



BAY CITY HOUSING COMMISSION

NOTICE OF REGULAR MEETING OF THE BOARD OF COMMISSIONERS

**Wednesday, October 23, 2024, at 2:00 PM
315 14th Street Bay City, MI 48708**

Meetings of the Bay City Housing Commission are held, in person, at its Central Offices. Covid protocols now only require face masks at the discretion of a meeting participant.

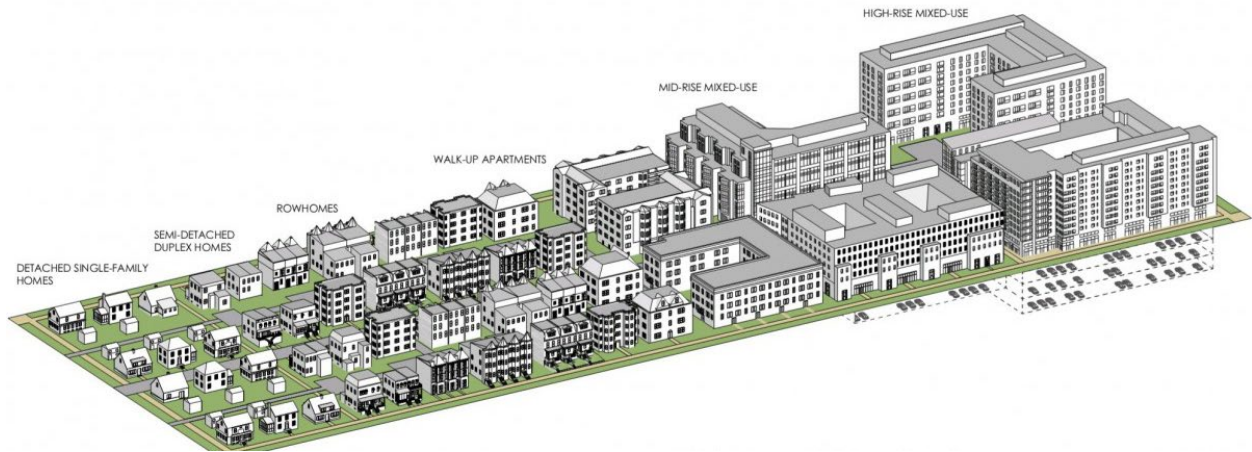
RESOLUTION 431 PUBLIC MEETING ALIGNMENT WITH THE MICHIGAN OPEN MEETINGS ACT FOR REMOTE PARTICIPATION BY A BOARD MEMBER

WHEREAS, the Bay City Housing Commission, hereinafter called the Public Housing Agency (PHA), desires to better align its public meeting practices with the February 17, 2022 rendition of the Michigan Open Meetings Act 267 of 1976 as amended allowing remote attendance and participation in meetings of its Board,

RESOLVED, that the Board of Commissioners of the Bay City Housing Commission, hereby adopts and conforms its public meeting procedures to Section 15.263 Meetings, decisions, and deliberations of public body; requirements; attending or addressing meeting of public body; COVID-19 safety measures; tape-recording, videotaping, broadcasting, and telecasting proceedings; accommodation of absent members; remote attendance; rules; exclusion from meeting; exemptions. Subsection (2) established a procedure to accommodate the absence of any member of the public body due to military duty, a medical condition, or a statewide or local state of emergency or state of disaster declared pursuant to law or charter or local ordinance by the governor or a local official, governing body, or chief administrative officer that would risk the personal health or safety of members of the public or the public body if the meeting were held in person.

(ii) For each member of the public body attending the meeting remotely, a public announcement at the outset of the meeting by that member, to be included in the meeting minutes, that the member is in fact attending the meeting remotely.

BAY CITY HOUSING COMMISSION



MEETING OF THE BOARD OF COMMISSIONERS

AGENDA AND REPORT

OCTOBER 23, 2024

We will do our absolute best to assure that each night, when we go home to our families, we have left no units vacant that could have housed a family in need.



BAY CITY HOUSING COMMISSION
315 14th STREET BAY CITY, MI. 48708

BCHC REGULAR BOARD MEETING AGENDA

October 23, 2024

1. Call to Order / Roll Call

- _____ Ann Grady – President (3)
- _____ Sharon Brown – Vice President (3)
- _____ Louise Ryan – Secretary (3)
- _____ Debbie Kiesel – Commissioner
- _____ James Whaley - Commissioner

2. Changes to the Agenda

3. Review and Approval of Minutes from Prior Board or Committee Meetings

- a. Board Attendance Log 1
- b. Minutes from September 25, 2024, Regular Board Meeting 1-2

4. Public Input (Each participant is allowed 5 minutes for comment)

5. Committee Reports and Presentations

6. CEO Report and Financial Statements and Cash Disbursement Review

- a. CEO Report Narrative 3-5
- b. Capital Project Update 6
- c. Employee Health Insurance Costs Memorandum 7-8
- d. Financial Statements as of September 30, 2024 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)] 9-35
- e. All Transactions Cash Disbursement Listing as of September 30, 2024 36-42
- f. FY2024 Performance Bonus Handout
- g. Adjustments to the FY2025 Operating and Capital Budget Handout

7. Action Items for Consideration and Appropriate Action

- a. CEO Report for October 23, 2024, with the Financial Statements as of September 30, 2024 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)] 3-35

- b. Previously Issued Checks and ACH Batch Transfers (List of Disbursements) as of September 30, 2024, in the amount of **\$462,884.71.** 36-42
 - c. Employee 2025 Health Insurance Premium Allocation 7-8
 - d. FYE 2024 Performance Bonus
 - e. Adjustments to the FY2025 Operating and Capital Budgets
- 8. Comments and Discussion by Board Members**

9. Adjournment

Attachments

- 1. Board Attendance Log 1
- 2. Minutes from September 25, 2024, Regular Board Meeting 1-2
- 3. CEO Report as of October 23, 2024 including Financial Reports 3-35
- 4. Lists of Previously Issued Checks/ACH Batch Transfers as of September 30, 2024 36-42

Upcoming Board Meetings/Conferences/Workshops

**Staff Meeting and Performance Review
Discussion Tuesday, November 5, 2024, 2:00PM**

**Annual Board Meeting
Wednesday, December 4, 2024, at 2:00PM**

BAY CITY HOUSING COMMISSION
REGULAR BOARD MEETING
ATTENDANCE LOG AND MEETING MINUTES

Location: **This meeting was conducted physically at the Bay City Housing Commission's Central Office. The meeting is open to the public and this notice is provided under the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.**

Date of Meeting: **Wednesday, September 25, 2024**

Call to Order at: **2:02 PM**

ATTENDANCE LOG

	Present	Excused	Absent
<u>Commissioners:</u>			
Ann Grady	X		
Sharon Brown	X		
Louise Ryan	X		
James Whaley	X		
Debbie Kiesel	X		
<u>Staff:</u>			
Bill Phillips	X		
John Neeb	X		
Karl Opheim	X		

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the agenda as amended and presented.

Agenda Item: 2
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

2. Approval of the Regular Meeting minutes (08/28/2024) of the Bay City Housing Commission as presented.

Agenda Item: 3b
Motion: Whaley
Second: Kiesel
Motion Approved: Unanimous

3. Suspend the regular rules for Public Input at 2:04 PM.

Public Input

Speaker Time Address Issue

No one was present to address the Board. The Board agreed to hear late arrivals.

Return to Regular Order at 2:05 PM

Agenda Item: 4
Motion: N/A
Second: N/A
Motion Approved: Unanimous

4. The Board received and supported the 09/25/2024 CEO Report as presented.

Agenda Item: 7a
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

BAY CITY HOUSING COMMISSION
REGULAR BOARD MEETING
ATTENDANCE LOG AND MEETING MINUTES

5. The Board accepted the current financial statements for the period ending 08/31/2024.

Agenda Item: 7a
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

6. The Board approved the FYE 2024 property level accounts receivable write offs in the amount of \$20,098.02.

Agenda Item: 7b
Motion: Brown
Second: Whaley
Motion Approved: Unanimous

7. Approval of all disbursements including ACH transactions and payroll in the total amount of \$813,490.51 for the period ending 08/31/2024.

Agenda Item: 7c
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

8. The Board approved Resolution #442 regarding the operating and capital improvement budgets for FYE 09/30/2025 along with HUD Form 52574 PHA Board Resolution Approving Operating Budget for President Grady's signature.

Agenda Item: 7d & 7f
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

9. The Board approved Resolution #443 regarding the Public Housing Flat Rent and Utility Allowance Schedule that will implemented on 01/01/2025.

Agenda Item: 7e
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

10. Adjournment at 3:16 PM.

Agenda Item 9
Motion: Ryan
Second: Brown
Motion Approved: Unanimous

UNAPPROVED MINUTES OF THE BAY CITY HOUSING COMMISSION ARE TO BE REVIEWED AND APPROVED BY THE BOARD AT THE OCTOBER 23, 2024 REGULAR MEETING.

Secretary's Certification of the Attendance Log and Meeting Minutes

I certify that the deliberations of the members of the Board of Commissioners recorded above were taken openly; that yay and nay votes on the adoption of motions were taken openly; that the meeting was held at the specified time and place convenient to the public; that notice of the meeting was properly published; and that the meeting was called and held in compliance with the provisions of the Michigan Open Meeting Act all the applicable provisions of the Act and with all of the procedural rules of the Board of Commissioners.

Attest:

Secretary:

By: John C. Neeb, III CFO

Louise Ryan

Date:

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Date:



BAY CITY HOUSING COMMISSION

CEO REPORT TO THE BOARD OF COMMISSIONERS
October 23, 2024

1. Portfolio Performance – The total physical occupancy for the entire portfolio is **98.6%** down from 99.3% last month. The senior high-rise buildings have an average 98.9% occupancy. Family high-rise buildings average 97.6% and scattered site housing is at 100.0%. The physical and leased occupancy increased slightly to **101.8%** from 100.2%.

Earlier this month we purged the wait list to remove any applications that were not active. We followed our processes for purging the wait list and reduced the total number by almost half. The wait list currently has a total of 426 applicants with 193 on the Public Housing Program list and 227 on the Multifamily Program list.

Observation: The wait lists for our multifamily units have a preference for applicants living in Bay City/Bay County and for persons with disabilities. Very few applicants without such preferences are ever housed due to the depth of the demand by households with working individuals and/or disabled persons. The question then becomes: Should we consider applying a ratio to each preference classification to better serve the broader need?

BAY CITY HOUSING COMMISSION
Portfolio Occupancy

10/15/24	Total Units	Vacant Not Ready	Vacant Ready	Total Vacant	Applications Approved for Move-In (Leased)	Occupied	Physical Occupancy	% Leased & Occupied ¹	Intents to Vacate	Transfers Pending	Vacant to Lease	Current Waitlist #Units ⁴ 9/3/2024	Waitlist #Units Last Quarter	Percent Change Over Prior Quarter
Smith Manor	141	0	2	2	2	139	98.6%	100.0%	-	-	2		98	-100.0%
Maloney Manor	113	0	4	4	7	109	96.5%	102.7%	-	-	4		73	-100.0%
SubTotal	254	0	6	6	9	248	97.6%	101.2%	-	-	6	-	171	-100.0%
Pine Towers	115	0	0	0	2	115	100.0%	101.7%	-	-	-		103	-100.0%
Maplewood Manor	158	0	3	3	8	155	98.1%	103.2%	-	-	3		68	-100.0%
SubTotal (62+)	273	0	3	3	10	270	98.9%	102.6%	-	-	3	-	171	-100.0%
Total All Highrise Bldg:	527	0	9	9	19	518	98.3%	101.9%	-	-	9	227	342	-33.6%
Scattered Site (PH) Unit Mix														
1-BR	20	0	0	0	2	20	100.0%	110.0%	-	-	-		116	-100.0%
2-BR	47	0	0	0	0	47	100.0%	100.0%	-	-	-		113	-100.0%
3-BR	67	0	0	0	2	67	100.0%	103.0%	1	-	1		83	-100.0%
4-BR	39	0	0	0	0	39	100.0%	100.0%	-	-	-		33	-100.0%
5-BR	20	0	0	0	0	20	100.0%	100.0%	-	-	-		19	-100.0%
Total Scattered Site (P)	193	0	0	0	4	193	100.0%	102.1%	1	0	1	193	364	-47.0%
Market/Master Lsd ³	2	1	0	1	0	1	50.0%	50.0%	-	-	1	6	6	0.0%
TOTAL PORTFOLIO	722	1	9	10	23	712	98.6%	101.8%	1	-	11	426	712	-40.2%

¹ Leased and Occupied units are units currently occupied plus "applications approved and scheduled for Move-in" (Leased)
² The majority of applications are listed on multiple wait lists. The wait list figures are not accurate per property.
³ Unrestricted, Non ACC and units master-leased.
⁴ 9/3/2024 - Waitlist figures indicate the number of units required to fill current applications. The number of applications per household is typically much higher.

2. **Update on Capital Fund Improvement Projects** – See the attached memo for the Capital Improvements Update.
3. **Update: Howard Street Vacant Lot Acquisition** – Title work is complete, and we are awaiting the environmental report. As soon as the environmental report is received, we will submit the application paperwork to the SLBA for their review and closing commitment.
4. **Blight Removal Grants for Columbus Avenue:**
 - a. The \$2.1M Blight Removal Grant from the State Land Bank Authority (SLBA) was announced publicly in a press release on October 14, 2024, and featured in a TV news story on WNEM on October 15, 2024.
 - b. The Environmental Remediation Grant application to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) continues to be processed.
5. **Compliance Consultants** – We have terminated the contract with RealPage/Windsor for our monthly compliance file reviews. We have switched back to Diamond Consulting, who were worked with prior to the software change to RealPage. RealPage continues to be our software company for property management and accounting, but we find cost savings and a higher level of personal service is attained with Diamond Consulting. The changeover will be effective on December 1, 2024.
6. **Management Operating Review (MOR) Site Visit – Maloney Manor – Thursday, October 17, 2024.** This MOR was conducted by HUD staff from Detroit Field Office. Early indications from the examiners are that our records and processes appear to be above average, which is the second highest rating they offer.
7. **Request For Qualifications (RFQ)** – Responses to the RFQ-Developer are due on October 22, 2024. We will provide an update at the meeting.
8. **Financial Highlights for the Period**– The financial reports, as of September 30, 2024, are attached with John Neeb’s narrative.
9. **Employee 2025 Health Insurance** - Plan premium increases coupled with the current employee mix has resulted in a total annual premium that is higher than the aggregate PA 152 hard cap for plans renewing December 1, 2024. See the attached management memos to employees.

10. FY2024 Performance Bonus Recommendations – A memo recommending the FY2024 Performance Bonus and Wage Increases will be distributed at the meeting for consideration.

COMPARISON OF AVERAGE PORTFOLIO PERFORMANCE									
Portfolio	Units	FY2021		FY2022		FY2023		FY2024	
		Physical Occupancy	% Leased & Occupied ¹	Physical Occupancy	% Leased & Occupied ¹	Physical Occupancy	Physical Occupancy	Physical Occupancy	% Leased & Occupied ¹
Smith	141	98.9%	102.0%	99.2%	101.5%	99.0%	100.0%	98.5%	100.4%
Maloney	113	98.3%	100.9%	99.3%	100.9%	99.1%	100.7%	99.3%	101.5%
Total Family High-rises	254	98.6%	101.5%	99.3%	101.2%	99.0%	100.4%	98.8%	100.9%
Pine	115	99.2%	100.5%	99.4%	101.3%	98.7%	100.4%	99.1%	101.2%
Maplewood	158	98.7%	99.4%	99.4%	101.2%	98.9%	99.8%	99.8%	100.9%
Total Senior High-rises	273	99.0%	100.0%	99.4%	99.6%	99.3%	100.3%	99.4%	101.0%
Multifamily Portfolio	527	98.8%	100.7%	99.3%	100.4%	99.2%	100.3%	99.1%	100.9%
Public Housing Portfolio	193	99.0%	100.4%	98.9%	102.4%	98.3%	103.3%	99.1%	103.4%
Market Rate Portfolio	6	100.0%	100.0%	100.0%	100.0%	100.0%	100.9%	100.0%	100.0%
All Portfolios	726	99.3%	100.2%	99.4%	100.8%	99.2%	101.2%	99.3%	101.3%

11. FY2025 Budget Adjustments – Updates by John Neeb will be reviewed at the meeting.

Attachments

1. Capital Improvement Project Update Memo
2. Memo to Employees for 2025 Health Insurance
3. 2025 Health Insurance Enrollment Memorandum to Employees
4. Fiscal Year-end Report: Financial Reports for all Business Units

TO: William Phillips, Chief Executive Officer
FROM: Karl Opheim, Assistant Director
DATE: Oct. 17, 2024
SUBJECT: 2024 Capital Improvements Update

Maplewood Manor Domestic Hot Water Generator. I met with our manufacture representative for his review and recommendation for a replacement heater(s) on October 3rd. We determined we can reduce the hot water generation capability of our existing heaters because of the substantial amount of stored hot water we keep on hand. Smaller hot water heating capability costs less as well. I drafted our Request for Proposal (RFP) that includes pricing for three different size options plus for a single heater replacement or for both*. Our RFP was released on Friday October 4th and bids are due on Friday, October 25th. * While our existing working heater appears to be in top condition and is internally inspected every other year, water heaters more often are replaced in pairs.

Pine Towers Exterior Column Repairs; Smith Manor Column Repairs; Maplewood Manor Balcony Repairs. Site work started at Pine Towers on October 1st and finished at Pine on Friday October 11th. Maplewood Manor work is mostly cracked concrete on balconies began Monday, October 14th. Following our contractors' inspection of each balcony (157 total) they found 12 additional balconies that need repair, most of which were surface cracks in the concrete. We had identified four balconies in our bid that turned out to be our most extensive repairs. Replacing 500 total feet of sealant caulk control joints will be next. Lastly the replacement of the deteriorated front column limestone panels at Smith Manor will finish up this contract.

