



ST. LOUIS
HOUSING
AUTHORITY

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MONTHLY ACTIVITY REPORTS

August 2021

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: September 17, 2021

Subject: Monthly Activities Report

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

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 7/31/2021
- Public Housing AMP Budgets as of 7/31/2021
- Financial Condition Indicators as of 7/31/2021
- Management Operations Indicator as of 7/31/2021
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 7/31/2021
- HCV Budget as of 7/31/2021
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- Demographic Summary Report

III. Finance

- Income Statement as of 7/31/2021

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: September 8, 2021

SUBJECT: Asset Management Board Report

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

Board Reports. Asset Management has continued to refine monthly reporting to provide the Board with up-to-date information on property performance. Previous reports only included data on the average number of days to complete work orders. Reports will now include an average number of days open for all open work orders as of the end of the reporting period to provide more accurate information on property maintenance.

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

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

Reporting Systems (PIC & EIV). Starting in August, Asset Management began working with MRI/Tenmast to provide additional assistance resolving PIC errors. As a result, the reporting rate for Public Housing increased from 75.58% in July to 90.62% in August.

Ongoing Projects:

- a. **Clinton-Peabody Satisfaction Survey.** Asset Management developed a survey to measure resident satisfaction with the efforts of management in the past 12 months. Due to issues related to the expiring eviction moratorium, Action St. Louis's outreach efforts have been delayed. Action St. Louis anticipates completing outreach by the end of September.

- b. Clinton-Peabody Work Order Satisfaction Survey. Asset Management developed a brief online survey that was anticipated 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). As a result of the recent significant storm in August, six more occupied units were identified as having water damage. 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 the 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, there are several move-outs pending and it is anticipated there will be six units in MOD status by the end of September. One vacant unit is occupied by squatters, which has contributed to illegal activity. 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 as of July 30, 2021. As of August, management staff completed 40 move-ins. The remaining units are expected to be occupied by the end of September.

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	7/1/2021		8/1/2021		
			Occ. %	Occupied	Occ. %	Occupied	Occ. %
MO001000002	Clinton-Peabody	358	80%	262	79%	254	77%
MO001000034	LaSalle Park	148	93%	94	94%	111	97%
MO001000037	Cochran Plaza	78	91%	69	88%	69	88%
MO001000038	Lafayette Apartments	26	100%	25	96%	25	96%
	California Gardens	28	93%	26	93%	26	93%
	Armand & Ohio	4	100%	4	100%	4	100%
	Folsom	6	100%	5	83%	5	83%
	Marie Fanger	6	100%	5	100%	5	100%
	South Broadway	10	100%	10	100%	10	100%
	Lafayette Townhomes	38	91%	30	88%	30	88%
	Tiffany Turnkey	25	96%	24	96%	24	96%
MO001000041	Towne XV	8	100%	8	100%	8	100%
	McMillan Manor	20	80%	14	70%	13	65%
	Page Manor	10	90%	9	90%	8	80%
	Samuel Shepard	16	75%	12	75%	13	81%
	Cupples	4	100%	3	75%	3	75%
	Hodiamont	22	94%	17	94%	17	100%
	Walnut Park	13	100%	9	100%	9	100%
	Lookaway	17	100%	17	100%	17	100%
	McMillan Manor II	18	94%	16	89%	16	89%
MO001000052	King Louis III	24	96%	22	96%	22	96%
MO001000047	King Louis Square	36	100%	36	100%	35	97%
MO001000049	King Louis Square II	44	95%	39	93%	40	95%
MO001000044	Murphy Park I	93	88%	76	82%	73	78%
MO001000045	Murphy Park II	64	88%	54	84%	54	84%
MO001000046	Murphy Park III	65	91%	59	91%	59	91%
MO001000050	Renaissance Pl @ Grand	62	92%	57	92%	58	94%
MO001000054	Sr. Living at Renaissance Pl	75	92%	68	91%	73	97%
MO001000055	Gardens at Renaissance Pl	22	95%	21	95%	21	95%
MO001000056	Cahill House	80	98%	80	100%	80	100%
MO001000057	Renaissance Pl @ Grand II	36	100%	34	100%	34	100%
MO001000059	Renaissance Place @ Grand III	50	96%	48	96%	48	96%
MO001000062	Sr. Living at Cambridge Heights	75	95%	72	96%	72	96%
MO001000063	Arlington Grove	70	89%	62	89%	59	84%
MO001000064	North Sarah	59	86%	53	90%	51	86%
MO001000065	North Sarah II	46	96%	44	96%	44	96%
MO001000066	North Sarah III	35	97%	34	97%	34	97%
MO001000058	Cambridge Heights	46	76%	35	76%	35	76%
MO001000060	Cambridge Heights II	44	64%	28	64%	29	66%
MO001000010	James House	126	93%	120	95%	121	96%
MO001000013	Euclid Plaza Elderly	108	100%	106	98%	104	96%
MO001000017	West Pine	99	100%	98	100%	96	98%
MO001000019	Parkview Elderly	295	92%	263	92%	264	92%
MO001000028	Badenhaus Elderly	100	92%	94	94%	92	92%
	Badenfest Elderly	21	100%	21	100%	21	100%
MO001000061	Kingsbury Terrace	120	96%	115	96%	113	94%
MO001000048	Les Chateaux	40	90%	35	88%	35	88%
TOTAL		2,790		2,433		2,434	

**Work Order Activity
Emergencies**

August 1 - August 31, 2021

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open**
020	Clinton-Peabody	281	72	38	5	315	120
100	James House	8	15	0	-	23	24
132	Euclid Plaza Elderly	3	11	11	0	3	39
150	Towne XV	0	0	0	-	0	-
160	McMillan Manor	2	0	0	-	2	141
170	West Pine	16	8	0	-	24	41
190	Parkview Elderly	0	34	28	0	6	4
220	Lafayette Apartments	2	7	4	0	5	38
230	California Gardens	3	6	0	-	9	32
260	Page Manor	2	1	1	1	2	127
280	Badenhaus Elderly	1	5	6	5	0	0
340	LaSalle Park	2	27	22	0	7	21
350	Armand & Ohio	1	0	0	-	1	85
370	Cochran Plaza	150	43	24	2	169	111
380	Folsom	1	2	0	-	3	27
381	Samuel Shepard	1	0	0	-	1	174
382	Marie Fanger	2	0	0	-	2	58
383	Cupples	0	0	0	-	0	0
384	Hodiamont	10	1	1	0	10	203
390	Badenfest Elderly	0	0	0	-	0	0
410	South Broadway	1	2	0	-	3	33
411	Walnut Park	0	0	0	-	0	-
412	Lookaway	5	0	1	134	4	313
420	Lafayette Townhomes	9	11	4	0	16	40
421	Tiffany Turnkey	2	2	0	-	4	30
440	Murphy Park I	18	0	0	-	18	371
450	Murphy Park II	10	0	0	-	10	355
460	Murphy Park III	23	0	0	-	23	368
470	King Louis Square	0	0	0	-	0	0
480	Les Chateaux	0	0	0	-	0	0
490	King Louis Square II	1	0	0	-	1	578
500	Renaissance Pl @ Grand	0	7	7	2	0	0
510	McMillan Manor II	4	0	0	-	4	223
520	King Louis III	44	13	4	5	53	87
540	Sr. Living at Renaissance Pl	26	12	12	0	26	356
550	Gardens at Renaissance Pl	1	0	0	-	1	512
560	Cahill House	0	0	0	-	0	-
570	Renaissance Pl @ Grand II	0	3	3	0	0	-
580	Cambridge Heights	0	1	0	-	1	3
590	Renaissance Place @ Grand III	1	7	8	.	0	-
600	Cambridge Heights II	4	0	0	-	4	365
620	Sr. Living at Cambridge Heights	0	0	0	-	0	-
630	Arlington Grove	3	0	3	414	0	-
640	North Sarah	1	2	0	-	3	14
650	North Sarah II	2	0	0	-	2	348
660	North Sarah III	0	0	0	-	0	-
661	Kingsbury Terrace	1	3	3	0	1	34
	Total	641	295	180	10	756	133

*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.

**Work Order Activity
Non-Emergencies**

August 1 - August 31, 2021

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open**
020	Clinton-Peabody	88	233	137	4	184	84
100	James House	16	26	15	0	27	29
132	Euclid Plaza Elderly	9	45	44	2	10	15
150	Towne XV	3	2	2	0	3	37
160	McMillan Manor	7	7	6	11	8	38
170	West Pine	87	66	46	14	107	73
190	Parkview Elderly	2	184	170	3	16	5
220	Lafayette Apartments	1	0	0	0	1	214
230	California Gardens	2	0	0	0	2	56
260	Page Manor	3	2	4	33	1	98
280	Badenhaus Elderly	8	41	42	1	7	238
340	LaSalle Park	19	49	42	2	26	35
350	Armand & Ohio	1	0	0	0	1	111
370	Cochran Plaza	8	0	0	0	8	131
380	Folsom	0	0	0	0	0	0
381	Samuel Shepard	13	8	10	68	11	51
382	Marie Fanger	0	0	0	0	0	0
383	Cupples	0	1	1	0	0	0
384	Hodiamont	7	4	5	12	6	101
390	Badenfest Elderly	0	4	4	0	0	0
410	South Broadway	1	0	0	0	1	152
411	Walnut Park	3	6	4	16	5	30
412	Lookaway	7	6	6	24	7	55
420	Lafayette Townhomes	8	0	0	0	8	65
421	Tiffany Turnkey	0	0	0	0	0	0
440	Murphy Park I	13	0	0	0	13	404
450	Murphy Park II	10	0	0	0	10	360
460	Murphy Park III	8	0	0	0	8	388
470	King Louis Square	0	0	0	0	0	0
480	Les Chateaux	0	0	0	0	0	0
490	King Louis Square II	0	0	0	0	0	0
500	Renaissance Pl @ Grand	1	3	4	7	0	0
510	McMillan Manor II	7	3	1	1	9	50
520	King Louis III	5	0	0	0	5	141
540	Sr. Living at Renaissance Pl	65	36	36	0	65	315
550	Gardens at Renaissance Pl	1	0	0	0	1	518
560	Cahill House	15	0	0	0	15	503
570	Renaissance Pl @ Grand II	1	4	4	6	1	19
580	Cambridge Heights	1	0	0	0	1	433
590	Renaissance Place @ Grand III	1	4	5	4	0	0
600	Cambridge Heights II	1	0	0	0	1	438
620	Sr. Living at Cambridge Heights	0	0	0	0	0	0
630	Arlington Grove	0	0	0	0	0	0
640	North Sarah	2	1	0	0	3	230
650	North Sarah II	0	0	0	0	0	0
660	North Sarah III	0	0	0	0	0	0
661	Kingsbury Terrace	5	48	47	1	6	0
	Total	429	783	635	5	577	129

*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.

Move-Out Analysis

August 1 - August 31, 2021

	August 2021		October 2020 – July 2021	
Abandonment of Unit	4	9.3%	50	13.6%
Deceased	3	7.0%	44	11.9%
Did Not Like Unit			4	1.1%
Evicted-Legal Action*	1	2.3%	18	4.9%
Incarcerated			2	0.5%
Moved- In Legal			2	0.5%
Moved to HCV Prog S8			1	0.3%
Moved with Notice	15	34.9%	176	47.7%
One Stike			2	0.5%
Nursing Home Placement			6	1.6%
Purchased Home			1	0.3%
Relocation Transfer	19	44.2%	28	7.6%
Transfer to Diff PH Unit	1	2.3%	35	12.7%
Total	43	100.0%	369	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**

August 1 - August 31, 2021

	Disabled	Non-Disabled	Total
Number of Families	828	1,635	2,463
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	59.1	43.8	48.9
Number of Youth Family Members (<18)	-	-	2,257
Average Age of Youth Family Members	-	-	9.7
Number of Senior (62+) Head of Household	376	291	667
Average Household Income	\$11,679.19	\$11,564.02	\$11,602.74
Number of Head of Households Employed	812	1223	2035
Average Monthly Rent	\$242.81	\$209.79	\$220.89
Average Cost of Utilities Paid by SLHA	\$0.64	\$20.42	\$13.77
Average Length of Occupancy (Years)	11.1	6.4	8.0

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	0	1	1
Asian Only	0	3	3
Black/African American Only	4	2,409	2413
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	1	38	39
White, Black/African American	0	4	4
Total	6	2,457	2,463

PUBLIC HOUSING CASH ACTIVITY AS OF 07/31/2021

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	7/31/21 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	7/31/2021 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$8,692,356.73	TEXAS CAPITAL	3/3/2022		\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$405,904.59	MIDWEST COMMUNITY	9/24/2021	5.000%	\$101,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$955,587.93	MIZRAHI TEFAHOT	10/12/2021		\$245,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$861,270.62	BANK UNITED	3/24/2022	10.000%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,038.12	ZGREENSTATE	8/17/2022		\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$251,108.89	DALLAS BANK	12/31/2021		\$245,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$326,828.24				
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,943.52		TOTAL INVESTMENTS		\$1,326,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$626,419.75				
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$374,298.34				
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$461,923.46				
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$422,167.02				
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$630,039.38				
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$14,289,886.59				

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 2,754,291.67	\$ 88.14	\$ 2,649,046.61	\$ 84.77	\$ (105,245.06)	\$ 273,000.00	\$ 227,500.00	\$ 63.55	\$ 312,880.00	\$ 87.40	\$ 85,380.00
Negative Rents - Utility Allowances (SLHA)	\$ (364,430.00)	\$ (303,691.67)	\$ (9.72)	\$ (233,384.11)	\$ (7.47)	\$ 70,307.56	\$ (180,000.00)	\$ (150,000.00)	\$ (41.90)	\$ (94,549.11)	\$ (26.41)	\$ 55,450.89
JPID Rent Loss Reserve	\$ 110,878.00	\$ 92,398.33	\$ 2.96	\$ -	\$ -	\$ (92,398.33)	\$ 110,878.00	\$ 92,398.33	\$ 25.81	\$ -	\$ -	\$ (92,398.33)
Other Charges / Work Orders	\$ 19,760.00	\$ 16,466.67	\$ 0.53	\$ 34,550.82	\$ 1.11	\$ 18,084.15	\$ 2,500.00	\$ 2,083.33	\$ 0.58	\$ 7,172.74	\$ 2.00	\$ 5,089.41
Other Charges/ Late Fees	\$ 32,622.00	\$ 27,185.00	\$ 0.87	\$ 11,404.00	\$ 0.36	\$ (15,781.00)	\$ 7,800.00	\$ 6,500.00	\$ 1.82	\$ (60.00)	\$ (0.02)	\$ (6,560.00)
Legal Charges	\$ 23,200.00	\$ 19,333.33	\$ 0.62	\$ 1,770.00	\$ 0.06	\$ (17,563.33)	\$ 3,000.00	\$ 2,500.00	\$ 0.70	\$ -	\$ -	\$ (2,500.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ 14,400.00	\$ 12,000.00	\$ 0.38	\$ 12,000.00	\$ 0.38	\$ -	\$ 1,200.00	\$ 1,000.00	\$ 0.28	\$ 1,000.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 11,224,472.00	\$ 9,353,726.67	\$ 299.32	\$ 9,434,636.70	\$ 301.91	\$ 80,910.03	\$ 2,017,337.00	\$ 1,681,114.17	\$ 469.58	\$ 1,461,360.70	\$ 408.20	\$ (219,753.47)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 2,852,065.00	\$ 2,376,720.83	\$ 76.06	\$ 1,603,451.29	\$ 51.31	\$ (773,269.54)	\$ 627,629.00	\$ 523,024.17	\$ 146.10	\$ 275,812.38	\$ 77.04	\$ (247,211.79)
Investment Income	\$ 2,594.00	\$ 2,161.67	\$ 0.07	\$ 1,739.46	\$ 0.06	\$ (422.21)	\$ 260.00	\$ 216.67	\$ 0.06	\$ 339.45	\$ 0.09	\$ 122.78
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 604,736.05	\$ 19.35	\$ 604,736.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 83,955.00	\$ 69,962.50	\$ 2.24	\$ 166,512.43	\$ 5.02	\$ 96,549.93	\$ 23,474.00	\$ 19,561.67	\$ 5.46	\$ 44,639.79	\$ 12.47	\$ 25,078.12
Total Receipts	\$ 17,304,666.00	\$ 14,420,555.00	\$ 461.46	\$ 14,286,463.25	\$ 457.17	\$ (134,091.75)	\$ 2,887,078.00	\$ 2,405,898.33	\$ 672.04	\$ 2,008,595.95	\$ 561.06	\$ (397,302.38)

