

CHARLES CITY HOUSING & REDEVELOPMENT AUTHORITY

AGENDA

January 21, 2016, 7:00 a.m.

at

501 Cedar Terrace South, Charles City, IA 50616

- I. Roll Call – Call Meeting to Order
- II. Public Comments
- III. Amend-Approve Minutes of December 17, 2015 1-2
- IV. Approval of Bills for January 2016 3
- V. Communications 4-7
 - 1. CFP Update
 - 2. Voucher Update
 - 3. Monthly Rental Status Update
 - 4. End of Participation Tracker
- VI. Old Business
- VII. New Business
 - 1. Accept Audit Report for FYE 06/30/2015..... 8
 - 2. Review Operating Reports..... 9-12
- VIII. Executive Director’s Report
- IX. Move to Adjourn

Next regular meeting scheduled for Thursday, February 18, 2016
7:00 a.m., CCHRA Office

MINUTES
CHARLES CITY HOUSING AND REDEVELOPMENT AUTHORITY
December 17, 2015 7:00 a.m.

Members Present: Stewart Coulson, Jeremy Heyer, Eric Miller, Carol Tyler and Jenna Haglund. Absent: None. Others present: Heidi Nielsen, staff

Call to Order. Chairperson Heyer called the meeting to order at 7:01 a.m.

Public Comment. None

Amend-Approve Minutes of November 19, 2015. Haglund moved, Tyler seconded the motion to approve the minutes of November 19, 2015 as presented. Ayes: 5, Nays: 0. Motion carried.

Approval of Bills. Miller moved, Haglund seconded the motion to approve payment of the revised bill listing totaling \$74,838.16. Ayes: 5, Nays: 0. Motion carried.

Communications. Items under Communications were reviewed but no action required.

Old Business. None

New Business.

Review Financial Reports. Nielsen reported that it appears we are on track with spending, and informed the board of the reason for the variance in the public housing reimbursed expense account. There were no questions or concerns

Approve Resolution 13-15 to Adopt Passbook Rate. Nielsen discussed the requirements for determination of a passbook rate. Based on the Savings National Rate and area passbook rates, the request was made to keep the rate at .10%. Tyler moved to approve Resolution 13-15 adopting a passbook rate. Coulson seconded the motion. Motion carried on roll call vote. Ayes: Coulson, Tyler, Miller, Haglund, and Heyer. Nays: 0. Motion carried on roll call vote.

Review Bids for NCT Kitchen/Bath Renovations. Nielsen reviewed bids and requested recommendation be made to approve acceptance of bid from Watertight Construction for \$83,950. Coulson motioned to recommend approval of bid from Watertight, Haglund seconded the motion. Ayes: 5, Nays: 0. Motion carried

Approve Proposal for Software Upgrade. The benefits versus costs of the upgrade were discussed and Nielsen expressed concern for changing the email address as the only negative aspect of the upgrade. Miller made a motion to approve the software upgrade and Haglund seconded the motion. Ayes: 5, Nays: 0. Motion Carried.

Approve Staff Training. Nielsen requested approval to attend the Procurement and Section 3 training offered by Nan McKay. The only extra cost as compared to the cancelled training is the cost of a flight to Indianapolis and other costs associated with it. The board was told that the travel arrangements would not be made until we were able to verify that they had the minimum number of participants signed up. Haglund moved to approve the training with a second by Tyler. Ayes: 5, Nays 0. Motion carried.

Executive Director's report. The board was informed of some regulation changes pertaining to re-examination requirements. The status of the audit was discussed along with the final Fair Market Rents.

Being no further business, Tyler moved, Coulson seconded the motion to adjourn. Ayes: 5, Nays: 0. Motion carried.