Pine Towers, Maloney Manor Fire Alarm Panel Upgrade. The fire alarm systems at Pine and Maloney were under the same contract in 2002, so at 22 years old they are nearing the end of the availability of spare parts. Simplex (now owned by Johnson Controls), the manufacturer of the alarm systems at Pine and Maloney notified us that they have available a new specifically engineered fire alarm control boards, power supply, etc., they can retrofit into our existing alarm panel. This proposed retrofit will extend the life of our system by a minimum of 10 years at substantial cost savings. Our salesman at Johnson set one qualifier for us to handle in advance of pricing, we need written approval from our Fire Marshal for the proposed retrofit. In August, I wrote a letter explaining our situation and Johnson Controls offer. On Oct. 16th we received our approval from Jeff Ross, Bay City Fire Marshall. I expect to have Johnson Controls to have our estimate cost in couple weeks. I anticipate this retrofit will save us \$150,000 per building over the alternative of a complete replacement entire fire alarm system.

Pine Towers Elevator Modernization. Components and parts on order.

Scattered Site Electric Panel and Circuit Breaker Replacement, Round Four. ESCON Electric completed all their required contract work on October 2nd. They did find one additional 40-year-old service panel that needed replacing and we had a pre-established unit price in our bid to add additional service panels.



BAY CITY HOUSING COMMISSION

To: Employees of the Bay City Housing Commission
From: John Neeb
Subject: **Health Insurance Costs**
Date: 10/15/2024
Copies to: Board of Commissioners, William Phillips, CEO

I want to take a moment to acknowledge the significant increase in out-of-pocket costs that many of you will face under our current health insurance plan. I understand the financial strain that these rising costs can cause, and I want you to know that your concerns are not going unacknowledged.

We, as the municipal entity, are limited in how much we can contribute to the cost of health insurance for our employees. Those limits are established annually and are determined based on the rules and requirements of Michigan Public Act 152 of 2011. The Act sets maximum dollar amounts for how much we can pay for each type of health insurance contract. Those dollar amounts are:

- \$7,702.85 for a single-person contract
- \$16,109.06 for a two-person contract
- \$21,007.83 for a family contract

We have always remained committed to paying the maximum allowed by these hard caps. Any costs above these hard cap amounts are required to be paid by the employee on a tax-free basis as withholding from their paycheck.

It has become clear that the current trajectory of our Blue Cross healthcare plan will only continue to increase our out-of-pocket cost sharing. With this in mind, we are actively working with Saginaw Bay Underwriters to explore more affordable options that better suit the needs of our employees and their families.

While we don't have all the answers just yet, please know that finding a more cost-effective solution is a top priority. We are committed to providing you with updates as soon as we have more concrete information, and we appreciate your patience and understanding as we navigate this important issue.

Thank you for your dedication and hard work. We value each of you and remain committed to ensuring that you have access to the best possible healthcare options so that you can stay healthy and continue to serve our mission of providing homes for as many vulnerable people as possible.



INTEROFFICE COMMUNICATION ~

Date: October 15, 2024
 To: Employees of the Bay City Housing Commission
 From: John Neeb, Chief Financial Officer
 cc: Payroll, personnel files

SUBJECT: 2025 Health Insurance Enrollment

Effective with our new Plan Year beginning December 1, 2024, the ACA-compliant Simply Blue Gold \$1,000 plan continues to be the Housing Commission’s core health insurance offered to all full-time employees.

Employees are required to contribute to their health insurance premiums to the extent that the total cost of the benefit exceeds the maximum employer-paid hard caps established by PA 152. For the 2024 plan year, those hard caps are \$7,702.85 for a single person contract, \$16,109.06 for a two-person contract and \$21,007.83 for a family contract, with the total employer hard cap limit taken in the aggregate. Employee contribution rates for 2025 are determined on a pre-tax distribution of cost method.

Plan premium increases coupled with the current employee mix has resulted in a total annual premium that is higher than the aggregate PA 152 hard cap for plans renewing December 1, 2024. As a result, initial estimated calculations result in an increase in cost sharing for employee coverage during the 2025 calendar year for participation in the core plan.

Contract Type	2024 Bi-Weekly Payroll W/H	2025 Bi-Weekly Payroll W/H	Increase in 2025 W/H Amount	Annual Employee Cost	Annual Employer Cost	Opt Out Payout
Single	\$35.03	\$50.89	\$15.86	\$1,323.14	\$8,836.29	\$1,500.00
Couple	\$79.82	\$124.23	\$44.41	\$3,229.98	\$21,571.27	\$2,500.00
Family	\$83.68	\$137.54	\$53.86	\$3,576.04	\$23,881.54	\$3,500.00

Employees must indicate their coverage election on the form attached to this IOC and return it to Denise Grigg, by no later than the close of business on 11/20/2024

-Unless indicated otherwise all employees will be included in the Gold plan.

With the exception of certain qualifying events, this is a once-a-year election and may not be changed again until the next open enrollment period at the end of 2024.





BAY CITY HOUSING COMMISSION

To: Bay City Housing Commissioners
From: John Neeb
Subject: Fiscal Year End Report of the CFO
Date: 10/17/2024
Copies to: William Phillips, CEO

Overall, the financial performance of all the assets of the Housing Commission for FY 2024 is very strong. The management team continues to perform at an extraordinarily high level with respect to occupancy, fostering a very strong top line. Our waitlist remains strong and our process of converting applicants to tenants when we do experience vacancies has resulted in very short lease up times after move-outs.

Occupancy and Vacancy Loss

Table with Economic Occupancy header and columns for SM, MM, PT, MWM, BCHC. Rows include Gross Rent Potential, Vacancy Loss, Economic Occupancy, and Prior Year.

Economic occupancy for the multifamily properties continues to exceed expectations of 97.5%. Scattered Sites are funded in a way that makes economic occupancy undeterminable. However, physical occupancy as measured at the end of the month continues to exceed the 98% required to achieve the maximum points under the Public Housing Assessment System.

Operating Income and Replacement Reserve Deposits

Table with columns for SM, MM, PT, MWM, SS, COCC, BCHC. Rows include Operating Income, RR Contributions, Adjusted Operating Income, RR Interest Earnings, and RR Balances.

Operating incomes are exceptional across the entire portfolio. Our RAD converted properties comfortably exceeded expectations for the fiscal year. Replacement Reserves for RAD converted properties continue to be in a very strong position. Deposits into the Replacement Reserves will continue to be strong heading into the next fiscal year.

Maplewood Manor continues to manufacture operating income and cashflow. Solid rents coupled with virtually no vacancy loss point towards another very strong year financially with operating income tracking well ahead of budget at the nine-month mark. It's important to remember that Maplewood Manor operates on a different operating year than the rest of the portfolio.

Scattered Sites has lapped the current projections for operating income at year end. Very strong investment returns coupled with lower-than-expected expenses are translated into a very operating income for the Scattered Sites. The 2024 Capital Fund Grant is not included in the current operating results. This is simply a timing use and will be received and recorded during the 2024-2025 fiscal year. Had the CFP grant been received during the 2023-2024 fiscal year, the Scattered Sites would show an

additional \$640K of operating income. It is likely that there will be two CFP Grant allocations reflected in the 2024-2025 Fiscal Year. Overall, the portfolio continues to build a strong cash cushion to be able to address major rehabilitation requirements as they arise.

The Management Company (COCC) has received its annual distribution from Maplewood Manor and the year-to-date operating results are very strong. Operating Income is more than \$184k for the year. This is without the capital fund management fee, which is projected to be about \$70k. This will be recorded in the financial statements for the 2024-2025 fiscal year, just like the CFP grant in the Scattered Sites. The COCC operating income is the strongest it's been in several years.

Utilities for High Rises

	SM	MM	PT	MWM
YTD Utilities Expense	\$ 176,660	\$ 151,414	\$ 164,561	\$ 163,392
YTD Utilities Budget	\$ 207,942	\$ 163,322	\$ 166,268	\$ 180,520
Variance	\$ 31,282	\$ 11,908	\$ 1,706	\$ 17,128
Variance %	15.04%	7.29%	1.03%	9.49%

After spending the last few years wrestling with utility costs at the high rises, the situation is normalized for the moment. Stabilized prices in the market coupled with the zero-based approach we used to budget for this year are helping to make utility costs more predictable. Smith Manor appears to be showing a significantly positive variance. This is mostly the result of a double posting of a utility invoice that occurred last fiscal year that was ultimately corrected in the current fiscal year. Utility expenses are expected to remain relatively constant heading into the next fiscal year.

Maloney Manor Maintenance Variance

Maloney Manor experienced a significant unfavorable maintenance variance (\$20k). This can be attributed to several reasons:

1. Unexpected/Unbudgeted Significant Outlays – Maloney has incurred three significant unexpected costs so far during the year. We had \$5,200 of unexpected cost to refurbish our snow removal tractor, \$4,500 for an unexpected electrical panel replacement, \$2,200 for a roof leak investigation and repair, and \$4,700 for biohazard in a deceased tenants apartment. Additionally, pest control exceeded budgeted expectations.
2. Inventory buildup – The new maintenance lead at the property has hit his stride and is working with more confidence. He’s proactively building out his supplies inventory, which is driving some of the 9-month budget variance. All supplies inventory is expensed during normal business operations and then adjusted at the end of the year after physical inventory is taken.
3. Underbudgeted – Much of the current year’s budget is a function of the prior year’s outlays. It is likely that we may have underbudgeted for Maloney Manor’s maintenance outlays in the current year, especially considering that the property got a new maintenance lead during the prior fiscal year and operated with only one full time maintenance staff for part of the prior year. It takes time for a new maintenance lead to get established and get comfortable taking initiative at their property.
4. Increased Operational Investment – The current Maloney Manor team is as capable and competent as any we’ve had at the Housing Commission. They are very proactive and are constantly making small improvements and upgrades. This is evident when you walk into, and around, the building. It’s very difficult to find any sort of deferred maintenance or aesthetic issues on the grounds or common areas. This additional effort comes with some additional costs.

However, it is consistent with our internal value of not shortchanging our tenants in the way we work to maintain their homes.

Even with this variance, the overall performance of Maloney Manor is superb. The increased spending does not threaten the building's ability to provide for our customers, maintain the assets, pay our employees, or sustain adequate liquidity.

Bay City Housing Commission Audit

The operating results presented have not been audited. The Financial statement audit for the Housing Commission is scheduled to begin in early December. Between now and then, we will be fine tuning the operating results with some relatively nominal adjustments for things like supplies inventory and compensated absences. The COCC and Scattered Sites will experience more significant adjustments for pension and retiree healthcare liabilities, but those tend to be less operational in nature. The financial statements provided offer an abundantly fair assessment of the financial results of operations for the Bay City Housing Commission for the year.

BAY CITY HOUSING COMMISSION

Balance Sheet

9/30/2024

	All Program Lines of Business	Central Office	Market	Public Housing	Multifamily Owned			Multifamily Managed
					Maloney Manor	Pine Towers	Smith Manor	
Assets								
Current Assets								
Cash	2,019,425	214,177	128,198	467,198	212,447	152,170	252,727	592,508
Accounts Receivable	217,824	167,129	2,779	18,706	9,848	6,607	4,714	8,040
Deposits & Escrows	3,821,253	125	0	55,216	944,357	952,015	1,144,019	725,520
Other Current Assets	5,585,185	1,967,676	2,328	3,113,380	53,247	61,118	62,852	324,585
Total Current Assets	11,643,688	2,349,107	133,305	3,654,501	1,219,899	1,171,910	1,464,312	1,650,653
Fixed Assets	14,291,935	453,529	0	1,738,310	1,150,297	895,268	1,292,433	8,762,097
Other Assets	1,368,055	1,151,498	0	216,557	0	0	0	0
Total Assets	27,303,678	3,954,135	133,305	5,609,368	2,370,196	2,067,178	2,756,745	10,412,751
Liabilities & Equity								
Liabilities								
Current Liabilities	269,943	44,194	7	85,609	40,966	33,325	35,989	29,854
Other Current Liabilities	728,579	120,684	1,485	192,783	110,714	137,568	73,643	91,702
Long Term Liabilities	1,202,665	(1,434,137)	0	(494,143)	0	0	0	3,130,945
Total Liabilities	2,201,187	(1,269,259)	1,492	(215,751)	151,679	170,893	109,632	3,252,501
Equity								
Retained Earnings	24,029,610	5,021,629	95,286	5,840,412	2,122,749	1,702,603	2,459,018	6,787,913
Current Net Income	1,072,880	201,765	36,527	(15,293)	95,767	193,682	188,095	372,337
Total Equity	25,102,491	5,223,393	131,813	5,825,120	2,218,516	1,896,285	2,647,113	7,160,250
Total Liabilities & Equity	27,303,678	3,954,135	133,305	5,609,368	2,370,196	2,067,178	2,756,745	10,412,751

BAY CITY HOUSING COMMISSION

Income Statement

9/30/2024

	All Program Lines of Business	Central Office	Market	Public Housing		Multifamily Owned			Multifamily Managed
				Scattered Sites		Maloney Manor	Pine Towers	Smith Manor	Maplewood Manor (LIHTC)
Income									
Rental Income	5,486,252	0	35,820	1,347,212	845,384	893,777	1,065,435	1,298,624	
Vacancy, Losses & Concessions	(41,854)	0	0	(7,762)	(10,074)	(7,738)	(10,481)	(5,799)	
Net Rental Income	5,444,398	0	35,820	1,339,450	835,310	886,039	1,054,954	1,292,825	
Service Related Income	724,361	724,361	0	0	0	0	0	0	
Other Income	541,335	135,289	8,509	163,065	58,615	73,760	34,007	68,091	
Total Income	6,710,094	859,650	44,329	1,502,514	893,925	959,799	1,088,960	1,360,917	
Expenses									
Administrative Expenses	1,678,220	485,271	887	365,115	189,594	212,779	237,997	186,577	
Utilities	674,015	6,952	0	10,660	151,414	164,696	176,660	163,633	
Operating & Maintenance Expenses	1,244,690	46,060	2,220	406,149	207,944	203,900	206,616	171,802	
Taxes & Insurance	1,037,983	136,236	1,270	330,282	131,164	154,421	168,564	116,046	
Service Related Expenses	47,140	1,138	480	23,804	5,765	4,346	5,796	5,811	
Total Operating Expenses	4,682,049	675,657	4,857	1,136,010	685,882	740,142	795,634	643,868	
Net Operating Income (Loss)	2,028,045	183,994	39,472	366,504	208,043	219,657	293,326	717,048	
Non-Operating Expenses									
Non-Operating Income	120,000	120,000	0	0	0	0	0	0	
Capital Expenditures	629,811	0	2,945	345,576	112,276	25,975	105,231	37,808	
Debt Services	100,672	0	0	0	0	0	0	100,672	
Other Non-Operating Expenses	344,682	102,229	0	36,221	0	0	0	206,232	
Total Non-Operating Expenses	1,075,165	102,229	2,945	381,797	112,276	25,975	105,231	344,711	
Net Income (Loss)	1,072,880	201,765	36,527	(15,293)	95,767	193,682	188,095	372,337	

Bay City Housing Management Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Income						
Service Related Income						
5300.000 - Public Housing Management Fees	10,712.20	10,609.31	102.89 (0.28)	129,504.86	127,311.72	2,193.14
5300.101 - Section 8 Housing Management Fee	27,191.40	27,268.17	(76.77)	327,712.72	327,218.04	494.68
5300.102 - Section 8 Housing IMF	(21,430.20)	16,666.67	(38,096.87)	249,916.11	200,000.04	49,916.07
5300.200 - Public Housing Bookkeeping Fees	1,425.00	1,411.31	13.69	17,227.50	16,935.72	291.78
5300.700 - Capital Fund Administrative Fees	0.00	6,033.76	(6,033.76)	0.00	72,405.12	(72,405.12)
Total Service Related Income	17,898.40	61,989.22	(44,090.82)	724,361.19	743,870.64	(19,509.45)
Other Income						
5410.000 - Interest Revenue-Project Operations	11,714.30	0.00	11,714.30	94,913.53	0.00	94,913.53
5490.000 - Revenue from Investments -- Miscellaneous	0.00	124.71	(124.71)	40,311.33	1,496.52	38,814.81
5990.000 - Miscellaneous Revenue	0.00	5.25	(5.25)	64.25	63.00	1.25
Total Other Income	11,714.30	129.96	11,584.34	135,289.11	1,559.52	8,575.04
Total Income	29,612.70	62,119.18	(32,506.48)	859,650.30	745,430.16	114,220.14
Expenses						
Administrative Expenses						
6203.000 - Conventions and Meeting	1,617.88	804.99	(812.89)	10,113.48	9,659.88	(453.60)
6210.000 - Advertising and Marketing	0.00	422.71	422.71	132.69	5,072.52	4,939.83
6310.000 - Office Salaries	36,981.22	39,868.85	2,887.63	435,025.53	478,426.20	43,400.67
6310.400 - Office Other Employee Benefits	0.00	125.00	125.00	337.35	1,500.00	1,162.65
6311.000 - Office Supplies and Misc Contracts	30.00	177.10	147.10	1,912.38	2,125.20	212.82
6311.100 - Office Computer Hardware and Maintenance	0.00	183.28	183.28	6,666.80	2,199.36	(4,467.44)
6311.200 - Office Computer Software	793.88	423.99	(369.89)	10,622.03	5,087.88	(5,534.15)
6311.300 - Office Telephone Expenses	487.82	464.60	(23.22)	4,784.52	5,575.20	790.68
6311.400 - Office Printing Expenses	0.00	116.16	116.16	841.95	1,393.92	551.97
6350.000 - Audit Expense	0.00	365.79	365.79	4,858.50	4,389.48	(469.02)
6390.000 - Miscellaneous Administrative Expenses	1,207.56	668.31	(539.25)	8,196.62	8,019.72	(176.90)
7120.000 - Legal Expenses	200.00	632.13	432.13	1,779.50	7,585.56	5,806.06
Total Administrative Expenses	41,318.36	44,252.91	2,934.55	485,271.35	531,034.92	45,763.57
Utilities						
6450.000 - Electricity	417.93	287.87	(130.06)	3,915.97	3,454.44	(461.53)
6451.000 - Water	85.34	256.91	171.57	2,972.22	3,082.92	110.70
6452.000 - Gas	16.00	146.89	130.89	64.00	1,762.68	1,698.68
Total Utilities	519.27	691.67	172.40	6,952.19	8,300.04	1,347.85
Total	41,318.36	44,252.91	2,934.55	485,271.35	531,034.92	45,763.57
Total Administrative Expenses			6.63			8.61
Total Utilities			24.92			16.23

