



ST. LOUIS
HOUSING
AUTHORITY

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Parkview Circle of Friends group wearing their newly designed logo shirts!

MONTHLY ACTIVITY REPORTS

July 2021

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: August 18, 2021

Subject: Monthly Activities Report

Enclosed for your general information and review are the following activity reports for the month of July.

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Work Order Non-Emergency Activity Report
- Work Order Emergency Activity Report
- Move-Out Analysis
- Demographic Summary Report
- Public Housing Cash Activity as of 6/30/2021
- Public Housing AMP Budgets as of 6/30/2021
- Financial Condition Indicators as of 6/30/2021
- Management Operations Indicator as of 6/30/2021
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 6/30/2021
- HCV Budget as of 6/30/2021
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- Demographic Summary Report

III. Finance

- Income Statement as of 6/30/2021

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

IX. Complaint Report

X. Compliance

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Alana C. Green, Executive Director

FROM: Paul Werner, Portfolio Management Analyst

CC: Arthur N. Waller, Director of Operations

DATE: August 11, 2021

SUBJECT: Asset Management Board Report

In addition to the attached reports for August's SLHA Board of Commissioners meeting, we would like to provide an update on some of the activities and special projects that the Asset Management Department has undertaken to date.

Board Reports. Asset Management has continued to refine monthly reporting to provide the Board with up-to-date information on property performance. This month's report includes new demographic data for public housing residents, including information on race, ethnicity, employment status and the number of youths in public housing.

Efforts to Address Vacancy. Asset Management continues to focus on efforts to reduce the number of vacant units throughout SLHA's portfolio. Starting in June, all six management companies were required to submit regular updates on all currently vacant units. Going forward, all management companies will be required to submit updates at least monthly. East Lake, Eastpointe, Habitat and McCormack Baron have been required to submit bi-monthly updates due to the significant number of vacancies in their respective portfolios.

Regular meetings with Management Companies. Asset Management continues to hold regular, monthly meetings with each management company to review key indicators and address various issues related overall property performance. Asset Management attends approximately seven regularly scheduled meetings with management companies, including site manager, maintenance staff and/or executive staff.

Reporting Systems (PIC & EIV). Asset Management continues to work with site staff on PIC/EIV issues and make regular, weekly submissions to PIC. Staff regularly reviews PIC error reports, and meets with site staff to provide assistance in resolving PIC errors. Asset Management staff has continued to troubleshoot issues with PIC submissions and is working to reduce the incidence of errors by focusing on the accuracy of data input to improve the accuracy of future submissions. Staff has also been working to address the backlog in completed, but unreported recertifications (especially with McCormack Baron) to increase the reporting rate. Starting in August, Asset Management staff will be working with Tenmast to provide additional assistance in resolving PIC errors.

Reporting Systems (Yardi). Asset Management continues to work to address data quality issues with Yardi, which have particularly been a problem with the mixed-finance developments. Discussions with

McCormack Baron are still underway to provide additional data to supplement what is entered in SLHA's Yardi, specifically related to work orders.

Ongoing Projects:

- a. Clinton-Peabody Satisfaction Survey. Asset Management developed a survey to measure resident satisfaction with the efforts of management in the past 12 months. With the assistance of Action St. Louis, residents will be surveyed in person starting the week of July 13th. Results of the survey are expected to be presented in September.
- b. Clinton-Peabody Work Order Satisfaction Survey. Asset Management has developed a brief online survey, which will be automatically emailed to residents once a work order is completed in Yardi by the management company. Survey implementation has been pushed back due to delays with Yardi. Preliminary results are expected to be presented in September, and will be included in monthly reports going forward.
- c. Parkview - Security. Asset Management staff has continued to coordinate with Habitat's staff regarding security issues. Habitat's staff was permitted access to security camera footage, which has been helpful in identifying and documenting activities.
- d. Parkview - Water Infiltration. HUD has approved a total of eight units for MOD status due to water infiltration. Based on Habitat's estimate, approximately 23 other occupied units are affected by varying degrees of water infiltration. SLHA's Modernization and Development Department issued a bid solicitation in June (due in August) for exterior repairs.
- e. King Louis II - 1116 Grattan. The building had a fire in 2020 and all units have been offline since. Two public housing units have been approved for MOD status. The ownership entity (St. Louis Equity Fund) is currently awaiting approval from their lender (Fannie Mae) to demolish the building and turn it into greenspace. Following approval, two additional units will be identified as public housing units.
- f. Hodiamont. Asset Management has been working with Modernization/Development staff on planned renovations to the 3 building, 22-unit development potentially utilizing SLHA's Capital fund. HUD approved SLHA's request to place four currently vacant units in Mod status, and will include additional units as residents move out. Several vacant units are currently occupied by squatters, which has contributed to illegal activity. In August, several vacant units were also vandalized and had copper pipes stolen. Property management staff is working to secure and trash out the vacant units in preparation for planned bid solicitations.
- g. LaSalle Park. Final turnover of all renovated units was completed as of July 30th. The management staff identified potential residents for all 48 units and anticipates all move-ins completed by the end of August.
- h. Physical Needs Assessment. Asset Management staff has been assisting Modernization/Development with the Physical Needs Assessment (PNA) by coordinating with the management companies. The final PNA was completed in July. Staff participated in inspections and utilized a reporting app to document issues and promptly provide reports to management to address.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	11/1/2020		12/1/2020		1/1/2021		2/1/2021		3/1/2021		4/1/2021		5/1/2021
				Occupied		Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	
20	MO001000002	Clinton-Peabody	358	286	86%	278	84%	276	83%	274	83%	268	81%	268	81%	264
340	MO001000034	LaSalle Park	148	98	98%	96	96%	97	97%	98	98%	100	100%	100	100%	98
370	MO001000037	Cochran Plaza	78	73	94%	71	91%	72	92%	72	92%	71	91%	72	92%	72
220	MO001000038	Lafayette Apartments	26	26	100%	26	100%	26	100%	26	100%	26	100%	26	100%	26
230		California Gardens	28	27	96%	27	96%	27	96%	26	93%	26	93%	26	93%	26
350		Armand & Ohio	4	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4
380		Folsom	6	6	100%	6	100%	6	100%	5	83%	6	100%	6	100%	6
382		Marie Fanger	6	5	83%	5	83%	5	83%	6	100%	5	83%	5	83%	5
410		South Broadway	10	10	100%	10	100%	10	100%	10	100%	10	100%	10	100%	10
420		Lafayette Townhomes	38	32	94%	32	94%	31	91%	30	88%	30	88%	30	88%	32
421		Tiffany Turnkey	25	25	100%	25	100%	25	100%	24	96%	24	96%	24	96%	24
150	MO001000041	Towne XV	8	8	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8
160		McMillan Manor	20	20	100%	20	100%	20	100%	20	100%	19	95%	19	95%	17
260		Page Manor	10	10	100%	10	100%	9	90%	9	90%	8	80%	8	80%	9
381		Samuel Shepard	16	14	88%	15	94%	14	88%	14	88%	13	81%	13	81%	12
383		Cupples	4	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4
384		Hodiamont	22	21	95%	21	95%	21	95%	21	95%	17	77%	17	77%	17
411		Walnut Park	13	8	80%	8	80%	8	80%	8	80%	9	90%	9	90%	9
412		Lookaway	17	15	88%	14	82%	14	82%	15	88%	16	94%	16	94%	17
510		McMillan Manor II	18	17	94%	17	94%	17	94%	17	94%	17	94%	17	94%	17
520	MO001000052	King Louis III	24	20	83%	21	88%	21	88%	21	88%	21	88%	21	88%	21
470	MO001000047	King Louis Square	36	36	100%	36	100%	36	100%	36	100%	36	100%	36	100%	36
490	MO001000049	King Louis Square II	44	41	93%	41	93%	39	89%	39	89%	40	91%	40	91%	40
440	MO001000044	Murphy Park I	93	83	89%	84	90%	83	89%	84	90%	83	89%	83	89%	83
450	MO001000045	Murphy Park II	64	59	92%	58	91%	58	91%	58	91%	56	88%	56	88%	56
460	MO001000046	Murphy Park III	65	60	92%	58	89%	58	89%	59	91%	59	91%	59	91%	59
500	MO001000050	Renaissance Pl @ Grand	62	57	92%	57	92%	56	90%	58	94%	57	92%	57	92%	57
540	MO001000054	Sr. Living at Renaissance Pl	75	74	99%	74	99%	75	100%	75	100%	67	89%	65	87%	68
550	MO001000055	Gardens at Renaissance Pl	22	22	100%	22	100%	21	95%	22	100%	21	95%	21	95%	21
560	MO001000056	Cahill House	80	75	94%	77	96%	78	98%	79	99%	79	99%	79	99%	79
570	MO001000057	Renaissance Pl @ Grand II	36	35	97%	35	97%	35	97%	35	97%	35	97%	35	97%	35
590	MO001000059	Renaissance Place @ Grand III	50	49	98%	49	98%	50	100%	49	98%	48	96%	48	96%	48
620	MO001000062	Sr. Living at Cambridge Heights	75	74	99%	74	99%	73	97%	73	97%	74	99%	73	97%	71
630	MO001000063	Arlington Grove	70	61	87%	61	87%	62	89%	62	89%	62	89%	62	89%	62
640	MO001000064	North Sarah	59	50	85%	50	85%	51	86%	50	85%	50	85%	50	85%	51
650	MO001000065	North Sarah II	46	44	96%	44	96%	44	96%	44	96%	44	96%	44	96%	45
660	MO001000066	North Sarah III	35	34	97%	33	94%	33	94%	33	94%	33	94%	33	94%	34
580	MO001000058	Cambridge Heights	46	36	78%	36	78%	36	78%	36	78%	35	76%	35	76%	35
600	MO001000060	Cambridge Heights II	44	35	80%	35	80%	34	77%	34	77%	33	75%	31	70%	27
100	MO001000010	James House	126	114	90%	113	90%	113	90%	112	89%	114	90%	115	91%	116
132	MO001000013	Euclid Plaza Elderly	108	107	99%	107	99%	106	98%	106	98%	107	99%	107	99%	108
170	MO001000017	West Pine	99	97	98%	97	98%	97	98%	98	99%	96	97%	96	97%	98
190	MO001000019	Parkview Elderly	295	282	96%	278	95%	271	92%	270	92%	272	93%	271	92%	273
280	MO001000028	Badenhaus Elderly	100	98	98%	98	98%	98	98%	96	96%	93	93%	92	92%	91
390		Badenfest Elderly	21	21	100%	21	100%	21	100%	21	100%	21	100%	21	100%	21
661	MO001000061	Kingsbury Terrace	120	120	100%	118	98%	118	98%	117	98%	117	98%	116	97%	115
480	MO001000048	Les Chateaux	40	36	90%	37	93%	37	93%	36	90%	35	88%	35	88%	35
	TOTAL		2,790	2,529		2,511		2,498		2,494		2,469		2,463		2,462

Occupancy

AMP #	DEVELOPMENT	# UNITS	2021	6/1/2021		7/1/2021		8/1/2021		9/1/2021	
			Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %
MO001000002	Clinton-Peabody	358	80%	264	80%	262	79%				
MO001000034	LaSalle Park	148	98%	93	93%	94	94%				
MO001000037	Cochran Plaza	78	92%	71	91%	69	88%				
MO001000038	Lafayette Apartments	26	100%	26	100%	25	96%				
	California Gardens	28	93%	26	93%	26	93%				
	Armand & Ohio	4	100%	4	100%	4	100%				
	Folsom	6	100%	6	100%	5	83%				
	Marie Fanger	6	83%	5	83%	5	83%				
	South Broadway	10	100%	10	100%	10	100%				
	Lafayette Townhomes	38	94%	31	91%	30	88%				
MO001000041	Tiffany Turnkey	25	96%	24	96%	24	96%				
	Towne XV	8	100%	8	100%	8	100%				
	McMillan Manor	20	85%	16	80%	14	70%				
	Page Manor	10	90%	9	90%	9	90%				
	Samuel Shepard	16	75%	12	75%	12	75%				
	Cupples	4	100%	4	100%	3	75%				
	Hodiamont	22	94%	17	94%	17	94%				
	Walnut Park	13	90%	9	90%	9	90%				
	Lookaway	17	100%	17	100%	17	100%				
	McMillan Manor II	18	94%	17	94%	16	89%				
MO001000052	King Louis III	24	88%	22	92%	22	92%				
MO001000047	King Louis Square	36	100%	36	100%	36	100%				
MO001000049	King Louis Square II	44	95%	40	95%	39	93%				
MO001000044	Murphy Park I	93	89%	82	88%	76	82%				
MO001000045	Murphy Park II	64	88%	56	88%	54	84%				
MO001000046	Murphy Park III	65	91%	59	91%	59	91%				
MO001000050	Renaissance Pl @ Grand	62	92%	57	92%	57	92%				
MO001000054	Sr. Living at Renaissance Pl	75	91%	69	92%	68	91%				
MO001000055	Gardens at Renaissance Pl	22	95%	21	95%	21	95%				
MO001000056	Cahill House	80	99%	78	98%	80	100%				
MO001000057	Renaissance Pl @ Grand II	36	97%	35	97%	35	97%				
MO001000059	Renaissance Place @ Grand III	50	96%	48	96%	48	96%				
MO001000062	Sr. Living at Cambridge Heights	75	95%	71	95%	72	96%				
MO001000063	Arlington Grove	70	89%	62	89%	62	89%				
MO001000064	North Sarah	59	86%	51	86%	53	90%				
MO001000065	North Sarah II	46	98%	44	96%	44	96%				
MO001000066	North Sarah III	35	97%	34	97%	34	97%				
MO001000058	Cambridge Heights	46	76%	35	76%	35	76%				
MO001000060	Cambridge Heights II	44	61%	28	64%	28	64%				
MO001000010	James House	126	92%	117	93%	120	95%				
MO001000013	Euclid Plaza Elderly	108	100%	108	100%	106	98%				
MO001000017	West Pine	99	99%	98	99%	98	99%				
MO001000019	Parkview Elderly	295	95%	265	92%	263	92%				
MO001000028	Badenhaus Elderly	100	91%	92	92%	94	94%				
	Badenfest Elderly	21	100%	21	100%	21	100%				
MO001000061	Kingsbury Terrace	120	96%	115	96%	115	96%				
MO001000048	Les Chateaux	40	88%	36	90%	35	88%				
TOTAL		2,790		2,449		2,434		0		0	

**Work Order Activity
Emergencies**

July 1 - July 31, 2021

Dev #	Property	Opening Balance	Created	Closed	Closing Balance	Average Days Completed*
020	Clinton-Peabody	251	103	73	281	8
100	James House	5	24	21	8	7
132	Euclid Plaza Elderly	0	27	24	3	2
150	Towne XV	0	0	0	0	-
160	McMillan Manor	1	1	0	2	-
170	West Pine	5	13	2	16	20
190	Parkview Elderly	3	19	20	2	3
220	Lafayette Apartments	3	4	5	2	1
230	California Gardens	2	11	10	3	2
260	Page Manor	3	1	1	3	0
280	Badenhaus Elderly	0	3	2	1	0
340	LaSalle Park	0	26	24	2	0
350	Armand & Ohio	2	1	2	1	47
370	Cochran Plaza	125	41	13	153	0
380	Folsom	0	2	1	1	7
381	Samuel Shepard	2	2	3	1	4
382	Marie Fanger	2	1	1	2	2
383	Cupples	3	0	0	3	-
384	Hodiamont	13	0	0	13	-
390	Badenfest Elderly	0	0	0	0	-
410	South Broadway	1	3	3	1	1
411	Walnut Park	0	0	0	0	-
412	Lookaway	7	1	2	6	78
420	Lafayette Townhomes	6	16	13	9	6
421	Tiffany Turnkey	0	5	3	2	1
440	Murphy Park I	18	0	0	18	-
450	Murphy Park II	10	0	0	10	-
460	Murphy Park III	23	0	0	23	-
470	King Louis Square	0	0	0	0	-
480	Les Chateaux	0	0	0	0	-
490	King Louis Square II	1	0	0	1	-
500	Renaissance Pl @ Grand	0	13	13	0	1
510	McMillan Manor II	4	0	0	4	0
520	King Louis III	38	12	6	44	5
540	Sr. Living at Renaissance Pl	26	2	2	26	0
550	Gardens at Renaissance Pl	1	0	0	1	-
560	Cahill House	0	0	0	0	-
570	Renaissance Pl @ Grand II	0	3	3	0	1
580	Cambridge Heights	0	0	0	0	-
590	Renaissance Place @ Grand III	0	4	4	0	2
600	Cambridge Heights II	4	0	0	4	-
620	Sr. Living at Cambridge Heights	0	0	0	0	-
630	Arlington Grove	3	0	0	3	-
640	North Sarah	0	1	0	1	-
650	North Sarah II	2	0	0	2	-
660	North Sarah III	0	0	0	0	-
661	Kingsbury Terrace	0	14	13	1	0
Total		564	353	264	653	

*Average Days Completion is based only on the work orders completed during the reporting period and does not include any work orders still open in the calculation

**Work Order Activity
Non-Emergencies**

July 1 - July 30, 2021

Dev #	Property	Opening Balance	Created	Closed	Closing Balance	Average Days Completed*
020	Clinton-Peabody	78	143	133	88	1
100	James House	6	30	20	16	8
132	Euclid Plaza Elderly	0	45	36	9	0
150	Towne XV	2	3	2	3	7
160	McMillan Manor	5	29	26	8	5
170	West Pine	58	60	31	87	45
190	Parkview Elderly	5	134	121	18	0
220	Lafayette Apartments	1	1	1	1	1
230	California Gardens	1	2	1	2	0
260	Page Manor	3	6	6	3	2
280	Badenhaus Elderly	7	41	40	8	0
340	LaSalle Park	8	41	30	19	4
350	Armand & Ohio	1	0	0	1	-
370	Cochran Plaza	6	4	1	9	0
380	Folsom	0	1	1	0	1
381	Samuel Shepard	10	9	6	13	1
382	Marie Fanger	0	0	0	0	-
383	Cupples	1	3	3	1	0
384	Hodiamont	10	7	8	9	0
390	Badenfest Elderly	0	6	5	1	0
410	South Broadway	1	1	1	1	1
411	Walnut Park	3	9	9	3	3
412	Lookaway	6	8	7	7	1
420	Lafayette Townhomes	2	22	16	8	10
421	Tiffany Turnkey	0	1	1	0	2
440	Murphy Park I	13	0	0	13	-
450	Murphy Park II	10	0	0	10	-
460	Murphy Park III	8	0	0	8	-
470	King Louis Square	0	0	0	0	-
480	Les Chateaux	0	0	0	0	-
490	King Louis Square II	0	0	0	0	0
500	Renaissance Pl @ Grand	4	3	6	1	9
510	McMillan Manor II	6	17	14	9	2
520	King Louis III	5	0	0	5	0
540	Sr. Living at Renaissance Pl	64	12	11	65	0
550	Gardens at Renaissance Pl	1	0	0	1	-
560	Cahill House	15	0	0	15	-
570	Renaissance Pl @ Grand II	2	2	3	1	34
580	Cambridge Heights	1	0	0	1	-
590	Renaissance Place @ Grand III	1	4	4	1	6
600	Cambridge Heights II	1	0	0	1	-
620	Sr. Living at Cambridge Heights	0	0	0	0	-
630	Arlington Grove	0	0	0	0	-
640	North Sarah	2	0	0	2	-
650	North Sarah II	0	0	0	0	-
660	North Sarah III	0	0	0	0	-
661	Kingsbury Terrace	4	59	58	5	4
	Total	351	703	601	453	-

*Average Days Completion is based only on the work orders completed during the reporting period and does not include any work orders still open in the calculation

Move-Out Analysis

July 1 - July 31, 2021

	July 2021		October 2020 – July 2021	
Abandonment of Unit	3	8.1%	47	14.7%
Deceased	2	5.4%	41	12.9%
Did Not Like Unit		0.0%	4	1.3%
Evicted-Legal Action*	3	8.1%	17	5.3%
Incarcerated			2	0.6%
Moved- In Legal			2	0.6%
Moved to HCV Prog S8			1	0.3%
Moved with Notice	19	51.4%	153	48.0%
One Strike	1	2.7%	2	0.6%
Nursing Home Placement			6	1.9%
Purchased Home			1	0.3%
Relocation Transfer	6	16.2%	9	2.8%
Transfer to Diff PH Unit	3	8.1%	34	12.7%
Total	37	100.0%	319	100.0%

*Does not include evictions for non-payment which have been suspended due to the moratorium. Only includes exceptions to the moratorium such as criminal activity and threats to health or safety of other residents.