Charles City Housing and Redevelopment Authority

Jeremy Heyer, Board Chairperson

ATTEST:

Heidi Nielsen, Director

Charles City Housing
 Monthly Bill Listing
 January 2016

Customer	Description	Amount
Business Card	backup fee/antivirus software update	302.94
C.Naber & Associates	accounting fees	395.00
CenturyLink	phone bill	177.71
Charles City Housing	security deposits held	520.00
Charles City Press	legal notice	12.75
Cintas	rug service	124.84
City Motor Parts LTD	truck maintenance	3.94
City of Charles City	water/sewer/URP/S8 inspections/quarterly postage	2,411.22
Don's Repair	maintenance	28.78
GE Capital	copier lease	252.02
HAPS	Jan HAP payments	42,876.00
Hockenson Plumbing	maintenance	207.28
Iowa Department of Public Health	lead renovator recertification fees (Heidi/Steve/Joe)	180.00
Iowa Department of Transportation	fuel	94.51
Jendro Sanitation	trash service	611.00
Lessin Supply Co.	maintenance	1.52
Linderman Heating & Air, LLC	maintenance	140.00
Marco, Inc.	printers/copy costs	1,053.37
Mehmen's Painting	painted #122	120.00
Mid American Energy	electric/gas/URP	6,913.68
Nan McKay	admin book update	224.00
Noah, Smith & Schuknecht, P.L.C.	legal fees	787.00
PHADA	2016 Compensation Survey	100.00
Plunkett's Pest Control	apt. treatment	1,550.00
Robert Majewski	security deposit refund	200.00
Schueth Ace Hardware	maintenance	871.27
Sherwin Williams	paint	35.03
Superior Lumber	maintenance	208.66
T-J Service	maintenance-service call	40.00
Tammy Steege	security deposit refund	130.00
Titus Lock Services	file cabinet lock repair	231.70
Trent Parker	computer support	
US Cellular	cell phone bill	72.41
Waggoner & Wineinger Architects, Inc.	architect fees	96.45
YARDI	criminal background checks	21.00
		60,994.08

REQUESTED ACTION: None - for your information only.

1. Capital Fund Update. Work has started on the renovations at NCT and we should have our first resident relocated by the 27th of January. If everything goes well they should be finished before the required completion date.
2. Voucher Funding Update. See attachments
3. **Monthly Rental Status Update.**

Month of December 2015	Total Leased 12/1/15	New Leases	Removed Or Moved	Total Leased 1/1/16	Total On Waiting List	Offered Assistance	Removed
Terraces 132 Units	131	0	3	129	23	3	2
Morningside 16 Units	15	0	0	15	1	4	2
Section 8 197 Units	149	2	5	146	27	0	0

Declined Assistance (1) Over Income () Denied (3) Insufficient Address ()
 Did not attend Briefing/Information Not Returned () Criminal Background Check ()
 Voucher Expired (5) Purged ()
 Terminations: PH () S8 (1)
 Port Out: ()

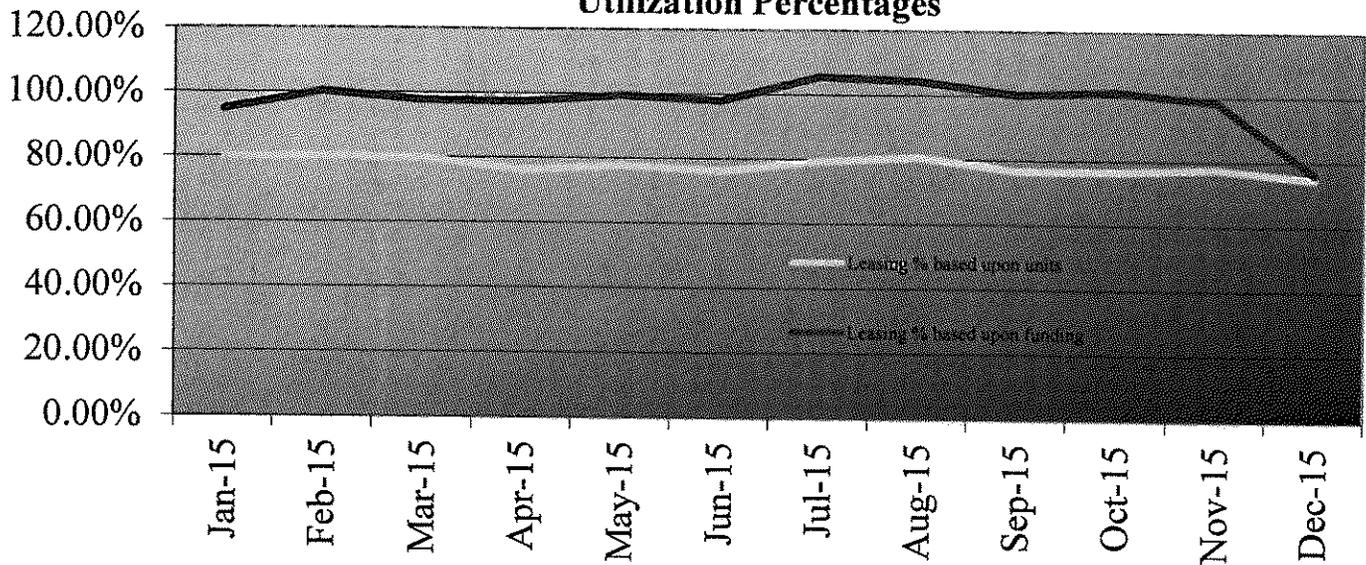
4. End of Participation Tracker. See attachment