EXPENSES

Total Administration	\$ 3,944,677.00	\$ 3,287,230.83	\$ 105.19	\$ 2,660,903.35	\$ 85.15	\$ 625,315.86	\$ 745,439.00	\$ 621,199.17	\$ 173.52	\$ 467,256.61	\$ 130.52	\$ 153,942.56
Total Tenant Services	\$ 211,679.00	\$ 176,399.17	\$ 5.64	\$ 124,673.38	\$ 3.99	\$ 51,725.79	\$ 62,579.00	\$ 52,149.17	\$ 14.57	\$ 44,744.58	\$ 12.50	\$ 7,404.59
Total Utilities	\$ 4,093,285.00	\$ 3,411,070.83	\$ 109.15	\$ 2,992,054.00	\$ 95.75	\$ 419,016.83	\$ 458,250.00	\$ 381,875.00	\$ 106.67	\$ 293,001.11	\$ 81.84	\$ 88,873.89
Sub-total Ord Maint Salaries	\$ 2,135,837.00	\$ 1,779,864.17	\$ 56.96	\$ 1,560,042.47	\$ 49.92	\$ 219,821.70	\$ 407,422.00	\$ 339,518.33	\$ 94.84	\$ 204,283.95	\$ 57.06	\$ 135,234.38
Sub-total Ordinary Maint Materials	\$ 624,554.00	\$ 520,461.67	\$ 16.65	\$ 414,430.57	\$ 13.26	\$ 106,031.10	\$ 118,240.00	\$ 98,533.33	\$ 27.52	\$ 93,063.78	\$ 26.00	\$ 5,469.55
Sub-total Ord Maint Contracts	\$ 1,703,988.00	\$ 1,419,990.00	\$ 45.44	\$ 1,450,058.79	\$ 46.40	\$ (30,068.79)	\$ 336,240.00	\$ 280,200.00	\$ 78.27	\$ 285,886.50	\$ 79.86	\$ (5,686.50)
Total Protective Services	\$ 1,549,569.00	\$ 1,291,307.50	\$ 41.32	\$ 513,950.83	\$ 16.45	\$ 777,356.67	\$ 373,689.00	\$ 311,407.50	\$ 86.99	\$ 64,195.68	\$ 17.93	\$ 247,211.82
Total General	\$ 3,041,077.00	\$ 2,534,230.83	\$ 81.10	\$ 2,767,157.31	\$ 88.55	\$ (232,926.48)	\$ 130,612.00	\$ 108,843.33	\$ 30.40	\$ 98,655.22	\$ 27.56	\$ 10,188.11
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 680,173.63	\$ 21.77	\$ (680,173.63)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,304,666.00	\$ 14,420,555.00	\$ 461.46	\$ 14,286,463.25	\$ 457.17	\$ (134,091.75)	\$ 2,887,078.00	\$ 2,405,898.33	\$ 672.04	\$ 2,008,595.95	\$ 561.06	\$ (397,302.38)
Total Operating Expenses	\$ 17,304,666.00	\$ 14,420,555.00	\$ 461.46	\$ 13,163,444.33	\$ 421.23	\$ 1,256,099.05	\$ 2,632,471.00	\$ 2,193,725.83	\$ 612.77	\$ 1,551,087.43	\$ 433.26	\$ 642,638.40
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,123,018.92	\$ 35.94	\$ (1,123,018.92)	\$ 254,607.00	\$ 212,172.50	\$ 59.27	\$ 457,508.52	\$ 127.80	\$ 245,336.02
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,123,018.92	\$ 35.94	\$ (1,123,018.92)	\$ 254,607.00	\$ 212,172.50	\$ 59.27	\$ 457,508.52	\$ 127.80	\$ 245,336.02

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

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 335,000.00	\$ 279,166.67	\$ 221.56	\$ 244,462.82	\$ 194.02	\$ (34,703.85)	\$ 260,100.00	\$ 216,750.00	\$ 200.69	\$ 224,646.98	\$ 208.01	\$ 7,896.98
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 1,000.00	\$ 0.79	\$ 2,421.00	\$ 1.92	\$ 1,421.00	\$ 1,000.00	\$ 833.33	\$ 0.77	\$ 747.50	\$ 0.69	\$ (85.83)
Other Charges/ Late Fees	\$ 2,982.00	\$ 2,485.00	\$ 1.97	\$ -	\$ -	\$ (2,485.00)	\$ 5,000.00	\$ 4,166.67	\$ 3.86	\$ 3,960.00	\$ 3.67	\$ (206.67)
Legal Charges	\$ 1,500.00	\$ 1,250.00	\$ 0.99	\$ 1,020.00	\$ 0.81	\$ (230.00)	\$ 3,000.00	\$ 2,500.00	\$ 2.31	\$ -	\$ -	\$ (2,500.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 361,572.00	\$ 301,310.00	\$ 239.13	\$ 276,005.00	\$ 219.05	\$ (25,305.00)	\$ 359,561.00	\$ 299,634.17	\$ 277.44	\$ 294,112.00	\$ 272.33	\$ (5,522.17)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 105,000.00	\$ 87,500.00	\$ 69.44	\$ 87,500.00	\$ 69.44	\$ -	\$ 136,440.00	\$ 113,700.00	\$ 105.28	\$ 113,700.00	\$ 105.28	\$ -
Investment Income	\$ 421.00	\$ 350.83	\$ 0.28	\$ 176.54	\$ 0.14	\$ (174.29)	\$ 393.00	\$ 327.50	\$ 0.30	\$ 282.21	\$ 0.26	\$ (45.29)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 179,413.95	\$ 142.39	\$ 179,413.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,603.00	\$ 3,002.50	\$ 2.38	\$ 5,075.34	\$ 4.03	\$ 2,072.84	\$ 3,259.00	\$ 2,715.83	\$ 2.51	\$ 5,347.84	\$ 4.95	\$ 2,632.01
Total Receipts	\$ 811,278.00	\$ 676,065.00	\$ 536.56	\$ 796,074.65	\$ 631.81	\$ 120,009.65	\$ 768,753.00	\$ 640,627.50	\$ 593.17	\$ 642,796.53	\$ 595.18	\$ 2,169.03
EXPENSES												
Total Administration	\$ 260,227.00	\$ 216,855.83	\$ 172.11	\$ 140,891.25	\$ 111.82	\$ 75,964.58	\$ 230,969.00	\$ 192,474.17	\$ 178.22	\$ 155,543.64	\$ 144.02	\$ 36,930.53
Total Tenant Services	\$ 17,241.00	\$ 14,367.50	\$ 11.40	\$ 5,933.95	\$ 4.71	\$ 8,433.55	\$ 12,690.00	\$ 10,575.00	\$ 9.79	\$ 8,576.87	\$ 7.94	\$ 1,998.13
Total Utilities	\$ 164,600.00	\$ 137,166.67	\$ 108.86	\$ 118,465.00	\$ 94.02	\$ 18,701.67	\$ 186,500.00	\$ 155,416.67	\$ 143.90	\$ 138,806.42	\$ 128.52	\$ 16,610.25
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 149,455.00	\$ 118.62	\$ 197,295.54	\$ 156.58	\$ (47,840.54)	\$ 190,253.00	\$ 158,544.17	\$ 146.80	\$ 170,297.18	\$ 157.68	\$ (11,753.01)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 23,250.00	\$ 18.45	\$ 18,117.44	\$ 14.38	\$ 5,132.56	\$ 54,050.00	\$ 45,041.67	\$ 41.71	\$ 25,757.20	\$ 23.85	\$ 19,284.47
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 88,804.17	\$ 70.48	\$ 140,491.94	\$ 111.50	\$ (51,687.77)	\$ 93,435.00	\$ 77,862.50	\$ 72.09	\$ 63,000.81	\$ 55.28	\$ 14,861.69
Total Protective Services	\$ 54,378.00	\$ 45,315.00	\$ 35.96	\$ 61,893.09	\$ 49.12	\$ (16,578.09)	\$ 56,430.00	\$ 47,025.00	\$ 43.54	\$ 40,001.08	\$ 37.04	\$ 7,023.92
Total General	\$ 60,449.00	\$ 50,374.17	\$ 39.98	\$ 44,284.53	\$ 35.15	\$ 6,089.64	\$ 34,920.00	\$ 29,100.00	\$ 26.94	\$ 24,747.95	\$ 22.91	\$ 4,352.05
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 191,733.95	\$ 152.17	\$ (191,733.95)	\$ -	\$ -	\$ -	\$ 3,312.00	\$ 3.07	\$ (3,312.00)
Total Revenues	\$ 811,278.00	\$ 676,065.00	\$ 536.56	\$ 796,074.65	\$ 631.81	\$ 120,009.65	\$ 768,753.00	\$ 640,627.50	\$ 593.17	\$ 642,796.53	\$ 595.18	\$ 2,169.03
Total Operating Expenses	\$ 870,706.00	\$ 725,588.33	\$ 575.86	\$ 919,106.69	\$ 729.45	\$ (193,518.36)	\$ 859,247.00	\$ 716,039.17	\$ 663.00	\$ 630,043.15	\$ 580.32	\$ 85,996.02
Net Cash Flow from Operations	\$ (59,428.00)	\$ (49,523.33)	\$ (39.30)	\$ (123,032.04)	\$ (97.64)	\$ (73,508.71)	\$ (90,494.00)	\$ (75,411.67)	\$ (69.83)	\$ 12,753.38	\$ 14.86	\$ 88,165.05
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (59,428.00)	\$ (49,523.33)	\$ (39.30)	\$ (123,032.04)	\$ (97.64)	\$ (73,508.71)	\$ (90,494.00)	\$ (75,411.67)	\$ (69.83)	\$ 12,753.38	\$ 14.86	\$ 88,165.05

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

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

REVENUE

Dwelling Rental Income	\$ 305,000.00	\$ 254,166.67	\$ 256.73	\$ 233,318.67	\$ 235.68	(20,848.00)	\$ 825,000.00	\$ 687,500.00	\$ 233.05	\$ 602,594.37	\$ 204.27	\$ (84,905.63)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 3,333.33	\$ 3.37	\$ 1,194.00	\$ 1.21	(2,139.33)	\$ 2,000.00	\$ 1,666.67	\$ 0.56	\$ 4,257.00	\$ 1.44	\$ 2,590.33
Other Charges/ Late Fees	\$ 1,000.00	\$ 833.33	\$ 0.84	\$ 2,284.00	\$ 2.31	\$ 1,450.67	\$ 7,000.00	\$ 5,833.33	\$ 1.98	\$ -	\$ -	\$ (5,833.33)
Legal Charges	\$ 3,000.00	\$ 2,500.00	\$ 2.53	\$ -	\$ -	(2,500.00)	\$ 5,000.00	\$ 4,166.67	\$ 1.41	\$ 400.00	\$ 0.14	\$ (3,766.67)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 11,000.00	\$ 3.73	\$ 11,000.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 264,219.00	\$ 220,182.50	\$ 222.41	\$ 215,494.00	\$ 217.67	(4,688.50)	\$ 818,253.00	\$ 681,877.50	\$ 231.14	\$ 663,779.70	\$ 225.01	\$ (18,097.80)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 57,570.00	\$ 47,975.00	\$ 48.46	\$ 47,975.00	\$ 48.46	\$ -	\$ 196,850.00	\$ 164,041.67	\$ 55.61	\$ 166,833.70	\$ 56.55	\$ 2,792.03
Investment Income	\$ 317.00	\$ 264.17	\$ 0.27	\$ 154.53	\$ 0.16	(109.64)	\$ 448.00	\$ 373.33	\$ 0.13	\$ 250.94	\$ 0.09	\$ (122.39)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,322.10	\$ 144.18	\$ 425,322.10
Other Income	\$ 3,562.00	\$ 2,968.33	\$ 3.00	\$ 5,415.88	\$ 5.47	\$ 2,447.55	\$ 8,266.00	\$ 6,888.33	\$ 2.34	\$ 14,085.87	\$ 4.77	\$ 7,197.54
Total Receipts	\$ 638,668.00	\$ 532,223.33	\$ 537.60	\$ 505,836.08	\$ 510.95	(26,387.25)	\$ 1,876,017.00	\$ 1,563,347.50	\$ 529.95	\$ 1,888,523.68	\$ 640.18	\$ 325,176.18

EXPENSES

Total Administration	\$ 229,113.00	\$ 190,927.50	\$ 192.86	\$ 131,793.53	\$ 133.12	\$ 59,133.97	\$ 505,277.00	\$ 421,064.17	\$ 142.73	\$ 294,187.36	\$ 99.72	\$ 126,876.81
Total Tenant Services	\$ 14,355.00	\$ 11,962.50	\$ 12.08	\$ 3,155.16	\$ 3.19	\$ 8,807.34	\$ 27,102.00	\$ 22,585.00	\$ 7.66	\$ 14,835.06	\$ 5.03	\$ 7,749.94
Total Utilities	\$ 159,450.00	\$ 132,875.00	\$ 134.22	\$ 121,146.97	\$ 122.37	\$ 11,728.03	\$ 523,000.00	\$ 435,833.33	\$ 147.74	\$ 246,107.74	\$ 83.43	\$ 189,725.59
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 154,784.17	\$ 156.35	\$ 163,774.55	\$ 165.43	\$ (8,990.38)	\$ 362,339.00	\$ 301,949.17	\$ 102.36	\$ 303,128.45	\$ 102.76	\$ (1,179.28)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 25,695.00	\$ 25.95	\$ 36,372.15	\$ 36.74	\$ (10,677.15)	\$ 94,750.00	\$ 78,958.33	\$ 26.77	\$ 25,397.05	\$ 8.61	\$ 53,561.28
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 103,725.00	\$ 104.77	\$ 93,110.68	\$ 94.05	\$ 10,614.32	\$ 231,883.00	\$ 193,235.83	\$ 65.50	\$ 149,047.00	\$ 50.52	\$ 44,188.83
Total Protective Services	\$ 52,626.00	\$ 43,855.00	\$ 44.30	\$ 68,575.60	\$ 69.27	\$ (24,720.60)	\$ 108,500.00	\$ 90,416.67	\$ 30.65	\$ 77,321.52	\$ 26.21	\$ 13,095.15
Total General	\$ 48,163.00	\$ 40,135.83	\$ 40.54	\$ 39,041.13	\$ 39.44	\$ 1,094.70	\$ 113,209.00	\$ 94,340.83	\$ 31.98	\$ 104,341.72	\$ 35.37	\$ (10,000.89)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 16,715.00	\$ 16.88	\$ (16,715.00)	\$ -	\$ -	\$ -	\$ 454,352.68	\$ 154.02	\$ (454,352.68)
Total Revenues	\$ 638,668.00	\$ 532,223.33	\$ 537.60	\$ 505,836.08	\$ 510.95	(26,387.25)	\$ 1,876,017.00	\$ 1,563,347.50	\$ 529.95	\$ 1,888,523.68	\$ 640.18	\$ 325,176.18
Total Operating Expenses	\$ 844,752.00	\$ 703,960.00	\$ 711.07	\$ 673,684.77	\$ 680.49	\$ 30,275.23	\$ 1,966,060.00	\$ 1,638,383.33	\$ 555.38	\$ 1,668,718.58	\$ 565.67	\$ (30,335.25)
Net Cash Flow from Operations	\$ (206,084.00)	\$ (171,736.67)	\$ (173.47)	\$ (167,848.69)	\$ (169.54)	\$ 3,887.98	\$ (90,043.00)	\$ (75,035.83)	\$ (25.44)	\$ 219,805.10	\$ 74.51	\$ 294,840.93
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (206,084.00)	\$ (171,736.67)	\$ (173.47)	\$ (167,848.69)	\$ (169.54)	\$ 3,887.98	\$ (90,043.00)	\$ (75,035.83)	\$ (25.44)	\$ 219,805.10	\$ 74.51	\$ 294,840.93

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 258,333.33	\$ 213.50	\$ 233,702.00	\$ 193.14	\$ (24,631.33)	\$ 325,000.00	\$ 270,833.33	\$ 183.00	\$ 273,011.00	\$ 184.47	\$ 2,177.67
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,458.33)	\$ (1.21)	\$ (1,325.00)	\$ (1.10)	\$ 133.33	\$ (27,600.00)	\$ (23,000.00)	\$ (15.54)	\$ (19,373.00)	\$ (13.09)	\$ 3,627.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 833.33	\$ 0.69	\$ 2,740.00	\$ 2.26	\$ 1,906.67	\$ 1,800.00	\$ 1,500.00	\$ 1.01	\$ 4,324.08	\$ 2.92	\$ 2,824.08
Other Charges/ Late Fees	\$ 3,000.00	\$ 2,500.00	\$ 2.07	\$ 5,220.00	\$ 4.31	\$ 2,720.00	\$ 720.00	\$ 600.00	\$ 0.41	\$ -	\$ -	\$ (600.00)
Legal Charges	\$ 4,000.00	\$ 3,333.33	\$ 2.75	\$ 350.00	\$ 0.29	\$ (2,983.33)	\$ 1,080.00	\$ 900.00	\$ 0.61	\$ -	\$ -	\$ (900.00)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 323,001.00	\$ 269,167.50	\$ 222.45	\$ 270,760.70	\$ 223.77	\$ 1,593.20	\$ 633,600.00	\$ 528,000.00	\$ 356.76	\$ 581,889.00	\$ 393.17	\$ 53,889.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 83,000.00	\$ 69,166.67	\$ 57.16	\$ 69,166.70	\$ 57.16	\$ 0.03	\$ 154,484.00	\$ 128,736.67	\$ 86.98	\$ 26,547.53	\$ 17.94	\$ (102,189.14)
Investment Income	\$ 195.00	\$ 162.50	\$ 0.13	\$ 111.15	\$ 0.09	\$ (51.35)	\$ 74.00	\$ 61.67	\$ 0.04	\$ 135.65	\$ 0.09	\$ 73.98
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,054.00	\$ 2,543.00	\$ 2.10	\$ 5,920.84	\$ 4.89	\$ 3,375.84	\$ 11,233.00	\$ 9,360.83	\$ 6.32	\$ 23,034.94	\$ 15.56	\$ 13,674.11
Total Receipts	\$ 725,500.00	\$ 604,583.33	\$ 499.66	\$ 586,646.39	\$ 484.83	\$ (17,936.94)	\$ 1,100,391.00	\$ 916,992.50	\$ 619.59	\$ 889,569.20	\$ 601.06	\$ (27,423.30)

