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Resource Fair and Backpack Give-A-Way at Clinton-Peabody

MONTHLY ACTIVITY REPORTS

September 2021

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: October 22, 2021

Subject: Monthly Activities Report

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

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 8/31/2021
- Public Housing AMP Budgets as of 8/31/2021
- Financial Condition Indicators as of 8/31/2021
- Management Operations Indicator as of 8/31/2021
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 8/31/2021
- HCV Budget as of 8/31/2021
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of 8/31/2021

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: October 13, 2021

SUBJECT: Asset Management Board Report

In addition to the attached reports for the October 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 continues to refine monthly reporting to provide the Board with up-to-date information on property performance. Starting with this month's report, the *Non-Emergency Work Order Activity* report will only include work orders categorized as "Routine" and "Urgent." This change was made to give a more accurate representation of management's response time specifically related to resident requests. Management initiated work orders (IE: make readies, preventative maintenance, inspections, general cleaning, extermination, etc.) will still be reviewed and monitored by Asset Management, but will no longer be included the summary in the Board Report. Future reports will include an additional financial analysis as the transition to a new property management team is completed.

Management Transition. As of October 1, 2021, The Habitat Co. (THC) assumed management of the former East Lake portfolio (except for the Northside Scattered Sites development). Leading up to, and during, the transition, East Lake provided a very minimal level of information and coordination.

Discussions with THC staff have already identified multiple issues, including missing resident files, scant information on vendors/contracts, improper posting of rent payments and many outstanding emergency work orders. Within the next 30-60 days, THC will provide a report of their preliminary findings to SLHA.

In September, SLHA also ramped up efforts to assume management of the North Side Scattered Sites development. SLHA hired several new staff who will be working from the management office at 1007 N. Taylor. In addition to daily operations, the new staff will focus on addressing outstanding work orders, resident complaints and deferred maintenance. Starting in October, SLHA staff will also be inspecting all 128 units (both vacant and occupied) to assess the unit conditions and make recommendations for the entire North Side Scattered Sites portfolio.

State Assistance for Housing Relief (SAFHR) Program. With the assistance of SLHA's Finance department, Asset Management submitted applications to MHDC for the State Assistance for Housing Relief (SAFHR) Program. Applications included 21 developments previously managed by East Lake Management with \$263,258 in past due rent for 218 residents, of which 75% or approximately \$197,443 is potentially

eligible. To date, SLHA has only received initial approval for three developments (Cochran, King Louis Square III, and Lafayette Apartments), but has not received any funds. Other management companies also applied for the program, but SLHA has not received confirmation of any other awards.

Efforts to Address Vacancies. Asset Management continues to focus on efforts to reduce the number of vacant units throughout SLHA's portfolio. Management is required to submit regular updates on all currently vacant units. Going forward, special focus will be made to address vacancies in the North Side Scattered Sites portfolio and the former East Lake developments now managed by THC.

Reporting Systems (PIC & EIV). Starting in August, Asset Management began working with MRI/Tenmast to provide assistance in resolving errors in data submitted to HUD's Public and Indian Housing Information Center (PIC). As a result, the reporting rate for public housing initially increased from 75.58% in July to 90.62% in August. Since then, progress has been slower due to myriad staff changes throughout the management transition, and staff turnover in established management companies. Asset Management staff continues to meet weekly with MRI and work with property management staff to resolve errors and complete overdue recertifications to reach HUD's required reporting rate of 95%.

Review of Work Orders in Yardi. Due to the management change and staffing transitions, full implementation has been delayed. However, progress has been made in reviewing Yardi to clean up data entry errors in work orders to provide more accurate information in the monthly board report. In addition, we have contacted several properties about closing old work orders that likely had been completed, but not closed in Yardi. Specifically, McCormack Baron (MCB) has a large number of open work orders, which may have been completed, but not closed in Yardi. This is likely due to the fact that site staff used two different Yardi databases (SLHA & MCB). MCB is currently addressing the issue and anticipates all completed work orders closed by the end of October.

Ongoing Projects:

- a. **Clinton-Peabody Satisfaction Survey.** Asset Management developed a survey to measure resident satisfaction with management over the past 12 months. Outreach efforts by Action St. Louis, who agreed to administer the survey, have been further delayed by various staffing issues. Asset Management staff will be reviewing alternatives to implement the survey and measure resident satisfaction.
- b. **Clinton-Peabody Work Order Satisfaction Survey.** Asset Management developed a brief online survey designed to be automatically emailed to residents once a work order was completed in Yardi. Currently, survey efforts have been put on hold since Yardi appears to not have the functionality required to administer the survey. Asset Management will continue to work with Yardi and SLHA IT to identify a solution.
- c. **Parkview – Water Infiltration.** HUD has approved a total of eight vacant units for MOD status due to water infiltration pending completion of exterior repairs to the building facade. SLHA's Modernization and Development department issued a bid solicitation in June (due in August). In addition to the eight offline units, approximately 30 other units are affected by varying degrees of water infiltration.
- d. **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 (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.

- e. 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 vacant units in MOD status. Currently, efforts to move out current residents have been delayed by the management transition. Property management is working to evict the squatters and secure and trash out the vacant units in preparation for planned bid solicitations.
- f. LaSalle Park. Final turnover of 48 renovated units was completed on July 30th. As of September, management staff completed 46 move-ins. The final two move-ins were delayed by the management transition and are expected to be occupied by the end of October.

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		6/1/2021 Occupied
				Occupied	Occ. %	Occupied	Occ. %	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	80%	264
340	MO001000034	LaSalle Park	148	98	98%	96	96%	97	97%	98	98%	100	100%	100	100%	98	98%	93
370	MO001000037	Cochran Plaza	78	73	94%	71	91%	72	92%	72	92%	71	91%	72	92%	72	92%	71
220	MO001000038	Lafayette Apartments	26	26	100%	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	93%	26
350		Armand & Ohio	4	4	100%	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	100%	6
382		Marie Fanger	6	5	83%	5	83%	5	83%	6	100%	5	100%	5	100%	5	100%	5
410		South Broadway	10	10	100%	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	94%	31
421		Tiffany Turnkey	25	25	100%	25	100%	25	100%	24	96%	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	100%	8
160		McMillan Manor	20	20	100%	20	100%	20	100%	20	100%	19	95%	19	95%	17	85%	16
260		Page Manor	10	10	100%	10	100%	9	90%	9	90%	8	80%	8	80%	9	90%	9
381		Samuel Shepard	16	14	88%	15	94%	14	88%	14	88%	13	81%	13	81%	12	75%	12
383		Cupples	4	4	100%	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	85%	17
411		Walnut Park	13	8	89%	8	89%	8	89%	8	89%	9	100%	9	100%	9	100%	9
412		Lookaway	17	15	88%	14	82%	14	82%	15	88%	16	94%	16	94%	17	100%	17
510		McMillan Manor II	18	17	94%	17	94%	17	94%	17	94%	17	94%	17	94%	17	94%	17
520	MO001000052	King Louis III	24	20	87%	21	91%	21	91%	21	91%	21	91%	21	91%	21	91%	22
470	MO001000047	King Louis Square	36	36	100%	36	100%	36	100%	36	100%	36	100%	36	100%	36	100%	36
490	MO001000049	King Louis Square II	44	41	98%	41	98%	39	93%	39	93%	40	95%	40	95%	40	95%	40
440	MO001000044	Murphy Park I	93	83	89%	84	90%	83	89%	84	90%	83	89%	83	89%	83	89%	82
450	MO001000045	Murphy Park II	64	59	92%	58	91%	58	91%	58	91%	56	88%	56	88%	56	88%	56
460	MO001000046	Murphy Park III	65	60	92%	58	89%	58	89%	59	91%	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	92%	57
540	MO001000054	Sr. Living at Renaissance Pl	75	74	99%	74	99%	75	100%	75	100%	67	89%	65	87%	68	91%	69
550	MO001000055	Gardens at Renaissance Pl	22	22	100%	22	100%	21	95%	22	100%	21	95%	21	95%	21	95%	21
560	MO001000056	Cahill House	80	75	94%	77	96%	78	98%	79	99%	79	99%	79	99%	79	99%	78
570	MO001000057	Renaissance Pl @ Grand II	36	35	100%	35	100%	34	100%	34	100%	34	100%	34	100%	34	100%	34
590	MO001000059	Renaissance Place @ Grand III	50	49	98%	49	98%	50	100%	49	98%	48	96%	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	95%	71
630	MO001000063	Arlington Grove	70	61	87%	61	87%	62	89%	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	86%	51
650	MO001000065	North Sarah II	46	44	96%	44	96%	44	96%	44	96%	44	96%	44	96%	45	98%	44
660	MO001000066	North Sarah III	35	34	97%	33	94%	33	94%	33	94%	33	94%	33	94%	34	97%	34
580	MO001000058	Cambridge Heights	46	36	78%	36	78%	36	78%	36	78%	35	76%	35	76%	35	76%	35
600	MO001000060	Cambridge Heights II	44	35	80%	35	80%	34	77%	34	77%	33	75%	31	70%	27	61%	28
100	MO001000010	James House	126	114	90%	113	90%	113	90%	112	89%	114	90%	115	91%	116	92%	117
132	MO001000013	Euclid Plaza Elderly	108	107	99%	107	99%	106	98%	106	98%	107	99%	107	99%	108	100%	108
170	MO001000017	West Pine	99	97	99%	97	99%	97	99%	98	100%	96	98%	96	98%	98	100%	98
190	MO001000019	Parkview Elderly	295	282	98%	278	97%	271	94%	270	94%	272	95%	271	94%	273	95%	265
280	MO001000028	Badenhaus Elderly	100	98	98%	98	98%	98	98%	96	96%	93	93%	92	92%	91	91%	92
390		Badenfest Elderly	21	21	100%	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	96%	115
480	MO001000048	Les Chateaux	40	36	90%	37	93%	37	93%	36	90%	35	88%	35	88%	35	88%	36
	TOTAL		2,790	2,529		2,511		2,497		2,493		2,468		2,462		2,461		2,448

Occupancy

AMP #	DEVELOPMENT	# UNITS	Occ. %	7/1/2021		8/1/2021		9/1/2021		
				Occupied	Occ. %	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	358	80%	262	79%	244	73%	26	244	73%
MO001000034	LaSalle Park	148	93%	94	94%	136	119%	2	136	93%
MO001000037	Cochran Plaza	78	91%	69	88%	69	88%		70	90%
MO001000038	Lafayette Apartments	26	100%	25	96%	25	96%		25	96%
	California Gardens	28	93%	26	93%	26	93%		25	89%
	Armand & Ohio	4	100%	4	100%	4	100%		4	100%
	Folsom	6	100%	5	83%	5	83%		5	83%
	Marie Fanger	6	100%	5	100%	5	100%	1	5	100%
	South Broadway	10	100%	10	100%	10	100%		10	100%
	Lafayette Townhomes	38	91%	30	88%	30	88%	4	31	91%
	Tiffany Turnkey	25	96%	24	96%	24	96%		24	96%
MO001000041	Towne XV	8	100%	8	100%	8	100%		8	100%
	McMillan Manor	20	80%	14	70%	13	65%		12	60%
	Page Manor	10	90%	9	90%	8	80%		7	70%
	Samuel Shepard	16	75%	12	75%	13	81%		13	81%
	Cupples	4	100%	3	75%	3	75%		3	75%
	Hodiamont	22	94%	17	94%	17	100%	6	15	94%
	Walnut Park	13	100%	9	100%	9	100%	4	9	100%
	Lookaway	17	100%	17	100%	17	100%		16	94%
	McMillan Manor II	18	94%	16	89%	16	89%		15	83%
MO001000052	King Louis III	24	96%	22	96%	22	96%	1	21	91%
MO001000047	King Louis Square	36	100%	36	100%	35	97%		35	97%
MO001000049	King Louis Square II	44	95%	39	93%	40	95%	2	40	95%
MO001000044	Murphy Park I	93	88%	76	82%	73	78%		75	81%
MO001000045	Murphy Park II	64	88%	54	84%	54	84%		55	86%
MO001000046	Murphy Park III	65	91%	59	91%	59	91%		61	94%
MO001000050	Renaissance Pl @ Grand	62	92%	57	92%	58	94%		59	95%
MO001000054	Sr. Living at Renaissance Pl	75	92%	68	91%	73	97%		72	96%
MO001000055	Gardens at Renaissance Pl	22	95%	21	95%	21	95%		22	100%
MO001000056	Cahill House	80	98%	80	100%	80	100%		77	96%
MO001000057	Renaissance Pl @ Grand II	36	100%	34	100%	34	100%	3	30	91%
MO001000059	Renaissance Place @ Grand III	50	96%	48	96%	48	96%		46	92%
MO001000062	Sr. Living at Cambridge Heights	75	95%	72	96%	72	96%		73	97%
MO001000063	Arlington Grove	70	89%	62	89%	59	84%		57	81%
MO001000064	North Sarah	59	86%	53	90%	51	86%		50	85%
MO001000065	North Sarah II	46	96%	44	96%	44	96%		42	91%
MO001000066	North Sarah III	35	97%	34	97%	34	97%		34	97%
MO001000058	Cambridge Heights	46	76%	35	76%	35	76%		33	72%
MO001000060	Cambridge Heights II	44	64%	28	64%	29	66%		32	73%
MO001000010	James House	126	93%	120	95%	121	96%		119	94%
MO001000013	Euclid Plaza Elderly	108	100%	106	98%	104	96%		105	97%
MO001000017	West Pine	99	100%	98	100%	96	98%	1	95	97%
MO001000019	Parkview Elderly	295	92%	263	92%	264	92%	8	263	92%
MO001000028	Badenhaus Elderly	100	92%	94	94%	92	92%		92	92%
	Badenfest Elderly	21	100%	21	100%	21	100%		21	100%
MO001000061	Kingsbury Terrace	120	96%	115	96%	113	94%		111	93%
MO001000048	Les Chateaux	40	90%	35	88%	35	88%		34	85%
TOTAL		2,790		2,433		2,449		58	2,431	

**Work Order Activity
Emergencies**

September 1 - September 30, 2021

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open**
020	Clinton-Peabody	312	79	38	22	353	122
100	James House	23	16	8	9	31	43
132	Euclid Plaza Elderly	3	12	10	0	5	47
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	2	0	0	-	2	171
170	West Pine	24	9	0	-	33	57
190	Parkview Elderly	3	21	20	3	4	4
220	Lafayette Apartments	5	1	0	-	6	59
230	California Gardens	8	0	0	-	8	64
260	Page Manor	2	0	0	-	2	156
280	Badenhaus Elderly	0	2	2	0	0	-
340	LaSalle Park	6	17	9	0	14	26
350	Armand & Ohio	1	0	0	-	1	115
370	Cochran Plaza	168	26	7	5	187	129
380	Folsom	2	1	0	-	3	44
381	Samuel Shepard	1	0	0	-	1	204
382	Marie Fanger	2	0	0	-	2	88
383	Cupples	-	-	-	-	-	-
384	Hodiamont	10	0	0	-	10	233
390	Badenfest Elderly	0	1	1	0	0	-
410	South Broadway	3	2	0	-	5	43
411	Walnut Park	-	-	-	-	-	-
412	Lookaway	4	0	0	-	4	343
420	Lafayette Townhomes	15	5	1	1	19	62
421	Tiffany Turnkey	4	1	1	0	4	59
440	Murphy Park I	18	0	0	-	18	400****
450	Murphy Park II	10	0	0	-	10	385****
460	Murphy Park III	23	0	0	-	23	398****
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	1	0	1	0	0	-
500	Renaissance Pl @ Grand	0	6	6	1	0	-
510	McMillan Manor II	4	0	0	-	4	253
520	King Louis III	53	4	0	-	57	110
540	Sr. Living at Renaissance Pl	27	0	0	-	27	377****
550	Gardens at Renaissance Pl	1	0	0	-	1	542***
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	0	4	4	1	0	-
580	Cambridge Heights	1	0	0	-	1	33
590	Renaissance Place @ Grand III	0	5	5	2	0	-
600	Cambridge Heights II	4	0	0	-	4	395
620	Sr. Living at Cambridge Heights	0	1	1	0	0	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	3	0	3	44	0	-
650	North Sarah II	2	0	0	-	2	378***
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	0	5	5	0	0	-
	Total	433	139	84	-	488	-

*Average Days Completed includes only work orders completed during the reporting period

**Average Days Open includes all open work orders as of the last day of the reporting period.

***Fields with no data for the reporting period are identified with "-."

****Working with site staff to resolve. Data included many old work orders that may have been completed, but just not closed in Yardi

**Work Order Activity
Non-Emergencies**

September 1 - September 30, 2021

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open*
020	Clinton-Peabody	69	29	21	6	77	160
100	James House	22	13	19	14	16	64
132	Euclid Plaza Elderly	9	35	36	1	8	36
150	Towne XV	3	1	0	-	4	75
160	McMillan Manor	6	0	1	1	5	87
170	West Pine	57	26	10	19	73	101
190	Parkview Elderly	5	135	116	1	24	4
220	Lafayette Apartments	-	-	-	-	-	-
230	California Gardens	2	0	0	-	2	86
260	Page Manor	1	1	0	-	2	68
280	Badenhaus Elderly	7	17	16	0	8	235
340	LaSalle Park	12	43	26	2	29	23
350	Armand & Ohio	1	0	0	-	1	141
370	Cochran Plaza	8	0	0	-	8	161
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	10	0	0	-	10	73
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	6	0	0	-	6	131
390	Badenfest Elderly	0	2	2	2	0	-
410	South Broadway	1	0	0	-	1	182
411	Walnut Park	4	4	0	-	8	41
412	Lookaway	7	2	1	9	8	73
420	Lafayette Townhomes	11	0	0	-	11	91
421	Tiffany Turnkey	-	-	-	-	-	-
440	Murphy Park I	13	0	0	-	13	434****
450	Murphy Park II	8	0	0	-	8	374****
460	Murphy Park III	7	0	0	-	7	415****
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	-	-	-	-	-	-
500	Renaissance Pl @ Grand	0	3	3	1	0	-
510	McMillan Manor II	9	6	0	-	15	54
520	King Louis III	4	1	0	-	5	133
540	Sr. Living at Renaissance Pl	5	9	8	16	6	167****
550	Gardens at Renaissance Pl	1	0	0	-	1	548****
560	Cahill House	15	0	0	-	15	533****
570	Renaissance Pl @ Grand II	1	3	3	7	1	3
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	0	6	6	4	0	-
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	0	3	3	0	0	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	2	0	0	1	2	375****
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	2	19	15	1	6	28
	Total	239	329	265	-	303	-

*Average Days Completed includes only work orders completed during the reporting period

**Average Days Open includes all open work orders as of the last day of the reporting period.

***Fields with no data for the reporting period are identified with "-"

****Working with site staff to resolve. Data included many old work orders that may have been completed, but just not closed in Yardi

Starting with this month's report only work orders categorized as "Routine" and "Urgent" were included in the monthly activity report. This change was made to give a more accurate representation of Management's response time to resident requests. Management initiated work orders such as for Preventative Maintenance, Inspections, Extermination, etc. will no longer be included in this report.

