



MEXICO HOUSING AUTHORITY



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

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

TENATIVE AGENDA REGULAR MEETING
MHA Administration Office,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, June 18, 2019 at 3:30pm

1. **Call to order** by Vice Chairperson Tad Dobyns
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: April 16, 2019

Executive Director's Report:

- a. Financial Reports April 2019, May 2019(distributed at meeting)
 - b. Bills Expended April 2019 and May 2019
 - c. S8/PH Report
 - d. S8/PH Waitlist
 - e. Contract/Capital Fund/Modernization Projects
 - f. Maintenance Reports
6. **Unfinished Business**

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

Resolution 2912 Approving 2019/2020 TAR Write Off

Resolution 2913 Approving Senior Center Lease Agreement

8. **Other Business:**

PHAS Score
SEMAP Score

9. **Comments from Commissioner:**

10. **Adjournment of Open Meeting:**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.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 2 and leave a message, at least one working day prior to the meeting.

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

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 1,407,092.78	\$ 154,153.07	\$ 11,355.92	\$ 1,572,601.77
Accounts receivable - HUD other projects	0.34	0.00	0.00	0.34
Accounts receivable - miscellaneous	149.00	0.00	0.00	149.00
Accounts receivable - tenants (net)	8,209.54	0.00	0.00	8,209.54
Accrued interest receivable	2,054.91	16.83	0.00	2,071.74
Investments - unrestricted	885,602.45	29,244.80	0.00	914,847.25
Prepaid expenses and other assets	57,097.32	906.90	0.00	58,004.22
Inventories (net)	53,210.11	0.00	0.00	53,210.11
Inter program - due from	6,784.33	0.00	0.00	6,784.33
Total Current Assets	<u>2,420,200.78</u>	<u>184,321.60</u>	<u>11,355.92</u>	<u>2,615,878.30</u>
Property and Equipment				
Land	296,135.76	0.00	0.00	296,135.76
Buildings	13,806,438.51	27,883.88	0.00	13,834,322.39
Furniture, equipment and machinery - administration	299,291.91	0.00	0.00	299,291.91
Accumulated depreciation	(10,465,661.30)	(16,850.64)	0.00	(10,482,511.94)
Construction in progress	160,743.04	0.00	0.00	160,743.04
Net Property and Equipment	<u>4,096,947.92</u>	<u>11,033.24</u>	<u>0.00</u>	<u>4,107,981.16</u>
Total Assets	<u>\$ 6,517,148.70</u>	<u>\$ 195,354.84</u>	<u>\$ 11,355.92</u>	<u>\$ 6,723,859.46</u>

Liabilities and Net Position

Current Liabilities				
Accrued compensated absences - current portion	\$ 6,096.60	\$ 1,141.30	\$ 0.00	\$ 7,237.90
Accounts payable - other government	14,859.79	0.00	0.00	14,859.79
Tenant security deposits	28,103.63	0.00	0.00	28,103.63
Unearned revenue	3,427.45	4,266.00	0.00	7,693.45
Inter program - due to	0.00	6,784.33	0.00	6,784.33
Total Current Liabilities	<u>52,487.47</u>	<u>12,191.63</u>	<u>0.00</u>	<u>64,679.10</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	4,484.20	1,212.70	0.00	5,696.90
Total Long-Term Liabilities	<u>4,484.20</u>	<u>1,212.70</u>	<u>0.00</u>	<u>5,696.90</u>
Total Liabilities	<u>56,971.67</u>	<u>13,404.33</u>	<u>0.00</u>	<u>70,376.00</u>
Net Position				
Investment in capital assets	4,060,953.53	11,033.24	0.00	4,071,986.77
Unrestricted	2,316,401.73	126,331.96	11,352.19	2,454,085.88
Restricted	0.00	37,854.66	0.00	37,854.66
Capital expenditures-contra	35,994.39	0.00	0.00	35,994.39
Net income (loss)	46,827.38	6,730.65	3.73	53,561.76
Total Net Position	<u>6,460,177.03</u>	<u>181,950.51</u>	<u>11,355.92</u>	<u>6,653,483.46</u>
Total Liabilities and Net Position	<u>\$ 6,517,148.70</u>	<u>\$ 195,354.84</u>	<u>\$ 11,355.92</u>	<u>\$ 6,723,859.46</u>