**Demographic Report
Public Housing**

July 1 - July 31, 2021

	Disabled	Non-Disabled	Total
Number of Familes	828	1,645	2,473
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	59.2	43.6	48.8
Number of Youth Family Members (<18)	-	-	2,274
Average Age of Youth Family Members	-	-	9.9
Number of Senior (62+) Head of Household	378	287	665
Average Household Income	\$11,734.91	\$11,570.90	\$11,625.81
Number of Head of Households Employed	813	1228	2041
Average Monthly Rent	\$242.25	\$210.13	\$220.88
Average Cost of Utilities Paid by SLHA	\$0.55	\$20.58	\$13.88
Average Length of Occupancy (Years)	11.1	6.4	8.0

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	0	1	1
Asian Only	0	3	3
Black/African American Only	4	2,419	2423
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	1	38	39
White, Black/African American	0	4	4
Total	6	2,467	2,473

PUBLIC HOUSING CASH ACTIVITY AS OF 06/30/2021

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	6/30/21 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	6/30/2021 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$7,580,130.63	TEXAS CAPITAL	3/3/2022		\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$435,700.49	MIDWEST COMMUNITY	9/24/2021	5.000%	\$101,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$955,580.13	MIZRAHI TEFAHOT	10/12/2021		\$245,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$861,263.42	BANK UNITED	3/24/2022	10.000%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,035.72	US TREASURY BILLS	7/22/2021		\$499,878.86
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$251,106.79	ZGREENSTATE	8/17/2022		\$245,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$326,821.34	DALLAS BANK	12/31/2021		\$245,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,943.52				
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$626,414.35				
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$374,287.12				
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$461,919.08				
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$422,157.12				
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$630,023.18				
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$13,207,382.89	TOTAL INVESTMENTS			\$1,825,878.86

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

TOTALS							CLINTON PEABODY - AMP 000002					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 3,305,150.00	\$ 2,478,862.50	\$ 88.14	\$ 2,386,665.91	\$ 84.86	\$ (92,196.59)	\$ 273,000.00	\$ 204,750.00	\$ 63.55	\$ 280,546.00	\$ 87.07	\$ 75,796.00
Negative Rents - Utility Allowances (SLHA)	\$ (364,430.00)	\$ (273,322.50)	\$ (9.72)	\$ (209,027.11)	\$ (7.43)	\$ 64,295.39	\$ (180,000.00)	\$ (135,000.00)	\$ (41.90)	\$ (85,417.11)	\$ (26.51)	\$ 49,582.89
JPID Rent Loss Reserve	\$ 110,878.00	\$ 83,158.50	\$ 2.96	\$ -	\$ -	\$ (83,158.50)	\$ 110,878.00	\$ 83,158.50	\$ 25.81	\$ -	\$ -	\$ (83,158.50)
Other Charges / Work Orders	\$ 19,760.00	\$ 14,820.00	\$ 0.53	\$ 30,164.82	\$ 1.07	\$ 15,344.82	\$ 2,500.00	\$ 1,875.00	\$ 0.58	\$ 7,667.74	\$ 2.38	\$ 5,792.74
Other Charges/ Late Fees	\$ 32,622.00	\$ 24,466.50	\$ 0.87	\$ 10,444.00	\$ 0.37	\$ (14,022.50)	\$ 7,800.00	\$ 5,850.00	\$ 1.82	\$ -	\$ -	\$ (5,850.00)
Legal Charges	\$ 23,200.00	\$ 17,400.00	\$ 0.62	\$ 1,710.00	\$ 0.06	\$ (15,690.00)	\$ 3,000.00	\$ 2,250.00	\$ 0.70	\$ (60.00)	\$ (0.02)	\$ (2,310.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ 14,400.00	\$ 10,800.00	\$ 0.38	\$ 10,700.00	\$ 0.38	\$ (100.00)	\$ 1,200.00	\$ 900.00	\$ 0.28	\$ 800.00	\$ 0.25	\$ (100.00)
Transfer from Capital Fund	\$ 2,852,065.00	\$ 2,139,048.75	\$ 76.06	\$ 1,463,368.78	\$ 52.03	\$ (675,679.97)	\$ 627,629.00	\$ 470,721.75	\$ 146.10	\$ 254,650.71	\$ 79.03	\$ (216,071.04)
Investment Income	\$ 2,594.00	\$ 1,945.50	\$ 0.07	\$ 1,943.12	\$ 0.07	\$ (2.38)	\$ 260.00	\$ 195.00	\$ 0.06	\$ 636.39	\$ 0.20	\$ 441.39
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 483,042.66	\$ 17.17	\$ 483,042.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 83,955.00	\$ 62,966.25	\$ 2.24	\$ 160,049.40	\$ 5.34	\$ 97,083.15	\$ 23,474.00	\$ 17,605.50	\$ 5.46	\$ 44,385.01	\$ 13.78	\$ 26,779.51
Total Receipts	\$ 17,304,666.00	\$ 12,978,499.50	\$ 461.46	\$ 12,861,366.11	\$ 457.29	\$ (117,133.39)	\$ 2,887,078.00	\$ 2,165,308.50	\$ 672.04	\$ 1,830,353.77	\$ 568.08	\$ (334,954.73)

EXPENSES

Total Administration	\$ 3,944,677.00	\$ 2,958,507.75	\$ 105.19	\$ 2,397,064.35	\$ 85.23	\$ 560,533.88	\$ 745,439.00	\$ 559,079.25	\$ 173.52	\$ 415,568.88	\$ 128.98	\$ 143,510.37
Total Tenant Services	\$ 211,679.00	\$ 158,759.25	\$ 5.64	\$ 115,669.08	\$ 4.11	\$ 43,090.17	\$ 62,579.00	\$ 46,934.25	\$ 14.57	\$ 42,804.55	\$ 13.29	\$ 4,129.70
Total Utilities	\$ 4,093,285.00	\$ 3,069,963.75	\$ 109.15	\$ 2,656,255.90	\$ 94.44	\$ 413,707.85	\$ 458,250.00	\$ 343,687.50	\$ 106.67	\$ 265,349.78	\$ 82.36	\$ 78,337.72
Sub-total Ord Maint Salaries	\$ 2,135,837.00	\$ 1,601,877.75	\$ 56.96	\$ 1,438,244.03	\$ 51.14	\$ 163,633.72	\$ 407,422.00	\$ 305,566.50	\$ 94.84	\$ 185,866.75	\$ 57.69	\$ 119,699.75
Sub-total Ordinary Maint Materials	\$ 624,554.00	\$ 468,415.50	\$ 16.65	\$ 349,933.24	\$ 12.44	\$ 118,482.26	\$ 118,240.00	\$ 88,680.00	\$ 27.52	\$ 79,962.15	\$ 24.82	\$ 8,717.85
Sub-total Ord Maint Contracts	\$ 1,703,988.00	\$ 1,277,991.00	\$ 45.44	\$ 1,316,357.21	\$ 46.80	\$ (38,366.21)	\$ 336,240.00	\$ 252,180.00	\$ 78.27	\$ 252,372.60	\$ 78.33	\$ (192.60)
Total Protective Services	\$ 1,549,569.00	\$ 1,162,176.75	\$ 41.32	\$ 492,265.77	\$ 17.50	\$ 669,910.98	\$ 373,689.00	\$ 280,266.75	\$ 86.99	\$ 64,195.68	\$ 19.92	\$ 216,071.07
Total General	\$ 3,041,077.00	\$ 2,280,807.75	\$ 81.10	\$ 2,490,059.90	\$ 88.54	\$ (209,252.15)	\$ 130,612.00	\$ 97,959.00	\$ 30.40	\$ 88,732.01	\$ 27.54	\$ 9,226.99
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 558,480.24	\$ 19.86	\$ (558,480.24)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,304,666.00	\$ 12,978,499.50	\$ 461.46	\$ 12,861,366.11	\$ 457.29	\$ (117,133.39)	\$ 2,887,078.00	\$ 2,165,308.50	\$ 672.04	\$ 1,830,353.77	\$ 568.08	\$ (334,954.73)
Total Operating Expenses	\$ 17,304,666.00	\$ 12,978,499.50	\$ 461.46	\$ 11,814,329.72	\$ 420.07	\$ 1,163,260.26	\$ 2,632,471.00	\$ 1,974,353.25	\$ 612.77	\$ 1,394,852.40	\$ 432.92	\$ 579,500.85
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,047,036.39	\$ 37.23	\$ (1,047,036.39)	\$ 254,607.00	\$ 190,955.25	\$ 59.27	\$ 435,501.37	\$ 135.16	\$ 244,546.12
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,047,036.39	\$ 37.23	\$ (1,047,036.39)	\$ 254,607.00	\$ 190,955.25	\$ 59.27	\$ 435,501.37	\$ 135.16	\$ 244,546.12

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 335,000.00	\$ 251,250.00	\$ 221.56	\$ 221,723.82	\$ 195.52	\$ (29,526.18)	\$ 260,100.00	\$ 195,075.00	\$ 200.69	\$ 198,642.98	\$ 204.37	\$ 3,567.98
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 900.00	\$ 0.79	\$ 2,421.00	\$ 2.13	\$ 1,521.00	\$ 1,000.00	\$ 750.00	\$ 0.77	\$ 552.50	\$ 0.57	\$ (197.50)
Other Charges/ Late Fees	\$ 2,982.00	\$ 2,236.50	\$ 1.97	\$ -	\$ -	\$ (2,236.50)	\$ 5,000.00	\$ 3,750.00	\$ 3.86	\$ 3,450.00	\$ 3.55	\$ (300.00)
Legal Charges	\$ 1,500.00	\$ 1,125.00	\$ 0.99	\$ 1,020.00	\$ 0.90	\$ (105.00)	\$ 3,000.00	\$ 2,250.00	\$ 2.31	\$ -	\$ -	\$ (2,250.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 105,000.00	\$ 78,750.00	\$ 69.44	\$ 78,750.00	\$ 69.44	\$ -	\$ 136,440.00	\$ 102,330.00	\$ 105.28	\$ 102,330.00	\$ 105.28	\$ -
Investment Income	\$ 421.00	\$ 315.75	\$ 0.28	\$ 165.26	\$ 0.15	\$ (150.49)	\$ 393.00	\$ 294.75	\$ 0.30	\$ 249.06	\$ 0.26	\$ (45.69)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 179,413.95	\$ 158.21	\$ 179,413.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,603.00	\$ 2,702.25	\$ 2.38	\$ 5,037.17	\$ 4.44	\$ 2,334.92	\$ 3,259.00	\$ 2,444.25	\$ 2.51	\$ 5,313.91	\$ 5.47	\$ 2,869.66
Total Receipts	\$ 811,278.00	\$ 608,458.50	\$ 536.56	\$ 737,093.20	\$ 649.99	\$ 128,634.70	\$ 768,753.00	\$ 576,564.75	\$ 593.17	\$ 576,608.45	\$ 593.22	\$ 43.70
EXPENSES												
Total Administration	\$ 260,227.00	\$ 195,170.25	\$ 172.11	\$ 128,256.44	\$ 113.10	\$ 66,913.81	\$ 230,969.00	\$ 173,226.75	\$ 178.22	\$ 138,788.60	\$ 142.79	\$ 34,438.15
Total Tenant Services	\$ 17,241.00	\$ 12,930.75	\$ 11.40	\$ 5,143.29	\$ 4.54	\$ 7,787.46	\$ 12,690.00	\$ 9,517.50	\$ 9.79	\$ 7,728.50	\$ 7.95	\$ 1,789.00
Total Utilities	\$ 164,600.00	\$ 123,450.00	\$ 108.86	\$ 94,548.70	\$ 83.38	\$ 28,901.30	\$ 186,500.00	\$ 139,875.00	\$ 143.90	\$ 111,040.38	\$ 114.24	\$ 28,834.62
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 134,509.50	\$ 118.62	\$ 179,932.35	\$ 158.67	\$ (45,422.85)	\$ 190,253.00	\$ 142,689.75	\$ 146.80	\$ 152,356.20	\$ 156.75	\$ (9,666.45)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 20,925.00	\$ 18.45	\$ 14,974.42	\$ 13.20	\$ 5,950.58	\$ 54,050.00	\$ 40,537.50	\$ 41.71	\$ 24,099.96	\$ 24.79	\$ 16,437.54
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 79,923.75	\$ 70.48	\$ 134,762.50	\$ 118.84	\$ (54,838.75)	\$ 93,435.00	\$ 70,076.25	\$ 72.09	\$ 57,609.17	\$ 55.87	\$ 12,467.08
Total Protective Services	\$ 54,378.00	\$ 40,783.50	\$ 35.96	\$ 56,342.14	\$ 49.68	\$ (15,558.64)	\$ 56,430.00	\$ 42,322.50	\$ 43.54	\$ 36,424.55	\$ 37.47	\$ 5,897.95
Total General	\$ 60,449.00	\$ 45,336.75	\$ 39.98	\$ 39,743.17	\$ 35.05	\$ 5,593.58	\$ 34,920.00	\$ 26,190.00	\$ 26.94	\$ 22,232.04	\$ 22.87	\$ 3,957.96
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 191,733.95	\$ 169.08	\$ (191,733.95)	\$ -	\$ -	\$ -	\$ 3,312.00	\$ 3.41	\$ (3,312.00)
Total Revenues	\$ 811,278.00	\$ 608,458.50	\$ 536.56	\$ 737,093.20	\$ 649.99	\$ 128,634.70	\$ 768,753.00	\$ 576,564.75	\$ 593.17	\$ 576,608.45	\$ 593.22	\$ 43.70
Total Operating Expenses	\$ 870,706.00	\$ 653,029.50	\$ 575.86	\$ 845,436.96	\$ 745.54	\$ (192,407.46)	\$ 859,247.00	\$ 644,435.25	\$ 663.00	\$ 553,591.40	\$ 566.14	\$ 90,843.85
Net Cash Flow from Operations	\$ (59,428.00)	\$ (44,571.00)	\$ (39.30)	\$ (108,343.76)	\$ (95.54)	\$ (63,772.76)	\$ (90,494.00)	\$ (67,870.50)	\$ (69.83)	\$ 23,017.05	\$ 27.08	\$ 90,887.55
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (59,428.00)	\$ (44,571.00)	\$ (39.30)	\$ (108,343.76)	\$ (95.54)	\$ (63,772.76)	\$ (90,494.00)	\$ (67,870.50)	\$ (69.83)	\$ 23,017.05	\$ 27.08	\$ 90,887.55

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

WEST PINE - AMP 000017						PARKVIEW ELDERLY - AMP 000019					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 305,000.00	\$ 228,750.00	\$ 256.73	\$ 210,450.67	\$ 236.20	\$ (18,299.33)	\$ 825,000.00	\$ 618,750.00	\$ 233.05	\$ 539,347.37	\$ 203.14	\$ (79,402.63)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 3,000.00	\$ 3.37	\$ 1,174.00	\$ 1.32	\$ (1,826.00)	\$ 2,000.00	\$ 1,500.00	\$ 0.56	\$ 3,957.00	\$ 1.49	\$ 2,457.00
Other Charges/ Late Fees	\$ 1,000.00	\$ 750.00	\$ 0.84	\$ 2,284.00	\$ 2.56	\$ 1,534.00	\$ 7,000.00	\$ 5,250.00	\$ 1.98	\$ -	\$ -	\$ (5,250.00)
Legal Charges	\$ 3,000.00	\$ 2,250.00	\$ 2.53	\$ -	\$ -	\$ (2,250.00)	\$ 5,000.00	\$ 3,750.00	\$ 1.41	\$ 400.00	\$ 0.15	\$ (3,350.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 9,900.00	\$ 3.73	\$ 9,900.00	\$ 3.73	\$ -
Transfer from Capital Fund	\$ 57,570.00	\$ 43,177.50	\$ 48.46	\$ 43,177.50	\$ 48.46	\$ -	\$ 196,850.00	\$ 147,637.50	\$ 55.61	\$ 150,429.53	\$ 56.66	\$ 2,792.03
Investment Income	\$ 317.00	\$ 237.75	\$ 0.27	\$ 139.12	\$ 0.16	\$ (98.63)	\$ 448.00	\$ 336.00	\$ 0.13	\$ 234.17	\$ 0.09	\$ (101.83)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,628.71	\$ 114.36	\$ 303,628.71
Other Income	\$ 3,562.00	\$ 2,671.50	\$ 3.00	\$ 5,384.37	\$ 6.04	\$ 2,712.87	\$ 8,266.00	\$ 6,199.50	\$ 2.34	\$ 13,996.50	\$ 5.27	\$ 7,797.00
Total Receipts	\$ 638,668.00	\$ 479,001.00	\$ 537.60	\$ 456,484.16	\$ 512.33	\$ (22,516.84)	\$ 1,876,017.00	\$ 1,407,012.75	\$ 529.95	\$ 1,619,839.81	\$ 610.11	\$ 212,827.06

EXPENSES

Total Administration	\$ 229,113.00	\$ 171,834.75	\$ 192.86	\$ 121,659.06	\$ 136.54	\$ 50,175.69	\$ 505,277.00	\$ 378,957.75	\$ 142.73	\$ 270,637.74	\$ 101.94	\$ 108,320.01
Total Tenant Services	\$ 14,355.00	\$ 10,766.25	\$ 12.08	\$ 2,915.25	\$ 3.27	\$ 7,851.00	\$ 27,102.00	\$ 20,326.50	\$ 7.66	\$ 13,264.55	\$ 5.00	\$ 7,061.95
Total Utilities	\$ 159,450.00	\$ 119,587.50	\$ 134.22	\$ 107,523.54	\$ 120.68	\$ 12,063.96	\$ 523,000.00	\$ 392,250.00	\$ 147.74	\$ 212,195.00	\$ 79.92	\$ 180,055.00
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 139,305.75	\$ 156.35	\$ 150,405.09	\$ 168.80	\$ (11,099.34)	\$ 362,339.00	\$ 271,754.25	\$ 102.36	\$ 298,216.54	\$ 112.32	\$ (26,462.29)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 23,125.50	\$ 25.95	\$ 30,675.64	\$ 34.43	\$ (7,550.14)	\$ 94,750.00	\$ 71,062.50	\$ 26.77	\$ 21,689.05	\$ 8.17	\$ 49,373.45
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 93,352.50	\$ 104.77	\$ 90,504.42	\$ 101.58	\$ 2,848.08	\$ 231,883.00	\$ 173,912.25	\$ 65.50	\$ 135,980.84	\$ 51.22	\$ 37,931.41
Total Protective Services	\$ 52,626.00	\$ 39,469.50	\$ 44.30	\$ 68,575.60	\$ 76.96	\$ (29,106.10)	\$ 108,500.00	\$ 81,375.00	\$ 30.65	\$ 72,228.20	\$ 27.20	\$ 9,146.80
Total General	\$ 48,163.00	\$ 36,122.25	\$ 40.54	\$ 34,647.56	\$ 38.89	\$ 1,474.69	\$ 113,209.00	\$ 84,906.75	\$ 31.98	\$ 94,474.30	\$ 35.58	\$ (9,567.55)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 16,715.00	\$ 18.76	\$ (16,715.00)	\$ -	\$ -	\$ -	\$ 332,659.29	\$ 125.30	\$ (332,659.29)
Total Revenues	\$ 638,668.00	\$ 479,001.00	\$ 537.60	\$ 456,484.16	\$ 512.33	\$ (22,516.84)	\$ 1,876,017.00	\$ 1,407,012.75	\$ 529.95	\$ 1,619,839.81	\$ 610.11	\$ 212,827.06
Total Operating Expenses	\$ 844,752.00	\$ 633,564.00	\$ 711.07	\$ 623,621.16	\$ 699.91	\$ 9,942.84	\$ 1,966,060.00	\$ 1,474,545.00	\$ 555.38	\$ 1,451,345.51	\$ 546.65	\$ 23,199.49
Net Cash Flow from Operations	\$ (206,084.00)	\$ (154,563.00)	\$ (173.47)	\$ (167,137.00)	\$ (187.58)	\$ (12,574.00)	\$ (90,043.00)	\$ (67,532.25)	\$ (25.44)	\$ 168,494.30	\$ 63.46	\$ 236,026.55
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (206,084.00)	\$ (154,563.00)	\$ (173.47)	\$ (167,137.00)	\$ (187.58)	\$ (12,574.00)	\$ (90,043.00)	\$ (67,532.25)	\$ (25.44)	\$ 168,494.30	\$ 63.46	\$ 236,026.55

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

BADENHAUS/BADENFEST - AMP 000028							LASALLE PARK - AMP 000034					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 310,000.00	\$ 232,500.00	\$ 213.50	\$ 209,258.00	\$ 192.16	\$ (23,242.00)	\$ 325,000.00	\$ 243,750.00	\$ 183.00	\$ 249,609.00	\$ 187.39	\$ 5,859.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,312.50)	\$ (1.21)	\$ (1,214.00)	\$ (1.11)	\$ 98.50	\$ (27,600.00)	\$ (20,700.00)	\$ (15.54)	\$ (17,021.00)	\$ (12.78)	\$ 3,679.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 750.00	\$ 0.69	\$ 2,445.00	\$ 2.25	\$ 1,695.00	\$ 1,800.00	\$ 1,350.00	\$ 1.01	\$ 3,015.08	\$ 2.26	\$ 1,665.08
Other Charges/ Late Fees	\$ 3,000.00	\$ 2,250.00	\$ 2.07	\$ 4,710.00	\$ 4.33	\$ 2,460.00	\$ 720.00	\$ 540.00	\$ 0.41	\$ -	\$ -	\$ (540.00)
Legal Charges	\$ 4,000.00	\$ 3,000.00	\$ 2.75	\$ 350.00	\$ 0.32	\$ (2,650.00)	\$ 1,080.00	\$ 810.00	\$ 0.61	\$ -	\$ -	\$ (810.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 83,000.00	\$ 62,250.00	\$ 57.16	\$ 62,250.03	\$ 57.16	\$ 0.03	\$ 154,484.00	\$ 115,863.00	\$ 86.98	\$ 26,547.53	\$ 19.93	\$ (89,315.47)
Investment Income	\$ 195.00	\$ 146.25	\$ 0.13	\$ 99.13	\$ 0.09	\$ (47.12)	\$ 74.00	\$ 55.50	\$ 0.04	\$ 134.40	\$ 0.10	\$ 78.90
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,054.00	\$ 2,290.50	\$ 2.10	\$ 5,883.27	\$ 5.40	\$ 3,592.77	\$ 11,233.00	\$ 8,424.75	\$ 6.32	\$ 22,897.70	\$ 17.19	\$ 14,472.95
Total Receipts	\$ 725,500.00	\$ 544,125.00	\$ 499.66	\$ 528,230.46	\$ 485.06	\$ (15,894.54)	\$ 1,100,391.00	\$ 825,293.25	\$ 619.59	\$ 810,122.71	\$ 608.20	\$ (15,170.54)

EXPENSES

Total Administration	\$ 238,290.00	\$ 178,717.50	\$ 164.11	\$ 145,146.94	\$ 133.28	\$ 33,570.56	\$ 310,768.00	\$ 233,076.00	\$ 174.98	\$ 214,282.23	\$ 160.87	\$ 18,793.77
Total Tenant Services	\$ 7,787.00	\$ 5,840.25	\$ 5.36	\$ 3,276.34	\$ 3.01	\$ 2,563.91	\$ 18,910.00	\$ 14,182.50	\$ 10.65	\$ 10,818.50	\$ 8.12	\$ 3,364.00
Total Utilities	\$ 208,750.00	\$ 156,562.50	\$ 143.77	\$ 133,459.07	\$ 122.55	\$ 23,103.43	\$ 91,050.00	\$ 68,287.50	\$ 51.27	\$ 57,945.32	\$ 43.50	\$ 10,342.18
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 140,738.25	\$ 129.24	\$ 172,659.75	\$ 158.55	\$ (31,921.50)	\$ 138,608.00	\$ 103,956.00	\$ 78.05	\$ 97,347.97	\$ 73.08	\$ 6,608.03
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 28,942.50	\$ 26.58	\$ 10,523.50	\$ 9.66	\$ 18,419.00	\$ 42,540.00	\$ 31,905.00	\$ 23.95	\$ 28,354.96	\$ 21.29	\$ 3,550.04
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 91,497.75	\$ 84.02	\$ 69,196.26	\$ 63.54	\$ 22,301.49	\$ 101,980.00	\$ 76,485.00	\$ 57.42	\$ 81,701.54	\$ 61.34	\$ (5,216.54)
Total Protective Services	\$ 61,560.00	\$ 46,170.00	\$ 42.40	\$ 34,574.69	\$ 31.75	\$ 11,595.31	\$ 155,084.00	\$ 116,313.00	\$ 87.32	\$ 27,039.53	\$ 20.30	\$ 89,273.47
Total General	\$ 43,108.00	\$ 32,331.00	\$ 29.69	\$ 26,156.63	\$ 24.02	\$ 6,174.37	\$ 64,283.00	\$ 48,212.25	\$ 36.20	\$ 51,788.00	\$ 38.88	\$ (3,575.75)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 10,110.00	\$ 9.28	\$ (10,110.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 725,500.00	\$ 544,125.00	\$ 499.66	\$ 528,230.46	\$ 485.06	\$ (15,894.54)	\$ 1,100,391.00	\$ 825,293.25	\$ 619.59	\$ 810,122.71	\$ 608.20	\$ (15,170.54)
Total Operating Expenses	\$ 907,733.00	\$ 680,799.75	\$ 625.16	\$ 605,103.18	\$ 555.65	\$ 75,696.57	\$ 923,223.00	\$ 692,417.25	\$ 519.83	\$ 569,278.05	\$ 427.39	\$ 123,139.20
Net Cash Flow from Operations	\$ (182,233.00)	\$ (136,674.75)	\$ (125.50)	\$ (76,872.72)	\$ (70.59)	\$ 59,802.03	\$ 177,168.00	\$ 132,876.00	\$ 99.76	\$ 240,844.66	\$ 180.81	\$ 107,968.66
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (182,233.00)	\$ (136,674.75)	\$ (125.50)	\$ (76,872.72)	\$ (70.59)	\$ 59,802.03	\$ 177,168.00	\$ 132,876.00	\$ 99.76	\$ 240,844.66	\$ 180.81	\$ 107,968.66

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

COCHRAN PLAZA - AMP 000037							SOUTHSIDE SCATTERED SITES - AMP 000038					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 185,000.00	\$ 138,750.00	\$ 197.65	\$ 91,648.00	\$ 130.55	\$ (47,102.00)	\$ 284,000.00	\$ 213,000.00	\$ 165.50	\$ 214,609.00	\$ 166.75	\$ 1,609.00
Negative Rents - Utility Allowances (SLHA)	\$ (32,400.00)	\$ (24,300.00)	\$ (34.62)	\$ (29,013.00)	\$ (41.33)	\$ (4,713.00)	\$ (32,280.00)	\$ (24,210.00)	\$ (18.81)	\$ (23,543.00)	\$ (18.29)	\$ 667.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,560.00	\$ 1,170.00	\$ 1.67	\$ 7,310.50	\$ 10.41	\$ 6,140.50	\$ 500.00	\$ 375.00	\$ 0.29	\$ 297.50	\$ 0.23	\$ (77.50)
Other Charges/ Late Fees	\$ 1,200.00	\$ 900.00	\$ 1.28	\$ -	\$ -	\$ (900.00)	\$ 1,500.00	\$ 1,125.00	\$ 0.87	\$ -	\$ -	\$ (1,125.00)
Legal Charges	\$ 420.00	\$ 315.00	\$ 0.45	\$ -	\$ -	\$ (315.00)	\$ 1,000.00	\$ 750.00	\$ 0.58	\$ -	\$ -	\$ (750.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 184,959.00	\$ 138,719.25	\$ 197.61	\$ 91,632.71	\$ 130.53	\$ (47,086.54)	\$ 211,490.00	\$ 158,617.50	\$ 123.25	\$ 158,617.53	\$ 123.25	\$ 0.03
Investment Income	\$ 103.00	\$ 77.25	\$ 0.11	\$ 227.32	\$ 0.32	\$ 150.07	\$ 157.00	\$ 117.75	\$ 0.09	\$ 28.85	\$ 0.02	\$ (88.90)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 7,438.00	\$ 5,578.50	\$ 7.95	\$ 14,748.75	\$ 21.01	\$ 9,170.25	\$ 6,551.00	\$ 4,913.25	\$ 3.82	\$ 13,783.36	\$ 10.71	\$ 8,870.11
Total Receipts	\$ 812,684.00	\$ 609,513.00	\$ 868.25	\$ 521,869.28	\$ 743.40	\$ (87,643.72)	\$ 1,014,041.00	\$ 760,530.75	\$ 590.93	\$ 754,680.71	\$ 586.39	\$ (5,850.04)