EXPENSES

Total Administration	\$ 238,290.00	\$ 198,575.00	\$ 164.11	\$ 162,035.62	\$ 133.91	\$ 36,539.38	\$ 310,768.00	\$ 258,973.33	\$ 174.98	\$ 239,411.79	\$ 161.76	\$ 19,561.54
Total Tenant Services	\$ 7,787.00	\$ 6,489.17	\$ 5.36	\$ 3,562.39	\$ 2.94	\$ 2,926.78	\$ 18,910.00	\$ 15,758.33	\$ 10.65	\$ 11,863.50	\$ 8.02	\$ 3,894.83
Total Utilities	\$ 208,750.00	\$ 173,958.33	\$ 143.77	\$ 149,162.75	\$ 123.28	\$ 24,795.58	\$ 91,050.00	\$ 75,875.00	\$ 51.27	\$ 65,184.88	\$ 44.04	\$ 10,690.12
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 156,375.83	\$ 129.24	\$ 192,444.01	\$ 159.04	\$ (36,068.18)	\$ 138,608.00	\$ 115,506.67	\$ 78.05	\$ 108,599.78	\$ 73.38	\$ 6,906.89
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 32,158.33	\$ 26.58	\$ 10,811.21	\$ 8.93	\$ 21,347.12	\$ 42,540.00	\$ 35,450.00	\$ 23.95	\$ 31,321.71	\$ 21.16	\$ 4,128.29
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 101,664.17	\$ 84.02	\$ 79,388.36	\$ 65.61	\$ 22,275.81	\$ 101,980.00	\$ 84,983.33	\$ 57.42	\$ 96,127.55	\$ 64.95	\$ (11,144.22)
Total Protective Services	\$ 61,560.00	\$ 51,300.00	\$ 42.40	\$ 38,967.95	\$ 32.20	\$ 12,332.05	\$ 155,084.00	\$ 129,236.67	\$ 87.32	\$ 27,186.53	\$ 18.37	\$ 102,050.14
Total General	\$ 43,108.00	\$ 35,923.33	\$ 29.69	\$ 29,380.41	\$ 24.28	\$ 6,542.92	\$ 64,283.00	\$ 53,569.17	\$ 36.20	\$ 57,538.58	\$ 38.88	\$ (3,969.41)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 10,110.00	\$ 8.36	\$ (10,110.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 725,500.00	\$ 604,583.33	\$ 499.66	\$ 586,646.39	\$ 484.83	\$ (17,936.94)	\$ 1,100,391.00	\$ 916,992.50	\$ 619.59	\$ 889,569.20	\$ 601.06	\$ (27,423.30)
Total Operating Expenses	\$ 907,733.00	\$ 756,444.17	\$ 625.16	\$ 675,862.70	\$ 558.56	\$ 80,581.47	\$ 923,223.00	\$ 769,352.50	\$ 519.83	\$ 637,234.32	\$ 430.56	\$ 132,118.18
Net Cash Flow from Operations	\$ (182,233.00)	\$ (151,860.83)	\$ (125.50)	\$ (89,216.31)	\$ (73.73)	\$ 62,644.52	\$ 177,168.00	\$ 147,640.00	\$ 99.76	\$ 252,334.88	\$ 170.50	\$ 104,694.88
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (182,233.00)	\$ (151,860.83)	\$ (125.50)	\$ (89,216.31)	\$ (73.73)	\$ 62,644.52	\$ 177,168.00	\$ 147,640.00	\$ 99.76	\$ 252,334.88	\$ 170.50	\$ 104,694.88

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 154,166.67	\$ 197.65	\$ 102,823.00	\$ 131.82	\$ (51,343.67)	\$ 284,000.00	\$ 236,666.67	\$ 165.50	\$ 236,304.00	\$ 165.25	\$ (362.67)
Negative Rents - Utility Allowances (SLHA)	\$ (32,400.00)	\$ (27,000.00)	\$ (34.62)	\$ (31,818.00)	\$ (40.79)	\$ (4,818.00)	\$ (32,280.00)	\$ (26,900.00)	\$ (18.81)	\$ (26,192.00)	\$ (18.32)	\$ 708.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,560.00	\$ 1,300.00	\$ 1.67	\$ 7,955.50	\$ 10.20	\$ 6,655.50	\$ 500.00	\$ 416.67	\$ 0.29	\$ 297.50	\$ 0.21	\$ (119.17)
Other Charges/ Late Fees	\$ 1,200.00	\$ 1,000.00	\$ 1.28	\$ -	\$ -	\$ (1,000.00)	\$ 1,500.00	\$ 1,250.00	\$ 0.87	\$ -	\$ -	\$ (1,250.00)
Legal Charges	\$ 420.00	\$ 350.00	\$ 0.45	\$ -	\$ -	\$ (350.00)	\$ 1,000.00	\$ 833.33	\$ 0.58	\$ -	\$ -	\$ (833.33)
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 464,404.00	\$ 387,003.33	\$ 496.16	\$ 383,025.00	\$ 491.06	\$ (3,978.33)	\$ 541,123.00	\$ 450,935.83	\$ 315.34	\$ 434,463.30	\$ 303.82	\$ (16,472.53)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 184,959.00	\$ 154,132.50	\$ 197.61	\$ 100,261.04	\$ 128.54	\$ (53,871.46)	\$ 211,490.00	\$ 176,241.67	\$ 123.25	\$ 176,241.70	\$ 123.25	\$ 0.03
Investment Income	\$ 103.00	\$ 85.83	\$ 0.11	\$ 228.08	\$ 0.29	\$ 142.25	\$ 157.00	\$ 130.83	\$ 0.09	\$ 29.96	\$ 0.02	\$ (100.87)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 7,438.00	\$ 6,198.33	\$ 7.95	\$ 14,828.66	\$ 19.01	\$ 8,630.33	\$ 6,551.00	\$ 5,459.17	\$ 3.82	\$ 13,852.13	\$ 9.69	\$ 8,392.96
Total Receipts	\$ 812,684.00	\$ 677,236.67	\$ 868.25	\$ 577,303.28	\$ 740.13	\$ (99,933.39)	\$ 1,014,041.00	\$ 845,034.17	\$ 590.93	\$ 834,996.59	\$ 583.91	\$ (10,037.58)

EXPENSES

Total Administration	\$ 178,168.00	\$ 148,473.33	\$ 190.35	\$ 150,664.42	\$ 193.16	\$ (2,191.09)	\$ 264,381.00	\$ 220,317.50	\$ 154.07	\$ 175,476.07	\$ 122.71	\$ 44,841.43
Total Tenant Services	\$ 11,024.00	\$ 9,186.67	\$ 11.78	\$ 6,887.66	\$ 8.83	\$ 2,299.01	\$ 9,851.00	\$ 8,209.17	\$ 5.74	\$ 5,944.84	\$ 4.16	\$ 2,264.33
Total Utilities	\$ 224,250.00	\$ 186,875.00	\$ 239.58	\$ 147,924.81	\$ 189.65	\$ 38,950.19	\$ 191,000.00	\$ 159,166.67	\$ 111.31	\$ 139,847.71	\$ 97.80	\$ 19,318.96
Sub-total Ord Maint Salaries	\$ 77,999.00	\$ 64,999.17	\$ 83.33	\$ 42,731.85	\$ 54.78	\$ 22,267.32	\$ 167,179.00	\$ 139,315.83	\$ 97.42	\$ 87,734.64	\$ 61.35	\$ 51,581.19
Sub-total Ordinary Maint Materials	\$ 40,640.00	\$ 33,866.67	\$ 43.42	\$ 51,201.16	\$ 65.64	\$ (17,334.49)	\$ 71,090.00	\$ 59,241.67	\$ 41.43	\$ 45,091.35	\$ 31.53	\$ 14,150.32
Sub-total Ord Maint Contracts	\$ 102,430.00	\$ 85,358.33	\$ 109.43	\$ 90,879.84	\$ 116.51	\$ (5,521.51)	\$ 169,420.00	\$ 141,183.33	\$ 98.73	\$ 126,899.58	\$ 88.74	\$ 14,283.75
Total Protective Services	\$ 81,419.00	\$ 67,849.17	\$ 86.99	\$ 13,977.74	\$ 17.92	\$ 53,871.43	\$ 14,400.00	\$ 12,000.00	\$ 8.39	\$ 11,436.00	\$ 8.00	\$ 564.00
Total General	\$ 36,753.00	\$ 30,627.50	\$ 39.27	\$ 21,891.42	\$ 28.07	\$ 8,736.08	\$ 49,799.00	\$ 41,499.17	\$ 29.02	\$ 40,372.27	\$ 28.23	\$ 1,126.90
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 812,684.00	\$ 677,236.67	\$ 868.25	\$ 577,303.28	\$ 740.13	\$ (99,933.39)	\$ 1,014,041.00	\$ 845,034.17	\$ 590.93	\$ 834,996.59	\$ 583.91	\$ (10,037.58)
Total Operating Expenses	\$ 752,683.00	\$ 627,235.83	\$ 804.15	\$ 526,158.90	\$ 674.56	\$ 101,076.93	\$ 937,120.00	\$ 780,933.33	\$ 546.11	\$ 632,802.46	\$ 442.52	\$ 148,130.87
Net Cash Flow from Operations	\$ 60,001.00	\$ 50,000.83	\$ 64.10	\$ 51,144.38	\$ 65.57	\$ 1,143.55	\$ 76,921.00	\$ 64,100.83	\$ 44.83	\$ 202,194.13	\$ 141.39	\$ 138,093.30
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 60,001.00	\$ 50,000.83	\$ 64.10	\$ 51,144.38	\$ 65.57	\$ 1,143.55	\$ 76,921.00	\$ 64,100.83	\$ 44.83	\$ 202,194.13	\$ 141.39	\$ 138,093.30

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 121,041.67	\$ 94.56	\$ 137,596.77	\$ 107.50	\$ 16,555.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (82,000.00)	\$ (68,333.33)	\$ (53.39)	\$ (54,773.00)	\$ (42.79)	\$ 13,560.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 3,240.00	\$ 2,700.00	\$ 2.11	\$ 3,134.00	\$ 2.45	\$ 434.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,666.67	\$ 1.30	\$ -	\$ -	\$ (1,666.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 1,000.00	\$ 833.33	\$ 0.65	\$ -	\$ -	\$ (833.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 893,936.00	\$ 744,946.67	\$ 581.99	\$ 723,957.30	\$ 565.59	\$ (20,989.37)	\$ 436,124.00	\$ 363,436.67	\$ 390.79	\$ 388,427.00	\$ 417.66	\$ 24,990.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 235,040.00	\$ 195,866.67	\$ 153.02	\$ 195,866.70	\$ 153.02	\$ 0.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 193.00	\$ 160.83	\$ 0.13	\$ 27.19	\$ 0.02	\$ (133.64)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,896.00	\$ 9,913.33	\$ 7.74	\$ 30,627.28	\$ 23.93	\$ 20,713.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,210,555.00	\$ 1,008,795.83	\$ 788.12	\$ 1,036,436.24	\$ 809.72	\$ 27,640.41	\$ 436,124.00	\$ 363,436.67	\$ 390.79	\$ 388,427.00	\$ 417.66	\$ 24,990.33

EXPENSES

Total Administration	\$ 319,164.00	\$ 265,970.00	\$ 207.79	\$ 210,463.47	\$ 164.42	\$ 55,506.53	\$ 64,759.00	\$ 53,965.83	\$ 58.03	\$ 52,564.68	\$ 56.52	\$ 1,401.15
Total Tenant Services	\$ 18,300.00	\$ 15,250.00	\$ 11.91	\$ 11,627.82	\$ 9.08	\$ 3,622.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 241,400.00	\$ 201,166.67	\$ 157.16	\$ 216,841.80	\$ 169.41	\$ (15,675.13)	\$ 119,971.00	\$ 99,975.83	\$ 107.50	\$ 103,422.15	\$ 111.21	\$ (3,446.32)
Sub-total Ord Maint Salaries	\$ 214,877.00	\$ 179,064.17	\$ 139.89	\$ 75,115.93	\$ 58.68	\$ 103,948.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 93,780.00	\$ 78,150.00	\$ 61.05	\$ 63,448.45	\$ 49.57	\$ 14,701.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 280,168.00	\$ 233,473.33	\$ 182.40	\$ 283,657.15	\$ 221.61	\$ (50,183.82)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 11,000.00	\$ 8.59	\$ 11,082.00	\$ 8.66	\$ (82.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 65,181.00	\$ 54,317.50	\$ 42.44	\$ 42,585.99	\$ 33.27	\$ 11,731.51	\$ 310,582.00	\$ 258,818.33	\$ 278.30	\$ 268,325.95	\$ 288.52	\$ (9,507.62)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,210,555.00	\$ 1,008,795.83	\$ 788.12	\$ 1,036,436.24	\$ 809.72	\$ 27,640.41	\$ 436,124.00	\$ 363,436.67	\$ 390.79	\$ 388,427.00	\$ 417.66	\$ 24,990.33
Total Operating Expenses	\$ 1,246,070.00	\$ 1,038,391.67	\$ 811.24	\$ 914,822.61	\$ 714.71	\$ 123,569.06	\$ 495,312.00	\$ 412,760.00	\$ 443.83	\$ 424,312.78	\$ 456.25	\$ (11,552.78)
Net Cash Flow from Operations	\$ (35,515.00)	\$ (29,595.83)	\$ (23.12)	\$ 121,613.63	\$ 95.01	\$ 151,209.46	\$ (59,188.00)	\$ (49,323.33)	\$ (53.04)	\$ (35,885.78)	\$ (38.59)	\$ 13,437.55
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (35,515.00)	\$ (29,595.83)	\$ (23.12)	\$ 121,613.63	\$ 95.01	\$ 151,209.46	\$ (59,188.00)	\$ (49,323.33)	\$ (53.04)	\$ (35,885.78)	\$ (38.59)	\$ 13,437.55

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 251,724.17	\$ 393.32	\$ 268,771.00	\$ 419.95	\$ 17,046.83	\$ 274,772.00	\$ 228,976.67	\$ 352.27	\$ 266,917.00	\$ 410.64	\$ 37,940.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 302,069.00	\$ 251,724.17	\$ 393.32	\$ 268,771.00	\$ 419.95	\$ 17,046.83	\$ 274,772.00	\$ 228,976.67	\$ 352.27	\$ 266,917.00	\$ 410.64	\$ 37,940.33
EXPENSES												
Total Administration	\$ 43,493.00	\$ 36,244.17	\$ 56.63	\$ 35,178.33	\$ 54.97	\$ 1,065.84	\$ 46,995.00	\$ 39,162.50	\$ 60.25	\$ 38,038.76	\$ 58.52	\$ 1,123.74
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 56,431.00	\$ 47,025.83	\$ 73.48	\$ 48,966.82	\$ 76.51	\$ (1,940.99)	\$ 72,519.00	\$ 60,432.50	\$ 92.97	\$ 61,220.93	\$ 94.19	\$ (788.43)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 234,523.00	\$ 195,435.83	\$ 305.37	\$ 193,948.82	\$ 303.05	\$ 1,487.01	\$ 170,538.00	\$ 142,115.00	\$ 218.64	\$ 160,516.04	\$ 246.95	\$ (18,401.04)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 302,069.00	\$ 251,724.17	\$ 393.32	\$ 268,771.00	\$ 419.95	\$ 17,046.83	\$ 274,772.00	\$ 228,976.67	\$ 352.27	\$ 266,917.00	\$ 410.64	\$ 37,940.33
Total Operating Expenses	\$ 334,447.00	\$ 278,705.83	\$ 435.48	\$ 278,093.97	\$ 434.52	\$ 611.86	\$ 290,052.00	\$ 241,710.00	\$ 371.86	\$ 259,775.73	\$ 399.65	\$ (18,065.73)
Net Cash Flow from Operations	\$ (32,378.00)	\$ (26,981.67)	\$ (42.16)	\$ (9,322.97)	\$ (14.57)	\$ 17,658.70	\$ (15,280.00)	\$ (12,733.33)	\$ (19.59)	\$ 7,141.27	\$ 10.99	\$ 19,874.60
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (32,378.00)	\$ (26,981.67)	\$ (42.16)	\$ (9,322.97)	\$ (14.57)	\$ 17,658.70	\$ (15,280.00)	\$ (12,733.33)	\$ (19.59)	\$ 7,141.27	\$ 10.99	\$ 19,874.60

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 91,997.50	\$ 255.55	\$ 100,000.00	\$ 277.78	\$ 8,002.50	\$ 133,204.00	\$ 111,003.33	\$ 277.51	\$ 125,967.00	\$ 314.92	\$ 14,963.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 37,578.00	\$ 31,315.00	\$ 86.99	\$ 6,448.12	\$ 17.91	\$ (24,866.88)	\$ 41,753.00	\$ 34,794.17	\$ 86.99	\$ 7,162.30	\$ 17.91	\$ (27,631.87)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 147,975.00	\$ 123,312.50	\$ 342.53	\$ 106,448.12	\$ 295.69	\$ (16,864.38)	\$ 174,957.00	\$ 145,797.50	\$ 364.49	\$ 133,129.30	\$ 332.82	\$ (12,668.20)

