13,188,561.71
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	279,228.40	0.00	0.00	279,228.40
Net Property and Equipment	<u>4,606,772.99</u>	<u>14,379.29</u>	<u>0.00</u>	<u>4,621,152.28</u>
Total Assets	<u>\$ 6,684,469.03</u>	<u>\$ 165,215.81</u>	<u>\$ 10,440.97</u>	<u>\$ 6,860,125.81</u>

Liabilities and Net Position

Current Liabilities				
Accrued wage/payroll taxes payable	\$ (10.10)	\$ 0.00	\$ 0.00	\$ (10.10)
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	28,709.63	0.00	0.00	28,709.63
Unearned revenue	3,103.39	54,991.00	0.00	58,094.39
Inter program - due to	0.00	14,353.71	5,393.33	19,747.04
Total Current Liabilities	<u>61,650.87</u>	<u>69,788.89</u>	<u>5,393.33</u>	<u>136,833.09</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>66,872.74</u>	<u>69,968.71</u>	<u>5,393.33</u>	<u>142,234.78</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-contr	178,519.63	0.00	0.00	178,519.63
Net income (loss)	179,272.32	(6,047.41)	3,839.53	177,064.44
Total Net Position	<u>6,617,596.29</u>	<u>95,247.10</u>	<u>5,047.64</u>	<u>6,717,891.03</u>
Total Liabilities and Net Position	<u>\$ 6,684,469.03</u>	<u>\$ 165,215.81</u>	<u>\$ 10,440.97</u>	<u>\$ 6,860,125.81</u>

NOVEMBER/DECEMBER 2016 CHECK REGISTERS				M = Monthly
				Q = Quarterly
				A = Annually
Check #	Dollars	Date	Vendor	
PH Fund - November				
00062240	\$33.00	11/01/2016	AmerenMO - 09511-12321	M
00062241	\$41.00	11/01/2016	amerenue-2451112366	M
00062242	\$41.00	11/01/2016	Amerenue-6100611405	M
00062243	\$41.00	11/01/2016	AmerenMO - 90342-08233	M
00062244	\$33.00	11/01/2016	amerenue-3451112409	M
00062245	\$23.00	11/01/2016	amerenue-2051113345	M
00062246	\$51.00	11/01/2016	amerenue-5000610588	M
00062247	\$31.00	11/01/2016	amerenue-8134208125	M
00062248	\$45.00	11/01/2016	Amerenue for 4651112270	M
00062249	\$41.00	11/01/2016	Ameren MO - 8051113214	M
00062250	\$45.00	11/01/2016	AMEREN UE FOR 7110212193	M
00062251	\$41.00	11/01/2016	AmerenMO - 7034208468	M
00062252	\$40.00	11/01/2016	AMEREN UE FOR 6934207167	M
00062253	\$31.00	11/01/2016	amerenue-5351112123	M
00062254	\$59.00	11/01/2016	AmerenMO - 3134208237	M
00062255	\$31.00	11/01/2016	Ameren UE # 58511-12355	M
00062256	\$17.00	11/01/2016	amerenue-9934207324	M
00062257	\$41.00	11/01/2016	Ameren MO - 4051113423	M
00062258	\$41.00	11/01/2016	amerenue-7934207175	M
00062259	\$31.00	11/01/2016	Ameren MO for 12342-08166	M
00062260	\$41.00	11/01/2016	amerenue-3951112471	M
00062261	\$41.00	11/01/2016	AMEREN UE FOR 90006-10156	M
00062262	\$10.00	11/01/2016	amerenue-6551112500	M
00062263	\$39.00	11/01/2016	Amerenue-3651112468	M
00062264	\$35.00	11/01/2016	amerenue-8651112285	M
00062265	\$41.00	11/01/2016	AmerenMO - 9851112324	M
00062266	\$39.00	11/01/2016	amerenue-2838113372	M
00062267	\$23.00	11/01/2016	ameren ue-9600610297	M
00062268	\$25.00	11/01/2016	amerenue-2700610292	M
00062269	\$33.00	11/01/2016	AmerenMO - 4951111462	M
00062270	\$23.00	11/01/2016	AmerenMO - 5851113354	M
00062271	\$33.00	11/01/2016	Amerenue-4115109351	M
00062272	\$41.00	11/01/2016	Amerenue 3838113353	M
00062273	\$54.00	11/01/2016	38511-13506	M
00062274	\$25.00	11/01/2016	AMEREN UE FOR 1851113410	M
00062275	\$65.00	11/01/2016	AMEREN UE FOR 8373800452	M
00062276	\$42.00	11/01/2016	amerenue-5373800393	M
00062277	\$59.00	11/01/2016	AmerenMO - 63738-00212	M
00062278	\$2.00	11/01/2016	amerenue-6310212396	M
00062279	\$32.00	11/01/2016	AmerenMO - 72102-12324	M
00062280	\$43.00	11/01/2016	AmerenMO - 60102-12230	M
00062281	\$36.00	11/01/2016	amerenue-8410212560	M
00062282	\$48.00	11/01/2016	Ameren Missouri # 9034208162	M
00062283	void	11/01/2016	void	
00062284	\$43.00	11/01/2016	AmerenMO - 7310212242	M