Move-Out Analysis

September 1 - September 30, 2021

	September 2021		October 2020 – September 2021	
Abandonment of Unit	6	14.3%	56	13.2%
Deceased	6	14.3%	51	12.0%
Did Not Like Unit			4	0.9%
Evicted-Legal Action*	1	2.4%	20	4.7%
Incarcerated			2	0.5%
Moved- In Legal	2		4	0.9%
Moved to HCV Prog S8			1	0.2%
Moved with Notice	18	42.9%	203	47.8%
One Stike			2	0.5%
Nursing Home Placement			6	1.4%
Purchased Home			1	0.2%
Relocation Transfer	4	9.5%	33	7.8%
Transfer to Diff PH Unit	5	11.9%	42	12.7%
Total	42	100.0%	425	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**

September 1 - September 30, 2021

	Disabled	Non-Disabled	Total
Number of Families	830	1,613	2,443
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	58.9	43.8	48.9
Number of Youth Family Members (<18)	-	-	2,264
Average Age of Youth Family Members	-	-	9.6
Number of Senior (62+) Head of Household	376	290	666
Average Household Income	\$11,654.77	\$11,516.07	\$11,563.19
Number of Head of Households Employed	808	1206	2014
Average Monthly Rent	\$239.09	\$207.07	\$217.95
Average Cost of Utilities Paid by SLHA	\$0.88	\$20.42	\$13.77
Average Length of Occupancy (Years)	10.8	6.2	7.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	1	2
Asian Only	0	3	3
Black/African American Only	4	2,385	2389
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	40	42
White, Black/African American	0	4	4
Total	8	2,435	2,443

PUBLIC HOUSING CASH ACTIVITY AS OF 08/31/2021

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS		PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS			
BANK AND TYPE OF ACCOUNT	8/31/21 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	8/31/2021 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$7,869,639.79	TEXAS CAPITAL	3/3/2022		\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$164,628.79	MIDWEST COMMUNITY	9/24/2021	5.000%	\$101,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$955,595.99	MIZRAHI TEFAHOT	10/12/2021		\$245,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$861,278.06	BANK UNITED	3/24/2022	10.000%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,040.60	ZGREENSTATE	8/17/2022		\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$251,111.06				
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$326,829.77	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)	\$626,425.33				
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$374,299.34				
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$461,927.28				
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$422,168.85				
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$630,041.92				
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$13,225,930.30	TOTAL INVESTMENTS			\$1,326,000.00

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 3,029,720.83	\$ 88.14	\$ 2,907,346.78	\$ 84.58	\$ (122,374.05)	\$ 273,000.00	\$ 250,250.00	\$ 63.55	\$ 347,013.00	\$ 88.12	\$ 96,763.00
Negative Rents - Utility Allowances (SLHA)	\$ (364,430.00)	\$ (334,060.83)	\$ (9.72)	\$ (257,495.11)	\$ (7.49)	\$ 76,565.72	\$ (180,000.00)	\$ (165,000.00)	\$ (41.90)	\$ (103,303.11)	\$ (26.23)	\$ 61,696.89
JPID Rent Loss Reserve	\$ 110,878.00	\$ 101,638.17	\$ 2.96	\$ 174,864.00	\$ 5.09	\$ 73,225.83	\$ 110,878.00	\$ 101,638.17	\$ 25.81	\$ 174,864.00	\$ 44.40	\$ 73,225.83
Other Charges / Work Orders	\$ 19,760.00	\$ 18,113.33	\$ 0.53	\$ 36,555.82	\$ 1.06	\$ 18,442.49	\$ 2,500.00	\$ 2,291.67	\$ 0.58	\$ 7,252.74	\$ 1.84	\$ 4,961.07
Other Charges/ Late Fees	\$ 32,622.00	\$ 29,903.50	\$ 0.87	\$ 12,274.00	\$ 0.36	\$ (17,629.50)	\$ 7,800.00	\$ 7,150.00	\$ 1.82	\$ (60.00)	\$ (0.02)	\$ (7,210.00)
Legal Charges	\$ 23,200.00	\$ 21,266.67	\$ 0.62	\$ 1,740.00	\$ 0.05	\$ (19,526.67)	\$ 3,000.00	\$ 2,750.00	\$ 0.70	\$ -	\$ -	\$ (2,750.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ 14,400.00	\$ 13,200.00	\$ 0.38	\$ 13,100.00	\$ 0.38	\$ (100.00)	\$ 1,200.00	\$ 1,100.00	\$ 0.28	\$ 1,000.00	\$ 0.25	\$ (100.00)
*Operating/Utility Subsidy	\$ 11,224,472.00	\$ 10,289,099.33	\$ 299.32	\$ 10,346,226.87	\$ 300.98	\$ 57,127.54	\$ 2,017,337.00	\$ 1,849,225.58	\$ 469.58	\$ 1,596,344.87	\$ 405.37	\$ (252,880.71)
Transfer from Capital Fund	\$ 2,852,065.00	\$ 2,614,392.92	\$ 76.06	\$ 1,743,533.80	\$ 50.72	\$ (870,859.12)	\$ 627,629.00	\$ 575,326.58	\$ 146.10	\$ 296,974.05	\$ 75.41	\$ (278,352.53)
Investment Income	\$ 2,594.00	\$ 2,377.83	\$ 0.07	\$ 1,836.65	\$ 0.05	\$ (541.18)	\$ 260.00	\$ 238.33	\$ 0.06	\$ 342.20	\$ 0.09	\$ 103.87
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 604,736.05	\$ 17.59	\$ 604,736.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 83,955.00	\$ 76,958.75	\$ 2.24	\$ 173,094.31	\$ 4.69	\$ 96,135.56	\$ 23,474.00	\$ 21,517.83	\$ 5.46	\$ 43,971.58	\$ 11.17	\$ 22,453.75
Total Receipts	\$ 17,304,666.00	\$ 15,862,610.50	\$ 461.46	\$ 15,757,813.17	\$ 458.41	\$ (104,797.33)	\$ 2,887,078.00	\$ 2,646,488.17	\$ 672.04	\$ 2,364,399.33	\$ 600.41	\$ (282,088.84)

EXPENSES

Total Administration	\$ 3,944,677.00	\$ 3,615,953.92	\$ 105.19	\$ 2,922,896.47	\$ 85.03	\$ 691,954.81	\$ 745,439.00	\$ 683,319.08	\$ 173.52	\$ 512,595.78	\$ 130.17	\$ 170,723.30
Total Tenant Services	\$ 211,679.00	\$ 194,039.08	\$ 5.64	\$ 133,366.59	\$ 3.88	\$ 60,672.49	\$ 62,579.00	\$ 57,364.08	\$ 14.57	\$ 46,651.48	\$ 11.85	\$ 10,712.60
Total Utilities	\$ 4,093,285.00	\$ 3,752,177.92	\$ 109.15	\$ 3,400,458.95	\$ 98.92	\$ 351,718.97	\$ 458,250.00	\$ 420,062.50	\$ 106.67	\$ 338,474.75	\$ 85.95	\$ 81,587.75
Sub-total Ord Maint Salaries	\$ 2,135,837.00	\$ 1,957,850.58	\$ 56.96	\$ 1,695,282.15	\$ 49.32	\$ 262,568.43	\$ 407,422.00	\$ 373,470.17	\$ 94.84	\$ 216,239.59	\$ 54.91	\$ 157,230.58
Sub-total Ordinary Maint Materials	\$ 624,554.00	\$ 572,507.83	\$ 16.65	\$ 456,331.39	\$ 13.28	\$ 116,176.44	\$ 118,240.00	\$ 108,386.67	\$ 27.52	\$ 103,696.49	\$ 26.33	\$ 4,690.18
Sub-total Ord Maint Contracts	\$ 1,703,988.00	\$ 1,561,989.00	\$ 45.44	\$ 1,608,918.42	\$ 46.80	\$ (46,929.42)	\$ 336,240.00	\$ 308,220.00	\$ 78.27	\$ 311,758.89	\$ 79.17	\$ (3,538.89)
Total Protective Services	\$ 1,549,569.00	\$ 1,420,438.25	\$ 41.32	\$ 568,453.30	\$ 16.54	\$ 851,984.95	\$ 373,689.00	\$ 342,548.25	\$ 86.99	\$ 64,195.68	\$ 16.30	\$ 278,352.57
Total General	\$ 3,041,077.00	\$ 2,787,653.92	\$ 81.10	\$ 3,019,110.57	\$ 87.83	\$ (231,456.65)	\$ 130,612.00	\$ 119,727.67	\$ 30.40	\$ 108,581.47	\$ 27.57	\$ 11,146.20
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 680,173.63	\$ 19.79	\$ (680,173.63)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,304,666.00	\$ 15,862,610.50	\$ 461.46	\$ 15,757,813.17	\$ 458.41	\$ (104,797.33)	\$ 2,887,078.00	\$ 2,646,488.17	\$ 672.04	\$ 2,364,399.33	\$ 600.41	\$ (282,088.84)
Total Operating Expenses	\$ 17,304,666.00	\$ 15,862,610.50	\$ 461.46	\$ 14,484,991.47	\$ 421.38	\$ 1,376,516.39	\$ 2,632,471.00	\$ 2,413,098.42	\$ 612.77	\$ 1,702,194.13	\$ 432.25	\$ 710,904.29
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,272,821.70	\$ 37.03	\$ (1,272,821.70)	\$ 254,607.00	\$ 233,389.75	\$ 59.27	\$ 662,205.20	\$ 168.16	\$ 428,815.45
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,272,821.70	\$ 37.03	\$ (1,272,821.70)	\$ 254,607.00	\$ 233,389.75	\$ 59.27	\$ 662,205.20	\$ 168.16	\$ 428,815.45

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 2021

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
REVENUE	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
Dwelling Rental Income	\$ 335,000.00	\$ 307,083.33	\$ 221.56	\$ 264,985.82	\$ 191.19	\$ (42,097.51)	\$ 260,100.00	\$ 238,425.00	\$ 200.69	\$ 246,541.98	\$ 207.53	\$ 8,116.98
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 1,100.00	\$ 0.79	\$ 1,976.00	\$ 1.43	\$ 876.00	\$ 1,000.00	\$ 916.67	\$ 0.77	\$ 1,017.50	\$ 0.86	\$ 100.83
Other Charges/ Late Fees	\$ 2,982.00	\$ 2,733.50	\$ 1.97	\$ -	\$ -	\$ (2,733.50)	\$ 5,000.00	\$ 4,583.33	\$ 3.86	\$ 4,260.00	\$ 3.59	\$ (323.33)
Legal Charges	\$ 1,500.00	\$ 1,375.00	\$ 0.99	\$ 990.00	\$ 0.71	\$ (385.00)	\$ 3,000.00	\$ 2,750.00	\$ 2.31	\$ -	\$ -	\$ (2,750.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 361,572.00	\$ 331,441.00	\$ 239.13	\$ 303,385.50	\$ 218.89	\$ (28,055.50)	\$ 359,561.00	\$ 329,597.58	\$ 277.44	\$ 322,095.00	\$ 271.12	\$ (7,502.58)
Transfer from Capital Fund	\$ 105,000.00	\$ 96,250.00	\$ 69.44	\$ 96,250.00	\$ 69.44	\$ -	\$ 136,440.00	\$ 125,070.00	\$ 105.28	\$ 125,070.00	\$ 105.28	\$ -
Investment Income	\$ 421.00	\$ 385.92	\$ 0.28	\$ 186.86	\$ 0.13	\$ (199.00)	\$ 393.00	\$ 360.25	\$ 0.30	\$ 314.46	\$ 0.26	\$ (45.79)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 179,413.95	\$ 129.45	\$ 179,413.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,603.00	\$ 3,302.75	\$ 2.38	\$ 5,380.35	\$ 3.88	\$ 2,077.60	\$ 3,259.00	\$ 2,987.42	\$ 2.51	\$ 5,618.96	\$ 4.73	\$ 2,631.54
Total Receipts	\$ 811,278.00	\$ 743,671.50	\$ 536.56	\$ 852,568.48	\$ 615.13	\$ 108,896.98	\$ 768,753.00	\$ 704,690.25	\$ 593.17	\$ 704,917.90	\$ 593.37	\$ 227.65
EXPENSES												
Total Administration	\$ 260,227.00	\$ 238,541.42	\$ 172.11	\$ 158,298.90	\$ 114.21	\$ 80,242.52	\$ 230,969.00	\$ 211,721.58	\$ 178.22	\$ 167,996.37	\$ 141.41	\$ 43,725.21
Total Tenant Services	\$ 17,241.00	\$ 15,804.25	\$ 11.40	\$ 6,564.64	\$ 4.74	\$ 9,239.61	\$ 12,690.00	\$ 11,632.50	\$ 9.79	\$ 9,390.82	\$ 7.90	\$ 2,241.68
Total Utilities	\$ 164,600.00	\$ 150,883.33	\$ 108.86	\$ 136,431.13	\$ 98.44	\$ 14,452.20	\$ 186,500.00	\$ 170,958.33	\$ 143.90	\$ 170,886.83	\$ 143.84	\$ 71.50
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 164,400.50	\$ 118.62	\$ 205,345.85	\$ 148.16	\$ (40,945.35)	\$ 190,253.00	\$ 174,398.58	\$ 146.80	\$ 188,518.60	\$ 158.69	\$ (14,120.02)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 25,575.00	\$ 18.45	\$ 19,289.85	\$ 13.92	\$ 6,285.15	\$ 54,050.00	\$ 49,545.83	\$ 41.71	\$ 27,743.16	\$ 23.35	\$ 21,802.67
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 97,684.58	\$ 70.48	\$ 148,471.10	\$ 107.12	\$ (50,786.52)	\$ 93,435.00	\$ 85,648.75	\$ 72.09	\$ 65,567.07	\$ 52.41	\$ 20,081.68
Total Protective Services	\$ 54,378.00	\$ 49,846.50	\$ 35.96	\$ 71,046.63	\$ 51.26	\$ (21,200.13)	\$ 56,430.00	\$ 51,727.50	\$ 43.54	\$ 43,730.22	\$ 36.81	\$ 7,997.28
Total General	\$ 60,449.00	\$ 55,411.58	\$ 39.98	\$ 48,858.58	\$ 35.25	\$ 6,553.00	\$ 34,920.00	\$ 32,010.00	\$ 26.94	\$ 27,294.48	\$ 22.98	\$ 4,715.52
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 191,733.95	\$ 138.34	\$ (191,733.95)	\$ -	\$ -	\$ -	\$ 3,312.00	\$ 2.79	\$ (3,312.00)
Total Revenues	\$ 811,278.00	\$ 743,671.50	\$ 536.56	\$ 852,568.48	\$ 615.13	\$ 108,896.98	\$ 768,753.00	\$ 704,690.25	\$ 593.17	\$ 704,917.90	\$ 593.37	\$ 227.65
Total Operating Expenses	\$ 870,706.00	\$ 798,147.17	\$ 575.86	\$ 986,040.63	\$ 711.43	\$ (187,893.46)	\$ 859,247.00	\$ 787,643.08	\$ 663.00	\$ 704,439.55	\$ 590.18	\$ 83,203.53
Net Cash Flow from Operations	\$ (59,428.00)	\$ (54,475.67)	\$ (39.30)	\$ (133,472.15)	\$ (96.30)	\$ (78,996.48)	\$ (90,494.00)	\$ (82,952.83)	\$ (69.83)	\$ 478.35	\$ 3.18	\$ 83,431.18
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (59,428.00)	\$ (54,475.67)	\$ (39.30)	\$ (133,472.15)	\$ (96.30)	\$ (78,996.48)	\$ (90,494.00)	\$ (82,952.83)	\$ (69.83)	\$ 478.35	\$ 3.18	\$ 83,431.18

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
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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	\$ 279,583.33	\$ 256.73	\$ 252,010.67	\$ 231.41	\$ (27,572.66)	\$ 825,000.00	\$ 756,250.00	\$ 233.05	\$ 664,357.37	\$ 204.73	\$ (91,892.63)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 3,666.67	\$ 3.37	\$ 2,289.00	\$ 2.10	\$ (1,377.67)	\$ 2,000.00	\$ 1,833.33	\$ 0.56	\$ 4,552.00	\$ 1.40	\$ 2,718.67
Other Charges/ Late Fees	\$ 1,000.00	\$ 916.67	\$ 0.84	\$ 2,284.00	\$ 2.10	\$ 1,367.33	\$ 7,000.00	\$ 6,416.67	\$ 1.98	\$ 30.00	\$ 0.01	\$ (6,386.67)
Legal Charges	\$ 3,000.00	\$ 2,750.00	\$ 2.53	\$ -	\$ -	\$ (2,750.00)	\$ 5,000.00	\$ 4,583.33	\$ 1.41	\$ 400.00	\$ 0.12	\$ (4,183.33)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 12,100.00	\$ 3.73	\$ 12,100.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 264,219.00	\$ 242,200.75	\$ 222.41	\$ 237,067.00	\$ 217.69	\$ (5,133.75)	\$ 818,253.00	\$ 750,065.25	\$ 231.14	\$ 729,471.37	\$ 224.80	\$ (20,593.88)
Transfer from Capital Fund	\$ 57,570.00	\$ 52,772.50	\$ 48.46	\$ 52,772.50	\$ 48.46	\$ -	\$ 196,850.00	\$ 180,445.83	\$ 55.61	\$ 183,237.87	\$ 56.47	\$ 2,792.04
Investment Income	\$ 317.00	\$ 290.58	\$ 0.27	\$ 170.00	\$ 0.16	\$ (120.58)	\$ 448.00	\$ 410.67	\$ 0.13	\$ 272.96	\$ 0.08	\$ (137.71)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,322.10	\$ 131.07	\$ 425,322.10
Other Income	\$ 3,562.00	\$ 3,265.17	\$ 3.00	\$ 7,958.63	\$ 7.31	\$ 4,693.46	\$ 8,266.00	\$ 7,577.17	\$ 2.34	\$ 14,799.97	\$ 4.56	\$ 7,222.80
Total Receipts	\$ 638,668.00	\$ 585,445.67	\$ 537.60	\$ 554,551.80	\$ 509.23	\$ (30,893.87)	\$ 1,876,017.00	\$ 1,719,682.25	\$ 529.95	\$ 2,034,543.64	\$ 626.98	\$ 314,861.39

EXPENSES

Total Administration	\$ 229,113.00	\$ 210,020.25	\$ 192.86	\$ 143,145.39	\$ 131.45	\$ 66,874.86	\$ 505,277.00	\$ 463,170.58	\$ 142.73	\$ 330,654.25	\$ 101.90	\$ 132,516.33
Total Tenant Services	\$ 14,355.00	\$ 13,158.75	\$ 12.08	\$ 3,390.97	\$ 3.11	\$ 9,767.78	\$ 27,102.00	\$ 24,843.50	\$ 7.66	\$ 16,387.90	\$ 5.05	\$ 8,455.60
Total Utilities	\$ 159,450.00	\$ 146,162.50	\$ 134.22	\$ 142,123.54	\$ 130.51	\$ 4,038.96	\$ 523,000.00	\$ 479,416.67	\$ 147.74	\$ 281,840.51	\$ 86.85	\$ 197,576.16
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 170,262.58	\$ 156.35	\$ 187,489.51	\$ 172.17	\$ (17,226.93)	\$ 362,339.00	\$ 332,144.08	\$ 102.36	\$ 331,423.86	\$ 102.13	\$ 720.22
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 28,264.50	\$ 25.95	\$ 39,702.26	\$ 36.46	\$ (11,437.76)	\$ 94,750.00	\$ 86,854.17	\$ 26.77	\$ 32,301.37	\$ 9.95	\$ 54,552.80
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 114,097.50	\$ 104.77	\$ 128,734.77	\$ 118.21	\$ (14,637.27)	\$ 231,883.00	\$ 212,559.42	\$ 65.50	\$ 166,408.79	\$ 51.28	\$ 46,150.63
Total Protective Services	\$ 52,626.00	\$ 48,240.50	\$ 44.30	\$ 87,998.36	\$ 80.81	\$ (39,757.86)	\$ 108,500.00	\$ 99,458.33	\$ 30.65	\$ 91,822.46	\$ 28.30	\$ 7,635.87
Total General	\$ 48,163.00	\$ 44,149.42	\$ 40.54	\$ 43,076.22	\$ 39.56	\$ 1,073.20	\$ 113,209.00	\$ 103,774.92	\$ 31.98	\$ 111,470.32	\$ 34.35	\$ (7,695.40)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 16,715.00	\$ 15.35	\$ (16,715.00)	\$ -	\$ -	\$ -	\$ 454,352.68	\$ 140.02	\$ (454,352.68)
Total Revenues	\$ 638,668.00	\$ 585,445.67	\$ 537.60	\$ 554,551.80	\$ 509.23	\$ (30,893.87)	\$ 1,876,017.00	\$ 1,719,682.25	\$ 529.95	\$ 2,034,543.64	\$ 626.98	\$ 314,861.39
Total Operating Expenses	\$ 844,752.00	\$ 774,356.00	\$ 711.07	\$ 792,376.02	\$ 727.62	\$ (18,020.02)	\$ 1,966,060.00	\$ 1,802,221.67	\$ 555.38	\$ 1,816,662.14	\$ 559.83	\$ (14,440.47)
Net Cash Flow from Operations	\$ (206,084.00)	\$ (188,910.33)	\$ (173.47)	\$ (237,824.22)	\$ (218.39)	\$ (48,913.89)	\$ (90,043.00)	\$ (82,539.42)	\$ (25.44)	\$ 217,881.50	\$ 67.14	\$ 300,420.92
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (206,084.00)	\$ (188,910.33)	\$ (173.47)	\$ (237,824.22)	\$ (218.39)	\$ (48,913.89)	\$ (90,043.00)	\$ (82,539.42)	\$ (25.44)	\$ 217,881.50	\$ 67.14	\$ 300,420.92

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 284,166.67	\$ 213.50	\$ 256,923.00	\$ 193.03	\$ (27,243.67)	\$ 325,000.00	\$ 297,916.67	\$ 183.00	\$ 301,491.00	\$ 185.19	\$ 3,574.33
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,604.17)	\$ (1.21)	\$ (1,436.00)	\$ (1.08)	\$ 168.17	\$ (27,600.00)	\$ (25,300.00)	\$ (15.54)	\$ (21,894.00)	\$ (13.45)	\$ 3,406.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 916.67	\$ 0.69	\$ 3,405.00	\$ 2.56	\$ 2,488.33	\$ 1,800.00	\$ 1,650.00	\$ 1.01	\$ 4,369.08	\$ 2.68	\$ 2,719.08
Other Charges/ Late Fees	\$ 3,000.00	\$ 2,750.00	\$ 2.07	\$ 5,760.00	\$ 4.33	\$ 3,010.00	\$ 720.00	\$ 660.00	\$ 0.41	\$ -	\$ -	\$ (660.00)
Legal Charges	\$ 4,000.00	\$ 3,666.67	\$ 2.75	\$ 350.00	\$ 0.26	\$ (3,316.67)	\$ 1,080.00	\$ 990.00	\$ 0.61	\$ -	\$ -	\$ (990.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 323,001.00	\$ 296,084.25	\$ 222.45	\$ 297,017.37	\$ 223.15	\$ 933.12	\$ 633,600.00	\$ 580,800.00	\$ 356.76	\$ 638,733.50	\$ 392.34	\$ 57,933.50
Transfer from Capital Fund	\$ 83,000.00	\$ 76,083.33	\$ 57.16	\$ 76,083.37	\$ 57.16	\$ 0.04	\$ 154,484.00	\$ 141,610.33	\$ 86.98	\$ 26,547.53	\$ 16.31	\$ (115,062.80)
Investment Income	\$ 195.00	\$ 178.75	\$ 0.13	\$ 120.88	\$ 0.09	\$ (57.87)	\$ 74.00	\$ 67.83	\$ 0.04	\$ 137.67	\$ 0.08	\$ 69.84
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,054.00	\$ 2,799.50	\$ 2.10	\$ 6,221.00	\$ 4.67	\$ 3,421.50	\$ 11,233.00	\$ 10,296.92	\$ 6.32	\$ 24,131.51	\$ 14.82	\$ 13,834.59
Total Receipts	\$ 725,500.00	\$ 665,041.67	\$ 499.66	\$ 644,444.62	\$ 484.18	\$ (20,597.05)	\$ 1,100,391.00	\$ 1,008,691.75	\$ 619.59	\$ 973,516.29	\$ 597.98	\$ (35,175.46)

