

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: September 13, 2017
Re: September 19, 2017 Board Meeting Agendas & Related Materials

Enclosed are the agenda packets for the MHA Board meeting on Tuesday, September 19, 2017. Included in the packets is the information related to the resolution. There will not be any hand written page numbers on this month's Board Reports. Please note the following:

Consent Agenda

Previous Minutes for Board Meeting July 18, 2017

Executive Director's Report

Financial Report-we have not received our August financial reports, so we are reporting on June and July 2017

Bills expended-for June and July 2017, note that we did make a payment to our repayment agreement with HUD for the HCV fund replacement in July 2017.

Section 8 Report-We have dropped back down to 141 vouchers as of Sept, so we are looking into possibly releasing vouchers.

Public Housing Report-We are remaining 100 percent occupied in PH.

Contract/Capital Fund/Modernization Projects-We are waiting for 2017 CFP money to be released so we can expend funds for fencing on Hassen and refrigerator replacement.

Maintenance Reports-All is going well with maintenance, we do have a new maintenance man. Also another HA wants to tour our facility and see how things are done here. October is furnace filter, smoke detector and dryer vent month.

New Business

Board Resolution 2878 Approval of Medical Benefits for 2018, we are seeing a 5.5% increase, which is way below the national average of 12%.

Other Business

TD was voted in as Secretary of SW NAHRO for CR&D Committee

Copy of the updated TYT is a snapshot of where HUD sees the HCV Program

Attached is our monthly newsletter for public housing

Copy of PHAS score, as you may see, we have made it again to High Performer

Copy of the letter for the Operating Reserves Offset Lawsuit, we have signed our HA up to part in this on the second round

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 my cell number is 573.819.6625

enclosures



MEXICO HOUSING AUTHORITY

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

TENATIVE AGENDA REGULAR MEETING

**MHA Administration Office,
828 Garfield Avenue, Mexico, MO 65265**

**Scheduled for
Tuesday, September 19, 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: July 18, 2017

Executive Director's Report:

- a. Financial Reports
- b. Bills Expended
- 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 2878 Approving Medical Benefits

8. Other Business:

TD was voted in as Secretary of SW NAHRO for the CR&D Committee
Copy of updated TYT
Copy of the MHA Public Housing Newsletter
Copy of PHAS Score for Public Housing
Copy of update letter for the Operating Reserves Offset Lawsuit

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 MHA at (573) 581-2294 press 4 and leave a message, 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 July 18, 2017

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, July 18, 2017 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 July 18, 2017 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 Ed Lawton
Commissioner Chris Miller
Commissioner Tad Dobyns
Commissioner Joyce Jackson
Commissioner Rita Jackson

Commissioners excused:

Commissioner

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.

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

4. **Comments from the public:**

None

5. Approval of Consent Agenda(if applicable)

Approval of regular meeting minutes for: May 15, 2017

Executive Director Report

Financial Reports (March, April, May 2017)

Bills Expended (March, April, May 2017)

Executive Directors Report June 2017

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

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

6. Unfinished Business

None

7. New Business

Board Resolution 2872 Approving Revised Community Center Lease

T Dreyer explained the changes to lease to include deposit increase and hourly rental fee.

Chairperson Chris Miller called for motion to approve Board Resolution 2872. 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:	E Lawton, J Jackson, R Jackson, T Dobyns
No:	None
Absent:	None

Board Resolution 2873 Approving Tenant Write Off

Chairperson Chris Miller called for motion to approve Board Resolution 2873. A motion was made by Commissioner R Jackson and seconded by Commissioner T Dobyns. Upon a roll call vote of the motion, the following vote was recorded:

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

Board Resolution 2874 Approving RATI Lease Agreement

T Dreyer explained the advantages of allowing the homeless shelter to use our Community Center due to the location and amenities available.

Chairperson Chris Miller called for motion to approve Board Resolution 2874. 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:	E Lawton, J Jackson, R Jackson,
Abstained:	T Dobyys
No:	None
Absent:	None

Board Resolution 2875 Approving Recapture Litigation

T Dreyer explained the reason and process of this litigation.

Chairperson Chris Miller called for motion to approve Board Resolution 2875. 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:	E Lawton, J Jackson, R Jackson, T Dobyys
No:	None
Absent:	None

Board Resolution 2876 Approving Updated Pay Scale and Job Description

T Dreyer stated that this does not change often and will address these when needed and when changes are necessary which is not often.

Chairperson Chris Miller called for motion to approve Board Resolution 2876. 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:	E Lawton, J Jackson, R Jackson, T Dobyys
No:	None
Absent:	None

Board Resolution 2877 Approving MEM Renewal

Chairperson Chris Miller called for motion to approve Board Resolution 2877. A motion was made by Commissioner T Dobyys and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

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

8. Other Business:

T Dreyer stated that NAHRO CR&D Committee has offered T Dreyer the VP Position

T Dreyer stated that MHA is going to have a Solar Eclipse Event on August 21, 2017 and she invited all Board to attend.

T Dreyer stated that MHA's SEMAP score is 96% and that we are in HIGH Performance status. This is the Housing Choice Voucher program.

T Dreyer also stated the MHA's Father's Day Event this year went very well and she hopes to do it again next year!

T Dreyer shared the summary of the HUD visit in April, she stated that the visit went well and she received good ideas from HUD and they loved the way the property is looking.

9. Comments from Commissioners:

We had a short discussion on the Rezoning of Bolivar Street between the City of Mexico and ADM.

10. Adjournment of Open Meeting:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on July 18, 2017, Commissioner R Jackson made the motion and Commissioner J Jackson seconded. The regular session meeting was adjourned at 4:30 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 July 12, 2017, I posted public notice of the July 18, 2017 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

September 19, 2017 Board Meeting

Finance Report – June/July 2017 Results

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

- 1) Pages 1 & 2 detail April through July FYE 2018 and show an operating income YTD of \$111,643.
- 2) On the “Maintenance Materials” budget line, note the inflated expense result of \$28,656 versus budget of \$23,333, which appears to be an over expenditure of \$5,322. We have actually transferred \$8,391 from the Tripoli/Bolivar Disposition fund to PH fund to offset this expense.

Pages 3 - Financial Analysis of Low Rent (PH) and Section 8 programs:

- 1) Low Rent – occupancy rate = 99%; with average monthly rent received from tenant for FYE2018 being \$142.86/month.
- 2) Section 8 – units leased first of the month = 148; with average HAP rent payment for FYE2018 being \$349.22/month.

Pages 4-5 – Income Statement for PH Operating Fund

Page 6 – Income Statement for Section 8 fund

Page 7 – Balance Sheet – all funds

- 1) Current cash/invested assets:
 - PH (Low Rent) = \$2,576,343
 - Section 8 - \$124,080
 - Local Fund (generated from HQS Inspections) = \$10,673

Pages 8-10 – Bills Expended Report JUNE 2017

Pages 11-14– Bills Expended Report JULY 2017

Low Rent Operating Budget		Actual Apr2017- Jul2017 Results	FYE 03/2018 Budget	Variance Expenses vs. Budget
FDS Line #	Account Title			
Operating Income:				
70000	Total Operating Income	384,046	369,346	14,700
Operating Expenditures:				
	<u>Administrative</u>			
91100	Administrative Salaries	45,950	57,910	11,960
91500	Employee Benefits - Administrative	24,298	29,157	4,858
91200	Auditing Fees	-	2,123	2,123
91300	Management Fees	-	-	0
91900A	Accounting Fees	1,892	2,257	364
91400	Advertising and Marketing	2,580	1,593	(987)
91600	Office Expenses	8,055	9,000	945
91700	Legal Expense	2,449	1,533	(916)
91800	Travel	1,218	5,460	4,242
91900	Other Administrative Costs	4,325	5,667	1,342
91000	Total Administrative	90,768	114,700	23,932
92000	Asset Management Fees			
	<u>Tenant Services</u>			
92100	Tenant Services - Salaries			
92300	Employee Benefits - Tenant Services			
92200	Relocation Costs	-	-	
92400	Tenant Services-Other	28	1,677	
92500	Total Tenant Services	28	1,677	1,649
	<u>Utilities</u>			
93100	Water	13,682	24,567	10,884
93200	Electricity	3,827	6,073	2,247
93300	Gas	744	1,510	766
93400	Fuel		-	0
93600	Sewer	30,731	30,797	66
93800	Other		-	
93000	Total Utilities	48,984	62,947	13,963
	<u>Maintenance</u>			
94100	Labor	34,815	31,710	(3,105)
94500	Employee Benefits - Maintenance	15,123	15,523	400
94200	Maintenance Materials	28,656	23,333	(5,322)
	Maint. Contract:	25,358	38,100	12,742
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			