NOVEMBER/DECEMBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
00062285	\$215.00	11/01/2016	Tenant Move-Out	
00062286	\$24.48	11/01/2016	AFLAC-WWHQ	M
00062287	\$78.84	11/01/2016	Always Care	M
00062288	\$1,463.20	11/01/2016	Ameren Missouri	M
00062289	\$1,218.00	11/01/2016	Clampitt Law Firm, P.C.	
00062290	\$134.44	11/01/2016	Ken's Fast-Lube	
00062291	\$406.00	11/01/2016	Lindsey Software	M
00062292	\$13.95	11/01/2016	Miller Tire Company	
00062293	\$881.64	11/01/2016	Missouri American Water Co.	M
00062294	\$120.00	11/01/2016	Mommens Heating & Cooling, LLC	
00062295	\$349.00	11/01/2016	Nan McKay & Associates, Inc.	
00062296	\$183.44	11/01/2016	Payless Plumbing	
00062297	\$59,139.00	11/01/2016	Sam Robinett Construction, Inc	
00062298	\$353.96	11/01/2016	Sherwin Williams Co.	
00062299	\$57.42	11/01/2016	Standard Insurance Co.	M
00062300	\$109.70	11/01/2016	U.S. Cellular	M
00062301	\$9,291.80	11/01/2016	United Health Care Ins. Co.	M
00062302	\$491.22	11/01/2016	Westlakes Hardware MO-019	
00062303	\$249.01	11/16/2016	Ameren Missouri	M
00062304	\$6,020.00	11/16/2016	BRZ Sailor Khan LLC	A
00062305	\$40,097.74	11/16/2016	Butler Supply, Inc.	
00062306	\$10,201.45	11/16/2016	City of Mexico	M
00062307	\$2,207.15	11/16/2016	Commerce Bank	
00062308	\$73.50	11/16/2016	Crown Linen	
00062309	\$150.74	11/16/2016	Dayne's Waste Disposal, Inc.	M
00062310	\$21.25	11/16/2016	Dollar General-MS410526	
00062311	\$15,561.00	11/16/2016	Greenhead Construction LLC	
00062312	\$1,463.00	11/16/2016	IMS	
00062313	\$1,133.46	11/16/2016	Lacrosse Lumber-Mexico	
00062314	\$416.53	11/16/2016	MFA Oil Company-KC	M
00062315	\$143.96	11/16/2016	Meeks Mexico	
00062316	\$3,741.00	11/16/2016	Missouri American Water Co.	M
00062317	\$517.77	11/16/2016	Mommens Heating & Cooling, LLC	
00062318	\$2,312.00	11/16/2016	Pro Foundation Technology, Inc	
00062319	\$1,076.70	11/16/2016	Purchase Power	
00062320	\$1,617.55	11/16/2016	Plumb Supply Company	
00062321	\$260.61	11/16/2016	Rick's Electrical Service	
00062322	\$653.50	11/16/2016	Socket	M
00062323	\$126.43	11/16/2016	Staples Advantage	
00062324	\$385.40	11/16/2016	The P I Company	M
00062325	\$622.00	11/16/2016	Urlaub & Co., PLLC	M
00062326	\$40.00	11/16/2016	Tenant Move-Out	
00062327	\$83.00	11/16/2016	Tenant Move-Out	
00999999	\$24.48	11/21/2016	AFLAC-WWHQ	M
00999999	\$340.00	11/22/2016	Canon Financial Services, INC.	M