EXPENSES

Total Administration	\$ 20,175.00	\$ 16,812.50	\$ 46.70	\$ 15,298.38	\$ 42.50	\$ 1,514.12	\$ 14,588.00	\$ 12,156.67	\$ 30.39	\$ 11,657.73	\$ 29.14	\$ 498.94
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 500.00	\$ 1.25	\$ 600.00	\$ 1.50	\$ (100.00)
Total Utilities	\$ 15,500.00	\$ 12,916.67	\$ 35.88	\$ 12,916.70	\$ 35.88	\$ (0.03)	\$ 72,996.00	\$ 60,830.00	\$ 152.08	\$ 53,826.70	\$ 134.57	\$ 7,003.30
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 31,315.00	\$ 86.99	\$ 6,448.12	\$ 17.91	\$ 24,866.88	\$ 41,753.00	\$ 34,794.17	\$ 86.99	\$ 7,162.30	\$ 17.91	\$ 27,631.87
Total General	\$ 54,708.00	\$ 45,590.00	\$ 126.64	\$ 46,012.50	\$ 127.81	\$ (422.50)	\$ 42,720.00	\$ 35,600.00	\$ 89.00	\$ 53,751.30	\$ 134.38	\$ (18,151.30)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 147,975.00	\$ 123,312.50	\$ 342.53	\$ 106,448.12	\$ 295.69	\$ (16,864.38)	\$ 174,957.00	\$ 145,797.50	\$ 364.49	\$ 133,129.30	\$ 332.82	\$ (12,668.20)
Total Operating Expenses	\$ 127,961.00	\$ 106,634.17	\$ 296.21	\$ 80,675.70	\$ 224.10	\$ 25,958.47	\$ 172,657.00	\$ 143,880.83	\$ 359.70	\$ 126,998.03	\$ 317.50	\$ 16,882.80
Net Cash Flow from Operations	\$ 20,014.00	\$ 16,678.33	\$ 46.33	\$ 25,772.42	\$ 71.59	\$ 9,094.09	\$ 2,300.00	\$ 1,916.67	\$ 4.79	\$ 6,131.27	\$ 15.33	\$ 4,214.60
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 20,014.00	\$ 16,678.33	\$ 46.33	\$ 25,772.42	\$ 71.59	\$ 9,094.09	\$ 2,300.00	\$ 1,916.67	\$ 4.79	\$ 6,131.27	\$ 15.33	\$ 4,214.60

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 128,565.83	\$ 292.20	\$ 142,103.00	\$ 322.96	\$ 13,537.17	\$ 189,577.00	\$ 157,980.83	\$ 254.81	\$ 173,427.00	\$ 279.72	\$ 15,446.17
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 45,928.00	\$ 38,273.33	\$ 86.98	\$ 7,896.91	\$ 17.95	\$ (30,376.42)	\$ 64,718.00	\$ 53,931.67	\$ 86.99	\$ 11,120.97	\$ 17.94	\$ (42,810.70)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 200,207.00	\$ 166,839.17	\$ 379.18	\$ 149,999.91	\$ 340.91	\$ (16,839.26)	\$ 254,295.00	\$ 211,912.50	\$ 341.79	\$ 184,547.97	\$ 297.66	\$ (27,364.53)

EXPENSES

Total Administration	\$ 25,070.00	\$ 20,891.67	\$ 47.48	\$ 19,341.45	\$ 43.96	\$ 1,550.22	\$ 41,147.00	\$ 34,289.17	\$ 55.31	\$ 33,297.85	\$ 53.71	\$ 991.32
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 775.00	\$ 1.25	\$ 930.00	\$ 1.50	\$ (155.00)
Total Utilities	\$ 27,500.00	\$ 22,916.67	\$ 52.08	\$ 22,916.70	\$ 52.08	\$ (0.03)	\$ 77,827.00	\$ 64,855.83	\$ 104.61	\$ 68,555.09	\$ 110.57	\$ (3,699.26)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 45,928.00	\$ 38,273.33	\$ 86.98	\$ 7,896.91	\$ 17.95	\$ 30,376.42	\$ 64,718.00	\$ 53,931.67	\$ 86.99	\$ 11,120.97	\$ 17.94	\$ 42,810.70
Total General	\$ 86,532.00	\$ 72,110.00	\$ 163.89	\$ 72,585.80	\$ 164.97	\$ (475.80)	\$ 74,735.00	\$ 62,279.17	\$ 100.45	\$ 95,262.87	\$ 153.65	\$ (32,983.70)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 200,207.00	\$ 166,839.17	\$ 379.18	\$ 149,999.91	\$ 340.91	\$ (16,839.26)	\$ 254,295.00	\$ 211,912.50	\$ 341.79	\$ 184,547.97	\$ 297.66	\$ (27,364.53)
Total Operating Expenses	\$ 185,030.00	\$ 154,191.67	\$ 350.44	\$ 122,740.86	\$ 278.96	\$ 31,450.81	\$ 259,357.00	\$ 216,130.83	\$ 348.60	\$ 209,166.78	\$ 337.37	\$ 6,964.05
Net Cash Flow from Operations	\$ 15,177.00	\$ 12,647.50	\$ 28.74	\$ 27,259.05	\$ 61.95	\$ 14,611.55	\$ (5,062.00)	\$ (4,218.33)	\$ (6.80)	\$ (24,618.81)	\$ (39.71)	\$ (20,400.48)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 15,177.00	\$ 12,647.50	\$ 28.74	\$ 27,259.05	\$ 61.95	\$ 14,611.55	\$ (5,062.00)	\$ (4,218.33)	\$ (6.80)	\$ (24,618.81)	\$ (39.71)	\$ (20,400.48)

St. Louis Housing Authority
Public Housing AMP Budgets
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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	\$ 48,166.67	\$ 200.69	\$ 47,707.00	\$ 198.78	\$ (459.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (8,400.00)	\$ (7,000.00)	\$ (29.17)	\$ (5,354.00)	\$ (22.31)	\$ 1,646.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 800.00	\$ 3.33	\$ 307.50	\$ 1.28	\$ (492.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 350.00	\$ 1.46	\$ -	\$ -	\$ (350.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 166.67	\$ 0.69	\$ -	\$ -	\$ (166.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vending Machine Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 102,200.00	\$ 85,166.67	\$ 354.86	\$ 84,706.00	\$ 352.94	\$ (460.67)	\$ 252,034.00	\$ 210,028.33	\$ 280.04	\$ 237,953.00	\$ 317.27	\$ 27,924.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 66,372.00	\$ 55,310.00	\$ 230.46	\$ 38,738.84	\$ 161.41	\$ (16,571.16)	\$ 78,287.00	\$ 65,239.17	\$ 86.99	\$ 13,447.20	\$ 17.93	\$ (51,791.97)
Investment Income	\$ 33.00	\$ 27.50	\$ 0.11	\$ 3.76	\$ 0.02	\$ (23.74)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,619.00	\$ 1,349.17	\$ 5.62	\$ 3,683.86	\$ 15.35	\$ 2,334.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 221,204.00	\$ 184,336.67	\$ 768.07	\$ 169,792.96	\$ 707.47	\$ (14,543.71)	\$ 330,321.00	\$ 275,267.50	\$ 367.02	\$ 251,400.20	\$ 335.20	\$ (23,867.30)

EXPENSES

Total Administration	\$ 56,599.00	\$ 47,165.83	\$ 196.52	\$ 35,766.27	\$ 149.03	\$ 11,399.56	\$ 21,828.00	\$ 18,190.00	\$ 24.25	\$ 17,347.37	\$ 23.13	\$ 842.63
Total Tenant Services	\$ 2,465.00	\$ 2,054.17	\$ 8.56	\$ 1,466.55	\$ 6.11	\$ 587.62	\$ 1,125.00	\$ 937.50	\$ 1.25	\$ 1,125.00	\$ 1.50	\$ (187.50)
Total Utilities	\$ 44,850.00	\$ 37,375.00	\$ 155.73	\$ 31,606.03	\$ 131.69	\$ 5,768.97	\$ 112,125.00	\$ 93,437.50	\$ 124.58	\$ 94,518.68	\$ 126.02	\$ (1,081.18)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 20,351.67	\$ 84.80	\$ 14,636.59	\$ 60.99	\$ 5,715.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 10,116.67	\$ 42.15	\$ 13,849.07	\$ 57.70	\$ (3,732.40)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 29,500.00	\$ 122.92	\$ 41,569.38	\$ 173.21	\$ (12,069.38)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 25,052.00	\$ 20,876.67	\$ 86.99	\$ 4,305.54	\$ 17.94	\$ 16,571.13	\$ 78,287.00	\$ 65,239.17	\$ 86.99	\$ 13,447.20	\$ 17.93	\$ 51,791.97
Total General	\$ 8,011.00	\$ 6,675.83	\$ 27.82	\$ 14,060.82	\$ 58.59	\$ (7,384.99)	\$ 102,552.00	\$ 85,460.00	\$ 113.95	\$ 94,431.43	\$ 125.91	\$ (8,971.43)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 221,204.00	\$ 184,336.67	\$ 768.07	\$ 169,792.96	\$ 707.47	\$ (14,543.71)	\$ 330,321.00	\$ 275,267.50	\$ 367.02	\$ 251,400.20	\$ 335.20	\$ (23,867.30)
Total Operating Expenses	\$ 208,939.00	\$ 174,115.83	\$ 725.48	\$ 157,260.25	\$ 655.25	\$ 16,855.58	\$ 315,917.00	\$ 263,264.17	\$ 351.02	\$ 220,869.68	\$ 294.49	\$ 42,394.49
Net Cash Flow from Operations	\$ 12,265.00	\$ 10,220.83	\$ 42.59	\$ 12,532.71	\$ 52.22	\$ 2,311.88	\$ 14,404.00	\$ 12,003.33	\$ 16.00	\$ 30,530.52	\$ 40.71	\$ 18,527.19
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,265.00	\$ 10,220.83	\$ 42.59	\$ 12,532.71	\$ 52.22	\$ 2,311.88	\$ 14,404.00	\$ 12,003.33	\$ 16.00	\$ 30,530.52	\$ 40.71	\$ 18,527.19

St. Louis Housing Authority
Public Housing AMP Budgets
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	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	\$ 83,589.17	\$ 379.95	\$ 89,073.00	\$ 404.88	\$ 5,483.83	\$ 260,304.00	\$ 216,920.00	\$ 271.15	\$ 241,160.00	\$ 301.45	\$ 24,240.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 22,965.00	\$ 19,137.50	\$ 86.99	\$ 3,938.23	\$ 17.90	\$ (15,199.27)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 123,272.00	\$ 102,726.67	\$ 466.94	\$ 93,011.23	\$ 422.78	\$ (9,715.44)	\$ 260,304.00	\$ 216,920.00	\$ 271.15	\$ 241,160.00	\$ 301.45	\$ 24,240.00
EXPENSES												
Total Administration	\$ 6,563.00	\$ 5,469.17	\$ 24.86	\$ 5,030.73	\$ 22.87	\$ 438.44	\$ 22,091.00	\$ 18,409.17	\$ 23.01	\$ 17,887.93	\$ 22.36	\$ 521.24
Total Tenant Services	\$ 330.00	\$ 275.00	\$ 1.25	\$ 330.00	\$ 1.50	\$ (55.00)	\$ 1,200.00	\$ 1,000.00	\$ 1.25	\$ -	\$ -	\$ 1,000.00
Total Utilities	\$ 41,755.00	\$ 34,795.83	\$ 158.16	\$ 33,859.82	\$ 153.91	\$ 936.01	\$ 120,399.00	\$ 100,332.50	\$ 125.42	\$ 106,370.98	\$ 132.96	\$ (6,038.48)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 22,965.00	\$ 19,137.50	\$ 86.99	\$ 3,938.23	\$ 17.90	\$ 15,199.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 37,251.00	\$ 31,042.50	\$ 141.10	\$ 40,051.10	\$ 182.05	\$ (9,008.60)	\$ 109,256.00	\$ 91,046.67	\$ 113.81	\$ 111,820.09	\$ 139.78	\$ (20,773.42)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 123,272.00	\$ 102,726.67	\$ 466.94	\$ 93,011.23	\$ 422.78	\$ (9,715.44)	\$ 260,304.00	\$ 216,920.00	\$ 271.15	\$ 241,160.00	\$ 301.45	\$ 24,240.00
Total Operating Expenses	\$ 108,864.00	\$ 90,720.00	\$ 412.36	\$ 83,209.88	\$ 378.23	\$ 7,510.12	\$ 252,946.00	\$ 210,788.33	\$ 263.49	\$ 236,079.00	\$ 295.10	\$ (25,290.67)
Net Cash Flow from Operations	\$ 14,408.00	\$ 12,006.67	\$ 54.58	\$ 9,801.35	\$ 44.55	\$ (2,205.32)	\$ 7,358.00	\$ 6,131.67	\$ 7.66	\$ 5,081.00	\$ 6.35	\$ (1,050.67)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 14,408.00	\$ 12,006.67	\$ 54.58	\$ 9,801.35	\$ 44.55	\$ (2,205.32)	\$ 7,358.00	\$ 6,131.67	\$ 7.66	\$ 5,081.00	\$ 6.35	\$ (1,050.67)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 134,173.33	\$ 372.70	\$ 134,680.00	\$ 374.11	\$ 506.67	\$ 212,537.00	\$ 177,114.17	\$ 385.03	\$ 196,536.00	\$ 427.25	\$ 19,421.83
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 37,578.00	\$ 31,315.00	\$ 86.99	\$ 6,448.12	\$ 17.91	\$ (24,866.88)	\$ 48,017.00	\$ 40,014.17	\$ 86.99	\$ 8,243.80	\$ 17.92	\$ (31,770.37)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 198,586.00	\$ 165,488.33	\$ 459.69	\$ 141,128.12	\$ 392.02	\$ (24,360.21)	\$ 260,554.00	\$ 217,128.33	\$ 472.02	\$ 204,779.80	\$ 445.17	\$ (12,348.53)
EXPENSES												
Total Administration	\$ 21,306.00	\$ 17,755.00	\$ 49.32	\$ 17,054.66	\$ 47.37	\$ 700.34	\$ 27,763.00	\$ 23,135.83	\$ 50.30	\$ 22,388.47	\$ 48.67	\$ 747.36
Total Tenant Services	\$ 540.00	\$ 450.00	\$ 1.25	\$ 540.00	\$ 1.50	\$ (90.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 48,773.00	\$ 40,644.17	\$ 112.90	\$ 40,045.26	\$ 111.24	\$ 598.91	\$ 64,859.00	\$ 54,049.17	\$ 117.50	\$ 52,155.43	\$ 113.38	\$ 1,893.74
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 37,578.00	\$ 31,315.00	\$ 86.99	\$ 6,448.12	\$ 17.91	\$ 24,866.88	\$ 48,017.00	\$ 40,014.17	\$ 86.99	\$ 8,243.80	\$ 17.92	\$ 31,770.37
Total General	\$ 78,020.00	\$ 65,016.67	\$ 180.60	\$ 76,634.40	\$ 212.87	\$ (11,617.73)	\$ 111,557.00	\$ 92,964.17	\$ 202.10	\$ 111,356.53	\$ 242.08	\$ (18,392.36)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 198,586.00	\$ 165,488.33	\$ 459.69	\$ 141,128.12	\$ 392.02	\$ (24,360.21)	\$ 260,554.00	\$ 217,128.33	\$ 472.02	\$ 204,779.80	\$ 445.17	\$ (12,348.53)
Total Operating Expenses	\$ 186,217.00	\$ 155,180.83	\$ 431.06	\$ 140,722.44	\$ 390.90	\$ 14,458.39	\$ 252,196.00	\$ 210,163.33	\$ 456.88	\$ 194,144.23	\$ 422.05	\$ 16,019.10
Net Cash Flow from Operations	\$ 12,369.00	\$ 10,307.50	\$ 28.63	\$ 405.68	\$ 1.13	\$ (9,901.82)	\$ 8,358.00	\$ 6,965.00	\$ 15.14	\$ 10,635.57	\$ 23.12	\$ 3,670.57
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,369.00	\$ 10,307.50	\$ 28.63	\$ 405.68	\$ 1.13	\$ (9,901.82)	\$ 8,358.00	\$ 6,965.00	\$ 15.14	\$ 10,635.57	\$ 23.12	\$ 3,670.57

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 205,884.17	\$ 411.77	\$ 202,171.00	\$ 404.34	\$ (3,713.17)	\$ 219,893.00	\$ 183,244.17	\$ 416.46	\$ 203,381.00	\$ 462.23	\$ 20,136.83	\$ -
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 52,192.00	\$ 43,493.33	\$ 86.99	\$ 8,957.59	\$ 17.92	\$ (34,535.74)	\$ 45,928.00	\$ 38,273.33	\$ 86.98	\$ 7,897.26	\$ 17.95	\$ (30,376.07)	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 299,253.00	\$ 249,377.50	\$ 498.76	\$ 211,128.59	\$ 422.26	\$ (38,248.91)	\$ 265,821.00	\$ 221,517.50	\$ 503.45	\$ 211,278.26	\$ 480.18	\$ (10,239.24)	\$ -

EXPENSES

Total Administration	\$ 35,872.00	\$ 29,893.33	\$ 59.79	\$ 30,309.30	\$ 60.62	\$ (415.97)	\$ 32,818.00	\$ 27,348.33	\$ 62.16	\$ 26,529.07	\$ 60.29	\$ 819.26	\$ -
Total Tenant Services	\$ 750.00	\$ 625.00	\$ 1.25	\$ 750.00	\$ 1.50	\$ (125.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,977.00	\$ 63,314.17	\$ 126.63	\$ 66,362.67	\$ 132.73	\$ (3,048.50)	\$ 64,631.00	\$ 53,859.17	\$ 122.41	\$ 55,584.82	\$ 126.33	\$ (1,725.65)	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 52,192.00	\$ 43,493.33	\$ 86.99	\$ 8,957.99	\$ 17.92	\$ 34,535.34	\$ 45,928.00	\$ 38,273.33	\$ 86.98	\$ 7,897.26	\$ 17.95	\$ 30,376.07	\$ -
Total General	\$ 108,397.00	\$ 90,330.83	\$ 180.66	\$ 106,836.49	\$ 213.67	\$ (16,505.66)	\$ 117,536.00	\$ 97,946.67	\$ 222.61	\$ 116,415.24	\$ 264.58	\$ (18,468.57)	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 299,253.00	\$ 249,377.50	\$ 498.76	\$ 211,128.59	\$ 422.26	\$ (38,248.91)	\$ 265,821.00	\$ 221,517.50	\$ 503.45	\$ 211,278.26	\$ 480.18	\$ (10,239.24)	\$ -
Total Operating Expenses	\$ 273,188.00	\$ 227,656.67	\$ 455.31	\$ 213,216.45	\$ 426.43	\$ 14,440.22	\$ 260,913.00	\$ 217,427.50	\$ 494.15	\$ 206,426.39	\$ 469.15	\$ 11,001.11	\$ -
Net Cash Flow from Operations	\$ 26,065.00	\$ 21,720.83	\$ 43.44	\$ (2,087.86)	\$ (4.18)	\$ (23,808.69)	\$ 4,908.00	\$ 4,090.00	\$ 9.30	\$ 4,851.87	\$ 11.03	\$ 761.87	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 26,065.00	\$ 21,720.83	\$ 43.44	\$ (2,087.86)	\$ (4.18)	\$ (23,808.69)	\$ 4,908.00	\$ 4,090.00	\$ 9.30	\$ 4,851.87	\$ 11.03	\$ 761.87	\$ -