HCV HAP Spending Projection

C	D	E	F	G	H	I	J	K	L	M	N
NRA							HUD Held				
PHA Name	Funds on Hand at PHA at End of Prior Month (HAP related, not administrative funds) beginning with 12/31/14 NRA	Plus: HUD Actual or Planned HAP Related Disbursements	Minus: HAP Expenses: Actuals from VMS and/or PHA projected	Disbursements minus Expenditures	VMS Reported Fraud Recovery and/or FSS Forfeitures	Estimated End of Month Balance (NRA): HAP funds on hand (Includes Fraud Recovery and/or FSS forfeitures)		Beginning monthly HUD Held Balance starting 12/31/14	Plus: ALL Obligated HAP BA (including BA for prior period Tenant Protection vouchers)	Minus: HUD Actual or Planned HAP Related Disbursements	End of Month Balance HUD Held Undisbursed BA/Reserves (obligated HAP BA minus disbursements)
PHA#	D	E	F	E-F	H	D+G+H		K	L	M	(K+L)+M
2											
4											
5											
6											
7	January	\$3,858	\$50,801	\$46,396	\$8,263	\$8,309	CY 2015	January	\$48,673	\$50,801	\$92,349
8	February	\$8,309	\$50,515	\$49,152	\$9,672	\$9,819	February	February	\$48,820	\$50,515	\$90,654
9	March	\$9,819	\$50,515	\$47,877	\$12,457	\$12,605	March	March	\$48,820	\$50,515	\$88,959
10	April	\$12,605	\$46,065	\$47,739	\$10,931	\$11,962	April	April	\$49,127	\$46,065	\$92,021
11	May	\$11,962	\$43,833	\$48,728	\$7,067	\$7,067	May	May	\$49,130	\$43,833	\$97,318
12	June	\$7,067	\$49,587	\$48,019	\$8,635	\$9,052	June	June	\$49,130	\$49,587	\$96,861
13	July	\$9,052	\$39,901	\$51,695	\$-2,742	\$-2,742	July	July	\$49,730	\$39,901	\$106,690
14	August	\$-2,742	\$54,469	\$51,161	\$566	\$576	August	August	\$49,130	\$54,469	\$101,351
15	September	\$576	\$56,900	\$49,196	\$8,280	\$8,365	September	September	\$49,130	\$56,900	\$93,581
16	October	\$8,365	\$52,729	\$49,666	\$11,428	\$11,544	October	October	\$49,010	\$52,729	\$89,862
17	November	\$11,544	\$51,161	\$48,245	\$14,460	\$14,582	November	November	\$49,010	\$51,161	\$87,711
18	December	\$14,582	\$51,161	\$44,361	\$21,182	\$21,345	December	December	\$58,544	\$51,161	\$95,094
19	Total		\$597,637	\$582,435	\$2,285	\$2,285	Total		\$598,254	\$597,637	
20											
21											
22	CY 2016										
23	January	\$21,345	\$50,180	\$42,876	\$28,649	\$28,649	CY 2016	January	\$48,406	\$50,180	\$93,320
24	February	\$28,649			\$28,649	\$28,649	February	February		\$0	\$93,320
25	March	\$28,649			\$28,649	\$28,649	March	March		\$0	\$93,320
26	April	\$28,649			\$28,649	\$28,649	April	April		\$0	\$93,320
27	May	\$28,649			\$28,649	\$28,649	May	May		\$0	\$93,320
28	June	\$28,649			\$28,649	\$28,649	June	June		\$0	\$93,320
29	July	\$28,649			\$28,649	\$28,649	July	July		\$0	\$93,320
30	August	\$28,649			\$28,649	\$28,649	August	August		\$0	\$93,320
31	September	\$28,649			\$28,649	\$28,649	September	September		\$0	\$93,320
32	October	\$28,649			\$28,649	\$28,649	October	October		\$0	\$93,320
33	November	\$28,649			\$28,649	\$28,649	November	November		\$0	\$93,320
34	December	\$28,649			\$28,649	\$28,649	December	December		\$0	\$93,320
	Total		\$50,180	\$42,876	\$0	\$0	Total		\$48,406	\$50,180	\$93,320