Mexico Housing Authority
Income Statement-Combining
1 Month Ended 4/30/2019

	Low Rent	Section 8	Local Fund	Total
Operating Revenues				
Net tenant rental revenue	\$ 36,177.25	\$ 0.00	\$ 0.00	\$ 36,177.25
Tenant revenue - other	1,988.64	0.00	0.00	1,988.64
HUD PHA operating grants	55,568.67	46,146.00	0.00	101,714.67
Capital grants	35,994.39	0.00	0.00	35,994.39
Investment income - unrestricted	2,218.29	139.64	3.73	2,361.66
Other revenue	350.00	594.37	0.00	944.37
Total Operating Revenues	<u>132,297.24</u>	<u>46,880.01</u>	<u>3.73</u>	<u>179,180.98</u>
Operating Expenses				
Administrative salaries	6,022.86	1,358.82	0.00	7,381.68
Employee benefits - administrative	4,774.80	1,983.15	0.00	6,757.95
Office expenses	1,586.94	151.15	0.00	1,738.09
Travel	26.39	0.00	0.00	26.39
Other admin.	(10.80)	(54.03)	0.00	(64.83)
Total Administrative	<u>12,400.19</u>	<u>3,439.09</u>	<u>0.00</u>	<u>15,839.28</u>
Water	1,171.53	0.00	0.00	1,171.53
Electricity	282.76	0.00	0.00	282.76
Gas	23.33	0.00	0.00	23.33
Sewer	7,359.12	0.00	0.00	7,359.12
Total Utilities	<u>8,836.74</u>	<u>0.00</u>	<u>0.00</u>	<u>8,836.74</u>
Maintenance labor	4,212.14	0.00	0.00	4,212.14
Maintenance materials	4,272.67	0.00	0.00	4,272.67
Maintenance contracts	10,115.13	0.00	0.00	10,115.13
Employee benefits - maintenance	2,797.24	0.00	0.00	2,797.24
Total Maintenance	<u>21,397.18</u>	<u>0.00</u>	<u>0.00</u>	<u>21,397.18</u>
Property insurance	5,083.19	0.00	0.00	5,083.19
Liability insurance	480.35	6.19	0.00	486.54
Workmen's compensation	693.32	103.60	0.00	796.92
All other insurance	584.50	40.48	0.00	624.98
Total Insurance	<u>6,841.36</u>	<u>150.27</u>	<u>0.00</u>	<u>6,991.63</u>
Housing assistance payments	0.00	36,038.00	0.00	36,038.00
HAP portability-in	0.00	522.00	0.00	522.00
Total Housing Assistance Payments	<u>0.00</u>	<u>36,560.00</u>	<u>0.00</u>	<u>36,560.00</u>
Total Operating Expenses	<u>49,475.47</u>	<u>40,149.36</u>	<u>0.00</u>	<u>89,624.83</u>
Operating Income (Loss)	<u>82,821.77</u>	<u>6,730.65</u>	<u>3.73</u>	<u>89,556.15</u>
Other Financial Items				
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00	0.00
Property betterments & additions	35,994.39	0.00	0.00	35,994.39
Total Other Financial Items	<u>35,994.39</u>	<u>0.00</u>	<u>0.00</u>	<u>35,994.39</u>
Net Income (Loss)	<u>\$ 46,827.38</u>	<u>\$ 6,730.65</u>	<u>\$ 3.73</u>	<u>\$ 53,561.76</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 1 Month Ended 4/30/2019

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 36,177.25	\$ 36,177.25	\$ 342,450.00	\$ 306,272.75
Tenant revenue - other	1,988.64	1,988.64	13,460.00	11,471.36
HUD PHA operating grants	54,768.67	54,768.67	689,103.00	634,334.33
Investment income - unrestricted	2,218.29	2,218.29	16,540.00	14,321.71
Other revenue	350.00	350.00	8,100.00	7,750.00
Total Operating Revenues	<u>95,502.85</u>	<u>95,502.85</u>	<u>1,069,653.00</u>	<u>974,150.15</u>
Operating Expenses				
Administrative salaries	6,022.86	6,022.86	144,470.00	138,447.14
Auditing fees	0.00	0.00	5,810.00	5,810.00
Advertising and marketing	0.00	0.00	420.00	420.00
Employee benefits - administrative	4,774.80	4,774.80	80,590.00	75,815.20
Office expenses	786.94	786.94	30,710.00	29,923.06
Legal expenses	0.00	0.00	6,090.00	6,090.00
Travel	26.39	26.39	14,940.00	14,913.61
Other admin.	(10.80)	(10.80)	23,200.00	23,210.80
Total Administrative	<u>11,600.19</u>	<u>11,600.19</u>	<u>306,230.00</u>	<u>294,629.81</u>
Tenant services - other	0.00	0.00	5,000.00	5,000.00
Total Tenant Services	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>5,000.00</u>
Water	1,171.53	1,171.53	70,590.00	69,418.47
Electricity	282.76	282.76	19,790.00	19,507.24
Gas	23.33	23.33	3,950.00	3,926.67
Sewer	7,359.12	7,359.12	98,920.00	91,560.88
Total Utilities	<u>8,836.74</u>	<u>8,836.74</u>	<u>193,250.00</u>	<u>184,413.26</u>
Maintenance labor	4,212.14	4,212.14	101,120.00	96,907.86
Maintenance materials	4,272.67	4,272.67	95,000.00	90,727.33
Maintenance contracts	10,115.13	10,115.13	114,000.00	103,884.87
Employee benefits - maintenance	2,797.24	2,797.24	49,030.00	46,232.76
Total Maintenance	<u>21,397.18</u>	<u>21,397.18</u>	<u>359,150.00</u>	<u>337,752.82</u>
Property insurance	5,083.19	5,083.19	58,730.00	53,646.81
Liability insurance	480.35	480.35	8,100.00	7,619.65
Workmen's compensation	693.32	693.32	8,090.00	7,396.68
All other insurance	584.50	584.50	4,590.00	4,005.50
Total Insurance	<u>6,841.36</u>	<u>6,841.36</u>	<u>79,510.00</u>	<u>72,668.64</u>
Compensated absences	0.00	0.00	13,460.00	13,460.00
Payments in lieu of taxes	0.00	0.00	14,920.00	14,920.00
Bad debt - tenant rents	0.00	0.00	10,000.00	10,000.00
Total General Expenses	<u>0.00</u>	<u>0.00</u>	<u>38,380.00</u>	<u>38,380.00</u>
Total Operating Expenses	<u>48,675.47</u>	<u>48,675.47</u>	<u>981,520.00</u>	<u>932,844.53</u>
Operating Income (Loss)	<u>46,827.38</u>	<u>46,827.38</u>	<u>88,133.00</u>	<u>41,305.62</u>
Other Financial Items				
Operating transfer in	0.00	0.00	(20,000.00)	(20,000.00)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	190,000.00	190,000.00
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>170,000.00</u>	<u>170,000.00</u>
Net Income (Loss)	<u>\$ 46,827.38</u>	<u>\$ 46,827.38</u>	<u>\$ (81,867.00)</u>	<u>\$ (128,694.38)</u>