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 288,547.50	\$ 240.46	\$ 324,259.00	\$ 270.22	\$ 35,711.50	\$ 154,998.00	\$ 129,165.00	\$ 172.22	\$ 151,224.00	\$ 201.63	\$ 22,059.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 240,000.00	\$ 200,000.00	\$ 166.67	\$ 209,800.00	\$ 174.83	\$ 9,800.00	\$ 78,287.00	\$ 65,239.17	\$ 86.99	\$ 13,447.20	\$ 17.93	\$ (51,791.97)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 586,257.00	\$ 488,547.50	\$ 407.12	\$ 534,059.00	\$ 445.05	\$ 45,511.50	\$ 233,285.00	\$ 194,404.17	\$ 259.21	\$ 164,671.20	\$ 219.56	\$ (29,732.97)
EXPENSES												
Total Administration	\$ 33,713.00	\$ 28,094.17	\$ 23.41	\$ 26,365.11	\$ 21.97	\$ 1,729.06	\$ 21,248.00	\$ 17,706.67	\$ 23.61	\$ 19,150.66	\$ 25.53	\$ (1,443.99)
Total Tenant Services	\$ 1,800.00	\$ 1,500.00	\$ 1.25	\$ 1,800.00	\$ 1.50	\$ (300.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 207,000.00	\$ 172,500.00	\$ 143.75	\$ 172,500.00	\$ 143.75	\$ -	\$ 101,259.00	\$ 84,382.50	\$ 112.51	\$ 86,545.98	\$ 115.39	\$ (2,163.48)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,287.00	\$ 65,239.17	\$ 86.99	\$ 13,447.20	\$ 17.93	\$ 51,791.97
Total General	\$ 322,504.00	\$ 268,753.33	\$ 223.96	\$ 226,651.91	\$ 188.88	\$ 42,101.42	\$ 3,875.00	\$ 3,229.17	\$ 4.31	\$ 25,185.95	\$ 33.58	\$ (21,956.78)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 3,950.00	\$ 3.29	\$ (3,950.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 586,257.00	\$ 488,547.50	\$ 407.12	\$ 534,059.00	\$ 445.05	\$ 45,511.50	\$ 233,285.00	\$ 194,404.17	\$ 259.21	\$ 164,671.20	\$ 219.56	\$ (29,732.97)
Total Operating Expenses	\$ 565,017.00	\$ 470,847.50	\$ 392.37	\$ 431,267.02	\$ 359.39	\$ 39,580.48	\$ 204,669.00	\$ 170,557.50	\$ 227.41	\$ 144,329.79	\$ 192.44	\$ 26,227.71
Net Cash Flow from Operations	\$ 21,240.00	\$ 17,700.00	\$ 14.75	\$ 102,791.98	\$ 85.66	\$ 85,091.98	\$ 28,616.00	\$ 23,846.67	\$ 31.80	\$ 20,341.41	\$ 27.12	\$ (3,505.26)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 21,240.00	\$ 17,700.00	\$ 14.75	\$ 102,791.98	\$ 85.66	\$ 85,091.98	\$ 28,616.00	\$ 23,846.67	\$ 31.80	\$ 20,341.41	\$ 27.12	\$ (3,505.26)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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
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	\$ 350,697.00	\$ 292,247.50	\$ 417.50	\$ 311,898.00	\$ 445.57	\$ 19,650.50	\$ 187,663.00	\$ 156,385.83	\$ 265.06	\$ 177,210.00	\$ 300.36	\$ 20,824.17
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 350,697.00	\$ 292,247.50	\$ 417.50	\$ 311,898.00	\$ 445.57	\$ 19,650.50	\$ 187,663.00	\$ 156,385.83	\$ 265.06	\$ 177,210.00	\$ 300.36	\$ 20,824.17

EXPENSES

Total Administration	\$ 41,976.00	\$ 34,980.00	\$ 49.97	\$ 34,112.51	\$ 48.73	\$ 867.49	\$ 36,858.00	\$ 30,715.00	\$ 52.06	\$ 29,911.24	\$ 50.70	\$ 803.76
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 737.50	\$ 1.25	\$ -	\$ -	\$ 737.50
Total Utilities	\$ 183,136.00	\$ 152,613.33	\$ 218.02	\$ 124,218.99	\$ 177.46	\$ 28,394.34	\$ 69,376.00	\$ 57,813.33	\$ 97.99	\$ 54,633.55	\$ 92.60	\$ 3,179.78
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 124,848.00	\$ 104,040.00	\$ 148.63	\$ 152,523.36	\$ 217.89	\$ (48,483.36)	\$ 85,042.00	\$ 70,868.33	\$ 120.12	\$ 88,042.52	\$ 149.22	\$ (17,174.19)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 350,697.00	\$ 292,247.50	\$ 417.50	\$ 311,898.00	\$ 445.57	\$ 19,650.50	\$ 187,663.00	\$ 156,385.83	\$ 265.06	\$ 177,210.00	\$ 300.36	\$ 20,824.17
Total Operating Expenses	\$ 349,960.00	\$ 291,633.33	\$ 416.62	\$ 310,854.86	\$ 444.08	\$ (19,221.53)	\$ 192,161.00	\$ 160,134.17	\$ 271.41	\$ 172,587.31	\$ 292.52	\$ (12,453.14)
Net Cash Flow from Operations	\$ 737.00	\$ 614.17	\$ 0.88	\$ 1,043.14	\$ 1.49	\$ 428.97	\$ (4,498.00)	\$ (3,748.33)	\$ (6.35)	\$ 4,622.69	\$ 7.84	\$ 8,371.02
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 737.00	\$ 614.17	\$ 0.88	\$ 1,043.14	\$ 1.49	\$ 428.97	\$ (4,498.00)	\$ (3,748.33)	\$ (6.35)	\$ 4,622.69	\$ 7.84	\$ 8,371.02

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2020 - September 30, 2021
AS OF JULY 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	\$ 181,220.00	\$ 393.96	\$ 192,310.00	\$ 418.07	\$ 11,090.00	\$ 134,621.00	\$ 112,184.17	\$ 320.53	\$ 117,617.00	\$ 336.05	\$ 5,432.83
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 217,464.00	\$ 181,220.00	\$ 393.96	\$ 192,310.00	\$ 418.07	\$ 11,090.00	\$ 134,621.00	\$ 112,184.17	\$ 320.53	\$ 117,617.00	\$ 336.05	\$ 5,432.83

EXPENSES

Total Administration	\$ 25,027.00	\$ 20,855.83	\$ 45.34	\$ 20,191.05	\$ 43.89	\$ 664.78	\$ 22,992.00	\$ 19,160.00	\$ 54.74	\$ 25,758.04	\$ 73.59	\$ (6,598.04)
Total Tenant Services	\$ 690.00	\$ 575.00	\$ 1.25	\$ -	\$ -	\$ 575.00	\$ 525.00	\$ 437.50	\$ 1.25	\$ -	\$ -	\$ 437.50
Total Utilities	\$ 39,423.00	\$ 32,852.50	\$ 71.42	\$ 37,638.51	\$ 81.82	\$ (4,786.01)	\$ 28,728.00	\$ 23,940.00	\$ 68.40	\$ 27,699.00	\$ 79.14	\$ (3,759.00)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 139,830.00	\$ 116,525.00	\$ 253.32	\$ 138,697.82	\$ 301.52	\$ (22,172.82)	\$ 71,583.00	\$ 59,652.50	\$ 170.44	\$ 71,207.15	\$ 203.45	\$ (11,554.65)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 217,464.00	\$ 181,220.00	\$ 393.96	\$ 192,310.00	\$ 418.07	\$ 11,090.00	\$ 134,621.00	\$ 112,184.17	\$ 320.53	\$ 117,617.00	\$ 336.05	\$ 5,432.83
Total Operating Expenses	\$ 204,970.00	\$ 170,808.33	\$ 371.32	\$ 196,527.38	\$ 427.23	\$ (25,719.05)	\$ 123,828.00	\$ 103,190.00	\$ 294.83	\$ 124,664.19	\$ 356.18	\$ (21,474.19)
Net Cash Flow from Operations	\$ 12,494.00	\$ 10,411.67	\$ 22.63	\$ (4,217.38)	\$ (9.17)	\$ (14,629.05)	\$ 10,793.00	\$ 8,994.17	\$ 25.70	\$ (7,047.19)	\$ (20.13)	\$ (16,041.36)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 12,494.00	\$ 10,411.67	\$ 22.63	\$ (4,217.38)	\$ (9.17)	\$ (14,629.05)	\$ 10,793.00	\$ 8,994.17	\$ 25.70	\$ (7,047.19)	\$ (20.13)	\$ (16,041.36)

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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	\$	1,009,115.76	\$	167,088.14	\$	39,838.83	\$	68,349.52				
114 Cash - tenant security deposits	\$	82,328.99	\$	28,954.93	\$	25,709.39	\$	26,063.39				
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-				
120 Total Receivables	\$	119,348.47	\$	41,198.13	\$	11,208.47	\$	14,543.04				
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-				
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-				
142 Prepaid Expenses and Other Assets	\$	338,159.28	\$	78,443.75	\$	54,766.93	\$	65,098.08				
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-				
QR Numerator Total:	\$	1,548,952.50	\$	315,684.95	\$	131,523.62	\$	909,506.03	\$	174,054.03		
310 Total Current Liabilities	\$	60,143.26	\$	40,921.80	\$	38,722.49	\$	83,944.77	\$	33,649.50		
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:	\$	60,143.26	\$	40,921.80	\$	38,722.49	\$	83,944.77	\$	33,649.50		
Quick Ratio:		25.75		7.71		4.70		3.40		10.83		5.17
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	1,009,115.76	\$	167,088.14	\$	73,726.86	\$	39,838.83	\$	592,074.31	\$	68,349.52
114 Cash - tenant security deposits	\$	82,328.99	\$	28,954.93	\$	23,101.23	\$	25,709.39	\$	67,085.16	\$	26,063.39
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
310 (-) Total Current Liabilities	\$	60,143.26	\$	40,921.80	\$	33,556.02	\$	38,722.49	\$	83,944.77	\$	33,649.50
MENAR Numerator Total:	\$	1,488,809.24	\$	274,763.15	\$	124,020.99	\$	92,801.13	\$	825,561.26	\$	140,404.53
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	1,551,087.43	\$	727,372.84	\$	626,731.15	\$	656,969.77	\$	1,214,365.90	\$	665,752.70
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:	\$	155,108.74	\$	91,910.68	\$	63,004.32	\$	67,368.48	\$	166,871.86	\$	67,586.27
MENAR:		9.60		2.99		1.97		1.38		4.95		2.08
MENAR Score (max points 11):		11		9.5		8.01		7.15		11		8.17

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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		\$ 457,508.52	\$ (123,032.14)	\$ 12,753.38	\$ (167,848.69)	\$ 219,805.10	\$ (89,216.31)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 457,508.52	\$ (123,032.14)	\$ 12,753.38	\$ (167,848.69)	\$ 219,805.10	\$ (89,216.31)
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	9.5	8.01	7.15	11	8.17
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	23.5	22.01	21.15	25	22.17
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)	37125.93	8300	2961	2377.08	2093.85	7175	2683
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121
Overall AMPs Financial Condition Indicator Score	24.19	25.00	23.50	22.01	21.15	25.00	22.17
<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 July 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	\$ 869,635.90	\$ 589,966.39	\$ 204,181.91	\$ 139,550.85	\$ 210,911.46
114 Cash - tenant security deposits	\$ 41,240.26	\$ 23,116.27	\$ 33,368.12	\$ 40,051.50	\$ 6,548.53
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 32,826.43	\$ 21,405.81	\$ 59,695.70	\$ 86,273.62	\$ 4,491.75
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 155,596.44	\$ 102,877.10	\$ 101,505.20	\$ 191,563.46	\$ 16,821.05
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,099,299.03	\$ 737,365.57	\$ 398,750.93	\$ 457,439.43	\$ 238,772.79
310 Total Current Liabilities	\$ 38,565.76	\$ 532,527.97	\$ 29,134.82	\$ 53,706.47	\$ 10,001.63
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 460,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 38,565.76	\$ 72,527.97	\$ 29,134.82	\$ 53,706.47	\$ 7,381.67
Quick Ratio:	28.50	10.17	13.69	8.52	32.35
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 869,635.90	\$ 589,966.39	\$ 204,181.91	\$ 139,550.85	\$ 210,911.46
114 Cash - tenant security deposits	\$ 41,240.26	\$ 23,116.27	\$ 33,368.12	\$ 40,051.50	\$ 6,548.53
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 38,565.76	\$ 532,527.97	\$ 29,134.82	\$ 53,706.47	\$ 10,001.63
MENAR Numerator Total:	\$ 1,060,733.27	\$ 204,837.60	\$ 369,616.11	\$ 403,732.96	\$ 228,771.16
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 637,234.32	\$ 526,158.90	\$ 632,802.46	\$ 914,822.61	\$ 157,260.25
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
97800 Dwelling Units Rent Expense	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 63,723.43	\$ 52,615.89	\$ 63,280.25	\$ 91,482.26	\$ 15,726.03
MENAR:	16.65	3.89	5.84	4.41	14.55
MENAR Score (max points 11):	11	10.82	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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	\$ 252,334.88	\$ 51,144.38	\$ 202,194.13	\$ 121,613.63	\$ 12,532.71
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 252,334.88	\$ 51,144.38	\$ 202,194.13	\$ 121,613.63	\$ 12,532.71
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	10.82	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	24.82	25	25	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	1936	3475	3025	600
Total number of units in PHA's portfolio	100	78	139	121	24
Overall AMPs Financial Condition Indicator Score	25.00	24.82	25.00	25.00	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 July 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		2,733	1,153	1,069	972	2,727	1,161	974
OR Numerator Total:		2,733	1,153	1,069	972	2,727	1,161	974
11190 Unit Months Available		3,320	1,260	1,080	990	2,907	1,205	1,000
OR Denominator Total:		3,320	1,260	1,080	990	2,907	1,205	1,000
Occupancy Rate:		0.82319	0.91508	0.98981	0.98182	0.93808	0.96349	0.97400
Occupancy Rate Score (max points 16):		0	1	16	16	4	12	12
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS # (Maximum points 5)								
126 Accounts Receivable - Tenants		\$ 122,730.47	\$ 40,823.79	\$ 4,922.50	\$ 11,208.47	\$ 94,084.13	\$ 14,043.92	\$ 40,598.43
TAR Numerator Total:		\$ 122,730.47	\$ 40,823.79	\$ 4,922.50	\$ 11,208.47	\$ 94,084.13	\$ 14,043.92	\$ 40,598.43
70500 Total Tenant Revenue		\$ 273,777.16	\$ 297,484.58	\$ 275,225.38	\$ 280,593.20	\$ 728,701.64	\$ 288,824.40	\$ 309,554.50
TAR Denominator Total:		\$ 273,777.16	\$ 297,484.58	\$ 275,225.38	\$ 280,593.20	\$ 728,701.64	\$ 288,824.40	\$ 309,554.50
TAR:		45.0%	14.0%	2.0%	4.0%	13.0%	5.0%	13.0%
TAR Score (max points 5):		0	0	2	0	0	0	0
Indicator #3 - Accounts Payable (AP)								
FDS # (Maximum points 4)								
312 Accounts Payable - Current		\$ 2,943.77	\$ 5,034.56	\$ 4,596.78	\$ 7,901.66	\$ (4,131.99)	\$ 1,779.72	\$ (2,019.95)
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 2,943.77	\$ 5,034.56	\$ 4,596.78	\$ 7,901.66	\$ (4,131.99)	\$ 1,779.72	\$ (2,019.95)
96900 Total Operating Expenses /12		\$ 155,108.74	\$ 72,737.28	\$ 62,673.12	\$ 65,696.98	\$ 121,436.59	\$ 66,575.27	\$ 63,723.43
AP Denominator Total:		\$ 155,108.74	\$ 72,737.28	\$ 62,673.12	\$ 65,696.98	\$ 121,436.59	\$ 66,575.27	\$ 63,723.43
AP:		0.02	0.07	0.07	0.12	-0.03	0.03	-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	4	12	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	9	17	18
Number of units in Project	1535	332	126	108	99	287	121	100
Weighted Value (Project MASS score times number)	17023	1992	756	2592	2079	2583	2057	1800
Total number of units in PHA's portfolio	1535	332	126	108	99	287	121	100
MPs Management Operations Indicator Score:	11.09	6.00	6.00	24.00	21.00	9.00	17.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of July 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	717	1,327	1,119	210
OR Numerator Total:	717	1,327	1,119	210
11190 Unit Months Available	780	1,390	1,238	240
OR Denominator Total:	780	1,390	1,238	240
Occupancy Rate:	0.91923	0.95468	0.90388	0.87500
Occupancy Rate Score (max points 16):	1	8	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 20,507.57	\$ 59,446.14	\$ 86,313.62	\$ 4,556.75
TAR Numerator Total:	\$ 20,507.57	\$ 59,446.14	\$ 86,313.62	\$ 4,556.75
70500 Total Tenant Revenue	\$ 94,240.06	\$ 252,491.40	\$ 103,115.72	\$ 51,192.60
TAR Denominator Total:	\$ 94,240.06	\$ 252,491.40	\$ 103,115.72	\$ 51,192.60
TAR:	22.0%	24.0%	84.0%	9.0%
TAR Score (max points 5):	0	0	0	0
Indicator #3 - Accounts Payable (AP)				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 48,015.88	\$ 1,436.57	\$ 8,322.76	\$ (477.40)
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 48,015.88	\$ 1,436.57	\$ 8,322.76	\$ (477.40)
96900 Total Operating Expenses /12	\$ 52,615.89	\$ 63,280.25	\$ 91,482.26	\$ 15,726.03
AP Denominator Total:	\$ 52,615.89	\$ 63,280.25	\$ 91,482.26	\$ 15,726.03
AP:	0.91	0.02	0.09	-0.03
AP Score (max points 4):	2	4	4	4
Overall AMP Score				
Indicator #1 - Occupancy Rate (OR)	1	8	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)	0	0	0	0
Indicator #3 - Accounts Payable (AP)	2	4	4	4
Physical condition adjustment	1	1	1	0
Neighborhood environment adjustment	1	0	1	1
Project MASS score (Maximum points 25)	5	13	7	5
Number of units in Project	78	139	121	24
Weighted Value (Project MASS score times number)	390	1807	847	120
Total number of units in PHA's portfolio	78	139	121	24
MPs Management Operations Indicator Score:	5.00	13.00	7.00	5.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: East Lake Management

PERIOD ENDING: 8/31/2021

SLHA DEVELOPMENTS:

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

	Roaches			Bed Bugs			Mice		
Month	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	319	34	0	0	0	9	8	5
September	0	0	0	0	0	0	0	0	0

INSTRUCTIONS

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

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

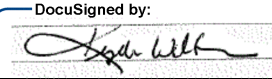
Completed reports should be submitted to SLHA within 5 days following the end of the month.