	Unit Months Available	Unit Months Leased	Leasing % based upon units	HAP Revenue	HAP Funding Obligation	HAP Expenses Paid	Leasing % based upon funding	Per Unit HAP
Jan-15	197	157	79.70%	\$ 46.00	\$ 49,010	\$ 46,396	94.67%	\$ 295.52
Feb-15	197	158	80.20%	\$ 147.00	\$ 49,010	\$ 49,152	100.29%	\$ 311.09
Mar-15	197	157	79.70%	\$ 148.00	\$ 49,010	\$ 47,877	97.69%	\$ 304.95
Apr-15	197	150	76.14%	\$ 1,031.00	\$ 49,010	\$ 47,739	97.41%	\$ 318.26
May-15	197	153	77.66%	\$ -	\$ 49,010	\$ 48,728	99.42%	\$ 318.48
Jun-15	197	150	76.14%	\$ 417.00	\$ 49,010	\$ 48,019	97.98%	\$ 320.13
Jul-15	197	156	79.19%	\$ -	\$ 49,010	\$ 51,695	105.48%	\$ 331.38
Aug-15	197	159	80.71%	\$ 10.00	\$ 49,010	\$ 51,161	104.39%	\$ 321.77
Sep-15	197	151	76.65%	\$ 85.00	\$ 49,010	\$ 49,196	100.38%	\$ 325.80
Oct-15	197	151	76.65%	\$ 116.00	\$ 49,010	\$ 49,666	101.34%	\$ 328.91
Nov-15	197	153	77.66%	\$ 122.00	\$ 49,010	\$ 48,245	98.44%	\$ 315.33
Dec-15	197	147	74.62%	\$ 163.00	\$ 58,544	\$ 44,561	76.12%	\$ 303.14
YTD	2,364	1,842	77.92%	\$ 2,285.00	\$ 597,654	\$ 582,435	97.45%	\$ 316.20

Utilization Percentages



NRA / Prog Reserve Balance (Excess HAP) as of 1/1/2015:	\$ 98,335
HAP Funding YTD:	\$ 597,654
HAP Expenditures YTD:	\$ 582,435
HAP Revenue (Fraud, FSS Forfeits) YTD:	\$ 2,285
Current Remaining NRA / Prog Reserve:	\$ 115,839
Current Monthly Funding (a)	\$ 51,161
Current Average HAP Payment (b)	\$ 316
# of Units the Current Monthly Funding Would Support (a)/(b)	162
# of Units Currently Leased	147
Excess Units Leased, Current Month	(15)
Current Year-to-Date Funding (a)	\$ 597,654
Current Year-to-Date Average HAP Payment (b)	\$ 316
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	1,890
# of Unit-Mos Leased Year-to-Date	1,842
Excess Unit-Mos Leased, Year-to-Date	(48)
Estimate of next years funding:	
YTD HAP expense	\$ 582,435
Months to date	12
Average Monthly HAP Expense	\$ 48,536
Estimated 2016 HAP Funding at 100%	\$ 48,536
Number of Units Supported at 100%	159