EXPENSES

Total Administration	\$ 238,290.00	\$ 218,432.50	\$ 164.11	\$ 179,519.95	\$ 134.88	\$ 38,912.55	\$ 310,768.00	\$ 284,870.67	\$ 174.98	\$ 261,729.22	\$ 160.77	\$ 23,141.45
Total Tenant Services	\$ 7,787.00	\$ 7,138.08	\$ 5.36	\$ 3,843.55	\$ 2.89	\$ 3,294.53	\$ 18,910.00	\$ 17,334.17	\$ 10.65	\$ 12,890.64	\$ 7.92	\$ 4,443.53
Total Utilities	\$ 208,750.00	\$ 191,354.17	\$ 143.77	\$ 176,069.86	\$ 132.28	\$ 15,284.31	\$ 91,050.00	\$ 83,462.50	\$ 51.27	\$ 77,397.80	\$ 47.54	\$ 6,064.70
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 172,013.42	\$ 129.24	\$ 212,219.05	\$ 159.44	\$ (40,205.63)	\$ 138,608.00	\$ 127,057.33	\$ 78.05	\$ 117,556.69	\$ 72.21	\$ 9,500.64
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 35,374.17	\$ 26.58	\$ 12,041.91	\$ 9.05	\$ 23,332.26	\$ 42,540.00	\$ 38,995.00	\$ 23.95	\$ 41,730.99	\$ 25.63	\$ (2,735.99)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 111,830.58	\$ 84.02	\$ 84,664.53	\$ 63.61	\$ 27,166.05	\$ 101,980.00	\$ 93,481.67	\$ 57.42	\$ 108,099.56	\$ 66.40	\$ (14,617.89)
Total Protective Services	\$ 61,560.00	\$ 56,430.00	\$ 42.40	\$ 43,065.04	\$ 32.36	\$ 13,364.96	\$ 155,084.00	\$ 142,160.33	\$ 87.32	\$ 27,186.53	\$ 16.70	\$ 114,973.80
Total General	\$ 43,108.00	\$ 39,515.67	\$ 29.69	\$ 32,825.62	\$ 24.66	\$ 6,690.05	\$ 64,283.00	\$ 58,926.08	\$ 36.20	\$ 63,268.16	\$ 38.86	\$ (4,342.08)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 10,110.00	\$ 7.60	\$ (10,110.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 725,500.00	\$ 665,041.67	\$ 499.66	\$ 644,444.62	\$ 484.18	\$ (20,597.05)	\$ 1,100,391.00	\$ 1,008,691.75	\$ 619.59	\$ 973,516.29	\$ 597.98	\$ (35,175.46)
Total Operating Expenses	\$ 907,733.00	\$ 832,088.58	\$ 625.16	\$ 754,359.51	\$ 566.76	\$ 77,729.07	\$ 923,223.00	\$ 846,287.75	\$ 519.83	\$ 709,859.59	\$ 436.03	\$ 136,428.16
Net Cash Flow from Operations	\$ (182,233.00)	\$ (167,046.92)	\$ (125.50)	\$ (109,914.89)	\$ (82.58)	\$ 57,132.03	\$ 177,168.00	\$ 162,404.00	\$ 99.76	\$ 263,656.70	\$ 161.95	\$ 101,252.70
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (182,233.00)	\$ (167,046.92)	\$ (125.50)	\$ (109,914.89)	\$ (82.58)	\$ 57,132.03	\$ 177,168.00	\$ 162,404.00	\$ 99.76	\$ 263,656.70	\$ 161.95	\$ 101,252.70

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 169,583.33	\$ 197.65	\$ 114,703.00	\$ 133.69	\$ (54,880.33)	\$ 284,000.00	\$ 260,333.33	\$ 165.50	\$ 258,875.00	\$ 164.57	\$ (1,458.33)
Negative Rents - Utility Allowances (SLHA)	\$ (32,400.00)	\$ (29,700.00)	\$ (34.62)	\$ (35,214.00)	\$ (41.04)	\$ (5,514.00)	\$ (32,280.00)	\$ (29,590.00)	\$ (18.81)	\$ (28,855.00)	\$ (18.34)	\$ 735.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,560.00	\$ 1,430.00	\$ 1.67	\$ 7,955.50	\$ 9.27	\$ 6,525.50	\$ 500.00	\$ 458.33	\$ 0.29	\$ 297.50	\$ 0.19	\$ (160.83)
Other Charges/ Late Fees	\$ 1,200.00	\$ 1,100.00	\$ 1.28	\$ -	\$ -	\$ (1,100.00)	\$ 1,500.00	\$ 1,375.00	\$ 0.87	\$ -	\$ -	\$ (1,375.00)
Legal Charges	\$ 420.00	\$ 385.00	\$ 0.45	\$ -	\$ -	\$ (385.00)	\$ 1,000.00	\$ 916.67	\$ 0.58	\$ -	\$ -	\$ (916.67)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 464,404.00	\$ 425,703.67	\$ 496.16	\$ 420,660.50	\$ 490.28	\$ (5,043.17)	\$ 541,123.00	\$ 496,029.42	\$ 315.34	\$ 477,948.63	\$ 303.85	\$ (18,080.79)
Transfer from Capital Fund	\$ 184,959.00	\$ 169,545.75	\$ 197.61	\$ 108,889.37	\$ 126.91	\$ (60,656.38)	\$ 211,490.00	\$ 193,865.83	\$ 123.25	\$ 193,865.87	\$ 123.25	\$ 0.04
Investment Income	\$ 103.00	\$ 94.42	\$ 0.11	\$ 228.67	\$ 0.27	\$ 134.25	\$ 157.00	\$ 143.92	\$ 0.09	\$ 30.82	\$ 0.02	\$ (113.10)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 7,438.00	\$ 6,818.17	\$ 7.95	\$ 15,783.37	\$ 18.40	\$ 8,965.20	\$ 6,551.00	\$ 6,005.08	\$ 3.82	\$ 14,401.63	\$ 9.16	\$ 8,396.55
Total Receipts	\$ 812,684.00	\$ 744,960.33	\$ 868.25	\$ 633,006.41	\$ 737.77	\$ (111,953.92)	\$ 1,014,041.00	\$ 929,537.58	\$ 590.93	\$ 916,564.45	\$ 582.69	\$ (12,973.13)

EXPENSES

Total Administration	\$ 178,168.00	\$ 163,320.67	\$ 190.35	\$ 164,743.61	\$ 192.01	\$ (1,422.94)	\$ 264,381.00	\$ 242,349.25	\$ 154.07	\$ 201,522.00	\$ 128.11	\$ 40,827.25
Total Tenant Services	\$ 11,024.00	\$ 10,105.33	\$ 11.78	\$ 7,483.98	\$ 8.72	\$ 2,621.35	\$ 9,851.00	\$ 9,030.08	\$ 5.74	\$ 6,459.54	\$ 4.11	\$ 2,570.54
Total Utilities	\$ 224,250.00	\$ 205,562.50	\$ 239.58	\$ 160,950.85	\$ 187.59	\$ 44,611.65	\$ 191,000.00	\$ 175,083.33	\$ 111.31	\$ 170,699.61	\$ 108.52	\$ 4,383.72
Sub-total Ord Maint Salaries	\$ 77,999.00	\$ 71,499.08	\$ 83.33	\$ 46,620.09	\$ 54.34	\$ 24,878.99	\$ 167,179.00	\$ 153,247.42	\$ 97.42	\$ 93,481.32	\$ 59.43	\$ 59,766.10
Sub-total Ordinary Maint Materials	\$ 40,640.00	\$ 37,253.33	\$ 43.42	\$ 53,038.21	\$ 61.82	\$ (15,784.88)	\$ 71,090.00	\$ 65,165.83	\$ 41.43	\$ 46,135.47	\$ 29.33	\$ 19,030.36
Sub-total Ord Maint Contracts	\$ 102,430.00	\$ 93,894.17	\$ 109.43	\$ 99,434.67	\$ 115.89	\$ (5,540.50)	\$ 169,420.00	\$ 155,301.67	\$ 98.73	\$ 153,008.46	\$ 97.27	\$ 2,293.21
Total Protective Services	\$ 81,419.00	\$ 74,634.08	\$ 86.99	\$ 13,977.74	\$ 16.29	\$ 60,656.34	\$ 14,400.00	\$ 13,200.00	\$ 8.39	\$ 12,636.00	\$ 8.03	\$ 564.00
Total General	\$ 36,753.00	\$ 33,690.25	\$ 39.27	\$ 25,148.04	\$ 29.31	\$ 8,542.21	\$ 49,799.00	\$ 45,649.08	\$ 29.02	\$ 44,526.17	\$ 28.31	\$ 1,122.91
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 812,684.00	\$ 744,960.33	\$ 868.25	\$ 633,006.41	\$ 737.77	\$ (111,953.92)	\$ 1,014,041.00	\$ 929,537.58	\$ 590.93	\$ 916,564.45	\$ 582.69	\$ (12,973.13)
Total Operating Expenses	\$ 752,683.00	\$ 689,959.42	\$ 804.15	\$ 571,397.19	\$ 665.96	\$ 118,562.23	\$ 937,120.00	\$ 859,026.67	\$ 546.11	\$ 728,468.57	\$ 463.11	\$ 130,558.10
Net Cash Flow from Operations	\$ 60,001.00	\$ 55,000.92	\$ 64.10	\$ 61,609.22	\$ 71.81	\$ 6,608.30	\$ 76,921.00	\$ 70,510.92	\$ 44.83	\$ 188,095.88	\$ 119.58	\$ 117,584.96
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 60,001.00	\$ 55,000.92	\$ 64.10	\$ 61,609.22	\$ 71.81	\$ 6,608.30	\$ 76,921.00	\$ 70,510.92	\$ 44.83	\$ 188,095.88	\$ 119.58	\$ 117,584.96

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 133,145.83	\$ 94.56	\$ 147,677.94	\$ 104.88	\$ 14,532.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (82,000.00)	\$ (75,166.67)	\$ (53.39)	\$ (61,063.00)	\$ (43.37)	\$ 14,103.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 3,240.00	\$ 2,970.00	\$ 2.11	\$ 3,134.00	\$ 2.23	\$ 164.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,833.33	\$ 1.30	\$ -	\$ -	\$ (1,833.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 1,000.00	\$ 916.67	\$ 0.65	\$ -	\$ -	\$ (916.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 893,936.00	\$ 819,441.33	\$ 581.99	\$ 794,267.63	\$ 564.11	\$ (25,173.70)	\$ 436,124.00	\$ 399,780.33	\$ 390.79	\$ 424,845.00	\$ 415.29	\$ 25,064.67
Transfer from Capital Fund	\$ 235,040.00	\$ 215,453.33	\$ 153.02	\$ 215,453.37	\$ 153.02	\$ 0.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 193.00	\$ 176.92	\$ 0.13	\$ 28.20	\$ 0.02	\$ (148.72)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,896.00	\$ 10,904.67	\$ 7.74	\$ 31,007.89	\$ 22.02	\$ 20,103.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,210,555.00	\$ 1,109,675.42	\$ 788.12	\$ 1,130,506.03	\$ 802.92	\$ 20,830.61	\$ 436,124.00	\$ 399,780.33	\$ 390.79	\$ 424,845.00	\$ 415.29	\$ 25,064.67

EXPENSES

Total Administration	\$ 319,164.00	\$ 292,567.00	\$ 207.79	\$ 229,566.38	\$ 163.04	\$ 63,000.62	\$ 64,759.00	\$ 59,362.42	\$ 58.03	\$ 56,563.74	\$ 55.29	\$ 2,798.68
Total Tenant Services	\$ 18,300.00	\$ 16,775.00	\$ 11.91	\$ 12,634.54	\$ 8.97	\$ 4,140.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 241,400.00	\$ 221,283.33	\$ 157.16	\$ 236,475.93	\$ 167.95	\$ (15,192.60)	\$ 119,971.00	\$ 109,973.42	\$ 107.50	\$ 113,912.07	\$ 111.35	\$ (3,938.65)
Sub-total Ord Maint Salaries	\$ 214,877.00	\$ 196,970.58	\$ 139.89	\$ 80,372.90	\$ 57.08	\$ 116,597.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 93,780.00	\$ 85,965.00	\$ 61.05	\$ 66,802.61	\$ 47.45	\$ 19,162.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 280,168.00	\$ 256,820.67	\$ 182.40	\$ 299,252.00	\$ 212.54	\$ (42,431.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 12,100.00	\$ 8.59	\$ 13,481.00	\$ 9.57	\$ (1,381.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 65,181.00	\$ 59,749.25	\$ 42.44	\$ 38,119.37	\$ 27.07	\$ 21,629.88	\$ 310,582.00	\$ 284,700.17	\$ 278.30	\$ 295,588.12	\$ 288.94	\$ (10,887.95)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,210,555.00	\$ 1,109,675.42	\$ 788.12	\$ 1,130,506.03	\$ 802.92	\$ 20,830.61	\$ 436,124.00	\$ 399,780.33	\$ 390.79	\$ 424,845.00	\$ 415.29	\$ 25,064.67
Total Operating Expenses	\$ 1,246,070.00	\$ 1,142,230.83	\$ 811.24	\$ 976,704.73	\$ 693.68	\$ 165,526.10	\$ 495,312.00	\$ 454,036.00	\$ 443.83	\$ 466,063.93	\$ 455.59	\$ (12,027.93)
Net Cash Flow from Operations	\$ (35,515.00)	\$ (32,555.42)	\$ (23.12)	\$ 153,801.30	\$ 109.23	\$ 186,356.72	\$ (59,188.00)	\$ (54,255.67)	\$ (53.04)	\$ (41,218.93)	\$ (40.29)	\$ 13,036.74
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (35,515.00)	\$ (32,555.42)	\$ (23.12)	\$ 153,801.30	\$ 109.23	\$ 186,356.72	\$ (59,188.00)	\$ (54,255.67)	\$ (53.04)	\$ (41,218.93)	\$ (40.29)	\$ 13,036.74

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 302,069.00	\$ 276,896.58	\$ 393.32	\$ 294,666.50	\$ 418.56	\$ 17,769.92	\$ 274,772.00	\$ 251,874.33	\$ 352.27	\$ 292,575.50	\$ 409.20	\$ 40,701.17
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 302,069.00	\$ 276,896.58	\$ 393.32	\$ 294,666.50	\$ 418.56	\$ 17,769.92	\$ 274,772.00	\$ 251,874.33	\$ 352.27	\$ 292,575.50	\$ 409.20	\$ 40,701.17
EXPENSES												
Total Administration	\$ 43,493.00	\$ 39,868.58	\$ 56.63	\$ 37,854.60	\$ 53.77	\$ 2,013.98	\$ 46,995.00	\$ 43,078.75	\$ 60.25	\$ 40,932.54	\$ 57.25	\$ 2,146.21
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 56,431.00	\$ 51,728.42	\$ 73.48	\$ 53,946.65	\$ 76.63	\$ (2,218.23)	\$ 72,519.00	\$ 66,475.75	\$ 92.97	\$ 83,608.07	\$ 116.93	\$ (17,132.32)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 234,523.00	\$ 214,979.42	\$ 305.37	\$ 213,314.65	\$ 303.00	\$ 1,664.77	\$ 170,538.00	\$ 156,326.50	\$ 218.64	\$ 161,041.21	\$ 225.23	\$ (4,714.71)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 302,069.00	\$ 276,896.58	\$ 393.32	\$ 294,666.50	\$ 418.56	\$ 17,769.92	\$ 274,772.00	\$ 251,874.33	\$ 352.27	\$ 292,575.50	\$ 409.20	\$ 40,701.17
Total Operating Expenses	\$ 334,447.00	\$ 306,576.42	\$ 435.48	\$ 305,115.90	\$ 433.40	\$ 1,460.52	\$ 290,052.00	\$ 265,881.00	\$ 371.86	\$ 285,581.82	\$ 399.42	\$ (19,700.82)
Net Cash Flow from Operations	\$ (32,378.00)	\$ (29,679.83)	\$ (42.16)	\$ (10,449.40)	\$ (14.84)	\$ 19,230.43	\$ (15,280.00)	\$ (14,006.67)	\$ (19.59)	\$ 6,993.68	\$ 9.78	\$ 21,000.35
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (32,378.00)	\$ (29,679.83)	\$ (42.16)	\$ (10,449.40)	\$ (14.84)	\$ 19,230.43	\$ (15,280.00)	\$ (14,006.67)	\$ (19.59)	\$ 6,993.68	\$ 9.78	\$ 21,000.35

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 110,397.00	\$ 101,197.25	\$ 255.55	\$ 110,222.50	\$ 278.34	\$ 9,025.25	\$ 133,204.00	\$ 122,103.67	\$ 277.51	\$ 138,139.00	\$ 313.95	\$ 16,035.33
Transfer from Capital Fund	\$ 37,578.00	\$ 34,446.50	\$ 86.99	\$ 6,448.12	\$ 16.28	\$ (27,998.38)	\$ 41,753.00	\$ 38,273.58	\$ 86.99	\$ 7,162.30	\$ 16.28	\$ (31,111.28)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 147,975.00	\$ 135,643.75	\$ 342.53	\$ 116,670.62	\$ 294.62	\$ (18,973.13)	\$ 174,957.00	\$ 160,377.25	\$ 364.49	\$ 145,301.30	\$ 330.23	\$ (15,075.95)
EXPENSES												
Total Administration	\$ 20,175.00	\$ 18,493.75	\$ 46.70	\$ 16,490.53	\$ 41.64	\$ 2,003.22	\$ 14,588.00	\$ 13,372.33	\$ 30.39	\$ 12,595.51	\$ 28.63	\$ 776.82
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 550.00	\$ 1.25	\$ 600.00	\$ 1.36	\$ (50.00)
Total Utilities	\$ 15,500.00	\$ 14,208.33	\$ 35.88	\$ 14,208.37	\$ 35.88	\$ (0.04)	\$ 72,996.00	\$ 66,913.00	\$ 152.08	\$ 59,209.37	\$ 134.57	\$ 7,703.63
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 34,446.50	\$ 86.99	\$ 6,448.12	\$ 16.28	\$ 27,998.38	\$ 41,753.00	\$ 38,273.58	\$ 86.99	\$ 7,162.30	\$ 16.28	\$ 31,111.28
Total General	\$ 54,708.00	\$ 50,149.00	\$ 126.64	\$ 50,129.75	\$ 126.59	\$ 19.25	\$ 42,720.00	\$ 39,160.00	\$ 89.00	\$ 59,126.43	\$ 134.38	\$ (19,966.43)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 147,975.00	\$ 135,643.75	\$ 342.53	\$ 116,670.62	\$ 294.62	\$ (18,973.13)	\$ 174,957.00	\$ 160,377.25	\$ 364.49	\$ 145,301.30	\$ 330.23	\$ (15,075.95)
Total Operating Expenses	\$ 127,961.00	\$ 117,297.58	\$ 296.21	\$ 87,276.77	\$ 220.40	\$ 30,020.81	\$ 172,657.00	\$ 158,268.92	\$ 359.70	\$ 138,693.61	\$ 315.21	\$ 19,575.31
Net Cash Flow from Operations	\$ 20,014.00	\$ 18,346.17	\$ 46.33	\$ 29,393.85	\$ 74.23	\$ 11,047.68	\$ 2,300.00	\$ 2,108.33	\$ 4.79	\$ 6,607.69	\$ 15.02	\$ 4,499.36
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 20,014.00	\$ 18,346.17	\$ 46.33	\$ 29,393.85	\$ 74.23	\$ 11,047.68	\$ 2,300.00	\$ 2,108.33	\$ 4.79	\$ 6,607.69	\$ 15.02	\$ 4,499.36

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 154,279.00	\$ 141,422.42	\$ 292.20	\$ 155,683.50	\$ 321.66	\$ 14,261.08	\$ 189,577.00	\$ 173,778.92	\$ 254.81	\$ 190,754.00	\$ 279.70	\$ 16,975.08
Transfer from Capital Fund	\$ 45,928.00	\$ 42,100.67	\$ 86.98	\$ 7,896.91	\$ 16.32	\$ (34,203.76)	\$ 64,718.00	\$ 59,324.83	\$ 86.99	\$ 11,120.97	\$ 16.31	\$ (48,203.86)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 200,207.00	\$ 183,523.08	\$ 379.18	\$ 163,580.41	\$ 337.98	\$ (19,942.67)	\$ 254,295.00	\$ 233,103.75	\$ 341.79	\$ 201,874.97	\$ 296.00	\$ (31,228.78)

EXPENSES

Total Administration	\$ 25,070.00	\$ 22,980.83	\$ 47.48	\$ 20,845.84	\$ 43.07	\$ 2,134.99	\$ 41,147.00	\$ 37,718.08	\$ 55.31	\$ 35,838.05	\$ 52.55	\$ 1,880.03
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 852.50	\$ 1.25	\$ 930.00	\$ 1.36	\$ (77.50)
Total Utilities	\$ 27,500.00	\$ 25,208.33	\$ 52.08	\$ 25,208.37	\$ 52.08	\$ (0.04)	\$ 77,827.00	\$ 71,341.42	\$ 104.61	\$ 75,569.17	\$ 110.81	\$ (4,227.75)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 45,928.00	\$ 42,100.67	\$ 86.98	\$ 7,896.91	\$ 16.32	\$ 34,203.76	\$ 64,718.00	\$ 59,324.83	\$ 86.99	\$ 11,120.97	\$ 16.31	\$ 48,203.86
Total General	\$ 86,532.00	\$ 79,321.00	\$ 163.89	\$ 79,844.38	\$ 164.97	\$ (523.38)	\$ 74,735.00	\$ 68,507.08	\$ 100.45	\$ 106,139.43	\$ 155.63	\$ (37,632.35)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 200,207.00	\$ 183,523.08	\$ 379.18	\$ 163,580.41	\$ 337.98	\$ (19,942.67)	\$ 254,295.00	\$ 233,103.75	\$ 341.79	\$ 201,874.97	\$ 296.00	\$ (31,228.78)
Total Operating Expenses	\$ 185,030.00	\$ 169,610.83	\$ 350.44	\$ 133,795.50	\$ 276.44	\$ 35,815.33	\$ 259,357.00	\$ 237,743.92	\$ 348.60	\$ 229,597.62	\$ 336.65	\$ 8,146.30
Net Cash Flow from Operations	\$ 15,177.00	\$ 13,912.25	\$ 28.74	\$ 29,784.91	\$ 61.54	\$ 15,872.66	\$ (5,062.00)	\$ (4,640.17)	\$ (6.80)	\$ (27,722.65)	\$ (40.65)	\$ (23,082.48)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 15,177.00	\$ 13,912.25	\$ 28.74	\$ 29,784.91	\$ 61.54	\$ 15,872.66	\$ (5,062.00)	\$ (4,640.17)	\$ (6.80)	\$ (27,722.65)	\$ (40.65)	\$ (23,082.48)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 52,983.33	\$ 200.69	\$ 52,768.00	\$ 199.88	\$ (215.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (8,400.00)	\$ (7,700.00)	\$ (29.17)	\$ (5,730.00)	\$ (21.70)	\$ 1,970.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 880.00	\$ 3.33	\$ 307.50	\$ 1.16	\$ (572.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 385.00	\$ 1.46	\$ -	\$ -	\$ (385.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 183.33	\$ 0.69	\$ -	\$ -	\$ (183.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 102,200.00	\$ 93,683.33	\$ 354.86	\$ 93,107.00	\$ 352.68	\$ (576.33)	\$ 252,034.00	\$ 231,031.17	\$ 280.04	\$ 261,119.00	\$ 316.51	\$ 30,087.83
Transfer from Capital Fund	\$ 66,372.00	\$ 60,841.00	\$ 230.46	\$ 42,182.17	\$ 159.78	\$ (18,658.83)	\$ 78,287.00	\$ 71,763.08	\$ 86.99	\$ 13,447.20	\$ 16.30	\$ (58,315.88)
Investment Income	\$ 33.00	\$ 30.25	\$ 0.11	\$ 3.93	\$ 0.01	\$ (26.32)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,619.00	\$ 1,484.08	\$ 5.62	\$ 3,819.42	\$ 14.47	\$ 2,335.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 221,204.00	\$ 202,770.33	\$ 768.07	\$ 186,458.02	\$ 706.28	\$ (16,312.31)	\$ 330,321.00	\$ 302,794.25	\$ 367.02	\$ 274,566.20	\$ 332.81	\$ (28,228.05)