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NOVEMBER/DECEMBER 2016 CHECK REGISTERS

M = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
	\$165,700.32			
Section 8 Fund - November				
00018184	\$1,771.00	11/01/2016	Ameren Missouri	M
00018185	\$275.00	11/01/2016	Section 8 Landlord Payment	M
00018186	\$1,323.00	11/01/2016	Section 8 Landlord Payment	M
00018187	\$839.00	11/01/2016	Section 8 Landlord Payment	M
00018188	\$1,802.00	11/01/2016	Section 8 Landlord Payment	M
00018189	\$850.00	11/01/2016	Section 8 Landlord Payment	M
00018190	\$759.00	11/01/2016	Section 8 Landlord Payment	M
00018191	\$534.00	11/01/2016	Section 8 Landlord Payment	M
00018192	\$362.00	11/01/2016	Section 8 Landlord Payment	M
00018193	\$1,803.00	11/01/2016	Section 8 Landlord Payment	M
00018194	\$5,585.00	11/01/2016	Section 8 Landlord Payment	M
00018195	\$5.00	11/01/2016	Consolidated Electric Coop	M
00018196	\$714.00	11/01/2016	Section 8 Landlord Payment	M
00018197	\$825.00	11/01/2016	Section 8 Landlord Payment	M
00018198	\$555.00	11/01/2016	Section 8 Landlord Payment	M
00018199	\$832.00	11/01/2016	Section 8 Landlord Payment	M
00018200	\$374.00	11/01/2016	Section 8 Landlord Payment	M
00018201	\$222.00	11/01/2016	Section 8 Landlord Payment	M
00018202	\$2,483.00	11/01/2016	Section 8 Landlord Payment	M
00018203	\$736.00	11/01/2016	Section 8 Landlord Payment	M
00018204	\$725.00	11/01/2016	Section 8 Landlord Payment	M
00018205	\$1,812.00	11/01/2016	Section 8 Landlord Payment	M
00018206	\$4,717.00	11/01/2016	Section 8 Landlord Payment	M
00018207	\$374.00	11/01/2016	Section 8 Landlord Payment	M
00018208	\$1,370.00	11/01/2016	Section 8 Landlord Payment	M
00018209	\$1,490.00	11/01/2016	Section 8 Landlord Payment	M
00018210	\$700.00	11/01/2016	Section 8 Landlord Payment	M
00018211	\$637.00	11/01/2016	Section 8 Landlord Payment	M
00018212	\$714.00	11/01/2016	Section 8 Landlord Payment	M
00018213	\$550.00	11/01/2016	Section 8 Landlord Payment	M
00018214	\$716.00	11/01/2016	Section 8 Landlord Payment	M
00018215	\$550.00	11/01/2016	Section 8 Landlord Payment	M
00018216	\$486.00	11/01/2016	Section 8 Landlord Payment	M
00018217	\$2,190.00	11/01/2016	Section 8 Landlord Payment	M
00018218	\$203.00	11/01/2016	Section 8 Landlord Payment	M
00018219	\$294.00	11/01/2016	Section 8 Landlord Payment	M
00018220	\$310.00	11/01/2016	Section 8 Landlord Payment	M
00018221	\$184.00	11/01/2016	Section 8 Landlord Payment	M
00018222	\$155.00	11/01/2016	Section 8 Landlord Payment	M
00018223	\$207.00	11/01/2016	Section 8 Landlord Payment	M
00018224	\$404.00	11/01/2016	Section 8 Landlord Payment	M
00018225	\$560.00	11/01/2016	Section 8 Landlord Payment	M