	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
TOTAL	157	2811	471	11	8	0	48	122	64

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

DocuSigned by:

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

DocuSigned by:

 130D1B79DB83B482
 Approved By Kenzella Walton Date 9/16/2021

CLINTON - PEABODY
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	25	73	10	0	0	0	1	1	0
November	23	81	9	0	0	0	1	1	0
December	25	65	9	0	0	0	1	1	0
January	33	60	10	0	0	0	1	1	0
February	6	37	5	0	0	0	1	1	0
March	1	31	3	0	0	0	0	0	0
April	5	40	4	2	0	0	3	0	0
May	5	84	11	0	0	0	2	2	0
June	5	119	12	0	0	0	1	2	2
July	6	120	12	0	0	0	2	2	1
August	7	122	12	0	0	0	3	3	1
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
141	832	97	2	0	0	16	14	4

LASALLE PARK
PEST CONTROL REPORT

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	0	44	4	1	1	0	1	1	0
November	1	38	4	0	0	0	0	0	0
December	0	36	4	2	2	0	1	1	0
January	0	0	0	0	0	0	0	0	0
February	2	89	8	3	3	0	0	0	0
March	2	39	4	1	1	0	0	0	0
April	0	37	6	0	0	0	0	0	0
May	0	39	5	1	1	0	0	0	0
June	0	47	6	0	0	0	0	0	0
July	0	50	6	0	0	0	0	0	0
August	0	50	6	0	0	0	0	0	0
September									

0

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
5	469	53	8	8	0	2	2	0

COCHRAN PLAZA
PEST CONTROL REPORT

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	2	18	4	0	0	0	1	1	0
November	0	14	3	0	0	0	1	1	0
December	0	0	0	0	0	0	0	0	0
January	0	20	3	0	0	0	0	0	0
February	0	24	4	0	0	0	1	1	0
March	0	0	0	0	0	0	0	0	0
April	0	30	0	0	0	0	0	0	0
May	0	30	0	0	0	0	0	0	0
June	0	26	0	0	0	0	0	0	0
July	0	29	0	0	0	0	0	0	0
August	0	29	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
2	220	14	0	0	0	3	3	0

LAFAYETTE APARTMENTS
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	22	1	1	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	24	1	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	24	1	0	0	0	0	0	0
March	0	24	1	0	0	0	0	0	0
April	0	24	1	0	0	0	0	0	0
May	0	24	1	0	0	0	0	0	0
June	0	24	0	0	0	0	0	0	0
July	0	24	0	0	0	0	0	0	0
August	0	24	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	214	6	1	0	0	0	0	0

CALIFORNIA
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	11	1	0	0	0	0	0	0
November	0	14	1	0	0	0	0	0	0
December	0	13	1	0	0	0	0	0	0
January	0	14	1	0	0	0	0	0	0
February	0	11	1	0	0	0	0	0	0
March	0	14	3	0	0	0	0	0	0
April	0	14	3	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	14	0	0	0	0	0	0	0
July	0	12	0	0	0	0	0	0	0
August	0	14	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	131	11	0	0	0	0	0	0

ARMAND
PEST CONTROL REPORT

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	0	3	3	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	3	3	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	4	4	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	4	6	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0
September									

0

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments- Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments- Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments- Buildings
0	6	6	0	0	0	0	0	0

FOLSOM
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	0	0	0	0	0	0	0	0
November	0	4	1	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	4	1	0	0	0	0	0	0
March	1	5	1	0	0	0	1	1	1
April	1	4	1	0	0	0	0	0	0
May	0	4	1	0	0	0	0	0	0
June	0	5	1	0	0	0	0	0	0
July	0	5	1	0	0	0	0	0	0
August	0	5	1	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
2	36	8	0	0	0	1	1	1

SOUTH BROADWAY
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	0	0	0	0	0	0	0	0
November	0	9	1	0	0	0	0	0	0
December	0	8	1	0	0	0	0	0	0
January	0	8	1	0	0	0	0	0	0
February	0	8	1	0	0	0	0	0	0
March	0	10	1	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	9	1	0	0	0	0	0	0
June	0	10	1	0	0	0	0	0	0
July	0	10	1	0	0	0	0	0	0
August	0	10	1	0	0	0	0	0	0
September									

0

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	82	9	0	0	0	0	0	0

LAFAYETTE TOWNHOMES

PEST CONTROL REPORT

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	0	24	10	0	0	0	0	0	0
November	0	13	6	0	0	0	0	0	0
December	0	10	5	0	0	0	0	0	0
January	0	10	6	0	0	0	0	0	0
February	0	9	5	0	0	0	0	0	0
March	0	8	3	0	0	0	0	0	0
April	0	22	3	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	20	6	0	0	0	0	0	0
July	0	18	5	0	0	0	0	0	0
August	0	18	5	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	152	54	0	0	0	0	0	0

Tiffany Turnkey

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	0	0	0	0	0	0	0	0
November	0	22	3	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	21	3	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	19	3	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0
July	0	19	3	0	0	0	0	0	0
August									
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	81	12	0	0	0	0	0	0

August 2021

MARIE FANGER
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	3	1	0	0	0	0	0	0
November	1	1	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	6	1	0	0	0	0	0	0
July	0	6	1	0	0	0	0	0	0
August	0	6	1	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
1	22	4	0	0	0	0	0	0

TOWN XV
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	7	7	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	1	1	0	0	0	0	0	0	0
January	0	8	8	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	4	0	0	0	0	0	4	0
May	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0
July	0	8	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
1	28	15	0	0	0	0	4	0

MCMILLAN I
PEST CONTROL REPORT

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	0	14	6	0	0	0	2	17	6
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	14	6	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	5	3	0	0	0	0	11	6
April	0	18	6	0	0	0	0	18	6
May	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	3	3	2
July	0	16	6	0	0	0	3	3	2
August	0	0	0	0	0	0	3	2	2
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	67	27	0	0	0	11	54	24

PAGE MANOR
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	0	0	0	0	0	0	0	0
November	0	9	3	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	1	1	0
February	0	5	3	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	10	3	0	0	0	2	2	2
June	0	0	0	0	0	0	4	4	2
July	0	0	0	0	0	0	4	4	2
August							3	3	2
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	24	9	0	0	0	14	14	8

SAMUEL SHEPARD
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	1	2	0	0	0	0	0	0	0
November	1	12	2	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	11	2	0	0	0	0	0	25
March	0	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	12	2	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0
July	0	12	2	0	0	0	0	0	0
August	0	10	2	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
2	59	10	0	0	0	0	0	25

CUPPLES
PEST CONTROL REPORT

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	0	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	3	1	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	4	1	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	4	1	0	0	0	0	4	1
July	0	2	1	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	7	3	0	0	0	0	4	1

HODIAMONT
PEST CONTROL REPORT

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	1	1	0	0	0	0	1	1	0
November	0	15	3	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	1	1	0	0	0	0	0	0	0
March	0	17	3	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	17	3	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0
July	0	17	3	0	0	0	0	0	0
August	0	13	3	0	0	0	0	0	0
September									

Total request for treatment	Roaches		Total Request for Treatment	Bed Bugs		Total Request for Treatment	Mice	
	Total Number Units Treated	Total Number of treatments-Buildings		Total Number Units Treated	Total Number of treatments-Buildings		Total Number Units Treated	Total Number of treatments-Buildings
2	81	15	0	0	0	1	1	0

WALNUT PARK
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	1	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	8	8	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	8	8	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	1	9	8	0	0	0	0	0	0
June	0	9	9	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
1	35	33	0	0	0	0	0	0

LOOKAWAY
PEST CONTROL REPORT

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	1	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	11	11	0	0	0	0	0	0
January	0	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	16	16	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0
June	0	17	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	45	27	0	0	0	0	0	0

McMillan II
PEST CONTROL REPORT

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	0	11	7	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	11	7	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0	0
March	0	1	1	0	0	0	0	0	0
April	0	18	7	0	0	0	0	18	7
May	0	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0	0
July	0	18	0	0	0	0	0	18	0
August	0	0	0	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	59	22	0	0	0	0	36	7

KING LOUIS III
PEST CONTROL REPORT

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	0	19	3	0	0	0	0	0	0
November	0	22	3	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0	0
January	0	13	3	0	0	0	0	0	0
February	0	17	3	0	0	0	0	0	0
March	0	21	4	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0	0
May	0	24	4	0	0	0	0	0	0
June	0	18	3	0	0	0	0	0	0
July	0	17	3	0	0	0	0	0	0
August	0	18	3	0	0	0	0	0	0
September									

Roaches			Bed Bugs			Mice		
Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings	Total Request for Treatment	Total Number Units Treated	Total Number of treatments-Buildings
0	169	29	0	0	0	0	0	0

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	58	2	1	0	6	21	6	
November	26	254	39	0	0	0	2	2	0	
December	26	179	42	0	0	0	2	2	0	
January	33	161	48	3	3	0	1	1	0	
February	9	261	38	3	3	0	2	2	0	
March										
April										
May										
June										
July										
August										
September										
	123	1108	225	8	7	0	13	28	6	

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Co.

PERIOD ENDING: 8/31/2021

SLHA DEVELOPMENTS:

Euclid Plaza James House	West Pine Parkview	Badenhaus/Badenfest Kingsbury Terrace
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Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
January	1	184	14	0	0	0	0	0	0
February	1	237	24	5	5	4	0	236	24
March	0	89	12	6	6	5	0	89	12
April	0	75	6	3	2	1	2	177	14
May	0	183	12	7	6	3	1	143	9
June	0	173	19	10	10	10	1	141	17
July	0	204	18	4	4	4	1	205	18
August	1	171	9	8	7	6	0	165	14
September	0	0	0	0	0	0	0	0	0
October	25	308	20	11	12	3	6	6	0
November	3	208	17	4	4	4	2	2	0
December	2	345	25	2	40	8	2	0	1

INSTRUCTIONS

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

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
TOTAL	33	2177	176	60	96	48	15	1164	109

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.



31-Aug-21

Prepared By

Date



31-Aug-21

Approved By

Date



Housing Crime Summary August 1 – 31, 2021

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

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

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

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

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

Break Down of Crimes August		
	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	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	1	0

Peabody Complex August			
	2020	2021	% Change
Homicide	1	1	0%
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	0	-100%
Burglary	1	3	200%
Larceny	0	0	N/A
Vehicle Theft	0	1	100%
Arson	0	0	N/A
Crime Total	3	5	66%

Break Down of Crimes August		
	2020	2021
Homicide	1	1
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	1
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	1	3
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	3	5

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 7/31/2021

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 6,542,808.73

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 241,318.34
	TOTAL INVESTED		\$ 241,318.34

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2020 - September 30, 2021
AS OF JULY 31, 2021

	HOUSING CHOICE VOUCHER PROGRAM						
	BUDGET						
	12 MONTH BUDGET	BUDGET YTD	YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
REVENUE							
Section 8 Administrative Fees	\$ 4,181,073.00	\$ 3,484,227.50	\$ 45.19	\$ 3,357,832.00	\$ 43.55	\$ (126,395.50)	
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 416.67	\$ 0.01	\$ -	\$ -	\$ (416.67)	
Total Receipts	\$ 4,181,573.00	\$ 3,484,644.17	\$ 45.20	\$ 3,357,832.00	\$ 43.55	\$ (126,812.17)	
EXPENSES							
Total Administration	\$ 3,886,204.00	\$ 3,238,503.33	\$ 42.00	\$ 1,989,207.89	\$ 25.80	\$ 1,249,295.44	
Total Tenant Services	\$ 9,858.00	\$ 8,215.00	\$ 0.11	\$ 3,525.52	\$ 0.05	\$ 4,689.48	
Total Utilities	\$ 46,344.00	\$ 38,620.00	\$ 0.50	\$ 24,862.19	\$ 0.32	\$ 13,757.81	
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 2,000.00	\$ 0.03	\$ 72.82	\$ 0.00	\$ 1,927.18	
Sub-total Ord Maint Contracts	\$ 75,612.00	\$ 63,010.00	\$ 0.82	\$ 18,786.86	\$ 0.24	\$ 44,223.14	
Total Protective Services	\$ 28,144.00	\$ 23,453.33	\$ 0.30	\$ 16,885.48	\$ 0.22	\$ 6,567.85	
Total General	\$ 93,411.00	\$ 77,842.50	\$ 1.01	\$ 81,990.98	\$ 1.06	\$ (4,148.48)	
Total Non-Routine Expenses	\$ 39,600.00	\$ 33,000.00	\$ 0.43	\$ -	\$ -	\$ 33,000.00	
Total Revenues	\$ 4,181,573.00	\$ 3,484,644.17	\$ 45.20	\$ 3,357,832.00	\$ 43.55	\$ (126,812.17)	
Total Expenses	\$ 4,181,573.00	\$ 3,484,644.17	\$ 45.20	\$ 2,135,331.74	\$ 27.70	\$ 1,349,312.43	
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 1,222,500.26	\$ 15.86	\$ 1,222,500.26	
Net Cash Flow	\$ -	\$ -	\$ -	\$ 1,222,500.26	\$ 15.86	\$ 1,222,500.26	

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	FYTD	CYTD
Budget Authority	\$4,301,436	\$4,301,436	\$4,348,013	\$4,315,182	\$4,318,262	\$4,355,444	\$4,355,444	\$4,355,444	\$47,334,141	\$34,650,661
Budget Received - Cash Management	\$5,111,122	\$4,239,722	\$4,261,868	\$5,071,744	\$4,229,193	\$4,229,191	\$4,232,927	\$4,232,927	\$48,105,954	\$35,608,694
Actual HAP As of the First of the Month	\$4,155,693	\$4,164,908	\$4,156,488	\$4,111,665	\$4,051,060	\$3,976,102	\$3,941,881	\$3,859,833	\$44,972,336	\$32,417,630
Actual HAP After the First of the Month	\$19,130	\$22,712	\$16,756	\$15,119	\$15,515	\$18,939	\$13,437	\$5,059	\$187,776	\$126,667
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$126,613	-\$113,816	-\$174,769	-\$188,398	-\$251,687	-\$360,403	-\$400,126	-\$490,552	\$2,174,029	\$2,106,364
Variance (Cash Management)	-\$936,299	-\$52,102	-\$88,624	-\$944,960	-\$162,618	-\$234,150	-\$277,609	-\$368,035	\$2,945,842	\$3,064,397
Percent Variance	-22.43%	-1.24%	-2.12%	-22.90%	-4.00%	-5.86%	-7.02%	-9.52%	2.89%	-9.39%
YTD Variance	-\$936,299	-\$988,401	-\$1,077,025	-\$2,021,985	-\$2,184,603	-\$2,418,753	-\$2,696,362	-\$3,064,397		
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	\$36,534	\$88,636	\$177,260	\$1,122,220	\$1,284,838	\$1,518,988	\$1,796,597	\$2,164,632		
PUC										
HUD Funded PUC	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$636.72	\$644.61
Actual PUC	\$627.46	\$628.57	\$627.30	\$621.19	\$618.39	\$608.90	\$604.68	\$591.73	\$618.84	\$616.03
Variance	-\$17.15	-\$16.04	-\$17.31	-\$23.42	-\$26.22	-\$35.71	-\$39.93	-\$52.88	-\$17.88	-\$28.58
Percent Variance	-2.73%	-2.55%	-2.76%	-3.77%	-4.24%	-5.87%	-6.60%	-8.94%	-2.94%	-4.68%
UNITS										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,105	7,105	7,105	7,105	78,155	56,840
New Increments not in baseline	0	0	20	40	45	45	45	45	240	240
HUD Funded Units	7,929	6,577	6,612	7,868	6,561	6,561	6,567	6,567	75,539	55,241
Funded units based on actual HAP	8,071	6,681	6,733	8,080	6,771	6,873	6,930	7,079	76,982	57,219
Actual Units	6,623	6,626	6,626	6,619	6,551	6,530	6,519	6,523	72,662	52,617
Variance to Funded Units	1,448	55	107	1,461	220	343	411	556	4,320	4,602
Variance to baseline	-482	-479	-479	-486	-554	-575	-586	-582	-5,493	-4,223
YTD var to baseline	-5028	-5507	-5986	-6472	-7026	-7601	-8187	-8769		
Variance funded	-1306	49	14	-1249	-10	-31	-48	-44	-2,877	1,490
YTD var to funded	-1547	-1257	63	-1234	-1259	-41	-79	-91		
ADMIN FEES										
HUD Funded Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$698,062	\$0
Actual Expenses	\$266,385	\$269,149	\$253,133	\$299,264	\$286,402	\$49,720	\$216,498	\$57,449	\$2,403,036	\$1,698,001
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	\$266,385	\$269,149	\$253,133	\$299,264	\$286,402	\$49,720	\$216,498	\$57,449	\$1,704,974	\$1,698,001
Percent Variance	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-70.95%	-100.00%
Cumulative Variance	\$266,385	\$535,533	\$788,667	\$1,087,931	\$1,374,333	\$1,424,053	\$1,640,552	\$1,698,001		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$3,252,862	\$2,983,713	\$2,730,580	\$2,431,316	\$2,144,914	\$2,095,193	\$1,878,695	\$1,821,245		
Unrestricted Net Position per VMS	\$3,012,036	\$2,742,888	\$2,489,755	\$2,190,491	\$1,904,088	\$1,854,368	\$1,637,869	\$1,580,420		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									95.41%	93.92%
Unit Utilization Percentage									92.97%	92.57%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

From: Deborah Fowler, HCV Manager

CC: Arthur N. Waller, Director of Operations

Date: September 8, 2021

Subject: Housing Choice Voucher Board Report

YARDI Software Update

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

Bridge to Homeownership

To date, the Bridge to Homeownership program has 41 participants receiving mortgage assistance through the Housing Choice Voucher program. This number remains the same. Periodic briefings are held to educate potential homeowners on the home buying process and to connect them with community partners.