EXPENSES

Total Administration	\$ 178,168.00	\$ 133,626.00	\$ 190.35	\$ 135,989.74	\$ 193.72	\$ (2,363.74)	\$ 264,381.00	\$ 198,285.75	\$ 154.07	\$ 172,755.65	\$ 134.23	\$ 25,530.10
Total Tenant Services	\$ 11,024.00	\$ 8,268.00	\$ 11.78	\$ 6,280.96	\$ 8.95	\$ 1,987.04	\$ 9,851.00	\$ 7,388.25	\$ 5.74	\$ 5,421.19	\$ 4.21	\$ 1,967.06
Total Utilities	\$ 224,250.00	\$ 168,187.50	\$ 239.58	\$ 137,144.42	\$ 195.36	\$ 31,043.08	\$ 191,000.00	\$ 143,250.00	\$ 111.31	\$ 123,996.69	\$ 96.35	\$ 19,253.31
Sub-total Ord Maint Salaries	\$ 77,999.00	\$ 58,499.25	\$ 83.33	\$ 38,375.83	\$ 54.67	\$ 20,123.42	\$ 167,179.00	\$ 125,384.25	\$ 97.42	\$ 80,766.30	\$ 62.76	\$ 44,617.95
Sub-total Ordinary Maint Materials	\$ 40,640.00	\$ 30,480.00	\$ 43.42	\$ 40,133.15	\$ 57.17	\$ (9,653.15)	\$ 71,090.00	\$ 53,317.50	\$ 41.43	\$ 38,740.59	\$ 30.10	\$ 14,576.91
Sub-total Ord Maint Contracts	\$ 102,430.00	\$ 76,822.50	\$ 109.43	\$ 83,217.33	\$ 118.54	\$ (6,394.83)	\$ 169,420.00	\$ 127,065.00	\$ 98.73	\$ 116,619.70	\$ 90.61	\$ 10,445.30
Total Protective Services	\$ 81,419.00	\$ 61,064.25	\$ 86.99	\$ 13,977.74	\$ 19.91	\$ 47,086.51	\$ 14,400.00	\$ 10,800.00	\$ 8.39	\$ 10,236.00	\$ 7.95	\$ 564.00
Total General	\$ 36,753.00	\$ 27,564.75	\$ 39.27	\$ 18,638.89	\$ 26.55	\$ 8,925.86	\$ 49,799.00	\$ 37,349.25	\$ 29.02	\$ 36,222.85	\$ 28.15	\$ 1,126.40
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 812,684.00	\$ 609,513.00	\$ 868.25	\$ 521,869.28	\$ 743.40	\$ (87,643.72)	\$ 1,014,041.00	\$ 760,530.75	\$ 590.93	\$ 754,680.71	\$ 586.39	\$ (5,850.04)
Total Operating Expenses	\$ 752,683.00	\$ 564,512.25	\$ 804.15	\$ 473,758.06	\$ 674.87	\$ 90,754.19	\$ 937,120.00	\$ 702,840.00	\$ 546.11	\$ 584,758.97	\$ 454.36	\$ 118,081.03
Net Cash Flow from Operations	\$ 60,001.00	\$ 45,000.75	\$ 64.10	\$ 48,111.22	\$ 68.53	\$ 3,110.47	\$ 76,921.00	\$ 57,690.75	\$ 44.83	\$ 169,921.74	\$ 132.03	\$ 112,230.99
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 60,001.00	\$ 45,000.75	\$ 64.10	\$ 48,111.22	\$ 68.53	\$ 3,110.47	\$ 76,921.00	\$ 57,690.75	\$ 44.83	\$ 169,921.74	\$ 132.03	\$ 112,230.99

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

NORTHSIDE SCATTERED SITES - AMP 000041							MURPHY PARK I - AMP 000044					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 145,250.00	\$ 108,937.50	\$ 94.56	\$ 128,455.07	\$ 111.51	\$ 19,517.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (82,000.00)	\$ (61,500.00)	\$ (53.39)	\$ (48,101.00)	\$ (41.75)	\$ 13,399.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 3,240.00	\$ 2,430.00	\$ 2.11	\$ 1,117.00	\$ 0.97	\$ (1,313.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,500.00	\$ 1.30	\$ -	\$ -	\$ (1,500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 1,000.00	\$ 750.00	\$ 0.65	\$ -	\$ -	\$ (750.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 235,040.00	\$ 176,280.00	\$ 153.02	\$ 176,280.03	\$ 153.02	\$ 0.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 193.00	\$ 144.75	\$ 0.13	\$ 25.87	\$ 0.02	\$ (118.88)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,896.00	\$ 8,922.00	\$ 7.74	\$ 24,952.47	\$ 21.66	\$ 16,030.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,210,555.00	\$ 907,916.25	\$ 788.12	\$ 936,238.41	\$ 812.71	\$ 28,322.16	\$ 436,124.00	\$ 327,093.00	\$ 390.79	\$ 351,942.00	\$ 420.48	\$ 24,849.00

EXPENSES

Total Administration	\$ 319,164.00	\$ 239,373.00	\$ 207.79	\$ 184,950.68	\$ 160.55	\$ 54,422.32	\$ 64,759.00	\$ 48,569.25	\$ 58.03	\$ 46,276.69	\$ 55.29	\$ 2,292.56
Total Tenant Services	\$ 18,300.00	\$ 13,725.00	\$ 11.91	\$ 10,603.58	\$ 9.20	\$ 3,121.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 241,400.00	\$ 181,050.00	\$ 157.16	\$ 193,495.69	\$ 167.97	\$ (12,445.69)	\$ 119,971.00	\$ 89,978.25	\$ 107.50	\$ 92,932.23	\$ 111.03	\$ (2,953.98)
Sub-total Ord Maint Salaries	\$ 214,877.00	\$ 161,157.75	\$ 139.89	\$ 69,296.51	\$ 60.15	\$ 91,861.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 93,780.00	\$ 70,335.00	\$ 61.05	\$ 46,993.62	\$ 40.79	\$ 23,341.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 280,168.00	\$ 210,126.00	\$ 182.40	\$ 255,697.67	\$ 221.96	\$ (45,571.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 9,900.00	\$ 8.59	\$ 9,358.00	\$ 8.12	\$ 542.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 65,181.00	\$ 48,885.75	\$ 42.44	\$ 38,192.80	\$ 33.15	\$ 10,692.95	\$ 310,582.00	\$ 232,936.50	\$ 278.30	\$ 241,063.78	\$ 288.01	\$ (8,127.28)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,210,555.00	\$ 907,916.25	\$ 788.12	\$ 936,238.41	\$ 812.71	\$ 28,322.16	\$ 436,124.00	\$ 327,093.00	\$ 390.79	\$ 351,942.00	\$ 420.48	\$ 24,849.00
Total Operating Expenses	\$ 1,246,070.00	\$ 934,552.50	\$ 811.24	\$ 808,588.55	\$ 701.90	\$ 125,963.95	\$ 495,312.00	\$ 371,484.00	\$ 443.83	\$ 380,272.70	\$ 454.33	\$ (8,788.70)
Net Cash Flow from Operations	\$ (35,515.00)	\$ (26,636.25)	\$ (23.12)	\$ 127,649.86	\$ 110.81	\$ 154,286.11	\$ (59,188.00)	\$ (44,391.00)	\$ (53.04)	\$ (28,330.70)	\$ (33.85)	\$ 16,060.30
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (35,515.00)	\$ (26,636.25)	\$ (23.12)	\$ 127,649.86	\$ 110.81	\$ 154,286.11	\$ (59,188.00)	\$ (44,391.00)	\$ (53.04)	\$ (28,330.70)	\$ (33.85)	\$ 16,060.30

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 302,069.00	\$ 226,551.75	\$ 393.32	\$ 242,827.00	\$ 421.57	\$ 16,275.25	\$ 274,772.00	\$ 206,079.00	\$ 352.27	\$ 241,210.00	\$ 412.32	\$ 35,131.00

EXPENSES

Total Administration	\$ 43,493.00	\$ 32,619.75	\$ 56.63	\$ 30,970.42	\$ 53.77	\$ 1,649.33	\$ 46,995.00	\$ 35,246.25	\$ 60.25	\$ 33,489.34	\$ 57.25	\$ 1,756.91
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 56,431.00	\$ 42,323.25	\$ 73.48	\$ 43,986.99	\$ 76.37	\$ (1,663.74)	\$ 72,519.00	\$ 54,389.25	\$ 92.97	\$ 55,065.00	\$ 94.13	\$ (675.75)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 234,523.00	\$ 175,892.25	\$ 305.37	\$ 174,582.99	\$ 303.10	\$ 1,309.26	\$ 170,538.00	\$ 127,903.50	\$ 218.64	\$ 143,759.46	\$ 245.74	\$ (15,855.96)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 302,069.00	\$ 226,551.75	\$ 393.32	\$ 242,827.00	\$ 421.57	\$ 16,275.25	\$ 274,772.00	\$ 206,079.00	\$ 352.27	\$ 241,210.00	\$ 412.32	\$ 35,131.00
Total Operating Expenses	\$ 334,447.00	\$ 250,835.25	\$ 435.48	\$ 249,540.40	\$ 433.23	\$ 1,294.85	\$ 290,052.00	\$ 217,539.00	\$ 371.86	\$ 232,313.80	\$ 397.12	\$ (14,774.80)
Net Cash Flow from Operations	\$ (32,378.00)	\$ (24,283.50)	\$ (42.16)	\$ (6,713.40)	\$ (11.66)	\$ 17,570.10	\$ (15,280.00)	\$ (11,460.00)	\$ (19.59)	\$ 8,896.20	\$ 15.21	\$ 20,356.20
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (32,378.00)	\$ (24,283.50)	\$ (42.16)	\$ (6,713.40)	\$ (11.66)	\$ 17,570.10	\$ (15,280.00)	\$ (11,460.00)	\$ (19.59)	\$ 8,896.20	\$ 15.21	\$ 20,356.20

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

KING LOUIS SQUARE - AMP 000047							LES CHATEAUX - AMP 000048					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 37,578.00	\$ 28,183.50	\$ 86.99	\$ 6,448.12	\$ 19.90	\$ (21,735.38)	\$ 41,753.00	\$ 31,314.75	\$ 86.99	\$ 7,162.30	\$ 19.90	\$ (24,152.45)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 147,975.00	\$ 110,981.25	\$ 342.53	\$ 96,208.12	\$ 296.94	\$ (14,773.13)	\$ 174,957.00	\$ 131,217.75	\$ 364.49	\$ 120,935.30	\$ 335.93	\$ (10,282.45)

EXPENSES

Total Administration	\$ 20,175.00	\$ 15,131.25	\$ 46.70	\$ 13,338.83	\$ 41.17	\$ 1,792.42	\$ 14,588.00	\$ 10,941.00	\$ 30.39	\$ 9,954.29	\$ 27.65	\$ 986.71
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 450.00	\$ 1.25	\$ 600.00	\$ 1.67	\$ (150.00)
Total Utilities	\$ 15,500.00	\$ 11,625.00	\$ 35.88	\$ 11,625.03	\$ 35.88	\$ (0.03)	\$ 72,996.00	\$ 54,747.00	\$ 152.08	\$ 48,444.03	\$ 134.57	\$ 6,302.97
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 28,183.50	\$ 86.99	\$ 6,448.12	\$ 19.90	\$ 21,735.38	\$ 41,753.00	\$ 31,314.75	\$ 86.99	\$ 7,162.30	\$ 19.90	\$ 24,152.45
Total General	\$ 54,708.00	\$ 41,031.00	\$ 126.64	\$ 41,411.25	\$ 127.81	\$ (380.25)	\$ 42,720.00	\$ 32,040.00	\$ 89.00	\$ 48,376.17	\$ 134.38	\$ (16,336.17)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 147,975.00	\$ 110,981.25	\$ 342.53	\$ 96,208.12	\$ 296.94	\$ (14,773.13)	\$ 174,957.00	\$ 131,217.75	\$ 364.49	\$ 120,935.30	\$ 335.93	\$ (10,282.45)
Total Operating Expenses	\$ 127,961.00	\$ 95,970.75	\$ 296.21	\$ 72,823.23	\$ 224.76	\$ 23,147.52	\$ 172,657.00	\$ 129,492.75	\$ 359.70	\$ 114,536.79	\$ 318.16	\$ 14,955.96
Net Cash Flow from Operations	\$ 20,014.00	\$ 15,010.50	\$ 46.33	\$ 23,384.89	\$ 72.18	\$ 8,374.39	\$ 2,300.00	\$ 1,725.00	\$ 4.79	\$ 6,398.51	\$ 17.77	\$ 4,673.51
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 20,014.00	\$ 15,010.50	\$ 46.33	\$ 23,384.89	\$ 72.18	\$ 8,374.39	\$ 2,300.00	\$ 1,725.00	\$ 4.79	\$ 6,398.51	\$ 17.77	\$ 4,673.51

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

KING LOUIS SQUARE II - AMP 000049							RENAISSANCE AT GRAND PHASE I - AMP 000050					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 45,928.00	\$ 34,446.00	\$ 86.98	\$ 7,896.91	\$ 19.94	\$ (26,549.09)	\$ 64,718.00	\$ 48,538.50	\$ 86.99	\$ 11,120.97	\$ 19.93	\$ (37,417.53)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 200,207.00	\$ 150,155.25	\$ 379.18	\$ 136,393.91	\$ 344.43	\$ (13,761.34)	\$ 254,295.00	\$ 190,721.25	\$ 341.79	\$ 167,187.97	\$ 299.62	\$ (23,533.28)

EXPENSES

Total Administration	\$ 25,070.00	\$ 18,802.50	\$ 47.48	\$ 16,862.71	\$ 42.58	\$ 1,939.79	\$ 41,147.00	\$ 30,860.25	\$ 55.31	\$ 29,277.57	\$ 52.47	\$ 1,582.68
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 697.50	\$ 1.25	\$ 930.00	\$ 1.67	\$ (232.50)
Total Utilities	\$ 27,500.00	\$ 20,625.00	\$ 52.08	\$ 20,625.03	\$ 52.08	\$ (0.03)	\$ 77,827.00	\$ 58,370.25	\$ 104.61	\$ 61,541.01	\$ 110.29	\$ (3,170.76)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 45,928.00	\$ 34,446.00	\$ 86.98	\$ 7,896.91	\$ 19.94	\$ 26,549.09	\$ 64,718.00	\$ 48,538.50	\$ 86.99	\$ 11,120.97	\$ 19.93	\$ 37,417.53
Total General	\$ 86,532.00	\$ 64,899.00	\$ 163.89	\$ 65,327.22	\$ 164.97	\$ (428.22)	\$ 74,735.00	\$ 56,051.25	\$ 100.45	\$ 84,386.31	\$ 151.23	\$ (28,335.06)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 200,207.00	\$ 150,155.25	\$ 379.18	\$ 136,393.91	\$ 344.43	\$ (13,761.34)	\$ 254,295.00	\$ 190,721.25	\$ 341.79	\$ 167,187.97	\$ 299.62	\$ (23,533.28)
Total Operating Expenses	\$ 185,030.00	\$ 138,772.50	\$ 350.44	\$ 110,711.87	\$ 279.58	\$ 28,060.63	\$ 259,357.00	\$ 194,517.75	\$ 348.60	\$ 187,255.86	\$ 335.58	\$ 7,261.89
Net Cash Flow from Operations	\$ 15,177.00	\$ 11,382.75	\$ 28.74	\$ 25,682.04	\$ 64.85	\$ 14,299.29	\$ (5,062.00)	\$ (3,796.50)	\$ (6.80)	\$ (20,067.89)	\$ (35.96)	\$ (16,271.39)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 15,177.00	\$ 11,382.75	\$ 28.74	\$ 25,682.04	\$ 64.85	\$ 14,299.29	\$ (5,062.00)	\$ (3,796.50)	\$ (6.80)	\$ (20,067.89)	\$ (35.96)	\$ (16,271.39)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 57,800.00	\$ 43,350.00	\$ 200.69	\$ 42,376.00	\$ 196.19	\$ (974.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (8,400.00)	\$ (6,300.00)	\$ (29.17)	\$ (4,718.00)	\$ (21.84)	\$ 1,582.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 720.00	\$ 3.33	\$ 207.50	\$ 0.96	\$ (512.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 315.00	\$ 1.46	\$ -	\$ -	\$ (315.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 150.00	\$ 0.69	\$ -	\$ -	\$ (150.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 66,372.00	\$ 49,779.00	\$ 230.46	\$ 35,295.51	\$ 163.41	\$ (14,483.49)	\$ 78,287.00	\$ 58,715.25	\$ 86.99	\$ 13,447.20	\$ 19.92	\$ (45,268.05)
Investment Income	\$ 33.00	\$ 24.75	\$ 0.11	\$ 3.55	\$ 0.02	\$ (21.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,619.00	\$ 1,214.25	\$ 5.62	\$ 3,666.89	\$ 16.98	\$ 2,452.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 221,204.00	\$ 165,903.00	\$ 768.07	\$ 153,118.45	\$ 708.88	\$ (12,784.55)	\$ 330,321.00	\$ 247,740.75	\$ 367.02	\$ 228,192.20	\$ 338.06	\$ (19,548.55)

EXPENSES

Total Administration	\$ 56,599.00	\$ 42,449.25	\$ 196.52	\$ 32,449.98	\$ 150.23	\$ 9,999.27	\$ 21,828.00	\$ 16,371.00	\$ 24.25	\$ 15,086.70	\$ 22.35	\$ 1,284.30
Total Tenant Services	\$ 2,465.00	\$ 1,848.75	\$ 8.56	\$ 1,337.37	\$ 6.19	\$ 511.38	\$ 1,125.00	\$ 843.75	\$ 1.25	\$ 1,125.00	\$ 1.67	\$ (281.25)
Total Utilities	\$ 44,850.00	\$ 33,637.50	\$ 155.73	\$ 28,351.35	\$ 131.26	\$ 5,286.15	\$ 112,125.00	\$ 84,093.75	\$ 124.58	\$ 85,020.51	\$ 125.96	\$ (926.76)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 18,316.50	\$ 84.80	\$ 13,020.74	\$ 60.28	\$ 5,295.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 9,105.00	\$ 42.15	\$ 13,786.20	\$ 63.83	\$ (4,681.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 26,550.00	\$ 122.92	\$ 38,695.18	\$ 179.14	\$ (12,145.18)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 25,052.00	\$ 18,789.00	\$ 86.99	\$ 4,305.54	\$ 19.93	\$ 14,483.46	\$ 78,287.00	\$ 58,715.25	\$ 86.99	\$ 13,447.20	\$ 19.92	\$ 45,268.05
Total General	\$ 8,011.00	\$ 6,008.25	\$ 27.82	\$ 12,670.76	\$ 58.66	\$ (6,662.51)	\$ 102,552.00	\$ 76,914.00	\$ 113.95	\$ 84,630.51	\$ 125.38	\$ (7,716.51)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 221,204.00	\$ 165,903.00	\$ 768.07	\$ 153,118.45	\$ 708.88	\$ (12,784.55)	\$ 330,321.00	\$ 247,740.75	\$ 367.02	\$ 228,192.20	\$ 338.06	\$ (19,548.55)
Total Operating Expenses	\$ 208,939.00	\$ 156,704.25	\$ 725.48	\$ 144,617.12	\$ 669.52	\$ 12,087.13	\$ 315,917.00	\$ 236,937.75	\$ 351.02	\$ 199,309.92	\$ 295.27	\$ 37,627.83
Net Cash Flow from Operations	\$ 12,265.00	\$ 9,198.75	\$ 42.59	\$ 8,501.33	\$ 39.36	\$ (697.42)	\$ 14,404.00	\$ 10,803.00	\$ 16.00	\$ 28,882.28	\$ 42.79	\$ 18,079.28
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,265.00	\$ 9,198.75	\$ 42.59	\$ 8,501.33	\$ 39.36	\$ (697.42)	\$ 14,404.00	\$ 10,803.00	\$ 16.00	\$ 28,882.28	\$ 42.79	\$ 18,079.28

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

GARDENS AT RENAISSANCE - AMP 000055							CAHILL HOUSE - AMP 000056					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 22,965.00	\$ 17,223.75	\$ 86.99	\$ 3,938.23	\$ 19.89	\$ (13,285.52)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 123,272.00	\$ 92,454.00	\$ 466.94	\$ 84,371.23	\$ 426.12	\$ (8,082.77)	\$ 260,304.00	\$ 195,228.00	\$ 271.15	\$ 217,585.00	\$ 302.20	\$ 22,357.00

EXPENSES

Total Administration	\$ 6,563.00	\$ 4,922.25	\$ 24.86	\$ 4,360.08	\$ 22.02	\$ 562.17	\$ 22,091.00	\$ 16,568.25	\$ 23.01	\$ 15,541.74	\$ 21.59	\$ 1,026.51
Total Tenant Services	\$ 330.00	\$ 247.50	\$ 1.25	\$ 330.00	\$ 1.67	\$ (82.50)	\$ 1,200.00	\$ 900.00	\$ 1.25	\$ -	\$ -	\$ 900.00
Total Utilities	\$ 41,755.00	\$ 31,316.25	\$ 158.16	\$ 30,513.99	\$ 154.11	\$ 802.26	\$ 120,399.00	\$ 90,299.25	\$ 125.42	\$ 95,475.06	\$ 132.60	\$ (5,175.81)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 22,965.00	\$ 17,223.75	\$ 86.99	\$ 3,938.23	\$ 19.89	\$ 13,285.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 37,251.00	\$ 27,938.25	\$ 141.10	\$ 35,671.38	\$ 180.16	\$ (7,733.13)	\$ 109,256.00	\$ 81,942.00	\$ 113.81	\$ 99,775.20	\$ 138.58	\$ (17,833.20)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 123,272.00	\$ 92,454.00	\$ 466.94	\$ 84,371.23	\$ 426.12	\$ (8,082.77)	\$ 260,304.00	\$ 195,228.00	\$ 271.15	\$ 217,585.00	\$ 302.20	\$ 22,357.00
Total Operating Expenses	\$ 108,864.00	\$ 81,648.00	\$ 412.36	\$ 74,813.68	\$ 377.85	\$ 6,834.32	\$ 252,946.00	\$ 189,709.50	\$ 263.49	\$ 210,792.00	\$ 292.77	\$ (21,082.50)
Net Cash Flow from Operations	\$ 14,408.00	\$ 10,806.00	\$ 54.58	\$ 9,557.55	\$ 48.27	\$ (1,248.45)	\$ 7,358.00	\$ 5,518.50	\$ 7.66	\$ 6,793.00	\$ 9.43	\$ 1,274.50
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 14,408.00	\$ 10,806.00	\$ 54.58	\$ 9,557.55	\$ 48.27	\$ (1,248.45)	\$ 7,358.00	\$ 5,518.50	\$ 7.66	\$ 6,793.00	\$ 9.43	\$ 1,274.50

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

RENAISSANCE AT GRAND PHASE II - AMP 000057							CAMBRIDGE HEIGHTS - AMP 000058					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 37,578.00	\$ 28,183.50	\$ 86.99	\$ 6,448.12	\$ 19.90	\$ (21,735.38)	\$ 48,017.00	\$ 36,012.75	\$ 86.99	\$ 8,243.80	\$ 19.91	\$ (27,768.95)	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 198,586.00	\$ 148,939.50	\$ 459.69	\$ 128,688.12	\$ 397.19	\$ (20,251.38)	\$ 260,554.00	\$ 195,415.50	\$ 472.02	\$ 185,964.80	\$ 449.19	\$ (9,450.70)	