END OF PARTICIPATION
TRACKER
2015-2016

SECT8	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTALS
LEFT IN GOOD STANDING		2	1	3	1	1							8
ZERO HAP		1											1
MUTUAL RESCISION						1							1
ANNUAL RE-EXAM SEARCHING			1		1	1							3
PORT-OUT ABSORBED			1			1							2
PORT-OUT SEARCHING	1		3		2	2							9
DECEASED	1		1			1							3
MOVED IN VIOLATION			2		2	1							6
EVICTED		2		1									2
UNAUTHORIZED LIVE-IN				1	1		1						3
VIOLATION OF FAMILY OBLIGATION			2		1								3
GAVE UP ASSISTANCE BEFORE 1 YEAR													
FAILURE TO RENEW					2								2
FAILURE TO REPAY													0
FAILURE TO PROVIDE INFO													0
FAILURE TO FOLLOW THROUGH													0
FRAUD													0
UNREPORTED INCOME-2ND TIME													0
UTILITIES DISCONNECTED													0
CRIMINAL CONVICTION													0
VOUCHER EXPIRED						4							4
VOUCHER REVOKED													0
LEASED W/NEW LANDLORD			1		1		1						3
TOTALS	2	5	12	5	11	10	5	0	0	0	0	0	43
PUBLIC HOUSING													
LEFT IN GOOD STANDING	4	1	1	2	1	2	2						13
DECEASED													0
MOVED IN VIOLATION	1				2								1
TERMINATED FOR LEASE VIOLATIONS			1										0
EVICTED													0
UNAUTHORIZED LIVE-IN													0
FAILURE TO RENEW													0
FAILURE TO REPAY													0
FAILURE TO PROVIDE INFO													0
FAILURE TO FOLLOW THROUGH													0
CRIMINAL CONVICTION													0
OTHER													0
UTILITIES DISCONNECTED													0
TOTALS	5	1	2	2	3	2	2	0	0	0	0	0	14

REQUESTED ACTION: Review audit report from TD & T and approve the report.

Comments: The audit report will be reviewed and any questions answered. The audit reports will be distributed at the meeting.

Once the report is approved, the audited financial statements and supporting documents will be submitted to HUD for approval. The submission deadline is March 31st.

MEETING DATE: 1/21/16

RE: Review Operating Reports

REQUESTED ACTION: Review monthly operating reports.

Comments: The December 2015 operating reports are attached for your review.