EXPENSES

Total Administration	\$ 56,599.00	\$ 51,882.42	\$ 196.52	\$ 38,639.96	\$ 146.36	\$ 13,242.46	\$ 21,828.00	\$ 20,009.00	\$ 24.25	\$ 18,712.05	\$ 22.68	\$ 1,296.95
Total Tenant Services	\$ 2,465.00	\$ 2,259.58	\$ 8.56	\$ 1,593.53	\$ 6.04	\$ 666.05	\$ 1,125.00	\$ 1,031.25	\$ 1.25	\$ 1,125.00	\$ 1.36	\$ (93.75)
Total Utilities	\$ 44,850.00	\$ 41,112.50	\$ 155.73	\$ 36,165.33	\$ 136.99	\$ 4,947.17	\$ 112,125.00	\$ 102,781.25	\$ 124.58	\$ 104,016.85	\$ 126.08	\$ (1,235.60)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 22,386.83	\$ 84.80	\$ 16,014.69	\$ 60.66	\$ 6,372.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 11,128.33	\$ 42.15	\$ 13,849.07	\$ 52.46	\$ (2,720.74)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 32,450.00	\$ 122.92	\$ 43,518.58	\$ 164.84	\$ (11,068.58)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 25,052.00	\$ 22,964.33	\$ 86.99	\$ 4,305.54	\$ 16.31	\$ 18,658.79	\$ 78,287.00	\$ 71,763.08	\$ 86.99	\$ 13,447.20	\$ 16.30	\$ 58,315.88
Total General	\$ 8,011.00	\$ 7,343.42	\$ 27.82	\$ 15,448.90	\$ 58.52	\$ (8,105.48)	\$ 102,552.00	\$ 94,006.00	\$ 113.95	\$ 104,232.35	\$ 126.34	\$ (10,226.35)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 221,204.00	\$ 202,770.33	\$ 768.07	\$ 186,458.02	\$ 706.28	\$ (16,312.31)	\$ 330,321.00	\$ 302,794.25	\$ 367.02	\$ 274,566.20	\$ 332.81	\$ (28,228.05)
Total Operating Expenses	\$ 208,939.00	\$ 191,527.42	\$ 725.48	\$ 169,535.60	\$ 642.18	\$ 21,991.82	\$ 315,917.00	\$ 289,590.58	\$ 351.02	\$ 241,533.45	\$ 292.77	\$ 48,057.13
Net Cash Flow from Operations	\$ 12,265.00	\$ 11,242.92	\$ 42.59	\$ 16,922.42	\$ 64.10	\$ 5,679.50	\$ 14,404.00	\$ 13,203.67	\$ 16.00	\$ 33,032.75	\$ 40.04	\$ 19,829.08
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,265.00	\$ 11,242.92	\$ 42.59	\$ 16,922.42	\$ 64.10	\$ 5,679.50	\$ 14,404.00	\$ 13,203.67	\$ 16.00	\$ 33,032.75	\$ 40.04	\$ 19,829.08

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 100,307.00	\$ 91,948.08	\$ 379.95	\$ 97,697.00	\$ 403.71	\$ 5,748.92	\$ 260,304.00	\$ 238,612.00	\$ 271.15	\$ 264,692.00	\$ 300.79	\$ 26,080.00
Transfer from Capital Fund	\$ 22,965.00	\$ 21,051.25	\$ 86.99	\$ 3,938.23	\$ 16.27	\$ (17,113.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 123,272.00	\$ 112,999.33	\$ 466.94	\$ 101,635.23	\$ 419.98	\$ (11,364.10)	\$ 260,304.00	\$ 238,612.00	\$ 271.15	\$ 264,692.00	\$ 300.79	\$ 26,080.00
EXPENSES												
Total Administration	\$ 6,563.00	\$ 6,016.08	\$ 24.86	\$ 5,423.43	\$ 22.41	\$ 592.65	\$ 22,091.00	\$ 20,250.08	\$ 23.01	\$ 19,287.49	\$ 21.92	\$ 962.59
Total Tenant Services	\$ 330.00	\$ 302.50	\$ 1.25	\$ 330.00	\$ 1.36	\$ (27.50)	\$ 1,200.00	\$ 1,100.00	\$ 1.25	\$ -	\$ -	\$ 1,100.00
Total Utilities	\$ 41,755.00	\$ 38,275.42	\$ 158.16	\$ 37,205.65	\$ 153.74	\$ 1,069.77	\$ 120,399.00	\$ 110,365.75	\$ 125.42	\$ 117,266.90	\$ 133.26	\$ (6,901.15)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 22,965.00	\$ 21,051.25	\$ 86.99	\$ 3,938.23	\$ 16.27	\$ 17,113.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 37,251.00	\$ 34,146.75	\$ 141.10	\$ 44,430.82	\$ 183.60	\$ (10,284.07)	\$ 109,256.00	\$ 100,151.33	\$ 113.81	\$ 123,864.98	\$ 140.76	\$ (23,713.65)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 123,272.00	\$ 112,999.33	\$ 466.94	\$ 101,635.23	\$ 419.98	\$ (11,364.10)	\$ 260,304.00	\$ 238,612.00	\$ 271.15	\$ 264,692.00	\$ 300.79	\$ 26,080.00
Total Operating Expenses	\$ 108,864.00	\$ 99,792.00	\$ 412.36	\$ 91,328.13	\$ 377.39	\$ 8,463.87	\$ 252,946.00	\$ 231,867.17	\$ 263.49	\$ 260,419.37	\$ 295.93	\$ (28,552.20)
Net Cash Flow from Operations	\$ 14,408.00	\$ 13,207.33	\$ 54.58	\$ 10,307.10	\$ 42.59	\$ (2,900.23)	\$ 7,358.00	\$ 6,744.83	\$ 7.66	\$ 4,272.63	\$ 4.86	\$ (2,472.20)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 14,408.00	\$ 13,207.33	\$ 54.58	\$ 10,307.10	\$ 42.59	\$ (2,900.23)	\$ 7,358.00	\$ 6,744.83	\$ 7.66	\$ 4,272.63	\$ 4.86	\$ (2,472.20)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 161,008.00	\$ 147,590.67	\$ 372.70	\$ 147,098.00	\$ 371.46	\$ (492.67)	\$ 212,537.00	\$ 194,825.58	\$ 385.03	\$ 215,317.50	\$ 425.53	\$ 20,491.92
Transfer from Capital Fund	\$ 37,578.00	\$ 34,446.50	\$ 86.99	\$ 6,448.12	\$ 16.28	\$ (27,998.38)	\$ 48,017.00	\$ 44,015.58	\$ 86.99	\$ 8,243.80	\$ 16.29	\$ (35,771.78)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 198,586.00	\$ 182,037.17	\$ 459.69	\$ 153,546.12	\$ 387.74	\$ (28,491.05)	\$ 260,554.00	\$ 238,841.17	\$ 472.02	\$ 223,561.30	\$ 441.82	\$ (15,279.87)
EXPENSES												
Total Administration	\$ 21,306.00	\$ 19,530.50	\$ 49.32	\$ 18,355.49	\$ 46.35	\$ 1,175.01	\$ 27,763.00	\$ 25,449.42	\$ 50.30	\$ 24,104.45	\$ 47.64	\$ 1,344.97
Total Tenant Services	\$ 540.00	\$ 495.00	\$ 1.25	\$ 540.00	\$ 1.36	\$ (45.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 48,773.00	\$ 44,708.58	\$ 112.90	\$ 44,489.26	\$ 112.35	\$ 219.32	\$ 64,859.00	\$ 59,454.08	\$ 117.50	\$ 57,289.81	\$ 113.22	\$ 2,164.27
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 34,446.50	\$ 86.99	\$ 6,448.12	\$ 16.28	\$ 27,998.38	\$ 48,017.00	\$ 44,015.58	\$ 86.99	\$ 8,243.80	\$ 16.29	\$ 35,771.78
Total General	\$ 78,020.00	\$ 71,518.33	\$ 180.60	\$ 84,734.91	\$ 213.98	\$ (13,216.58)	\$ 111,557.00	\$ 102,260.58	\$ 202.10	\$ 123,252.76	\$ 243.58	\$ (20,992.18)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 198,586.00	\$ 182,037.17	\$ 459.69	\$ 153,546.12	\$ 387.74	\$ (28,491.05)	\$ 260,554.00	\$ 238,841.17	\$ 472.02	\$ 223,561.30	\$ 441.82	\$ (15,279.87)
Total Operating Expenses	\$ 186,217.00	\$ 170,698.92	\$ 431.06	\$ 154,567.78	\$ 390.32	\$ 16,131.14	\$ 252,196.00	\$ 231,179.67	\$ 456.88	\$ 212,890.82	\$ 420.73	\$ 18,288.85
Net Cash Flow from Operations	\$ 12,369.00	\$ 11,338.25	\$ 28.63	\$ (1,021.66)	\$ (2.58)	\$ (12,359.91)	\$ 8,358.00	\$ 7,661.50	\$ 15.14	\$ 10,670.48	\$ 21.09	\$ 3,008.98
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,369.00	\$ 11,338.25	\$ 28.63	\$ (1,021.66)	\$ (2.58)	\$ (12,359.91)	\$ 8,358.00	\$ 7,661.50	\$ 15.14	\$ 10,670.48	\$ 21.09	\$ 3,008.98

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 247,061.00	\$ 226,472.58	\$ 411.77	\$ 221,687.00	\$ 403.07	\$ (4,785.58)	\$ 219,893.00	\$ 201,568.58	\$ 416.46	\$ 222,930.00	\$ 460.60	\$ 21,361.42
Transfer from Capital Fund	\$ 52,192.00	\$ 47,842.67	\$ 86.99	\$ 8,957.59	\$ 16.29	\$ (38,885.08)	\$ 45,928.00	\$ 42,100.67	\$ 86.98	\$ 7,897.26	\$ 16.32	\$ (34,203.41)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 299,253.00	\$ 274,315.25	\$ 498.76	\$ 230,644.59	\$ 419.35	\$ (43,670.66)	\$ 265,821.00	\$ 243,669.25	\$ 503.45	\$ 230,827.26	\$ 476.92	\$ (12,841.99)
EXPENSES												
Total Administration	\$ 35,872.00	\$ 32,882.67	\$ 59.79	\$ 32,520.78	\$ 59.13	\$ 361.89	\$ 32,818.00	\$ 30,083.17	\$ 62.16	\$ 28,562.17	\$ 59.01	\$ 1,521.00
Total Tenant Services	\$ 750.00	\$ 687.50	\$ 1.25	\$ 750.00	\$ 1.36	\$ (62.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,977.00	\$ 69,645.58	\$ 126.63	\$ 73,129.59	\$ 132.96	\$ (3,484.01)	\$ 64,631.00	\$ 59,245.08	\$ 122.41	\$ 61,217.32	\$ 126.48	\$ (1,972.24)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 52,192.00	\$ 47,842.67	\$ 86.99	\$ 8,957.99	\$ 16.29	\$ 38,884.68	\$ 45,928.00	\$ 42,100.67	\$ 86.98	\$ 7,897.26	\$ 16.32	\$ 34,203.41
Total General	\$ 108,397.00	\$ 99,363.92	\$ 180.66	\$ 118,208.81	\$ 214.93	\$ (18,844.89)	\$ 117,536.00	\$ 107,741.33	\$ 222.61	\$ 131,478.99	\$ 271.65	\$ (23,737.66)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 299,253.00	\$ 274,315.25	\$ 498.76	\$ 230,644.59	\$ 419.35	\$ (43,670.66)	\$ 265,821.00	\$ 243,669.25	\$ 503.45	\$ 230,827.26	\$ 476.92	\$ (12,841.99)
Total Operating Expenses	\$ 273,188.00	\$ 250,422.33	\$ 455.31	\$ 233,567.17	\$ 424.67	\$ 16,855.16	\$ 260,913.00	\$ 239,170.25	\$ 494.15	\$ 229,155.74	\$ 473.46	\$ 10,014.51
Net Cash Flow from Operations	\$ 26,065.00	\$ 23,892.92	\$ 43.44	\$ (2,922.58)	\$ (5.31)	\$ (26,815.50)	\$ 4,908.00	\$ 4,499.00	\$ 9.30	\$ 1,671.52	\$ 3.45	\$ (2,827.48)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 26,065.00	\$ 23,892.92	\$ 43.44	\$ (2,922.58)	\$ (5.31)	\$ (26,815.50)	\$ 4,908.00	\$ 4,499.00	\$ 9.30	\$ 1,671.52	\$ 3.45	\$ (2,827.48)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 346,257.00	\$ 317,402.25	\$ 240.46	\$ 355,725.50	\$ 269.49	\$ 38,323.25	\$ 154,998.00	\$ 142,081.50	\$ 172.22	\$ 166,392.00	\$ 201.69	\$ 24,310.50
Transfer from Capital Fund	\$ 240,000.00	\$ 220,000.00	\$ 166.67	\$ 231,200.00	\$ 175.15	\$ 11,200.00	\$ 78,287.00	\$ 71,763.08	\$ 86.99	\$ 13,447.20	\$ 16.30	\$ (58,315.88)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 586,257.00	\$ 537,402.25	\$ 407.12	\$ 586,925.50	\$ 444.64	\$ 49,523.25	\$ 233,285.00	\$ 213,844.58	\$ 259.21	\$ 179,839.20	\$ 217.99	\$ (34,005.38)
EXPENSES												
Total Administration	\$ 33,713.00	\$ 30,903.58	\$ 23.41	\$ 28,361.43	\$ 21.49	\$ 2,542.15	\$ 21,248.00	\$ 19,477.33	\$ 23.61	\$ 20,473.43	\$ 24.82	\$ (996.10)
Total Tenant Services	\$ 1,800.00	\$ 1,650.00	\$ 1.25	\$ 1,800.00	\$ 1.36	\$ (150.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 207,000.00	\$ 189,750.00	\$ 143.75	\$ 189,750.00	\$ 143.75	\$ -	\$ 101,259.00	\$ 92,820.75	\$ 112.51	\$ 95,293.23	\$ 115.51	\$ (2,472.48)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,287.00	\$ 71,763.08	\$ 86.99	\$ 13,447.20	\$ 16.30	\$ 58,315.88
Total General	\$ 322,504.00	\$ 295,628.67	\$ 223.96	\$ 236,764.06	\$ 179.37	\$ 58,864.61	\$ 3,875.00	\$ 3,552.08	\$ 4.31	\$ 28,624.12	\$ 34.70	\$ (25,072.04)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 3,950.00	\$ 2.99	\$ (3,950.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 586,257.00	\$ 537,402.25	\$ 407.12	\$ 586,925.50	\$ 444.64	\$ 49,523.25	\$ 233,285.00	\$ 213,844.58	\$ 259.21	\$ 179,839.20	\$ 217.99	\$ (34,005.38)
Total Operating Expenses	\$ 565,017.00	\$ 517,932.25	\$ 392.37	\$ 460,625.49	\$ 348.96	\$ 57,306.76	\$ 204,669.00	\$ 187,613.25	\$ 227.41	\$ 157,837.98	\$ 191.32	\$ 29,775.27
Net Cash Flow from Operations	\$ 21,240.00	\$ 19,470.00	\$ 14.75	\$ 126,300.01	\$ 95.68	\$ 106,830.01	\$ 28,616.00	\$ 26,231.33	\$ 31.80	\$ 22,001.22	\$ 26.67	\$ (4,230.11)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 21,240.00	\$ 19,470.00	\$ 14.75	\$ 126,300.01	\$ 95.68	\$ 106,830.01	\$ 28,616.00	\$ 26,231.33	\$ 31.80	\$ 22,001.22	\$ 26.67	\$ (4,230.11)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 350,697.00	\$ 321,472.25	\$ 417.50	\$ 341,820.50	\$ 443.92	\$ 20,348.25		\$ 187,663.00	\$ 172,024.42	\$ 265.06	\$ 194,266.00	\$ 299.33	\$ 22,241.58
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 350,697.00	\$ 321,472.25	\$ 417.50	\$ 341,820.50	\$ 443.92	\$ 20,348.25		\$ 187,663.00	\$ 172,024.42	\$ 265.06	\$ 194,266.00	\$ 299.33	\$ 22,241.58

EXPENSES

Total Administration	\$ 41,976.00	\$ 38,478.00	\$ 49.97	\$ 36,740.58	\$ 47.72	\$ 1,737.42	\$ 36,858.00	\$ 33,786.50	\$ 52.06	\$ 32,163.94	\$ 49.56	\$ 1,622.56
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 811.25	\$ 1.25	\$ -	\$ -	\$ 811.25
Total Utilities	\$ 183,136.00	\$ 167,874.67	\$ 218.02	\$ 135,423.99	\$ 175.88	\$ 32,450.68	\$ 69,376.00	\$ 63,594.67	\$ 97.99	\$ 59,960.63	\$ 92.39	\$ 3,634.04
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 124,848.00	\$ 114,444.00	\$ 148.63	\$ 169,828.62	\$ 220.56	\$ (55,384.62)	\$ 85,042.00	\$ 77,955.17	\$ 120.12	\$ 97,559.11	\$ 150.32	\$ (19,603.94)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 350,697.00	\$ 321,472.25	\$ 417.50	\$ 341,820.50	\$ 443.92	\$ 20,348.25	\$ 187,663.00	\$ 172,024.42	\$ 265.06	\$ 194,266.00	\$ 299.33	\$ 22,241.58
Total Operating Expenses	\$ 349,960.00	\$ 320,796.67	\$ 416.62	\$ 341,993.19	\$ 444.15	\$ (21,196.52)	\$ 192,161.00	\$ 176,147.58	\$ 271.41	\$ 189,683.68	\$ 292.27	\$ (13,536.10)
Net Cash Flow from Operations	\$ 737.00	\$ 675.58	\$ 0.88	\$ (172.69)	\$ (0.22)	\$ (848.27)	\$ (4,498.00)	\$ (4,123.17)	\$ (6.35)	\$ 4,582.32	\$ 7.06	\$ 8,705.49
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 737.00	\$ 675.58	\$ 0.88	\$ (172.69)	\$ (0.22)	\$ (848.27)	\$ (4,498.00)	\$ (4,123.17)	\$ (6.35)	\$ 4,582.32	\$ 7.06	\$ 8,705.49

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 217,464.00	\$ 199,342.00	\$ 393.96	\$ 211,299.50	\$ 417.59	\$ 11,957.50	\$ 134,621.00	\$ 123,402.58	\$ 320.53	\$ 129,198.50	\$ 335.58	\$ 5,795.92
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 217,464.00	\$ 199,342.00	\$ 393.96	\$ 211,299.50	\$ 417.59	\$ 11,957.50	\$ 134,621.00	\$ 123,402.58	\$ 320.53	\$ 129,198.50	\$ 335.58	\$ 5,795.92
EXPENSES												
Total Administration	\$ 25,027.00	\$ 22,941.42	\$ 45.34	\$ 21,703.34	\$ 42.89	\$ 1,238.08	\$ 22,992.00	\$ 21,076.00	\$ 54.74	\$ 26,955.27	\$ 70.01	\$ (5,879.27)
Total Tenant Services	\$ 690.00	\$ 632.50	\$ 1.25	\$ -	\$ -	\$ 632.50	\$ 525.00	\$ 481.25	\$ 1.25	\$ -	\$ -	\$ 481.25
Total Utilities	\$ 39,423.00	\$ 36,137.75	\$ 71.42	\$ 41,607.51	\$ 82.23	\$ (5,469.76)	\$ 28,728.00	\$ 26,334.00	\$ 68.40	\$ 30,630.00	\$ 79.56	\$ (4,296.00)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 139,830.00	\$ 128,177.50	\$ 253.32	\$ 153,515.14	\$ 303.39	\$ (25,337.64)	\$ 71,583.00	\$ 65,617.75	\$ 170.44	\$ 78,814.60	\$ 204.71	\$ (13,196.85)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 217,464.00	\$ 199,342.00	\$ 393.96	\$ 211,299.50	\$ 417.59	\$ 11,957.50	\$ 134,621.00	\$ 123,402.58	\$ 320.53	\$ 129,198.50	\$ 335.58	\$ 5,795.92
Total Operating Expenses	\$ 204,970.00	\$ 187,889.17	\$ 371.32	\$ 216,825.99	\$ 428.51	\$ (28,936.82)	\$ 123,828.00	\$ 113,509.00	\$ 294.83	\$ 136,399.87	\$ 354.29	\$ (22,890.87)
Net Cash Flow from Operations	\$ 12,494.00	\$ 11,452.83	\$ 22.63	\$ (5,526.49)	\$ (10.92)	\$ (16,979.32)	\$ 10,793.00	\$ 9,893.58	\$ 25.70	\$ (7,201.37)	\$ (18.70)	\$ (17,094.95)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,494.00	\$ 11,452.83	\$ 22.63	\$ (5,526.49)	\$ (10.92)	\$ (16,979.32)	\$ 10,793.00	\$ 9,893.58	\$ 25.70	\$ (7,201.37)	\$ (18.70)	\$ (17,094.95)