EXPENSES

Total Administration	\$ 21,306.00	\$ 15,979.50	\$ 49.32	\$ 14,996.76	\$ 46.29	\$ 982.74	\$ 27,763.00	\$ 20,822.25	\$ 50.30	\$ 19,642.58	\$ 47.45	\$ 1,179.67
Total Tenant Services	\$ 540.00	\$ 405.00	\$ 1.25	\$ 540.00	\$ 1.67	\$ (135.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 48,773.00	\$ 36,579.75	\$ 112.90	\$ 35,601.26	\$ 109.88	\$ 978.49	\$ 64,859.00	\$ 48,644.25	\$ 117.50	\$ 47,021.05	\$ 113.58	\$ 1,623.20
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 28,183.50	\$ 86.99	\$ 6,448.12	\$ 19.90	\$ 21,735.38	\$ 48,017.00	\$ 36,012.75	\$ 86.99	\$ 8,243.80	\$ 19.91	\$ 27,768.95
Total General	\$ 78,020.00	\$ 58,515.00	\$ 180.60	\$ 68,533.89	\$ 211.52	\$ (10,018.89)	\$ 111,557.00	\$ 83,667.75	\$ 202.10	\$ 99,460.30	\$ 240.24	\$ (15,792.55)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 198,586.00	\$ 148,939.50	\$ 459.69	\$ 128,688.12	\$ 397.19	\$ (20,251.38)	\$ 260,554.00	\$ 195,415.50	\$ 472.02	\$ 185,964.80	\$ 449.19	\$ (9,450.70)
Total Operating Expenses	\$ 186,217.00	\$ 139,662.75	\$ 431.06	\$ 126,120.03	\$ 389.26	\$ 13,542.72	\$ 252,196.00	\$ 189,147.00	\$ 456.88	\$ 174,367.73	\$ 421.18	\$ 14,779.27
Net Cash Flow from Operations	\$ 12,369.00	\$ 9,276.75	\$ 28.63	\$ 2,568.09	\$ 7.93	\$ (6,708.66)	\$ 8,358.00	\$ 6,268.50	\$ 15.14	\$ 11,597.07	\$ 28.01	\$ 5,328.57
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,369.00	\$ 9,276.75	\$ 28.63	\$ 2,568.09	\$ 7.93	\$ (6,708.66)	\$ 8,358.00	\$ 6,268.50	\$ 15.14	\$ 11,597.07	\$ 28.01	\$ 5,328.57

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

RENAISSANCE AT GRAND PHASE III - AMP 000059							CAMBRIDGE HEIGHTS II - AMP 000060						
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 52,192.00	\$ 39,144.00	\$ 86.99	\$ 8,957.59	\$ 19.91	\$ (30,186.41)		\$ 45,928.00	\$ 34,446.00	\$ 86.98	\$ 7,897.26	\$ 19.94	\$ (26,548.74)	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 299,253.00	\$ 224,439.75	\$ 498.76	\$ 191,575.59	\$ 425.72	\$ (32,864.16)		\$ 265,821.00	\$ 199,365.75	\$ 503.45	\$ 191,693.26	\$ 484.07	\$ (7,672.49)	

EXPENSES

Total Administration	\$ 35,872.00	\$ 26,904.00	\$ 59.79	\$ 25,485.49	\$ 56.63	\$ 1,418.51	\$ 32,818.00	\$ 24,613.50	\$ 62.16	\$ 23,276.58	\$ 58.78	\$ 1,336.92
Total Tenant Services	\$ 750.00	\$ 562.50	\$ 1.25	\$ 750.00	\$ 1.67	\$ (187.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,977.00	\$ 56,982.75	\$ 126.63	\$ 59,595.75	\$ 132.44	\$ (2,613.00)	\$ 64,631.00	\$ 48,473.25	\$ 122.41	\$ 49,952.32	\$ 126.14	\$ (1,479.07)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 52,192.00	\$ 39,144.00	\$ 86.99	\$ 8,957.99	\$ 19.91	\$ 30,186.01	\$ 45,928.00	\$ 34,446.00	\$ 86.98	\$ 7,897.26	\$ 19.94	\$ 26,548.74
Total General	\$ 108,397.00	\$ 81,297.75	\$ 180.66	\$ 95,464.17	\$ 212.14	\$ (14,166.42)	\$ 117,536.00	\$ 88,152.00	\$ 222.61	\$ 104,606.49	\$ 264.16	\$ (16,454.49)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 299,253.00	\$ 224,439.75	\$ 498.76	\$ 191,575.59	\$ 425.72	\$ (32,864.16)	\$ 265,821.00	\$ 199,365.75	\$ 503.45	\$ 191,693.26	\$ 484.07	\$ (7,672.49)
Total Operating Expenses	\$ 273,188.00	\$ 204,891.00	\$ 455.31	\$ 190,253.40	\$ 422.79	\$ 14,637.60	\$ 260,913.00	\$ 195,684.75	\$ 494.15	\$ 185,732.65	\$ 469.02	\$ 9,952.10
Net Cash Flow from Operations	\$ 26,065.00	\$ 19,548.75	\$ 43.44	\$ 1,322.19	\$ 2.94	\$ (18,226.56)	\$ 4,908.00	\$ 3,681.00	\$ 9.30	\$ 5,960.61	\$ 15.05	\$ 2,279.61
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 26,065.00	\$ 19,548.75	\$ 43.44	\$ 1,322.19	\$ 2.94	\$ (18,226.56)	\$ 4,908.00	\$ 3,681.00	\$ 9.30	\$ 5,960.61	\$ 15.05	\$ 2,279.61

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

KINGSBURY TERRACE - AMP 000061							SENIOR LIVING AT CAMBRIDGE - AMP 000062					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 240,000.00	\$ 180,000.00	\$ 166.67	\$ 188,400.00	\$ 174.44	\$ 8,400.00	\$ 78,287.00	\$ 58,715.25	\$ 86.99	\$ 13,447.20	\$ 19.92	\$ (45,268.05)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 586,257.00	\$ 439,692.75	\$ 407.12	\$ 481,135.00	\$ 445.50	\$ 41,442.25	\$ 233,285.00	\$ 174,963.75	\$ 259.21	\$ 149,475.20	\$ 221.44	\$ (25,488.55)

EXPENSES

Total Administration	\$ 33,713.00	\$ 25,284.75	\$ 23.41	\$ 23,261.94	\$ 21.54	\$ 2,022.81	\$ 21,248.00	\$ 15,936.00	\$ 23.61	\$ 16,923.83	\$ 25.07	\$ (987.83)
Total Tenant Services	\$ 1,800.00	\$ 1,350.00	\$ 1.25	\$ 1,800.00	\$ 1.67	\$ (450.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 207,000.00	\$ 155,250.00	\$ 143.75	\$ 155,250.00	\$ 143.75	\$ -	\$ 101,259.00	\$ 75,944.25	\$ 112.51	\$ 77,798.73	\$ 115.26	\$ (1,854.48)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,287.00	\$ 58,715.25	\$ 86.99	\$ 13,447.20	\$ 19.92	\$ 45,268.05
Total General	\$ 322,504.00	\$ 241,878.00	\$ 223.96	\$ 216,539.76	\$ 200.50	\$ 25,338.24	\$ 3,875.00	\$ 2,906.25	\$ 4.31	\$ 21,747.78	\$ 32.22	\$ (18,841.53)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 3,950.00	\$ 3.66	\$ (3,950.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 586,257.00	\$ 439,692.75	\$ 407.12	\$ 481,135.00	\$ 445.50	\$ 41,442.25	\$ 233,285.00	\$ 174,963.75	\$ 259.21	\$ 149,475.20	\$ 221.44	\$ (25,488.55)
Total Operating Expenses	\$ 565,017.00	\$ 423,762.75	\$ 392.37	\$ 400,801.70	\$ 371.11	\$ 22,961.05	\$ 204,669.00	\$ 153,501.75	\$ 227.41	\$ 129,917.54	\$ 192.47	\$ 23,584.21
Net Cash Flow from Operations	\$ 21,240.00	\$ 15,930.00	\$ 14.75	\$ 80,333.30	\$ 74.38	\$ 64,403.30	\$ 28,616.00	\$ 21,462.00	\$ 31.80	\$ 19,557.66	\$ 28.97	\$ (1,904.34)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 21,240.00	\$ 15,930.00	\$ 14.75	\$ 80,333.30	\$ 74.38	\$ 64,403.30	\$ 28,616.00	\$ 21,462.00	\$ 31.80	\$ 19,557.66	\$ 28.97	\$ (1,904.34)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

ARLINGTON GROVE - AMP 000063							NORTH SARAH PH I- AMP 000064						
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
REVENUE													
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 350,697.00	\$ 263,022.75	\$ 417.50	\$ 281,920.00	\$ 447.49	\$ 18,897.25	\$ 187,663.00	\$ 140,747.25	\$ 265.06	\$ 160,123.00	\$ 301.55	\$ 19,375.75	

EXPENSES

Total Administration	\$ 41,976.00	\$ 31,482.00	\$ 49.97	\$ 29,856.68	\$ 47.39	\$ 1,625.32	\$ 36,858.00	\$ 27,643.50	\$ 52.06	\$ 26,332.06	\$ 49.59	\$ 1,311.44	
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 663.75	\$ 1.25	\$ -	\$ -	\$ 663.75	
Total Utilities	\$ 183,136.00	\$ 137,352.00	\$ 218.02	\$ 113,013.99	\$ 179.39	\$ 24,338.01	\$ 69,376.00	\$ 52,032.00	\$ 97.99	\$ 49,306.47	\$ 92.86	\$ 2,725.53	
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total General	\$ 124,848.00	\$ 93,636.00	\$ 148.63	\$ 135,218.10	\$ 214.63	\$ (41,582.10)	\$ 85,042.00	\$ 63,781.50	\$ 120.12	\$ 78,525.93	\$ 147.88	\$ (14,744.43)	
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenues	\$ 350,697.00	\$ 263,022.75	\$ 417.50	\$ 281,920.00	\$ 447.49	\$ 18,897.25	\$ 187,663.00	\$ 140,747.25	\$ 265.06	\$ 160,123.00	\$ 301.55	\$ 19,375.75	
Total Operating Expenses	\$ 349,960.00	\$ 262,470.00	\$ 416.62	\$ 278,088.77	\$ 441.41	\$ (15,618.77)	\$ 192,161.00	\$ 144,120.75	\$ 271.41	\$ 154,164.46	\$ 290.33	\$ (10,043.71)	
Net Cash Flow from Operations	\$ 737.00	\$ 552.75	\$ 0.88	\$ 3,831.23	\$ 6.08	\$ 3,278.48	\$ (4,498.00)	\$ (3,373.50)	\$ (6.35)	\$ 5,958.54	\$ 11.22	\$ 9,332.04	
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Cash Flow	\$ 737.00	\$ 552.75	\$ 0.88	\$ 3,831.23	\$ 6.08	\$ 3,278.48	\$ (4,498.00)	\$ (3,373.50)	\$ (6.35)	\$ 5,958.54	\$ 11.22	\$ 9,332.04	

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 217,464.00	\$ 163,098.00	\$ 393.96	\$ 173,286.00	\$ 418.57	\$ 10,188.00	\$ 134,621.00	\$ 100,965.75	\$ 320.53	\$ 106,013.00	\$ 336.55	\$ 5,047.25

EXPENSES

Total Administration	\$ 25,027.00	\$ 18,770.25	\$ 45.34	\$ 17,788.26	\$ 42.97	\$ 981.99	\$ 22,992.00	\$ 17,244.00	\$ 54.74	\$ 23,855.86	\$ 75.73	\$ (6,611.86)
Total Tenant Services	\$ 690.00	\$ 517.50	\$ 1.25	\$ -	\$ -	\$ 517.50	\$ 525.00	\$ 393.75	\$ 1.25	\$ -	\$ -	\$ 393.75
Total Utilities	\$ 39,423.00	\$ 29,567.25	\$ 71.42	\$ 33,669.51	\$ 81.33	\$ (4,102.26)	\$ 28,728.00	\$ 21,546.00	\$ 68.40	\$ 24,768.00	\$ 78.63	\$ (3,222.00)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 139,830.00	\$ 104,872.50	\$ 253.32	\$ 123,880.50	\$ 299.23	\$ (19,008.00)	\$ 71,583.00	\$ 53,687.25	\$ 170.44	\$ 63,599.70	\$ 201.90	\$ (9,912.45)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 217,464.00	\$ 163,098.00	\$ 393.96	\$ 173,286.00	\$ 418.57	\$ 10,188.00	\$ 134,621.00	\$ 100,965.75	\$ 320.53	\$ 106,013.00	\$ 336.55	\$ 5,047.25
Total Operating Expenses	\$ 204,970.00	\$ 153,727.50	\$ 371.32	\$ 175,338.27	\$ 423.52	\$ (21,610.77)	\$ 123,828.00	\$ 92,871.00	\$ 294.83	\$ 112,223.56	\$ 356.27	\$ (19,352.56)
Net Cash Flow from Operations	\$ 12,494.00	\$ 9,370.50	\$ 22.63	\$ (2,052.27)	\$ (4.96)	\$ (11,422.77)	\$ 10,793.00	\$ 8,094.75	\$ 25.70	\$ (6,210.56)	\$ (19.72)	\$ (14,305.31)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,494.00	\$ 9,370.50	\$ 22.63	\$ (2,052.27)	\$ (4.96)	\$ (11,422.77)	\$ 10,793.00	\$ 8,094.75	\$ 25.70	\$ (6,210.56)	\$ (19.72)	\$ (14,305.31)

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 2021

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$	994,913.58	\$ 202,634.78	\$ 106,898.91	\$ 54,388.68	\$ 567,408.73	\$ 95,819.15
114 Cash - tenant security deposits	\$	82,625.93	\$ 28,478.42	\$ 23,151.17	\$ 25,705.02	\$ 67,073.62	\$ 25,969.46
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	105,953.04	\$ 40,722.13	\$ 876.00	\$ 9,937.47	\$ 81,872.86	\$ 11,755.04
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	346,625.19	\$ 82,033.07	\$ 57,335.24	\$ 57,409.40	\$ 161,937.38	\$ 66,854.90
144 Inter-program due-from	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$	1,530,117.74	\$ 353,868.40	\$ 188,261.32	\$ 147,440.57	\$ 878,292.59	\$ 200,398.55
310 Total Current Liabilities	\$	52,996.68	\$ 41,123.18	\$ 36,833.16	\$ 36,416.98	\$ 99,102.78	\$ 38,831.87
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$	52,996.68	\$ 41,123.18	\$ 36,833.16	\$ 36,416.98	\$ 99,102.78	\$ 38,831.87
Quick Ratio:		28.87	8.61	5.11	4.05	8.86	5.16
Quick Ratio Score (max points 12):		12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted	\$	994,913.58	\$ 202,634.78	\$ 106,898.91	\$ 54,388.68	\$ 567,408.73	\$ 95,819.15
114 Cash - tenant security deposits	\$	82,625.93	\$ 28,478.42	\$ 23,151.17	\$ 25,705.02	\$ 67,073.62	\$ 25,969.46
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$	52,996.68	\$ 41,123.18	\$ 36,833.16	\$ 36,416.98	\$ 99,102.78	\$ 38,831.87
MENAR Numerator Total:	\$	1,477,121.06	\$ 312,745.22	\$ 151,428.16	\$ 111,023.59	\$ 779,189.81	\$ 161,566.68
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$	1,394,852.40	\$ 653,703.01	\$ 550,279.40	\$ 606,906.16	\$ 1,118,686.22	\$ 594,993.18
97100 Extraordinary Maintenance	\$	-	\$ 191,733.95	\$ 3,312.00	\$ 16,715.00	\$ 332,659.29	\$ 10,110.00
97200 Casualty Losses Non-capitalized	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
97800 Dwelling Units Rent Expense	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$	154,983.60	\$ 93,937.44	\$ 61,510.16	\$ 69,291.24	\$ 161,260.61	\$ 67,233.69
MENAR:		9.53	3.33	2.46	1.60	4.83	2.40
MENAR Score (max points 11):		11	10	8.73	7.48	11	8.65

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 2021

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 435,501.37	\$ (108,343.76)	\$ 23,017.05	\$ (167,137.00)	\$ 168,494.30	\$ (76,872.72)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 435,501.37	\$ (108,343.76)	\$ 23,017.05	\$ (167,137.00)	\$ 168,494.30	\$ (76,872.72)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	10	8.73	7.48	11	8.65
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	24	22.73	21.48	25	22.65
Number of units in Project (FDS #11190 (UMA)/ 12)	1535	332	126	108	99	287	121
Weighted Value (Project FASS score times number of units)	37263.67	8300	3024	2454.84	2126.52	7175	2741
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121
Overall AMPs Financial Condition Indicator Score	24.28	25.00	24.00	22.73	21.48	25.00	22.65
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 2021

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 856,753.83	\$ 584,910.57	\$ 315,483.11	\$ 36,916.66	\$ 204,456.11
114 Cash - tenant security deposits	\$ 34,941.01	\$ 23,115.51	\$ 33,557.01	\$ 39,860.18	\$ 6,548.53
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 37,424.93	\$ 18,203.65	\$ 60,664.45	\$ 77,229.87	\$ 9,027.75
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 159,804.02	\$ 105,338.51	\$ 105,389.02	\$ 195,041.80	\$ 17,502.13
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,088,923.79	\$ 731,568.24	\$ 515,093.59	\$ 349,048.51	\$ 237,534.52
310 Total Current Liabilities	\$ 38,863.30	\$ 483,622.56	\$ 36,897.22	\$ 43,201.90	\$ 9,904.83
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 460,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 38,863.30	\$ 23,622.56	\$ 36,897.22	\$ 43,201.90	\$ 7,284.87
Quick Ratio:	28.02	30.97	13.96	8.08	32.61
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 856,753.83	\$ 584,910.57	\$ 315,483.11	\$ 36,916.66	\$ 204,456.11
114 Cash - tenant security deposits	\$ 34,941.01	\$ 23,115.51	\$ 33,557.01	\$ 39,860.18	\$ 6,548.53
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 38,863.30	\$ 483,622.56	\$ 36,897.22	\$ 43,201.90	\$ 9,904.83
MENAR Numerator Total:	\$ 1,050,060.49	\$ 247,945.68	\$ 478,196.37	\$ 305,846.61	\$ 227,629.69
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 569,278.05	\$ 473,758.06	\$ 584,758.97	\$ 808,588.55	\$ 144,617.12
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
97800 Dwelling Units Rent Expense	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 63,253.12	\$ 52,639.78	\$ 64,973.22	\$ 89,843.17	\$ 16,068.57
MENAR:	16.60	4.71	7.36	3.40	14.17
MENAR Score (max points 11):	11	11	11	10.11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 2021

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 240,844.66	\$ 48,111.38	\$ 169,921.74	\$ 127,649.86	\$ 8,501.33
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 240,844.66	\$ 48,111.38	\$ 169,921.74	\$ 127,649.86	\$ 8,501.33
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	10.11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	24.11	25
Number of units in Project (FDS #11190 (UMA)/ 12)	100	78	139	121	24
Weighted Value (Project FASS score times number of units)	2500	1950	3475	2917.31	600
Total number of units in PHA's portfolio	100	78	139	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	24.11	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of June 30, 2021

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028	LaSalle Park AMP 000034
Indicator #1 - Occupancy Rate (OR)								
FDS #								
11210 Unit Months Leased		2,471	1,033	963	874	2,464	1,046	880
OR Numerator Total:		2,471	1,033	963	874	2,464	1,046	880
11190 Unit Months Available		2,988	1,134	972	891	2,620	1,084	900
OR Denominator Total:		2,988	1,134	972	891	2,620	1,084	900
Occupancy Rate:		0.82697	0.91093	0.99074	0.98092	0.94046	0.96494	0.97778
Occupancy Rate Score (max points 16):		0	1	16	16	8	12	12
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #								
(Maximum points 5)								
126 Accounts Receivable - Tenants		\$ 112,536.04	\$ 40,347.79	\$ 876.00	\$ 9,937.47	\$ 80,500.28	\$ 11,255.92	\$ 38,898.93
TAR Numerator Total:		\$ 112,536.04	\$ 40,347.79	\$ 876.00	\$ 9,937.47	\$ 80,500.28	\$ 11,255.92	\$ 38,898.93
70500 Total Tenant Revenue		\$ 271,757.64	\$ 300,219.76	\$ 270,193.97	\$ 285,639.56	\$ 724,939.16	\$ 287,398.67	\$ 313,924.11
TAR Denominator Total:		\$ 271,757.64	\$ 300,219.76	\$ 270,193.97	\$ 285,639.56	\$ 724,939.16	\$ 287,398.67	\$ 313,924.11
TAR:		41.0%	13.0%	0.0%	3.0%	11.0%	4.0%	12.0%
TAR Score (max points 5):		0	0	5	0	0	0	0
Indicator #3 - Accounts Payable (AP)								
FDS #								
(Maximum points 4)								
312 Accounts Payable - Current		\$ 1,817.63	\$ 20,793.69	\$ 9,643.50	\$ 16,260.77	\$ (843.99)	\$ 5,485.22	\$ 817.44
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 1,817.63	\$ 20,793.69	\$ 9,643.50	\$ 16,260.77	\$ (843.99)	\$ 5,485.22	\$ 817.44
96900 Total Operating Expenses /12		\$ 154,983.60	\$ 72,633.67	\$ 61,142.16	\$ 67,434.02	\$ 124,298.47	\$ 66,110.35	\$ 63,253.12
AP Denominator Total:		\$ 154,983.60	\$ 72,633.67	\$ 61,142.16	\$ 67,434.02	\$ 124,298.47	\$ 66,110.35	\$ 63,253.12
AP:		0.01	0.29	0.16	0.24	-0.01	0.08	0.01
AP Score (max points 4):		4	4	4	4	4	4	4
Overall AMP Score								
Indicator #1 - Occupancy Rate (OR)		0	1	16	16	8	12	12
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	0	0	0	0
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0	1
Project MASS score (Maximum points 25)		6	6	25	21	13	17	18
Number of units in Project	1535	332	126	108	99	287	121	100
Weighted Value (Project MASS score times number)	18513	1992	756	2700	2079	3731	2057	1800
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121	100
MPs Management Operations Indicator Score:	12.06	6.00	6.00	25.00	21.00	13.00	17.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of June 30, 2021

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)				
FDS #				
11210 Unit Months Leased	648	1,198	1,014	188
OR Numerator Total:	648	1,198	1,014	188
11190 Unit Months Available	702	1,251	1,117	216
OR Denominator Total:	702	1,251	1,117	216
Occupancy Rate:	0.92308	0.95763	0.90779	0.87037
Occupancy Rate Score (max points 16):	4	8	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 17,305.41	\$ 60,414.89	\$ 77,269.87	\$ 9,092.75
TAR Numerator Total:	\$ 17,305.41	\$ 60,414.89	\$ 77,269.87	\$ 9,092.75
70500 Total Tenant Revenue	\$ 93,260.67	\$ 236,780.67	\$ 128,372.80	\$ 50,487.33
TAR Denominator Total:	\$ 93,260.67	\$ 236,780.67	\$ 128,372.80	\$ 50,487.33
TAR:	19.0%	26.0%	60.0%	18.0%
TAR Score (max points 5):	0	0	0	0
Indicator #3 - Accounts Payable (AP)				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 40,328.65	\$ 962.57	\$ 3,092.30	\$ 306.37
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 40,328.65	\$ 962.57	\$ 3,092.30	\$ 306.37
96900 Total Operating Expenses /12	\$ 52,639.78	\$ 64,973.22	\$ 89,843.17	\$ 16,068.57
AP Denominator Total:	\$ 52,639.78	\$ 64,973.22	\$ 89,843.17	\$ 16,068.57
AP:	0.77	0.01	0.03	0.02
AP Score (max points 4):	2	4	4	4
Overall AMP Score				
Indicator #1 - Occupancy Rate (OR)	4	8	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)	0	0	0	0
Indicator #3 - Accounts Payable (AP)	2	4	4	4
Physical condition adjustment	1	1	1	0
Neighborhood environment adjustment	1	0	1	1
Project MASS score (Maximum points 25)	8	13	7	5
Number of units in Project	78	139	121	24
Weighted Value (Project MASS score times number)	624	1807	847	120
Total number of units in PHA's portfolio	78	139	121	24
MPs Management Operations Indicator Score:	8.00	13.00	7.00	5.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: East Lake Management

PERIOD ENDING: 7/31/2021

SLHA DEVELOPMENTS:

Clinton-Peabody	Armand & Ohio	Lafayette Townhomes	Page Manor	Walnut Park
LaSalle Park	Folsom	Tiffany Turnkey	Samuel Shepard	Lookaway
Cochran Plaza	Marie Fanger	Towne XV	Cupples	McMillan Manor II
Lafayette Apartments	South Broadway	McMillan Manor	Hodiamont	King Louis III
California Gardens				

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	29	253	57	2	1	0	6	21	6
November	26	254	39	0	0	0	2	2	0
December	26	179	41	2	2	0	2	2	0
January	33	161	48	0	0	0	2	2	0
February	9	261	37	3	3	0	2	2	25
March	4	182	48	1	1	0	1	1	1
April	6	215	35	2	0	0	3	40	13
May	6	281	39	1	1	0	4	4	2
June	5	323	46	0	0	0	8	13	7
July	6	383	41	0	0	0	9	27	5
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0

INSTRUCTIONS

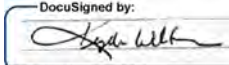
Attach all supporting documentation including, but not limited to, summary sheets for all SLHA developments.
 All activities must be entered in entered in SLHA's work order system
 Completed reports should be submitted to SLHA within 5 days following the end of the month.