Bay City Housing Management Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024			
	Actual	Budget	Variance %	Actual	Budget	Variance %	
Operating & Maintenance Expenses							
6510.000 - Payroll	0.00	76.29	100.00	153.50	915.48	761.98	83.23
6515.000 - Supplies General Maintenance and Tools	0.00	62.64	100.00	292.96	751.68	458.72	61.02
6515.100 - Supplies Electrical and Lighting	0.00	13.35	100.00	0.00	160.20	160.20	100.00
6515.200 - Supplies Mechanical and HVAC	0.00	0.00	0.00	39.67	0.00	(39.67)	(100.00)
6515.400 - Supplies Janitorial	0.00	22.84	100.00	561.45	274.08	(287.37)	(104.84)
6515.500 - Supplies Landscaping	0.00	36.25	100.00	0.00	435.00	435.00	100.00
6520.000 - Contracts General Maintenance	135.00	23.75	(468.42)	2,090.25	285.00	(1,805.25)	(633.42)
6520.100 - Contracts Electrical and Lighting	0.00	6.67	100.00	95.00	80.04	(14.96)	(18.69)
6520.200 - Contracts Mechanical and HVAC	0.00	572.97	100.00	375.83	6,875.64	6,499.81	94.53
6520.300 - Contracts Plumbing	0.00	0.00	0.00	1,610.00	0.00	(1,610.00)	(100.00)
6520.400 - Contracts Janitorial	108.33	16.67	(91.66)	812.48	200.04	(612.44)	(306.15)
6520.500 - Contracts Landscaping	8,180.00	2,770.71	(195.23)	38,290.73	33,248.52	(5,042.21)	(15.16)
6525.000 - Garbage & Trash Removal	28.55	54.80	47.90	744.25	657.60	(86.65)	(13.17)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	0.00	67.38	100.00	993.86	808.56	(185.30)	(22.91)
Total Operating & Maintenance Expenses	8,451.88	3,724.32	(126.93)	46,059.98	44,691.84	(1,368.14)	(3.06)
Taxes & Insurance							
6710.000 - Real Estate Taxes	0.00	0.00	0.00	675.79	0.00	(675.79)	(100.00)
6711.000 - Payroll Taxes (Project's Share)	2,773.13	3,049.97	9.07	34,727.61	36,599.64	1,872.03	5.11
6720.000 - Property & Liability Insurance (Hazard)	871.50	911.03	4.33	10,353.42	10,932.36	578.94	5.29
6720.200 - Vehicle & Misc Insurance	79.12	93.12	15.03	935.94	1,117.44	181.50	16.24
6723.000 - Health Insurance and Other Employee Benefits	4,791.62	5,041.77	4.96	51,415.21	60,501.24	9,086.03	15.01
6723.100 - Retirement Expenses	2,608.10	2,836.79	8.06	33,060.76	34,041.48	980.72	2.88
6723.200 - Other Employee Benefits	0.00	4.53	100.00	383.50	54.36	(329.14)	(605.48)
6723.400 - Life Insurance	272.68	235.30	(15.88)	2,448.14	2,823.60	375.46	13.29
6723.500 - Disability Insurance	201.51	201.69	0.18	2,235.16	2,420.28	185.12	7.64
Total Taxes & Insurance	11,597.66	12,374.20	6.27	136,235.53	148,490.40	12,254.87	8.25
Service Related Expenses							
6990.000 - Other Services Expenses	0.00	140.25	100.00	1,137.60	1,683.00	545.40	32.40
Total Service Related Expenses	0.00	140.25	100.00	1,137.60	1,683.00	545.40	32.40
Total Operating Expenses	61,887.17	61,183.35	(1.15)	675,656.65	734,200.20	58,543.55	7.97
Net Operating Income (Loss)	(32,274.47)	935.83	(3,548.75)	183,993.65	11,229.96	172,763.69	1,538.41
Non-Operating Income							
5991.000 - OPEB Trust Draws	0.00	9,696.97	(100.00)	120,000.00	116,363.64	3,636.36	3.12
Total Non-Operating Income	0.00	9,696.97	(100.00)	120,000.00	116,363.64	3,636.36	3.12
Non-Operating Expenses							

Bay City Housing Management Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	9,552.57	8,690.13	(862.44)	(9.92)	106,794.50	104,281.56	(2,512.94)	(2.40)
6723.301 - Retiree Benefits - Retiree Health-care Receipts	0.00	0.00	0.00	0.00	(565.44)	0.00	565.44	100.00
6723.310 - Retiree Benefits - Pension	0.00	1,691.16	1,691.16	100.00	0.00	20,293.92	20,293.92	100.00
7191.000 - Loss(Gain) on Disposal of Assets	0.00	0.00	0.00	0.00	(4,000.00)	0.00	4,000.00	100.00
Total Other Non-Operating Expenses	9,552.57	10,381.29	828.72	7.98	102,229.06	124,575.48	22,346.42	17.93
Total Non-Operating Expenses	9,552.57	10,381.29	828.72	7.98	102,229.06	124,575.48	22,346.42	17.93
Net Income (Loss)	(41,827.04)	251.51	(42,078.55)	(16,730.36)	201,764.59	3,018.12	198,746.47	6,585.10

Bay City Housing Commission Conventional Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	2,985.00	2,770.00	215.00	7.76	35,820.00	33,240.00	2,580.00	7.76
Total Rental Income	2,985.00	2,770.00	215.00	7.76	35,820.00	33,240.00	2,580.00	7.76
Vacancy, Losses & Concessions								
5220.000 - Apartments	0.00	(138.50)	138.50	100.00	0.00	(1,662.00)	1,662.00	100.00
Total Vacancy, Losses & Concessions	0.00	(138.50)	138.50	100.00	0.00	(1,662.00)	1,662.00	100.00
Net Rental Income	2,985.00	2,631.50	353.50	13.43	35,820.00	31,578.00	4,242.00	13.43
Other Income								
5410.000 - Interest Revenue-Project ra-	18.26	28.06	(9.80)	(34.92)	429.68	336.72	92.96	27.60
Opetions	0.00	0.00	0.00	0.00	0.30	0.00	0.30	100.00
5490.000 - Revenue from Investments -- Mis-								
cellaneous								
5920.000 - Tenant Charges	25.00	0.00	25.00	100.00	8,078.58	0.00	8,078.58	100.00
Total Other Income	43.26	28.06	15.20	54.16	8,508.56	336.72	8,171.84	2,426.89
Total Income	3,028.26	2,659.56	368.70	13.86	44,328.56	31,914.72	12,413.84	38.89
Expenses								
Administrative Expenses								
6311.200 - Office Computer Software	12.47	10.54	(1.93)	(18.31)	137.17	126.48	(10.69)	(8.45)
6390.000 - Miscellaneous Administrative Ex-	45.82	36.94	(8.88)	(24.03)	544.71	443.28	(101.43)	(22.88)
penses								
7120.000 - Legal Expenses	0.00	0.00	0.00	0.00	204.75	0.00	(204.75)	(100.00)
Total Administrative Expenses	58.29	47.48	(10.81)	(22.76)	886.63	569.76	(316.87)	(55.61)
Operating & Maintenance Expenses								
6515.100 - Supplies Electrical and Lighting	0.00	0.00	0.00	0.00	139.88	0.00	(139.88)	(100.00)
6520.000 - Contracts General Maintenance	0.00	0.00	0.00	0.00	210.00	0.00	(210.00)	(100.00)
6520.200 - Contracts Mechanical and HVAC	409.00	0.00	(409.00)	(100.00)	960.00	0.00	(960.00)	(100.00)
6520.500 - Contracts Landscaping	0.00	8.33	8.33	100.00	0.00	99.96	99.96	100.00
6599.000 - Causality-Insurance Deductible	0.00	0.00	0.00	0.00	910.20	0.00	(910.20)	(100.00)
Total Operating & Maintenance Expenses	409.00	8.33	(400.67)	(4,809.96)	2,220.08	99.96	(2,120.12)	(2,120.96)
Taxes & Insurance								
6720.000 - Property & Liability Insurance	93.17	87.43	(5.74)	(6.56)	1,269.96	1,049.16	(220.80)	(21.04)
(Hazard)								
Total Taxes & Insurance	93.17	87.43	(5.74)	(6.56)	1,269.96	1,049.16	(220.80)	(21.04)
Service Related Expenses								
6990.000 - Other Services Expenses	40.00	0.00	(40.00)	(100.00)	480.00	0.00	(480.00)	(100.00)

Bay City Housing Commission Conventional Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024			
	Actual	Budget	Variance	%	Actual	Budget	Variance
Total Service Related Expenses	40.00	0.00	(40.00)	(100.00)	480.00	0.00	(480.00)
Total Operating Expenses	600.46	143.24	(457.22)	(319.19)	4,856.67	1,718.88	(3,137.79)
Net Operating Income (Loss)	2,427.80	2,516.32	(88.52)	(3.51)	39,471.89	30,195.84	9,276.05
Non-Operating Expenses							
Capital Expenditures	0.00	0.00	0.00	0.00	2,945.00	0.00	(2,945.00)
8400.200 - Mechanical and HVAC Improvements							
Total Capital Expenditures	0.00	0.00	0.00	0.00	2,945.00	0.00	(2,945.00)
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	2,945.00	0.00	(2,945.00)
Net Income (Loss)	2,427.80	2,516.32	(88.52)	(3.51)	36,526.89	30,195.84	6,331.05
							20.96

Bay City Housing Commission Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5100.000 - Public Housing Rental Income	0.00	45,146.39	(45,146.39)	(100.00)	0.00	541,756.68	(541,756.68)	(100.00)
5100.010 - Negative Rents	(26,844.00)	0.00	(26,844.00)	(100.00)	(57,339.00)	0.00	(57,339.00)	(100.00)
5100.100 - Public Housing Operating Fund	123,945.00	59,638.34	64,306.66	107.82	729,442.57	715,660.08	13,782.49	1.92
5120.000 - Rent Revenue -- Gross Potential	65,421.00	0.00	65,421.00	100.00	755,835.00	0.00	755,835.00	100.00
5195.000 - Leases Less than Market	(5,534.00)	0.00	(5,534.00)	(100.00)	(93,756.00)	0.00	(93,756.00)	(100.00)
5196.000 - Leases in Excess of Market	1,958.00	0.00	1,958.00	100.00	13,029.00	0.00	13,029.00	100.00
Total Rental Income	158,946.00	104,784.73	54,161.27	51.68	1,347,211.57	1,257,416.76	89,794.81	7.14
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,360.00)	0.00	(1,360.00)	(100.00)	(7,762.00)	0.00	(7,762.00)	(100.00)
5290.000 - Miscellaneous	0.00	208.33	(208.33)	(100.00)	0.00	2,499.96	(2,499.96)	(100.00)
Total Vacancy, Losses & Concessions	(1,360.00)	208.33	(1,568.33)	(752.81)	(7,762.00)	2,499.96	(10,261.96)	(410.48)
Net Rental Income	157,586.00	104,993.06	52,592.94	50.09	1,339,449.57	1,259,916.72	79,532.85	6.31
Other Income								
5410.000 - Interest Revenue-Project Operations	131.59	1,264.14	(1,132.55)	(89.59)	40,480.54	15,169.68	25,310.86	166.85
5490.000 - Revenue from Investments -- Miscellaneous	19,038.60	0.00	19,038.60	100.00	97,683.75	0.00	97,683.75	100.00
5920.000 - Tenant Charges	1,933.45	1,759.14	174.31	9.90	21,000.58	21,109.68	(109.10)	(0.51)
5990.000 - Miscellaneous Revenue	3,000.00	0.00	3,000.00	100.00	3,900.00	0.00	3,900.00	100.00
Total Other Income	24,103.64	3,023.28	21,080.36	697.26	163,064.87	36,279.36	126,785.51	349.47
Total Income	181,689.64	108,016.34	73,673.30	68.20	1,502,514.44	1,296,196.08	206,318.36	15.91
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	183.47	(183.47)	100.00	1,678.00	2,201.64	523.64	23.78
6210.000 - Advertising and Marketing	65.00	149.74	(84.74)	56.59	1,921.52	1,796.88	(124.64)	(6.93)
6310.000 - Office Salaries	12,475.94	13,291.42	815.48	6.13	149,078.93	159,497.04	10,418.11	6.53
6310.400 - Office Other Employee Benefits	0.00	77.92	(77.92)	100.00	0.00	935.04	935.04	100.00
6311.000 - Office Supplies and Misc Contracts	259.41	706.58	(447.17)	63.28	2,337.03	8,478.96	6,141.93	72.43
6311.100 - Office Computer Hardware and Maintenance	0.00	162.23	(162.23)	100.00	281.09	1,946.76	1,665.67	85.56
6311.200 - Office Computer Software	1,917.88	1,723.85	(194.03)	(11.25)	21,421.93	20,686.20	(735.73)	(3.55)
6311.300 - Office Telephone Expenses	374.21	389.13	(14.92)	3.83	7,041.26	4,669.56	(2,371.70)	(50.79)
6311.400 - Office Printing Expenses	151.80	218.33	(66.53)	30.47	2,294.06	2,619.96	325.90	12.43
6311.500 - Office Postage and Fees	600.00	285.71	(314.29)	(110.00)	4,111.91	3,428.52	(683.39)	(19.93)
6320.000 - Management Fee	10,712.20	10,609.31	(102.89)	(0.96)	129,504.86	127,311.72	(2,193.14)	(1.72)
6320.100 - Bookkeeping Fees	1,425.00	1,411.31	(13.69)	(0.97)	17,227.50	16,935.72	(291.78)	(1.72)
6320.300 - Capital Fund Management Fees	0.00	6,033.76	(6,033.76)	100.00	0.00	72,405.12	72,405.12	100.00

Bay City Housing Commission Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6350.000 - Audit Expense	0.00	354.25	354.25	100.00	2,500.00	4,251.00	1,751.00	41.19
6370.000 - Bad Debts Expense	7,766.43	2,715.25	(5,051.18)	(186.03)	4,074.96	32,583.00	28,508.04	87.49
6390.000 - Miscellaneous Administrative Expenses	771.60	335.42	(436.18)	(130.03)	11,358.41	4,025.04	(7,333.37)	(182.19)
7120.000 - Legal Expenses	3,400.90	472.77	(2,928.13)	(619.35)	10,283.57	5,673.24	(4,610.33)	(81.26)
Total Administrative Expenses	39,920.37	39,120.45	(799.92)	(2.04)	365,115.03	469,445.40	104,330.37	22.22
Utilities								
6450.000 - Electricity	280.78	395.91	115.13	29.07	2,972.92	4,750.92	1,778.00	37.42
6451.000 - Water	143.98	366.65	222.67	60.73	2,188.47	4,399.80	2,211.33	50.25
6452.000 - Gas	77.55	657.08	579.53	88.19	5,498.63	7,884.96	2,386.33	30.26
Total Utilities	502.31	1,419.64	917.33	64.61	10,660.02	17,035.68	6,375.66	37.42
Operating & Maintenance Expenses								
6510.000 - Payroll	15,744.17	17,047.54	1,303.37	7.64	186,187.00	204,570.48	18,383.48	8.98
6510.050 - Payroll - Overtime	358.73	1,826.33	1,467.60	80.35	8,786.70	21,915.96	13,129.26	59.90
6510.400 - Maintenance Other Employee Benefits	0.00	323.79	323.79	100.00	0.00	3,885.48	3,885.48	100.00
6515.000 - Supplies General Maintenance and Tools	4,005.34	3,161.54	(843.80)	(26.68)	25,272.64	37,938.48	12,665.84	33.38
6515.100 - Supplies Electrical and Lighting	915.70	614.41	(301.29)	(49.03)	3,985.29	7,372.92	3,387.63	45.94
6515.200 - Supplies Mechanical and HVAC	3,468.63	931.18	(2,537.45)	(272.49)	7,793.04	11,174.16	3,381.12	30.25
6515.300 - Supplies Plumbing	837.99	1,617.83	779.84	48.20	23,073.91	19,413.96	(3,659.95)	(18.85)
6515.400 - Supplies Janitorial	0.00	244.06	244.06	100.00	1,459.41	2,928.72	1,469.31	50.16
6515.500 - Supplies Landscaping	0.00	58.57	58.57	100.00	480.34	702.84	222.50	31.65
6515.600 - Supplies Painting	844.19	841.17	(3.02)	(0.35)	4,687.58	10,094.04	5,406.46	53.56
6520.000 - Contracts General Maintenance	4,625.00	736.18	(3,888.82)	(528.24)	22,177.00	8,834.16	(13,342.84)	(151.03)
6520.100 - Contracts Electrical and Lighting	0.00	260.44	260.44	100.00	28,872.62	3,125.28	(25,747.34)	(823.84)
6520.200 - Contracts Mechanical and HVAC	0.00	1,325.22	1,325.22	100.00	8,136.27	15,902.64	7,766.37	48.83
6520.300 - Contracts Plumbing	1,915.00	588.33	(1,326.67)	(225.49)	13,055.00	7,059.96	(5,995.04)	(84.91)
6520.400 - Contracts Janitorial	611.67	171.83	(439.84)	(255.97)	2,792.52	2,061.96	(730.56)	(35.43)
6520.500 - Contracts Landscaping	2,475.00	3,444.48	969.48	28.14	51,823.50	41,333.76	(10,489.74)	(25.37)
6520.800 - Contracts Pest Control	806.26	165.32	(640.94)	(387.69)	3,688.82	1,983.84	(1,704.98)	(85.94)
6525.000 - Garbage & Trash Removal	269.50	451.02	181.52	40.24	3,728.43	5,412.24	1,683.81	31.11
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	576.85	727.17	150.32	20.67	9,567.28	8,726.04	(841.24)	(9.64)
6590.000 - Miscellaneous Operating & Maintenance Expenses	551.25	0.00	(551.25)	(100.00)	581.25	0.00	(581.25)	(100.00)
Total Operating & Maintenance Expenses	38,005.28	34,536.41	(3,468.87)	(10.04)	406,148.60	414,436.92	8,288.32	1.99
Taxes & Insurance								
6710.000 - Real Estate Taxes	5,119.88	4,193.61	(926.27)	(22.08)	55,962.12	50,323.32	(5,638.80)	(11.20)
6711.000 - Payroll Taxes (Project's Share)	2,065.00	2,460.64	395.64	16.07	28,482.94	29,527.68	1,044.74	3.53
6720.000 - Property & Liability Insurance (Hazard)	6,825.41	6,078.93	(746.48)	(12.27)	79,298.95	72,947.16	(6,351.79)	(8.70)
6720.100 - Flood Insurance	281.67	376.61	94.94	25.20	3,342.04	4,519.32	1,177.28	26.04