CITY OF CHARLES CITY
REVENUE & EXPENSE REPORT
CALENDAR 12/2015, FISCAL 6/2016

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PER CENT EXPENDED	UNEXPENDED
173-532-4300	INTEREST-PUBLIC HOUSING	24,500.00	3,010.87	14,910.47	60.86	9,589.53
173-532-4504	FRAUD-PUBLIC HOUSING	4,000.00	240.00	821.33	20.53	3,178.67
173-532-4506	DWELLING RENT-PUBLIC HOUSING	490,000.00	44,354.00	247,092.21	50.43	242,907.79
173-532-4507	EXCESS UTILITY-PUBLIC HOUSING	9,500.00	192.00	4,502.00	47.39	4,998.00
173-532-4508	CONTRIB-OTHER-PUBLIC HOUSING	13,500.00	1,589.50	6,254.50	46.33	7,245.50
173-532-4710	REIMBURSED EXP-PUBLIC HOUSING	2,000.00	.00	3,372.11	168.61	1,372.11-
173-532-4781	OPER SUBSIDY-PUBLIC HOUSING	180,000.00	16,420.00	97,863.00	54.37	82,137.00
	PUBLIC HOUSING TOTAL	723,500.00	65,806.37	374,815.62	51.81	348,684.38
173-910-4830	TRANSFER IN - PUBLIC HOUSING	.00	.00	.00	.00	.00
	TRANSFERS IN/OUT TOTAL	.00	.00	.00	.00	.00
173-532-6010	SALARY - PUBLIC HOUSING	84,107.00	10,912.94	45,209.13	53.75	38,897.87
173-532-6040	OVERTIME SALARY-PUBLIC HOUSING	2,000.00	.00	.00	.00	2,000.00
173-532-6070	LABOR/MAINT-PUBLIC HOUSING	.00	.00	.00	.00	.00
173-532-6110	FICA - PUBLIC HOUSING	6,587.00	771.46	3,090.60	46.92	3,496.40
173-532-6130	IPERS - PUBLIC HOUSING	7,689.00	940.84	4,003.52	52.07	3,685.48
173-532-6150	HEALTH INS - PUBLIC HOUSING	29,985.00	2,498.79	14,992.74	50.00	14,992.26
173-532-6151	LIFE INS - PUBLIC HOUSING	300.00	25.96	155.76	51.92	144.24
173-532-6160	WORK COMP - PUBLIC HOUSING	2,625.00	.00	197.00	7.50	2,428.00
173-532-6170	UNEMPLOYMENT - PUBLIC HOUSING	600.00	5.94	20.62	3.44	579.38
173-532-6198	EMP BEN MAINT-PUBLIC HOUSING	.00	.00	.00	.00	.00
173-532-6199	EMPLOYEE BEN-PUBLIC HOUSING	.00	.00	.00	.00	.00
173-532-6230	STAFF TRAINING-PUBLIC HOUSING	5,000.00	1,159.80	1,915.46	38.31	3,084.54
173-532-6370	GAS - PUBLIC HOUSING	40,000.00	1,439.57	5,914.50	14.79	34,085.50
173-532-6371	UTILITIES - PUBLIC HOUSING	45,000.00	3,574.45	23,894.08	53.10	21,105.92
173-532-6374	WATER - PUBLIC HOUSING	18,000.00	1,693.03	8,746.97	48.59	9,253.03
173-532-6379	OTH UTIL-PUBLIC HOUSING -SEWER	24,000.00	1,827.76	11,064.29	46.10	12,935.71
173-532-6401	ACCOUNTING FEES-PUBLIC HOUSING	4,000.00	175.00	1,430.51	35.76	2,569.49
173-532-6408	TORT LIABILITY - PUBLIC HOUSING	24,000.00	.00	.00	.00	24,000.00
173-532-6411	LEGAL FEES - PUBLIC HOUSING	2,500.00	.00	1,720.93	68.84	779.07
173-532-6415	COPIER LEASE - PUBLIC HOUSING	2,900.00	252.02	1,512.12	52.14	1,387.88
173-532-6420	CONTRACT SERVICES - PUBLIC HOUSING	24,000.00	676.93	6,690.49	27.88	17,309.51
173-532-6441	TENANT SERVICES-PUBLIC HOUSING	2,000.00	50.00	263.72	13.19	1,736.28
173-532-6442	PILOT-PUBLIC HOUSING	34,000.00	.00	35,483.15	104.36	1,483.15-
173-532-6490	OTHER PROFESSIONAL SERV	34,000.00	.00	.00	.00	34,000.00
173-532-6516	REFUNDS-PUBLIC HOUSING	1,000.00	.00	82.00	8.20	918.00
173-532-6518	SUNDRY-OFF EXP-PUBLIC HOUSING	25,000.00	8,307.88	16,421.04	65.68	8,578.96
173-532-6599	MAINT MATERIALS-PUBLIC HOUSING	75,000.00	5,774.01	31,093.84	41.46	43,906.16
173-532-6725	CAP OUTLAY-EQUIT-PUBLIC HOUSING	.00	.00	.00	.00	.00
173-532-6750	CAP IMPR BLDG-PUBLIC HOUSING	.00	.00	.00	.00	.00
	PUBLIC HOUSING TOTAL	494,293.00	40,086.38	213,902.47	43.27	280,390.53
173-536-6010	SALARY - PH MAINT	75,190.00	8,798.65	40,964.46	54.48	34,225.54
173-536-6040	OVERTIME SALARY - PH MAINT	3,100.00	619.21	2,110.70	68.09	989.30

CITY OF CHARLES CITY
REVENUE & EXPENSE REPORT
CALENDAR 12/2015, FISCAL 6/2016

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PER CENT EXPENDED	UNEXPENDED
173-536-6110	FICA - PH MAINT	5,989.00	693.98	3,136.36	52.37	2,852.64
173-536-6130	IPERS - PH MAINT	6,991.00	830.19	3,835.80	54.87	3,155.20
173-536-6150	HEALTH INS - PH MAINT	16,621.00	1,385.05	8,310.30	50.00	8,310.70
173-536-6151	LIFE INS - PH MAINT	100.00	8.37	50.22	50.22	49.78
173-536-6160	WORK COMP - PH MAINT	1,890.00	.00	.00	.00	1,890.00
173-536-6170	UNEMPLOYMENT - PH MAINT	550.00	5.76	22.12	4.02	527.88
173-536-6181	UNIFORM ALLOWANCE - PH MAINT	450.00	.00	450.00	100.00	.00
	PUBLIC HOUSING MAINTENANC TOTA	110,881.00	12,341.21	58,879.96	53.10	52,001.04
173-910-6910	TRANSFER OUT - PUBLIC HOUSING	.00	.00	.00	.00	.00
	TRANSFERS IN/OUT TOTAL	.00	.00	.00	.00	.00
	PUBLIC HOUSING TOTAL	118,326.00	13,378.78	102,033.19	86.23	16,292.81