Low Rent Operating Budget

FDS Line #	Account Title	Actual Apr2017- Jul2017 Results	FYE 03/2018 Budget	Variance Expenses vs. Budget
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	103,951	108,667	4,715
<u>Protective Services</u>				
95100	Protective Services - Labor			
95500	Employee Benefits - Protective Services			
95200	Protective Services Contract Costs			
95300	Protective Service Other			
95000	Total Protective Services	-	-	0
<u>Insurance</u>				
96110	Property	19,418	20,083	665
96120	General Liability	2,131	1,820	(311)
96130	Worker's Comp.	2,685	2,730	45
96140	Other Insurance	2,165	2,090	(75)
96100	Total Insurance Expense	26,398	26,723	325
95200	Protective services - other contract costs	300	-	(300)
	Total Protective Services	300	-	
<u>General Expenses</u>				
96200	Other General Expense	-	-	0
96210	Compensated Absences		5,127	5,127
96300	Payments In Lieu of Taxes - Accrual	-	5,403	5,403
96400	Bad Debt-Tenants	1,973	3,333	1,360
96800	Severance Expense		-	0
96000	Total General Expenses	1,973	13,863	11,890
96900	Total Operating Expenditures	272,403	332,577	56,474
OPERATING INCOME (LOSS)		111,643	-	

**Mexico Housing Authority
Financial Analysis
07/31/17**

Low Rent

	04/30/17	05/31/17	06/30/17	07/31/17	08/31/17	09/30/17	10/31/17	11/30/17	12/31/17	01/31/18	02/28/18	03/31/18
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Balance Sheet

Cash-unrestricted	\$1,419,889.81	\$1,436,111.03	\$1,487,149.65	\$1,462,488.27								
Investments - unrestricted	877,312.56	877,367.46	877,430.99	877,897.90								
Tenant accounts receivable	4,634.69	7,034.58	7,501.65	8,105.74								

Income Statement

Net tenant rental revenue	32,093.00	30,353.00	29,071.00	28,714.00								
Operating expenses	37,623.80	70,091.69	78,910.16	85,777.35								
Operating income/loss (monthly)	43,136.82	16,320.35	21,452.45	3,850.62								
Operating income/loss (ytd)	43,136.82	59,457.17	80,909.62	84,760.24								
Units leased	201.00	201.00	201.00	201.00								
Occupancy rate	99%	99%	99%	99%								
Average monthly rent	159.67	151.01	144.63	142.86								

Section 8

Balance Sheet

Cash-unrestricted	\$ 100,948.77	\$ 106,433.26	\$ 111,237.73	\$ 103,594.71								
Investments - unrestricted	10,662.00	10,662.00	10,662.00	15,993.80								

Income Statement

Housing assistance payments	49,850.00	50,414.00	49,596.00	51,685.00								
Operating expenses	904.08	1,654.57	2,084.26	3,619.01								
Operating income/loss (monthly)	6,216.95	4,307.80	4,713.11	(1,363.53)								
Operating income/loss (ytd)	6,216.95	10,524.75	15,237.86	13,874.33								
Units leased	144.00	150.00	149.00	148.00								
Average HAP cost (monthly)	346.18	336.09	332.86	349.22								

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 4 Months Ended 7/31/2017

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 28,714.00	\$ 120,231.00	\$ 350,930.00	\$ 230,699.00
Tenant revenue - other	1,461.95	4,902.85	19,090.00	14,187.15
HUD PHA operating grants	57,044.00	241,358.00	688,839.00	447,481.00
Investment income - unrestricted	1,017.01	2,439.62	4,610.00	2,170.38
Other revenue	1,391.01	15,114.96	10,070.00	(5,044.96)
Total Operating Revenues	<u>89,627.97</u>	<u>384,046.43</u>	<u>1,073,539.00</u>	<u>689,492.57</u>
Operating Expenses				
Administrative salaries	11,209.19	45,950.15	173,730.00	127,779.85
Auditing fees	0.00	0.00	6,370.00	6,370.00
Advertising and marketing	1,373.29	2,580.38	2,280.00	(300.38)
Employee benefits - administrative	6,936.74	24,298.27	87,470.00	63,171.73
Office expenses	2,805.29	8,055.10	27,000.00	18,944.90
Legal expenses	1,113.21	2,448.96	4,600.00	2,151.04
Travel	544.47	1,217.66	16,380.00	15,162.34
Other admin.	3,501.06	6,217.51	23,770.00	17,552.49
Total Administrative	<u>27,483.25</u>	<u>90,768.03</u>	<u>341,600.00</u>	<u>250,831.97</u>
Tenant services - other	0.00	27.88	5,030.00	5,002.12
Total Tenant Services	<u>0.00</u>	<u>27.88</u>	<u>5,030.00</u>	<u>5,002.12</u>
Water	4,421.47	13,682.23	73,700.00	60,017.77
Electricity	1,369.85	3,826.67	18,220.00	14,393.33
Gas	238.29	743.99	4,530.00	3,786.01
Sewer	7,719.30	30,731.09	92,390.00	61,658.91
Total Utilities	<u>13,748.91</u>	<u>48,983.98</u>	<u>188,840.00</u>	<u>139,856.02</u>
Maintenance labor	9,032.45	34,814.71	95,130.00	60,315.29
Maintenance materials	15,152.68	28,655.76	70,000.00	41,344.24
Maintenance contracts	7,728.82	25,357.59	114,300.00	88,942.41
Employee benefits - maintenance	3,980.57	15,123.39	46,570.00	31,446.61
Total Maintenance	<u>35,894.52</u>	<u>103,951.45</u>	<u>326,000.00</u>	<u>222,048.55</u>
Property insurance	4,932.29	19,418.28	60,250.00	40,831.72
Liability insurance	532.72	2,130.88	5,460.00	3,329.12
Workmen's compensation	671.14	2,684.56	8,190.00	5,505.44
All other insurance	541.14	2,164.56	6,270.00	4,105.44
Total Insurance	<u>6,677.29</u>	<u>26,398.28</u>	<u>80,170.00</u>	<u>53,771.72</u>
Protective services - other contract costs	0.00	300.00	0.00	(300.00)
Total Protective Services	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>
Compensated absences	0.00	0.00	15,380.00	15,380.00
Payments in lieu of taxes	0.00	0.00	16,210.00	16,210.00
Bad debt - tenant rents	1,973.38	1,973.38	10,000.00	8,026.62
Total General Expenses	<u>1,973.38</u>	<u>1,973.38</u>	<u>41,590.00</u>	<u>39,616.62</u>
Total Operating Expenses	<u>85,777.35</u>	<u>272,403.00</u>	<u>983,230.00</u>	<u>710,827.00</u>
Operating Income (Loss)	<u>3,850.62</u>	<u>111,643.43</u>	<u>90,309.00</u>	<u>(21,334.43)</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 4 Months Ended 7/31/2017