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NOVEMBER/DECEMBER 2016 CHECK REGISTERS

M = Monthly

Q = Quarterly

A = Annually

Check #	Dollars	Date	Vendor	
00018226	\$1,646.00	11/01/2016	Section 8 Landlord Payment	M
00018227	\$87.00	11/01/2016	Section 8 Landlord Payment	M
00018228	\$797.00	11/01/2016	Section 8 Landlord Payment	M
00018229	\$255.00	11/01/2016	Section 8 Landlord Payment	M
00018230	\$726.00	11/01/2016	Section 8 Landlord Payment	M
00018231	\$276.00	11/01/2016	Section 8 Landlord Payment	M
00018232	\$2,421.00	11/01/2016	Section 8 Landlord Payment	M
00018233	\$644.00	11/01/2016	Section 8 Landlord Payment	M
	\$48,849.00			
PH Fund - December				
00062328	\$41.00	12/01/2016	amerenue-2451112366	M
00062329	\$41.00	12/01/2016	Amerenue-6100611405	M
00062330	\$41.00	12/01/2016	AmerenMO - 90342-08233	M
00062331	\$33.00	12/01/2016	amerenue-3451112409	M
00062332	\$23.00	12/01/2016	amerenue-2051113345	M
00062333	\$51.00	12/01/2016	amerenue-5000610588	M
00062334	\$31.00	12/01/2016	amerenue-8134208125	M
00062335	\$45.00	12/01/2016	Amerenue for 4651112270	M
00062336	\$45.00	12/01/2016	AMEREN UE FOR 21342-08201	M
00062337	\$41.00	12/01/2016	AmerenMO - 7034208468	M
00062338	\$40.00	12/01/2016	AMEREN UE FOR 6934207167	M
00062339	\$31.00	12/01/2016	amerenue-5351112123	M
00062340	\$31.00	12/01/2016	Ameren UE # 58511-12355	M
00062341	\$17.00	12/01/2016	amerenue-9934207324	M
00062342	\$38.00	12/01/2016	amerenue-5051113761	M
00062343	\$41.00	12/01/2016	amerenue-3951112471	M
00062344	\$41.00	12/01/2016	AMEREN UE FOR 90006-10156	M
00062345	\$10.00	12/01/2016	amerenue-6551112500	M
00062346	\$39.00	12/01/2016	Amerenue-3651112468	M
00062347	\$31.00	12/01/2016	amerenue-8651112285	M
00062348	\$41.00	12/01/2016	AmerenMO - 9851112324	M
00062349	\$2.00	12/01/2016	amerenue-2838113372	M
00062350	\$23.00	12/01/2016	ameren ue-9600610297	M
00062351	\$25.00	12/01/2016	amerenue-2700610292	M
00062352	\$33.00	12/01/2016	AmerenMO - 4951111462	M
00062353	\$23.00	12/01/2016	AmerenMO - 5851113354	M
00062354	\$33.00	12/01/2016	Amerenue-4115109351	M
00062355	\$33.00	12/01/2016	AmerenUE for 38511-13506	M
00062356	\$25.00	12/01/2016	AMEREN UE FOR 1851113410	M
00062357	\$110.00	12/01/2016	AMERENUE FOR 12738-00362	M
00062358	\$21.00	12/01/2016	amerenue-8000611405	M
00062359	\$42.00	12/01/2016	amerenue-5373800393	M
00062360	\$59.00	12/01/2016	AmerenMO - 63738-00212	M

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NOVEMBER/DECEMBER 2016 CHECK REGISTERS