CITY OF CHARLES CITY
REVENUE & EXPENSE REPORT
CALENDAR 12/2015, FISCAL 6/2016

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PER CENT EXPENDED	UNEXPENDED
174-533-4300	INTEREST - SECTION 8	300.00	128.12	608.32	202.77	308.32-
174-533-4440	STATE GRANT-SEC 8	.00	.00	.00	.00	.00
174-533-4504	FRAUD-SEC 8	4,500.00	326.00	990.00	22.00	3,510.00
174-533-4505	HUD CONTRIB-SEC 8	600,000.00	51,161.00	306,321.00	51.05	293,679.00
174-533-4509	ADMIN FEE/HTH-SEC 8	90,000.00	7,384.00	43,872.00	48.75	46,128.00
174-533-4710	REIMBURSED EXP-SEC 8	1,000.00	.00	747.00	74.70	253.00
174-533-4715	REFUNDS-SEC 8	1,000.00	.00	.00	.00	1,000.00
	SECTION 8 VOUCHER TOTAL	696,800.00	58,999.12	352,538.32	50.59	344,261.68
174-910-4830	TRANSFER IN - SECTION 8 VOUCH	.00	.00	.00	.00	.00
	TRANSFERS IN/OUT TOTAL	.00	.00	.00	.00	.00
174-533-6010	SALARY - SEC 8	36,046.00	3,093.74	19,037.48	52.81	17,008.52
174-533-6040	OVERTIME SALARY - SECTION 8	.00	.00	.00	.00	.00
174-533-6110	FICA - SECTION 8	2,757.00	218.19	1,305.43	47.35	1,451.57
174-533-6130	IPERS -SECTION 8	3,219.00	270.05	1,693.83	52.62	1,525.17
174-533-6150	HEALTH INS - SECTION 8	19,990.00	1,665.86	9,995.16	50.00	9,994.84
174-533-6151	LIFE INS - SECTION 8	200.00	17.31	103.85	51.93	96.15
174-533-6160	WORK COMP - SECTION 8	1,764.00	.00	.00	.00	1,764.00
174-533-6170	UNEMPLOYMENT - SECTION 8	400.00	3.94	13.73	3.43	386.27
174-533-6199	EMPLOYEE BEN-SEC 8	.00	.00	.00	.00	.00
174-533-6230	STAFF TRAINING - SECTION 8	1,500.00	.00	.00	.00	1,500.00
174-533-6380	UTILITY ALLOT - SECTION 8	15,000.00	1,278.00	8,754.00	58.36	6,246.00
174-533-6401	ACCOUNTING FEES - SECTION 8	3,500.00	220.00	1,510.00	43.14	1,990.00
174-533-6420	CONTRACT SERVICES - SECTION 8	10,000.00	412.50	3,983.50	39.84	6,016.50
174-533-6423	SPECIAL SERVICE - SECTION 8	300.00	.00	.00	.00	300.00
174-533-6445	HC VOUCHER PAY-SEC 8	600,000.00	43,489.00	287,612.91	47.94	312,387.09
174-533-6490	OTHER PROF SERVICES-SECTION 8	5,000.00	.00	.00	.00	5,000.00
174-533-6516	REFUND INTEREST-SEC 8	.00	.00	.00	.00	.00
174-533-6518	SUNDRY-OFF EXP-SEC 8	3,000.00	.00	793.72	26.46	2,206.28
	SECTION 8 VOUCHER TOTAL	702,676.00	50,668.59	334,803.61	47.65	367,872.39
174-910-6910	TRANSFER OUT - SECTION 8 VOUCH	.00	.00	.00	.00	.00
	TRANSFERS IN/OUT TOTAL	.00	.00	.00	.00	.00
	SECTION 8 VOUCHER TOTAL	5,876.00-	8,330.53	17,734.71	301.82-	23,610.71-