	Current Month	Year to Date	Budget	Variance
Other Financial Items				
Operating transfer in	0.00	0.00	(20,000.00)	(20,000.00)
Casualty losses - non-capitalized	0.00	13,033.19	0.00	(13,033.19)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	13,850.00	60,000.00	46,150.00
Property betterments & additions	0.00	0.00	40,000.00	40,000.00
Total Other Financial Items	<u>0.00</u>	<u>26,883.19</u>	<u>80,000.00</u>	<u>53,116.81</u>
Net Income (Loss)	<u>\$ 3,850.62</u>	<u>\$ 84,760.24</u>	<u>\$ 10,309.00</u>	<u>\$ (74,451.24)</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher

4 Months Ended 7/31/2017

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 26,175.00	\$ 190,978.00	\$ 217,153.00
Investment income - unrestricted	159.43	0.00	159.43
Other revenue	8,073.82	0.00	8,073.82
Total Operating Revenues	<u>34,408.25</u>	<u>190,978.00</u>	<u>225,386.25</u>
Operating Expenses			
Administrative salaries	4,485.48	0.00	4,485.48
Advertising and marketing	44.72	0.00	44.72
Employee benefits - administrative	1,793.94	0.00	1,793.94
Office expenses	735.11	0.00	735.11
Travel	133.00	0.00	133.00
Other admin.	559.39	0.00	559.39
Total Administrative	<u>7,751.64</u>	<u>0.00</u>	<u>7,751.64</u>
Liability insurance	195.60	0.00	195.60
Workmen's compensation	175.08	0.00	175.08
Total Insurance	<u>370.68</u>	<u>0.00</u>	<u>370.68</u>
Housing assistance payments	0.00	201,545.00	201,545.00
HAP portability-in	1,705.00	0.00	1,705.00
Total Housing Assistance Payments	<u>1,705.00</u>	<u>201,545.00</u>	<u>203,250.00</u>
Other general expenses	139.60	0.00	139.60
Total General Expenses	<u>139.60</u>	<u>0.00</u>	<u>139.60</u>
Total Operating Expenses	<u>9,966.92</u>	<u>201,545.00</u>	<u>211,511.92</u>
Operating Income (Loss)	<u>24,441.33</u>	<u>(10,567.00)</u>	<u>13,874.33</u>
Other Financial Items			
Prior period adjustments	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ 24,441.33</u>	<u>\$ (10,567.00)</u>	<u>\$ 13,874.33</u>

**Mexico Housing Authority
Balance Sheet - Combining
As of July 31, 2017
Assets**

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 1,462,488.27	\$ 103,594.71	\$ 7,818.31	\$ 1,573,901.29
Cash-other restricted	85,558.85	0.00	0.00	85,558.85
Accounts receivable - PHA projects	0.00	426.79	0.00	426.79
Accounts receivable - HUD other projects	0.00	3,780.00	0.00	3,780.00
Accounts receivable - miscellaneous	149.00	0.00	2,838.88	2,987.88
Accounts receivable - tenants (net)	7,849.10	0.00	0.00	7,849.10
Accrued interest receivable	375.14	6.13	0.00	381.27
Investments - unrestricted	877,897.90	15,993.80	0.00	893,891.70
Prepaid expenses and other assets	34,495.93	279.52	16.49	34,791.94
Inventories (net)	97,382.61	0.00	0.00	97,382.61
Inter program - due from	10,146.77	0.00	0.00	10,146.77
Total Current Assets	<u>2,576,343.57</u>	<u>124,080.95</u>	<u>10,673.68</u>	<u>2,711,098.20</u>
Property and Equipment				
Land	296,135.76	0.00	0.00	296,135.76
Buildings	13,000,279.71	27,883.88	0.00	13,028,163.59
Furniture, equipment and machinery - administration	290,872.30	0.00	0.00	290,872.30
Accumulated depreciation	(9,533,059.65)	(14,619.94)	0.00	(9,547,679.59)
Construction in progress	89,100.00	0.00	0.00	89,100.00
Net Property and Equipment	<u>4,143,328.12</u>	<u>13,263.94</u>	<u>0.00</u>	<u>4,156,592.06</u>
Total Assets	<u>\$ 6,719,671.69</u>	<u>\$ 137,344.89</u>	<u>\$ 10,673.68</u>	<u>\$ 6,867,690.26</u>

Liabilities and Net Position

Current Liabilities				
Accrued wage/payroll taxes payable	\$ 4.94	\$ 0.00	\$ 0.00	\$ 4.94
Accrued compensated absences - current portion	6,471.59	223.39	24.76	6,719.74
Accounts payable - HUD PHA programs	0.00	10,663.60	0.00	10,663.60
Accounts payable - other government	18,293.37	0.00	0.00	18,293.37
Tenant security deposits	28,043.63	0.00	0.00	28,043.63
Unearned revenue	3,184.51	0.00	0.00	3,184.51
Inter program - due to	0.00	7,295.83	2,850.94	10,146.77
Total Current Liabilities	<u>55,998.04</u>	<u>18,182.82</u>	<u>2,875.70</u>	<u>77,056.56</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	5,268.52	52.93	21.29	5,342.74
Total Long-Term Liabilities	<u>5,268.52</u>	<u>52.93</u>	<u>21.29</u>	<u>5,342.74</u>
Total Liabilities	<u>61,266.56</u>	<u>18,235.75</u>	<u>2,896.99</u>	<u>82,399.30</u>
Net Position				
Investment in capital assets	4,040,378.12	13,263.94	0.00	4,053,642.06
Unrestricted	2,430,066.77	85,808.38	6,231.97	2,522,107.12
Restricted	0.00	6,162.49	0.00	6,162.49
Capital expenditures-contr	102,950.00	0.00	0.00	102,950.00
Net income (loss)	85,010.24	13,874.33	1,544.72	100,429.29
Total Net Position	<u>6,658,405.13</u>	<u>119,109.14</u>	<u>7,776.69</u>	<u>6,785,290.96</u>
Total Liabilities and Net Position	<u>\$ 6,719,671.69</u>	<u>\$ 137,344.89</u>	<u>\$ 10,673.68</u>	<u>\$ 6,867,690.26</u>