TOTAL	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated
	150	2492	431	11	8	0	39	114	59

I certify under penalty of perjury that the information contained in this report is correct and the activities reflected herein were undertaken in accordance with the terms and conditions the of the Managemenet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

DocuSigned by:

 010A0DB872B249D
 Prepared By Nicole Conrod Date 8/9/2021

DocuSigned by:

 130D1B79083B452
 Approved By Kenzella Walton Date 8/10/2021

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 7/31/2021

SLHA DEVELOPMENTS:

Euclid Plaza James House	West Pine Parkview	Badenhaus/Badenfest Kingsbury Terrace
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Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
January	1	184	14	0	0	0	0	0	0
February	1	237	24	5	5	4	0	236	24
March	0	89	12	6	6	5	0	89	12
April	0	75	6	3	2	1	2	177	14
May	0	183	12	7	6	3	1	143	9
June	0	173	19	10	10	10	1	141	17
July	0	204	18	4	4	4	1	162	16
August	0	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0	0
October	25	308	20	11	12	3	6	6	0
November	3	208	17	4	4	4	2	2	0
December	2	345	25	2	40	8	2	0	1

INSTRUCTIONS

Attach all supporting documentation including, but not limited to, summary sheets for all SLHA developments.

All activities must be entered in entered in SLHA's work order system

Completed reports should be submitted to SLHA within 5 days following the end of the month.

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
TOTAL	32	2006	167	52	89	42	15	956	93

I certify under penalty of perjury that the information contained in this report is correct and the activities reflected herein were undertaken in accordance with the terms and conditions the of the Managemenet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.



31-Jul-21

Prepared By

Date



31-Jul-21

Approved By

Date



Housing Crime Summary July 1 – 31, 2021

Blumeyer Complex July			
	2020	2021	% Change
Homicide	0	0	NA
Rape	0	0	NA
Robbery	1	0	-100%
Carjackings	0	0	NA
Aggravated Assault	0	1	100%
Burglary	0	0	NA
Larceny	1	3	200%
Vehicle Theft	0	0	NA
Arson	0	0	NA
Crime Total	2	4	100%

Break Down of Crimes July		
	2020	2021
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	1	0
Carjackings	0	0
Aggravated Assault with Firearm	0	1
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	2
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	1	1
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	2	4

LaSalle Complex July			
	2020	2021	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Larceny	0	0	N/A
Vehicle Theft	0	1	100%
Arson	0	0	N/A
Crime Total	0	1	100%

Break Down of Crimes July		
	2020	2021
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
Total	0	1

Cochran Complex July			
	2020	2021	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	1	0	-100%
Carjackings	0	0	N/A
Aggravated Assault	1	0	-100%
Burglary	1	0	-100%
Larceny	0	0	N/A
Vehicle Theft	0	0	N/A
Arson	0	0	N/A
Crime Total	3	0	-300%

Break Down of Crimes July		
	2020	2021
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	1	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	1	0
Larceny from Motor Vehicle	0	1
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	3	0

Peabody Complex July			
	2020	2021	% Change
Homicide	1	0	-100%
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	5	400%
Burglary	1	1	N/A
Larceny	0	0	N/A
Vehicle Theft	0	1	100%
Arson	0	0	N/A
Crime Total	3	7	133%

Break Down of Crimes July		
	2020	2021
Homicide	1	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	1	4
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	1
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	1	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
Total	3	7

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 6/30/2021

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,894,397.10

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 263,401.78
	TOTAL INVESTED		\$ 263,401.78

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2020 - September 30, 2021
AS OF JUNE 30, 2021

	HOUSING CHOICE VOUCHER PROGRAM						
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
REVENUE							
Section 8 Administrative Fees	\$ 4,181,073.00	\$ 3,135,804.75	\$ 40.67	\$ 3,357,832.00	\$ 43.55	\$ 222,027.25	
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 375.00	\$ 0.00	\$ -	\$ -	\$ (375.00)	
Total Receipts	\$ 4,181,573.00	\$ 3,136,179.75	\$ 40.68	\$ 3,357,832.00	\$ 43.55	\$ 221,652.25	
EXPENSES							
Total Administration	\$ 3,886,204.00	\$ 2,914,653.00	\$ 37.80	\$ 1,989,207.89	\$ 25.80	\$ 925,445.11	
Total Tenant Services	\$ 9,858.00	\$ 7,393.50	\$ 0.10	\$ 3,525.52	\$ 0.05	\$ 3,867.98	
Total Utilities	\$ 46,344.00	\$ 34,758.00	\$ 0.45	\$ 24,862.19	\$ 0.32	\$ 9,895.81	
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 1,800.00	\$ 0.02	\$ 72.82	\$ 0.00	\$ 1,727.18	
Sub-total Ord Maint Contracts	\$ 75,612.00	\$ 56,709.00	\$ 0.74	\$ 18,786.86	\$ 0.24	\$ 37,922.14	
Total Protective Services	\$ 28,144.00	\$ 21,108.00	\$ 0.27	\$ 16,885.48	\$ 0.22	\$ 4,222.52	
Total General	\$ 93,411.00	\$ 70,058.25	\$ 0.91	\$ 81,990.98	\$ 1.06	\$ (11,932.73)	
Total Non-Routine Expenses	\$ 39,600.00	\$ 29,700.00	\$ 0.39	\$ -	\$ -	\$ 29,700.00	
Total Revenues	\$ 4,181,573.00	\$ 3,136,179.75	\$ 40.68	\$ 3,357,832.00	\$ 43.55	\$ 221,652.25	
Total Expenses	\$ 4,181,573.00	\$ 3,136,179.75	\$ 40.68	\$ 2,135,331.74	\$ 27.70	\$ 1,000,848.01	
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,222,500.26	\$ 15.86	\$ 1,222,500.26	
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,222,500.26	\$ 15.86	\$ 1,222,500.26	

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	FYTD	CYTD
Budget Authority	\$4,227,645	\$4,301,436	\$4,301,436	\$4,348,013	\$4,315,182	\$4,318,262	\$4,355,444	\$4,355,444	\$42,978,697	\$30,295,217
Budget Received - Cash Management	\$4,242,575	\$5,111,122	\$4,239,722	\$4,261,868	\$5,071,744	\$4,229,193	\$4,229,191	\$4,232,927	\$43,873,027	\$31,375,767
Actual HAP As of the First of the Month	\$4,193,041	\$4,155,693	\$4,164,908	\$4,156,488	\$4,111,665	\$4,037,075	\$3,953,562	\$3,855,929	\$40,990,026	\$28,435,320
Actual HAP After the First of the Month	\$19,257	\$19,130	\$22,712	\$16,756	\$15,119	\$14,708	\$16,664	\$8,335	\$174,533	\$113,424
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$15,347	-\$126,613	-\$113,816	-\$174,769	-\$188,398	-\$266,479	-\$385,218	-\$491,180	\$1,814,138	\$1,746,473
Variance (Cash Management)	-\$30,277	-\$936,299	-\$52,102	-\$88,624	-\$944,960	-\$177,410	-\$258,965	-\$368,663	\$2,708,468	\$2,827,023
Percent Variance	-0.72%	-22.43%	-1.24%	-2.12%	-22.90%	-4.38%	-6.52%	-9.54%	3.18%	-9.88%
YTD Variance	\$1,621,230	-\$936,299	-\$988,401	-\$1,077,025	-\$2,021,985	-\$2,199,395	-\$2,458,360	-\$2,827,023		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Restricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	(\$899,765)	\$36,534	\$88,636	\$177,260	\$1,122,220	\$1,299,630	\$1,558,595	\$1,927,258		
PUC										
HUD Funded PUC	\$615.68	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$635.93	\$644.61
Actual PUC	\$630.53	\$627.46	\$628.57	\$627.30	\$621.19	\$615.13	\$604.43	\$588.69	\$619.18	\$616.11
Variance	\$14.85	-\$17.15	-\$16.04	-\$17.31	-\$23.42	-\$29.48	-\$40.18	-\$55.92	-\$16.75	-\$28.50
Percent Variance	2.36%	-2.73%	-2.55%	-2.76%	-3.77%	-4.79%	-6.65%	-9.50%	-2.77%	-4.68%
UNITS										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,105	7,105	7,105	7,105	71,050	49,735
New Increments not in baseline	0	0	0	20	40	45	45	45	195	195
HUD Funded Units	6,891	7,929	6,577	6,612	7,868	6,561	6,561	6,567	68,972	48,674
Funded units based on actual HAP	6,667	8,071	6,681	6,733	8,080	6,805	6,921	7,117	70,172	50,409
Actual Units	6,650	6,623	6,626	6,626	6,619	6,563	6,541	6,550	66,193	46,148
Variance to Funded Units	17	1,448	55	107	1,461	242	380	567	3,979	4,261
Variance to baseline	-455	-482	-479	-479	-486	-542	-564	-555	-4,857	-3,587
YTD var to baseline	-4546	-5028	-5507	-5986	-6472	-7014	-7578	-8133		
Variance funded	-241	-1306	49	14	-1249	2	-20	-17	-2,779	1,490
YTD var to funded	-121	-1547	-1257	63	-1234	-1247	-18	-37		
ADMIN FEES										
HUD Funded Fees	\$350,897	\$350,897	\$350,897	\$525,531	\$359,112	\$359,112	\$355,973	\$355,973	\$3,706,454	\$2,657,495
Actual Expenses	\$247,799	\$266,385	\$269,149	\$253,133	\$299,264	\$286,402	\$49,720	\$216,473	\$2,345,562	\$1,640,527
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$103,098	-\$84,512	-\$81,749	-\$272,398	-\$59,848	-\$72,710	-\$306,253	-\$139,500	-\$1,360,892	-\$1,016,968
Percent Variance	-41.61%	-31.73%	-30.37%	-107.61%	-20.00%	-25.39%	-615.95%	-64.44%	58.02%	61.99%
Cumulative Variance	-\$659,284	-\$84,512	-\$166,261	-\$438,658	-\$498,506	-\$571,216	-\$877,469	-\$1,016,968		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$3,870,144	\$3,954,656	\$4,036,404	\$4,308,802	\$4,368,650	\$4,441,360	\$4,747,612	\$4,887,112		
Unrestricted Net Position per VMS	\$3,526,220	\$3,526,220	\$3,526,220	\$3,526,220	\$3,526,220	\$3,526,220	\$3,526,220	\$3,526,220		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									95.78%	94.24%
Unit Utilization Percentage									93.16%	92.79%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

From: Deborah Fowler, HCV Manager

CC: Arthur N. Waller, Director of Operations

Date: August 11, 2021

Subject: Housing Choice Voucher Board Report

YARDI Software Update

Registration for Rent Café currently stands at 1,997 (31%) registered HCV participants and 1,302 (45%) landlords. Staff continues to encourage participants to sign up during the recertification process and landlord outreach.

Bridge to Homeownership

To date, the Bridge to Homeownership program has 41 participants receiving mortgage assistance through the Housing Choice Voucher program. This number has decreased by one due the participant voluntarily ending her participation. Periodic briefings are held to educate potential homeowners on the home buying process and to connect them with community partners.

Landlord Briefings

The landlord briefing scheduled for July 27, 2021 was postponed and tentatively scheduled for September 7, 2021. Owners' briefings are typically held on the first Tuesday of each month and are designed to educate prospective property owners regarding general program guidelines and requirements.

Department Initiatives

Veterans Affairs Supportive Housing (VASH)

There are 257 active participants in the VASH program. This number has decreased from 259 as a result of the Department of Veterans Affairs discharging two participants. Four referrals were received this reporting period and 14 families are currently searching for housing.

Mainstream Voucher Program

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 37 Mainstream vouchers, with 25 active families under lease and nine families searching for housing.

Foster Youth Initiative

The Department executed an MOU with the Missouri Department of Social Services Children's Division and the St. Louis Continuum of Care to implement the Foster Youth to Independence Initiative. However, the MOU was revised to include the St. Louis City COC and Epworth Supportive Services, agencies that are critical to identifying eligible youth to participate in this program, which provides a housing choice voucher directly through HUD to enable persons aging out of the foster care program obtain affordable housing. The MOU was completed and executed on June 23, 2021. To date, SLHA has received no referrals.

Temporary Housing Quality Standards Inspection Services

During this period, SLHA executed a contract with McCright & Associates to provide temporary housing quality standards inspection services for a minimum of six months to a maximum period of one year to assist with the backlog of inspections due to COVID-19. Inspections began on July 12, 2021 and, together with existing staff, 1,311 inspections have been completed. (Please see the attached Inspection Report).

Housing Choice Voucher Program Case Management and Consulting Services

On July 16, 2021, a kick-off meeting was held with Nan McKay to discuss the case management and consulting services to assist with the current backlog of recertifications. Weekly meetings are held to ensure Nan McKay staff processes, Yardi access, submittal of recertification logs (September-November), workflow process, forms, call center, EIV access and completing a letter to HCV participants announcing the transition.

HCV management staff continues to actively recruit new personnel, and plans to add two Interns and AARP staff in August to assist current staff with answering phones and responding to client issues.

Emergency Housing Vouchers

On June 30, 2021, SLHA executed an MOU with the St. Louis Continuum of Care (CoC) agency to receive referrals through the local Coordinated Entry System to administer 161 emergency housing vouchers. These vouchers will provide assistance to individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking or recently homeless. The Section 8 team meets bi-weekly with the CoC Coordinated Entry team to discuss the implementation and timelines for the referral process. We expect the first enrollment of applicants during the month of August.

HCV Waitlist Activity

Waiting List

The HCV waiting list is closed. There are currently 18,372 applicants. The number has decreased from 18,959 due to applicants being withdrawn as a result of their interest letters being returned by the post office as undeliverable with no forwarding address.

On June 7, 2021, the Intake staff sent 2,952 interest letters to waitlist applicants to identify those families interested in continuing the waitlist process. The deadline to respond to the interest letter was June 22, 2021. Additional staff has been assigned to assist the Intake Department with updates, withdrawals, re-ranking, updating preference status, and returned mail to manage the influx of letters received. The Intake Department also used this opportunity to purge families from the waiting list that failed to respond or had their letters returned with no forwarding address. Out of the 2,952 interest letters mailed, 989 letters were returned with no forwarding address, 93 letters were returned with a forwarding address, 489 applicants were re-ranked, and 76 applicants were verified for eligibility and received vouchers to search for housing.

During the week of July 19, 2021, eligibility sessions were held twice a day, with 30 applicants scheduled for each session, resulting in the issuance of an additional 43 vouchers.

HCV Intake staff invited an additional 2,000 wait list applicants to eligibility sessions starting August 9, 2021. Sessions will be held each day for the following four weeks, with 100 applicants scheduled for each session.

During this reporting period, the Department processed 15 project-based referrals. The importance of project-based referrals is necessary to prevent long-term vacancies and to avoid vacancy loss payments.

Rent Reasonableness

During the month of July, the Market Analyst processed 170 rent increase and 65 rents were successfully negotiated and approved.

Reexaminations

There were 113 annual reexaminations completed. Due to recent staff shortages, the focus has been shifted to processing late annual reexaminations. Recruitment efforts to identify qualified candidates continued through July to fill vacant positions, and several interviews have been conducted. Three vacancies remain to be filled. All positions are expected to be filled by the end of August 2021.

Program Utilization

The utilization rate based on budget authority during this reporting period is 96%.

Family Self Sufficiency

The Family Self Sufficiency (FSS) program has 21 mandatory slots. Currently, 48 participants are enrolled (229%) and approximately 31 (70%) FSS participants have escrow accounts.

SEMAP Indicators

Previous reports included internal scoring on SEMAP indicators as determined by the SLHA Internal Auditor. This position has been vacant for several months and was recently filled, however, the new hire has yet to begin file reviews, and thus there are no internal scores to report.

On May 4, 2021, HUD issued Notice PIH 2021-14 that extended waivers previously provided in Notice PIH 20-05 on April 10, 2020. Under this notice, HUD will carry forward the most recent SEMAP score on record for any PHA with a fiscal year on or before December 31, 2021. Therefore, SLHA's SEMAP scores for fiscal year ending September 30, 2021 will not be counted, and the agency may not be required to submit a SEMAP report for the current program year.

We anticipate resuming the inclusion of the SEMAP internal scoring in this report beginning October 1, 2021.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	4	9711	5877	2038	574	127	34	7	18372
	4	9711	5877	2038	574	127	34	7	18372

Filters:

ApplicationDate = ALL &
WLStatus = 'n ' &
WaitingList = 'housing choice voucher pgm ' &
ZeroBdr = ALL &
OneBdr = ALL &
TwoBdr = ALL &
ThreeBdr = ALL &
FourBdr = ALL &
FiveBdr = ALL &
SixBdr = ALL &
OtherBdr = ALL

St. Louis Housing Authority

Inspection Activity Summary Report For the Month of July 2021

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	Number Canceled	Percent Complete
Specials	29	28	1	6	0	23	0	96.55%
Biennials	1175	1162	13	558	220	378	19	98.89%
Initials	122	121	1	60	18	39	5	99.18%
Total	1326	1311	15	624	238	440	24	98.87%

Property: HCV
 Inspected Date: 7/01/2021 - 7/31/2021
 Primary Status : Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	2
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	7
All burners not working (all burners have to be operable)	4
Badly cracked outlet	2
Badly cracked outlets	2
Broken/missing steps or boards	1
Cannot open	2
Ceiling surface is wet and has mold-like substances	1
Clogged	4
Cracked pane	1
Dangerously loose, cracked panes	2
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	1
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	2
Exhaust fan does not work	1
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Falling material	4
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	1
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	4
Holes or cracks - air penetration	1
Improper types of wiring, connections or insulation	6
Internal water damage	1
Lack of security for the unit (24 hr)	1
Large cracks or holes	2
Large holes (8 1/2 x 11")	3
Large sections of crumbling brick, stone or concrete	2
Leaks	1
Light fixture hanging from electrical wires without other firm support or fixture	2
Major leak at main water drain and feed pipes	1
Missing cover plate	3
Missing handrail	2
No flush toilet	2
No hot water (24hr)	2
No railing	1
No Stove	1
No water service (Annual only 24 hr)	1
No working smoke detector present (24 hr)	12
Not connected to a system that delivers hot and cold running water	1
Other hazards-tripping	1
Oven does not work	6

Permanent floor covering or floor boards which present serious tripping hazards	2
Presence of large holes	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof in poor condition	1
Roof leaks	1
Signs of rats, mice or vermin	2
Sink is not connected to a properly operating drain system	2
Stove and oven (or range) with top burners not present	1
Stove does not work	2
Stove is missing oven door handle	1
Structural instability indicated by evidence of major recent settling	1
Toilet does not flush	2
Toilet does not work	2
Tripping hazard	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Unsafely installed	1
Unsecured handrail	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	2
Total	127

Housing Choice Voucher Program Demographic Report As of July 2021

	Summary By			
Row Filter	Voucher	Project- Based Voucher	Homeownership	Grand Total
HH Average Income				
Female				
No	\$13,236.05	\$10,696.21	\$28,209.33	\$13,333.10
Yes	\$13,018.58	\$12,391.82	\$17,716.40	\$12,981.03
Male				
No	\$8,912.34	\$9,135.88		\$8,929.75
Yes	\$11,891.23	\$12,523.84	\$14,556.00	\$12,024.33
HH Total Income				
Female				
No	\$40,727,328.00	\$598,988.00	\$846,280.00	\$42,172,596.00
Yes	\$23,823,996.00	\$2,441,188.00	\$177,164.00	\$26,442,348.00
Male				
No	\$2,638,054.00	\$228,397.00		\$2,866,451.00
Yes	\$7,455,804.00	\$2,028,862.00	\$14,556.00	\$9,499,222.00
HH Wages Income				
Female				
No	\$30,280,576.00	\$498,079.00	\$744,461.00	\$31,523,116.00
Yes	\$3,022,045.00	\$66,595.00	\$31,640.00	\$3,120,280.00
Male				
No	\$1,733,469.00	\$178,930.00		\$1,912,399.00
Yes	\$492,576.00	\$45,934.00	\$0.00	\$538,510.00
HH Welfare Income				
Female				
No	\$265,345.00	\$4,488.00	\$0.00	\$269,833.00
Yes	\$277,133.00	\$8,988.00	\$0.00	\$286,121.00
Male				
No	\$15,924.00	\$0.00		\$15,924.00
Yes	\$38,292.00	\$3,900.00	\$0.00	\$42,192.00
HH SS/SSI/Pensions Income				
Female				
No	\$5,376,843.00	\$49,410.00	\$44,400.00	\$5,470,653.00
Yes	\$20,088,100.00	\$2,363,803.00	\$138,816.00	\$22,590,719.00
Male				
No	\$628,721.00	\$45,255.00		\$673,976.00
Yes	\$6,730,727.00	\$1,955,794.00	\$9,636.00	\$8,696,157.00
HH Other Income				
Female				
No	\$4,801,883.00	\$47,011.00	\$57,419.00	\$4,906,313.00
Yes	\$436,686.00	\$1,728.00	\$6,708.00	\$445,122.00

Housing Choice Voucher Program
Demographic Report
As of July 2021

Male				
No	\$259,940.00	\$4,212.00		\$264,152.00
Yes	\$194,186.00	\$23,232.00	\$4,920.00	\$222,338.00
Average Dependents				
Female				
No	1.94	1.32	1.33	1.92
Yes	0.44	0.08	0.20	0.41
Male				
No	0.90	0.52		0.87
Yes	0.14	0.00	0.00	0.11
Average Occupancy In Months				
Female				
No	86.97	46.66	225.97	87.58
Yes	114.40	78.31	225.70	111.45
Male				
No	62.89	35.72		60.77
Yes	82.74	56.22	227.00	77.49
HH Total Monthly HAP				
Female				
No	\$2,011,503.00	\$26,720.00	\$11,164.00	\$2,049,387.00
Yes	\$910,193.00	\$72,407.00	\$3,858.00	\$986,458.00
Male				
No	\$161,268.00	\$11,736.00		\$173,004.00
Yes	\$267,221.00	\$52,734.00	\$321.00	\$320,276.00
HH Total Monthly URP				
Female				
No	\$134,772.00	\$1,194.00	\$0.00	\$135,966.00
Yes	\$6,099.00	\$0.00	\$0.00	\$6,099.00
Male				
No	\$8,307.00	\$205.00		\$8,512.00
Yes	\$1,145.00	\$114.00	\$0.00	\$1,259.00
Sum of Family Size				
Female				
No	9882	138	79	10099
Yes	3014	221	13	3248
Male				
No	632	41		673
Yes	775	162	1	938