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

**Mexico Housing Authority
2017 CFP Report
04/30/19**

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

**Mexico Housing Authority
2018 CFP Report
04/30/19**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Advances			
CFP Advances	\$ <u>307,278.42</u>	\$ <u>467,984.00</u>	\$ <u>160,705.58</u>
Expenditures			
Operations	20,000.00	20,000.00	0.00
Management Improvement	1,129.00	5,000.00	3,871.00
Administration	16,860.76	16,860.76	0.00
General Capital Activity	<u>269,288.66</u>	<u>426,123.24</u>	<u>156,834.58</u>
Total Expenditures	\$ <u>307,278.42</u>	\$ <u>467,984.00</u>	\$ <u>160,705.58</u>
Excess (Deficiency) of Funds Advanced	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher
1 Month Ended 4/30/2019

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 6,152.00	\$ 39,994.00	\$ 46,146.00
Investment income - unrestricted	139.64	0.00	139.64
Other revenue	594.37	0.00	594.37
Total Operating Revenues	<u>6,886.01</u>	<u>39,994.00</u>	<u>46,880.01</u>
Operating Expenses			
Administrative salaries	1,358.82	0.00	1,358.82
Employee benefits - administrative	1,983.15	0.00	1,983.15
Office expenses	151.15	0.00	151.15
Other admin.	(54.03)	0.00	(54.03)
Total Administrative	<u>3,439.09</u>	<u>0.00</u>	<u>3,439.09</u>
Liability insurance	6.19	0.00	6.19
Workmen's compensation	103.60	0.00	103.60
All other insurance	40.48	0.00	40.48
Total Insurance	<u>150.27</u>	<u>0.00</u>	<u>150.27</u>
Housing assistance payments	0.00	36,038.00	36,038.00
HAP portability-in	522.00	0.00	522.00
Total Housing Assistance Payments	<u>522.00</u>	<u>36,038.00</u>	<u>36,560.00</u>
Total Operating Expenses	<u>4,111.36</u>	<u>36,038.00</u>	<u>40,149.36</u>
Operating Income (Loss)	<u>2,774.65</u>	<u>3,956.00</u>	<u>6,730.65</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>\$ 2,774.65</u>	<u>\$ 3,956.00</u>	<u>\$ 6,730.65</u>

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

	Actual	Available 12/31	Budgeted
Annual Budget Authority		498,209	498,209
HUD-held Program Reserve		149,090	129,746
PHA-held NRA Balance		20,656	-
Administrative Fee Reserve		-	-
Total Funding Available		667,955	627,955

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

Baseline Units

151

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

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 4/1/2019 through 4/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019625	ACH	\$196.00	Open	04/01/2019	Ahmann, Thomas & Linda
00019626	Check	\$731.00	Open	04/01/2019	Ameren Missouri
00019627	ACH	\$284.00	Open	04/01/2019	JUDY BIRD
00019628	ACH	\$3,034.00	Open	04/01/2019	Berkshire Estates, LP
00019629	Check	\$500.00	Open	04/01/2019	Century 21
00019630	ACH	\$1,213.00	Open	04/01/2019	Chris Bohr
00019631	ACH	\$652.00	Open	04/01/2019	Jerry Boles
00019632	ACH	\$882.00	Open	04/01/2019	Brenda Bryan
00019633	ACH	\$344.00	Open	04/01/2019	Henry Butts
00019634	ACH	\$602.00	Open	04/01/2019	Paul Carlson
00019635	ACH	\$5,189.00	Open	04/01/2019	Cedar Grove LLC
00019636	ACH	\$296.00	Open	04/01/2019	SAMMY DYSART
00019637	ACH	\$481.00	Open	04/01/2019	Davidson, Dan
00019638	ACH	\$275.00	Open	04/01/2019	ESmith Investments LLC
00019639	ACH	\$534.00	Open	04/01/2019	Tammy Gibbons
00019640	ACH	\$747.00	Open	04/01/2019	STEVE HARTING
00019641	ACH	\$1,178.00	Open	04/01/2019	Barbara Jones
00019642	Check	\$388.00	Open	04/01/2019	K & C Properties, LLC
00019643	ACH	\$594.00	Open	04/01/2019	Lick Branch Properties, LLC
00019644	ACH	\$3,392.00	Open	04/01/2019	MEXICO MEADOWS
00019645	Check	\$364.00	Open	04/01/2019	RALPH MIKA
00019646	ACH	\$493.00	Open	04/01/2019	Frank Marth
00019647	ACH	\$1,572.00	Open	04/01/2019	Maco Management
00019648	ACH	\$715.00	Open	04/01/2019	Joshua Newlon
00019649	ACH	\$730.00	Open	04/01/2019	Warren Nordwald
00019650	ACH	\$550.00	Open	04/01/2019	Stuart Pfeifer
00019651	Check	\$507.00	Open	04/01/2019	ROGERS, GREGORY MARK
00019652	ACH	\$321.00	Open	04/01/2019	Replogle, Clarence P.
00019653	ACH	\$831.00	Open	04/01/2019	Rural Real Estate Holdings LLC
00019654	Check	\$44.00	Open	04/01/2019	SAP INVESTMENTS
00019655	ACH	\$152.00	Open	04/01/2019	Schinkel Rentals
00019656	ACH	\$633.00	Open	04/01/2019	Roger Shuck
00019657	ACH	\$2,705.00	Open	04/01/2019	DBA Country Place
00019658	ACH	\$1,331.00	Open	04/01/2019	Teal Lake Village Mexico, LP
00019659	ACH	\$311.00	Open	04/01/2019	Thomas, Garnett and Joann
00019660	ACH	\$1,009.00	Open	04/01/2019	CLIFFORD WILSON
00019661	Check	\$163.00	Open	04/01/2019	Walker, Kenneth
00019662	ACH	\$575.00	Open	04/01/2019	Welch, William