M = Monthly

Q = Quarterly

A = Annually

Check #	Dollars	Date	Vendor	
00062361	\$2.00	12/01/2016	amerenue-6310212396	M
00062362	\$32.00	12/01/2016	AmerenMO - 72102-12324	M
00062363	\$43.00	12/01/2016	AmerenMO - 60102-12230	M
00062364	\$36.00	12/01/2016	amerenue-8410212560	M
00062365	\$33.00	12/01/2016	Ameren Missouri # 9034208162	M
00062366	\$86.00	12/01/2016	amerenue-8310212296	M
00062367	\$43.00	12/01/2016	AmerenMO - 7310212242	M
00062368	\$1,626.05	12/01/2016	Ameren Missouri	M
00062369	\$70.00	12/01/2016	Chigger Hill	
00062370	\$300.88	12/01/2016	Delta Dental Lockbox	M
00062371	\$50.00	12/01/2016	Community Center deposit refund	
00062372	\$700.00	12/01/2016	Guardian Pest Control	M
00062373	\$6,768.59	12/01/2016	HD Supply Facilities Mtce Ltd	
00062374	\$200.00	12/01/2016	Love's Transfer, LLC	
00062375	\$60,921.52	12/01/2016	MHAPCI	A
00062376	\$154.10	12/01/2016	Marco Technologies LLC	M
00062377	\$878.25	12/01/2016	Missouri American Water Co.	M
00062378	\$1,370.38	12/01/2016	Mommens Heating & Cooling, LLC	
00062379	\$213.12	12/01/2016	Employee Travel expense	
00062380	\$57.42	12/01/2016	Standard Insurance Co.	M
00062381	\$65.85	12/01/2016	Staples Advantage	
00062382	\$9,291.80	12/01/2016	United Health Care Ins. Co.	M
00062383	\$126.52	12/01/2016	Walmart Community/GEMB	
00062384	\$155.74	12/01/2016	Westlakes Hardware MO-019	
00062385	\$100.00	12/15/2016	Community Center deposit refund	
00062386	\$68.00	12/15/2016	Tenant Move-Out	
00062387	\$24.48	12/16/2016	AFLAC-WWHQ	M
00062388	\$146.52	12/16/2016	Ameren Missouri	M
00062389	\$600.00	12/16/2016	Beals Tree Service	
00062390	void	12/16/2016	void	
00062391	\$10,206.37	12/16/2016	City of Mexico	M
00062392	\$165.74	12/16/2016	Dayne's Waste Disposal, Inc.	M
00062393	\$69.49	12/16/2016	Dollar General-MSC410526	
00062394	\$509.50	12/16/2016	Erdel & Wood Home	
00062395	\$16,457.40	12/16/2016	Greenhead Construction LLC	
00062396	\$467.43	12/16/2016	Lacrosse Lumber-Mexico	
00062397	\$406.00	12/16/2016	Lindsey Software	M
00062398	\$4,331.88	12/16/2016	Missouri American Water Co.	M
00062399	\$1,031.56	12/16/2016	Mommens Heating & Cooling, LLC	
00062400	\$1,857.17	12/16/2016	Payless Plumbing	
00062401	\$112.32	12/16/2016	Employee Travel expense	
00062402	\$641.27	12/16/2016	Socket	M
00062403	\$397.10	12/16/2016	The P I Company	M
00062404	\$110.82	12/16/2016	U.S. Cellular	M
00062405	\$1,292.00	12/16/2016	Urlaub & Co., PLLC	M

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NOVEMBER/DECEMBER 2016 CHECK REGISTERS