Landlord Briefings

The landlord briefing scheduled for August, 2021 was postponed. The next briefings are scheduled for September 21, 2021 and September 28, 2021. Owners' briefings are typically held on the first Tuesday of each month 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 has increased from 257. One referral was received this reporting period and an eligibility review was conducted, resulting in the issuance of a voucher. Seven 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. Two referrals were received this reporting period and outreach has been made to the families. Completion of the eligibility process is pending.

Temporary Housing Quality Standards Inspection Services

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. Inspections began on July 12, 2021 and, together with existing staff, 1,914 inspections have been completed. (Please see attached Inspection Report).

Housing Choice Voucher Program Case Management and Consulting Services

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

Nan McKay has performed the following task during this period; sent a mailer to participants regarding the recertification transition, prepared call center launch information document that is required in preparation for new clients, updated Yardi assigning Nan McKay staff as the caseworker for the annual recertifications listed below, the annual recertification notification letter was adjusted to fit the new process, as recertifications are completed this information will be uploaded to Yardi and the file noted, families have been allowed 10 days to return their information, the remaining September and October recertifications were mailed and frequently asked questions are being developed to respond to incoming calls to the call center.

Presently, Nan McKay is working to complete the following number of recertifications: September - 515; October - 580; and November – 145/579.

Staff anticipates extending the current agreement to finish recertifications for November (434) and December (557).

HCV management staff continues to actively recruit new personnel. Two interns and AARP staff members were added during this reporting period to assist staff with answering phones and responding to client issues. HCV also made offers to two Client Analysts to fill vacant positions.

Emergency Housing Vouchers

The MOU is underway with the St. Louis Continuum of Care (CoC) agency to receive referrals 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 fine tune the implementation and referral process. During this reporting period, 51 referrals were received, with 36 in various stages of processing for eligibility and voucher issuance. The remaining 15 referrals have yet to submit completed paperwork. We have been notified of an additional 20 referrals that are still under review by the CoC.

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

Waiting List

The HCV waiting list is closed. There are currently 18,370 applicants. The number decreased in June 2021 from 19,369 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 the week of July 19, 2021, eligibility sessions were held twice a day, with 30 applicants scheduled for each session, resulting in the issuance of an additional 43 vouchers.

HCV Intake staff invited an additional 2,000 wait list applicants to eligibility sessions starting August 9, 2021. Sessions were held each day for the following four weeks, with 100 applicants scheduled for each session. Three hundred and twenty-eight applicants attend the eligibility sessions. During the month of September, the HCV team will conduct second and final appointments.

During this reporting period, the Department received eight referrals in various stages of processing for eligibility and lease-up. The importance of project-based referrals is necessary to prevent long-term vacancies and to avoid vacancy loss payments.

Rent Reasonableness

During the month of August, the Market Analyst processed 170 rent increases and negotiated rents for 65 newly leased units.

Recertification

There were 126 annual recertifications completed. Due to recent staff shortages, the focus has been shifted to processing late annual recertifications. Recruitment efforts to identify qualified candidates continued through August to fill vacant positions, and several interviews have been conducted. One vacancy remains to be filled. All positions are expected to be filled by the end of August 2021.

Program Utilization

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

Family Self Sufficiency

The Family Self Sufficiency (FSS) program has 21 mandatory slots. Currently, 51 participants are enrolled (243%) 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	9711	5876	2037	574	127	34	7	18370
	4	9711	5876	2037	574	127	34	7	18370

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 August 2021

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	Number Canceled	Percent Complete
Specials	43	42	1	5	12	26	0	97.67%
Biennials	1814	1764	50	786	435	543	14	97.24%
Initials	125	106	19	44	11	51	2	84.80%
Total	1982	1912	70	835	458	620	16	96.47%

Property: HCV
 Inspected Date: 08/01/2021 - 08/31/2021
 Primary Status: Fail

	Total Observations
A larger number of missing sections of vertical railings	1
Absence of a functioning toilet in unit (only one 24 hr)	2
Absence of temperature-pressure relief valve and discharge line	1
Absent or insecure railings	4
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	10
All burners not working (all burners have to be operable)	11
All operating knobs must be present	1
Broken wiring	1
Broken/missing steps or boards	4
Cannot open	4
Ceiling material is bulging and/or buckling and must be repaired	11
Ceiling surface is wet and has mold-like substances	10
Clogged	3
Cracked pane	3
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	10
Deteriorated surfaces exceed two square feet	2
Door lock(s) are not operable	4
Electrical problem or condition that could result in shock or fire (24 hr)	1
Entry of significant ground water into unit (flooding of basement)	7
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	3
Exhaust fan does not work	1
Exposed fuse/breaker box connections	1
Falling material	6
Falling surface materials (other than wall paper or paint)	1
Gutter in poor condition	2
Gutters, downspouts and sumps have serious decay allowing significant water and air infiltration	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	2
Heavy accumulation of large piles of trash and garbage in or around unit	4
Holes or cracks	15
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	24
Internal water damage	2
Lack of security for the unit (24 hr)	1
Large cracks or holes	2
Large sections of crumbling brick, stone or concrete	2
Leaking	3
Leaks	4
Light fixture hanging from electrical wires without other firm support or fixture	2

Lock(s) striker plate not operable or fasten securely to frame (jamb)	4
Loose sections of plaster which are in danger of falling	3
Loose, broken or missing step(s)	3
Major leak at main water drain and feed pipes	2
Missing cover plate	6
Missing cover plate on switch or outlets	7
Missing handrail	3
Missing height protection	1
Missing pane	2
No cold water	1
No discharge feed line	1
No hot water	1
No hot water (24hr)	6
No preparation space	1
No railing	1
No Refrigerator	1
No serving space	1
No smoke detector	6
No storage space	2
No ventilation system, no window Install exhaust fan (Bathroom)	1
No working smoke detector present (24 hr)	24
Not connected to a system that delivers hot and cold running water	1
Not connected to an acceptable drainage system	1
Not weatherized	14
Other hazards-tripping	2
Oven does not work	10
Overall Poor Condition	2
Owner required to correct paint need to provide signed Lead-Based Paint Owner's Certification	2
Permanent floor covering or floor boards which present serious tripping hazards	3
Poor condition	1
Presence of large holes	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Refrigerator not present	1
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	4
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2
Roof in poor condition	2
Roof leaks	5
Severe buckling, bulging or leaning	1
Severe floor damage caused by water from tub or shower	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 a properly operating drain system	1
Sink is not connected to water system to provide hot or cold water	1
Smoke detector not working	5
Stove and oven (or range) with top burners not present	1
Structural instability indicated by evidence of major recent settling	1

Structure not connected to a sewer system	1
Toilet does not flush	4
Tripping hazard	9
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	7
Unsafely equipped	1
Unsecured handrail	5
Unsecured height protection	2
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	6
Window does not have a tight seal, allowing serious drafts to enter unit	2
Window must be openable to provide adequate ventilation (Bathroom)	1
Window(s) accessible from outside does not lock	5
Total	376

Demographic Report

August 1 - August 31, 2021

Housing Choice Voucher Program

	Disabled	Non-Disabled	Total/Avg
Number of Families	2,404	3,907	6,311
Average Family Size	2	4	3
Average Age of Head of Household	50	23	37
Number of Youth Family Members (<18)	6,387	6,400	12,787
Average Age of Youth Family Members	12	11	12
Number of Senior (62+) Head of Household	1,373	1,815	3,189
Average Household Income	\$12,603.00	\$12,973.00	\$12,788.00
Number of Head of Households Employed	\$124.00	\$1,547.00	\$835.50
Average Monthly Rent	\$783.00	\$871.00	\$827.00
Average Monthly Utility Reimbursement	\$2.59	\$41.29	\$21.94
Average Length of Occupancy (Years)	9	7	8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	1	9	10
Any Other Combination	1	11	12
Asian Only	0	10	10
Black/African American Only	12	5,975	5,987
Native Hawaiian/Other Pacific Islander Only	0	4	4
White Only	3	277	280
White, Black/African American	0	8	8
Total	17	6,294	6,311

FINANCE

Balance Sheet

Period = Jul 2021

Book = Accrual

Current Balance

ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash HCV Admin 4,685,855.17

Cash HCV/MSV Admin COVID 1,274,735.32

Cash Non-Fed Gala Fundraiser 15,420.73

Cash Private Management 2,735,129.31

Cash-Debit Cards PM 514.77

Petty Cash 500.00

Petty Cash 2,378.57

Cash General Disbursing 8,013,038.37

Cash Non-Fed Rent 199,398.83

Cash Clinton Peabody TAB 204.22

Cash City Faces 24,679.97

Cash James House TAB 10,911.28

Cash Euclid TAB 46,894.99

Cash Lafayette Sr TAB 4,628.40

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 162,035.07

Total Unrestricted Cash 17,182,337.72

Restricted Cash

Cash Restricted-Security Deposits 397,662.21

Cash Restricted-FSS Escrow 405,926.16

Cash Restricted-HAP 2,118,086.88

Cash Restricted-Trust/Escrow Reser 5,839,763.93

Cash Restricted-Endowment/Homec 1,202,430.53

Cash Restricted-Cochran Program Li 224,552.88

Cash Restricted-Rev Bonds Debt Se 23,322.73

Total Restricted Cash 10,211,745.32

TOTAL CASH 27,394,083.04

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants 1,633,803.99

Allowance for Doubtful Accounts-Tenar -59,686.85

A/R Repayment Agreement-HCV -2,593.00

A/R Repayment Agreement 11,582.07

A/R-HUD 14,679.00

A/R-Other 112,679.00

A/R Other-Private Management -11,359.00

Balance Sheet

Period = Jul 2021

Book = Accrual

	Current Balance
A/R Port Ins	5,551.06
Accrued Interest Receivable	4,203.88
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVAB	1,708,954.79
OTHER CURRENT ASSETS	
Investments-Unrestricted	836,000.00
Investments-Restricted	1,745,560.24
Investments Restricted -WC Self Insura	368,557.72
Prepaid Insurance Auto	6,000.21
Prepaid Insurance Property	66,471.55
Prepaid Insurance Liability	32,991.70
Prepaid Insurance Liability	8,465.15
Prepaid Insurance Fidelity Bond	451.50
Prepaid Insurance Workers Comp	15,966.31
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,220,247.88
TOTAL OTHER CURRENT ASSETS	4,303,635.18
TOTAL CURRENT ASSETS	33,406,673.01
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	4,595,857.20
Project Coordinator	916,473.56
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00

Balance Sheet

Period = Jul 2021

Book = Accrual

	Current Balance
Technical Assistance	60,237.52
Rent Incentives	938,116.00
Training Costs	1,395.88
Case Management	1,374,982.18
CFG-Fees & Cost	574,318.27
CFG-Fee & Cost-Soft	1,404,793.54
Soft Cost Contra	-15,176,750.29
CFG-Hard Cost Contra	-10,230,756.31
CFG-Site Improvement	620,388.82
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	9,017,043.67
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)	84,260,684.99
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	108,641,641.82
Notes & Mortg Interest Receivable	1,323,279.29
Discount Notes/Amortization	33,970,840.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
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 = Jul 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 = Jul 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 = Jul 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	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 = Jul 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	82,496,908.82
TOTAL NONCURRENT ASSETS	166,757,593.81
TOTAL ASSETS	200,164,266.82
LIABILITIES & EQUITY	

Balance Sheet

Period = Jul 2021

Book = Accrual

	Current Balance
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-87,863.69
A/P Vendors and Contractors	174,126.77
Tenant Security Deposits	297,843.30
Security Deposit Clearing Account	2,136.82
Security Deposit-Pet	827.00
PM Employee Deposit	3,600.99
Dental Deduction	-487.48
Retirement Insurance	-127.18
Section 125 Childcare Deduction	1,342.54
Section 125 Medical Deduction	3,910.18
Medical Insurance	-5,548.82
Long Term Disability	-179.37
Vision Insurance	-158.41
Voluntary/Term Life Ins Deduction	-76.29
Colonial Life Ins Deduction	3,554.79
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	-9,271.39
Accrued Liabilities-Other	24,760.42
Accrued Compensated Absences-Curren	110,233.64
Prepaid Bank Rent-PNC	2,933.33
Deferred Revenue-COVID	1,274,735.32
Tenant Prepaid Rents	-64,915.69
TOTAL CURRENT LIABILITIES	2,513,824.70
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	434,308.97
FSS Escrow	419,057.69
Loan Payable LT-Solar Panels	330,923.29
Bonds Payable-Long Term	4,580,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	5,764,289.95
TOTAL LIABILITIES	8,278,114.65
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	94,987,636.23

Balance Sheet

Period = Jul 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	17,102,745.32
Unrestricted Net Assets -Retained Earn	1,438,944.87
TOTAL RETAINED EARNINGS:	96,878,672.36
TOTAL EQUITY	191,886,152.17
TOTAL LIABILITIES AND EQUITY	200,164,266.82

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	495,340.54	5,102,924.00
Utility Reimb.-LIPH	-34,385.00	-344,450.11
Utility Reimbursement Refund	14.00	1,181.00
Less: Concessions	0.00	-1,707.00
Less: Prepaid Rents	0.00	554.00
Total Rental Income	460,969.54	4,758,501.89
Other Tenant Income		
Cleaning Fee	50.00	4,267.50
Damages/Maintenance	880.00	14,009.82
Late Charges	1,095.00	12,874.00
Legal Fees - Tenant	1,687.20	2,581.05
NSF Charges	-80.00	130.00
Tenant Owed Utilities	0.00	1,372.03
Misc TPA Bal Forward	100.00	1,314.00
PA account for MiscPABF	-100.00	-1,314.00
Misc.Tenant Income	1,920.01	5,261.01
Vacate Charges	4,844.00	16,397.75
Total Other Tenant Income	10,396.21	56,893.16
NET TENANT INCOME	471,365.75	4,815,395.05
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	712,750.27	7,435,042.18
HUD PHA Operating Subsidy-COVID	0.00	532,273.40
HUD PHA Operating Grants/Subsidy	244,050.83	2,440,508.30
Operating Subsidy-Kingsbury	31,524.00	324,259.00
HUD PHA Operating Subsidy-COVID	0.00	187,389.10
Capital Fund Revenue	-54,015.83	-539,366.87
Capital Fund Revenue-PMC	118,682.51	1,189,617.10
Section 8 HAP Earned	4,247,465.00	44,055,892.00
Section 8 Admin. Fee Income	359,254.00	3,717,086.00
HCV Admin Fee Grant-COVID	286,469.01	536,599.46
Port-In Admin Fees Earned	0.00	89.06
Port In HAP Earned	0.00	5,462.00
Capital Fund Grants	279,833.37	5,956,196.17
Capital Fund Grants-Soft Costs	97,384.35	1,863,967.51
TOTAL GRANT INCOME	6,323,397.51	67,705,014.41
OTHER INCOME		