JUNE 2017 CHECK REGISTERS				S = Semi-Monthly
				M = Monthly
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Check #	Dollars	Date	Vendor	
PH Fund				
00062830	\$38.00	06/01/2017	AMEREN UE 5751112357	M
00062831	\$29.00	06/01/2017	7351112443	M
00062832	\$41.00	06/01/2017	amerenue-2451112366	M
00062833	\$38.00	06/01/2017	Amerenue-6100611405	M
00062834	\$29.00	06/01/2017	AmerenMO - 3851112268	M
00062835	\$29.00	06/01/2017	amerenue-6351112435	M
00062836	\$29.00	06/01/2017	amerenue-2051113345	M
00062837	\$51.00	06/01/2017	amerenue-5000610588	M
00062838	\$31.00	06/01/2017	amerenue-8134208125	M
00062839	\$41.00	06/01/2017	Amerenue for 4651112270	M
00062840	\$38.00	06/01/2017	amerenue-2134208229	M
00062841	\$38.00	06/01/2017	amerenue-4451112266	M
00062842	\$38.00	06/01/2017	AmerenMO - 7034208468	M
00062843	\$40.00	06/01/2017	AMEREN UE FOR 6934207167	M
00062844	\$38.00	06/01/2017	AmerenMO - 9851112342	M
00062845	\$38.00	06/01/2017	amerenue-5051113761	M
00062846	\$38.00	06/01/2017	amerenue-3951112471	M
00062847	\$38.00	06/01/2017	AMEREN UE FOR 20342-08276	M
00062848	\$10.00	06/01/2017	amerenue-6551112500	M
00062849	\$39.00	06/01/2017	Amerenue-3651112468	M
00062850	\$31.00	06/01/2017	amerenue-8651112285	M
00062851	\$38.00	06/01/2017	amenenue	M
00062852	\$38.00	06/01/2017	AmerenMO - #70511-13484	M
00062853	\$2.00	06/01/2017	amerenue-2838113372	M
00062854	\$21.00	06/01/2017	amerenue-3273800244	M
00062855	\$23.00	06/01/2017	ameren ue-9600610297	M
00062856	\$21.00	06/01/2017	amerenue-2700610292	M
00062857	\$33.00	06/01/2017	AmerenMO - 4951111462	M
00062858	\$30.00	06/01/2017	AmerenMO - 5273800304	M
00062859	\$44.00	06/01/2017	amerenue-28511-13286	M
00062860	\$30.00	06/01/2017	Amerenue-4115109351	M
00062861	\$21.00	06/01/2017	AMERENUE-6000611247	M
00062862	\$30.00	06/01/2017	AmerenUE for 38511-13506	M
00062863	\$21.00	06/01/2017	AMEREN UE FOR 1851113410	M
00062864	\$21.00	06/01/2017	AMERENUE FOR 4273800378	M
00062865	\$21.00	06/01/2017	amerenue-8000611405	M
00062866	\$55.00	06/01/2017	AMEREN UE FOR 8373800452	M
00062867	\$59.00	06/01/2017	AmerenMO - 63738-00212	M
00062868	\$29.00	06/01/2017	amerenue-8410212560	M
00062869	\$33.00	06/01/2017	Ameren Missouri # 9034208162	M
00062870	\$43.00	06/01/2017	amerenue-8310212296	M
00062871	\$43.00	06/01/2017	AmerenMO - 7310212242	M
00062872	\$144.40	06/01/2017	Always Care	M
00062873	\$1,295.23	06/01/2017	Ameren Missouri	
00062874	\$4,457.00	06/01/2017	American Bankers Insurance Co	A
00062875	\$1,156.75	06/01/2017	Clampitt Law Firm, P.C.	
00062876	\$225.66	06/01/2017	Delta Dental Lockbox	M
00062877	\$31,500.00	06/01/2017	Greenhead Construction LLC	
00062878	\$528.06	06/01/2017	John Deere Financial	
00062879	\$412.00	06/01/2017	Lindsey Software	M
00062880	\$300.00	06/01/2017	Loyds Locks Co	
00062881	\$154.10	06/01/2017	Marco Technologies LLC	M

JUNE 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00062882	\$3,635.63	06/01/2017	Missouri American Water Co.	M
00062883	\$835.41	06/01/2017	Mommens Heating & Cooling, LLC	
00062884	\$44.66	06/01/2017	Standard Insurance Co.	M
00062885	\$13,850.00	06/01/2017	Sydenstricker Implement Co.	
00062886	\$394.05	06/01/2017	The P I Company	M
00062887	\$118.70	06/01/2017	U.S. Cellular	M
00062888	\$7,443.07	06/01/2017	United Health Care Ins. Co.	M
00062889	\$1,022.00	06/01/2017	Urlaub & Co.,PLLC	M
00062890	\$149.74	06/01/2017	Walmart Community/GEMB	
00062891	\$138.38	06/01/2017	Westlakes Hardware MO-019	
00062892	\$100.00	06/13/2017	PH tenant account refund	
00062893	\$185.00	06/13/2017	PH tenant account refund	
00062894	\$73.81	06/13/2017	Ameren Missouri	
00062895	\$10,043.61	06/13/2017	City of Mexico	M
00062896	\$150.74	06/13/2017	Dayne's Waste Disposal, Inc.	M
00062897	\$700.00	06/13/2017	Guardian Pest Control	M
00062898	\$2,864.00	06/13/2017	Home Depot Credit Services	
00062899	\$1,077.52	06/13/2017	Lacrosse Lumber-Mexico	
00062900	\$42.50	06/13/2017	Loyds Locks Co	
00062901	\$45.00	06/13/2017	MFA Audrain & Montgomery Co.	
00062902	\$425.13	06/13/2017	MFA Oil Company-KC	
00062903	\$3.13	06/13/2017	Meeks Mexico	
00062904	\$709.25	06/13/2017	Mexico Ledger	
00062905	\$588.80	06/13/2017	Missouri American Water Co.	
00062906	\$2,117.88	06/13/2017	Mommens Heating & Cooling, LLC	
00062907	\$13,033.19	06/13/2017	United Services of St. Louis	
00062908	\$622.00	06/13/2017	Urlaub & Co.,PLLC	M
00062909	\$642.72	06/14/2017	Socket	M

\$102,627.12

Section 8 Fund

00018562	\$211.00	06/01/2017	Ahmann, Thomas & Linda	M
00018563	\$1,919.00	06/01/2017	Ameren Missouri	M
00018564	\$275.00	06/01/2017	JUDY BIRD	M
00018565	\$4,155.00	06/01/2017	Berkshire Estates, LP	M
00018566	\$500.00	06/01/2017	Century 21	M
00018567	\$2,478.00	06/01/2017	Chris Bohr	M
00018568	\$394.00	06/01/2017	Jerry Boles	M
00018569	\$931.00	06/01/2017	Brenda Bryan	M
00018570	\$469.00	06/01/2017	Henry Butts	M
00018571	\$1,220.00	06/01/2017	Paul Carlson	M
00018572	\$6,884.00	06/01/2017	Cedar Grove LLC	M
00018573	\$561.00	06/01/2017	SAMMY DYSART	M
00018574	\$474.00	06/01/2017	Davidson, Dan	M
00018575	\$32.00	06/01/2017	Grooms, James W.	M
00018576	\$592.00	06/01/2017	STEVE & CYNTHIA HARTING	M
00018577	\$728.00	06/01/2017	Ed Hammett	M
00018578	\$474.90	06/01/2017	Housing Authority of Sedalia	M
00018579	\$361.00	06/01/2017	Hudson, Dustin	M
00018580	\$222.00	06/01/2017	Raymond Iman	M
00018581	\$2,589.00	06/01/2017	Barbara Jones	M
00018582	\$752.00	06/01/2017	K & C Properties, LLC	M

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Check #	Dollars	Date	Vendor	
00018583	\$1,812.00	06/01/2017	Lick Branch Properties, LLC	M
00018584	\$4,724.00	06/01/2017	MEXICO MEADOWS	M
00018585	\$381.00	06/01/2017	RALPH MIKA	M
00018586	\$203.00	06/01/2017	Frank Marth	M
00018587	\$1,047.00	06/01/2017	Estil Meeks	M
00018588	\$1,527.00	06/01/2017	Maco Management	M
00018589	\$885.00	06/01/2017	Joshua Newlon	M
00018590	\$773.00	06/01/2017	Warren Nordwald	M
00018591	\$716.00	06/01/2017	Paul L. Peters Jr.	M
00018592	\$550.00	06/01/2017	Stuart Pfeifer	M
00018593	\$550.00	06/01/2017	Mark R Prater	M
00018594	\$1,700.00	06/01/2017	ROGERS, GREGORY MARK	M
00018595	\$215.00	06/01/2017	Reaser, Elvera	M
00018596	\$294.00	06/01/2017	Clarence Replogle	M
00018597	\$309.00	06/01/2017	Don Rittmann	M
00018598	\$194.00	06/01/2017	Rural Real Estate Holdings LLC	M
00018599	\$36.00	06/01/2017	SAP INVESTMENTS	M
00018600	\$207.00	06/01/2017	Schinkel Rentals	M
00018601	\$953.00	06/01/2017	Smith Properties	M
00018602	\$529.00	06/01/2017	Virgil O. Schroff Trust	M
00018603	\$488.00	06/01/2017	Roger Shuck	M
00018604	\$1,935.00	06/01/2017	DBA Country Place	M
00018605	\$87.00	06/01/2017	Thomas, Garnett and Joann	M
00018606	\$1,106.00	06/01/2017	CLIFFORD WILSON	M
00018607	\$255.00	06/01/2017	La Shonia West	M
00018608	\$715.00	06/01/2017	William David Holdings LLC	M
00018609	\$276.00	06/01/2017	GARY & SUSAN YELTON	M
00018610	\$1,737.00	06/01/2017	Cotton Top II, LLC	M
00018611	\$551.00	06/01/2017	James Zumwalt	M
00018612	\$170.00	06/13/2017	Roger Montague	M
	\$51,146.90			