Bay City Housing Commission Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6720.200 - Vehicle & Misc Insurance	540.24	493.57	(46.67)	(9.45)	6,390.66	5,922.84	(467.82)	(7.89)
6722.000 - Workman's Compensation	292.68	303.65	10.97	3.61	3,759.99	3,643.80	(116.19)	(3.18)
6723.000 - Health Insurance and Other Employee Benefits	9,694.67	9,009.77	(684.90)	(7.60)	117,068.96	108,117.24	(8,951.72)	(8.27)
6723.100 - Retirement Expenses	1,990.29	2,301.70	311.41	13.52	28,050.75	27,620.40	(430.35)	(1.55)
6723.200 - Other Employee Benefits	0.00	7.86	7.86	100.00	2,731.75	94.32	(2,637.43)	(2,796.25)
6723.400 - Life Insurance	175.70	151.96	(23.74)	(15.62)	2,046.21	1,823.52	(222.69)	(12.21)
6723.500 - Disability Insurance	265.67	279.71	14.04	5.01	3,147.74	3,356.52	208.78	6.22
Total Taxes & Insurance	27,251.21	25,658.01	(1,593.20)	(6.20)	330,282.11	307,896.12	(22,385.99)	(7.27)
Service Related Expenses								
6990.000 - Other Services Expenses	1,455.42	2,016.01	560.59	27.80	23,804.40	24,192.12	387.72	1.60
Total Service Related Expenses	1,455.42	2,016.01	560.59	27.80	23,804.40	24,192.12	387.72	1.60
Total Operating Expenses	107,134.59	102,750.52	(4,384.07)	(4.26)	1,136,010.16	1,233,006.24	96,996.08	7.86
Net Operating Income (Loss)	74,555.05	5,265.82	69,289.23	1,315.82	366,504.28	63,189.84	303,314.44	480.00
Non-Operating Expenses								
Capital Expenditures								
5100.200 - Public Housing Capital Fund	0.00	(60,337.57)	(60,337.57)	(100.00)	(2,212.00)	(724,050.84)	(721,838.84)	(99.69)
8400.100 - Electrical Improvements	34,905.00	4,583.33	(30,321.67)	(661.56)	35,087.20	54,999.96	19,912.76	36.20
8400.200 - Mechanical and HVAC Improvements	0.00	1,463.33	1,463.33	100.00	49,790.00	17,559.96	(32,230.04)	(183.54)
8400.300 - Plumbing Improvements	0.00	2,023.37	2,023.37	100.00	507.00	24,280.44	23,773.44	97.91
8400.400 - Appliances and Furniture - Units	0.00	0.00	0.00	0.00	8,357.00	0.00	(8,357.00)	(100.00)
8400.500 - Landscaping Improvements	0.00	1,250.00	1,250.00	100.00	0.00	15,000.00	15,000.00	100.00
8400.600 - Flooring Replacements	10,889.00	3,750.00	(7,139.00)	(190.37)	95,175.00	45,000.00	(50,175.00)	(111.50)
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	0.00	0.00	0.00	53,470.00	0.00	(53,470.00)	(100.00)
8400.900 - General Building Improvements	0.00	0.00	0.00	0.00	105,401.77	0.00	(105,401.77)	(100.00)
Total Capital Expenditures	45,794.00	(47,267.54)	(93,061.54)	(196.88)	345,575.97	(567,210.48)	(912,786.45)	(160.92)
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	3,506.56	3,182.53	(324.03)	(10.18)	36,427.49	38,190.36	1,762.87	4.61
6723.301 - Retiree Benefits - Retiree Health-care Receipts	0.00	0.00	0.00	0.00	(206.34)	0.00	206.34	100.00
6723.310 - Retiree Benefits - Pension	0.00	619.34	619.34	100.00	0.00	7,432.08	7,432.08	100.00
Total Other Non-Operating Expenses	3,506.56	3,801.87	295.31	7.76	36,221.15	45,622.44	9,401.29	20.60
Total Non-Operating Expenses	49,300.56	(43,465.67)	(92,766.23)	(213.42)	381,797.12	(521,588.04)	(903,385.16)	(173.19)
Net Income (Loss)	25,254.49	48,731.49	(23,477.00)	(48.17)	(15,292.84)	584,777.88	(600,070.72)	(102.61)

Maloney Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	38,860.00	70,462.00	(31,602.00)	(44.84)	449,940.00	845,544.00	(395,604.00)	(46.78)
5121.000 - Tenant Assistance Payments	31,602.00	0.00	31,602.00	100.00	395,604.00	0.00	395,604.00	100.00
5195.000 - Leases Less than Market	0.00	(0.33)	0.33	100.00	(13.00)	(3.96)	(9.04)	(228.28)
5196.000 - Leases in Excess of Market	1.00	0.50	0.50	100.00	286.00	6.00	280.00	4,666.66
5921.100 - Management Rent Adjustment	(131.00)	(25.18)	(105.82)	(420.25)	(433.00)	(302.16)	(130.84)	(43.30)
Total Rental Income	70,332.00	70,436.99	(104.99)	(0.14)	845,384.00	845,243.88	140.12	0.01
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,721.00)	(1,761.55)	40.55	2.30	(11,353.00)	(21,138.60)	9,785.60	46.29
5290.000 - Miscellaneous	142.05	0.00	142.05	100.00	1,279.29	0.00	1,279.29	100.00
Total Vacancy, Losses & Concessions	(1,578.95)	(1,761.55)	182.60	10.36	(10,073.71)	(21,138.60)	11,064.89	52.34
Net Rental Income	68,753.05	68,675.44	77.61	0.11	835,310.29	824,105.28	11,205.01	1.35
Other Income								
5410.000 - Interest Revenue-Project Operations	7.81	6.96	0.85	12.21	89.38	83.52	5.86	7.01
5910.000 - Laundry and Vending Revenue	962.00	833.69	128.31	15.39	9,738.90	10,004.28	(265.38)	(2.65)
5915.000 - Rooftop Revenue	1,815.11	1,838.36	(23.25)	(1.26)	22,426.18	22,060.32	365.86	1.65
5920.000 - Tenant Charges	6,502.92	1,804.18	4,698.74	260.43	26,360.36	21,650.16	4,710.20	21.75
Total Other Income	9,287.84	4,483.19	4,804.65	107.17	58,614.82	53,798.28	4,816.54	8.95
Total Income	78,040.89	73,158.63	4,882.26	6.67	893,925.11	877,903.56	16,021.55	1.82
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	158.47	158.47	100.00	2,940.00	1,901.64	(1,038.36)	(54.60)
6210.000 - Advertising and Marketing	65.00	123.77	58.77	47.48	1,669.58	1,485.24	(184.34)	(12.41)
6310.000 - Office Salaries	7,206.15	8,172.98	966.83	11.82	68,304.95	98,075.76	29,770.81	30.35
6310.400 - Office Other Employee Benefits	0.00	62.67	62.67	100.00	(33.35)	752.04	785.39	104.43
6311.000 - Office Supplies and Misc Contracts	213.83	371.04	157.21	42.37	2,150.65	4,452.48	2,301.83	51.69
6311.100 - Office Computer Hardware and Maintenance	0.00	135.33	135.33	100.00	88.75	1,623.96	1,535.21	94.53
6311.200 - Office Computer Software	1,153.40	1,007.50	(145.90)	(14.48)	13,767.55	12,090.00	(1,677.55)	(13.87)
6311.300 - Office Telephone Expenses	569.22	428.73	(140.49)	(32.76)	5,581.49	5,144.76	(436.73)	(8.48)
6311.400 - Office Printing Expenses	151.80	218.33	66.53	30.47	2,003.27	2,619.96	616.69	23.53
6311.500 - Office Postage and Fees	275.20	74.74	(200.46)	(268.20)	851.96	896.88	44.92	5.00
6320.000 - Management Fee	5,692.52	5,777.88	85.36	1.47	68,977.46	69,334.56	357.10	0.51
6340.000 - Legal Expense - Project	0.00	0.00	0.00	0.00	91.12	0.00	(91.12)	(100.00)
6350.000 - Audit Expense	0.00	223.75	223.75	100.00	2,875.00	2,685.00	(190.00)	(7.07)
6370.000 - Bad Debts Expense	7,683.84	416.67	(7,267.17)	(1,744.10)	7,683.84	5,000.04	(2,683.80)	(53.67)
6390.000 - Miscellaneous Administrative Expenses	317.04	136.08	(180.96)	(132.98)	6,513.40	1,632.96	(4,880.44)	(298.87)

Maloney Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024		
	Actual	Budget	Variance %	Actual	Budget	Variance %
penses	312.00	422.11	110.11	6,128.64	5,065.32	(1,063.32)
7120.000 - Legal Expenses						
Total Administrative Expenses	23,640.00	17,730.05	(5,909.95)	189,594.31	212,760.60	23,166.29
Utilities						
6450.000 - Electricity	6,935.00	6,083.33	(851.67)	65,289.77	72,999.96	7,710.19
6451.000 - Water	6,500.14	4,750.00	(1,750.14)	57,979.36	57,000.00	(979.36)
6452.000 - Gas	319.63	2,776.87	2,457.24	28,145.20	33,322.44	5,177.24
Total Utilities	13,754.77	13,610.20	(144.57)	151,414.33	163,322.40	11,908.07
Operating & Maintenance Expenses						
6510.000 - Payroll	8,335.34	7,799.34	(536.00)	87,850.59	93,592.08	5,741.49
6510.050 - Payroll - Overtime	486.72	369.45	(117.27)	4,052.33	4,433.40	381.07
6510.400 - Maintenance Other Employee Benefits	0.00	215.18	215.18	0.00	2,582.16	2,582.16
6515.000 - Supplies General Maintenance and Tools	61.32	285.19	223.87	10,019.72	3,422.28	(6,597.44)
6515.100 - Supplies Electrical and Lighting	22.62	32.06	9.44	1,103.20	384.72	(718.48)
6515.200 - Supplies Mechanical and HVAC	0.00	171.39	171.39	1,367.07	2,056.68	689.61
6515.300 - Supplies Plumbing	0.00	71.47	71.47	5,685.41	857.64	(4,827.77)
6515.400 - Supplies Janitorial	0.00	199.19	199.19	2,567.95	2,390.28	(177.67)
6515.500 - Supplies Landscaping	0.00	141.63	141.63	1,337.81	1,699.56	361.75
6515.600 - Supplies Painting	353.98	253.12	(100.86)	3,056.91	3,037.44	(19.47)
6520.000 - Contracts General Maintenance	236.49	330.93	94.44	6,805.26	3,971.16	(2,834.10)
6520.100 - Contracts Electrical and Lighting	0.00	199.13	199.13	6,621.74	2,389.56	(4,232.18)
6520.200 - Contracts Mechanical and HVAC	3,174.00	415.30	(2,758.70)	8,341.37	4,983.60	(3,357.77)
6520.300 - Contracts Plumbing	44.31	101.39	57.08	3,346.11	1,216.68	(2,129.43)
6520.400 - Contracts Janitorial	5,968.92	1,242.00	(4,726.92)	19,934.92	14,904.00	(5,030.92)
6520.500 - Contracts Landscaping	915.00	531.20	(383.80)	6,365.00	6,374.40	9.40
6520.700 - Contracts Elevator	840.00	865.21	25.21	10,103.50	10,382.52	279.02
6520.800 - Contracts Pest Control	1,122.50	908.04	(214.46)	12,376.50	10,896.48	(1,480.02)
6525.000 - Garbage & Trash Removal	863.80	697.64	(166.16)	8,876.58	8,371.68	(504.90)
6548.000 - Snow Removal	0.00	0.00	0.00	450.00	0.00	(450.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	0.00	168.48	168.48	5,658.97	2,021.76	(3,637.21)
6590.000 - Miscellaneous Operating & Maintenance Expenses	551.25	0.00	(551.25)	1,578.00	0.00	(1,578.00)
6599.000 - Causality-Insurance Deductible	0.00	0.00	0.00	445.00	0.00	(445.00)
Total Operating & Maintenance Expenses	22,976.25	14,997.34	(7,978.91)	207,943.94	179,968.08	(27,975.86)
Taxes & Insurance						
6710.000 - Real Estate Taxes	1,996.07	1,785.28	(210.79)	24,494.84	21,423.36	(3,071.48)
6711.000 - Payroll Taxes (Project's Share)	1,122.80	1,250.15	127.35	12,197.20	15,001.80	2,804.60
6720.000 - Property & Liability Insurance (Hazard)	2,771.75	2,570.67	(201.08)	32,476.03	30,848.04	(1,627.99)
6720.200 - Vehicle & Misc Insurance	45.09	41.19	(3.90)	533.37	494.28	(39.09)

Maloney Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6722.000 - Workman's Compensation	171.36	184.14	12.78	6.94	2,203.39	2,209.68	6.29	0.28
6723.000 - Health Insurance and Other Employee Benefits	3,946.61	3,887.02	(59.59)	(1.53)	42,576.80	46,644.24	4,067.44	8.72
6723.100 - Retirement Expenses	1,406.83	1,389.05	(17.78)	(1.28)	13,852.62	16,668.60	2,815.98	16.89
6723.200 - Other Employee Benefits	0.00	391.79	391.79	100.00	939.50	4,701.48	3,761.98	80.01
6723.400 - Life Insurance	80.89	84.47	3.58	4.23	715.45	1,013.64	298.19	29.41
6723.500 - Disability Insurance	108.48	130.88	22.40	17.11	1,174.77	1,570.56	395.79	25.20
Total Taxes & Insurance	11,649.88	11,714.64	64.76	0.55	131,163.97	140,575.68	9,411.71	6.69
Service Related Expenses								
6990.000 - Other Services Expenses	456.42	472.74	16.32	3.45	5,765.35	5,672.88	(92.47)	(1.63)
Total Service Related Expenses	456.42	472.74	16.32	3.45	5,765.35	5,672.88	(92.47)	(1.63)
Total Operating Expenses	72,477.32	58,524.97	(13,952.35)	(23.83)	685,881.90	702,299.64	16,417.74	2.33
Net Operating Income (Loss)	5,563.57	14,633.66	(9,070.09)	(61.98)	208,043.21	175,603.92	32,439.29	18.47
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(3,711.15)	(489.67)	3,221.48	657.88	(33,645.57)	(5,876.04)	27,769.53	472.58
8000.000 - Replacement Reserve Deposits	10,887.33	10,887.33	0.00	0.00	130,942.96	130,647.96	(295.00)	(0.22)
8100.000 - Replacement Reserve Withdrawals	(43,475.69)	(6,666.67)	36,809.02	552.13	(43,475.69)	(80,000.04)	(36,524.35)	(45.65)
8400.100 - Electrical Improvements	8,745.00	0.00	(8,745.00)	(100.00)	8,745.00	0.00	(8,745.00)	(100.00)
8400.400 - Appliances and Furniture - Units	0.00	0.00	0.00	0.00	2,222.50	0.00	(2,222.50)	(100.00)
8400.500 - Landscaping Improvements	0.00	0.00	0.00	0.00	3,386.69	0.00	(3,386.69)	(100.00)
8400.600 - Flooring Replacements	0.00	1,666.67	1,666.67	100.00	21,902.62	20,000.04	(1,902.58)	(9.51)
8400.700 - Elevator Upgrades and Improvements	0.00	4,166.67	4,166.67	100.00	9,775.00	50,000.04	40,225.04	80.45
8400.900 - General Building Improvements	0.00	833.33	833.33	100.00	12,422.38	9,999.96	(2,422.42)	(24.22)
Total Capital Expenditures	(27,554.51)	10,397.66	37,952.17	365.00	112,275.89	124,771.92	12,496.03	10.01
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	0.00	62.50	62.50	100.00	0.00	750.00	750.00	100.00
Total Other Non-Operating Expenses	0.00	62.50	62.50	100.00	0.00	750.00	750.00	100.00
Total Non-Operating Expenses	(27,554.51)	10,460.16	38,014.67	363.42	112,275.89	125,521.92	13,246.03	10.55
Net Income (Loss)	33,118.08	4,173.50	28,944.58	693.53	95,767.32	50,082.00	45,685.32	91.22

Pine Towers Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	42,671.00	74,472.00	(31,801.00)	(42.70)	485,600.00	893,664.00	(408,064.00)	(45.66)
5121.000 - Tenant Assistance Payments	31,801.00	0.00	31,801.00	100.00	408,064.00	0.00	408,064.00	100.00
5195.000 - Leases Less than Market	0.00	(0.67)	0.67	100.00	(5.00)	(8.04)	3.04	37.81
5196.000 - Leases in Excess of Market	248.00	14.00	234.00	1,671.42	254.00	168.00	86.00	51.19
5921.100 - Management Rent Adjustment	0.00	0.00	0.00	0.00	(136.00)	0.00	(136.00)	(100.00)
Total Rental Income	74,720.00	74,485.33	234.67	0.31	893,777.00	893,823.96	(46.96)	0.00
Vacancy, Losses & Concessions								
5220.000 - Apartments	(616.00)	(1,861.80)	1,245.80	66.91	(8,586.00)	(22,341.60)	13,755.60	61.56
5290.000 - Miscellaneous	147.61	0.00	147.61	100.00	848.11	0.00	848.11	100.00
Total Vacancy, Losses & Concessions	(468.39)	(1,861.80)	1,393.41	74.84	(7,737.89)	(22,341.60)	14,603.71	65.36
Net Rental Income	74,251.61	72,623.53	1,628.08	2.24	886,039.11	871,482.36	14,556.75	1.67
Other Income								
5410.000 - Interest Revenue-Project Operations	9.37	9.47	(0.10)	(1.05)	114.21	113.64	0.57	0.50
5910.000 - Laundry and Vending Revenue	1,036.10	829.27	206.83	24.94	10,026.71	9,951.24	75.47	0.75
5915.000 - Rooftop Revenue	3,165.10	2,590.43	574.67	22.18	51,158.28	31,085.16	20,073.12	64.57
5920.000 - Tenant Charges	1,081.00	1,074.89	6.11	0.56	12,460.85	12,898.68	(437.83)	(3.39)
Total Other Income	5,291.57	4,504.06	787.51	17.48	73,760.05	54,048.72	19,711.33	36.46
Total Income	79,543.18	77,127.59	2,415.59	3.13	959,799.16	925,531.08	34,268.08	3.70
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	231.38	231.38	100.00	1,027.10	2,776.56	1,749.46	63.00
6210.000 - Advertising and Marketing	65.00	123.77	58.77	47.48	1,669.59	1,485.24	(184.35)	(12.41)
6310.000 - Office Salaries	7,608.24	7,982.24	374.00	4.68	92,098.77	95,786.88	3,688.11	3.85
6310.400 - Office Other Employee Benefits	0.00	62.67	62.67	100.00	0.00	752.04	752.04	100.00
6311.000 - Office Supplies and Misc Contracts	45.00	131.04	86.04	65.65	1,207.51	1,572.48	364.97	23.20
6311.100 - Office Computer Hardware and Maintenance	562.98	135.42	(427.56)	(315.72)	1,374.83	1,625.04	250.21	15.39
6311.200 - Office Computer Software	1,170.81	1,024.37	(146.44)	(14.29)	15,765.41	12,292.44	(3,472.97)	(28.25)
6311.300 - Office Telephone Expenses	439.61	630.38	190.77	30.26	6,034.99	7,564.56	1,529.57	20.22
6311.400 - Office Printing Expenses	151.80	218.33	66.53	30.47	1,979.07	2,619.96	640.89	24.46
6311.500 - Office Postage and Fees	321.59	52.10	(269.49)	(517.25)	952.75	625.20	(327.55)	(52.39)
6320.000 - Management Fee	6,647.02	6,663.94	16.92	0.25	80,458.28	79,967.28	(491.00)	(0.61)
6350.000 - Audit Expense	0.00	223.75	223.75	100.00	2,875.00	2,685.00	(190.00)	(7.07)
6370.000 - Bad Debts Expense	1,437.90	333.33	(1,104.57)	(331.37)	1,088.23	3,999.96	2,911.73	72.79
6390.000 - Miscellaneous Administrative Expenses	331.94	390.29	58.35	14.95	5,555.35	4,683.48	(871.87)	(18.61)