M = Monthly
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A = Annually

Check #	Dollars	Date	Vendor	
	\$123,401.27			
Section 8 Fund - December				
00018234	\$1,886.00	12/01/2016	Ameren Missouri	M
00018235	\$275.00	12/01/2016	Section 8 Landlord Payment	M
00018236	\$1,323.00	12/01/2016	Section 8 Landlord Payment	M
00018237	\$500.00	12/01/2016	Section 8 Landlord Payment	M
00018238	\$1,802.00	12/01/2016	Section 8 Landlord Payment	M
00018239	\$850.00	12/01/2016	Section 8 Landlord Payment	M
00018240	\$759.00	12/01/2016	Section 8 Landlord Payment	M
00018241	\$534.00	12/01/2016	Section 8 Landlord Payment	M
00018242	\$362.00	12/01/2016	Section 8 Landlord Payment	M
00018243	\$1,803.00	12/01/2016	Section 8 Landlord Payment	M
00018244	\$5,608.00	12/01/2016	Section 8 Landlord Payment	M
00018245	\$5.00	12/01/2016	Consolidated Electric Coop	M
00018246	\$714.00	12/01/2016	Section 8 Landlord Payment	M
00018247	\$825.00	12/01/2016	Section 8 Landlord Payment	M
00018248	\$555.00	12/01/2016	Section 8 Landlord Payment	M
00018249	\$832.00	12/01/2016	Section 8 Landlord Payment	M
00018250	\$374.00	12/01/2016	Section 8 Landlord Payment	M
00018251	\$222.00	12/01/2016	Section 8 Landlord Payment	M
00018252	\$2,521.00	12/01/2016	Section 8 Landlord Payment	M
00018253	\$736.00	12/01/2016	Section 8 Landlord Payment	M
00018254	\$725.00	12/01/2016	Section 8 Landlord Payment	M
00018255	\$1,812.00	12/01/2016	Section 8 Landlord Payment	M
00018256	\$5,045.00	12/01/2016	Section 8 Landlord Payment	M
00018257	\$374.00	12/01/2016	Section 8 Landlord Payment	M
00018258	\$1,370.00	12/01/2016	Section 8 Landlord Payment	M
00018259	\$1,499.00	12/01/2016	Section 8 Landlord Payment	M
00018260	\$700.00	12/01/2016	Section 8 Landlord Payment	M
00018261	\$637.00	12/01/2016	Section 8 Landlord Payment	M
00018262	\$714.00	12/01/2016	Section 8 Landlord Payment	M
00018263	\$550.00	12/01/2016	Section 8 Landlord Payment	M
00018264	\$716.00	12/01/2016	Section 8 Landlord Payment	M
00018265	\$550.00	12/01/2016	Section 8 Landlord Payment	M
00018266	\$486.00	12/01/2016	Section 8 Landlord Payment	M
00018267	\$1,853.00	12/01/2016	Section 8 Landlord Payment	M
00018268	\$203.00	12/01/2016	Section 8 Landlord Payment	M
00018269	\$294.00	12/01/2016	Section 8 Landlord Payment	M
00018270	\$310.00	12/01/2016	Section 8 Landlord Payment	M
00018271	\$184.00	12/01/2016	Section 8 Landlord Payment	M
00018272	\$155.00	12/01/2016	Section 8 Landlord Payment	M
00018273	\$207.00	12/01/2016	Section 8 Landlord Payment	M
00018274	\$409.00	12/01/2016	Section 8 Landlord Payment	M
00018275	\$517.00	12/01/2016	Section 8 Landlord Payment	M

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NOVEMBER/DECEMBER 2016 CHECK REGISTERSM = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
00018276	\$560.00	12/01/2016	Section 8 Landlord Payment	M
00018277	\$1,646.00	12/01/2016	Section 8 Landlord Payment	M
00018278	\$87.00	12/01/2016	Section 8 Landlord Payment	M
00018279	\$797.00	12/01/2016	Section 8 Landlord Payment	M
00018280	\$255.00	12/01/2016	Section 8 Landlord Payment	M
00018281	\$726.00	12/01/2016	Section 8 Landlord Payment	M
00018282	\$276.00	12/01/2016	Section 8 Landlord Payment	M
00018283	\$1,795.00	12/01/2016	Section 8 Landlord Payment	M
00018284	\$644.00	12/01/2016	Section 8 Landlord Payment	M
00018285	\$164.00	12/15/2016	Section 8 Landlord Payment	M
00018286	\$529.00	12/15/2016	Section 8 Landlord Payment	M
00018287	\$245.00	12/16/2016	Section 8 Landlord Payment	M
	\$49,520.00			