JULY 2017 CHECK REGISTERS

S = Semi-Monthly

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Check #	Dollars	Date	Vendor	
PH Fund				
00062910	\$29.00	07/01/2017	Amerenue-1638113279	M
00062911	\$38.00	07/01/2017	AMEREN UE 5751112357	M
00062912	\$38.00	07/01/2017	amerenue-10051113537	M
00062913	\$29.00	07/01/2017	Ameren 73511-12443	M
00062914	\$38.00	07/01/2017	amerenue-2451112366	M
00062915	\$38.00	07/01/2017	Amerenue-6100611405	M
00062916	\$29.00	07/01/2017	AmerenMO - 3851112268	M
00062917	\$29.00	07/01/2017	amerenue-6351112435	M
00062918	\$29.00	07/01/2017	amerenue-2051113345	M
00062919	\$51.00	07/01/2017	amerenue-5000610588	M
00062920	\$31.00	07/01/2017	amerenue-8134208125	M
00062921	\$41.00	07/01/2017	Amerenue for 4651112270	M
00062922	\$38.00	07/01/2017	amerenue-2134208229	M
00062923	\$38.00	07/01/2017	amerenue-4451112266	M
00062924	\$38.00	07/01/2017	AmerenMO - 7034208468	M
00062925	\$40.00	07/01/2017	AMEREN UE FOR 6934207167	M
00062926	\$38.00	07/01/2017	AmerenMO - 0951112349	M
00062927	\$50.00	07/01/2017	Ameren #12342-08175	M
00062928	\$38.00	07/01/2017	AmerenMO - 9851112342	M
00062929	\$38.00	07/01/2017	amerenue-5051113761	M
00062930	\$38.00	07/01/2017	amerenue-3951112471	M
00062931	\$38.00	07/01/2017	AMEREN UE FOR 20342-08276	M
00062932	\$10.00	07/01/2017	amerenue-6551112500	M
00062933	\$39.00	07/01/2017	Amerenue-3651112468	M
00062934	\$31.00	07/01/2017	amerenue-8651112285	M
00062935	\$38.00	07/01/2017	AmerenUE - 90511-13188	M
00062936	\$38.00	07/01/2017	AmerenMO - #70511-13484	M
00062937	\$2.00	07/01/2017	amerenue-2838113372	M
00062938	\$21.00	07/01/2017	amerenue-3273800244	M
00062939	\$21.00	07/01/2017	ameren ue-9600610297	M
00062940	\$21.00	07/01/2017	amerenue-2700610292	M
00062941	\$33.00	07/01/2017	AmerenMO - 4951111462	M
00062942	\$44.00	07/01/2017	amerenue-28511-13286	M
00062943	\$30.00	07/01/2017	Amerenue-4115109351	M
00062944	\$21.00	07/01/2017	AMERENUE-6000611247	M
00062945	\$30.00	07/01/2017	AmerenUE for 38511-13506	M
00062946	\$21.00	07/01/2017	AMEREN UE FOR 1851113410	M
00062947	\$21.00	07/01/2017	AMERENUE FOR 4273800378	M
00062948	\$21.00	07/01/2017	amerenue-8000611405	M
00062949	\$55.00	07/01/2017	AMEREN UE FOR 8373800452	M
00062950	\$59.00	07/01/2017	AmerenMO - 63738-00212	M
00062951	\$29.00	07/01/2017	amerenue-8410212560	M
00062952	\$33.00	07/01/2017	Ameren Missouri # 9034208162	M
00062953	\$43.00	07/01/2017	amerenue-8310212296	M
00062954	\$43.00	07/01/2017	AmerenMO - 7310212242	M
00062955	\$1,442.08	07/01/2017	Ameren Missouri	M
00062956	\$68.15	07/01/2017	Butler Supply, Inc.	M
00062957	\$70.00	07/01/2017	Chigger Hill	M
00062958	\$1,113.21	07/01/2017	Clampitt Law Firm, P.C.	M
00062959	\$849.49	07/01/2017	Commerce Bank	M
00062960	\$338.49	07/01/2017	Delta Dental Lockbox	M
00062961	\$26,100.00	07/01/2017	Greenhead Construction LLC	M

JULY 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00062962	\$2,299.28	07/01/2017	HD Supply Facilities Mtce Ltd	M
00062963	\$276.98	07/01/2017	MFA Oil Company	M
00062964	\$608.65	07/01/2017	Marco Technologies LLC	M
00062965	\$1,833.19	07/01/2017	Capital One Commercial	M
00062966	\$784.90	07/01/2017	Missouri American Water Co.	M
00062967	\$813.31	07/01/2017	Mommens Heating & Cooling, LLC	M
00062968	\$649.76	07/01/2017	Card Services	M
00062969	\$117.00	07/01/2017	PITNEY BOWES INC	M
00062970	\$128.00	07/01/2017	S & S Electric Motor Service	M
00062971	\$63.80	07/01/2017	Standard Insurance Co.	M
00062972	\$283.56	07/01/2017	Staples Advantage	M
00062973	\$1,028.85	07/01/2017	The P I Company	M
00062974	\$8,537.91	07/01/2017	United Health Care Ins. Co.	M
00062975	\$622.00	07/01/2017	Urlaub & Co.,PLLC	M
00062976	\$42.72	07/01/2017	Walmart Community/GEMB	M
00062977	\$513.93	07/01/2017	Westlakes Hardware MO-019	M
00062978	\$1,268.90	07/01/2017	Wolverine Brass, Inc.	M
00062979	\$235.00	07/17/2017	Denise Taylor	M
00062980	\$85.48	07/18/2017	Always Care	M
00062981	\$166.06	07/18/2017	Ameren Missouri	
00062982	\$82.72	07/18/2017	Butler Supply, Inc.	
00062983	\$150.74	07/18/2017	Dayne's Waste Disposal, Inc.	M
00062984	\$39.90	07/18/2017	Dollar General-MSC410526	
00062985	\$50.00	07/18/2017	Community Center deposit refund	
00062986	\$109.90	07/18/2017	Erdel & Wood Home	
00062987	\$2,301.00	07/18/2017	FEMA Flood Payments	A
00062988	\$250.00	07/18/2017	Foster Bros Wood Products, Inc	
00062989	\$1,850.00	07/18/2017	Greenhead Construction LLC	
00062990	\$700.00	07/18/2017	Guardian Pest Control	M
00062991	\$4,499.00	07/18/2017	Home Depot Credit Services	
00062992	\$1,472.98	07/18/2017	Housing Interiors, Inc.	
00062993	\$515.00	07/18/2017	JLT RE North America Inc	A
00062994	\$878.83	07/18/2017	Lacrosse Lumber-Mexico	
00062995	\$412.00	07/18/2017	Lindsey Software	M
00062996	\$25.00	07/18/2017	Love's Transfer, LLC	
00062997	\$487.23	07/18/2017	MFA Oil Company-KC	
00062998	\$187.22	07/18/2017	Marco Technologies LLC	M
00062999	\$1,357.16	07/18/2017	Mexico Ledger	
00063000	\$5.00	07/18/2017	Miller Tire Company	
00063001	\$3,636.57	07/18/2017	Missouri American Water Co.	M
00063002	\$269.59	07/18/2017	Mommens Heating & Cooling, LLC	
00063003	\$510.42	07/18/2017	NAHRO	A
00063004	\$5.79	07/18/2017	O'Reilly Automotive, Inc.	
00063005	\$1,680.00	07/18/2017	Sherwin Williams Co.	
00063006	\$632.96	07/18/2017	Socket	M
00063007	\$90.59	07/18/2017	Staples Advantage	
00063008	\$934.80	07/18/2017	The P I Company	M
00063009	\$117.88	07/18/2017	U.S. Cellular	M
00063010	\$622.00	07/18/2017	Urlaub & Co.,PLLC	M
00063011	\$10,033.50	07/19/2017	City of Mexico	M
00063012	\$1,000.00	07/20/2017	PHADA	
	\$86,766.48			