(Yes = Disabled Household)

FINANCE

Balance Sheet

Period = Jun 2021

Book = Accrual

Current Balance

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash HCV Admin	4,958,244.74
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Cash HCV/MSV Admin COVID	1,561,204.33
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Cash Non-Fed Gala Fundraiser	15,420.73
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Cash Private Management	2,631,827.10
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Cash-Debit Cards PM	517.62
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Petty Cash	500.00
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Petty Cash	2,378.57
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Cash General Disbursing	6,909,776.41
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DO NOT USE Cash-WIRE	5,019.24
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Cash Non-Fed Rent	196,465.50
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Cash Clinton Peabody TAB	204.22
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Cash City Faces	24,679.97
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Cash James House TAB	10,814.40
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Cash Euclid TAB	46,417.21
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Cash Lafayette Sr TAB	4,600.27
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Cash California Gard TAB	3,503.55
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Cash Badenhause TAB	1,833.74
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Cash Les Chateaux TAB	61.51
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Cash Cambridge Sr TAB	613.92
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Cash Payroll	156,569.84
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Total Unrestricted Cash	16,530,652.87
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Restricted Cash

Cash Restricted-Security Deposits	391,120.09
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Cash Restricted-FSS Escrow	435,700.49
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Cash Restricted-HAP	1,851,832.09
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Cash Restricted-Trust/Escrow Reser	4,439,731.07
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Cash Restricted-Endowment/Homec	1,203,327.82
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Cash Restricted-Cochran Program II	224,590.09
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Cash Restricted-Rev Bonds Debt Se	23,322.62
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Total Restricted Cash	8,569,624.27
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TOTAL CASH	25,100,277.14
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	1,446,079.80
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Allowance for Doubtful Accounts-Tenar	-65,975.44
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A/R Repayment Agreement	13,185.08
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A/R-HUD	14,679.00
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Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
A/R-Other	112,679.00
A/R Other-Private Management	-8,262.00
A/R Port Ins	5,551.06
Accrued Interest Receivable	4,203.88
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVABLE	1,522,235.02
OTHER CURRENT ASSETS	
Investments-Unrestricted	1,335,878.86
Investments-Restricted	3,145,477.98
Investments Restricted -WC Self Insur	368,511.78
Prepaid Insurance Auto	9,000.36
Prepaid Insurance Property	99,707.21
Prepaid Insurance Liability	49,487.48
Prepaid Insurance Liability	6,232.61
Prepaid Insurance Fidelity Bond	677.23
Prepaid Insurance Workers Comp	19,159.58
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,220,247.88
TOTAL OTHER CURRENT ASSETS	6,257,303.89
TOTAL CURRENT ASSETS	32,879,816.05
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	223,759,142.04
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	404,266.70
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	7,989,551.50
Accum Depreciation-Buildings	-169,266,823.29
Accum Depreciation-Furn & Equip Dwel	153,860.00
Accum Depreciation-Furn & Equip Nonc	-377,729.30
Accum Depreciation-Vehicles	-278,970.17
Accum Depreciation-Leashold Improver	-211,622.63
Accum Depreciation-Site Improvements	-3,640,635.59
Operations	5,294,741.27
Administration & Other Costs	4,494,333.44

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Project Coordinator	894,496.46
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	938,116.00
Training Costs	1,395.88
Case Management	1,374,982.18
CFG-Fees & Cost	555,140.12
CFG-Fee & Cost-Soft	1,378,222.02
Soft Cost Contra	-15,026,677.91
CFG-Hard Cost Contra	-9,957,197.28
CFG-Site Improvement	572,192.81
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	8,810,858.80
CFG-Swelling Structure-Soft	4,182.50
CFG-Dwelling Equipment-Soft	81,235.28
CFG-Non-Dwelling Structure	13,153.50
CFG-Non-Dwelling Equipment	5,852.05
CFG_Non-Dwelling Equip-Soft	3,261.39
CFG-Relocation	47,406.40
CFG-Bond Debt Obligation	3,140,778.00
CFG-Contra Bond Debt Obligation	-3,140,778.00
TOTAL FIXED ASSETS (NET)	83,987,125.96
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	108,641,641.82
Notes & Mortg Interest Receivable	1,323,279.29
Discount Notes/Amortization	33,970,840.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	93,650.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	48,000.00
Darst HO- Discount Notes/Amortization	64,000.00
Darst HO- Discount Notes/Amortization	64,000.00
Darst HO- Discount Notes/Amortization	48,000.00
Darst HO- Discount Notes/Amortization	34,211.82
Darst HO- Discount Notes/Amortization	77,455.00
Darst HO- Discount Notes/Amortization	64,539.65
Darst HO- Discount Notes/Amortization	68,448.10

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	90,959.35
Darst HO- Discount Notes/Amortization	60,773.30
Darst HO- Discount Notes/Amortization	92,516.55
Darst HO- Discount Notes/Amortization	64,539.65
Darst HO- Discount Notes/Amortization	81,558.35
Darst HO- Discount Notes/Amortization	89,233.62
Darst HO- Discount Notes/Amortization	59,448.15
Darst HO- Discount Notes/Amortization	90,979.75
Darst HO- Discount Notes/Amortization	96,008.35
Darst HO- Discount Notes/Amortization	104,710.00
Darst HO- Discount Notes/Amortization	79,602.50
Darst HO- Discount Notes/Amortization	68,448.10
Darst HO- Discount Notes/Amortization	60,340.00
Darst HO- Discount Notes/Amortization	83,223.70
Darst HO- Discount Notes/Amortization	81,613.00
Darst HO- Discount Notes/Amortization	89,003.50
Darst HO- Discount Notes/Amortization	90,959.35
Darst HO- Discount Notes/Amortization	81,613.00
Darst HO- Discount Notes/Amortization	89,571.00
Darst HO- Discount Notes/Amortization	83,900.00
Darst HO- Discount Notes/Amortization	73,984.85
Darst HO- Discount Notes/Amortization	88,434.85
Darst HO- Discount Notes/Amortization	91,283.00
Darst HO- Discount Notes/Amortization	99,900.00
Darst HO- Discount Notes/Amortization	73,984.85
Darst HO- Discount Notes/Amortization	79,900.00
Darst HO- Discount Notes/Amortization	91,283.00
Darst HO- Discount Notes/Amortization	74,500.00
Darst HO- Discount Notes/Amortization	82,900.00
Darst HO- Discount Notes/Amortization	89,785.00
Darst HO- Discount Notes/Amortization	91,283.00
Darst HO- Discount Notes/Amortization	88,434.85
Darst HO- Discount Notes/Amortization	88,900.00
Darst HO- Discount Notes/Amortization	91,283.00
Darst HO- Discount Notes/Amortization	87,041.00
Darst HO- Discount Notes/Amortization	76,317.25
Darst HO- Discount Notes/Amortization	105,900.00
Darst HO- Discount Notes/Amortization	61,867.25
Darst HO- Discount Notes/Amortization	74,500.00
Darst HO- Discount Notes/Amortization	72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	29,588.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	39,626.39
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	59,694.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	29,588.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	39,626.39
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Blumeyer HO- Discount Notes/Amortiza	60,000.00
Blumeyer HO- Discount Notes/Amortiza	40,000.00
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortizat	70,000.00
Cochran HO- Discount Notes/Amortizat	49,000.00
Cochran HO- Discount Notes/Amortizat	70,000.00
Cochran HO- Discount Notes/Amortizat	58,600.00
Cochran HO- Discount Notes/Amortizat	20,280.60
Cochran HO- Discount Notes/Amortizat	13,520.40
Cochran HO- Discount Notes/Amortizat	5,540.80
Cochran HO- Discount Notes/Amortizat	60,000.00
Cochran HO- Discount Notes/Amortizat	39,807.00
Cochran HO- Discount Notes/Amortizat	60,000.00
Cochran HO- Discount Notes/Amortizat	40,000.00
Notes & Mortgages - SOLAR	495,857.00
Notes & Mortgages - SOLAR	763,951.00

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	378,694.00
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	82,496,908.82
TOTAL NONCURRENT ASSETS	166,484,034.78
TOTAL ASSETS	199,363,850.83

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-314,998.05
A/P Vendors and Contractors	190,478.02
Tenant Security Deposits	304,588.88
Security Deposit Clearing Account	300.30
Security Deposit-Pet	827.00
PM Employee Deposit	3,600.99
Dental Deduction	1,467.33
Retirement Insurance	9.32
Section 125 Childcare Deduction	1,143.60
Section 125 Medical Deduction	3,350.19
Medical Insurance	-6,578.44
Long Term Disability	452.71
Vision Insurance	-918.43
Voluntary/Term Life Ins Deduction	-97.40
Colonial Life Ins Deduction	3,570.21
A/P -Other	16,804.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	755,000.00
Accrued Interest Payable-Bonds	13.77
Accrued Payroll & Payroll Taxes	-24,874.33
Accrued Liabilities-Other	62,369.14
Accrued Compensated Absences-Current	110,233.64
Prepaid Bank Rent-PNC	2,933.33
Deferred Revenue-COVID	1,561,204.33
Tenant Prepaid Rents	-58,727.44
TOTAL CURRENT LIABILITIES	2,622,782.82

Balance Sheet

Period = Jun 2021

Book = Accrual

	Current Balance
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	434,308.97
FSS Escrow	407,176.69
Loan Payable LT-Solar Panels	330,923.29
Bonds Payable-Long Term	4,580,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	5,752,408.95
TOTAL LIABILITIES	8,375,191.77
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	94,987,636.23
Restricted Net Position	19,843.58
TOTAL RESERVED FUND BALANCE	95,007,479.81
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	78,336,982.17
Unrestricted Net Assets-Retained Earni	16,183,498.06
Unrestricted Net Assets -Retained Earn	1,438,944.87
TOTAL RETAINED EARNINGS:	95,959,425.10
TOTAL EQUITY	190,966,904.91
TOTAL LIABILITIES AND EQUITY	199,342,096.68
TOTAL OF ALL	21,754.15

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	509,906.89	4,607,583.46
Utility Reimb.-LIPH	-32,786.00	-310,065.11
Utility Reimbursement Refund	1,008.00	1,167.00
Less: Concessions	-224.00	-1,707.00
Less: Prepaid Rents	554.00	554.00
Total Rental Income	478,458.89	4,297,532.35
Other Tenant Income		
Cleaning Fee	940.00	4,217.50
Damages/Maintenance	1,597.50	13,129.82
Late Charges	600.00	11,779.00
Legal Fees - Tenant	143.85	893.85
NSF Charges	0.00	210.00
Tenant Owed Utilities	0.00	1,372.03
Misc TPA Bal Forward	100.00	1,214.00
PA account for MiscPABF	-100.00	-1,214.00
Misc.Tenant Income	107.00	3,341.00
Vacate Charges	1,822.50	11,553.75
Total Other Tenant Income	5,210.85	46,496.95
NET TENANT INCOME	483,669.74	4,344,029.30
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	807,409.86	6,722,291.91
HUD PHA Operating Subsidy-COVID	75,558.78	532,273.40
HUD PHA Operating Grants/Subsidy	244,050.83	2,196,457.47
Operating Subsidy-Kingsbury	51,001.83	292,735.00
HUD PHA Operating Subsidy-COVID	100,003.49	187,389.10
Capital Fund Revenue	-53,224.50	-485,351.04
Capital Fund Revenue-PMC	121,474.51	1,070,934.59
Section 8 HAP Earned	4,243,413.00	39,808,427.00
Section 8 Admin. Fee Income	356,886.00	3,357,832.00
HCV Admin Fee Grant-COVID	169,999.42	250,130.45
Port-In Admin Fees Earned	0.00	89.06
Port In HAP Earned	0.00	5,462.00
Capital Fund Grants	1,483,428.94	5,676,362.80
Capital Fund Grants-Soft Costs	274,742.12	1,766,583.16
TOTAL GRANT INCOME	7,874,744.28	61,381,616.90

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
OTHER INCOME		
Interest Income -Private Management	404.76	1,224.42
Investment Income - Unrestricted	503.08	2,442.21
Investment Inc -Restricted Non-Allocated	923.41	9,958.14
Investment Income - WC Self Insurance	0.00	458.32
Fraud Recovery PH	-1,648.41	7,735.43
Market Value Adjustment	-42.00	-469.54
Non-Dwelling Rent	1,100.00	10,700.00
Vending Income-James House TAB	441.84	1,793.01
Vending Income-Euclid TAB	871.48	3,755.69
Vending Income-Lafayette TAB	230.27	1,117.24
Vending Income-California Gard TAB	0.00	167.96
Vending Income-Badenhaus TAB	0.00	26.38
Contributions/Donations	0.00	12.00
Contributions-Rental	0.00	600.00
Contributions-Circle of Friends (SLU)	0.00	8,568.00
Other Miscellaneous Income	790.09	372,116.43
Other Income-Bank Rent	2,933.33	26,399.97
Other Miscellaneous Income-PMC	0.00	-491.00
Pension Forfeitures	0.00	2,156.42
Insurance Proceeds	245,316.12	483,042.66
TOTAL OTHER INCOME	251,823.97	931,313.74
TOTAL INCOME	8,610,237.99	66,656,959.94
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	116,668.59	2,449,534.69
Admin Salaries-COVID	157,086.02	157,086.02
Administrative Salaries	64,582.92	624,584.62
FICA	8,481.51	185,975.91
Health Benefits	73,965.22	312,890.23
Retirement Benefits	10,600.06	279,978.23
Unemployment Insurance	0.00	1,226.31
Long Term Disability	113.98	2,981.68
Dental	743.65	15,783.74
Cell Phones	0.00	8,774.38
Beneflex HSA	4,500.00	36,208.52

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
Cell Phones -COVID	3,085.32	37,639.70
Employee Benefit Contribution-Admin	13,711.28	149,255.03
WC MO 2nd Injury Fund	353.99	983.61
WC Self-Insurers Qtrly Taxes	0.00	267.55
FICA-COVID	11,283.71	11,283.71
HEALTH BENEFITS- COVID	21,987.82	21,987.82
RETIREMENT BENEFITS-COVID	18,325.52	18,325.52
UNEMPLOYMENT INS-COVID	22.13	22.13
LONG TERM DISABILITY- COVID	194.56	194.56
DENTAL-COVID	1,127.61	1,127.61
Total Administrative Salaries	506,833.89	4,316,111.57
Legal Expense		
Legal Services	197.67	44,880.18
Legal Services	1,098.85	18,237.70
Total Legal Expense	1,296.52	63,117.88
Other Admin Expenses		
Staff Training	295.00	7,082.75
Staff Training COVID	0.00	5,413.00
Staff Training	282.90	2,546.10
Travel	67.84	67.84
Travel	0.00	8.00
Auditing Fees	0.00	148,537.50
Audit Fees-Allocated	0.00	45.00
Port Out Admin Fee Paid	1,917.30	21,841.06
Total Other Admin Expenses	2,563.04	185,541.25
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	7,853.17
Office Supplies	1,752.94	5,869.89
Office Supplies-COVID 19	0.00	2,573.45
Office Supplies	3,284.22	16,971.79
Temporary Admin Labor	0.00	16,990.85
Postage	50.51	15,420.46
Postage	2,154.00	10,062.46
Advertising	480.00	6,841.46
Advertising	0.00	701.70
Fiscal Agent Fees	66.67	2,466.67
Printing & Publications	0.00	2,095.28
Membership Fees	1,436.90	17,925.64
Membership Fees-COVID	0.00	1,036.00
Telephone	5,262.57	32,899.00
Telephone -COVID	3,306.41	35,032.82
Telephone	17,552.09	100,455.39

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
Court Costs	0.00	1,277.50
Maint Agreement-Office Equipment	0.00	3,518.70
Maint Agreement-Office Equipment	1,050.00	6,252.20
Maint Agreement-Computer Equipment	0.00	294.00
Private Management Fees	20,651.50	289,538.49
Professional/Technical Services	11,134.79	89,681.04
Professional/Tech Srv -COVID	6,663.60	198,098.68
Software License Fees	16,245.42	97,369.79
Internet / Cable	0.00	-1,657.78
Computer Supplies	1,669.97	3,053.06
Computer Supplies COVID	934.29	18,020.67
Other Admin Expense	2,574.25	19,958.88
Other Admin Expense	1,276.75	17,568.01
Bank Fees	2,036.62	16,878.09
Bank Fees -FSS	23.96	213.11
Bank Fees	2,825.78	26,807.68
D/A Testings/Results	134.14	613.10
Copying Expense	6,158.45	49,502.46
Copying Expense	798.49	24,500.87
Lease Expense -Non-Allocated	893.05	8,037.45
Landlord Late Fees	0.00	6.00
Allocated OH-Administrative Expense	6,132.58	23,186.87
Allocated OH-CFP Audit	0.00	2,467.50
Allocated OH-Legal Expense	40.09	1,974.93
Allocated OH-Tenant Services Expense	0.00	10.50
Allocated OH-Utilities Expense	800.53	7,004.48
Allocated OH-Materials Expense	0.00	273.35
Allocated OH-Maintenance Expense	777.83	8,815.84
Allocated OH-Protective Services Expens	0.00	9,600.05
Allocated OH-Insurance Expense	0.00	17,270.62
Allocated OH-General Expense	0.00	102.10
Total Miscellaneous Admin Expenses	118,168.40	1,215,428.27
TOTAL ADMINISTRATIVE EXPENSES	628,861.85	5,780,198.97
TENANT SERVICES		
Tenant Services Salaries	5,273.97	75,861.29
FICA	402.66	5,757.93
Health Benefits	36.81	5,473.61
Retirement Benefits	701.68	9,559.50
Unemployment Insurance	0.00	32.73
Long Term Disability	7.66	101.48
Dental	36.10	499.56

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
Cell Phones	0.00	470.92
Cell Phones -COVID	61.64	731.18
Tenant Srv Benefits-Allocated	0.00	-286.28
Relocation Costs -COVID	-2,689.77	139,598.25
Tenant Srv Rec/Pub/Other	0.00	5,875.82
Tenant Services -Gala	0.00	157.88
Tenant Srv Rec/Pub/Other-James House T.	0.00	65.10
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	65.10
Tenant Srv Rec/Pub/Other-Lafayette TAB	0.00	65.10
Tenant Srv Rec/Pub/Other-Calif Gard TAB	0.00	65.10
Tenant Srv Rec/Pub/Other-Badenhaus TAB	0.00	315.10
Tenant Srv Rec/Pub/Other	0.00	403.86
Tenant Services Screening	630.00	3,571.50
Tenant Services -COVID	2,482.00	7,865.95
Tenant Participation Funds	315.00	6,390.00
Tenant Srv Lobby Monitors	1,860.00	13,435.00
Tenant Services Other-Circle of Friends (SL	0.00	9,168.00
TOTAL TENANT SERVICES EXPENSES	9,117.75	285,243.68
UTILITIES		
Mixed Finance Utilities	132,752.72	1,191,205.96
Water	28,931.48	211,244.87
Electricity	60,239.91	534,094.96
Gas	12,745.04	152,816.65
Sewer	49,970.48	603,349.25
TOTAL UTILITY EXPENSES	284,639.63	2,692,711.69
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	48,735.41	468,351.56
Maintenance Labor-Grounds	18,566.23	215,441.36
Maint Labor -Janitorial Cleaning	35,523.95	321,839.74
Maintenance - Temporary Labor	0.00	2,790.52
Employee Benefit Contribution-Maint.	67,516.32	429,820.85
Total General Maint Expense	170,341.91	1,438,244.03
Materials		
Materials COVID	44,223.78	184,139.41
Materials-Custodial	0.00	44.40
Materials-Custodial	5,655.78	88,721.31
Materials-Electrical	430.54	430.54
Materials-Electrical	1,849.16	12,709.16
Materials-Plumbing	2,668.99	32,834.31

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
Materials-Lawn Care	0.00	108.00
Materials-Tools/Equipment	562.81	7,681.28
Materials-Boiler	0.00	1,461.20
Materials-Other	0.00	58.76
Materials-Other	1,685.39	11,705.29
Materials-HVAC	17.34	17.34
Materials-HVAC	17,596.76	34,256.07
Materials-Appliances	23,979.43	102,806.65
Materials-Hardware	2,446.25	18,478.52
Materials-Paint	1,323.90	12,379.90
Materials-Flooring	0.00	3,166.50
Materials-Cabinets/Countertops Doors/	2,734.85	23,194.51
Total Materials	105,174.98	534,193.15
Contract Costs		
Contracts COVID	0.00	74,514.12
Contract-Elevators	0.00	2,062.25
Contract-Elevators	3,555.20	78,716.59
Contract-Trash Removal	5,521.78	37,042.97
Contract-Trash Removal	19,254.49	111,768.52
Contract-Custodian	0.00	11,112.59
Contract-Custodian COVID-19	3,123.82	17,040.70
Contract-Custodian	-635.97	17,660.95
Contract-Plumbing	0.00	295.00
Contract-Plumbing	2,872.00	48,074.59
Contract-Uniform Cleaning	1,666.30	47,776.09
Contract-Snow Removal	0.00	6,646.10
Contract-Snow Removal	228.00	71,630.50
Contract-Grounds/Lawn	773.50	5,898.65
Contract-Grounds/Lawn	34,918.66	188,047.98
Contract-Auto Gas	226.85	226.85
Contract-Auto Gas	1,680.17	12,904.61
Contract-HVAC	180.00	180.00
Contract-HVAC	20,233.27	136,040.85
Contract-Fire Protection	63.00	553.28
Contract-Fire Protection	7,324.87	60,983.13
Contract-Vehicle Repairs	5,230.21	8,726.91
Contract-Other	1,734.60	2,459.60
Contract-Other	23,450.82	98,976.54
Contract-Exterior Building Repairs	0.00	735.15
Contract-Exterior Building Repairs	11,745.79	22,886.55
Contract-Parking Lot Repairs	1,840.00	3,010.00
Contract-Parking Lot Repairs	0.00	3,800.00

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
Contract-Electrical	550.48	8,424.21
Contract-Extermination	6,991.00	53,363.00
Contract-Flooring Installation	21,542.12	30,155.38
Contract-Painting/Wall Repairs	27,080.00	139,295.88
Contr-Cabinet/Counters/Door/Windows	0.00	2,673.54
Contr-Cabinet/Counters/Door/Windows	3,541.50	41,952.79
Contract-Lease Automobiles	772.00	63,701.65
Contract-Occupancy Permits	1,500.00	12,045.40
Contract-Bed Bug Eradication	900.00	30,950.00
Total Contract Costs	207,864.46	1,452,332.92
TOTAL MAINTENACE EXPENSES	483,381.35	3,424,770.10
PROTECTIVE SERVICES		
Security COVID	0.00	85,074.50
Security Alarm Service	0.00	2,336.81
Security Alarm Service	7,782.00	36,197.99
Security/Law Enforcement	50,429.77	252,033.19
Security Enforcement-Police	0.00	223,637.84
Security Enforcement-COVID	0.00	3,343.98
TOTAL PROTECTIVE SERVICES	58,211.77	602,624.31
INSURANCE PREMIUMS		
Workers Comp Claims	322.00	18,502.52
Auto Insurance	3,000.15	33,865.37
Auto Insurance	848.05	8,153.88
Property Insurance	33,235.66	299,120.94
Fidelity Bond Insurance	225.73	2,031.57
Fidelity Bond Insurance	499.73	5,673.56
Liability Insurance	16,495.78	148,462.02
Excess Workers Comp Insurance	3,193.27	35,628.05
Excess Workers Comp Insurance	6,851.31	57,853.65
TOTAL INSURANCE PREMIUMS	64,671.68	609,291.56
GENERAL EXPENSES		
Severance Expense	0.00	78,779.27
Bad Debt-Tenant Rents	0.00	-1,032.00
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	57,715.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	87,185.00
Other General Expense	430,286.77	2,722,186.35
PH FSS Escrow Expense	1,976.00	35,756.84
ACC Reserve Shortfall Disbursement	85,215.12	585,844.43
TOTAL GENERAL EXPENSES	517,477.89	3,566,440.89

Income Statement

Period = Jun 2021

Book = Accrual

	Period to Date	Year to Date
TOTAL OPERATING EXPENSES	2,046,361.92	16,961,281.20
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	0.00	63,193.00
Extraordinancy Maint-Parkview	0.00	22,208.00
Casualty Loss Expense	245,316.12	495,287.24
TOTAL EXTRAORDINARY EXPENSES	245,316.12	580,688.24
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,842,746.00	35,498,757.00
Tenant Utility Payments-Voucher	158,402.00	1,575,142.00
Portable Out HAP Payments	47,527.00	604,915.00
FSS Escrow Payments	9,275.00	81,173.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,057,950.00	37,759,987.00
OTHER FINANCING SOURCES		
Excess Cash Transfer IN	0.00	305,000.00
Excess Cash Transfer OUT	0.00	305,000.00
Equity Transfer Capital Assets IN	1,483,428.94	5,679,045.27
Equity Transfer Capital Assets OUT	1,483,428.94	5,679,045.27
Operating Transfers IN	2,792.00	650,982.00
Operating Transfers OUT	2,792.00	650,982.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
Prior Period Adjustments Affecting RR	0.00	-7,642.36
TOTAL NON-OPERATING ITEMS	4,303,266.12	38,333,032.88
UTILITY CONSUMPTION		
Water Consumption	15,110.26	112,650.68
Water Consumption Contra	15,110.26	112,650.68
Electric Consumption	598,046.00	7,259,729.00
Electric Consumption Contra	598,046.00	7,259,729.00
Gas Consumption	11,550.00	183,778.00
Gas Consumption Contra	11,550.00	183,778.00
Sewer Consumption	8,837.00	109,834.00
Sewer Consumption Contra	8,837.00	109,914.00
TOTAL UTILITY CONSUMPTION	0.00	-80.00
TOTAL EXPENSES	6,349,628.04	55,294,234.08
NET INCOME	2,260,609.95	11,362,725.86

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Moses Gayles, Capital Projects Manager

Date: August 11, 2021

Subject: Development and Modernization Department Board Report

The Department of Development and Modernization added several new projects to the Monthly Activity Report this month.