Housing Authority of the City of Mexico

Check Register

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Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 4/1/2019 through 4/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019663	ACH	\$232.00	Open	04/01/2019	La Shonia West
00019664	ACH	\$281.00	Open	04/01/2019	YELTON, GARY & SUSAN
00019665	ACH	\$463.00	Open	04/01/2019	Cotton Top II, LLC
00019666	ACH	\$222.00	Open	04/01/2019	James Zumwalt
00019667	Check	\$345.00	Open	04/11/2019	Lick Branch Properties, LLC
00019668	Check	\$221.00	Open	04/11/2019	MEXICO MEADOWS
00019669	Check	\$164.00	Open	04/11/2019	Maco Management
00019670	Check	\$114.00	Open	04/11/2019	Walker, Kenneth

Total # of checks listed: 46

Total amount of all checks: \$36,560.00

Total Open: 46

Total Cleared: 0

Total Reconciled: 0

Total Void: 0

Housing Authority of the City of Mexico

Check Register

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Housing Authority of the City of Mexico

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

All Check Numbers

Check Dates from 4/1/2019 through 4/30/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00064090	Check	\$454.36	Open	04/17/2019	Ameren Missouri
00064091	Check		Void	04/17/2019	Audrain County Courthouse
00064092	Check	\$55.00	Open	04/17/2019	Brick City Painting & Drywall
00064093	Check	\$340.00	Open	04/17/2019	Canon Financial Services, INC.
00064094	Check	\$9,776.85	Open	04/17/2019	City of Mexico
00064095	Check	\$2,237.68	Open	04/17/2019	Commerce Bank
00064096	Check	\$199.46	Open	04/17/2019	Dayne's Waste Disposal, Inc.
00064097	Check	\$700.00	Open	04/17/2019	Guardian Pest Control
00064098	Check	\$3,138.23	Open	04/17/2019	HD Supply Facilities Mtce Ltd
00064099	Check	\$432.00	Open	04/17/2019	Lindsey Software
00064100	Check	\$247.15	Open	04/17/2019	MFA Oil Company-KC
00064101	Check	\$1,014.00	Open	04/17/2019	Mexico Ledger
00064102	Check	\$6,686.68	Open	04/17/2019	Missouri American Water Co.
00064103	Check	\$20.84	Open	04/17/2019	Plumb Supply Company-Mex
00064104	Check	\$49,711.94	Open	04/17/2019	Robinett Construction
00064105	Check	\$187.50	Open	04/17/2019	Securities America Advisors
00064106	Check	\$57.45	Open	04/17/2019	Sherwin Williams Co.
00064107	Check	\$486.50	Open	04/17/2019	Socket
00064108	Check	\$800.00	Open	04/17/2019	Southwest NAHRO
00064109	Check	\$52.09	Open	04/17/2019	Staples Advantage
00064110	Check	\$258.80	Open	04/17/2019	The P I Company
00064111	Check	\$8,123.98	Open	04/17/2019	United Health Care Ins. Co.
00064112	Check	\$250.00	Open	04/17/2019	Urlaub & Co., PLLC
00064113	Check	\$17,324.95	Open	04/24/2019	Audrain County Collector
00064114	Check	\$4,550.00	Open	04/24/2019	Pathway Investment Group