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of August 31, 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		\$	1,210,712.66	\$	164,909.04	\$	71,560.21	\$	(13,724.01)	\$	632,039.41	\$	64,835.48	
114 Cash - tenant security deposits		\$	82,441.74	\$	29,054.49	\$	23,832.78	\$	25,713.76	\$	68,428.63	\$	26,803.00	
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	122,424.09	\$	37,219.13	\$	5,978.00	\$	12,848.47	\$	106,332.21	\$	12,061.04	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	329,693.37	\$	74,071.22	\$	53,489.22	\$	51,159.36	\$	144,901.06	\$	61,897.91	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	1,745,271.86	\$	305,253.88	\$	154,860.21	\$	75,997.58	\$	951,701.31	\$	165,597.43
310 Total Current Liabilities		\$	59,577.92	\$	32,472.39	\$	31,922.45	\$	35,534.24	\$	93,837.07	\$	32,986.02	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds					\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:			\$	59,577.92	\$	32,472.39	\$	31,922.45	\$	35,534.24	\$	93,837.07	\$	32,986.02
Quick Ratio:			29.29		9.40		4.85		2.14		10.14		5.02	
Quick Ratio Score (max points 12):			12		12		12		12		12		12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	1,210,712.66	\$	164,909.04	\$	71,560.21	\$	(13,724.01)	\$	632,039.41	\$	64,835.48	
114 Cash - tenant security deposits		\$	82,441.74	\$	29,054.49	\$	23,832.78	\$	25,713.76	\$	68,428.63	\$	26,803.00	
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
310 (-) Total Current Liabilities		\$	59,577.92	\$	32,472.39	\$	31,922.45	\$	35,534.24	\$	93,837.07	\$	32,986.02	
MENAR Numerator Total:			\$	1,685,693.94	\$	272,781.49	\$	122,937.76	\$	40,463.34	\$	857,864.24	\$	132,611.41
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	1,702,194.13	\$	794,306.68	\$	701,127.55	\$	775,661.02	\$	1,362,309.46	\$	744,249.51	
97100 Extraordinary Maintenance		\$	-	\$	191,733.95	\$	3,312.00	\$	16,715.00	\$	454,352.68	\$	10,110.00	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
97800 Dwelling Units Rent Expense		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
MENAR Denominator Total:			\$	154,744.92	\$	89,640.06	\$	64,039.96	\$	72,034.18	\$	165,151.10	\$	68,578.14
MENAR:			10.89		3.04		1.92		0.56		5.19		1.93	
MENAR Score (max points 11):			11		9.58		7.94		0		11		7.96	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of August 31, 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		\$ 662,205.20	\$ (133,472.15)	\$ 478.35	\$ (237,824.22)	\$ 217,881.50	\$ (109,914.89)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 662,205.20	\$ (133,472.15)	\$ 478.35	\$ (237,824.22)	\$ 217,881.50	\$ (109,914.89)
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	9.58	7.94	0	11	7.96
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	23.58	21.94	14	25	21.96
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)	36292.44	8300	2971.08	2369.52	1386	7175	2657
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121
Overall AMPs Financial Condition Indicator Score	23.64	25.00	23.58	21.94	14.00	25.00	21.96
<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 August 31, 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	\$ 897,158.27	\$ 599,307.68	\$ 322,464.02	\$ 36,812.42	\$ 212,233.95
114 Cash - tenant security deposits	\$ 51,140.29	\$ 23,259.86	\$ 33,558.98	\$ 39,862.51	\$ 6,548.91
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 27,294.42	\$ 24,054.69	\$ 69,465.51	\$ 79,920.87	\$ 6,149.75
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 151,388.86	\$ 100,415.69	\$ 98,278.18	\$ 187,428.32	\$ 16,139.97
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,126,981.84	\$ 747,037.92	\$ 523,766.69	\$ 344,024.12	\$ 241,072.58
310 Total Current Liabilities	\$ 51,760.71	\$ 485,633.69	\$ 28,900.74	\$ 46,234.62	\$ 9,921.83
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 460,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 51,760.71	\$ 25,633.69	\$ 28,900.74	\$ 46,234.62	\$ 7,301.87
Quick Ratio:	21.77	29.14	18.12	7.44	33.02
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 897,158.27	\$ 599,307.68	\$ 322,464.02	\$ 36,812.42	\$ 212,233.95
114 Cash - tenant security deposits	\$ 51,140.29	\$ 23,259.86	\$ 33,558.98	\$ 39,862.51	\$ 6,548.91
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 51,760.71	\$ 485,633.69	\$ 28,900.74	\$ 46,234.62	\$ 9,921.83
MENAR Numerator Total:	\$ 1,075,221.13	\$ 261,404.23	\$ 494,865.95	\$ 297,789.50	\$ 231,150.75
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 709,859.59	\$ 571,397.19	\$ 728,468.57	\$ 976,704.73	\$ 169,535.60
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
97800 Dwelling Units Rent Expense	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 64,532.69	\$ 51,945.20	\$ 66,224.42	\$ 88,791.34	\$ 15,412.33
MENAR:	16.66	5.03	7.47	3.35	15.00
MENAR Score (max points 11):	11	11	11	10.04	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of August 31, 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	\$ 263,656.70	\$ 61,609.22	\$ 188,095.88	\$ 153,801.30	\$ 16,922.42
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 263,656.70	\$ 61,609.22	\$ 188,095.88	\$ 153,801.30	\$ 16,922.42
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	10.04	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	24.04	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	2908.84	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	24.04	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 August 31, 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		2,983	1,273	1,173	1,068	2,992	1,273	1,084
OR Numerator Total:		2,983	1,273	1,173	1,068	2,992	1,273	1,084
11190 Unit Months Available		3,652	1,386	1,188	1,079	3,162	1,331	1,114
OR Denominator Total:		3,652	1,386	1,188	1,079	3,162	1,331	1,114
Occupancy Rate:		0.81681	0.91847	0.98737	0.98981	0.94624	0.95642	0.97307
Occupancy Rate Score (max points 16):		0	1	16	16	8	8	12
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #								
126 Accounts Receivable - Tenants		\$ 128,999.09	\$ 36,844.79	\$ 5,978.00	\$ 12,848.47	\$ 104,959.63	\$ 11,561.92	\$ 44,964.43
TAR Numerator Total:		\$ 128,999.09	\$ 36,844.79	\$ 5,978.00	\$ 12,848.47	\$ 104,959.63	\$ 11,561.92	\$ 44,964.43
70500 Total Tenant Revenue		\$ 273,711.96	\$ 292,311.08	\$ 274,712.16	\$ 279,909.46	\$ 730,188.40	\$ 289,093.09	\$ 309,781.18
TAR Denominator Total:		\$ 273,711.96	\$ 292,311.08	\$ 274,712.16	\$ 279,909.46	\$ 730,188.40	\$ 289,093.09	\$ 309,781.18
TAR:		47.0%	13.0%	2.0%	5.0%	14.0%	4.0%	15.0%
TAR Score (max points 5):		0	0	2	0	0	0	0
Indicator #3 - Accounts Payable (AP)								
FDS #								
312 Accounts Payable - Current		\$ 353.36	\$ 10,958.35	\$ 18,691.80	\$ 18,887.74	\$ 40,109.92	\$ 16,238.80	\$ 2,203.04
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 353.36	\$ 10,958.35	\$ 18,691.80	\$ 18,887.74	\$ 40,109.92	\$ 16,238.80	\$ 2,203.04
96900 Total Operating Expenses /12		\$ 154,744.92	\$ 72,209.70	\$ 63,738.87	\$ 70,514.64	\$ 123,846.31	\$ 67,659.05	\$ 64,532.69
AP Denominator Total:		\$ 154,744.92	\$ 72,209.70	\$ 63,738.87	\$ 70,514.64	\$ 123,846.31	\$ 67,659.05	\$ 64,532.69
AP:		0	0.15	0.29	0.27	0.32	0.24	0.03
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	8	12
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	2	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	24	21	13	13	18
Number of units in Project	1535	332	126	108	99	287	121	100
Weighted Value (Project MASS score times number)	17711	1992	756	2592	2079	3731	1573	1800
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121	100
MPs Management Operations Indicator Score:	11.54	6.00	6.00	24.00	21.00	13.00	13.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of August 31, 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	786	1,456	1,231	232
OR Numerator Total:	786	1,456	1,231	232
11190 Unit Months Available	858	1,523	1,349	254
OR Denominator Total:	858	1,523	1,349	254
Occupancy Rate:	0.91608	0.95601	0.91253	0.91339
Occupancy Rate Score (max points 16):	1	8	1	1
Indicator #2 - Tenant Accounts Receivable (TAR)				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 23,156.45	\$ 69,215.95	\$ 79,960.87	\$ 6,214.75
TAR Numerator Total:	\$ 23,156.45	\$ 69,215.95	\$ 79,960.87	\$ 6,214.75
70500 Total Tenant Revenue	\$ 95,394.00	\$ 251,255.45	\$ 97,907.93	\$ 51,649.64
TAR Denominator Total:	\$ 95,394.00	\$ 251,255.45	\$ 97,907.93	\$ 51,649.64
TAR:	24.0%	28.0%	82.0%	12.0%
TAR Score (max points 5):	0	0	0	0
Indicator #3 - Accounts Payable (AP)				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 51,437.19	\$ 14,469.67	\$ 9,564.54	\$ -
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 51,437.19	\$ 14,469.67	\$ 9,564.54	\$ -
96900 Total Operating Expenses /12	\$ 51,945.20	\$ 66,224.42	\$ 88,791.34	\$ 15,412.33
AP Denominator Total:	\$ 51,945.20	\$ 66,224.42	\$ 88,791.34	\$ 15,412.33
AP:	0.99	0.22	0.11	0
AP Score (max points 4):	2	4	4	4
Overall AMP Score				
Indicator #1 - Occupancy Rate (OR)	1	8	1	1
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)	5	13	7	6
Number of units in Project	78	139	121	24
Weighted Value (Project MASS score times number)	390	1807	847	144
Total number of units in PHA's portfolio	78	139	121	24
MPs Management Operations Indicator Score:	5.00	13.00	7.00	6.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: East Lake Management

PERIOD ENDING: 9/30/2021

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	42	1	1	0	4	4	2
June	5	323	46	0	0	0	8	13	7
July	6	383	44	0	0	0	9	27	5
August	7	337	36	0	0	0	9	8	5
September	3	362	37	0	0	0	10	9	18

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
	160	3191	510	11	8	0	58	131	82

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 Managemet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

Prepared By George Askew Date 10/15/2021

Approved By George Askew Date 10/15/2021

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Co.

PERIOD ENDING: 9/30/2021

SLHA DEVELOPMENTS:

Euclid Plaza James House	West Pine Parkview	Badenhaus/Badenfest Kingsbury Terrace
-----------------------------	-----------------------	--

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	205	18
August	1	171	9	8	7	6	0	165	14
September	0	218	4	3	3	0	6	48	4
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	33	2395	180	63	99	48	21	1212	113

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 Managemet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.



30-Sep-21

Prepared By

Date



30-Sep-21

Approved By

Date



Housing Crime Summary September 1 – 30, 2021

Blumeyer Complex September 2021			
	2020	2021	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjackings	0	0	0
Aggravated Assault	0	0	0
Burglary	1	0	-100%
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	0	0
Crime Total	1	0	-100%

Break Down of Crimes September 2021		
	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	1	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	0
Arson	0	0
Total	1	0

LaSalle Complex September 2021			
	2020	2021	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	1	0	-100%
Carjackings	0	0	0
Aggravated Assault	0	2	200%
Burglary	0	0	0
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	0	0
Crime Total	1	2	100%

Break Down of Crimes September 2021		
	2020	
Homicide	0	0
Rape	0	0
Robbery with Firearm	1	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	2
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	0
Arson	0	0
Total	1	2

Cochran Complex September 2021			
	2020	2021	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	2	1	-50%
Burglary	2	0	-100%
Larceny	2	0	-100%
Vehicle Theft	0	0	-100%
Arson	0	0	0
Crime Total	6	1	-350%

Break Down of Crimes September 2021		
	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
Aggravated Assault with Firearm	2	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	2	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	1	0
Larceny from Person	0	0
Larceny Shoplifting/OTHER	1	0
Vehicle Theft	0	0
Arson	0	0
Total	6	1

Peabody Complex September 2021			
	2019	2020	% Change
Homicide	1	0	-100%
Rape	0	0	0
Robbery	2	1	-100%
Carjackings	0	0	0
Aggravated Assault	2	4	100%
Burglary	5	0	-100%
Larceny	2	0	-100%
Vehicle Theft	1	0	-100%
Arson	0	0	0
Crime Total	13	5	-62%

Break Down of Crimes September 2021		
	2019	2020
Homicide	1	0
Rape	0	0
Robbery with Firearm	0	1
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	2	0
Carjackings	0	0
Aggravated Assault with Firearm	2	3
Aggravated Assault with Knife	0	1
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	5	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	1	0
Larceny from Building	1	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	0
Arson	0	0
Total	13	5

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 8/31/2021

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 6,907,591.55

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 249,131.53
	TOTAL INVESTED		\$ 249,131.53

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2020 - September 30, 2021
AS OF AUGUST 31, 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	\$ 3,832,650.25	\$ 49.71	\$ 4,074,061.06	\$ 52.84	\$ 241,410.81
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 458.33	\$ 0.01	\$ -	\$ -	\$ (458.33)
Total Receipts	\$ 4,181,573.00	\$ 3,833,108.58	\$ 49.72	\$ 4,074,061.06	\$ 52.84	\$ 240,952.48
EXPENSES						
Total Administration	\$ 3,886,204.00	\$ 3,562,353.67	\$ 46.20	\$ 2,011,293.94	\$ 26.09	\$ 1,551,059.73
Total Tenant Services	\$ 9,858.00	\$ 9,036.50	\$ 0.12	\$ 4,380.03	\$ 0.06	\$ 4,656.47
Total Utilities	\$ 46,344.00	\$ 42,482.00	\$ 0.55	\$ 32,906.78	\$ 0.43	\$ 9,575.22
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 2,200.00	\$ 0.03	\$ 995.75	\$ 0.01	\$ 1,204.25
Sub-total Ord Maint Contracts	\$ 75,612.00	\$ 69,311.00	\$ 0.90	\$ 38,685.48	\$ 0.50	\$ 30,625.52
Total Protective Services	\$ 28,144.00	\$ 25,798.67	\$ 0.33	\$ 24,311.53	\$ 0.32	\$ 1,487.14
Total General	\$ 93,411.00	\$ 85,626.75	\$ 1.11	\$ 97,713.66	\$ 1.27	\$ (12,086.91)
Total Non-Routine Expenses	\$ 39,600.00	\$ 36,300.00	\$ 0.47	\$ -	\$ -	\$ 36,300.00
Total Revenues	\$ 4,181,573.00	\$ 3,833,108.58	\$ 49.72	\$ 4,074,061.06	\$ 52.84	\$ 240,952.48
Total Expenses	\$ 4,181,573.00	\$ 3,833,108.58	\$ 49.72	\$ 2,210,287.17	\$ 28.67	\$ 1,622,821.41
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,863,773.89	\$ 24.17	\$ 1,863,773.89
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,863,773.89	\$ 24.17	\$ 1,863,773.89

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	FYTD	CYTD
Budget Authority	\$4,301,436	\$4,348,013	\$4,315,182	\$4,318,262	\$4,355,444	\$4,355,444	\$4,355,444	\$4,355,442	\$51,689,583	\$39,006,103
Budget Received - Cash Management	\$4,239,722	\$4,261,868	\$5,071,744	\$4,229,193	\$4,229,191	\$4,232,927	\$4,232,927	\$4,133,253	\$52,239,207	\$39,741,947
Actual HAP As of the First of the Month	\$4,164,908	\$4,156,488	\$4,111,665	\$4,051,060	\$4,026,848	\$3,994,296	\$3,948,527	\$3,880,932	\$49,045,123	\$36,490,417
Actual HAP After the First of the Month	\$22,712	\$16,756	\$15,119	\$15,515	\$20,260	\$17,421	\$14,718	\$10,978	\$213,718	\$152,609
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$113,816	-\$174,769	-\$188,398	-\$251,687	-\$308,336	-\$343,727	-\$392,199	-\$463,532	\$2,430,742	\$2,363,077
Variance (Cash Management)	-\$52,102	-\$88,624	-\$944,960	-\$162,618	-\$182,083	-\$221,210	-\$269,682	-\$241,343	\$2,980,366	\$3,098,921
Percent Variance	-1.24%	-2.12%	-22.90%	-4.00%	-4.50%	-5.51%	-6.80%	-6.20%	2.65%	-8.41%
YTD Variance	-\$988,401	-\$1,077,025	-\$2,021,985	-\$2,184,603	-\$2,366,686	-\$2,587,896	-\$2,857,578	-\$3,098,921		
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	\$88,636	\$177,260	\$1,122,220	\$1,284,838	\$1,466,921	\$1,688,131	\$1,957,813	\$2,199,156		
PUC										
HUD Funded PUC	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$637.38	\$644.61
Actual PUC	\$628.57	\$627.30	\$621.19	\$618.39	\$619.52	\$614.32	\$608.21	\$597.62	\$620.13	\$618.06
Variance	-\$16.04	-\$17.31	-\$23.42	-\$26.22	-\$25.09	-\$30.29	-\$36.40	-\$46.99	-\$17.24	-\$26.55
Percent Variance	-2.55%	-2.76%	-3.77%	-4.24%	-4.05%	-4.93%	-5.98%	-7.86%	-2.82%	-4.32%
UNITS										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,105	7,105	7,105	7,105	85,260	63,945
New Increments not in baseline	0	20	40	45	45	45	45	45	285	285
HUD Funded Units	6,577	6,612	7,868	6,561	6,561	6,567	6,567	6,412	81,951	61,653
Funded units based on actual HAP	6,681	6,733	8,080	6,771	6,755	6,821	6,886	6,842	83,403	63,640
Actual Units	6,626	6,626	6,619	6,551	6,500	6,502	6,492	6,494	79,078	59,033
Variance to Funded Units	55	107	1,461	220	255	319	394	348	4,325	4,607
Variance to baseline	-479	-479	-486	-554	-605	-603	-613	-611	-6,182	-4,912
YTD var to baseline	-5507	-5986	-6472	-7026	-7631	-8234	-8847	-9458		
Variance funded	49	14	-1249	-10	-61	-65	-75	82	-2,873	1,490
YTD var to funded	-1257	63	-1234	-1259	-71	-126	-139	7		
ADMIN FEES										
HUD Funded Fees	\$350,897	\$525,531	\$359,112	\$359,112	\$355,973	\$355,973	\$355,973	\$355,973	\$4,418,400	\$3,369,441
Actual Expenses	\$269,149	\$253,133	\$299,264	\$286,402	\$49,720	\$216,498	\$57,772	\$78,695	\$2,482,055	\$1,777,019
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$81,749	-\$272,398	-\$59,848	-\$72,710	-\$306,253	-\$139,475	-\$298,201	-\$277,278	-\$1,936,345	-\$1,592,422
Percent Variance	-30.37%	-107.61%	-20.00%	-25.39%	-615.95%	-64.42%	-516.17%	-352.34%	78.01%	89.61%
Cumulative Variance	-\$166,261	-\$438,658	-\$498,506	-\$571,216	-\$877,469	-\$1,016,943	-\$1,315,144	-\$1,592,422		
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	\$4,036,404	\$4,308,802	\$4,368,650	\$4,441,360	\$4,747,612	\$4,887,087	\$5,185,288	\$5,462,565		
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	\$5,462,565		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									95.30%	93.94%
Unit Utilization Percentage									92.75%	92.32%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

From: Deborah Fowler, HCV Manager

CC: Arthur N. Waller, Director of Operations

Date: October 13, 2021

Subject: Housing Choice Voucher Board Report

YARDI Software Update

Registration for Rent Café currently stands at 1,997 (31%) registered HCV participants and 1,317 (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 remained the same. Periodic briefings are held to educate potential homeowners on the home buying process and to connect them with community partners. The next homeownership briefing, is tentatively scheduled for December 16, 2021.

Landlord Briefings

Eleven prospective property owners/agents attended the October briefing conducted via Zoom. The next Owners' briefing is scheduled for November 2, 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 260 active participants in the VASH program. This number remained the same. During this reporting period, no referrals were received. Seventeen 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. During this reporting period, no referrals were received.

Temporary Housing Quality Standards Inspection Services

During the month of September, 1,160 inspections were scheduled; 89 initial inspections, 1,048 biennials inspections, including backlog inspections, and 23 special inspections.

For the month of September, biennial inspections, continued to be conducted. The HCV team is working diligently with McCright & Associates in facilitating inspections. The Inspections Department continues to conduct in-person initial inspections and tenant complaint inspections.

McCright & Associates is providing 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 the COVID-19 pandemic. (See attached Inspection Report).

Housing Choice Voucher Program Case Management and Consulting Services

Weekly meetings continue to be held to discuss the case management and consulting service to ensure Nan McKay staff processes, Yardi access, submittal of recertification logs (September-December), workflow process, HAP renewal process, utility allowance schedule, tiers/payment standards, additional EIV access, email box and call center. The forthcoming billing cycle was also discussed.

Nan McKay performed the following tasks during this period; mailed all recertifications for September through December and a walk-through file review was performed to ensure the process for keying an annual recertification. Nan McKay has begun receiving the recertification packets. Approximately 70 packets have been received. Families are allowed 10 days to return their information.