As of July 20, 2021, Project RD18-05A, LaSalle Park Apartments Unit Upgrades and Site Repairs, was deemed to be substantially complete. All units have passed City inspection, occupancy permits have been received and the property management company is in the process of placing tenants into the 48 units. Closeout documents are being assembled and reviewed.

The Physical Needs Assessment and Energy Audit Inspections were all complete this month as well.

Contract award recommendations are being prepared for the following projects: Clinton-Peabody Unit Fire Damage Repairs; Parkview Elevator Replacement; Parkview Building Exterior Repairs and Lookaway Exterior Building Repairs.

Bids for the following solicitations will be received in August: Walnut Park Unit Repairs, Badenhause Sewer Repairs and Clinton-Peabody Emergency Lighting Repairs.

The following projects will be re-bid:

Clinton-Peabody Unit Water Damage Repairs – Only one valid bid was received. The SLHA procurement policy requires at least two bids for consideration. A new acquisition plan has been prepared.

Euclid Plaza Roof Replacement and Exterior Repairs – Three bids were received, but all were more than 150% over the project budget. Additionally, roofing material are currently on a five-month delay.

The California Garden Fence Replacement and Security Upgrades project requires a revised solicitation and acquisition plan that provide more time for reviews and approvals prior to the release of the solicitation.

The Hodiadmont Units Repairs project is currently on hold until safe access to the units can be provided to the staff and potential contractors.

**DEVELOPMENT AND MODERNIZATION
JULY MONTHLY ACTIVITY REPORT**

8/11/2021

Project Information						Mod Status				A/E Design					Contract Docs		Archaeological & Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 5822	Environmental Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	10/1/2019	100%	100%	100%	100%	N/A	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	3/22/2016	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	48	10/1/2018	5/31/2021	4/2/2020	Grice / Trivers	5/11/2018	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/15/2015
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A	11/16/2020	Under Review	Emergency	N/A	N/A
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A	12/17/2020	Under Review	Emergency	N/A	N/A
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	23	9/30/2018	9/30/2021	12/14/2020	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	Under Review	Part 50	9/11/2020	Pending
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	9/30/2021	12/14/2020	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	Under Review	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	9/30/2021	4/1/2020	Grice / Trivers	Drafting	0%	0%	0%	0%	0%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	25%	11/16/2020	Under Review	Part 50	9/22/2020	Pending
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2	2/13/19, 3/7/19	9/30/2021	4/1/2020	Sherman Carter Barnhart		100%	100%	100%	75%	25%	11/16/2020	Under Review	Part 50	9/22/2020	Pending
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	Grice / Trivers		30%	0%	0%	0%	0%	12/17/2020	Under Review	Part 50	9/11/2020	Pending
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	90%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		N/A	90%	0%	0%	0%	11/16/2020	Under Review	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	50%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	90%			Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	Under Review	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	50%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000067	Preservation Square NSS	I	Rehabilitation/New Construction	131		N/A	N/A	N/A	N/A	Roseman & Assoc.	N/A	100%	100%	100%	100%	N/A					
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment	2790		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%			N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA	TBD		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%			N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%			TBD	TBD	TBD
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020

8/11/2021

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals								
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	# of Construction/ Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	# Sec. 3 New Hires	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	60	\$ 100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Raineri Const.	\$ 109,947	0%	0	\$0	0%	\$ -	0%
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	365	\$ 5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Raineri Const.	\$ 4,107,145	10.1%	0	\$1,003,447	24.4%	\$ 1,373,351	33.4%
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	1	\$2,282,731	46%	\$ 874,467	17.5%
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	60	\$ 81,476	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 101,138	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	60	\$ 105,000	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 129,659	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	150	\$ 1,200,000	5/9/2021	5/27/2021	7/19/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	90	\$ 499,000	5/9/2021	5/27/2021	7/15/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	5/9/2021	5/28/2021	7/15/2021	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	90	\$ 30,000	5/9/2021	5/28/2021	7/15/2021	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	TBD	5/27/2021	6/10/2021	7/29/2021	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	90	\$ 313,270	5/9/2021	5/27/2021	7/15/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	90	\$ 100,000	5/27/2021	6/10/2021	7/29/2021	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 70,000	5/27/2021	6/10/2021	7/29/2021	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	180	\$ 100,000	5/27/2021	6/10/2021	7/29/2021	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000067	Preservation Square NSS	I	Rehabilitation/New Construction	131		420				6/30/2020		TBD	\$ 18,906,869	3%	37	\$4,418,129	23%	\$ 1,006,178	5%
N/A	Homeownership, La Saison	I	New Home Construction	5	5	365	\$ 1,271,329						\$ 409,250	1%	0	\$308,211	24%	\$ 109,816	9%
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	365	\$ 1,271,329						Habitat for Humanity Saint Louis	\$ 409,250					
Various	PHA Wide	N/A	Physical Needs Assessment	2790		120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA	TBD		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	TBD	TBD		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-

DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT

8/11/2021

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	<div><div></div></div> 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 83%	
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	8/10/2020	10/9/2020	10/19/2020	10/22/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	8/10/2020	10/9/2020	N/A	10/15/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	2/8/2021	2/8/2023	N/A	TBD	N/A	N/A	25%		
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2/23/2021	5/24/2021	N/A	TBD	TBD	TBD	100%		
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	3/16/2021	6/14/2021	N/A	TBD	N/A	N/A	100%		
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	3/29/2021	6/27/2021	N/A	TBD	N/A	N/A	100%		
MO001000038	California Gardens	N/A	Fencing Replacement	3	0	4/5/2021	7/4/2021	N/A	TBD	N/A	N/A	100%		
MO001000002	Clinton-Peabody	N/A	Repairs Parking Lot Repair/Reconstruction	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	4/19/2021	10/16/2021	N/A	TBD	N/A	N/A	64%		
MO001000067	Preservation Square NSS	I	Rehabilitation/New Construction		131	6/28/2020	8/22/2021	N/A	TBD			97%	<div><div></div></div> 38%	
N/A	Homeownership, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	<div><div></div></div> 95%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	TBD		

**DEVELOPMENT AND MODERNIZATION
JULY MONTHLY ACTIVITY REPORT**

8/11/2021

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi Impa cled Units		
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	All work on this project has been completed. All of the contractor's closeout documents have been received.
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	This project is complete.
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	This Project was deemed to be substantially complete as of July 20, 2021. The management company will begin the process of moving residents into the 48 unit immediately. Closeout documents will be prepared and reviewed during the month of August.
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	This project is complete.
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	This project is complete.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	Only one acceptable bid was received for this project from Raineri Construction. This solicitation was canceled due to procurement procedures requiring at least two (2) bids. This project will be re-solicited during August.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	While only one qualifying bid was received for this project from Raineri Construction, this project have been reviewed and is being recommended for contract award.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	A task order for the design associated with the structural repairs is being reviewed by the architectural consultant
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	While only one qualifying bid was received for this project from Raineri Construction, this project have been reviewed and is being recommended for contract award.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	Three qualifying bids were received for this project. The low bidder was Roady Exteriors. This project have been reviewed and is being recommended for contract award.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	Bids for this project are currently scheduled to be received on August 18, 2021
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Three (3) bids were received for this project. All bids exceeded the project budget by more than 150%. Therefore, this solicitation was canceled. This project will be re-solicited during August.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	Environmental approval by HUD pending review of additional Section 106 content. Section 106 Approval has been granted by the SHPO. The scope of work for the repairs is being re-evaluated to make sure that all work is "in kind" in nature only with minimal environmental impact.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	The bid date for this project has been extended to August 18, 2021 in an effort to increase project participation.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	This project requires a revised solicitation and acquisition plan that provide more time for reviews and approvals prior to the release of the solicitation.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	The scope of work for this project is being revised in Schematic Design per SHPO recommendations to less the impact on the existing site.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	Two (2) qualifying bids were received for this project. Raineri Construction is the apparent low bidder, this project is being reviewed and will be recommended for contract award.
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	Below ground sewers installed on east side of property and ongoing on the west side. 10 bldgs demolished. Plumbing ground rough is completed in 5 bldgs. Carpentry rough in and framing is complete in 11 bldgs. and ongoing in 3 new bldgs. Int. demo is 100% in 13 bldgs/ongoing in 1 bldg. Electrical, HVAC, plumbing and fire sprinkler rough in completed in 8 bldgs. 9 bldg pods complete and 8 slabs poured. Roofing is completed on 13 bldgs and ongoing on 2 bldgs. First & second floor walls and roofs installed on 4 new bldgs. Drywall installed in 3 bldgs. and ongoing in 5 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	House #1, #2, #3 and #4-98%/Completed. House #5. Flooring is completed on 1st and 2nd floors. Stairs are installed. Brick masonry and roofing is completed. Plumbing, HVAC rough and electrical rough is completed in house #5. Insulation-100% and drywall Painting is 100%. Homebuyer closings, house #1- December 2020, house #2-May 2021. Houses #3 and #4 pending.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	Financial closing anticipated Spring 2021.
Various	PHA Wide	N/A	Physical Needs Assessment		2790	Property inspections are currently underway throughout th
Various	PHA Wide	N/A	A&E Design/CA		TBD	Bid documents have been revised and updated by staff for submission to the contracting officer for final approval in anticipation of immediate bidding.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	Investigating funding.
N/A	SLHA Central Office	N/A	Camera Installation	1	None	Received three quotes for the central office security cameras. A contract has been awarded and system installation is being scheduled for mid-July.
MO001000384	Emergency Unit Repairs	1	Emergency Unit Repairs	3	22	This project is currently on hold until safe access to the units can be provided to the staff and potential contractors.
N/A	Walnut Park	N/A	Unit Repairs	1	None	The bid date for this project has been extended to August 25, 2021 in an effort to increase project participation.

DEVELOPMENT AND MODERNIZATION

JULY MONTHLY ACTIVITY REPORT

Progress Photos



Preservation Square, Phase I



NSS HOPE VI Homeownership - La Saison



LaSalle Park, Phase III



LaSalle Park, Phase III

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

At 7/31/2021

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	2,679,376.39	1,377,538.61	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	66,716.70	600,450.30	29-Apr-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	192,130.10	1,729,170.90	29-Apr-2023	31-Aug-2023
MO36R00150116	555	379,956.00	37,995.60	341,960.40	37,995.60	341,960.40	29-Apr-2023	31-Aug-2024
MO36R00150216	556	1,888,651.00	188,865.10	1,699,785.90	188,865.10	1,699,785.90	29-Apr-2023	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	29-Apr-2023	29-Apr-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	29-Apr-2023	29-Apr-2025
MO36P00150118	562	10,026,279.00	10,026,279.00	0.00	9,683,042.94	343,236.06	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	3,624,029.33	5,163,814.67	3,469,605.97	5,318,238.03	15-Oct-2022	15-Oct-2024
MO36P00150120	564	9,020,933.00	902,093.30	8,118,839.70	620,180.25	8,400,752.75	25-Sep-2023	25-Sep-2025
Totals		\$51,421,878.00	\$33,020,289.12	\$18,401,588.88	\$29,738,109.65	\$21,683,768.35		
			64.2%		57.8%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: August 11, 2021

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

For the month of July 2021, the Service Coordinator and Social Work Intern made ninety-one (91) calls to residents. The Service Coordinator and Social Work intern also connected with public housing residents regarding financial literacy programs, youth jobs, health and wellness programs, and higher education programs. Residents also received information regarding COVID testing and vaccinations, as well as rental, utility, and furniture assistance, and medical and vision programs.

Staff	Total Participants	Active Participants	New Participants	Active Engagement (%)
Service Coordinator	65	24	0	36.9%
Social Work Intern	19	19	0	100%

Seniors/ Disabled

The seven (7) Circle of Friends (COF) groups continue to meet virtually on a weekly basis. Currently, there are fifty-two (52) total members. All members received a free COF T-shirt for their on-going participation in the program (*Pictures below*).

Meals on Wheels Delivered – 286

Meals delivered via HOSCO – 1,902

FSS

For July 2021, the FSS Coordinators contacted program participants regarding their program status and provided resource referrals for food, jobs, toiletries, and other additional resources.

A public housing resident graduated from the FSS program during the month of July. She completed all the goals in her action plan by becoming and remaining employed with St. Louis Metro.

Program	Total Participants	Active Escrow Accounts	New Participants	Active Engagement
FSS – HCV	56	35	0	62.5%
FSS – PH	39	13	0	33.3%

Program	Average Monthly Escrow	Average Total Escrow	Change (%)
FSS – HCV	\$240.39	\$6,407.43	↑.01
FSS – PH	\$129.42	\$4,235.71	↑.03

TABs

The St. Louis TAB meeting was held on July 28, 2021 via Zoom. Many of the resident council presidents were in attendance, in addition to the Resident Initiatives Department. TAB members were given information about the upcoming TAB election and Resident Commissioner's election.

All public housing residents have been notified about the upcoming TAB election and Resident Commissioner's election via mass mailing and email. The TAB election will take place on Thursday, October 21, 2021, and the Resident Commissioner's election will occur on November 5, 2021. Public housing residents can apply for candidacy in either election by signing up online at www.slha.org/forms or visiting their property manager's office for an application form. Residents may also contact the Resident Initiatives office for more information at (314) 286-4236.

The next TAB meeting is scheduled for August 18, 2021.

New Partners:

Bait ul Mal - House of Goods - www.islamstl.org. - 5911 Southwest Avenue 63139. This agency provides free furniture and other household items to residents on a referral basis only.

New Heights Community Resource Center - Connie Bobo - (314) 766-7402. This agency serves free meals to families in SLHA's public housing developments. New Heights already serves Clinton-Peabody and LaSalle Park, but would like to serve meals to families living in the Cochran development.

Upcoming Goals:

- The FSS team continues to input the FSS questionnaire in Yardi for the Client Tracking system. This system will allow the FSS team (and later, the Service Coordinator team) to electronically keep records for participants. The FSS team will continue with inputting the questionnaire, assessment, and goals in the Yardi Client Tracking system.
- The Resident Initiatives Department will distribute free Cardinals baseball tickets to elderly and family public housing residents. The tickets are for games scheduled on August 17, 2021 and September 9, 2021.
- The Senior Olympics will be held August 28 - September 6, 2021. Residents are encouraged to sign up and participate.

- SLHA has been asked to participate in the Salvation Army's Christmas Assistance program. Registration will be via paper forms and online.
- UMSL's School of Nursing will be working with SLHA to conduct health fairs via Zoom. These fairs will be open to senior and family residents living in SLHA public housing developments.

Pictures:



Circle of Friends modeling
their new T-shirts

Participant graduating from
the FSS program



LEGAL

MEMORANDUM

To: Alana C. Green

From: Fran Bruce, Planning and Procurement Manager

CC: Krista S. Peyton, General Counsel

Date: August 11, 2021

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 21-01 Invitation for Bids (IFB) for Clinton-Peabody Fire Damage Unit Repairs for three (3) units. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 27, 2021. Addendum No. 1 issued on June 7, 2021 provided the pre-bid meeting minutes and extended the due date for bids to June 21, 2021. The SLHA received one bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award.

RD 21-02 Invitation for Bids (IFB) for Clinton-Peabody Water Damage/Mold Unit Repairs for 20 units. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 27, 2021. Addendum No. 1 issued on June 7, 2021 provided the pre-bid

meeting minutes and extended the due date for bids to June 28, 2021. Addendum No. 2 was issued on June 18, 2021 to provide bid clarifications. Addendum No. 3 was issued on June 24, 2021 extending the due date for bids to July 1, 2021. Two (2) bids were received and one was deemed non-responsive because it lacked the submittal of a required bid bond. On July 28, 2021, due to the lack of a viable number of responses, the solicitation was cancelled and this IFB will be re-bid.

- RD 21-03 Invitation for Bids (IFB) for Parkview Elevator Replacement. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 28, 2021. Addendum No. 1 issued on June 11, 2021 provided the pre-bid meeting minutes and extended the due date for bids to June 29, 2021. Addendum No. 2 was issued on June 29, 2021 to provide bid clarifications and to extend the due date for bids to July 6, 2021. The SLHA received one bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award.
- RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation Plan was approved on June 7, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The RFQ is being revised per comments and recommendations made by the Planning and Procurement Manager. A new bid date and virtual pre-bid meeting will be rescheduled once the RFQ is approved.
- RD 21-09 Invitation for Bids (IFB) for Hodiament Unit Renovations and Repairs. The Acquisition and Solicitation Plan was approved on June 25, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. However, all activities related to this IFB are on hold until such time as the site is made safe for access by staff and contractors.
- RD 21-11 Invitation for Bids (IFB) for Euclid Roof Replacement and Building Exterior Repairs. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 28, 2021. Addendum No. 1 issued June 2, 2021 provided the pre-bid meeting minutes and extended the due date for bids to June 21, 2021.

Addendum No. 2 was issued on June 18, 2021 to provide bid clarifications and to extend the due date for bids to June 28, 2021. Addendum No. 3 was issued on June 24, 2021 to provide bid clarifications and to extend the due date for bids to July 2, 2021. On June 28, 2021, two (2) bids were received. This solicitation is being cancelled because all the bids received were more than 150% greater than the planned budget amount for the project and the current lead time on roofing materials is five months. The project will be re-bid and the design for the project re-evaluated to determine if a less costly option is available.

RD 21-12 Invitation for Bids (IFB) for Parkview Building Exterior Repairs. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 28, 2021. Addendum No. 1 issued June 11, 2021 provided the pre-bid meeting minutes and extended the due date for bids to June 22, 2021. Addendum No. 2 was issued on June 18, 2021 to provide bid clarifications and to extend the due date for bids to June 28, 2021. Addendum No. 3 was issued on June 25, 2021 to provide bid clarifications and to extend the due date for bids to July 6, 2021. The SLHA received three (3) responsive bids for this solicitation. The Modernization and Development department is completing the due diligence to approve recommendation for contract award.

RD 21-13 Invitation for Bids (IFB) for Badenhaus Sewer Repairs. The Acquisition and Solicitation Plan was approved on June 14, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on June 30, 2021, offering an additional pre-bid meeting on July 7, 2021 and extending the bid due date to July 15, 2021. Addendum No. 2 was issued on July 7, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 3 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Addendum No. 4 issued on July 28, 2021 provided clarification on insurance requirements and extended the bid due date to August 18, 2021.

RD 21-14 Invitation for Bids (IFB) for Lookaway Exterior Site Improvements. The Acquisition and Solicitation Plan was approved on June 10, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-

Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on July 9, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 2 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Bid opening was held on July 29, 2021. Two (2) bids were received. Bids are under review for responsiveness and responsibility prior to award.

RD 21-15 Request for Quotations (RFQ) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plan was approved on June 28, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The Acquisition and Solicitation Plan for this project is being revised and re-submitted for review and approval. Not enough time was given previously to meet planned approval dates. Once approved, this project will be re-advertised.

RD 21-16 Invitation for Bids (IFB) for Clinton-Peabody Emergency Site Lighting Repairs. The Acquisition and Solicitation Plan was approved on June 9, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 21, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on July 6, 2021. On July 22, 2021, Addendum No. 2 was issued to revise the specifications and to extend the bid due date to August 18, 2021.

RD 21-17 Invitation for Bids (IFB) for Walnut Park Unit Repairs (limited modernization). The Acquisition and Solicitation Plan was approved on June 9, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 21, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on July 6, 2021. Addendum No. 1 was issued on July 13, 2021 to include an additional pre-bid meeting for July 20, 2021, include the revised wage determination and to extend the bid due date from July 22, 2021 to August 4, 2021. Addendum No. 2 issued on July 22, 2021 provided revisions to the specifications.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

HM 21-10 Request for Proposals (RFP) for Property Management Services for Various Public Housing Complexes. The Acquisition and Solicitation Plan was approved on May 4, 2021. The RFP was advertised in the May 6, 2021 edition of the St. Louis American and in the May 7, 2021 edition of the St. Louis Post-Dispatch. The RFP was released on May 10, 2021 online through bidding service QuestCDN. A virtual pre-proposal meeting was held on May 18, 2021. Addendum No. 1 was issued on June 1, 2021 to extend the proposal due date to June 18, 2021. Three (3) proposals were received on June 18, 2021. An eight-member evaluation team was selected and provided proposals for evaluations on June 23, 2021. Evaluations of the proposals were completed on July 17, 2021. The Evaluation Summary was completed on July 26, 2021. On July 27, 2021, a four-member negotiation team was assigned and a negotiation meeting was conducted on July 30, 2021. The Property Management Company is considering SLHA's offer.