Pine Towers Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
7120.000 - Legal Expenses	214.50	307.81	93.31	30.31	692.25	3,693.72	3,001.47	81.25
Total Administrative Expenses	18,996.39	18,510.82	(485.57)	(2.62)	212,779.13	222,129.84	9,350.71	4.20
Utilities								
6420.000 - Fuel Oil/Coal	0.00	0.00	0.00	0.00	134.75	0.00	(134.75)	(100.00)
6450.000 - Electricity	7,484.11	6,583.33	(900.78)	(13.68)	80,530.71	78,999.96	(1,530.75)	(1.93)
6451.000 - Water	4,855.42	4,488.97	(366.45)	(8.16)	59,679.88	53,867.64	(5,812.24)	(10.78)
6452.000 - Gas	347.41	2,783.33	2,435.92	87.51	24,350.65	33,399.96	9,049.31	27.09
Total Utilities	12,686.94	13,855.63	1,168.69	8.43	164,695.99	166,267.56	1,571.57	0.94
Operating & Maintenance Expenses								
6510.000 - Payroll	6,105.95	8,108.97	2,003.02	24.70	79,093.46	97,307.64	18,214.18	18.71
6510.050 - Payroll - Overtime	349.76	267.99	(81.77)	(30.51)	3,078.49	3,215.88	137.39	4.27
6510.400 - Maintenance Other Employee Benefits	0.00	108.33	108.33	100.00	0.00	1,299.96	1,299.96	100.00
6515.000 - Supplies General Maintenance and Tools	355.61	529.89	174.28	32.88	9,090.98	6,358.68	(2,732.30)	(42.96)
6515.100 - Supplies Electrical and Lighting	836.99	172.01	(664.98)	(386.59)	4,205.58	2,064.12	(2,141.46)	(103.74)
6515.200 - Supplies Mechanical and HVAC	283.48	77.48	(206.00)	(265.87)	3,433.63	929.76	(2,503.87)	(269.30)
6515.300 - Supplies Plumbing	246.41	177.52	(68.89)	(38.80)	5,480.82	2,130.24	(3,350.58)	(157.28)
6515.400 - Supplies Janitorial	11.47	182.32	170.85	93.70	4,043.15	2,187.84	(1,855.31)	(84.80)
6515.500 - Supplies Landscaping	0.00	98.43	98.43	100.00	1,295.06	1,181.16	(113.90)	(9.64)
6515.600 - Supplies Painting	22.19	49.98	27.79	55.60	1,641.89	599.76	(1,042.13)	(173.75)
6520.000 - Contracts General Maintenance	236.49	1,242.87	1,006.38	80.97	4,981.97	14,914.44	9,932.47	66.59
6520.100 - Contracts Electrical and Lighting	2,510.20	607.21	(1,902.99)	(313.39)	7,547.59	7,286.52	(261.07)	(3.58)
6520.200 - Contracts Mechanical and HVAC	0.00	786.69	786.69	100.00	5,154.23	9,440.28	4,286.05	45.40
6520.300 - Contracts Plumbing	0.00	275.19	275.19	100.00	2,745.00	3,302.28	557.28	16.87
6520.400 - Contracts Janitorial	1,494.00	1,450.00	(44.00)	(3.03)	16,302.00	17,400.00	1,098.00	6.31
6520.500 - Contracts Landscaping	120.00	254.20	134.20	52.79	667.69	3,050.40	2,382.71	78.11
6520.700 - Contracts Elevator	0.00	1,464.08	1,464.08	100.00	6,821.00	17,568.96	10,747.96	61.17
6520.800 - Contracts Pest Control	1,422.00	894.17	(527.83)	(59.03)	15,524.00	10,730.04	(4,793.96)	(44.67)
6525.000 - Garbage & Trash Removal	796.41	742.30	(54.11)	(7.28)	7,987.47	8,907.60	920.13	10.32
6546.000 - Heating/Cooling Repairs & Maintenance	0.00	0.00	0.00	0.00	270.00	0.00	(270.00)	(100.00)
6548.000 - Snow Removal	0.00	0.00	0.00	0.00	225.00	0.00	(225.00)	(100.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	62.40	299.78	237.38	79.18	1,906.56	3,597.36	1,690.80	47.00
6590.000 - Miscellaneous Operating & Maintenance Expenses	551.25	0.00	(551.25)	(100.00)	701.99	0.00	(701.99)	(100.00)
6599.000 - Causality-Insurance Deductible	0.00	0.00	0.00	0.00	21,701.96	0.00	(21,701.96)	(100.00)
Total Operating & Maintenance Expenses	15,404.61	17,789.41	2,384.80	13.40	203,899.52	213,472.92	9,573.40	4.48
Taxes & Insurance								
6710.000 - Real Estate Taxes	2,527.91	2,059.08	(468.83)	(22.76)	24,934.17	24,708.96	(225.21)	(0.91)
6711.000 - Payroll Taxes (Project's Share)	1,120.73	1,251.48	130.75	10.44	13,959.14	15,017.76	1,058.62	7.04
6720.000 - Property & Liability Insurance	3,286.08	3,017.49	(268.59)	(8.90)	38,431.31	36,209.88	(2,221.43)	(6.13)

Pine Towers Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024			
	Actual	Budget	Variance %	Actual	Budget	Variance %	
(Hazard)							
6720.200 - Vehicle & Misc Insurance	53.60	48.97	(4.63)	634.05	587.64	(46.41)	(7.89)
6722.000 - Workman's Compensation	174.40	187.12	12.72	2,239.57	2,245.44	5.87	0.26
6723.000 - Health Insurance and Other Employee Benefits	3,988.89	6,025.70	2,036.81	53,834.00	72,308.40	18,474.40	25.54
6723.100 - Retirement Expenses	1,241.11	1,390.53	149.42	15,993.61	16,686.36	692.75	4.15
6723.200 - Other Employee Benefits	0.00	4.53	4.53	1,437.25	54.36	(1,382.89)	(2,543.94)
6723.400 - Life Insurance	100.92	85.95	(14.97)	1,206.80	1,031.40	(175.40)	(17.00)
6723.500 - Disability Insurance	149.81	140.83	(8.98)	1,751.20	1,689.96	(61.24)	(3.62)
Total Taxes & Insurance	12,643.45	14,211.68	1,568.23	154,421.10	170,540.16	16,119.06	9.45
Service Related Expenses							
6990.000 - Other Services Expenses	342.92	829.33	486.41	4,346.04	9,951.96	5,605.92	56.32
Total Service Related Expenses	342.92	829.33	486.41	4,346.04	9,951.96	5,605.92	56.32
Total Operating Expenses	60,074.31	65,196.87	5,122.56	740,141.78	782,362.44	42,220.66	5.39
Net Operating Income (Loss)	19,468.87	11,930.72	7,538.15	219,657.38	143,168.64	76,488.74	53.42
Non-Operating Expenses							
Capital Expenditures							
5440.000 - Revenue from Investments -- Replacement Reserve	(3,456.45)	(473.07)	2,983.38	(41,341.37)	(5,676.84)	35,664.53	628.24
8000.000 - Replacement Reserve Deposits	11,080.01	11,080.01	0.00	132,960.12	132,960.12	0.00	0.00
8100.000 - Replacement Reserve Withdrawals	0.00	(39,067.18)	(39,067.18)	(302,531.48)	(468,806.16)	(166,274.68)	(35.46)
8400.100 - Electrical Improvements	1,850.00	0.00	(1,850.00)	5,233.00	0.00	(5,233.00)	(100.00)
8400.200 - Mechanical and HVAC Improvements	0.00	0.00	0.00	1,568.00	0.00	(1,568.00)	(100.00)
8400.300 - Plumbing Improvements	0.00	1,879.67	1,879.67	1,415.00	22,556.04	21,141.04	93.72
8400.400 - Appliances and Furniture - Units	0.00	0.00	0.00	1,965.50	0.00	(1,965.50)	(100.00)
8400.500 - Landscaping Improvements	0.00	320.83	320.83	0.00	3,849.96	3,849.96	100.00
8400.600 - Flooring Replacements	2,773.00	1,666.67	(1,106.33)	11,308.00	20,000.04	8,692.04	43.46
8400.700 - Elevator Upgrades and Improvements	1,000.00	33,333.33	32,333.33	191,230.59	399,999.96	208,769.37	52.19
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	200.01	200.01	0.00	2,400.12	2,400.12	100.00
8400.900 - General Building Improvements	0.00	1,666.67	1,666.67	24,168.09	20,000.04	(4,168.05)	(20.84)
Total Capital Expenditures	13,246.56	10,606.94	(2,639.62)	25,975.45	127,283.28	101,307.83	79.59
Other Non-Operating Expenses							
6723.300 - Retiree Benefits - Health Care	0.00	125.00	125.00	0.00	1,500.00	1,500.00	100.00
Total Other Non-Operating Expenses	0.00	125.00	125.00	0.00	1,500.00	1,500.00	100.00
Total Non-Operating Expenses	13,246.56	10,731.94	(2,514.62)	25,975.45	128,783.28	102,807.83	79.83

Pine Towers
Budget Comparison
 September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Net Income (Loss)	6,222.31	1,198.78	5,023.53 419.05	193,681.93	14,385.36	179,296.57 1,246.38

Smith Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	44,962.00	88,839.00	(43,877.00)	(49.38)	535,080.00	1,066,068.00	(530,988.00)	(49.80)
5121.000 - Tenant Assistance Payments	43,877.00	0.00	43,877.00	100.00	530,988.00	0.00	530,988.00	100.00
5195.000 - Leases Less than Market	(21.00)	(0.42)	(20.58)	(4,900.00)	(29.00)	(5.04)	(23.96)	(475.39)
5196.000 - Leases in Excess of Market	2.00	2.92	(0.92)	(31.50)	76.00	35.04	40.96	116.89
5921.100 - Management Rent Adjustment	(198.00)	(13.75)	(184.25)	(1,340.00)	(680.00)	(165.00)	(515.00)	(312.12)
Total Rental Income	88,622.00	88,827.75	(205.75)	(0.23)	1,065,435.00	1,065,933.00	(498.00)	(0.04)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(420.00)	(2,220.98)	1,800.98	81.08	(12,016.00)	(26,651.76)	14,635.76	54.91
5290.000 - Miscellaneous	201.37	0.00	201.37	100.00	1,534.51	0.00	1,534.51	100.00
Total Vacancy, Losses & Concessions	(218.63)	(2,220.98)	2,002.35	90.15	(10,481.49)	(26,651.76)	16,170.27	60.67
Net Rental Income	88,403.37	86,606.77	1,796.60	2.07	1,054,953.51	1,039,281.24	15,672.27	1.50
Other Income								
5410.000 - Interest Revenue-Project Operations	8.74	8.31	0.43	5.17	104.71	99.72	4.99	5.00
5910.000 - Laundry and Vending Revenue	1,116.00	951.32	164.68	17.31	12,924.05	11,415.84	1,508.21	13.21
5920.000 - Tenant Charges	1,910.50	1,767.12	143.38	8.11	20,970.87	21,205.44	(234.57)	(1.10)
5990.000 - Miscellaneous Revenue	0.00	0.00	0.00	0.00	7.00	0.00	7.00	100.00
Total Other Income	3,035.24	2,726.75	308.49	11.31	34,006.63	32,721.00	1,285.63	3.92
Total Income	91,438.61	89,333.52	2,105.09	2.35	1,088,960.14	1,072,002.24	16,957.90	1.58
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	87.13	87.13	100.00	965.00	1,045.56	80.56	7.70
6210.000 - Advertising and Marketing	65.00	123.77	58.77	47.48	1,669.59	1,485.24	(184.35)	(12.41)
6310.000 - Office Salaries	7,819.83	8,403.27	583.44	6.94	94,611.49	100,839.24	6,227.75	6.17
6310.400 - Office Other Employee Benefits	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00
6311.000 - Office Supplies and Misc Contracts	359.66	366.26	6.60	1.80	2,932.92	4,395.12	1,462.20	33.26
6311.100 - Office Computer Hardware and Maintenance	0.00	136.17	136.17	100.00	571.24	1,634.04	1,062.80	65.04
6311.200 - Office Computer Software	1,396.60	1,243.77	(152.83)	(12.28)	16,440.71	14,925.24	(1,515.47)	(10.15)
6311.300 - Office Telephone Expenses	424.01	286.83	(137.18)	(47.82)	5,778.18	3,441.96	(2,336.22)	(67.87)
6311.400 - Office Printing Expenses	151.80	218.33	66.53	30.47	2,003.29	2,619.96	616.67	23.53
6311.500 - Office Postage and Fees	129.93	60.75	(69.18)	(113.87)	761.09	729.00	(32.09)	(4.40)
6320.000 - Management Fee	8,202.70	8,177.19	(25.51)	(0.31)	98,487.06	98,126.28	(360.78)	(0.36)
6350.000 - Audit Expense	0.00	223.75	223.75	100.00	2,875.00	2,685.00	(190.00)	(7.07)
6370.000 - Bad Debts Expense	2,936.60	416.67	(2,519.93)	(604.77)	2,936.60	5,000.04	2,063.44	41.26
6390.000 - Miscellaneous Administrative Expenses	669.13	157.61	(511.52)	(324.54)	6,439.45	1,891.32	(4,548.13)	(240.47)

Smith Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024			
	Actual	Budget	Variance %	Actual	Budget	Variance %	
7120.000 - Legal Expenses	0.00	669.78	669.78	1,525.60	8,037.36	6,511.76	81.01
Total Administrative Expenses	22,155.26	20,621.28	(1,533.98)	237,997.22	247,455.36	9,458.14	3.82
Utilities							
6450.000 - Electricity	8,124.73	7,235.00	(889.73)	69,076.35	86,820.00	17,743.65	20.43
6451.000 - Water	5,355.20	5,809.42	454.22	66,754.81	69,713.04	2,958.23	4.24
6452.000 - Gas	774.35	4,284.10	3,509.75	40,829.02	51,409.20	10,580.18	20.58
Total Utilities	14,254.28	17,328.52	3,074.24	176,660.18	207,942.24	31,282.06	15.04
Operating & Maintenance Expenses							
6510.000 - Payroll	6,845.05	8,249.19	1,404.14	87,571.96	98,990.28	11,418.32	11.53
6510.050 - Payroll - Overtime	535.27	329.87	(205.40)	4,728.62	3,958.44	(770.18)	(19.45)
6510.400 - Maintenance Other Employee Benefits	0.00	108.33	108.33	0.00	1,299.96	1,299.96	100.00
6515.000 - Supplies General Maintenance and Tools	156.01	392.43	236.42	5,611.25	4,709.16	(902.09)	(19.15)
6515.100 - Supplies Electrical and Lighting	0.00	202.59	202.59	2,460.65	2,431.08	(29.57)	(1.21)
6515.200 - Supplies Mechanical and HVAC	0.00	87.66	87.66	3,083.93	1,051.92	(2,032.01)	(193.17)
6515.300 - Supplies Plumbing	0.00	115.97	115.97	4,491.34	1,391.64	(3,099.70)	(222.73)
6515.400 - Supplies Janitorial	372.57	361.34	(11.23)	3,265.88	4,336.08	1,070.20	24.68
6515.500 - Supplies Landscaping	55.73	207.65	151.92	2,711.21	2,491.80	(219.41)	(8.80)
6515.600 - Supplies Painting	103.52	375.83	272.31	6,168.88	4,509.96	(1,658.92)	(36.78)
6520.000 - Contracts General Maintenance	476.69	412.20	(64.49)	4,068.66	4,946.40	877.74	17.74
6520.100 - Contracts Electrical and Lighting	0.00	242.47	242.47	4,938.30	2,909.64	(2,028.66)	(69.72)
6520.200 - Contracts Mechanical and HVAC	0.00	674.41	674.41	10,672.48	8,092.92	(2,579.56)	(31.87)
6520.300 - Contracts Plumbing	0.00	265.17	265.17	5,309.40	3,182.04	(2,127.36)	(66.85)
6520.400 - Contracts Janitorial	2,914.00	1,414.00	(1,500.00)	19,111.40	16,968.00	(2,143.40)	(12.63)
6520.500 - Contracts Landscaping	915.00	461.70	(453.30)	4,875.00	5,540.40	665.40	12.00
6520.600 - Contracts Flooring	0.00	75.00	75.00	0.00	900.00	900.00	100.00
6520.700 - Contracts Elevator	0.00	2,034.00	2,034.00	8,099.00	24,408.00	16,309.00	66.81
6520.800 - Contracts Pest Control	1,247.50	1,019.17	(228.33)	12,812.50	12,230.04	(582.46)	(4.76)
6525.000 - Garbage & Trash Removal	1,168.53	971.86	(196.67)	12,901.59	11,662.32	(1,239.27)	(10.62)
6548.000 - Snow Removal	0.00	0.00	0.00	225.00	0.00	(225.00)	(100.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	2.00	305.78	303.78	3,508.94	3,669.36	160.42	4.37
Total Operating & Maintenance Expenses	14,791.87	18,306.62	3,514.75	206,615.99	219,679.44	13,063.45	5.94
Taxes & Insurance							
6710.000 - Real Estate Taxes	2,583.62	1,938.82	(644.80)	28,570.80	23,265.84	(5,304.96)	(22.80)
6711.000 - Payroll Taxes (Project's Share)	1,156.03	1,299.15	143.12	14,804.97	15,589.80	784.83	5.03
6720.000 - Property & Liability Insurance (Hazard)	3,440.42	3,217.58	(222.84)	40,325.35	38,610.96	(1,714.39)	(4.44)
6720.200 - Vehicle & Misc Insurance	62.10	56.74	(5.36)	734.61	680.88	(53.73)	(7.89)
6722.000 - Workman's Compensation	210.79	222.98	12.19	2,703.46	2,675.76	(27.70)	(1.03)
6723.000 - Health Insurance and Other Employee Benefits	4,964.28	5,378.55	414.27	60,029.92	64,542.60	4,512.68	6.99