Presently, Nan McKay is working to complete recertifications for September - 515; October - 580; and November - 145/579. Staff anticipates extending the current agreement to finish recertifications for November (434), December (557), and January (473), which will allow sufficient time for the recently hired staff to receive training in HCV Occupancy and Rent

Calculation that is scheduled for November, and the current staff to complete the backlog recertifications that resulted from staffing shortage due to several resignations.

Emergency Housing Vouchers

The HCV team continues to receive referrals under the MOU with the St. Louis Continuum of Care (CoC) agency through the local Coordinated Entry System. The HCV team meets bi-weekly with the CoC Coordinated Entry team to ensure accurate transfer of data and to fine tune the implementation and referral process. During this reporting period, 107 referrals were received and 44 vouchers were issued. The remaining referrals are in the process of completing required paperwork.

These vouchers provide rental subsidies to individuals and families that are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, human trafficking or recently homeless.

Waiting List

The HCV waiting list is closed. There are currently 18,317 applicants. This number has decreased from 18,370 due to applicant selection and applicants being withdrawn due to their interest letters being returned by the post office as undeliverable with no forwarding address. During this reporting period, the Department is planning to purge the waitlist.

The HCV Intake staff invited an additional 2,000 wait list applicants to eligibility sessions from August 9, 2021 through September 3, 2021. Three hundred and twenty-eight applicants attended the eligibility sessions, resulting in the issuance of 263 vouchers. Voucher issuance to the remaining 65 applicants is pending, as additional information is needed to complete the eligibility review. The HCV team will conduct second and final appointments during the month of October for those families that failed to attend the initial review session.

During this reporting period, the Department received 14 referrals for Project-Based Voucher units.

Rent Reasonableness

During the month of September, the Market Analyst processed 58 rent increases and negotiated rents for 48 newly leased units.

Recertification

Staff completed 101 late annual recertifications during this reporting period. Recruitment efforts to identify qualified candidates continued through September to fill vacant positions, and several candidates have been interviewed. We are presently recruiting for HQS Inspector, Intake Specialist, and Client Analyst. All positions are expected to be filled by the end of November 2021.

Program Utilization

The utilization rate based on budget authority during this reporting period is 95%.

Family Self Sufficiency

The Family Self Sufficiency (FSS) program has 19 mandatory slots. Currently, 51 participants are enrolled (268%) and approximately 34 (67%) FSS participants have escrow accounts.

SEMAP Indicators

Previous reports included internal scoring on SEMAP indicators as determined by the SLHA Internal Auditor. The effective date for formal reviews will begin on October 1, 2021.

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	9684	5856	2032	573	127	34	7	18317
	4	9684	5856	2032	573	127	34	7	18317

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 September 2021

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	Number Canceled	Percent Complete
Specials	23	24	-1	2	3	16	3	104.35%
Biennials	1048	901	147	509	169	214	9	85.97%
Initials	89	76	13	43	13	18	2	85.39%
Total	1160	1001	159	554	185	248	14	86.29%

Property: HCV
 Inspected Date: 09/01/2021 - 09/30/2021
 Primary Status: Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	1
Absent or insecure railings	7
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	5
All burners not working (all burners have to be operable)	14
All operating knobs must be present	4
Broken/missing steps or boards	7
Cannot open	13
Ceiling material is bulging and/or buckling and must be repaired	4
Ceiling surface is wet and has mold-like substances	9
Clogged	3
Cracked pane	3
Damaged floor boards	2
Deteriorated over 10% of total surface area of a component	4
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	6
Deteriorated surfaces exceed two square feet	2
Entry of significant ground water into unit (flooding of basement)	8
Evidence of severe leakage of water or the presence of sewer gas	2
Evidence of sewer back-up	5
Exits are blocked or obstructed by debris, used as storage area, secured by nailing, etc	1
Falling material	10
Falling surface materials (other than wall paper or paint)	2
Frayed wiring	1
Gutter in poor condition	2
Gutters not securely attached	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	4
Hall/stair lights do not function	2
Handrail missing (4 or more steps)	1
Hazardous gas hook-evidence of strong gas smell	1
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	4
Holes or cracks	24
Holes or cracks - air penetration	4
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	11
Inadequate lighting	2
Internal water damage	4
Large cracks or holes	3
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	2
Large holes (8 1/2 x 11")	5
Leaking	4

Leaks	7
Light fixture hanging from electrical wires without other firm support or fixture	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Loose sections of plaster which are in danger of falling	2
Loose, broken or missing step(s)	2
Major leak at main water drain and feed pipes	5
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling (24 hr)	2
Many missing parts such as ceiling tile	3
Missing cover plate	5
Missing cover plate on switch or outlets	5
Missing handrail	1
No cold water	1
No flush toilet	1
No hot water	1
No hot water (24hr)	4
No preparation space	1
No railing	2
No Refrigerator	1
No serving space	1
No smoke detector	1
No storage space	1
No ventilation system, no window Install exhaust fan (Bathroom)	3
No working smoke detector present (24 hr)	11
Non-insulated wiring	2
Not connected to a system that delivers hot and cold running water	5
Not weatherized	13
Other hazards-tripping	2
Oven does not work	3
Overall Poor Condition	2
Overloaded circuits evidenced by frequently "blown/tripped" fuses	5
Permanent floor covering or floor boards which present serious tripping hazards	10
Poor condition	1
Presence of large holes	3
Presence of sewer gas	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	3
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	3
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof in poor condition	1
Roof leaks	8
Severe buckling or movement under walking stress	2
Severe buckling, bulging or leaning	1
Severe bulging	1
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1

Signs of rats, mice or vermin	7
Sink connectors have severe leakage of water or escape of sewer gas	1
Sink is not connected to water system to provide hot or cold water	2
Smoke detector not working	3
Stove and oven (or range) with top burners not present	1
Stove is missing oven door handle	1
Structure not connected to a sewer system	1
Temperature too high	1
Toilet does not flush	3
Toilet does not work	4
Tripping hazard	11
Unit has evidence of roach infestation	7
Unit has mice or rats as evidenced by mice and rat holes and or droppings	8
Unsecured handrail	4
Unsecured height protection	1
Wall holes allowing significant drafts to enter the unit	3
Water damage to interior ceiling (indicating leaks)	7
Window must be openable to provide adequate ventilation (Bathroom)	1
Window(s) accessible from outside does not lock	11
Total	402

FINANCE

Balance Sheet

Period = Aug 2021

Book = Accrual

		Current Balance
ASSETS		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash HCV Admin	5,041,769.94	
Cash HCV/MSV Admin COVID	1,013,022.42	
Cash Non-Fed Gala Fundraiser	15,420.73	
Cash Private Management	2,933,605.94	
Cash-Debit Cards PM	499.11	
Petty Cash	500.00	
Petty Cash	2,378.57	
Cash General Disbursing	7,187,851.31	
Cash Non-Fed Rent	202,332.16	
Cash Clinton Peabody TAB	204.22	
Cash City Faces	24,679.97	
Cash James House TAB	11,056.40	
Cash Euclid TAB	47,275.34	
Cash Lafayette Sr TAB	4,751.88	
Cash California Gard TAB	3,503.55	
Cash Badenhause TAB	1,833.74	
Cash Les Chateaux TAB	61.51	
Cash Cambridge Sr TAB	613.92	
Cash Payroll	161,271.96	
Total Unrestricted Cash	16,652,632.67	
Restricted Cash		
Cash Restricted-Security Deposits	410,739.18	
Cash Restricted-FSS Escrow	413,760.32	
Cash Restricted-HAP	2,324,424.87	
Cash Restricted-Trust/Escrow Reser	5,839,802.07	
Cash Restricted-Endowment/Homec	1,202,583.72	
Cash Restricted-Cochran Program Ii	224,514.23	
Cash Restricted-Rev Bonds Debt Se	23,322.85	
Total Restricted Cash	10,439,147.24	
TOTAL CASH	27,091,779.91	
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants	1,752,245.66	
Allowance for Doubtful Accounts-Tenar	-55,722.56	
A/R Repayment Agreement-HCV	-2,593.00	
A/R Repayment Agreement	10,000.78	
A/R-HUD	14,679.00	
A/R-Other	112,679.00	
A/R Other-Private Management	-24,450.01	

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
A/R Port Ins	5,551.06
Accrued Interest Receivable	4,202.94
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVAB	1,816,687.51
OTHER CURRENT ASSETS	
Investments-Unrestricted	836,000.53
Investments-Restricted	1,745,600.51
Investments Restricted -WC Self Insura	368,557.72
Prepaid Insurance Auto	3,000.06
Prepaid Insurance Property	33,235.89
Prepaid Insurance Liability	16,495.92
Prepaid Insurance Liability	3,736.39
Prepaid Insurance Fidelity Bond	225.77
Prepaid Insurance Workers Comp	12,773.04
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,220,247.88
TOTAL OTHER CURRENT ASSETS	4,242,796.63
TOTAL CURRENT ASSETS	33,151,264.05
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	8,263,110.53
Accum Depreciation-Buildings	-169,266,823.29
Accum Depreciation-Furn & Equip Dwell	-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	4,668,421.84
Project Coordinator	936,443.95
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Training Costs	1,395.88
Case Management	1,374,982.18
CFG-Fees & Cost	574,318.27
CFG-Fee & Cost-Soft	1,470,704.40
Soft Cost Contra	-15,508,648.57
CFG-Hard Cost Contra	-11,559,151.17
CFG-Site Improvement	688,749.48
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	10,532,046.92
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)	84,517,065.65
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	109,970,036.68
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
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

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
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
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

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
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
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

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
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	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/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-59,694.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-29,588.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-39,626.39
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-40,000.00
Blumeyer HO- Discount Notes/Amortizæ	-60,000.00
Blumeyer HO- Discount Notes/Amortizæ	-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
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	83,825,303.68
TOTAL NONCURRENT ASSETS	168,342,369.33
TOTAL ASSETS	201,493,633.38
LIABILITIES & EQUITY	

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-26,927.60
A/P Vendors and Contractors	226,495.63
Tenant Security Deposits	295,743.30
Security Deposit Clearing Account	2,175.30
Security Deposit-Pet	177.00
PM Employee Deposit	3,600.99
Dental Deduction	-1,051.25
Retirement Insurance	-100.64
Section 125 Childcare Deduction	1,313.83
Section 125 Medical Deduction	2,647.46
Medical Insurance	-11,751.76
Long Term Disability	-158.12
Vision Insurance	266.70
Voluntary/Term Life Ins Deduction	-111.81
Colonial Life Ins Deduction	125.79
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	-2,042.83
Accrued Liabilities-Other	36,941.33
Accrued Compensated Absences-Curren	110,233.64
Prepaid Bank Rent-PNC	2,933.33
Deferred Revenue-COVID	1,013,022.42
Tenant Prepaid Rents	-53,077.02
TOTAL CURRENT LIABILITIES	2,382,903.61
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	434,308.97
FSS Escrow	427,932.44
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	5,773,164.70
TOTAL LIABILITIES	8,156,068.31
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	94,987,636.23

Balance Sheet

Period = Aug 2021

Book = Accrual

	Current Balance
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	18,554,158.22
Unrestricted Net Assets -Retained Earn	1,438,944.87
TOTAL RETAINED EARNINGS:	98,330,085.26
TOTAL EQUITY	193,337,565.07
TOTAL LIABILITIES AND EQUITY	201,493,633.38

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	425,077.68	5,522,712.68
Utility Reimb.-LIPH	-34,976.00	-379,426.11
Utility Reimbursement Refund	-262.00	919.00
Less: Concessions	0.00	-1,707.00
Less: Prepaid Rents	0.00	554.00
Total Rental Income	389,839.68	5,143,052.57
Other Tenant Income		
Cleaning Fee	1,111.50	5,379.00
Damages/Maintenance	650.00	14,659.82
Late Charges	744.00	13,618.00
Legal Fees - Tenant	488.85	3,069.90
NSF Charges	-445.00	-315.00
Tenant Owed Utilities	0.00	1,372.03
Misc TPA Bal Forward	100.00	1,414.00
PA account for MiscPABF	-100.00	-1,414.00
Misc.Tenant Income	5,370.26	10,631.27
Vacate Charges	4,153.30	20,551.05
Total Other Tenant Income	12,072.91	68,966.07
NET TENANT INCOME	401,912.59	5,212,018.64
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	884,923.06	8,319,965.24
HUD PHA Operating Subsidy-COVID	10,980.04	543,253.44
HUD PHA Operating Grants/Subsidy	244,050.83	2,684,559.13
Operating Subsidy-Kingsbury	31,466.50	355,725.50
HUD PHA Operating Subsidy-COVID	0.00	187,389.10
Capital Fund Revenue	-54,015.83	-593,382.70
Capital Fund Revenue-PMC	118,682.51	1,308,299.61
Section 8 HAP Earned	4,247,465.00	48,303,357.00
Section 8 Admin. Fee Income	356,886.00	4,073,972.00
HCV Admin Fee Grant-COVID	261,712.90	798,312.36
Port-In Admin Fees Earned	0.00	89.06
Port In HAP Earned	0.00	5,462.00
Capital Fund Grants	684,382.93	6,640,579.10
Capital Fund Grants-Soft Costs	124,805.08	1,988,772.59
TOTAL GRANT INCOME	6,911,339.02	74,616,353.43
OTHER INCOME		

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
Interest Income -Private Management	97.19	1,117.95
Investment Income - Unrestricted	42.15	2,644.83
Investment Inc -Restricted Non-Allocated	256.57	10,807.91
Investment Income - WC Self Insurance	0.00	504.26
Fraud Recovery PH	-1,481.29	4,751.13
Market Value Adjustment	0.00	-768.83
Non-Dwelling Rent	1,100.00	13,100.00
Tenant Rent-Earned Inc Disallowance J	174,864.00	174,864.00
Vending Income-James House TAB	145.12	2,035.01
Vending Income-Euclid TAB	380.35	4,613.82
Vending Income-Lafayette TAB	123.48	1,268.85
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	8,809.15	380,972.70
Other Income-Bank Rent	2,933.33	32,266.63
Other Miscellaneous Income-PMC	0.00	-491.00
Pension Forfeitures	0.00	2,286.91
Insurance Proceeds	0.00	604,736.05
TOTAL OTHER INCOME	187,270.05	1,244,084.56
TOTAL INCOME	7,500,521.66	81,072,456.63

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	112,509.00	2,527,115.90
Admin Salaries-COVID	161,519.12	636,006.66
Administrative Salaries	65,343.77	748,834.34
FICA	13,679.97	197,261.53
Health Benefits	13,982.58	330,657.29
Retirement Benefits	12,084.90	285,205.30
Unemployment Insurance	0.00	1,211.34
Long Term Disability	135.31	2,481.27
Dental	710.22	14,643.27
Cell Phones	0.00	8,774.38
Beneflex HSA	6,669.00	45,983.56
Cell Phones -COVID	3,046.32	43,819.00
Employee Benefit Contribution-Admin	14,454.84	177,853.01
WC MO 2nd Injury Fund	-69.96	913.65

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
WC Self-Insurers Qtrly Taxes	42.15	309.70
FICA-COVID	11,621.23	45,734.30
HEALTH BENEFITS- COVID	22,578.20	82,781.81
RETIREMENT BENEFITS-COVID	18,181.71	73,152.77
UNEMPLOYMENT INS-COVID	26.44	92.99
LONG TERM DISABILITY- COVID	195.47	779.18
DENTAL-COVID	1,161.72	4,561.66
Total Administrative Salaries	457,871.99	5,228,172.91
Legal Expense		
Legal Services	12,324.79	58,923.31
Legal Services	4,176.50	22,414.20
Total Legal Expense	16,501.29	81,337.51
Other Admin Expenses		
Staff Training	1,700.00	8,782.75
Staff Training COVID	899.00	6,312.00
Staff Training	282.90	3,111.90
Travel	0.00	3,105.72
Travel	0.00	12.00
Auditing Fees	0.00	148,537.50
Audit Fees-Allocated	0.00	45.00
Port Out Admin Fee Paid	1,480.59	25,252.80
Total Other Admin Expenses	4,362.49	195,159.67
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	7,853.17
Office Supplies	0.00	8,533.48
Office Supplies-COVID 19	117.93	3,202.96
Office Supplies	2,045.09	19,512.64
Temporary Admin Labor	0.00	21,139.65
Postage	0.00	15,420.46
Postage	1,051.45	12,757.74
Advertising	916.00	11,063.70
Advertising	0.00	930.60
Fiscal Agent Fees	0.00	2,466.67
Printing & Publications	0.00	2,660.80
Membership Fees	200.60	18,126.24
Membership Fees-COVID	0.00	1,036.00
Telephone	5,086.18	42,134.36
Telephone -COVID	2,819.12	39,460.19
Telephone	12,640.43	124,333.50
Court Costs	0.00	1,277.50
Maint Agreement-Office Equipment	1,019.90	4,611.70
Maint Agreement-Office Equipment	600.00	7,752.20
Maint Agreement-Computer Equipment	0.00	294.00
Private Management Fees	40,244.85	360,300.07

Income Statement

Period = Aug 2021

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	Period to Date	Year to Date
Professional/Technical Services	74,388.48	196,459.59
Professional/Tech Srv -COVID	36,447.91	234,885.38
Software License Fees	9,750.31	304,223.51
Internet / Cable	3,495.34	10,369.58
Computer Supplies	4,156.29	7,786.86
Computer Supplies COVID	3,359.96	21,540.62
Other Admin Expense	1,370.77	23,963.51
Other Admin-COVID	0.00	105.00
Other Admin Expense	3,348.19	25,461.19
Bank Fees	1,720.42	20,589.03
Bank Fees -FSS	23.91	262.16
Bank Fees	2,950.50	32,947.32
D/A Testings/Results	0.00	679.24
Copying Expense	1,961.91	61,868.57
Copying Expense	3,223.41	35,678.76
Lease Expense -Non-Allocated	893.05	9,823.55
Landlord Late Fees	180.00	276.00
Allocated OH-Administrative Expense	3,821.61	64,577.20
Allocated OH-CFP Audit	0.00	2,467.50
Allocated OH-Legal Expense	34.88	1,969.72
Allocated OH-Tenant Services Expense	0.00	11.55
Allocated OH-Utilities Expense	1,018.57	8,232.28
Allocated OH-Materials Expense	0.00	288.23
Allocated OH-Maintenance Expense	791.67	8,721.76
Allocated OH-Protective Services Exper	501.60	5,721.40
Allocated OH-Insurance Expense	89.01	17,359.63
Allocated OH-General Expense	144.84	262.35
Total Miscellaneous Admin Expenses	220,234.18	1,801,123.12
TOTAL ADMINISTRATIVE EXPENSES	698,969.95	7,305,793.21
TENANT SERVICES		
Tenant Services Salaries	5,197.04	86,367.16
FICA	397.38	6,560.93
Health Benefits	575.42	6,624.46
Retirement Benefits	691.46	10,942.42
Unemployment Insurance	0.00	32.73
Long Term Disability	7.54	116.56
Dental	35.42	570.40
Cell Phones	0.00	470.92
Cell Phones -COVID	60.48	852.72
Tenant Srv Benefits-Allocated	0.00	-286.28
Relocation Costs -COVID	0.00	139,598.25
Tenant Srv Rec/Pub/Other	0.00	5,875.82
Tenant Services -Gala	0.00	157.88

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
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 TAE	0.00	315.10
Tenant Srv Rec/Pub/Other	28.95	432.81
Tenant Services Screening	856.61	4,924.06
Tenant Services -COVID	15,642.70	43,930.81
Tenant Participation Funds	0.00	6,390.00
Tenant Srv Lobby Monitors	1,760.00	17,175.00
Tenant Services -Other	2,298.00	2,873.29
Tenant Services Other-Circle of Friends (SL	400.00	9,834.00
TOTAL TENANT SERVICES EXPENSES	27,951.00	344,019.44
UTILITIES		
Mixed Finance Utilities	148,984.13	1,472,942.81
Water	39,952.36	263,440.70
Electricity	135,145.47	773,764.32
Gas	16,926.44	181,337.80
Sewer	72,907.63	756,827.43
TOTAL UTILITY EXPENSES	413,916.03	3,448,313.06
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	37,111.03	554,565.21
Maintenance Labor-Grounds	23,062.59	267,380.04
Maint Labor -Janitorial Cleaning	39,149.23	368,999.76
Maintenance - Temporary Labor	0.00	2,790.52
Employee Benefit Contribution-Maint.	35,916.83	501,546.62
Total General Maint Expense	135,239.68	1,695,282.15
Materials		
Materials COVID	0.00	184,139.41
Materials-Custodial	0.00	276.62
Materials-Custodial	11,092.99	115,374.51
Materials-Electrical	1,013.38	1,013.38
Materials-Electrical	8,187.53	22,159.04
Materials-Plumbing	726.33	34,488.92
Materials-Lawn Care	0.00	1,270.20
Materials-Tools/Equipment	319.94	8,919.11
Materials-Boiler	0.00	6,680.71
Materials-Other	0.00	58.76
Materials-Other	345.47	12,588.06
Materials-HVAC	0.00	17.34
Materials-HVAC	13,032.39	78,354.61