Total # of checks listed: 25

Total amount of all checks: \$107,105.46

Total Open: 24

Total Cleared: 0

Total Reconciled: 0

Total Void: 1

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 5/1/2019 through 5/31/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
000 1967 1	ACH	\$196.00	Reconciled	05/01/2019	Ahmann, Thomas & Linda
000 1967 2	Check	\$759.00	Reconciled	05/01/2019	Ameren Missouri
000 1967 3	ACH	\$284.00	Reconciled	05/01/2019	JUDY BIRD
000 1967 4	ACH	\$3,030.00	Reconciled	05/01/2019	Berkshire Estates, LP
000 1967 5	Check	\$500.00	Reconciled	05/01/2019	Century 21
000 1967 6	ACH	\$1,213.00	Reconciled	05/01/2019	Chris Bohr
000 1967 7	ACH	\$652.00	Reconciled	05/01/2019	Jerry Boles
000 1967 8	ACH	\$882.00	Reconciled	05/01/2019	Brenda Bryan
000 1967 9	ACH	\$344.00	Reconciled	05/01/2019	Henry Butts
000 1968 0	ACH	\$602.00	Reconciled	05/01/2019	Paul Carlson
000 1968 1	ACH	\$5,123.00	Reconciled	05/01/2019	Cedar Grove LLC
000 1968 2	ACH	\$296.00	Reconciled	05/01/2019	SAMMY DYSART
000 1968 3	ACH	\$481.00	Reconciled	05/01/2019	Davidson, Dan
000 1968 4	ACH	\$275.00	Reconciled	05/01/2019	ESmith Investments LLC
000 1968 5	ACH	\$534.00	Reconciled	05/01/2019	Tammy Gibbons
000 1968 6	ACH	\$747.00	Reconciled	05/01/2019	STEVE HARTING
000 1968 7	ACH	\$1,017.00	Reconciled	05/01/2019	Barbara Jones
000 1968 8	Check	\$388.00	Reconciled	05/01/2019	K & C Properties, LLC
000 1968 9	ACH	\$1,095.00	Reconciled	05/01/2019	Lick Branch Properties, LLC
000 1969 0	ACH	\$3,613.00	Reconciled	05/01/2019	MEXICO MEADOWS
000 1969 1	Check	\$364.00	Reconciled	05/01/2019	RALPH MIKA
000 1969 2	ACH	\$493.00	Reconciled	05/01/2019	Frank Marth
000 1969 3	ACH	\$1,796.00	Reconciled	05/01/2019	Maco Management
000 1969 4	ACH	\$715.00	Reconciled	05/01/2019	Joshua Newlon
000 1969 5	ACH	\$730.00	Reconciled	05/01/2019	Warren Nordwald
000 1969 6	ACH	\$550.00	Reconciled	05/01/2019	Stuart Pfeifer
000 1969 7	Check	\$507.00	Reconciled	05/01/2019	ROGERS, GREGORY MARK
000 1969 8	ACH	\$321.00	Reconciled	05/01/2019	Replogle, Clarence P.
000 1969 9	ACH	\$831.00	Reconciled	05/01/2019	Rural Real Estate Holdings LLC
000 1970 0	Check	\$48.00	Reconciled	05/01/2019	SAP INVESTMENTS
000 1970 1	ACH	\$152.00	Reconciled	05/01/2019	Schinkel Rentals
000 1970 2	ACH	\$633.00	Reconciled	05/01/2019	Roger Shuck
000 1970 3	ACH	\$2,705.00	Reconciled	05/01/2019	DBA Country Place
000 1970 4	ACH	\$1,331.00	Reconciled	05/01/2019	Teal Lake Village Mexico, LP
000 1970 5	ACH	\$311.00	Reconciled	05/01/2019	Thomas, Garnett and Joann
000 1970 6	ACH	\$1,004.00	Reconciled	05/01/2019	CLIFFORD WILSON
000 1970 7	Check	\$254.00	Reconciled	05/01/2019	Walker, Kenneth
000 1970 8	ACH	\$575.00	Reconciled	05/01/2019	Welch, William

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 5/1/2019 through 5/31/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019709	ACH	\$232.00	Reconciled	05/01/2019	La Shonia West
00019710	ACH	\$281.00	Reconciled	05/01/2019	YELTON, GARY & SUSAN
00019711	ACH	\$463.00	Reconciled	05/01/2019	Cotton Top II, LLC
00019712	ACH	\$222.00	Reconciled	05/01/2019	James Zumwalt
00019713	Check		Void	05/17/2019	Don Rittmann
00019714	Check		Void	05/17/2019	Teal Lake Village Mexico, LP
00019715	Check	\$329.00	Reconciled	05/17/2019	Don Rittmann
00019716	Check		Void	05/17/2019	Teal Lake Village Mexico, LP
00019717	Check	\$267.00	Reconciled	05/17/2019	Teal Lake Village Mexico, LP