Smith Manor Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6723.100 - Retirement Expenses	1,272.93	1,443.50	170.57	11.81	17,089.85	17,322.00	232.15	1.34
6723.200 - Other Employee Benefits	0.00	4.08	4.08	100.00	1,364.00	48.96	(1,315.04)	(2,685.94)
6723.400 - Life Insurance	103.11	88.45	(14.66)	(16.57)	1,200.34	1,061.40	(138.94)	(13.09)
6723.500 - Disability Insurance	148.92	132.76	(16.16)	(12.17)	1,741.06	1,593.12	(147.94)	(9.28)
Total Taxes & Insurance	13,942.20	13,782.61	(159.59)	(1.15)	168,564.36	165,391.32	(3,173.04)	(1.91)
Service Related Expenses								
6990.000 - Other Services Expenses	418.75	492.07	73.32	14.90	5,796.13	5,904.84	108.71	1.84
Total Service Related Expenses	418.75	492.07	73.32	14.90	5,796.13	5,904.84	108.71	1.84
Total Operating Expenses	65,562.36	70,531.10	4,968.74	7.04	795,633.88	846,373.20	50,739.32	5.99
Net Operating Income (Loss)	25,876.25	18,802.42	7,073.83	37.62	293,326.26	225,629.04	67,697.22	30.00
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Re- placement Reserve	(3,995.53)	(493.05)	3,502.48	710.37	(45,292.21)	(5,916.60)	39,375.61	665.51
8000.000 - Replacement Reserve Deposits	13,585.07	13,585.07	0.00	0.00	163,020.84	163,020.84	0.00	0.00
8100.000 - Replacement Reserve Withdraws	(63,490.83)	(3,800.00)	59,690.83	1,570.81	(163,393.22)	(45,600.00)	117,793.22	258.31
8400.100 - Electrical Improvements	8,600.00	0.00	(8,600.00)	(100.00)	8,600.00	0.00	(8,600.00)	(100.00)
8400.200 - Mechanical and HVAC Improve- ments	0.00	0.00	0.00	0.00	1,049.99	0.00	(1,049.99)	(100.00)
8400.300 - Plumbing Improvements	0.00	50.00	50.00	100.00	300.00	600.00	300.00	50.00
8400.400 - Appliances and Furniture - Units	0.00	0.00	0.00	0.00	1,921.00	0.00	(1,921.00)	(100.00)
8400.600 - Flooring Replacements	900.00	1,666.67	766.67	46.00	114,916.00	20,000.04	(94,915.96)	(474.57)
8400.700 - Elevator Upgrades and Improve- ments	0.00	1,250.00	1,250.00	100.00	0.00	15,000.00	15,000.00	100.00
8400.800 - Appliances, Furniture, and Tools - Operations	5,894.02	0.00	(5,894.02)	(100.00)	8,978.69	0.00	(8,978.69)	(100.00)
8400.900 - General Building Improvements	3,800.00	833.34	(2,966.66)	(355.99)	15,130.02	10,000.08	(5,129.94)	(51.29)
Total Capital Expenditures	(34,707.27)	13,092.03	47,799.30	365.10	105,231.11	157,104.36	51,873.25	33.01
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	0.00	208.33	208.33	100.00	0.00	2,499.96	2,499.96	100.00
Total Other Non-Operating Expenses	0.00	208.33	208.33	100.00	0.00	2,499.96	2,499.96	100.00
Total Non-Operating Expenses	(34,707.27)	13,300.36	48,007.63	360.94	105,231.11	159,604.32	54,373.21	34.06
Net Income (Loss)	60,583.52	5,502.06	55,081.46	1,001.10	188,095.15	66,024.72	122,070.43	184.88

Maplewood Manor (LIHTC) Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	56,220.00	145,021.00	(88,801.00)	(61.23)	497,623.00	1,305,189.00	(807,566.00)	(61.87)
5121.000 - Tenant Assistance Payments	91,015.00	0.00	91,015.00	100.00	800,924.00	0.00	800,924.00	100.00
5195.000 - Leases Less than Market	(1.00)	(117.17)	116.17	99.14	(3.00)	(1,054.53)	1,051.53	99.71
5196.000 - Leases in Excess of Market	1.00	0.33	0.67	203.03	270.00	2.97	267.03	8,990.90
5921.100 - Management Rent Adjustment	(50.00)	0.00	(50.00)	(100.00)	(190.00)	0.00	(190.00)	(100.00)
Total Rental Income	147,185.00	144,904.16	2,280.84	1.57	1,298,624.00	1,304,137.44	(5,513.44)	(0.42)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,799.00)	(3,625.53)	1,826.53	50.37	(6,790.00)	(32,629.77)	25,839.77	79.19
5290.000 - Miscellaneous	122.82	13.82	109.00	788.71	991.49	124.38	867.11	697.14
Total Vacancy, Losses & Concessions	(1,676.18)	(3,611.71)	1,935.53	53.59	(5,798.51)	(32,505.39)	26,706.88	82.16
Net Rental Income	145,508.82	141,292.45	4,216.37	2.98	1,292,825.49	1,271,632.05	21,193.44	1.66
Other Income								
5410.000 - Interest Revenue-Project Operations	2,939.58	0.00	2,939.58	100.00	4,703.85	0.00	4,703.85	100.00
5910.000 - Laundry and Vending Revenue	1,123.01	1,081.19	41.82	3.86	9,441.08	9,730.71	(289.63)	(2.97)
5915.000 - Rooftop Revenue	4,712.49	4,166.67	545.82	13.09	47,240.63	37,500.03	9,740.60	25.97
5920.000 - Tenant Charges	555.00	781.51	(226.51)	(28.98)	6,705.45	7,033.59	(328.14)	(4.66)
Total Other Income	9,330.08	6,029.37	3,300.71	54.74	68,091.01	54,264.33	13,826.68	25.48
Total Income	154,838.90	147,321.82	7,517.08	5.10	1,360,916.50	1,325,896.38	35,020.12	2.64
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	950.00	80.97	(869.03)	(1,073.27)	2,182.78	728.73	(1,454.05)	(199.53)
6210.000 - Advertising and Marketing	65.00	113.65	48.65	42.80	1,341.90	1,022.85	(319.05)	(31.19)
6310.000 - Office Salaries	7,974.09	9,017.60	1,043.51	11.57	77,648.49	81,158.40	3,509.91	4.32
6310.400 - Office Other Employee Benefits	0.00	0.00	0.00	0.00	304.00	0.00	(304.00)	(100.00)
6311.000 - Office Supplies and Misc Contracts	186.86	276.10	89.24	32.32	1,991.18	2,484.90	493.72	19.86
6311.100 - Office Computer Hardware and Maintenance	13.98	136.67	122.69	89.77	815.21	1,230.03	414.82	33.72
6311.200 - Office Computer Software	1,544.21	2,053.86	509.65	24.81	13,893.65	18,484.74	4,591.09	24.83
6311.300 - Office Telephone Expenses	474.59	595.92	121.33	20.36	5,083.96	5,363.28	279.32	5.20
6311.400 - Office Printing Expenses	151.80	218.33	66.53	30.47	1,468.12	1,964.97	496.85	25.28
6311.500 - Office Postage and Fees	213.15	65.76	(147.39)	(224.13)	603.52	591.84	(11.68)	(1.97)
6320.000 - Management Fee	7,439.17	7,439.17	0.00	0.00	66,952.53	66,952.53	0.00	0.00
6320.200 - Asset Management Fees	0.00	858.97	858.97	100.00	0.00	7,730.73	7,730.73	100.00
6320.500 - Company Management Fees	0.00	1,537.38	1,537.38	100.00	0.00	13,836.42	13,836.42	100.00
6340.000 - Legal Expense - Project	0.00	208.33	208.33	100.00	0.00	1,874.97	1,874.97	100.00
6350.000 - Audit Expense	0.00	1,110.42	1,110.42	100.00	9,450.00	9,993.78	543.78	5.44

Maplewood Manor (LIHTC) Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6370.000 - Bad Debts Expense	0.00	332.46	332.46	100.00	(14.00)	2,992.14	3,006.14	100.46
6390.000 - Miscellaneous Administrative Expenses	170.54	171.95	1.41	0.82	3,416.34	1,547.55	(1,868.79)	(120.75)
7120.000 - Legal Expenses	1,439.10	142.91	(1,296.19)	(906.99)	1,439.10	1,286.19	(152.91)	(11.88)
Total Administrative Expenses	20,622.49	24,360.45	3,737.96	15.34	186,576.78	219,244.05	32,667.27	14.89
Utilities								
6420.000 - Fuel Oil/Coal	0.00	0.00	0.00	0.00	240.24	0.00	(240.24)	(100.00)
6450.000 - Electricity	10,437.16	11,183.17	746.01	6.67	89,583.17	100,648.53	11,065.36	10.99
6451.000 - Water	6,383.54	5,835.57	(547.97)	(9.39)	48,261.48	52,520.13	4,258.65	8.10
6452.000 - Gas	604.98	3,039.00	2,434.02	80.09	25,547.68	27,351.00	1,803.32	6.59
Total Utilities	17,425.68	20,057.74	2,632.06	13.12	163,632.57	180,519.66	16,887.09	9.35
Operating & Maintenance Expenses								
6510.000 - Payroll	8,795.75	8,206.29	(589.46)	(7.18)	71,631.73	73,856.61	2,224.88	3.01
6510.050 - Payroll - Overtime	365.10	752.97	387.87	51.51	3,423.10	6,776.73	3,353.63	49.48
6510.400 - Maintenance Other Employee Benefits	0.00	108.33	108.33	100.00	0.00	974.97	974.97	100.00
6515.000 - Supplies General Maintenance and Tools	568.69	677.32	108.63	16.03	6,915.74	6,095.88	(819.86)	(13.44)
6515.100 - Supplies Electrical and Lighting	360.23	168.89	(191.34)	(113.29)	3,286.75	1,520.01	(1,766.74)	(116.23)
6515.200 - Supplies Mechanical and HVAC	0.00	217.16	217.16	100.00	3,761.98	1,954.44	(1,807.54)	(92.48)
6515.300 - Supplies Plumbing	1,020.15	200.93	(819.22)	(407.71)	4,529.08	1,808.37	(2,720.71)	(150.45)
6515.400 - Supplies Janitorial	0.00	159.87	159.87	100.00	0.00	1,438.83	1,438.83	100.00
6515.500 - Supplies Landscaping	0.00	99.86	99.86	100.00	145.32	898.74	753.42	83.83
6515.600 - Supplies Painting	1,500.46	263.68	(1,236.78)	(469.04)	2,539.11	2,373.12	(165.99)	(6.99)
6520.000 - Contracts General Maintenance	877.97	747.45	(130.52)	(17.46)	7,578.00	6,727.05	(850.95)	(12.64)
6520.100 - Contracts Electrical and Lighting	905.07	225.30	(679.77)	(301.71)	1,935.07	2,027.70	92.63	4.56
6520.200 - Contracts Mechanical and HVAC	0.00	1,884.83	1,884.83	100.00	7,409.37	16,963.47	9,554.10	56.32
6520.300 - Contracts Plumbing	625.00	429.59	(195.41)	(45.48)	7,765.68	3,866.31	(3,899.37)	(100.85)
6520.400 - Contracts Janitorial	1,618.00	1,618.00	0.00	0.00	14,562.00	14,562.00	0.00	0.00
6520.500 - Contracts Landscaping	1,055.00	1,004.54	(50.46)	(5.02)	5,830.18	9,040.86	3,210.68	35.51
6520.600 - Contracts Flooring	0.00	45.12	45.12	100.00	0.00	406.08	406.08	100.00
6520.700 - Contracts Elevator	0.00	1,363.04	1,363.04	100.00	12,496.00	12,267.36	(228.64)	(1.86)
6520.800 - Contracts Pest Control	1,735.00	1,036.88	(698.12)	(67.32)	11,295.00	9,331.92	(1,963.08)	(21.03)
6525.000 - Garbage & Trash Removal	767.80	654.57	(113.23)	(17.29)	5,783.06	5,891.13	108.07	1.83
6548.000 - Snow Removal	0.00	0.00	0.00	0.00	180.00	0.00	(180.00)	(100.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	0.00	841.67	841.67	100.00	183.81	7,575.03	7,391.22	97.57
6590.000 - Miscellaneous Operating & Maintenance Expenses	551.25	0.00	(551.25)	(100.00)	551.25	0.00	(551.25)	(100.00)
Total Operating & Maintenance Expenses	20,745.47	20,706.29	(39.18)	(0.18)	171,802.23	186,356.61	14,554.38	7.80
Taxes & Insurance								
6710.000 - Real Estate Taxes	0.00	5,651.15	5,651.15	100.00	40,363.35	50,860.35	10,497.00	20.63
6711.000 - Payroll Taxes (Project's Share)	1,146.89	1,375.23	228.34	16.60	10,901.81	12,377.07	1,475.26	11.91

Maplewood Manor (LIHTC) Budget Comparison September 30, 2024

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6720.000 - Property & Liability Insurance (Hazard)	0.00	4,528.33	4,528.33	100.00	218.98	40,754.97	40,535.99	99.46
6720.200 - Vehicle & Misc Insurance	70.61	70.61	0.00	0.00	635.49	635.49	0.00	0.00
6722.000 - Workman's Compensation	239.60	239.60	0.00	0.00	2,379.70	2,156.40	(223.30)	(10.35)
6723.000 - Health Insurance and Other Employee Benefits	4,975.41	4,336.35	(639.06)	(14.73)	45,097.12	39,027.15	(6,069.97)	(15.55)
6723.100 - Retirement Expenses	1,244.21	1,528.03	283.82	18.57	12,942.87	13,752.27	809.40	5.88
6723.200 - Other Employee Benefits	0.00	11.38	11.38	100.00	1,300.00	102.42	(1,197.58)	(1,169.28)
6723.400 - Life Insurance	49.97	90.56	40.59	44.82	844.54	815.04	(29.50)	(3.61)
6723.500 - Disability Insurance	151.53	143.87	(7.66)	(5.32)	1,362.04	1,294.83	(67.21)	(5.19)
6723.600 - Compensated Absences Adjustment	0.00	(666.67)	(666.67)	(100.00)	0.00	(6,000.03)	(6,000.03)	(100.00)
Total Taxes & Insurance	7,878.22	17,308.44	9,430.22	54.48	116,045.90	155,775.96	39,730.06	25.50
Service Related Expenses								
6990.000 - Other Services Expenses	619.62	317.17	(302.45)	(95.35)	5,810.56	2,854.53	(2,956.03)	(103.55)
Total Service Related Expenses	619.62	317.17	(302.45)	(95.35)	5,810.56	2,854.53	(2,956.03)	(103.55)
Total Operating Expenses	67,291.48	82,750.09	15,458.61	18.68	643,868.04	744,750.81	100,882.77	13.54
Net Operating Income (Loss)	87,547.42	64,571.73	22,975.69	35.58	717,048.46	581,145.57	135,902.89	23.38
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(88.58)	(28.28)	60.30	213.22	(500.09)	(254.52)	245.57	96.48
8100.000 - Replacement Reserve Withdrawals	0.00	(3,000.00)	(3,000.00)	(100.00)	0.00	(27,000.00)	(27,000.00)	(100.00)
8400.100 - Electrical Improvements	3,600.00	0.00	(3,600.00)	(100.00)	5,746.45	0.00	(5,746.45)	(100.00)
8400.400 - Appliances and Furniture - Units	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00
8400.500 - Landscaping Improvements	0.00	666.67	666.67	100.00	6,800.00	6,000.03	(799.97)	(13.33)
8400.600 - Flooring Replacements	2,720.00	1,666.67	(1,053.33)	(63.19)	10,554.00	15,000.03	4,446.03	29.64
8400.900 - General Building Improvements	0.00	416.67	416.67	100.00	15,207.42	3,750.03	(11,457.39)	(305.52)
Total Capital Expenditures	6,231.42	(28.27)	(6,259.69)	(22,142.51)	37,807.78	(254.43)	(38,062.21)	(14,959.79)
Depreciation & Amortization								
6600.000 - Depreciation Expenses	0.00	35,833.33	35,833.33	100.00	0.00	322,499.97	322,499.97	100.00
6610.000 - Amortization Expense	0.00	758.33	758.33	100.00	0.00	6,824.97	6,824.97	100.00
Total Depreciation & Amortization	0.00	36,591.66	36,591.66	100.00	0.00	329,324.94	329,324.94	100.00
Debt Services								
6820.000 - Interest on Mortgage Payable	8,936.26	8,981.50	45.24	0.50	89,944.54	80,833.50	(9,111.04)	(11.27)
6850.000 - Mortgage Insurance Premium/Service Charge	1,191.89	1,182.54	(9.35)	(0.79)	10,727.01	10,642.86	(84.15)	(0.79)
Total Debt Services	10,128.15	10,164.04	35.89	0.35	100,671.55	91,476.36	(9,195.19)	(10.05)