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
Materials-Gas/Oil Vehicles	0.00	120.00
Materials-Appliances	2,489.41	108,883.61
Materials-Hardware	5,035.31	23,754.69
Materials-Paint	0.00	13,904.90
Materials-Flooring	0.00	3,166.50
Materials-Cabinets/Countertops Doors/'	671.45	26,666.53
Total Materials	42,914.20	641,836.90
Contract Costs		
Contracts COVID	0.00	76,261.32
Contract-Elevators	0.00	4,724.04
Contract-Elevators	37,769.93	119,692.71
Contract-Trash Removal	6,251.38	44,549.72
Contract-Trash Removal	14,819.34	141,255.07
Contract-Custodian	3,126.21	27,353.40
Contract-Custodian COVID-19	0.00	9,360.11
Contract-Custodian	2,084.23	20,252.06
Contract-Plumbing	0.00	2,290.00
Contract-Plumbing	3,249.07	53,003.66
Contract-Uniform Cleaning	3,410.22	59,673.47
Contract-Snow Removal	0.00	8,150.65
Contract-Snow Removal	0.00	71,630.50
Contract-Grounds/Lawn	1,667.35	9,240.05
Contract-Grounds/Lawn	36,210.36	256,600.00
Contract-Auto Gas	400.79	881.51
Contract-Auto Gas	1,773.21	16,019.00
Contract-HVAC	6,500.00	6,995.00
Contract-HVAC	4,249.09	168,667.69
Contract-Fire Protection	0.00	561.68
Contract-Fire Protection	341.79	66,263.20
Contract-Vehicle Repairs	3,200.94	14,487.40
Contract-Other	0.00	2,459.60
Contract-Other	11,136.42	120,394.11
Contract-Exterior Building Repairs	2,888.00	8,092.15
Contract-Exterior Building Repairs	694.98	27,924.91
Contract-Parking Lot Repairs	0.00	3,010.00
Contract-Parking Lot Repairs	0.00	3,800.00
Contract-Electrical	0.00	9,881.09
Contract-Extermination	0.00	105.06
Contract-Extermination	5,075.00	62,462.00
Contract-Flooring Installation	8,500.00	8,500.00
Contract-Flooring Installation	0.00	17,005.24
Contract-Painting/Wall Repairs	15,190.46	167,481.34
Contr-Cabinet/Counters/Door/Windows	0.00	2,673.54
Contr-Cabinet/Counters/Door/Windows	4,103.65	47,811.44

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
Contract-Lease Automobiles	10,318.00	88,237.65
Contract-Occupancy Permits	0.00	12,045.40
Contract-Bed Bug Eradication	2,275.00	34,575.00
Total Contract Costs	185,235.42	1,794,370.77
TOTAL MAINTENACE EXPENSES	363,389.30	4,131,489.82
PROTECTIVE SERVICES		
Security COVID	0.00	85,074.50
Security Alarm Service	0.00	2,436.66
Security Alarm Service	4,655.84	44,001.33
Security/Law Enforcement	49,846.53	320,417.38
Security Enforcement-Police	2,842.40	231,994.99
Security Enforcement-COVID	0.00	3,343.98
TOTAL PROTECTIVE SERVICES	57,344.77	687,268.84
INSURANCE PREMIUMS		
Workers Comp Claims	0.00	19,546.08
Auto Insurance	3,000.15	39,865.67
Auto Insurance	-1,767.68	7,262.52
Property Insurance	33,235.66	365,592.26
Fidelity Bond Insurance	225.73	2,483.03
Fidelity Bond Insurance	516.38	6,706.33
Liability Insurance	16,495.78	181,453.58
Excess Workers Comp Insurance	3,193.27	42,014.59
Excess Workers Comp Insurance	6,966.58	71,786.80
TOTAL INSURANCE PREMIUMS	61,865.87	736,710.86
GENERAL EXPENSES		
Severance Expense	0.00	78,779.27
Bad Debt-Tenant Rents	0.00	-1,748.00
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	439,312.31	3,442,375.55
PH FSS Escrow Expense	-4,134.25	35,715.59
Expense Clearing	0.00	516.00
ACC Reserve Shortfall Disbursement	0.00	585,844.43
TOTAL GENERAL EXPENSES	435,358.06	4,286,658.84
TOTAL OPERATING EXPENSES	2,058,794.98	20,940,254.07
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	0.00	63,193.00
Extraordinancy Maint-Parkview	0.00	22,208.00
Casualty Loss Expense	0.00	616,980.63

Income Statement

Period = Aug 2021

Book = Accrual

	Period to Date	Year to Date
TOTAL EXTRAORDINARY EXPENSES	0.00	702,381.63
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,775,475.00	43,009,055.00
Tenant Utility Payments-Voucher	158,415.00	1,893,560.00
Portable Out HAP Payments	37,603.00	695,094.00
FSS Escrow Payments	13,009.00	101,970.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,984,502.00	45,699,679.00
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	1,328,394.86	7,280,999.16
Equity Transfer Capital Assets OUT	1,328,394.86	7,280,999.16
Operating Transfers IN	0.00	650,982.00
Operating Transfers OUT	0.00	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	3,984,502.00	46,394,418.27
UTILITY CONSUMPTION		
Water Consumption	21,809.37	141,166.94
Water Consumption Contra	21,809.37	141,166.94
Electric Consumption	1,169,676.00	9,273,599.00
Electric Consumption Contra	1,169,676.00	9,273,599.00
Gas Consumption	15,388.00	209,016.00
Gas Consumption Contra	15,388.00	209,016.00
Sewer Consumption	12,676.00	137,286.00
Sewer Consumption Contra	12,676.00	137,286.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,043,296.98	67,334,672.34
NET INCOME	1,457,224.68	13,737,784.29

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: October 13, 2021

Subject: Development and Modernization Department Board Report

The Department of Development and Modernization Monthly Activity Report this month is as follows.

Physical Needs Assessment and Energy Audit – The draft reports are currently under review by agency staff. This assessment is 80% complete.

Projects Completed:

LaSalle Park Apartments Unit Upgrades and Site Repairs – This project was deemed to be substantially complete as of July 20, 2021. The management company has leased all units. Closeout document preparation and review is on-going. Final retention payments will be made in October.

Contract award recommendations have been prepared for the following projects pending final environmental approvals from HUD:

Clinton-Peabody Unit Fire Damage Repairs

Parkview Building Exterior Repairs

Lookaway Exterior Building Repairs - This project has been approved for award of contract to Raineri Construction pending Tier 2 environmental approval from HUD.

Walnut Park Unit Repairs - This project is being re-evaluated with Asset Management so that it can be broken into several smaller service requests to reduce the cost.

Clinton-Peabody Emergency Lighting Repairs – Repairs are anticipated to begin by mid-October.

The following solicitations will be re-bid:

Clinton-Peabody Unit Water Damage Repairs – This project is being re-solicited because only one reasonable bid was received. Bids for this re-solicitation are currently scheduled to be received on October 21, 2021.

Euclid Plaza Roof Replacement and Exterior Repairs – This project is being re-solicited because all bids exceeded the project budget by more than 150%. Bids for the re-solicitation of this project are currently scheduled to be received on October 21, 2021.

Parkview Elevator Replacement - Only one valid bid was received. The SLHA procurement policy requires at least two bids for consideration. A new acquisition plan has been prepared. The project scope of work will be revised so that more elevator contractors can bid directly.

The following solicitation is currently out for bidding:

The California Garden Fence Replacement and Security Upgrades - The bid date for this project has been extended to October 14, 2021 in an effort to increase project participation.

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

Finally, the solicitation for General Architectural and Engineering Services is being revised before its release to include updated Section 3 content.

**DEVELOPMENT AND MODERNIZATION
SEPTEMBER MONTHLY ACTIVITY REPORT**

10/13/2021

Project Information						Mod Status				A/E Design					Contract Docs		Regulatory & 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 58	Environmental Review 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	9/30/2021	8/13/2021	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	4/26/2022	8/13/2021	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	4/26/2022	8/13/2021	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	9/30/2022	8/13/2021	Grice / Trivers	On Hold	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	6/8/2021	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	9/30/2022	8/13/2021	Sherman Carter Barnhart		100%	100%	100%	75%	25%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A		30%	0%	0%	0%	0%	12/17/2020	6/3/2021	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	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		N/A	90%	0%	0%	0%	11/16/2020	6/8/2021	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 Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	90%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	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	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	NSS 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	NSS 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	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	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		9/22/2020

10/13/2021

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 Advise	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	REBID	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	9/30/2021	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	REBID	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	9/30/2021	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	REBID	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Parking Lot 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	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 70,000	8/30/2021	9/15/2021	9/30/2021	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	I	Rehabilitation/New Construction		131	420				6/30/2020		McCormack Baron Salazar/Altman	\$ 18,906,869	3%	53	\$4,418,129	23%	\$ 1,006,178	5%
N/A	NSS Homeownership, La Salsou	I	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250	1%	0	\$308,211	24%	\$ 109,816	9%
N/A	NSS Homeownership, La Salsou	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 SEPTEMBER MONTHLY ACTIVITY REPORT

10/13/2021

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> 100%	
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	34%		
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 Repairs	3	0	4/5/2021	7/4/2021	N/A	TBD	N/A	N/A	100%		
MO001000002	Clinton-Peabody	N/A	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	98%		
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	6/28/2020	8/22/2021	N/A	TBD			100%	<div><div></div></div> 44%	
N/A	NSS 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> 98%	
N/A	NSS 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 SEPTEMBER MONTHLY ACTIVITY REPORT

10/13/2021

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi Impa cted Units	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 has leased all units. Closeout document preparation and review is on-going. Final retention payments will be made in October.
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	This project is complete.
MO001000002	Clinton-Peabody	N/A	Camera System	11	0	This project is complete.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	This project is being re-solicited because only one reasonable bid was received. Bids for this re-solicitation are currently scheduled to be received on October 21, 2021.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	This project is being recommended for award to Raineri Construction pending environmental approval from HUD.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	A task order for the design associated with the structural repairs is pending until the scope of services can be re-evaluated.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	This project is being re-solicited because only one reasonable bid was received. The project scope of work will be revised so that more elevator contractors can bid directly.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	This project is being recommended for award to Rody Exteriors pending environmental approval from HUD.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	This project has been reviewed and is being broken into several smaller service requests to reduce the cost and time associated with getting these repairs done. Repairs are anticipated to begin by mid-October.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	This project is being re-solicited because all bids exceeded the project budget by more than 150%. Bids for the re-solicitation of this project are currently scheduled to be received on October 21, 2021.
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 September 30, 2021 in an effort to increase project participation.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The bid date for this project has been extended to October 14, 2021 in an effort to increase project participation.
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	This project has been approved for award of contract to Raineri Construction pending Tier 2 environmental approval from HUD.
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. Carpentry rough in and framing is complete in 15 bldgs. and ongoing in 4 new bldgs. Electrical HVAC, plumbing and fire sprinkler rough in completed in 12 bldgs. Roofing is completed on 16 bldgs and ongoing on 1 bldg. Drywall installed in 10 bldgs. and ongoing in 2 bldgs. Windows installed in 15 bldgs. Siding and exterior painting 90% complete on 7 bldgs. Interior painting completed in 4 bldgs. Interior doors installed in 3 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	Five homes are 98% complete and occupied. Homebuyer closings, house #1- December 2020, house #2-May 2021. Houses #3, #4 and #5 will close by the end of 2021.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	Financial closing anticipated in the Fall 2021.
Various	PHA Wide	N/A	Physical Needs Assessment		2790	The review of draft reports is currently under review by agency staff is on-going. This assessment is 80% complete.
Various	PHA Wide	N/A	A&E Design/CA		TBD	Bid documents are being revised and updated by staff to included Part 75 Section 3 content.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	Investigating funding.
N/A	SLHA Central Office	N/A	Camera Installation	1	None	The central office security cameras is complete. Additional cloud storage capability is being investigated.
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	This project is being re-evaluated with Asset Management so that it can be broken into several smaller service requests in order to reduce the cost.

DEVELOPMENT AND MODERNIZATION SEPTEMBER 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 9/30/2021

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	4,007,771.25	49,143.75	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	9,852,344.56	173,934.44	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	4,662,048.60	4,125,795.40	3,714,083.98	5,073,760.02	15-Oct-2022	15-Oct-2024
MO36P00150120	564	9,020,933.00	4,206,449.55	4,814,483.45	799,482.96	8,221,450.04	25-Sep-2023	25-Sep-2025
MO36P00150121	565	8,312,009.00	0.00	8,312,009.00	0.00	8,312,009.00		
Totals		\$51,421,878.00	\$37,362,664.64	\$14,059,213.36	\$31,659,586.85	\$19,762,291.15		
			72.7%		61.6%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: October 13, 2021

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

For the month of September 2021, the Service Coordinator and Social Work Intern made approximately 85 calls to residents. The Service Coordinator and Social Work Intern 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, rental, utility, and furniture assistance, and medical and vision programs.

Staff	Participants			
	Total	Active	New	Engaged (%)
Service Coordinator	66	15	1	22.7%
SW Intern	19	9	0	47.4%

Seniors/ Disabled

The seven (7) Circle of Friends (COF) groups continue to meet virtually on a weekly basis. Currently, there is a total of fifty-two (52) members. The COF group has been identified as a success story by the PR firm working with the St. Louis Housing Authority and will be identified in an upcoming newsletter.

Meals on Wheels Delivered – 286
Meals delivered via HOSCO – 2,022



FSS

For September 2021, the FSS Coordinators contacted program participants regarding their program status and provided resource referrals for food, jobs, toiletries, and other additional resources, such as COVID testing and the vaccine.

Although there were no graduations for the month of September, both FSS case managers helped bring SLHA's resource fair together. They also reached out to participants on their caseload and invited them to the event.

On September 20, 2021, the FSS PCC (Partner Coordinating Committee) held its quarterly meeting. Joy Milner from *Fit and Food Nutrition* discussed activities provided by her organization. Other partners talked about activities for the month. All in attendance were invited to donate resources, flyers and items for SLHA's resource fair.

FSS Staff	Participants			
	Total	Active	New	Engaged (%)
HCV	55	19	0	34.5%
PH	37	27	0	62.2%

Program	Average Escrow		
	Monthly	Total	Change (%)
HCV	\$160.81	\$4,738.86	.01 
PH	\$120.95	\$4,475.00	.03 

TABs

The St. Louis TAB meeting was held on September 15, 2021 via Zoom. There were 14 in attendance. Many of the resident council presidents were in attendance, including the Resident Initiatives Department. Sheila Grigsby, with UMSL Nursing Program, spoke about connecting with senior residents virtually in November. Fran Bruce, Planning and Procurement Manager, invited Kye Bunnell, Area Sales Manager with CSC Service Works, to discuss laundry leases for public housing sites with leases that have expired or are near expiration. Mr. Bunnell will provide a lease for each board to review and approve. The next meeting will take place in October to discuss agreements.

The Credentials Committee reviewed all candidate filing forms. Each candidate was notified by mail regarding their eligibility status. No elections were held for the Tenant Affairs Boards because there were five (5) or less candidates for each board; therefore, no election was needed to fill the vacant spots. Each candidate automatically retains their spot.

Five candidates are eligible to run in the Resident Commissioner's Election. We will have eleven polling locations on Friday, November 5, 2021, from 8:00 a.m. to 5:00 p.m. Public housing residents who are eligible to vote may do so at this time. A virtual forum will take place on Thursday, October 14, 2021, at 11:00 a.m. This is an opportunity for candidates to inform public housing residents why they should be selected to serve as a Resident Commissioner.

The next TAB meeting is scheduled for October 20, 2021 at 10:30 a.m.

Resource Fair:

In September, the St. Louis Housing Authority hosted two resource fairs. The first resource fair was held at the agency on September 18, 2021. SLHA gave away 52 backpacks stuffed with school supplies, 46 food boxes, and 38 bags filled with resources for parents or those who did not get a backpack. An estimate of 100 people attended this event.

The second resource fair was held at the Clinton-Peabody development on October 25, 2021. Approximately, 200 people attended this event, and 199 backpacks and 90 boxes of food were distributed.

LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

CC: Krista S. Peyton, General Counsel

Date: October 13, 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 (1) bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award. The recommendation for contract award is pending completion due to a delay in the environmental approval from HUD.
- RD 21-02A Invitation for Bids (IFB) for re-bid of Clinton-Peabody Water Damage/ Mold Unit Repairs for 27 units. The Acquisition and Solicitation Plan was approved on August 1, 2021. The IFB was released on August 15, 2021 through the online bidding service QuestCDN. The IFB was advertised in the August 15, 2021 edition of the St. Louis Post-Dispatch and in the August 19, 2021 edition of the St. Louis American. Due to some upcoming technical content changes to the project, Addendum

No. 1 was issued on August 30, 2021 to extend the due date for bids and reschedule the virtual pre-bid meeting to September 14, 2021. On September 13, 2021, Addendum No. 2 was issued extending the pre-bid conference date to October 5, 2021 and the bids due date to October 21, 2021.

- 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 (1) bid for the solicitation. The Modernization and Development department has cancelled this solicitation because it was deemed that the bid was outside of the approved budget. Currently, the project scope is being altered so that the project can be re-bid in an attempt to seek a more competitive pricing from the marketplace.
- 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 scheduled once the RFQ is approved. The RFQ is undergoing additional revisions related to the implementation of new federal guidelines for the SLHA Section 3 program.
- 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 the site is made safe for access by staff and contractors.
- RD 21-11A Invitation for Bids (IFB) for the re-bid of Euclid Roof Replacement and Building Exterior Repairs. The Acquisition and Solicitation Plan was approved on August 17, 2021. The IFB was released on September 7, 2021 through the online bidding service QuestCDN. The virtual pre-bid meeting was held on September 21, 2021. Bids are due October 7, 2021.

- 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 on 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 a 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. Addendum No. 5 issued on August 9, 2021 updated the wage decision. On August 17, 2021, to encourage greater bidding participation, Addendum No. 6 was issued to extend the due date for bids to September 1, 2021. QuestCDN was reported by bidders to have issues with the upload platform. Addendum No. 7 was issued on September 21, 2021 establishing a revised bid due date of September 30, 2021. The SLHA received one (1) bid and decided to reject the bid due to an insufficient number of responses. The SLHA is in the process of reviewing the scope of work so that it can issue a new solicitation at some time in the future to produce a more competitive bidding environment.
- 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. The recommendation for award was routed on August 31, 2021 and approved on September 13, 2021.

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 was revised and re-submitted for review and approval on August 17, 2021, as not enough time was given to meet planned approval dates. Once approved, the project will be re-advertised. A revised Acquisition Plan was approved on August 18, 2021. The Invitation for Bids (IFB) was released on August 31, 2021 through the online bidding service QuestCDN. A virtual pre-bid conference was held on September 28, 2021. The bid date was extended to October 14, 2021 in anticipation of the releasing of Addendum No. 1 to incorporate new Section 3 regulation requirements.

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. Addendum No. 3 issued on August 9, 2021 updated the wage decision. Addendum No. 4 was issued on August 19, 2021 to revise project specifications and to extend the bid date to August 20, 2021. Bids for this project were received on August 18, 2021. The apparent low bidder did not use the correct bid form and was therefore considered as non-responsive. The next bid greatly exceeded the project budget by more than \$450,000. The SLHA is in the process of reviewing the scope of work so that it can issue a new solicitation at some time in the future to produce a more competitive bidding environment.

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 and 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. Addendum No. 3 issued on August 4, 2021 updated the wage decision and extended the bid due date to August 25, 2021. Addendum No. 4 issued on August 9, 2021 updated the wage decision and provided a current plan holder's list. On August 25, 2021, only one (1) reasonable bid was received for this solicitation from Raineri Construction. The pricing received was more than double the project budget of \$300,000. The SLHA rejected the bid and other options will be pursued in order to get this work done.

Other Contracting Activity

C. Contracts Awarded

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. Negotiations concluded on August 11, 2021. The Price Negotiation Memorandum was approved on August 16, 2021. A notice of award was issued to the Habitat Company of Missouri, LLC on August 16, 2021. The contract was executed with the agreement dated October 1, 2021 and the notice to proceed was issued on September 20, 2021.

D. Solicitations Pending

None.