JULY 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
Section 8 Fund				
00018613	\$211.00	07/01/2017	Ahmann, Thomas & Linda	M
00018614	\$2,095.00	07/01/2017	Ameren Missouri	M
00018615	\$275.00	07/01/2017	JUDY BIRD	M
00018616	\$4,284.00	07/01/2017	Berkshire Estates, LP	M
00018617	\$500.00	07/01/2017	Century 21	M
00018618	\$2,478.00	07/01/2017	Chris Bohr	M
00018619	\$394.00	07/01/2017	Jerry Boles	M
00018620	\$930.00	07/01/2017	Brenda Bryan	M
00018621	\$469.00	07/01/2017	Henry Butts	M
00018622	\$989.00	07/01/2017	Paul Carlson	M
00018623	\$7,367.00	07/01/2017	Cedar Grove LLC	M
00018624	\$561.00	07/01/2017	SAMMY DYSART	M
00018625	\$474.00	07/01/2017	Davidson, Dan	M
00018626	\$32.00	07/01/2017	Grooms, James W.	M
00018627	\$592.00	07/01/2017	STEVE & CYNTHIA HARTING	M
00018628	\$728.00	07/01/2017	Ed Hammett	M
00018629	\$474.90	07/01/2017	Housing Authority of Sedalia	M
00018630	\$361.00	07/01/2017	Hudson, Dustin	M
00018631	\$222.00	07/01/2017	Raymond Iman	M
00018632	\$2,699.00	07/01/2017	Barbara Jones	M
00018633	\$735.00	07/01/2017	K & C Properties, LLC	M
00018634	\$1,812.00	07/01/2017	Lick Branch Properties, LLC	M
00018635	\$4,750.00	07/01/2017	MEXICO MEADOWS	M
00018636	\$381.00	07/01/2017	RALPH MIKA	M
00018637	\$500.00	07/01/2017	Frank Marth	M
00018638	\$1,047.00	07/01/2017	Estil Meeks	M
00018639	\$1,492.00	07/01/2017	Maco Management	M
00018640	\$170.00	07/01/2017	Roger Montague	M
00018641	\$885.00	07/01/2017	Joshua Newlon	M
00018642	\$773.00	07/01/2017	Warren Nordwald	M
00018643	\$716.00	07/01/2017	Paul L. Peters Jr.	M
00018644	\$550.00	07/01/2017	Stuart Pfeifer	M
00018645	\$550.00	07/01/2017	Mark R Prater	M
00018646	\$1,700.00	07/01/2017	ROGERS, GREGORY MARK	M
00018647	\$215.00	07/01/2017	Reaser, Elvera	M
00018648	\$294.00	07/01/2017	Clarence Replogle	M
00018649	\$309.00	07/01/2017	Don Rittmann	M
00018650	\$194.00	07/01/2017	Rural Real Estate Holdings LLC	M
00018651	\$36.00	07/01/2017	SAP INVESTMENTS	M
00018652	\$207.00	07/01/2017	Schinkel Rentals	M
00018653	\$953.00	07/01/2017	Smith Properties	M
00018654	\$529.00	07/01/2017	Virgil O. Schroff Trust	M
00018655	\$488.00	07/01/2017	Roger Shuck	M
00018656	\$1,935.00	07/01/2017	DBA Country Place	M
00018657	\$197.00	07/01/2017	Thomas, Garnett and Joann	M
00018658	\$1,072.00	07/01/2017	CLIFFORD WILSON	M
00018659	\$255.00	07/01/2017	La Shonia West	M
00018660	\$680.00	07/01/2017	William David Holdings LLC	M
00018661	\$278.00	07/01/2017	GARY & SUSAN YELTON	M
00018662	\$1,737.00	07/01/2017	Cotton Top II, LLC	M
00018663	\$544.00	07/01/2017	James Zumwalt	M

JULY 2017 CHECK REGISTERS				S = Semi-Monthly
				M = Monthly
				Q = Quarterly
Check #	Dollars	Date	Vendor	A = Annual
00018664	\$5,331.80	07/17/2017	Mexico Housing Authority - repayment agreement	A
	\$57,451.70			

Public Housing Management Report FY 2017/2018

	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Occupancy Report												
Total Units	201	201	201	201	201							
Units Occupied End of Month	201	201	201	201	201							
Waiting List												
1 Bedroom	33	38	40	45	31							
2 Bedroom	11	17	23	26	13							
3 Bedroom	8	9	10	13	13							
4 Bedroom	1	3	3	4	3							
Handicap	12	14	15	18	13							
Rental Income												
Rent Charged	35932.85	32783.95	32305.50	28714.00	28,903.00							
Rent Collected	28556.65	28266.19	31703.70	28660.39	31,048.95							
Tenants Arrears	7376.20	4517.76	601.80	53.61	-2,145.95							
14-Day Notices	14.00	26.00	17.00	26.00	20.00							
PHAS Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%							

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

August 2017

Current Modernization Projects

1. We have completed sixty 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 6.
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

- 1.

Current Contracting

1. The 713 Lafayette restorations is under way and they are moving quickly. .
2. The new gutters, downspouts, soffit, fascia, and exterior paint on Fieldcrest has been started and looks amazing.
3. The bid for windows on Central, Union, & north Trinity has been awarded to Anchor Contractors.
4. The bid for new gutters, downspouts, soffit, fascia, and exterior paint on Fieldcrest has been awarded to Green Head Construction

MEXICO HOUSING AUTHORITY

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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

July 2017

Current Modernization Projects

1. We have completed fifty nine 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.

Current Contracting

1. The 713 Lafayette restorations is under way and they are moving quickly. .
2. The bid for new gutters, downspouts, soffit, fascia, and exterior paint on Fieldcrest has been awarded to Robinett Construction.
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Housing Authority of the City of Mexico

Monthly Report for Housing Authority Board

8/1/2017 TO 8/31/2017

WORK ORDERS

Received	Processed
194	193

Routine Work Received	Avg. Completion Time Routine
155	14.396 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
0	0.000 Hrs.

All Other Work Received	Avg. Completion Time Other
39	28.490 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	24
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
133100	08/28/2017	

Work orders completed from prior months: 3

W/O #	Work Order Date	Completion Date
132940	07/31/2017	08/03/2017
132947	07/31/2017	08/04/2017
133012	07/31/2017	08/31/2017

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 8/1/2017

Ending Date: 8/31/2017

Staff Generated Work Orders: False

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
7/1/2017 TO 7/31/2017

WORK ORDERS

Received	Processed
150	150

Routine Work Received	Avg. Completion Time Routine
134	17.346 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
6	3.458 Hrs.