**Maplewood Manor (LIHTC)
Budget Comparison
September 30, 2024**

	Month Ending 09/30/2024			Year to Date 09/30/2024				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Other Non-Operating Expenses								
6320.400 - Incentive Management Fees	0.00	17,682.01	17,682.01	100.00	206,231.99	159,138.09	(47,093.90)	(29.59)
Total Other Non-Operating Expenses	0.00	17,682.01	17,682.01	100.00	206,231.99	159,138.09	(47,093.90)	(29.59)
Total Non-Operating Expenses	16,359.57	64,409.44	48,049.87	74.60	344,711.32	579,684.96	234,973.64	40.53
Net Income (Loss)	71,187.85	162.29	71,025.56	43,764.59	372,337.14	1,460.61	370,876.53	25,391.89

Bay City Housing Commission
Cash Transactions
9/1/2024 to 9/30/2024

Total of Checks, Payments, Credit Cards and ACH Transactions \$ 462,884.71

Payroll Transactions

Pay Date	9/11/2024	Management Wages	38,097.12
		Administrative Wages	-
		Maintenance Wages	22,677.39
		Employer Taxes	4,454.93
		Total Transfer	65,229.44
Pay Date	9/25/2024	Management Wages	38,097.12
		Administrative Wages	-
		Maintenance Wages	24,424.24
		Employer Taxes	4,587.07
		Total Transfer	67,108.43
Pay Date	1/0/1900	Management Wages	-
		Administrative Wages	-
		Maintenance Wages	-
		Employer Taxes	-
		Total Transfer	-

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/2/2024	MM	King Communications	After hours answering services	42.83
9/2/2024	MWM	King Communications	After hours answering services	59.89
9/2/2024	PT	King Communications	After hours answering services	43.59
9/2/2024	SM	King Communications	After hours answering services	53.44
9/2/2024	SS	King Communications	After hours answering services	73.15
9/3/2024	COCC	Capital One Bank (USA), N.A.	Bill.com subscription	79.00
9/3/2024	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	-
9/3/2024	PT	Amazon	Replacement for cracked thermostat guard, CO2 sensor replacements-One not working and setting off alarm panel, one is spare for backup	159.08
9/3/2024	SS	Amazon	Office Supplies	6.84
9/5/2024	COCC	Ring Central	Digital fax lines	21.17
9/5/2024	MM	Ring Central	Digital fax lines	21.57
9/5/2024	MWM	Ring Central	Digital fax lines	22.18
9/5/2024	PT	Ring Central	Digital fax lines	21.57
9/5/2024	SM	Ring Central	Digital fax lines	21.97
9/5/2024	SS	Ring Central	Digital fax lines	32.66
9/6/2024	COCC	ADP, Inc.	Payroll processing fee PD 09062024	142.10
9/6/2024	MM	Spectrum Enterprise	Community Room Internet	119.34
9/6/2024	MWM	Cintas Corp #346	lobby rugs	299.86
9/7/2024	MWM	Capital One Bank (USA), N.A.	COS Class-N. Speich (9/23/2024)	950.00
9/9/2024	SS	Consumers Energy - Routine	08/06/2024-09/05/2024	26.92
9/10/2024	MM	Capital One Bank (USA), N.A.	Convex Security Mirror - MM	84.32
9/10/2024	MWM	Amazon	pocket hose and nozzle	78.39
9/11/2024	COCC	Alerus Financial	DC Payment - Admin	1,165.49
9/11/2024	COCC	Alerus Financial	DC Payment - Emp Withholding	1,423.90
9/11/2024	COCC	Alerus Financial	DC Payment - Loan Repay	604.22
9/11/2024	COCC	Alerus HCSP	HSCP Payment - Admin	82.76
9/11/2024	COCC	Alerus HCSP	HSCP Payment - Withholding	452.95
9/11/2024	COCC	Begick Nursery & Garden Center	Container plants	120.00
9/11/2024	COCC	Richs Lawn & Garden	Vacant lots, YMCA, market	4,085.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/11/2024	COCC	Richs Lawn & Garden	315 14th	150.00
9/11/2024	COCC	National Center for Housing Management	Certification renewal for B. Phillips	125.00
9/11/2024	COCC	National Center for Housing Management	Certification renewal for C. Weirauch	125.00
9/11/2024	COCC	National Center for Housing Management	Certification renewal for L. Bouckaert	125.00
9/11/2024	COCC	National Center for Housing Management	Certification renewal for D. Grigg	125.00
9/11/2024	COCC	Vantagepoint Transfer Agents-457	457 WH	1,739.95
9/11/2024	COCC	The Workwear Store	Work Uniforms- Greg Pergande	454.00
9/11/2024	COCC	The Workwear Store	Work Uniforms-John Navarre	390.00
9/11/2024	COCC	The Workwear Store	Work Uniforms-Chris Shire	469.50
9/11/2024	COCC	Masad Labor Law Group	General labor counsel	200.00
9/11/2024	COCC	Jose Vasquez	Lawn Care for Vacant Lot 506 N. Dean	125.00
9/11/2024	COCC	Bay City Treasurer - Utility Payments	Water/sewer/trash from 06/22/2024 to 07/22/24	-
9/11/2024	COCC	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/22/2024-08/22/2024	531.82
9/11/2024	MM	Alerus Financial	DC Payment - Admin	257.35
9/11/2024	MM	Alerus Financial	DC Payment - Maint	322.41
9/11/2024	MM	Alerus HCSP	HSCP Payment - Admin	34.30
9/11/2024	MM	Alerus HCSP	HSCP Payment - Maint	42.98
9/11/2024	MM	Begick Nursery & Garden Center	Container plants	120.00
9/11/2024	MM	GFL Environmental	Dumpster rental	100.10
9/11/2024	MM	Menards	Metal Fence and tension posts for area next to building on north side near smoker's pavilion - MM	408.81
9/11/2024	MM	Menards	White caulk for bathrooms	43.92
9/11/2024	MM	Richs Lawn & Garden	Lawn care services	375.00
9/11/2024	MM	Universal Air, Inc.	Filter rack assembly - Removed existing filter rack and installed a new filter rack to fit in place of the old one. New filters were made.	3,174.00
9/11/2024	MM	US Bank Equipment Finance	Copier Usage & Rental	151.80
9/11/2024	MM	Karens Carpetmax	Floor Replacement-Unit 611	2,314.00
9/11/2024	MM	Gill-Roy's Hardware	Propane tank refill - MM	16.98
9/11/2024	MM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/22/2024-08/22/2024	13,463.69
9/11/2024	MM	Smoketech Holdings, LLC	Nicotine surface test kits - MM	551.25
9/11/2024	MM	Stevenson, Bethany	Deposit Refund Blog N/A - Unit 3407	216.00
9/11/2024	MWM	Alerus Financial	DC Payment - Admin	282.57
9/11/2024	MWM	Alerus Financial	DC Payment - Maint	236.16
9/11/2024	MWM	Alerus HCSP	HSCP Payment - Admin	37.67
9/11/2024	MWM	Alerus HCSP	HSCP Payment - Maint	31.48
9/11/2024	MWM	Begick Nursery & Garden Center	Container plants	120.00
9/11/2024	MWM	Capital One Bank (USA), N.A.	roll of stamps	73.00
9/11/2024	MWM	Continental Management, LLC	Management Fee - Maplewood Manor-MWM-9/20241725955778	7,439.17
9/11/2024	MWM	GFL Environmental	Dumpster rental	100.10
9/11/2024	MWM	Richs Lawn & Garden	Lawn care services	515.00
9/11/2024	MWM	US Bank Equipment Finance	Copier Usage & Rental	151.80
9/11/2024	MWM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 06/22/2024-07/22/2024	(0.00)
9/11/2024	MWM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/22/2024-08/22/2024	16,899.25
9/11/2024	MWM	Van Herweg Electric Inc	Trouble shoot exit signs, replace 1 bad light and re-feed power to exit signs	740.07
9/11/2024	PT	Abell Pest Control	September 2024 Monthly Bedbug Inspection	462.00
9/11/2024	PT	Abell Pest Control	Prev Aprehend treatment-Community room	300.00
9/11/2024	PT	Abell Pest Control	Aprehend bedbug treatment-Apt 703	300.00
9/11/2024	PT	Abell Pest Control	Follow up treatment for 603	62.50
9/11/2024	PT	Abell Pest Control	General Pest Control Svcs.	60.00
9/11/2024	PT	Alerus Financial	DC Payment - Admin	271.70
9/11/2024	PT	Alerus Financial	DC Payment - Maint	281.07
9/11/2024	PT	Alerus HCSP	HSCP Payment - Admin	36.22
9/11/2024	PT	Alerus HCSP	HSCP Payment - Maint	37.46
9/11/2024	PT	Begick Nursery & Garden Center	Container plants	120.00
9/11/2024	PT	GFL Environmental	Dumpster rental	100.10
9/11/2024	PT	Unclaimed Freight-Ace Hardware	Flex seal/fasteners	33.60
9/11/2024	PT	US Bank Equipment Finance	Copier Usage & Rental	151.80
9/11/2024	PT	PDQ Supply Company	Parts for stove	158.97
9/11/2024	PT	Karens Carpetmax	Flooring Replacement-Unit 212	2,773.00
9/11/2024	PT	Pomp's Tire - Bay City	Truck repairs	228.29
9/11/2024	PT	State Industrial Products	Janitorial supplies	495.88

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/11/2024	SM	Abell Pest Control	Sept Monthly BB & Roach program	587.50
9/11/2024	SM	Abell Pest Control	Pest Control Contract for Sep 2024	60.00
9/11/2024	SM	Alerus Financial	DC Payment - Admin	279.24
9/11/2024	SM	Alerus Financial	DC Payment - Maint	266.52
9/11/2024	SM	Alerus HCSP	HSCP Payment - Admin	37.21
9/11/2024	SM	Alerus HCSP	HSCP Payment - Maint	35.52
9/11/2024	SM	Begick Nursery & Garden Center	Container plants	120.00
9/11/2024	SM	GFL Environmental	Dumpster rental	100.10
9/11/2024	SM	Richs Lawn & Garden	Lawn care services	375.00
9/11/2024	SM	US Bank Equipment Finance	Copier Usage & Rental	151.80
9/11/2024	SM	PDO Supply Company	Stove Supplies - Drip Pans	80.79
9/11/2024	SM	Karens Carpetmax	Floor Replacement-Unit 520	2,436.00
9/11/2024	SM	New Finish, LLC	Bathtub refinishing in unit 515	300.00
9/11/2024	SM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/22/2024-08/22/2024	13,545.58
9/11/2024	SM	Smoketech Holdings, LLC	At-Home Nicotine Surface test kits	551.25
9/11/2024	SS	Abell Pest Control	BB Treatment - 106 Spruce	450.00
9/11/2024	SS	Abell Pest Control	August 2024 Monthly Pest Control Spray	356.26
9/11/2024	SS	Alerus Financial	DC Payment - Admin	314.68
9/11/2024	SS	Alerus Financial	DC Payment - Maint	594.51
9/11/2024	SS	Alerus HCSP	HSCP Payment - Admin	41.95
9/11/2024	SS	Alerus HCSP	HSCP Payment - Maint	35.40
9/11/2024	SS	GFL Environmental	Dumpster rental	100.10
9/11/2024	SS	Richs Lawn & Garden	701 1st	300.00
9/11/2024	SS	US Bank Equipment Finance	Copier Usage & Rental	151.80
9/11/2024	SS	Karens Carpetmax	Floor Replacement-1108 Taylor St	9,155.00
9/11/2024	SS	Bay Glass Company	31x27 3/4 clear annid low-e unit	133.96
9/11/2024	SS	Dependable Sewer Cleaners	1410 Bradford St-Baseament backup	115.00
9/11/2024	SS	Melder Electric Company	120V Smoke Alarms/Carbon Monoxide detector/GFCI RCP	915.70
9/11/2024	SS	Modernistic	Air Duct Cleaning 303 38th Street	395.00
9/11/2024	SS	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/22/2024-08/22/2024	320.77
9/11/2024	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 1108 Taylor - Hannah Bedtelyon - MI 09032024	300.00
9/11/2024	SS	Billy Goat Lawn Care LLC	Vacant lawn cutting - 303 38th St/1108 Taylor St/1312 Webster St	585.00
9/11/2024	SS	Smith Mechanical HVAC LLC	1108 Taylor St. - Removed and replaced mega press t	344.00
9/11/2024	SS	Tri-City Plumber, Inc.	Installation Bradford White Water Heater	485.00
9/11/2024	SS	Tri-City Plumber, Inc.	Installation of Bradford 40 gallon power vent water heater	485.00
9/11/2024	SS	Peek A Boo Window Cleaning	Power Wash Houses-320 N. Sheridan;1000 N. Jackson;1015 N. Farragut;1108 Third Street;1209/1211 N Trumbull;2025 Fitzgerald;207 Campbell;1312 Webster	3,325.00
9/11/2024	SS	Peek A Boo Window Cleaning	Power Wash Houses-2117 Second St/2119/2119 1/2 Second St/1218/1220 East/2108/2110 First/2112 First	2,400.00
9/11/2024	SS	Peek A Boo Window Cleaning	Power Wash Houses-244/246 Adams/250 Adams/404 10th/316 N. Jefferson/403 N. Madison/229 N. Granv/901 McKinley	2,200.00
9/11/2024	BCHC	M & R Garage Doors and Openers	Nicotine surface test kits - SS	551.25
9/12/2024	SS	Amazon	112 Spruce Garage Door Repair - 16x7 Section T-SOS Sections only installed	1,480.00
9/12/2024	SS	Amazon	Office Supplies	23.67
9/12/2024	SS	Amazon	Screen Spline	74.99
9/13/2024	MM	Consumers Energy - Routine	08/06/2024-09/05/2024	258.92
9/13/2024	MM	Consumers Energy - Routine	07/06/2024-08/05/2024 Late Fee	5.32
9/13/2024	PT	Consumers Energy - Routine	08/03/2024-09/05/2024	288.75
9/13/2024	SM	Consumers Energy - Routine	08/06/2024-09/05/2024	610.91
9/16/2024	COCC	Spectrum Enterprise	Telephone	159.97
9/16/2024	MM	Capital One Bank (USA), N.A.	Sensor kit for water fountain - MM	61.32
9/16/2024	MM	Spectrum Enterprise	Telephone & Internet	199.96
9/16/2024	MWM	Spectrum Enterprise	Community Room Internet	151.29
9/16/2024	MWM	Spectrum Enterprise	Internet & Phone	249.96
9/16/2024	PT	Spectrum Enterprise	Telephone & Internet	219.96
9/16/2024	SM	Spectrum Enterprise	Telephone & Internet	199.96
9/17/2024	COCC	Capital One Bank (USA), N.A.	Monthly Zoom Subscription	16.95
9/17/2024	MM	Amazon	2-Return address stamps for MM	19.88
9/17/2024	MM	1Password	Tammy K 1Password subscription	8.78
9/17/2024	MM	1Password	Tammy Blair 1Password subscription	6.27
9/17/2024	MWM	1Password	Tammy Blair 1Password subscription	12.54
9/17/2024	MWM	Duncan, Rose M	Deposit Refund Bldg 1 - Unit 8207	495.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/17/2024	PT	1Password	Tammy Blair 1Password subscription	8.78
9/17/2024	SM	1Password	Tammy Blair 1Password subscription	11.28
9/17/2024	SS	1Password	Tammy Blair 1Password subscription	15.05
9/19/2024	PT	Capital One Bank (USA), N.A.	Postage for waiting list audit-Approx. 300 applicants, and postage to mail application per request	221.59
9/19/2024	SM	Capital One Bank (USA), N.A.	Postage for a package	3.15
9/19/2024	SM	Capital One Bank (USA), N.A.	Postage for waitlist	146.00
9/20/2024	COCC	Capital One Bank (USA), N.A.	HAI Annual Meeting - K. Ophem	1,236.21
9/20/2024	COCC	Star 2 Star Communication	Office phones	158.83
9/20/2024	COCC	ADP, Inc.	Payroll processing fee PD 0920204	201.67
9/20/2024	COCC	Consumers Energy - Routine	08/17/2024-09/17/2024	16.00
9/20/2024	MM	Capital One Bank (USA), N.A.	Stamps for waitlist audit letters sent out on 9-20-24.	175.20
9/20/2024	MM	Star 2 Star Communication	Office phones	51.47
9/20/2024	MWM	Capital One Bank (USA), N.A.	postage for waiting list letters	40.15
9/20/2024	MWM	Star 2 Star Communication	Office phones	53.71
9/20/2024	MWM	Consumers Energy - Routine	08/17/2024-09/17/2024	496.23
9/20/2024	PT	Star 2 Star Communication	Office phones	51.45
9/20/2024	PT	Wex Bank	Fuel charges for BCHC vehicle fleet	60.40
9/20/2024	SM	Star 2 Star Communication	Office phones	53.69
9/20/2024	SS	Star 2 Star Communication	Office phones	78.33
9/20/2024	SS	Wex Bank	Fuel charges for BCHC vehicle fleet	360.85
9/23/2024	COCC	Verizon Wireless	Cell phones	147.85
9/23/2024	MM	Verizon Wireless	Cell phones	296.22
9/23/2024	MWM	Verizon Wireless	Cell phones	148.74
9/23/2024	PT	Verizon Wireless	Cell phones	146.63
9/23/2024	SM	Verizon Wireless	Cell phones	148.39
9/23/2024	SS	Verizon Wireless	Cell phones	263.22
9/24/2024	COCC	Alerus Financial	DC Payment - Admin	1,165.49
9/24/2024	COCC	Alerus Financial	DC Payment - Emp Withholding	1,467.58
9/24/2024	COCC	Alerus Financial	DC Payment - Loan Repay	604.22
9/24/2024	COCC	Alerus HCSP	HSCP Payment - Admin	82.76
9/24/2024	COCC	Alerus HCSP	HSCP Payment - Withholding	472.40
9/24/2024	COCC	Capital One Bank (USA), N.A.	Donuts for staff meeting	39.98
9/24/2024	COCC	One America	Disability Insurance Payment	201.51
9/24/2024	COCC	Standard Insurance Company	Life insurance	384.28
9/24/2024	COCC	Vantagepoint Transfer Agents-457	457 WH	1,739.95
9/24/2024	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	695.08
9/24/2024	COCC	MERS Defined Benefit	Defined benefit	152.54
9/24/2024	MM	Alerus Financial	DC Payment - Admin	257.35
9/24/2024	MM	Alerus Financial	DC Payment - Maint	404.25
9/24/2024	MM	Alerus HCSP	HSCP Payment - Admin	34.30
9/24/2024	MM	Alerus HCSP	HSCP Payment - Maint	53.89
9/24/2024	MM	One America	Disability Insurance Payment	108.48
9/24/2024	MM	Standard Insurance Company	Life insurance	80.89
9/24/2024	MWM	Alerus Financial	DC Payment - Admin	282.57
9/24/2024	MWM	Alerus Financial	DC Payment - Maint	296.55
9/24/2024	MWM	Alerus HCSP	HSCP Payment - Admin	37.67
9/24/2024	MWM	Alerus HCSP	HSCP Payment - Maint	39.54
9/24/2024	MWM	One America	Disability Insurance Payment	151.53
9/24/2024	MWM	Standard Insurance Company	Life insurance	49.97
9/24/2024	PT	Alerus Financial	DC Payment - Admin	271.70
9/24/2024	PT	Alerus Financial	DC Payment - Maint	270.66
9/24/2024	PT	Alerus HCSP	HSCP Payment - Admin	36.22
9/24/2024	PT	Alerus HCSP	HSCP Payment - Maint	36.08
9/24/2024	PT	One America	Disability Insurance Payment	149.81
9/24/2024	PT	Standard Insurance Company	Life insurance	100.92
9/24/2024	SM	Alerus Financial	DC Payment - Admin	279.24
9/24/2024	SM	Alerus Financial	DC Payment - Maint	298.23
9/24/2024	SM	Alerus HCSP	HSCP Payment - Admin	37.21
9/24/2024	SM	Alerus HCSP	HSCP Payment - Maint	39.76