Total # of checks listed: 47

Total amount of all checks: \$37,145.00

Total Open: 0

Total Cleared: 0

Total Reconciled: 44

Total Void: 3

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

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

All Check Numbers

Check Dates from 5/1/2019 through 5/31/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00064116	Check	\$1,498.74	Reconciled	05/01/2019	Ameren Missouri
00064117	Check	\$316.88	Reconciled	05/01/2019	Delta Dental Lockbox
00064118	Check	\$3,789.53	Reconciled	05/01/2019	Housing Interiors, Inc.
00064119	Check	\$729.00	Reconciled	05/01/2019	Lindsey Rentals & Sales, INC
00064120	Check	\$70.80	Reconciled	05/01/2019	Love's Transfer, LLC
00064121	Check	\$323.85	Reconciled	05/01/2019	Loyds Locks Co
00064122	Check	\$46.50	Reconciled	05/01/2019	M & M Golf Cars, LLC
00064123	Check	\$1,177.58	Reconciled	05/01/2019	Missouri American Water Co.
00064124	Check	\$151.56	Reconciled	05/01/2019	PITNEY BOWES INC
00064125	Check	\$1,310.00	Reconciled	05/01/2019	Pathway Investment Group
00064126	Check	\$1,965.80	Reconciled	05/01/2019	Thomas E. McBride
00064127	Check	\$19,609.74	Reconciled	05/01/2019	Robinett Construction
00064128	Check	\$1,772.40	Reconciled	05/01/2019	Sherwin Williams Co.
00064129	Check	\$48.81	Reconciled	05/01/2019	Standard Insurance Co.
00064130	Check	\$74.29	Reconciled	05/01/2019	Staples Advantage
00064131	Check	\$71.17	Reconciled	05/01/2019	Walmart Community/GEMB
00064132	Check	\$182.29	Reconciled	05/01/2019	Westlakes Hardware MO-019
00064133	Check	\$168.19	Reconciled	05/17/2019	Butler Supply, Inc.
00064134	Check	\$11,494.91	Reconciled	05/17/2019	City of Mexico
00064135	Check	\$918.17	Reconciled	05/17/2019	Columbia Winnelson Co.
00064136	Check	\$3,936.70	Reconciled	05/17/2019	Commerce Bank
00064137	Check	\$55.13	Reconciled	05/17/2019	Crown Linen
00064138	Check	\$251.96	Reconciled	05/17/2019	Dayne's Waste Disposal, Inc.
00064139	Check	\$3,836.00	Reconciled	05/17/2019	Home Depot Credit Services
00064140	Check	\$432.00	Reconciled	05/17/2019	Lindsey Software
00064141	Check	\$516.10	Reconciled	05/17/2019	M & M Golf Cars, LLC
00064142	Check	\$437.56	Reconciled	05/17/2019	MFA Oil Company-KC
00064143	Check	\$213.80	Reconciled	05/17/2019	Marco Technologies LLC
00064144	Check	\$359.24	Reconciled	05/17/2019	Meeks Mexico
00064145	Check	\$34.72	Reconciled	05/17/2019	Miller Tire Company
00064146	Check	\$5,992.10	Reconciled	05/17/2019	Missouri American Water Co.
00064147	Check	\$9,163.87	Reconciled	05/17/2019	Mommens Heating & Cooling, LLC
00064148	Check	\$100.00	Reconciled	05/17/2019	Nunnally, Conrad
00064149	Check	\$2,430.00	Reconciled	05/17/2019	Pathway Investment Group
00064150	Check	\$921.95	Reconciled	05/17/2019	Plumb Supply Company-Mex
00064151	Check	\$58,699.80	Reconciled	05/17/2019	Robinett Construction
00064152	Check	\$498.63	Reconciled	05/17/2019	Socket
00064153	Check	\$173.41	Reconciled	05/17/2019	Staples Advantage

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

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

All Check Numbers

Check Dates from 5/1/2019 through 5/31/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00064154	Check	\$300.50	Reconciled	05/17/2019	The P I Company
00064155	Check	\$25.00	Reconciled	05/17/2019	United Credit Union
00064156	Check	\$622.00	Reconciled	05/17/2019	Urlaub & Co., PLLC

Total # of checks listed: 41

Total amount of all checks: \$134,720.68

Total Open: 0

Total Cleared: 0

Total Reconciled: 41

Total Void: 0

Housing Authority of the City of Mexico

Check Register

Non-Federal Funds

Non-Federal Funds

Bank Account: 4 01 1111.11 0 - Non-Federal Funds

All Check Numbers

Check Dates from 5/1/2019 through 5/31/2019

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
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Total # of checks listed: 0

Total amount of all checks: \$0.00

Total Open: 0

Total Cleared: 0

Total Reconciled: 0

Total Void: 0

No Data Found

[illegible]

Balance Sheet

Income Statement

Section 8

Income Statement

Housing assistance payments	36,038.00
Operating expenses	3,589.36
Operating income/loss (monthly)	6,730.65
Operating income/loss (ytd)	6,730.65
Units leased	120.00
Average HAP cost (monthly)	300.32

[illegible]

A - Low Rent Waiting List

Housing Authority of the City of Mexico

Effective Date : 6/3/2019

Bedroom Size: ALL

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	0	4	2	0	0	0	0	6
Near Elderly	0	0	0	0	0	0	0	0
Handi/Disabled	0	15	2	1	0	0	0	18
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	23	11	8	3	0	0	45
Hispanic	0	1	0	0	0	0	0	1
White	0	27	10	7	2	0	0	46
Black	0	11	3	1	0	0	0	15
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	1	0	1	1	0	0	3

Income Limit Breakdown

High:	0
Low:	5
Very Low:	7
ExtLow:	53

B - Section 8 Mexico

Housing Authority of the City of Mexico

Effective Date : 6/3/2019

Section 8

Applicant# and Name		VS WT Points	Waiting List Date	Time	Eligibility Y/N Date	Gross Income	Income Limits	Race Code	Ethn Code	Sx	Fam Size	Hsg Type
County	Census Tract	Local Points	B-Range	Region	Locality	EDHNS						H/C Access
						N						
		0	0									

Waiting List Recap by Voucher Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	0	6	1	0	0	0	0	7
Near Elderly	0	1	0	0	0	0	0	1
Handi/Disabled	0	9	3	2	1	0	0	15
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	9	18	9	3	0	0	39
Hispanic	0	0	1	0	0	0	0	1
White	0	16	12	7	3	0	0	38
Black	0	5	6	3	1	0	0	15
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	1	0	1	0	0	0	2

Income Limit Breakdown

High:	0
Low:	6
Very Low:	8
ExtLow:	44



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

May 2019

Current Modernization Projects

1. We have replaced 112 occupied countertops.
2. Continuing the upgrades on the light fixtures, vanities, faucets and doorknobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink and upgrading faucets.
4. We are also replacing unit tile/vinyl and counter tops as needed and funds available
5. We are refinishing tubs, showers, and cabinets on as needed basis. Currently we have refinished six tubs, one countertop, and one set of cabinets.

Current Capital Fund

1. The replacement of windows MHA wide is complete!
2. We will be starting to work on concrete sidewalks and drainage walls.