All Other Work Received	Avg. Completion Time Other
10	37.880 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	32
Emergency work orders with completion time over 24 hours:	0

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

Work orders completed from prior months:	0
--	---

Work orders still outstanding from prior months:	0
--	---

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

Report Criteria

PHA:

Project:

Starting Date: 7/1/2017

Ending Date: 7/31/2017

Staff Generated Work Orders: False



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2878 RESOLUTION APPROVING THE MHA EMPLOYEE Medical Benefit Package

WHEREAS, the Housing Authority of the City of Mexico (MHA) as a part of the employee benefits package for the calendar year CY2018 for the employee medical benefits; and

WHEREAS, the benefits package for CY2018 focused on priorities involving managing increasing costs for benefits, retaining a strong benefits for employees and controlling the rising cost of benefits; and

WHEREAS, the recommended benefits package for this year is a very competitive package for the MHA employees with a rate increase of 5.5 percent for medical which is below the rising cost, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri duly called and held on the 19 day of September 2017, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners approves the MHA Medical Benefit Package as attached hereto and made a part hereof.

Passed this 19th, September 2017.

Chris Miller Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

Review

The chart below shows an overview of your current plan, your renewal plan and the associated premiums.



Your current benefit design options are now part of an improved Multi-Choice package. This Multi-Choice package includes the flexibility, choice and affordability that you are enjoying today.

Here is your renewal plan.

	Current medical plan		Renewal medical plan	
	M.C._MO.04 / MO006		M.C._MO.09 / MO011	
	Balanced 100, D1-7 / RXGW ^{1,2}		Balanced 100, D1-7 / RXGW ^{1,2}	
Metallic Level	P		P	
	Network single/family	Non-network single/family	Network single/family	Non-network single/family
Plan deductibles	\$500/\$1,000	\$1,500/\$3,000	\$500/\$1,000	\$1,500/\$3,000
Out-of-pocket max	\$4,000/\$8,000	\$8,000/\$16,000	\$4,000/\$8,000	\$8,000/\$16,000
Office copays (PCP/Spec)	\$20/\$40	NA	\$20/\$40	NA
Coinsurance	100%	70%	100%	70%
100% Preventive	Y	See Benefit Summary	Y	See Benefit Summary
Med/Rx Ded Combined	N		N	
Pharmacy	\$10/\$25/\$40		\$10/\$25/\$40	
Enrolled Employees	7		7	
HSA/HRA Contribution				
Monthly medical premium	\$7,607.89		\$8,029.54 Change from current: 5.5%	

Metallic Levels: P = Platinum, G = Gold, S = Silver, B = Bronze

- Important: If multiple policies are sold to one customer, we require the policy year or calendar year basis selection be the same for each sold policy.
- If you choose to add or change an existing HRA plan, you must choose from the list of UnitedHealthcare HRA-eligible medical plans as shown to you by your broker or agent. If you have a Third Party Administrator for your HRA, please note that HRA plans administered by other insurers or TPAs must comply with UnitedHealthcare HRA design standards.
- This premium may include state and federal taxes and fees.
- Premium rates and/or product forms included herein are subject to approval by regulators. If the rates or product forms offered herein are subsequently modified by regulators we will immediately advise you of the change in plan design and retroactively adjust premium in subsequent billings, in accordance with applicable law.
- Starting with 2014 effective dates, all pharmacy plans include an ancillary charge (also known as a generic pharmacy program). This type of pharmacy program includes out of pocket expenses when a member fills a brand name or higher tier generic prescription but there is a chemically equivalent lower tier brand or generic available.
- ¹ This medical plan is available with either calendar year or policy year deductibles and out of pocket maximums.
- ² These pharmacy plan designs contain a separate member cost share for certain Specialty Medications. Your employees should review their benefit summary to determine how they will be affected.

Renewal Assumptions:

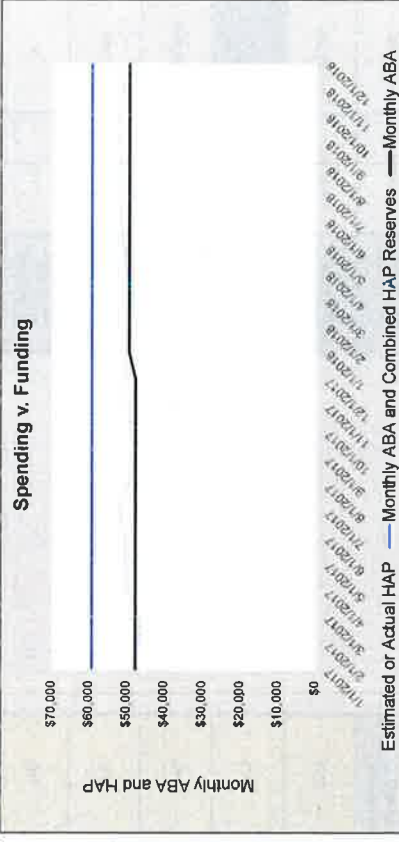
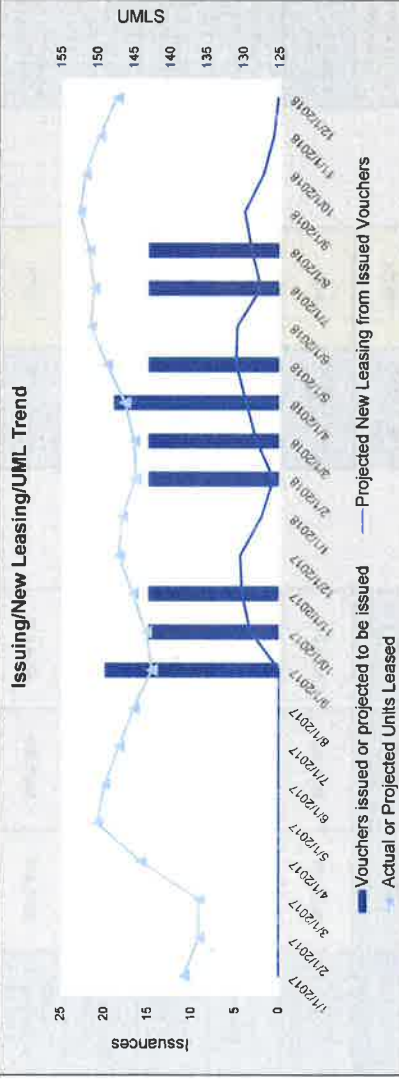
- Renewal of your employer plan is contingent upon meeting UnitedHealthcare's minimum participation requirements.
- Plan design and corresponding premium rates offered herein represent a coverage option that is consistent with your current group size (based on most recent census or survey information) and closely matches your current coverage. Additional coverage options may be available to you.
- The monthly cost noted above is based upon the coverage in force at the time the renewal was calculated. Please refer to Appendix A included in this package. Actual billed premium as of your renewal date may differ from the amounts reflected in this package.
- Information on alternate benefit plans is summarized for ease of review. It is not intended to be a statement of benefits, nor does it guarantee coverage. The Certificate of Coverage provides the legal description of coverage and is available for your review upon request. UHC Choice plans will cover only the employees within the defined UnitedHealthcare service area. The rates are based upon the employer's primary location. Other locations will require alternate plan designs and rates.