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/24/2024	SM	One America	Disability Insurance Payment	148.92
9/24/2024	SM	Standard Insurance Company	Life insurance	103.11
9/24/2024	SS	Alerus Financial	DC Payment - Admin	314.68
9/24/2024	SS	Alerus Financial	DC Payment - Maint	562.02
9/24/2024	SS	Alerus HCSP	HSCP Payment - Admin	41.95
9/24/2024	SS	Alerus HCSP	HSCP Payment - Maint	33.02
9/24/2024	SS	One America	Disability Insurance Payment	265.67
9/24/2024	SS	Standard Insurance Company	Life insurance	227.78
9/25/2024	COCC	Blue Cross & Blue Shield Of MI	Health insurance premiums	14,660.99
9/25/2024	COCC	SAMSA, Inc.	Office 365 subscriptions for 07/24	166.50
9/25/2024	COCC	The Workwear Store	Uniforms - C. Deshano	440.00
9/25/2024	COCC	Lavidania Salazar	Resident stipend for lawn care at 2115 Second 07/11/24 to 08/31/24	175.00
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-J. Navarre	211.49
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-T. Obermiller	233.99
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-D. Dean	227.94
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-C. Deshano	179.99
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-C. Shire	260.99
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-G.Pergande	148.49
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-A. Mireles	236.48
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-D. Fry	206.99
9/25/2024	COCC	Red Wing Business Advantage	Accou Work Uniforms-M. Barrowman	161.99
9/25/2024	COCC	Alerus HCSP - Retirees	HSCP deposit for eligible retirees	4,206.53
9/25/2024	COCC	YourMembership.com, Inc.	National Association of Housing and Redevelopment Officials Job ID: 75118301 Job Name: RFQ Development Partner	160.00
9/25/2024	MM	Blue Cross & Blue Shield Of MI	Health insurance premiums	3,946.61
9/25/2024	MM	SAMSA, Inc.	Office 365 subscriptions for 07/24	54.00
9/25/2024	MM	Bay City Housing Commission	Management Fee - Maloney Manor-MM-8/20241726164113	5,609.03
9/25/2024	MM	The Estate of Diaz, David L	Deposit Refund	304.00
9/25/2024	MM	Perry, Cristina L	Deposit Refund	653.00
9/25/2024	MWM	Abell Pest Control	monthly bait stations	100.00
9/25/2024	MWM	Abell Pest Control	813 bed bug treatment	300.00
9/25/2024	MWM	Abell Pest Control	September general pest contract	60.00
9/25/2024	MWM	Abell Pest Control	September pest inspections	675.00
9/25/2024	MWM	Abell Pest Control	511 bed bug treatment	300.00
9/25/2024	MWM	Abell Pest Control	408 bed bug treatment	300.00
9/25/2024	MWM	Abell Pest Control	August general pest contract	60.00
9/25/2024	MWM	Abell Pest Control	August bait stations	100.00
9/25/2024	MWM	Abell Pest Control	915 bed bug treatment	300.00
9/25/2024	MWM	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,975.41
9/25/2024	MWM	SAMSA, Inc.	Office 365 subscriptions for 07/24	54.00
9/25/2024	MWM	POD Supply Company	Stove Supplies - Drip Pans/Surface Element/Oven Rack	432.00
9/25/2024	MWM	POD Supply Company	Oven Parts (FZ Door Gasket)	88.20
9/25/2024	MWM	Karen's Carpetmax	Floor Replacement-Unit 704	2,720.00
9/25/2024	MWM	Smoketech Holdings, LLC	Tests to confirm smoking	551.25
9/25/2024	PT	Blue Cross & Blue Shield Of MI	Health insurance premiums	3,988.89
9/25/2024	PT	SAMSA, Inc.	Office 365 subscriptions for 07/24	54.00
9/25/2024	PT	Shred Experts LLC	Shredding services	45.00
9/25/2024	PT	Bay City Housing Commission	Management Fee - Pine Towers-PT-8/20241726162636	7,011.04
9/25/2024	PT	Batteries Plus	Battery backup for fire panel-Needed replaced	468.30
9/25/2024	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 07/08/2024-08/08/2024	2.00
9/25/2024	PT	Bay City Bridge Partners	Liberty Bridge Toll Charges 08/04/24-08/26/24	12,378.08
9/25/2024	PT	Johnson Controls	Service Call- Ground fault bad CO2 detector	2,250.20
9/25/2024	PT	National Elevator Consultants, Inc.	Elevator Consulting Services	1,000.00
9/25/2024	PT	Smoketech Holdings, LLC	Tests to confirm smoking	551.25
9/25/2024	SM	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,964.28
9/25/2024	SM	SAMSA, Inc.	Office 365 subscriptions for 07/24	54.00
9/25/2024	SM	Staples	Copy paper/3 Tab Folders	57.52
9/25/2024	SM	Bay City Housing Commission	Management Fee - Smith Manor-SM-8/20241726164077	8,324.19
9/25/2024	SM	Affordable Contracting	Remove and replace 8" concrete approach 10X13; Remove and replace approximately 20' of curb & gutter	3,800.00
9/25/2024	SM	St Charles, Amy R	Deposit Refund Bldg N/A - Unit 2524	(43.00)

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/25/2024	SM	Bay City Bridge Partners	Liberty Bridge Toll Charges 08/27/24-08/24/24	2.00
9/25/2024	SM	State of Michigan - Dept. of Licensing	Elevator Cert of Operation Renewal, serial #013549, Large Car	125.00
9/25/2024	SM	Naso, Raquel R	Deposit Refund	184.00
9/25/2024	SS	Abell Pest Control	September 2024 Monthly Pest Control Spray	356.26
9/25/2024	SS	Ackerman Brothers Inc	Hand railing posts	250.00
9/25/2024	SS	Blue Cross & Blue Shield Of MI	Health insurance premiums	11,950.54
9/25/2024	SS	Menards	Vanity Damp Rid/Wood Stain/Access Panels	362.47
9/25/2024	SS	SAMSA, Inc.	Office 365 subscriptions for 07/24	87.00
9/25/2024	SS	Staples	Envelopes/Paper/Binder Clips	91.24
9/25/2024	SS	PDQ Supply Company	Oven Ignitor	629.20
9/25/2024	SS	Karens Carpetmax	Floor Replacement-1312 Webster St	10,889.00
9/25/2024	SS	Dependable Sewer Cleaners	Water Heater-702 Elm/1806 S. Mountain/303 38th	420.00
9/25/2024	SS	Bay City Housing Commission	Bookkeeping Fee - Scattered Site-SS-8/20241726164040	1,432.50
9/25/2024	SS	Bay City Housing Commission	Management Fee - Scattered Sites-SS-8/20241726164207	10,768.58
9/25/2024	SS	HD Supply Facilities Maintenance	Johnstyle bolts/Wax bowl rings w/sleeve	311.76
9/25/2024	SS	HD Supply Facilities Maintenance	Symmons T-65 Temperature Control Handles	128.28
9/25/2024	SS	Medler Electric Company	Smoke and carbon monoxide detectors	714.62
9/25/2024	SS	Carahsoft Technology Corporation	The Work Number usage fees	598.44
9/25/2024	SS	Bay City Bridge Partners	Liberty Bridge Toll Charges 08/04/24-08/26/24	216.00
9/25/2024	SS	Alerus HCSP - Retirees	HSCP deposit for eligible retirees	1,543.47
9/25/2024	BCHC	Smith Mechanical HVAC LLC	521 Broadway St. - R22 Refrigerant added	409.00
9/26/2024	MWM	Capital One Bank (USA), N.A.	MI Flag Repair	40.00
9/27/2024	COCC	Clean Team, Inc.	Office Cleaning for SS and COCC	108.33
9/27/2024	COCC	SAMSA, Inc.	Office 365 subscriptions for 07/24	187.66
9/27/2024	COCC	UWUA Local 542	Union Dues	396.00
9/27/2024	COCC	The Workwear Store	Work Uniforms-T. Obermiller	390.00
9/27/2024	COCC	The Workwear Store	Work Uniforms-A. Mireles	257.00
9/27/2024	COCC	The Workwear Store	Work Uniforms- D. Dean	401.50
9/27/2024	COCC	The Workwear Store	Work Uniforms-I. Munch	211.00
9/27/2024	COCC	Ace American Alarm Company	Replace low battery on main panel	135.00
9/27/2024	COCC	Karl Opheim	per diem HAI Mtg WA DC 09.18.24-09.20.24	217.25
9/27/2024	MM	Abell Pest Control	Monthly bed bug and roach inspections - MM	164.42
9/27/2024	MM	Abell Pest Control	Pest control contract for September 2024	60.00
9/27/2024	MM	Abell Pest Control	Apprehend treatment for unit #613.	300.00
9/27/2024	MM	Clean Team, Inc.	Apprehend treatment for unit #500	300.00
9/27/2024	MM	SAMSA, Inc.	Monthly Janitorial Service for September 2024 - MM	1,280.00
9/27/2024	MM	Great Lakes Elevator	Office 365 subscriptions for 07/24	115.55
9/27/2024	MM	Waste Management	Service call-Elevator running on arrival, Elevator down on bottom floor but said it was on 6 with door protection time faults; Someone was holding door open. Tes	840.00
9/27/2024	MM	Wade Promotions, LLC.	Dumpster rentals	621.40
9/27/2024	MM	National Center for Housing Management	Bay Metro Transit bus ad	65.00
9/27/2024	MM	Solucient Security Systems	Certification renewal for J. Sommerfield	125.00
9/27/2024	MM	Sherwin Williams Company	Monthly Service 7/01/2024-9/30/2024	236.49
9/27/2024	MM	Servpro	5 Gallon - Intellectual Gray Paint	353.98
9/27/2024	MM	Churchill Mortgage Investment LLC	Biohazard Cleaning & Disposal	4,688.92
9/27/2024	MWM	Clean Team, Inc.	Enc Constellation Energy billing - natural gas	60.71
9/27/2024	MWM	SAMSA, Inc.	September cleaning contract	1,618.00
9/27/2024	MWM	Staples	Office 365 subscriptions for 07/24	117.67
9/27/2024	MWM	Universal Air, Inc.	Copy Paper/Kleenex/Envelopes/Pens/Highlighters	141.86
9/27/2024	MWM	Waste Management	domestic hot water boiler lead diagnosis	390.00
9/27/2024	MWM	Wade Promotions, LLC.	Dumpster rentals	475.40
9/27/2024	MWM	Solucient Security Systems	Bay Metro Transit bus ad	65.00
9/27/2024	MWM	HD Supply Facilities Maintenance	Monthly Service 7/01/2024-9/30/2024	241.65
9/27/2024	MWM	HD Supply Facilities Maintenance	Plumbing Supplies	106.53
9/27/2024	MWM	HD Supply Facilities Maintenance	Paint Supplies	19.86
9/27/2024	MWM	Larson Salvage Company	Plumbing Supplies/Paint Supplies	198.06
9/27/2024	MWM	Bay City Treasurer - Constellation Enc	Cabinet door for unit 716	16.00
9/27/2024	MWM	Bay City Treasurer - Constellation Enc	Constellation Energy billing - natural gas	108.75

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
9/27/2024	MWM	Equiparts	60W LED Bulbs	264.81
9/27/2024	MWM	Equiparts	Cast iron repl drain grate/Urinal repair kit/oven supplies	813.38
9/27/2024	MWM	Equiparts	Over Hinge Doorstop (4)	73.20
9/27/2024	MWM	Equiparts	Replacement Grates	474.87
9/27/2024	MWM	Equiparts	Single Lever Kitchen Faucet	913.62
9/27/2024	MWM	Patilla, Harriet F	Deposit Refund	315.00
9/27/2024	PT	Abell Pest Control	Aprehend bedbug treatment for apt. 608	300.00
9/27/2024	PT	Clean Team, Inc.	Janitorial once weekly cleaning	1,494.00
9/27/2024	PT	SAMSA, Inc.	Office 365 subscriptions for 07/24	115.69
9/27/2024	PT	Waste Management	Dumpster rentals	544.01
9/27/2024	PT	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
9/27/2024	PT	Standard Electric Company	Cable tie mounting basket/LED flat panel	185.72
9/27/2024	PT	Standard Electric Company	Toilet/Tank	162.41
9/27/2024	PT	National Center for Housing Management	Certification renewal for W. Schmidt	125.00
9/27/2024	PT	Solucient Security Systems	Monthly Service 7/01/2024-9/30/2024	236.49
9/27/2024	PT	Sherwin Williams Company	Paint Supplies	22.19
9/27/2024	PT	Bay City Treasurer - Constellation Enc	Constellation Energy billing - natural gas	58.66
9/27/2024	PT	Equiparts	Mortise Spring Hinges	182.66
9/27/2024	SM	Abell Pest Control	Monthly BB & Roach Inspection Program for Oct 2024	587.50
9/27/2024	SM	Abell Pest Control	BB treatments for Apts 203 and 302	600.00
9/27/2024	SM	Abell Pest Control	Pest Control Contract for Oct 2024	60.00
9/27/2024	SM	Clean Team, Inc.	Cleaning of public areas for September 1, 2024	1,457.00
9/27/2024	SM	Menards	Tamper and Sand	60.95
9/27/2024	SM	SAMSA, Inc.	Office 365 subscriptions for 07/24	116.89
9/27/2024	SM	Staples	Copy Paper/Kleenex/Envelopes/Pens/Highlighters	51.17
9/27/2024	SM	Waste Management	Dumpster rentals	889.03
9/27/2024	SM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
9/27/2024	SM	Solucient Security Systems	Monthly Service 7/01/2024-9/30/2024	351.69
9/27/2024	SM	DBI	1st Floor Lobby - Furniture	5,894.02
9/27/2024	SM	Bay City Treasurer - Constellation Enc	Constellation Energy billing - natural gas	163.44
9/27/2024	SM	Equiparts	Cast Iron Grate/Aerator/Toilet Gaskets	159.55
9/27/2024	SM	Naso, Raquel R	Deposit Refund	183.00
9/27/2024	SM	Christine Weirauch	Reimbursement for postage purchase at USPS	29.93
9/27/2024	SS	Clean Team, Inc.	Office Cleaning for SS and COCC	216.67
9/27/2024	SS	Menards	Pleated Filters 20x25x5 (10)	199.90
9/27/2024	SS	SAMSA, Inc.	Office 365 subscriptions for 07/24	156.04
9/27/2024	SS	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
9/27/2024	SS	Sequin Lumber Company	Azek Trim Board	55.59
9/27/2024	SS	HD Supply Facilities Maintenance	Plumbing Supplies	145.17
9/27/2024	SS	HD Supply Facilities Maintenance	WHT Tall Bolt Caps	261.00
9/27/2024	SS	HD Supply Facilities Maintenance	Window Screen Wire/Frame	513.26
9/27/2024	SS	Sherwin Williams Company	Paint - New White Organdy	844.19
9/27/2024	SS	Arrow Heating & Plumbing Supply	ADA toilet and hook up supplies	588.75
9/27/2024	SS	Larson Salvage Company	Countertop Supplies - 1312 Webster	117.50
9/27/2024	SS	Bay City Treasurer - Utility Payments	Utility Usage - Vacant - 303 38th - 08/01/2024 - 08/29/2024	150.34
9/27/2024	SS	Bay City Treasurer - Utility Payments	Tenant Charge - Utilities - 2119 Second St. Alisha Zatkovic 07/30/2024 - 08/27/2024	114.66
9/27/2024	SS	Jack's Tree Service, Inc.	Brush and tree removal along fence - Jefferson & 11th	650.00
9/27/2024	SS	Consumer's Energy - SS Vacant	Gas Usage - Vacant - 303 38th - 08/06/2024 - 08/28/2024	12.90
9/27/2024	SS	Consumer's Energy - SS Vacant	Gas Usage - Vacant - 1108 Taylor - 08/06/2024 - 09/05/2024	14.41
9/27/2024	SS	Consumer's Energy - SS Vacant	Gas Usage - Vacant - 608 W. Fisher 08/03/2024 - 09/02/2024	23.32
9/27/2024	SS	Tri-City Plumber, Inc.	Installed Delta Single Handle Tub/Shower Vane	235.00
9/27/2024	SS	Peek A Boo Window Cleaning	Power Wash Houses-1269 Harrison;1271/1273 Harrison;1275 Harrison	1,300.00
9/27/2024	SS	Gerald, Courtney	Deposit Refund	372.19
9/30/2024	PT	Capital One Bank (USA), N.A.	New move in welcome baskets	71.50
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Grand Total				330,546.84