Current Contracting

1. The replacement of soffit, fascia, gutters and down spouts on East & West Holt, Trinity, Seminary, Bolivar, Breckenridge, Buchanan, is complete, this was from reserve operating fund.
2. Contract on the last of the soffit, fascia, gutters and down spouts for Wade, Missouri, Hassen, Blvd, and Liberty has been signed, we will be using reserve operating funds for this.

Housing Authority of the City of Mexico

Monthly Report for Housing Authority Board

5/1/2019 TO 5/31/2019

WORK ORDERS

Received	Processed
271	271

Routine Work Received	Avg. Completion Time Routine
258	7.522 Hrs.

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

All Other Work Received	Avg. Completion Time Other
13	48.504 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	19
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: 1

W/O #	Work Order Date	Completion Date
137155	04/29/2019	05/03/2019

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 5/1/2019

Ending Date: 5/31/2019

Staff Generated Work Orders: False



MEXICO HOUSING AUTHORITY



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

Board Resolution

RESOLUTION NO. 2912

RESOLUTION APPROVING WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

FYE 2019/2020

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funding for the operation and maintenance of public housing through the Performance Funding System (PFS), and

WHEREAS, delinquent and unpaid rents periodically accumulate in the course of managing the public housing units, and

WHEREAS, the MHA is required to make reasonable efforts to collect delinquent rents, and

WHEREAS, the MHA has entered appropriate collection activities which include, direct resident contact, garnishment, eviction, and collection referrals, and

WHEREAS, there remains uncollected vacated tenant accounts receivable, and

WHEREAS, the MHA is required to annually write-off delinquent accounts.

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 18th day of June 2019, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners approved/authorized \$2,654.66 to be written off as bad debt for the FYE 2019/2020, and the accounts forwarded to a collection agent for further action.

Passed this 18th day of June 2019.

Tad Dobyns, Vice Chair

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

Housing Authority of the City of Mexico

A/R Balance Due Report

Effective Posting Date: Most Current Data

PHA	Prj	Site	Bldg	Unit	Tenant # and Name	Formal	SecDep Cr	General Open Cr	Util Reimb Open Cr	Amount Due	Net Due
1	01			094	15974					20.00	20.00
1	01			016	16868					929.00	929.00
1	01			124	11039						0.00
1	01			096	16741					339.96	339.96
1	01			152	10386					3.00	3.00
1	01			076	10432					122.00	122.00
1	01			008	16106					33.00	33.00
1	01			113	10340					250.00	250.00
1	01			101	10347					36.00	36.00
1	01			027	16693					50.00	50.00
1	01			074	15743					75.00	75.00
1	01			073	16301					11.70	11.70
	PHA: 1		Project: 01	Totals	Count:	12	60.00			1,869.66	1,869.66
1	02			212	16836					383.00	383.00
1	02			207	16077					190.00	190.00
	PHA: 1		Project: 02	Totals	Count:	2				573.00	573.00
1	04			252	16887					192.00	192.00
1	04			237	16871					20.00	20.00
	PHA: 1		Project: 04	Totals	Count:	2				212.00	212.00
	PHA: 1		Totals	Count:	16	60.00				2,654.66	2,654.66
	Grand Totals				Count:	16	60.00			2,654.66	2,654.66



MEXICO HOUSING AUTHORITY

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BOARD RESOLUTION

RESOLUTION NO. 2913 RESOLUTION APPROVING SENIOR CENTER LEASE

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of public housing program through the Operating Fund, and

WHEREAS, the Senior Center lease agreement renewal is due for annual update to reflect the needs of the Mexico Housing Authority, and

WHEREAS, the rental amount should not be set so high as to create a burden but to be set to offset the cost of housing the organization so that it does not put an undue burden on the Housing Authority's operating budget, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 18th day of June 2019, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the Senior Center Lease agreement.

Passed this 18th day of June 2019

Tad Dobyns, Vice Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Senior Center Charges from January 1, 2018-May 23, 2019 (17 months)

Work Completed	<u>Amount</u>
Workorders	\$324.25
Leaking water Fountain	\$307.92
Parking lot (Robinett)	24,435.00
doors and openers installed (half of cost since we did office doors also)	\$3,989.00
Parking lot (Payless Plumbing)	\$1,120.00

TOTAL **\$30,176.17**

Rent received for 17 months \$2,550.00

Approx cost per month for 17 months (30,176.17 minus rent pd/17 months \$1,625.07 cost per month after rent payment deducted
\$1,775.07 cost per month before rent payment is deducted

*****These amount DO NOT include any misc work we did for no charge like waxing floors, painting, or other misc wear and tear fixes

MEXICO HOUSING AUTHORITY

828 GARFIELD AVENUE

MEXICO, MISSOURI 65265

LEASE OF REAL ESTATE

THIS LEASE (the "Lease") is made and entered into this First day of July, 2019, by and between Housing Authority of The City of Mexico, Missouri (hereinafter referred to as "Lessor"), and Central Missouri Agency on Aging and/or Mexico Senior Center, Inc., a Missouri non-profit corporation (hereinafter referred to as "Lessee").

In consideration of the mutual covenants contained herein the Parties agree as follows:

1. PREMISES: Lessor leases to Lessee and Lessee leases from Lessor, premises located at 606 Park Street, Mexico, 65265, Audrain County, Missouri.

2. TERM: The term of this Lease shall be for one year, beginning on the **1st** day of **July, 2019**, and terminating on the **30th** day of **June, 2020**, this lease can be null and void by a thirty (30) day notice by either party at any time by written notice.