MO010 HCV Leasing and Spending Projection

PHA Name		Housing Authority of the City of Mexico		PHA Number	MO010	Utilization Report: HCV Utilization Report June 2017 (version 1) Job										Print	Two-Year Tool Guide																																																																								
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q																																																																									
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MO010 HCV Leasing and Spending Projection

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
	2017	UMAs	Actual UMLS	Actual HAP	Vouchers Issued/Projected To Be Issued	Other Planned Additions/Reductions	New Leasing from Issued Vouchers	Estimated Attrition	UMLS: Actual/Projected	HAP: Actual/Projected	PUC: Actual/Projected	Manual PUC Override	Cumulative % Annual Leased	Cumulative % Eligibility Expended	Monthly UML %	Monthly ABA Expended %	
22	Jan-17	151	138	\$49,377	0				138	\$49,377	\$358		91.4%	103.5%	91.4%	103.5%	
23	Feb-17	151	136	\$46,526	0				136	\$46,526	\$342		90.7%	100.5%	90.1%	97.5%	
24	Mar-17	151	136	\$46,411	0				136	\$46,411	\$341		90.5%	99.4%	90.1%	97.2%	
25	Apr-17	151	144	\$49,813	0				144	\$49,813	\$346		91.7%	100.6%	95.4%	104.4%	
26	May-17	151	150	\$50,414	0				149	\$50,414	\$336		93.2%	101.6%	99.3%	105.6%	
27	Jun-17	151	149	\$50,433	0				149	\$50,433	\$336		94.2%	102.3%	98.7%	105.7%	
28	Jul-17	151	147	\$51,885	0				147	\$51,885	\$353		94.6%	103.3%	97.4%	108.7%	
29	Aug-17	151	145	\$49,431	0				145	\$49,431	\$341		94.8%	103.3%	96.0%	103.6%	
30	Sep-17	151	0	\$0	20		0	-2.5	142	\$48,576	\$341		94.7%	103.1%	94.4%	101.8%	
31	Oct-17	151	0	\$0	15		3	-2.5	143	\$48,864	\$341		94.8%	103.0%	94.9%	102.4%	
32	Nov-17	151	0	\$0	15		4	-2.5	145	\$49,478	\$341		94.9%	103.1%	96.1%	103.7%	
33	Dec-17	151	0	\$0	0		4	-2.5	147	\$50,153	\$341		95.1%	103.3%	97.4%	105.1%	
34	Total	1,812	1,145	\$394,290	50	0	12	-29.6	1,723	\$591,363	\$343		95.1%	103.3%			
35	2018																
36	Jan-18	151			0		2	-2.5	147	\$49,986	\$341		97.1%	101.5%	97.1%	101.5%	
37	Feb-18	151			15		1	-2.5	145	\$49,365	\$341		96.5%	100.8%	95.9%	100.2%	
38	Mar-18	151			15		3	-2.5	145	\$49,418	\$341		96.3%	100.6%	96.0%	100.3%	
39	Apr-18	151			19		4	-2.5	146	\$49,869	\$341		96.5%	100.6%	96.9%	101.2%	
40	May-18	151			15		5	-2.5	149	\$50,706	\$341		96.9%	101.2%	98.5%	102.9%	
41	Jun-18	151			0		5	-2.6	151	\$51,487	\$341		97.4%	101.7%	100.0%	104.5%	
42	Jul-18	151			15		2	-2.6	151	\$51,334	\$341		97.7%	102.1%	99.7%	104.2%	
43	Aug-18	151			15		3	-2.6	151	\$51,538	\$341		98.0%	102.4%	100.1%	104.6%	
44	Sep-18	151			0		4	-2.6	153	\$52,014	\$341		98.4%	102.8%	101.0%	105.5%	
45	Oct-18	151			0		2	-2.6	152	\$51,745	\$341		98.3%	103.0%	100.5%	105.0%	
46	Nov-18	151			0		1	-2.6	150	\$51,082	\$341		98.9%	103.0%	99.2%	103.7%	
47	Dec-18	151			0		0	-2.6	147	\$50,261	\$341		98.8%	103.0%	97.6%	102.0%	
48	Total	1,812	0	\$0	94	0	31	-30.8	1,766	\$508,816	\$341		98.8%	103.0%			



Comments: FINANCIAL - Beginning Year: Cash & Investments (VMS) of \$79,587 compares to RNP (VMS) of \$3,841. Current: VMS Cash & Investments of \$87,502 compares to VMS NRP plus UNP of \$91,690.



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

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

Report Date: 08/11/2017

PHA Code:	MO010
PHA Name:	Housing Authority of the City of Mexico
Fiscal Year End:	03/31/2017

PHAS Indicators	Score	Maximum Score
Physical	36	40
Financial	25	25
Management	25	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	96	100
Designation Status:	Small PHA Deregulation	
Published	08/11/2017	Initial published 08/11/2017

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

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	100.00	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>



August 29, 2017

Mexico Housing Authority
P.O. Box 484, 828 Garfield
Mexico, MO 65265

Dear Executive Director,

We are writing to let you know that the Government has now formally declined to appeal the decision in our favor rendered by the United States Court of Federal Claims (Claims Court) with respect to HUD's 2012 operating reserve offset. This means that the process will now begin to distribute over \$136 million to 309 housing authority plaintiffs in that litigation.

In our May 17, 2017 letter, we invited you to participate in a second operating reserve offset lawsuit. The letter also indicated what your potential money damages were and the steps you needed to take to participate in the second lawsuit. If you want another copy of that letter, please contact Norma Bellew at: 202-546-5445, or email: nbellew@phada.org; or Georgi Banna at: 202-580-7234, or email: gbanna@nahro.org.

Although many of you have already signed up to be plaintiffs in a second lawsuit, many agencies have not. If you have not joined the second lawsuit, we strongly encourage you to join the second lawsuit so that you can claim the money that you were denied by HUD's improper offset of your 2012 operating subsidies.

We understand that some HAs have expressed a reluctance to sue HUD because of their belief that any damages will be paid by HUD thereby reducing the money HUD has for the payment of public housing operating subsidies and other HUD programs. However, any damages will not be paid by HUD. Rather, they will be paid by the Judgment Fund, an appropriation account administered by the Department of Treasury, which was established for the payment of judgments against, and settlements by, HUD and other federal agencies. Therefore, any damages awarded will have no effect on HUD's budget.

Because the Government has decided not to appeal the first lawsuit, Coan & Lyons, the attorneys who successfully litigated the first lawsuit and who will litigate the second lawsuit, believe that the second lawsuit should move more quickly than the first lawsuit to a resolution. When the Complaint is filed, Coan & Lyons will request that the same judge who decided the first case be assigned to the second case. Since the two lawsuits are identical, there is a good chance that the Claims Court will approve this request. This should help facilitate a prompt resolution of the second lawsuit.

As we did for the first lawsuit, PHADA and NAHRO will administer a second lawsuit in order for HAs, like yours, to obtain the money damages to which you are entitled. NAHRO and PHADA will not be a plaintiff in the second lawsuit but will assist the agencies and Coan & Lyons with administrative coordination.

Our May 17 letter imposed a deadline of August 15 to sign up for participation in a second lawsuit. However, because the Government's decision not to appeal the first lawsuit occurred later than anticipated, **we are extending the sign-up deadline to September 29, 2017.** A Complaint will be filed in the Claims Court as soon as possible after the September 29 deadline to avoid any problem with the six-year statute of limitations applicable to any breach of contract claim against the Federal Government.

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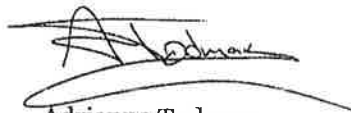
Some of you have asked how your damages were calculated. In the first lawsuit, we successfully contended that the ACC required the 2012 operating subsidy appropriation to be prorated. Instead, HUD and Congress allocated operating subsidies based on the amount of each agency's operating reserves. If the 2012 operating subsidy had been prorated, as we contended in the first lawsuit, each agency would have received an operating subsidy equal to 81.04 percent of its eligibility amount. Therefore, the damages for each agency are equal to the amount by which 81.04 percent of the agency's eligibility amount exceeds the operating subsidy the agency actually received for 2012.

If you remember, all housing authorities which received an operating fund subsidy in 2012 also received a portion of the approximately \$4 million that was appropriated by Congress for hardship grants and which were not awarded by HUD to housing authorities which applied for the grants. However, these amounts which were distributed by HUD were not included in the estimates of money damages specified in the May 17 letter. Therefore, although extremely small, the damages for any agency which received one of these distributions from HUD will need to be reduced by the amount of the distribution. Coan & Lyons will make these calculations later.

If you have questions, please email them to Carl Coan III at: ccoan@coanlyons.com and Raymond James at: raykjames@comcast.net.



Tim Kaiser
PHADA Executive Director



Adrienne Todman
CEO, NAHRO