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	139	140			
Total Leased Vouchers end of month	129	125	121	122	127	132	136	139	138			
Waiting List	102	107	128	121	126	125	120	113	113			
Average Monthly Funding Eligibility HAP												
Monthly HAP for current month	\$49,530	\$47,948	\$45,691	\$45,207	\$45,768	46,305	47,102	48,849	49,520			
Admin Fee Earned	6,046	6,046	6,046	6,463	6,464	6,464	6,464	5,791	5,791			
Admin Fee Expense	\$1,328	\$2,455	8,494	2,391	2,497	2,152	3029					
Tenant Protection	7	7	7	7	7	7	7	7	7			
Current Average ACC unit												
Port Ins	0.00	0.00	0.00		1.00	0.00	0.00	0.00	0.00			
Port Outs	0.00	0.00	1.00	2.00	1.00	0.00	0.00	0.00	1.00			

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	209	208	209			
Waiting List												
1 Bedroom	49	48	45	29	29	40	40	42	44			
2 Bedroom	13	20	29	30	29	17	14	13	9			
3 Bedroom	2	5	9	6	7	4	5	4	4			
4 Bedroom	4	2	4	2	4	2	1	1	1			
Handicap	9	9	13	10	5	9	12	14	13			
Rental Income												
Rent Charged	28859.00	27442.00	28068.00	32401.35	29,306.00	31177.45	32534.85	33139.40	32240.75			
Rent Collected	28463.00	28558.00	26752.85	30806.90	31,981.32	29581.00	30030.19	31589.15	30103.86			
Tenants Arrears	396.00	-1116.00	1315.15	1594.45	-2,675.32	1596.45	2504.66	1550.25	2136.89			
14-Day Notices	16.00	19.00	19.00	23.00	15.00	15.00	15.00	19.00	20.00			
PHAS Occupancy	100.00%	100.00%	100.00%	98.50%	99.50%	99.50%	100.00%	99.50%	100.00%			

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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

January 2017

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 soffit on MacFarlane and Tyronn Lue is complete.

Current Contracting

1. Nothing current going on

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Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
12/1/2016 TO 12/31/2016

WORK ORDERS

Received	Processed
180	179

Routine Work Received	Avg. Completion Time Routine
168	18.068 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
1	3.000 Hrs.

All Other Work Received	Avg. Completion Time Other
11	30.903 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	27
Emergency work orders with completion time over 24 hours:	0

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

W/O #	Work Order Date	Reason Not Complete
131220	12/21/2016	- complete

Work orders completed from prior months: 1

W/O #	Work Order Date	Completion Date
131090	11/30/2016	12/01/2016

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 12/1/2016

Ending Date: 12/31/2016

Staff Generated Work Orders: False

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MEXICO HOUSING AUTHORITY

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

RESOLUTION NO. 2862

RESOLUTION TO ACCEPT THE AUDITED FINANCIAL STATEMENTS AND SINGLE AUDIT OF THE CITY OF MEXICO HOUSING AUTHORITY FOR FISCAL YEAR ENDING MARCH 31, 2016

WHEREAS, the Annual Contributions Contract with the US Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the City of Mexico Housing Authority, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the account firm BRZ Sailor and Khan LLC has performed an audit of the financial statements of the City of Mexico Housing Authority, Missouri, for the fiscal year ended March 31, 2016 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133,

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 17th day of January, 2017, The Board of Commissioners approved /authorized the acceptance of the independent audited financial statements and single audit of the City of Mexico Housing Authority for fiscal years ending March 31, 2016, performed by BRZ Sailor and Khan, LLC Certified Public Accountants.

Passed this 17th day of January 2017

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

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