COMMUNICATIONS

MARKETING & COMMUNICATIONS

JULY MONTHLY ACTIVITY REPORT

<u>Activities Completed/In Progress</u>	<u>July 2021</u>	<u>Detail</u>
Number of Design and General Projects	2 completed 5 in progress	New Hire Business Cards and Name Plates (1) New Hire Announcements (1) <i>Resident Demographic Profiles (in progress)</i> <i>Resident Initiatives Newsletter Template (in progress)</i> <i>Resident Initiatives Brochure (in progress)</i> <i>Mobility Connection Brochure (in progress)</i> <i>Website Re-design (in progress)</i>
Number of Press Releases	0	
Number of Social Media Posts	2	TAB and Resident Commissioners Upcoming Elections BOC Meeting Cancelled
Number of Website Posts	6 SLHA Agency 2 RI Resources	General SLHA website updates and Public Meetings/Hearings/Announcements/Contacts Community Resources and Events
Number of SLHA Events Photographed	0	
Number of Communications Meetings	2	Strategic Plan Quarterly Meeting PR Crisis Management Virtual Meeting w/Vandiver Group Website Design Concept Meeting w/Werremeyer Communications Strategy Session w/Vandiver Group

Website and social media analytics are as follows:

Website Analytics	June 2021	July 2021	Percent (%) Change
Total Sessions	15,035	12,977	-13.7%
New Visitors	8,703	8,017	-7.9%
Returning Visitors	2,889	2,554	-11.6%
Page Views	67,869	56,268	-17.1%
Missouri Visits	6,865	6,165	-10.2%
Illinois Visits	939	894	-4.8%

Devices Used to Access Website	July 2021	Percent (%) per device
Mobile	5,942	65%
Desktop	3,017	33%
Tablet	139	2%

Facebook	June 2021	July 2021	Percent (%) Change
Page Views	122	118	-3.3%
Page Likes	1,125	1,124	-0.1%
Followers	1,158	1,159	0.1%

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: August 11, 2021

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JULY 31, 2021

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
58	0	0	58

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Part-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary Part-Time to Temporary Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

RECRUITMENT**Number of Position Vacancies Published This Month: 1****Number of Position Vacancies Carried Over From Previous Month: 2****Applications****Received This Month****Position Vacancies Published this Month:**

Intake Specialist	158
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Additional Applications Received this Month:

Service Coordinator – Public Housing Family	47
Front Desk and Lobby Attendant	43

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Darrell Miller	Cyber Security Awareness Training	1.25

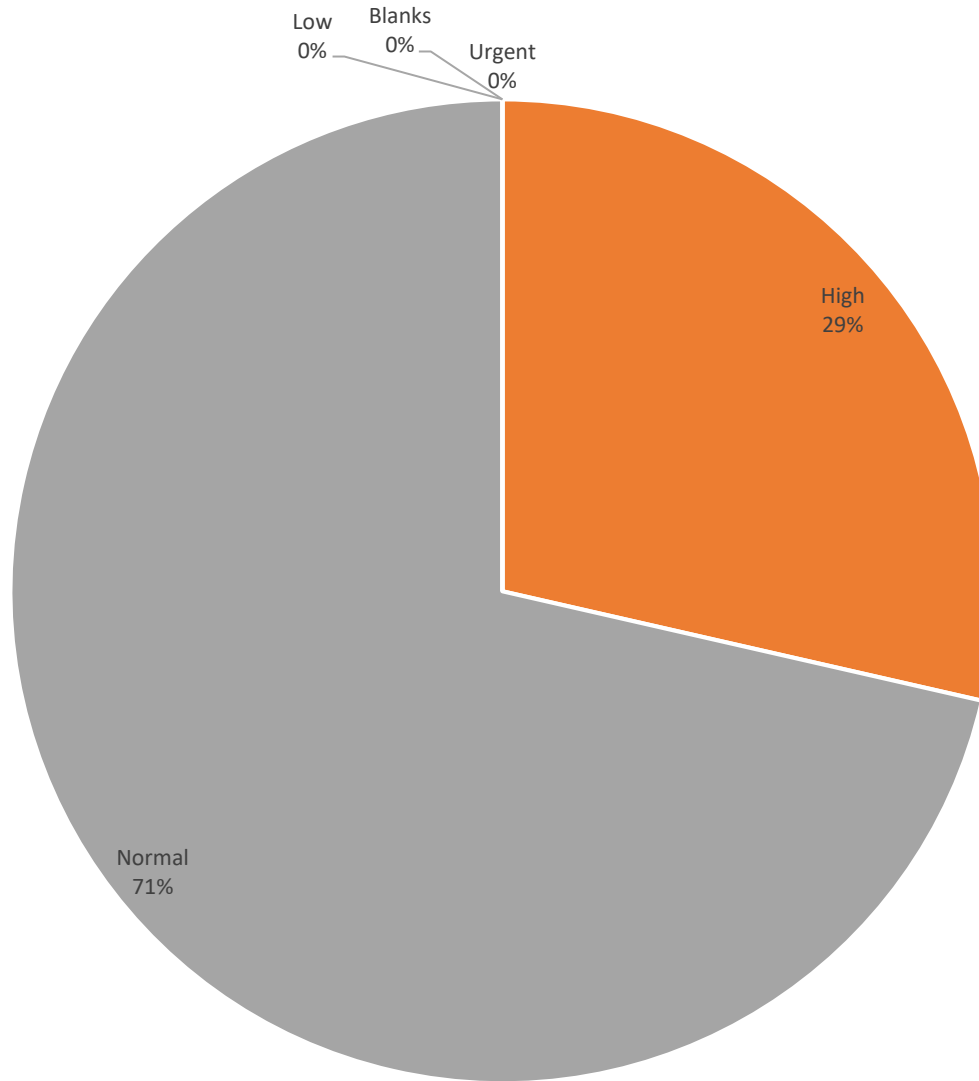
EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					

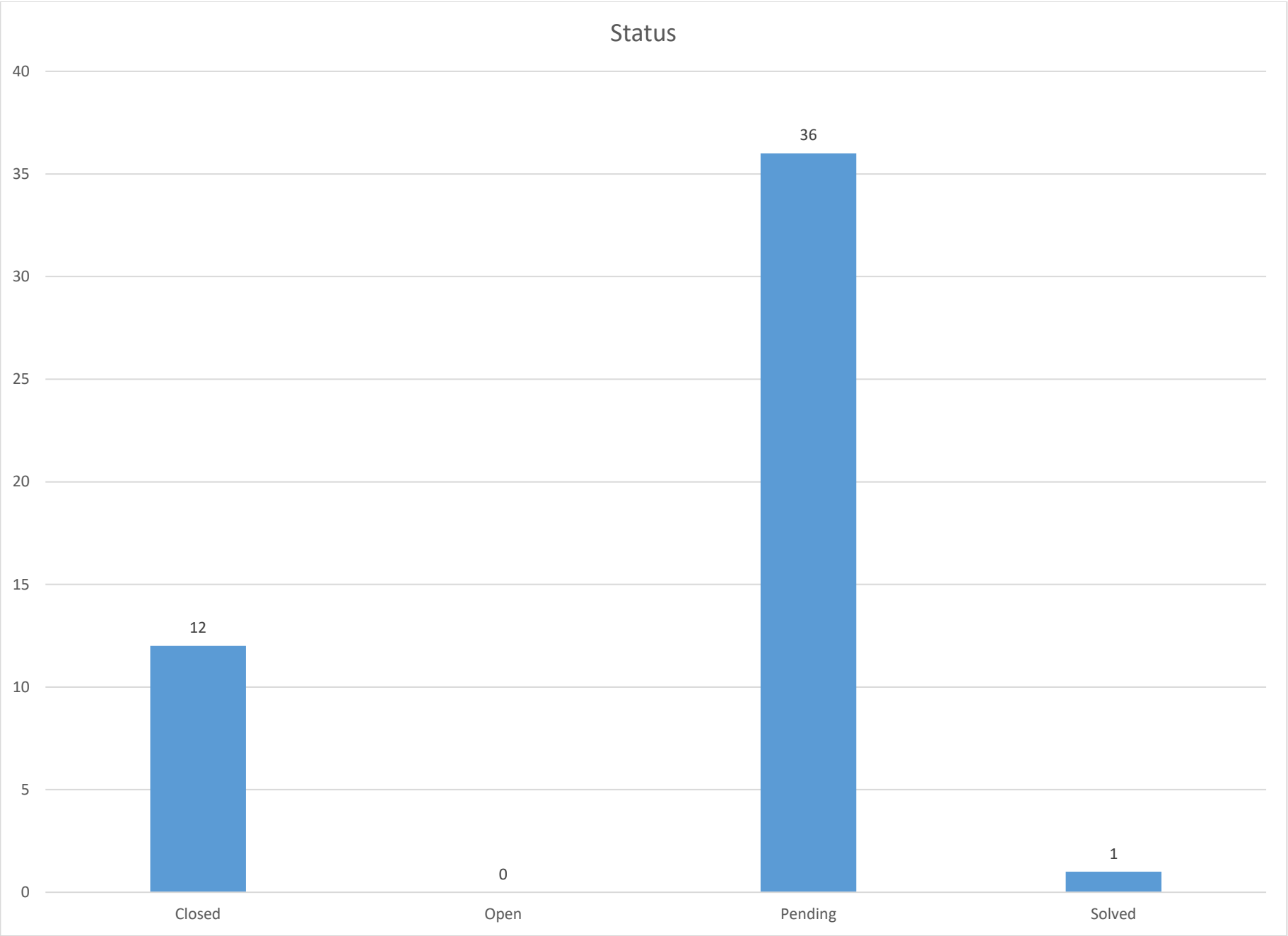
SUMMARY OF COMPLAINTS

JULY 2021

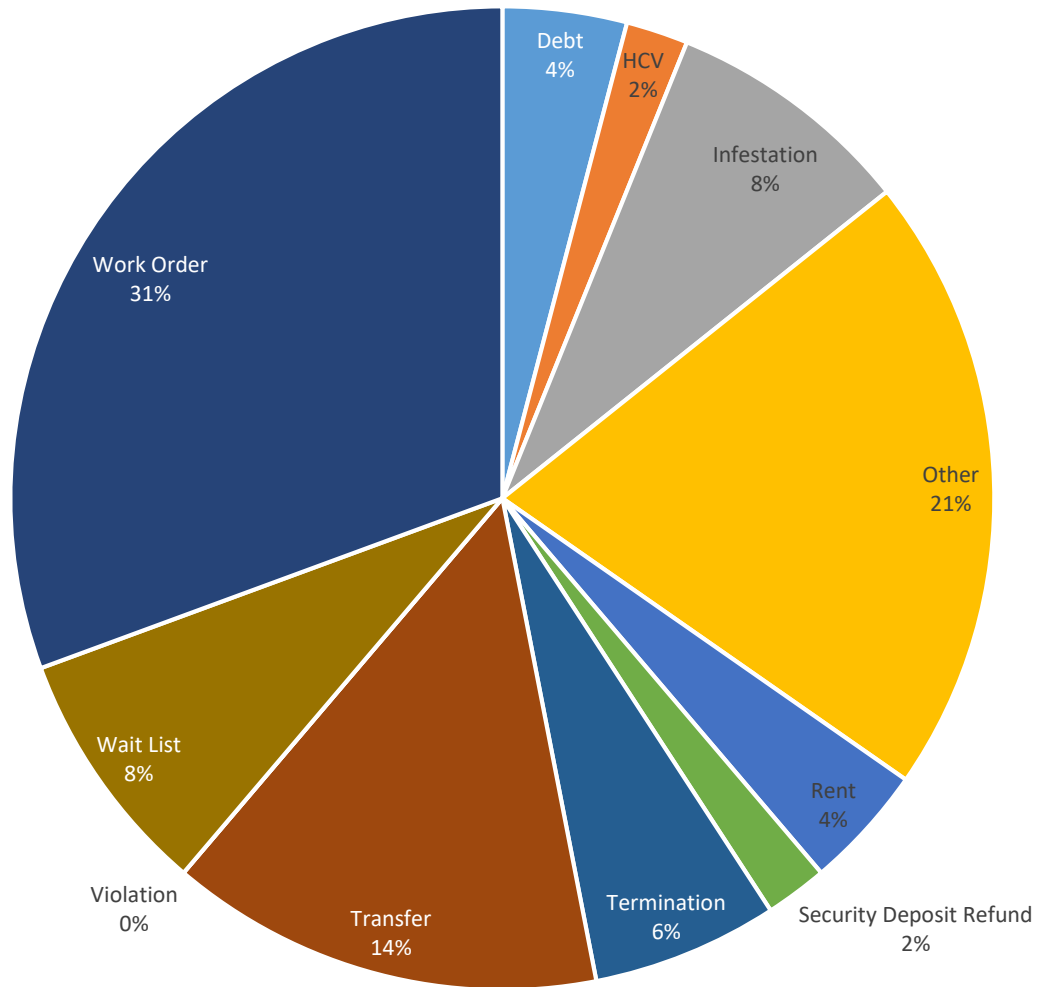
Priority



■ Urgent ■ High ■ Normal ■ Low ■ Blanks

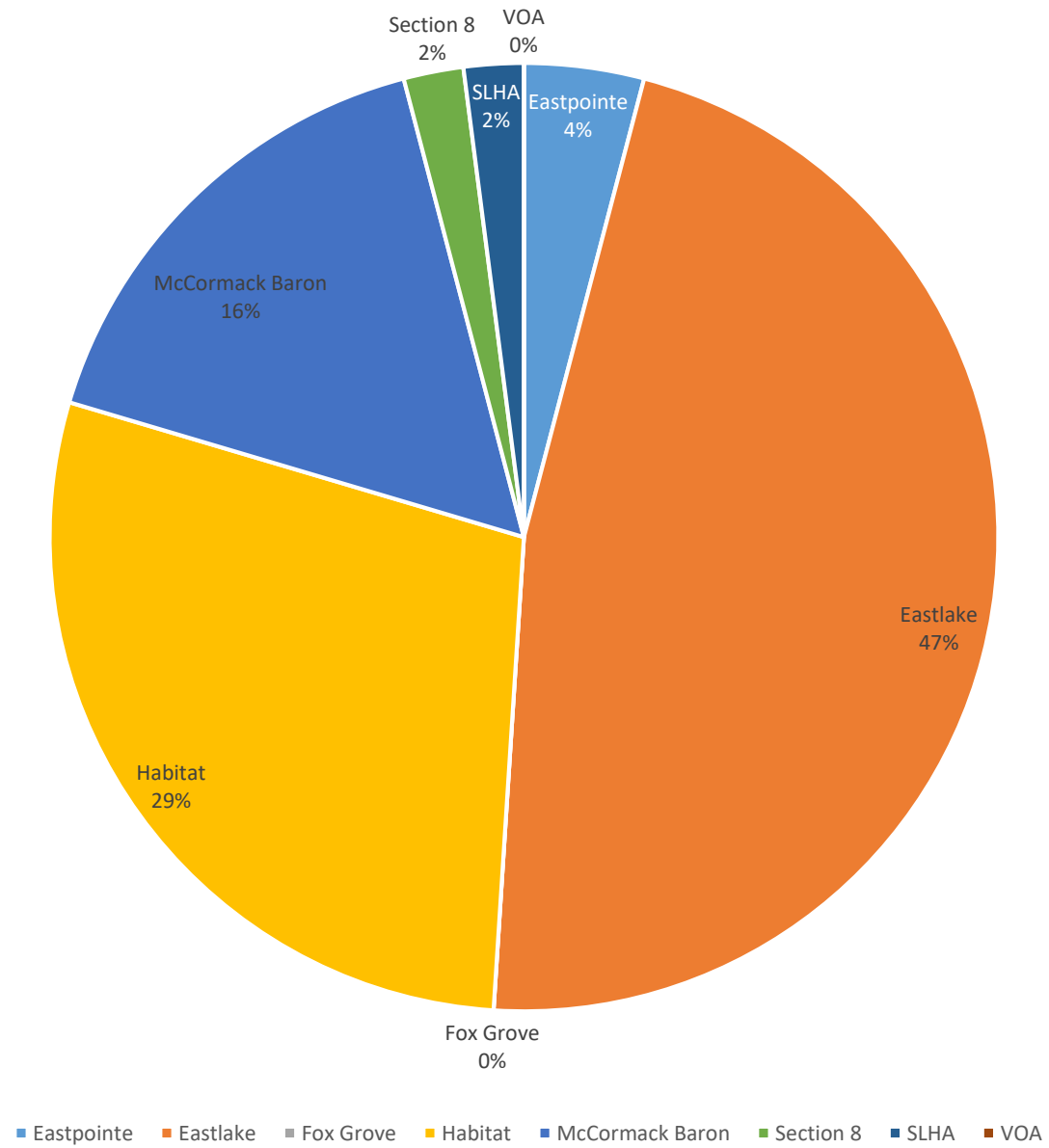


Category

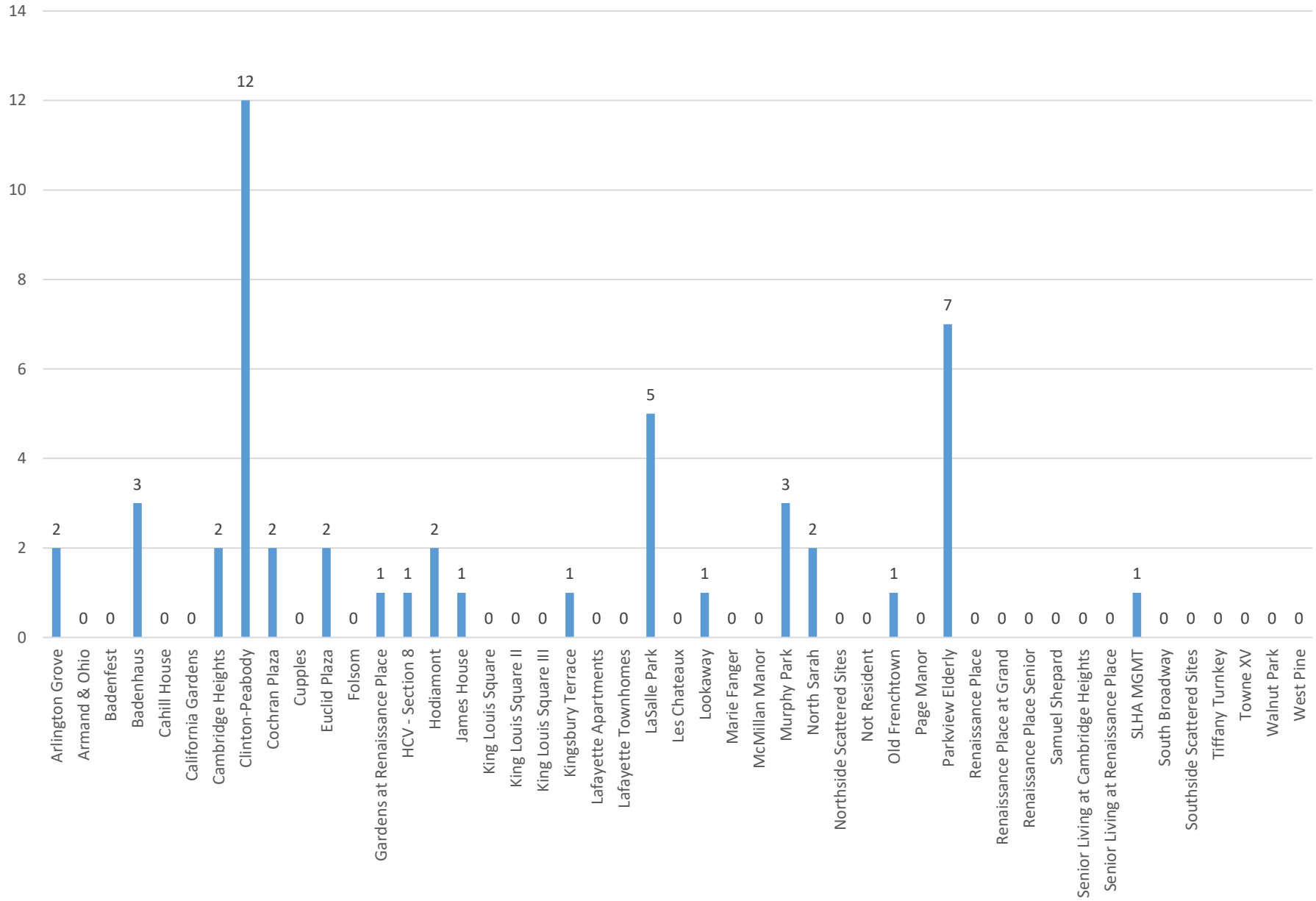


■ Debt ■ HCV ■ Infestation ■ Other ■ Rent ■ Security Deposit Refund ■ Termination ■ Transfer ■ Violation ■ Wait List ■ Work Order

PMC



Development



COMPLIANCE

MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

Date: August 11, 2021

Subject: Compliance Board Report

Section 8 Management Assessment Program (SEMAP)

The Internal Auditor has begun the annual SEMAP certification preparation for fiscal year end 2021. The annual SEMAP certification is due to HUD in November.

The detailed SEMAP score is reported in the Department of Operations' section of the board report.

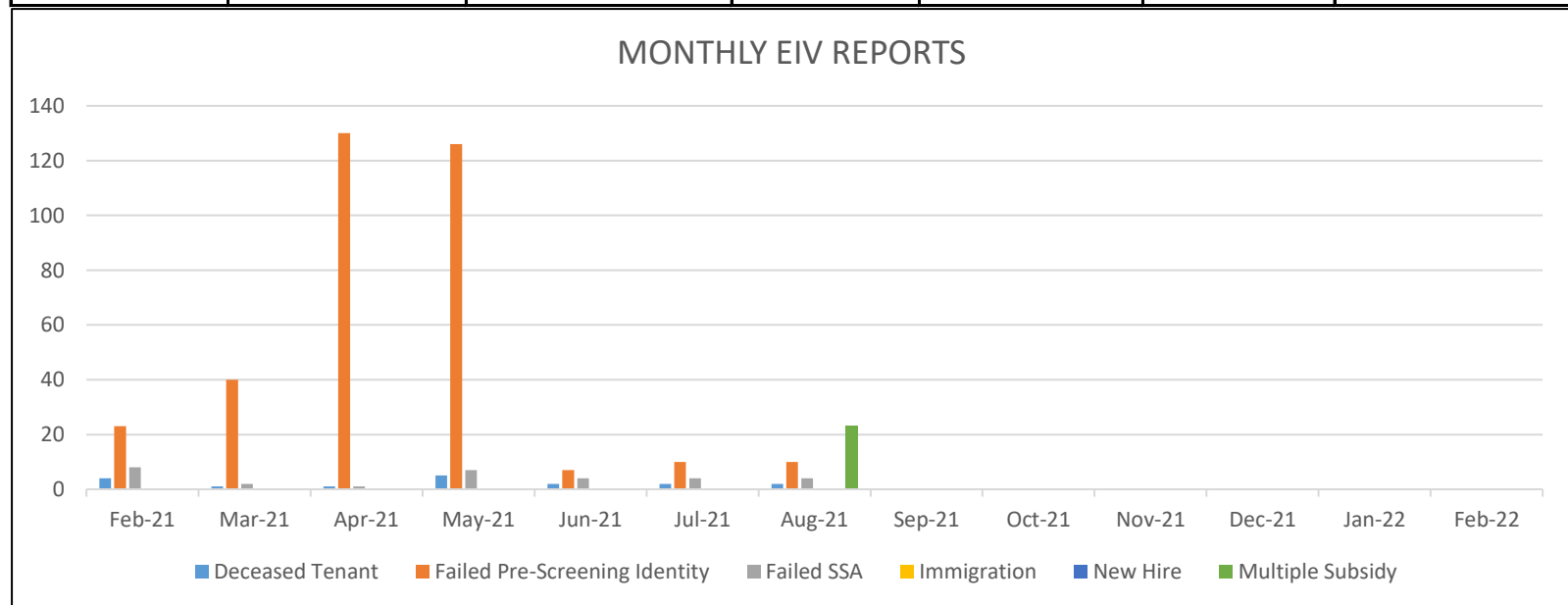
Enterprise Income Verification (EIV)

The monthly review of HUD's EIV reports for Housing Choice Voucher (HCV) and Public Housing (PH) is as follows:

<i>(Data by household)</i>	Public Housing	Housing Choice Voucher
Deceased Tenant <i>(matched on SSA death master file)</i>	2	4
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	10	15
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	4	4
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	0	4
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	23	23

Note that the attached monthly EIV reporting information for both Public Housing and Section 8 is unavailable for the months of January through June under Multiple Subsidy, as that the data is overwritten monthly.

Public Housing	MONTHLY EIV REPORTS (# of Households)					
Date	Deceased Tenant	Failed Pre-Screening Identity	Failed SSA	Immigration	New Hire	Multiple Subsidy
Feb-21	4	23	8	0	0	UNAVBL
Mar-21	1	40	2	0	0	UNAVBL
Apr-21	1	130	1	0	0	UNAVBL
May-21	5	126	7	0	0	UNAVBL
Jun-21	2	7	4	0	0	UNAVBL
Jul-21	2	10	4	0	0	UNAVBL
Aug-21	2	10	4	0	0	23
Sep-21						
Oct-21						
Nov-21						
Dec-21						
Jan-22						
Feb-22						



Section 8	MONTHLY EIV REPORTS (# of Households)					
Date	Deceased Tenant	Failed Pre-Screening Identity	Failed SSA	Immigration	New Hire	Multiple Subsidy
Feb-21	2	199	5	0	0	UNAVBL
Mar-21	4	262	13	0	1	UNAVBL
Apr-21	5	252	6	0	4	UNAVBL
May-21	7	322	8	0	1	UNAVBL
Jun-21	2	17	4	0	3	UNAVBL
Jul-21	7	10	11	0	1	UNAVBL
Aug-21	4	15	4	0	4	23
Sep-21						
Oct-21						
Nov-21						
Dec-21						
Jan-22						
Feb-22						