COMMUNICATIONS

MARKETING & COMMUNICATIONS

SEPTEMBER MONTHLY ACTIVITY REPORT

<u>Activities Completed/In Progress</u>	<u>September 2021</u>	<u>Detail</u>
Number of Design and General Projects	11 completed 5 in progress	Resource Fair Flyer; Resource Fair Signage; 2022 Budget Book SLHA Funday Invite; CORE Values Insert; Office Plates (3) and New Hire Announcements (3) <i>NSSS Truck Decal, Door Sign, Key Tag and Refrigerator Magnet</i> <i>Social Media Calendars (November and December)</i> <i>Resident Initiatives Newsletter template (in progress)</i> <i>Resident Initiatives Brochure (in progress)</i> <i>Website Re-design (in progress)</i>
Number of Press Releases	0	
Number of Social Media Posts	13	Public Housing Wait List; BOC Meeting Notice 1; BOC Meeting Notice 2; National Coffee Day; Did You Know SLHA Facts; SLHA Demographics; Happy Labor Day; Did You Know (#FactFriday); Resource Fair Announcement; Resource Fair at SLHA Headquarters; Resource Fair at Clinton-Peabody; TAB Elections and Resident Initiatives Resource Guide
Number of Website Posts	3 SLHA Agency 11 RI Resources	General SLHA website updates and Public Meetings/Hearings/Announcements/Contacts Community Resources and Events
Number of SLHA Events Photographed	2	SLHA Resource Fairs (SLHA Headquarters and Clinton-Peabody)
Number of Communications Meetings	0	

Website and social media analytics are as follows:

Website Analytics	August 2021	September 2021	Percent (%) Change
Total Sessions	17,903	15,631	-12.7%
New Visitors	10,650	9,338	-12.3%
Returning Visitors	3,465	3,033	-12.5%
Page Views	76,845	66,139	-13.9%
Missouri Visits	8,358	7,406	-11.4%
Illinois Visits	1,078	1,024	-5.0%

Devices Used to Access Website	September 2021	Percent (%) per device
Mobile	7,248	68%
Desktop	3,308	31%
Tablet	126	1%

Facebook	August 2021	September 2021	Percent (%) Change
Page Views	130	167	28.5%
Page Likes	1,137	1,173	3.2%
Followers	1,175	1,219	3.7%

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: October 13, 2021

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2021

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
62	0	0	62

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Tanisha Boyd	Client Analyst
Nicole Conrod	Property Manager
Jacqueline Ewing	Client Analyst
Jamelle Stone	Maintenance Technician

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: 4****Number of Position Vacancies Carried Over From Previous Month: 3****Applications****Received This Month****Position Vacancies Published this Month:**

HQS Inspector	29
Leasing Agent	40
Maintenance Technician	13
Maintenance Supervisor	16

Additional Applications Received this Month:

Client Analyst	24
Intake Specialist	64
Service Coordinator – Public Housing Family	13

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>
Tanisha Boyd	Cyber Security Awareness Training	1.25
Jacqueline Ewing	Cyber Security Awareness Training	1.25

EMPLOYEE TRAINING – LOCAL CONTINUED:

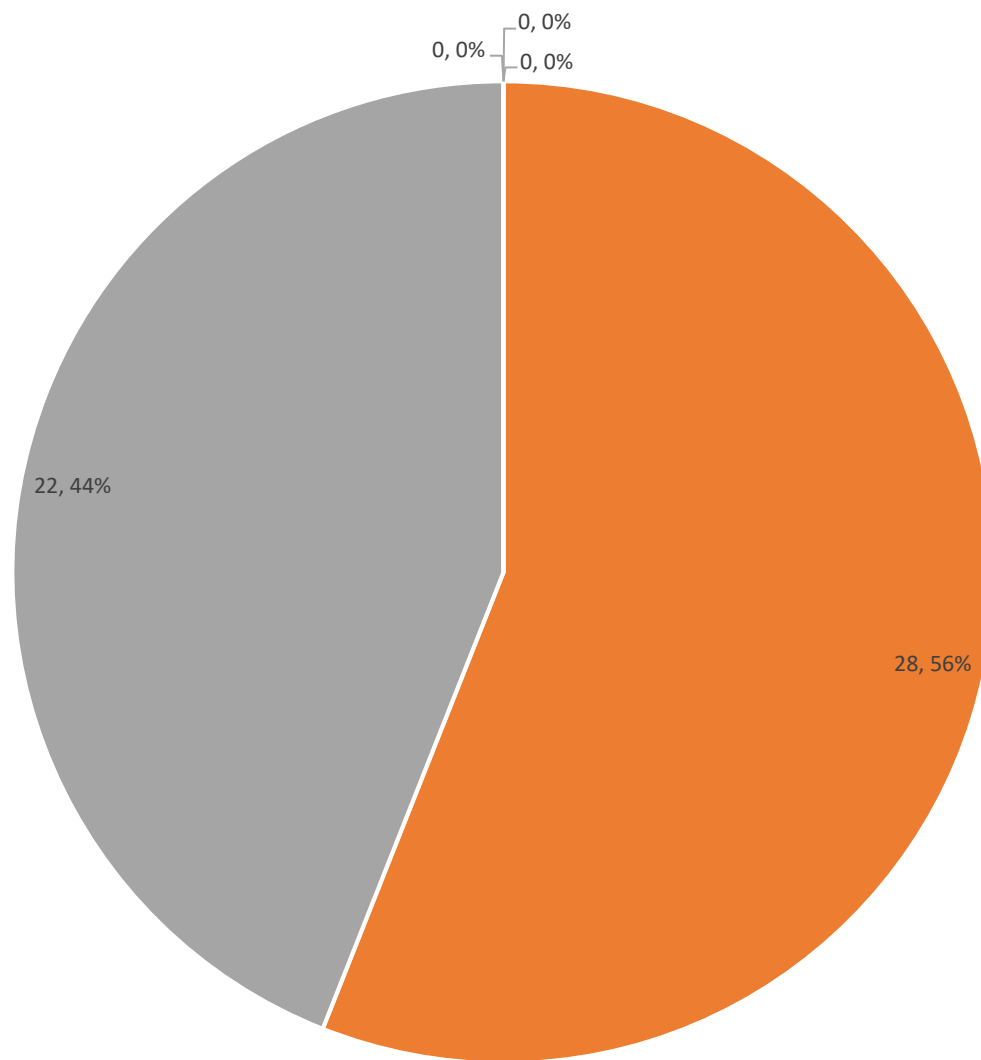
<u>Name</u>	<u>Training</u>	<u>Hour</u>
Tanisha Boyd	Phishing Awareness Training	0.75
Jacqueline Ewing	Phishing Awareness Training	0.75
Latrice Carroll	Defensive Driving Training	4.0
Douglas Moslehi	Defensive Driving Training	4.0
Daniel Smith	Defensive Driving Training	4.0
Ron Thompson	Defensive Driving Training	4.0
Krista Peyton	Association of General Counsel/ Bar of St. Louis – Corporate Counsel	9.0

EMPLOYEE TRAINING OUT- OF- STATE:

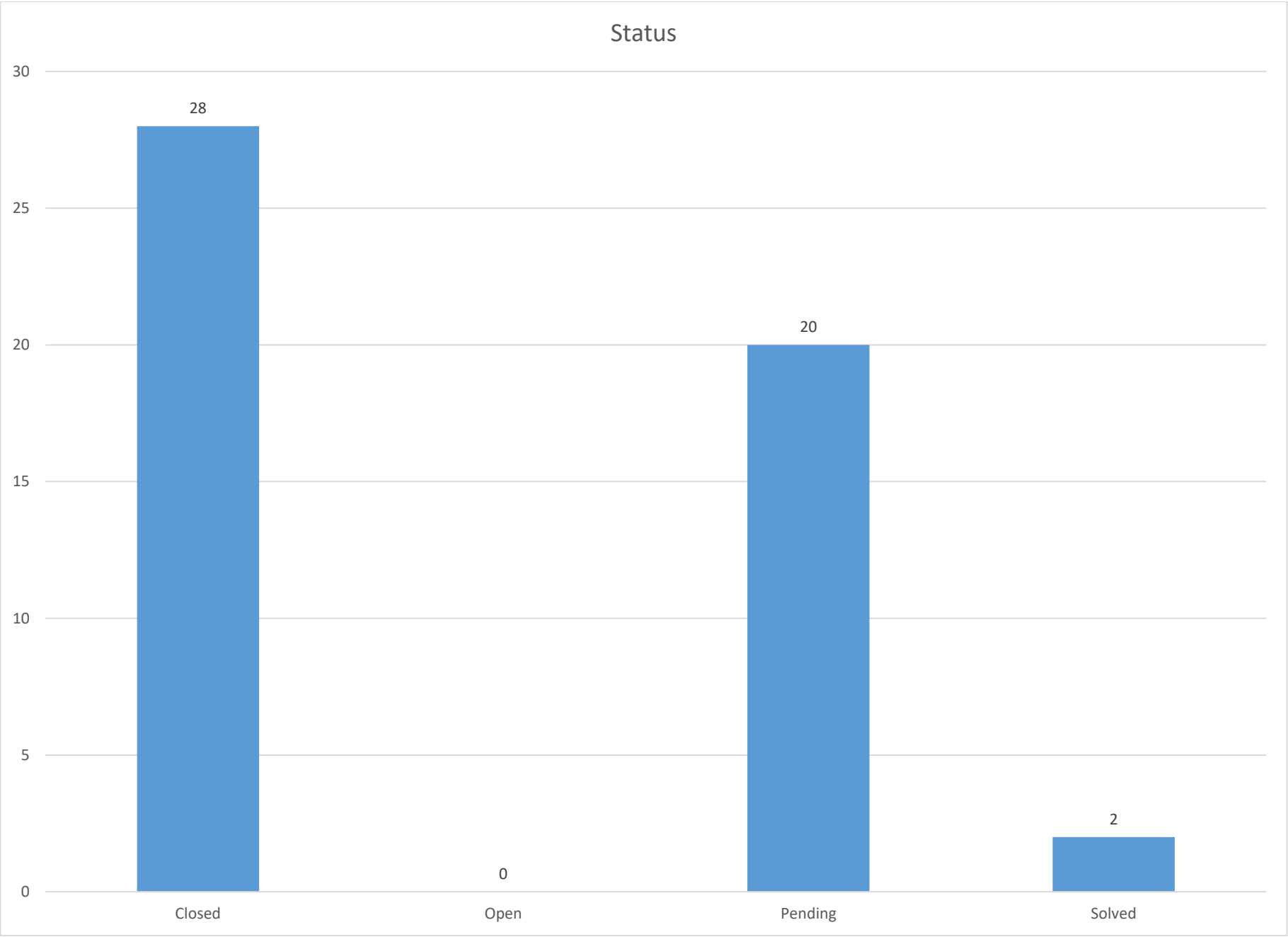
<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					

SUMMARY OF COMPLAINTS SEPTEMBER 2021

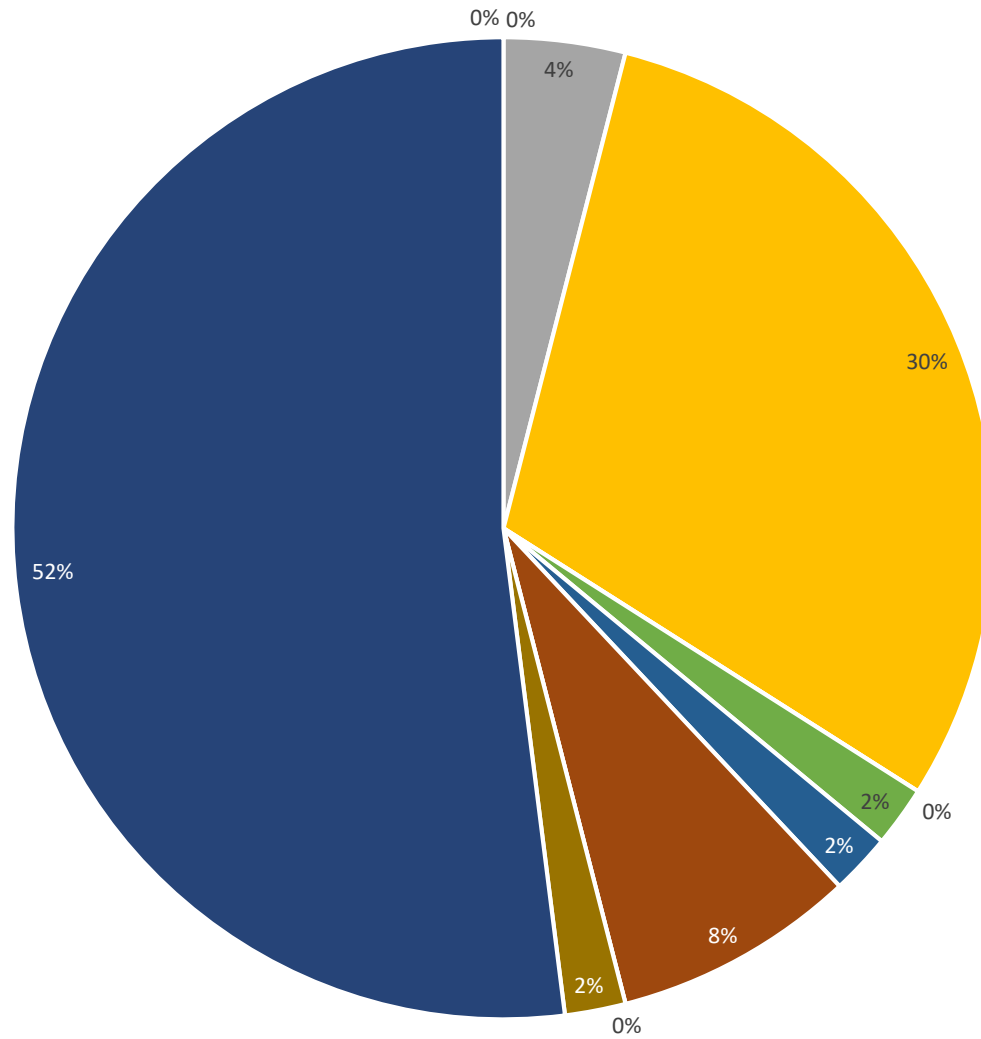
Priority



■ Urgent ■ High ■ Normal ■ Low ■ Blanks

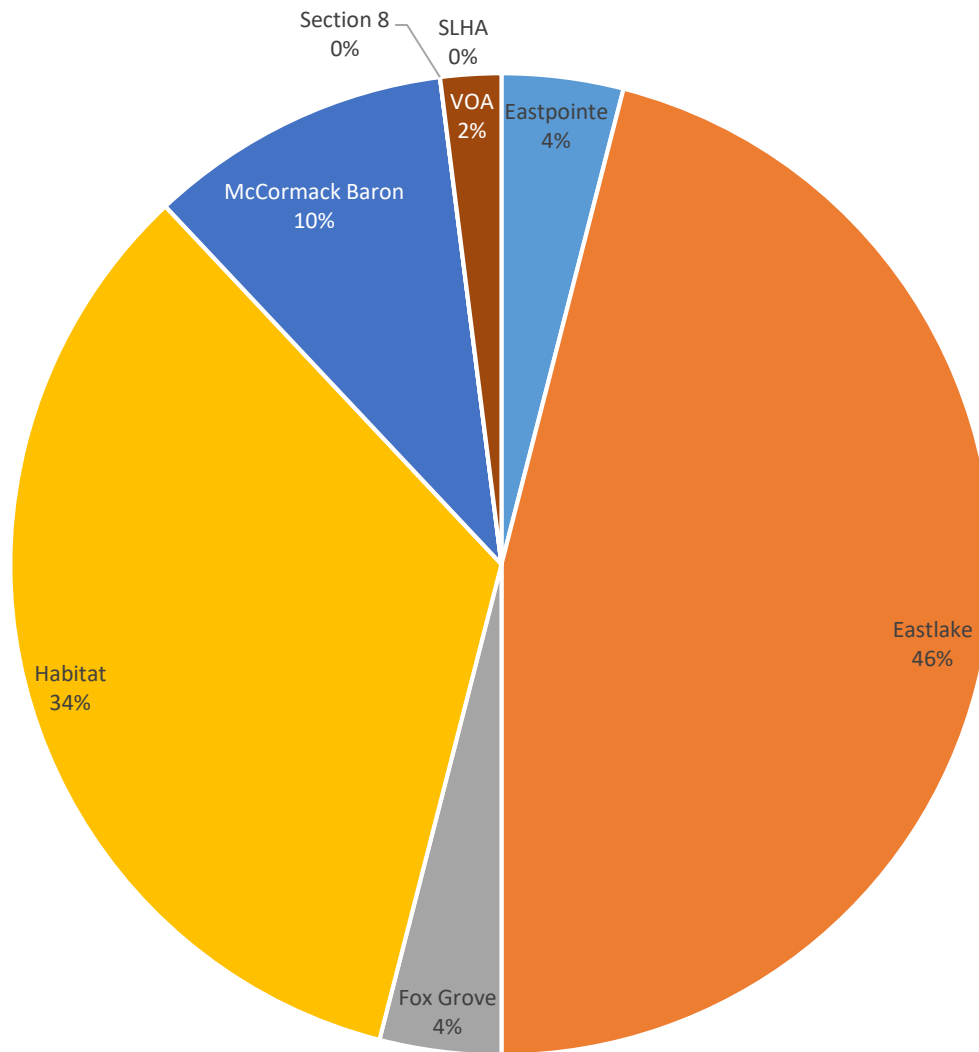


Category



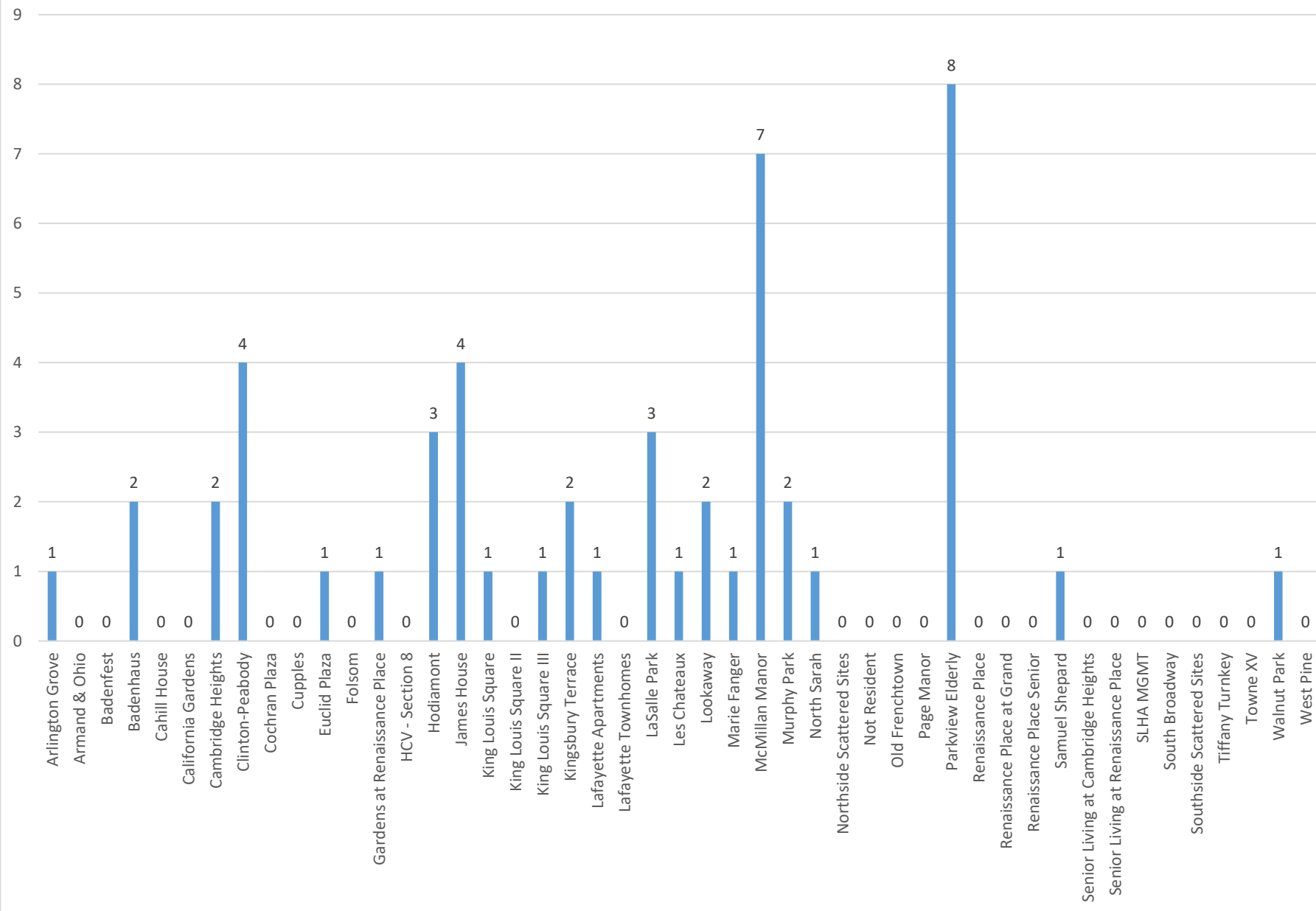
■ Debt ■ HCV ■ Infestation ■ Other ■ Rent ■ Security Deposit Refund ■ Termination ■ Transfer ■ Violation ■ Wait List ■ Work Order

PMC



■ Eastpointe ■ Eastlake ■ Fox Grove ■ Habitat ■ McCormack Baron ■ Section 8 ■ SLHA ■ VOA

Development



COMPLIANCE

MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

Date: October 13, 2021

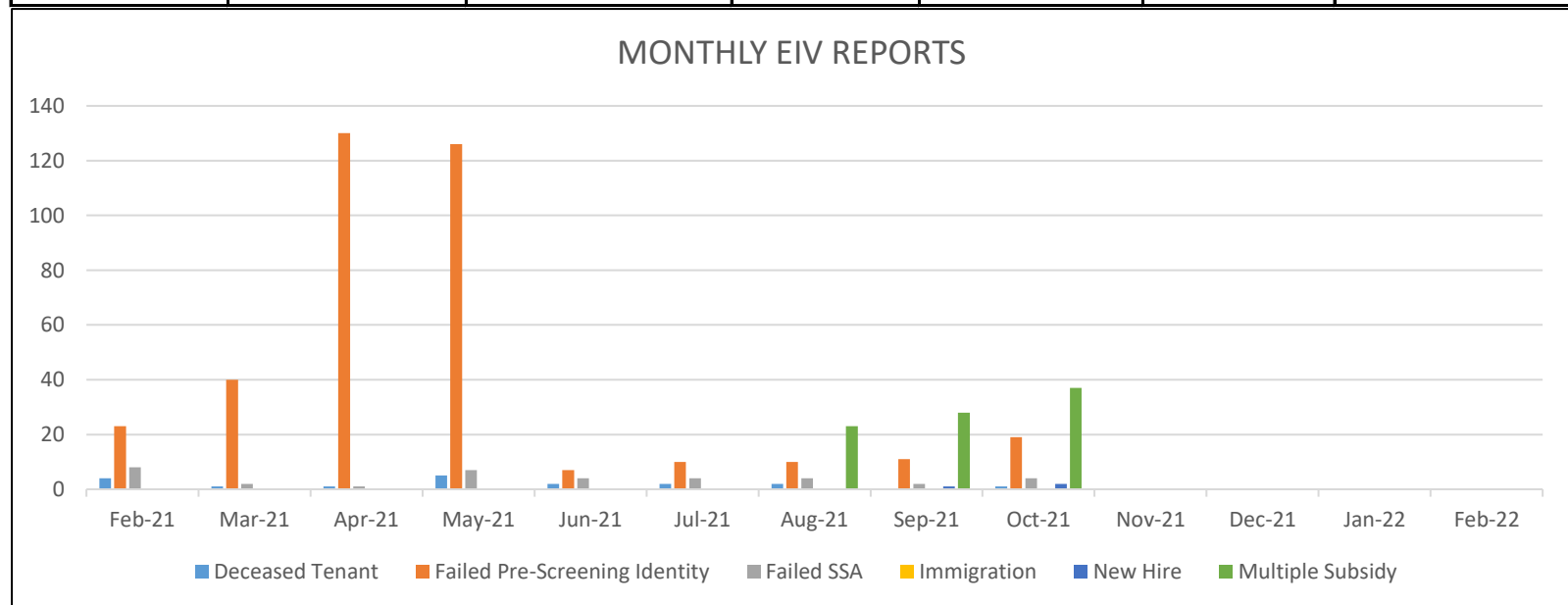
Subject: Compliance Board Report

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>	1	3
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	19	6
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	4	8
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	2	2
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	37	37

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	0	11	2	0	1	28
Oct-21	1	19	4	0	2	37
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	0	11	4	0	1	28
Oct-21	3	6	8	0	2	37
Nov-21						
Dec-21						
Jan-22						
Feb-22						