3. RENT: The total annual base rent under this Lease shall be **\$00.00** or one thousand eight hundred dollars annual lump sum or payable in equal monthly installments of **\$00** per month in advance on the first (1st) day of each calendar month during the term of this Lease. All payments shall be mailed to the Housing Authority of the City of Mexico, Missouri, P.O. Box 484, Mexico, Missouri 65265 or hand delivered to the Lessor's office at 828 Garfield Ave, Mexico, MO 65265.

4. USE OF PREMISES: The premises are to be used solely for the purposes of Mexico Senior Center, Inc. business. Lessee shall restrict its use to such purposes and shall not use or permit the use of premises for any other purpose without the advance written consent of Lessor. Lessee shall not allow any waste or nuisance on the premises or use or allow the premises to be used for any unlawful purpose. Lessee agrees the Lessee will keep the premises free from any debris, trash, filth, and will not do anything to create a danger or fire or cause an increase in insurance rates or to cause a cancellation of insurance. Plumbing fixtures shall be used for the purposes intended only, and cloth, grease, cardboard or any other materials not designed for disposal in this manner shall not be placed in and disposed of in any plumbing fixture. Lessee shall comply with all municipal ordinances, and the building and safety codes and health regulations of the City of Mexico.

5. ASSIGNMENT, SUBLEASE OR LICENSE: Lessee shall not assign or sublease the premises or any portion thereof, or allow any other persons or businesses to occupy the premises without first obtaining the written consent of the Lessor, which consent may be withheld in the sole and absolute discretion of Lessor. Any unauthorized assignment, subleases or license to occupy by Lessee shall void and terminate this Lease at the option of Lessor. The rights and interest of Lessee in this Lease are not assignable without written consent of Lessor.

6. ENTRY ON PREMISES BY LESSOR: Lessor, its officers, agents, directors, and employees, reserve the right to enter on the premises at reasonable times to inspect the premises, to perform any required maintenance, to make alterations or additions deemed necessary by Lessor, to show the premises to prospective tenants or for other reasonable purposes and Lessee shall permit Lessor to do so at any time.

15. **COSTS OF ENFORCEMENT:** If the Lessee defaults in the performance of any obligations imposed on Lessee by this lease agreement, including, but not limited to, a default in the payment of any money or a refusal of the Lessee to vacate the premises, then Lessee covenants and agrees to pay the Lessor all costs and fees involved in correcting the default and/or collecting the money including reasonable attorney's fees incurred by the Lessor, notwithstanding the fact that a suit has not yet been instituted, and if a suit is instituted, the Lessee shall also pay attorney's fees and court cost.

16. **NO WAIVER:** Failure of the Lessor to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. Further, acceptance of rental payments during any such breach shall not be construed as a waiver or relinquishment of any of Lessor's rights under this lease.

17. **ABANDONMENT OF PERSONAL PROPERTY BY LESSEE:** At the termination of this lease, Lessee shall remove all of Lessee's personal property from the premises and leave the premises in a "broom clean" condition. Any personal property of Lessee remaining on the real estate after the termination of this Lease shall be deemed abandoned and shall become the property of Lessor and if said property is disposed of by the Lessor, the Lessee will pay the cost of the trash hauling fees and removal.

18. **NOTICE OF DEFECT:** Lessee will give Lessor notice of any known defect, breakage, malfunction, or damage to or in the structure, equipment or fixtures in or on said premises. This covenant, however, does not obligate, and is not to be understood, interpreted, construed, or in any way to imply that Lessor is obligated or expected to repair or correct such defect breakage, malfunction, or damage except as already provided.

19. **TRASH RECEPTACLES:** Lessee shall provide appropriate receptacles for the collection, storage, and removal of garbage, rubbish and other waste and arrange for the prompt removal of same.

20. **ESTOPPEL CERTIFICATES:** Lessee agrees, within ten (10) days after written request by Lessor, to execute, acknowledge and deliver to and in favor of any proposed mortgagee or purchaser of the demised premises, an estoppel certificate, in the form customarily used by such proposed mortgagee or purchaser.

21. **HAZARDOUS SUBSTANCES:**

a. As used herein, "Hazardous Substances" shall mean any substance, material or waste that is regulated by any federal, state or local government, or quasi-governmental authority because of its toxicity, infectiousness, radioactivity, explosiveness, ignitability, corrosiveness or reactivity; and "Environmental Requirements" shall mean all legal requirements relating to industrial hygiene, protection of human health, hazard communication, employee right-to-know, environmental protection, or the use, handling, storage, disposal, control, transportation or emission of any Hazardous Substances.

b. Lessee shall not cause or knowingly permit any Hazardous Substances to be brought upon, generated, produced, kept or used in or about the premises by Lessee or any of Lessee's employees, agents, officers, directors, invitees, or licensees, without Lessor's written consent.

c. Lessee agrees to indemnify and hold Lessor its employees, agents, officers, directors, invitees, or Licensees harmless from and against any and all claims, liabilities, penalties, fines, judgments, forfeitures, losses (including without limitation, reasonable attorney's fees, consultant fees, expert fees, and costs), arising out of or in connection with Lessee's failure to comply with any and all Environmental Requirements in connection with any Hazardous Substances.

22. **SIGNAGE:** Lessee shall not erect any sign or signs on the exterior demised premises without the prior written consent of Lessor. All signs shall comply with applicable ordinances and determination of such requirements and compliance therewith shall be the responsibility of Lessee.



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

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

Report Date: 02/01/2019

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

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

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

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

Notes:

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>