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
Interest Income -Private Management	-203.66	1,020.76
Investment Income - Unrestricted	161.41	2,603.62
Investment Inc -Restricted Non-Allocated	593.20	10,551.34
Investment Income - WC Self Insurance	45.94	504.26
Fraud Recovery PH	-1,503.01	6,232.42
Market Value Adjustment	-299.29	-768.83
Non-Dwelling Rent	1,300.00	12,000.00
Vending Income-James House TAB	96.88	1,889.89
Vending Income-Euclid TAB	477.78	4,233.47
Vending Income-Lafayette TAB	28.13	1,145.37
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	47.12	372,163.55
Other Income-Bank Rent	2,933.33	29,333.30
Other Miscellaneous Income-PMC	0.00	-491.00
Pension Forfeitures	130.49	2,286.91
Insurance Proceeds	121,693.39	604,736.05
TOTAL OTHER INCOME	125,501.71	1,056,815.45
TOTAL INCOME	6,920,264.97	73,577,224.91

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	118,351.11	2,567,885.80
Admin Salaries-COVID	164,122.62	321,208.64
Administrative Salaries	58,905.95	683,490.57
FICA	8,624.94	194,600.85
Health Benefits	19,178.50	332,068.73
Retirement Benefits	11,461.97	291,440.20
Unemployment Insurance	0.00	1,226.31
Long Term Disability	-441.15	2,540.53
Dental	-757.11	15,026.63
Cell Phones	0.00	8,774.38
Beneflex HSA	3,106.04	39,314.56
Cell Phones -COVID	3,132.98	40,772.68
Employee Benefit Contribution-Admin	14,143.14	163,398.17
WC MO 2nd Injury Fund	0.00	983.61
WC Self-Insurers Qtrly Taxes	0.00	267.55

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
FICA-COVID	11,810.07	23,093.78
HEALTH BENEFITS- COVID	22,821.77	44,809.59
RETIREMENT BENEFITS-COVID	18,325.74	36,651.26
UNEMPLOYMENT INS-COVID	29.45	51.58
LONG TERM DISABILITY- COVID	194.58	389.14
DENTAL-COVID	1,178.75	2,306.36
Total Administrative Salaries	454,189.35	4,770,300.92
Legal Expense		
Legal Services	1,718.34	46,598.52
Legal Services	0.00	18,237.70
Total Legal Expense	1,718.34	64,836.22
Other Admin Expenses		
Staff Training	0.00	7,082.75
Staff Training COVID	0.00	5,413.00
Staff Training	282.90	2,829.00
Travel	3,037.88	3,105.72
Travel	4.00	12.00
Auditing Fees	0.00	148,537.50
Audit Fees-Allocated	0.00	45.00
Port Out Admin Fee Paid	1,931.15	23,772.21
Total Other Admin Expenses	5,255.93	190,797.18
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	7,853.17
Office Supplies	2,663.59	8,533.48
Office Supplies-COVID 19	558.46	3,085.03
Office Supplies	495.76	17,467.55
Temporary Admin Labor	4,148.80	21,139.65
Postage	0.00	15,420.46
Postage	1,643.83	11,706.29
Advertising	3,306.24	10,147.70
Advertising	228.90	930.60
Fiscal Agent Fees	0.00	2,466.67
Printing & Publications	565.52	2,660.80
Membership Fees	0.00	17,925.64
Membership Fees-COVID	0.00	1,036.00
Telephone	4,149.18	37,048.18
Telephone -COVID	1,608.25	36,641.07
Telephone	11,237.68	111,693.07
Court Costs	0.00	1,277.50
Maint Agreement-Office Equipment	73.10	3,591.80
Maint Agreement-Office Equipment	900.00	7,152.20
Maint Agreement-Computer Equipment	0.00	294.00
Private Management Fees	30,516.73	320,055.22
Professional/Technical Services	32,390.07	122,071.11

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
Professional/Tech Srv -COVID	254.83	198,437.47
Software License Fees	197,103.41	294,473.20
Internet / Cable	8,532.02	6,874.24
Computer Supplies	577.51	3,630.57
Computer Supplies COVID	159.99	18,180.66
Other Admin Expense	2,633.86	22,592.74
Other Admin-COVID	105.00	105.00
Other Admin Expense	4,544.99	22,113.00
Bank Fees	1,990.52	18,868.61
Bank Fees -FSS	25.14	238.25
Bank Fees	3,189.14	29,996.82
D/A Testings/Results	66.14	679.24
Copying Expense	10,404.20	59,906.66
Copying Expense	7,954.48	32,455.35
Lease Expense -Non-Allocated	893.05	8,930.50
Landlord Late Fees	90.00	96.00
Allocated OH-Administrative Expense	37,568.72	60,755.59
Allocated OH-CFP Audit	0.00	2,467.50
Allocated OH-Legal Expense	64.55	1,934.84
Allocated OH-Tenant Services Expense	1.05	11.55
Allocated OH-Utilities Expense	998.04	7,213.71
Allocated OH-Materials Expense	14.88	288.23
Allocated OH-Maintenance Expense	-885.75	7,930.09
Allocated OH-Protective Services Exper	-2,145.85	5,219.80
Allocated OH-Insurance Expense	0.00	17,270.62
Allocated OH-General Expense	15.41	117.51
Total Miscellaneous Admin Expenses	368,551.44	1,580,888.94
TOTAL ADMINISTRATIVE EXPENSES	829,715.06	6,606,823.26
TENANT SERVICES		
Tenant Services Salaries	5,308.83	81,170.12
FICA	405.62	6,163.55
Health Benefits	575.43	6,049.04
Retirement Benefits	691.46	10,250.96
Unemployment Insurance	0.00	32.73
Long Term Disability	7.54	109.02
Dental	35.42	534.98
Cell Phones	0.00	470.92
Cell Phones -COVID	61.06	792.24
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
Tenant Srv Rec/Pub/Other-James House T.	0.00	65.10

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
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	0.00	403.86
Tenant Services Screening	495.95	4,067.45
Tenant Services -COVID	20,422.16	28,288.11
Tenant Participation Funds	0.00	6,390.00
Tenant Srv Lobby Monitors	1,980.00	15,415.00
Tenant Services -Other	575.29	575.29
Tenant Services Other-Circle of Friends (SL	266.00	9,434.00
TOTAL TENANT SERVICES EXPENSES	30,824.76	316,068.44
UTILITIES		
Mixed Finance Utilities	132,752.72	1,323,958.68
Water	12,243.47	223,488.34
Electricity	104,523.89	638,618.85
Gas	11,333.79	164,150.44
Sewer	80,570.55	683,919.80
TOTAL UTILITY EXPENSES	341,424.42	3,034,136.11
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	49,102.62	517,454.18
Maintenance Labor-Grounds	28,876.09	244,317.45
Maint Labor -Janitorial Cleaning	8,010.79	329,850.53
Maintenance - Temporary Labor	0.00	2,790.52
Employee Benefit Contribution-Maint.	35,808.94	465,629.79
Total General Maint Expense	121,798.44	1,560,042.47
Materials		
Materials COVID	0.00	184,139.41
Materials-Custodial	232.22	276.62
Materials-Custodial	15,560.21	104,281.52
Materials-Electrical	-430.54	0.00
Materials-Electrical	1,262.35	13,971.51
Materials-Plumbing	928.28	33,762.59
Materials-Lawn Care	1,162.20	1,270.20
Materials-Tools/Equipment	917.89	8,599.17
Materials-Boiler	5,219.51	6,680.71
Materials-Other	0.00	58.76
Materials-Other	537.30	12,242.59
Materials-HVAC	0.00	17.34
Materials-HVAC	31,066.15	65,322.22
Materials-Gas/Oil Vehicles	120.00	120.00

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
Materials-Appliances	3,587.55	106,394.20
Materials-Hardware	240.86	18,719.38
Materials-Paint	1,525.00	13,904.90
Materials-Flooring	0.00	3,166.50
Materials-Cabinets/Countertops Doors/'	2,800.57	25,995.08
Total Materials	64,729.55	598,922.70
Contract Costs		
Contracts COVID	1,747.20	76,261.32
Contract-Elevators	2,661.79	4,724.04
Contract-Elevators	3,206.19	81,922.78
Contract-Trash Removal	1,255.37	38,298.34
Contract-Trash Removal	14,667.21	126,435.73
Contract-Custodian	13,114.60	24,227.19
Contract-Custodian COVID-19	-6,431.09	9,360.11
Contract-Custodian	506.88	18,167.83
Contract-Plumbing	1,995.00	2,290.00
Contract-Plumbing	1,680.00	49,754.59
Contract-Uniform Cleaning	8,487.16	56,263.25
Contract-Snow Removal	1,504.55	8,150.65
Contract-Snow Removal	0.00	71,630.50
Contract-Grounds/Lawn	1,674.05	7,572.70
Contract-Grounds/Lawn	32,341.66	220,389.64
Contract-Auto Gas	253.87	480.72
Contract-Auto Gas	1,341.18	14,245.79
Contract-HVAC	315.00	495.00
Contract-HVAC	28,377.75	164,418.60
Contract-Fire Protection	8.40	561.68
Contract-Fire Protection	4,938.28	65,921.41
Contract-Vehicle Repairs	2,559.55	11,286.46
Contract-Other	0.00	2,459.60
Contract-Other	10,281.15	109,257.69
Contract-Exterior Building Repairs	4,469.00	5,204.15
Contract-Exterior Building Repairs	4,343.38	27,229.93
Contract-Parking Lot Repairs	0.00	3,010.00
Contract-Parking Lot Repairs	0.00	3,800.00
Contract-Electrical	1,456.88	9,881.09
Contract-Extermination	105.06	105.06
Contract-Extermination	4,024.00	57,387.00
Contract-Flooring Installation	-13,150.14	17,005.24
Contract-Painting/Wall Repairs	12,995.00	152,290.88
Contr-Cabinet/Counters/Door/Windows	0.00	2,673.54
Contr-Cabinet/Counters/Door/Windows	1,755.00	43,707.79
Contract-Lease Automobiles	14,218.00	77,919.65
Contract-Occupancy Permits	0.00	12,045.40

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
Contract-Bed Bug Eradication	1,350.00	32,300.00
Total Contract Costs	158,051.93	1,609,135.35
TOTAL MAINTENACE EXPENSES	344,579.92	3,768,100.52
PROTECTIVE SERVICES		
Security COVID	0.00	85,074.50
Security Alarm Service	99.85	2,436.66
Security Alarm Service	3,147.50	39,345.49
Security/Law Enforcement	18,537.66	270,570.85
Security Enforcement-Police	5,514.75	229,152.59
Security Enforcement-COVID	0.00	3,343.98
TOTAL PROTECTIVE SERVICES	27,299.76	629,924.07
INSURANCE PREMIUMS		
Workers Comp Claims	1,043.56	19,546.08
Auto Insurance	3,000.15	36,865.52
Auto Insurance	876.32	9,030.20
Property Insurance	33,235.66	332,356.60
Fidelity Bond Insurance	225.73	2,257.30
Fidelity Bond Insurance	516.39	6,189.95
Liability Insurance	16,495.78	164,957.80
Excess Workers Comp Insurance	3,193.27	38,821.32
Excess Workers Comp Insurance	6,966.57	64,820.22
TOTAL INSURANCE PREMIUMS	65,553.43	674,844.99
GENERAL EXPENSES		
Severance Expense	0.00	78,779.27
Bad Debt-Tenant Rents	-716.00	-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	280,615.97	3,002,802.32
PH FSS Escrow Expense	4,231.00	39,849.84
Expense Clearing	516.00	516.00
ACC Reserve Shortfall Disbursement	0.00	585,844.43
TOTAL GENERAL EXPENSES	284,736.97	3,851,039.86
TOTAL OPERATING EXPENSES	1,924,134.32	18,880,937.25
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	0.00	63,193.00
Extraordinancy Maint-Parkview	0.00	22,208.00
Casualty Loss Expense	121,693.39	616,980.63
TOTAL EXTRAORDINARY EXPENSES	121,693.39	702,381.63

Income Statement

Period = Jul 2021

Book = Accrual

	Period to Date	Year to Date
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,734,823.00	39,233,580.00
Tenant Utility Payments-Voucher	160,003.00	1,735,145.00
Portable Out HAP Payments	52,576.00	657,491.00
FSS Escrow Payments	7,788.00	88,961.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,955,190.00	41,715,177.00
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	273,559.03	5,952,604.30
Equity Transfer Capital Assets OUT	273,559.03	5,952,604.30
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	4,076,883.39	42,409,916.27
UTILITY CONSUMPTION		
Water Consumption	6,706.89	119,357.57
Water Consumption Contra	6,706.89	119,357.57
Electric Consumption	843,396.00	8,103,125.00
Electric Consumption Contra	843,396.00	8,103,125.00
Gas Consumption	9,850.00	193,628.00
Gas Consumption Contra	9,850.00	193,628.00
Sewer Consumption	14,776.00	124,610.00
Sewer Consumption Contra	14,776.00	124,610.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,001,017.71	61,290,853.52
NET INCOME	919,247.26	12,286,371.39

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: September 8, 2021

Subject: Development and Modernization Department Board Report

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

The Physical Needs Assessment & Energy Audit – Draft reports from the consultant are currently under review by agency staff.

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 placed residents in all, but 10, units. Closeout document preparation and review is on-going. Final retention payments will be made in September.

Contract award recommendations are being prepared for the following projects:

Clinton-Peabody Unit Fire Damage Repairs

Parkview Building Exterior Repairs

Lookaway Exterior Building Repairs

Bids for the following solicitations were received in August:

Walnut Park Unit Repairs – Only one reasonable bid was received for this solicitation from Raineri Construction. Pricing received was more than double the project budget of \$300,000. Other options will be pursued to get this work done.

Clinton-Peabody Emergency Lighting Repairs – Two bids for this project were received. 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. This project will be reviewed, reduced in scope, broken into several smaller projects, and re-solicited.

The following solicitations will be re-bid:

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

Euclid Plaza Roof Replacement and Exterior Repairs – Three bids were received, but all bids were more than 150% over the project budget. Additionally, roofing materials are currently on a five (5) month delay.

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 – Bids for this solicitation are currently scheduled to be received on September 30, 2021.

The Hodiament Units Repairs – 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 AUGUST MONTHLY ACTIVITY REPORT

9/8/2021

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	I	Emergency Unit Repairs	3	22	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020

9/8/2021

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/ Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	# Sec. 3 New Hires	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	60	\$ 100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Raineri Const.	\$ 109,947	0%	0	\$0	0%	\$ -	0%
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	365	\$ 5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Raineri Const.	\$ 4,107,145	10.1%	0	\$1,003,447	24.4%	\$ 1,373,351	33.4%
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	1	\$2,282,731	46%	\$ 874,467	17.5%
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	60	\$ 81,476	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 101,138	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	60	\$ 105,000	5/5/2020	N/A	8/5/2020	N/A	The City's Finest	\$ 129,659	0%	0	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	150	\$ 1,200,000	5/9/2021	5/27/2021	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%	46	\$4,418,129	23%	\$ 1,006,178	5%
N/A	NSS Homeownership, La Saison	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 Saison	II	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250						
Various	PHA Wide	N/A	Physical Needs Assessment	2790		120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA	TBD		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	AI 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 AUGUST MONTHLY ACTIVITY REPORT

9/8/2021

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	29%		
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	79%		
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	6/28/2020	8/22/2021	N/A	TBD			100%	<div><div></div></div> 43%	
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> 97%	
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 AUGUST MONTHLY ACTIVITY REPORT

9/8/2021

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi Impa cted 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 placed residents in all but 10 units. Closeout document preparation and review is on-going. Final retention payments will be made in September.
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 September 30, 2021.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	While only one qualifying bid was received for this project from Rainier Construction, this project have been reviewed and is being recommended for contract award.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	A task order for the design associated with the structural repairs is 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	Three qualifying bids were received for this project. The low bidder was Rody Exteriors. This project has been reviewed and a recommendation for contract award is being prepared.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	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. This project will be reviewed, reduced in scope, broken into several smaller projects and re-solicited.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	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 7, 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 1, 2021 in an effort to increase project participation.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	Bids for this solicitation are currently scheduled to be received on September 30, 2021.
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	Rainier Construction is the apparent low bidder. This project has been reviewed and a recommendation for contract award is being prepared.
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	Below ground sewers installed on east side of property and ongoing on the west side. 10 bldgs demolished. Plumbing ground rough is completed in 5 bldgs. Carpentry rough in and framing is complete in 11 bldgs. and ongoing in 3 new bldgs. Int. demo is 100% in 13 bldgs/ongoing in 1 bldg. Electrical, HVAC, plumbing and fire sprinkler rough in completed in 12 bldgs. 9 bldg pads complete and 8 slabs poured. Roofing is completed on 12 bldgs and ongoing on 2 bldgs. First & second floor walls and roofs installed on 4 new bldgs. Drywall installed in 6 bldgs. and ongoing in 2 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	House #1, #2, #3 and #4-98%/Completed. House #5, Flooring is completed on 1st and 2nd floors. Stairs are installed. Brick masonry and roofing is completed. Plumbing, HVAC and electrical finishes are completed in house #5. Insulation-100% and drywall painting is 100%. 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	Draft reports are currently under review by agency staff.
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 was completed during August. 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.

DEVELOPMENT AND MODERNIZATION
AUGUST MONTHLY ACTIVITY REPORT

9/8/2021

Project Information						
Development Number	Development Name	Phase	Work Category	Buildi Impa ced Units		Monthly Narrative
N/A	Walnut Park	N/A	Unit Repairs	1	None	Only one reasonable bid was received for this solicitation from Raineri Construction. Pricing received was more than double the project budget of \$300,000. Other options will be pursued in order to get this work done.

DEVELOPMENT AND MODERNIZATION AUGUST 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 8/31/2021

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	3,359,559.32	697,355.68	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	66,716.70	600,450.30	29-Apr-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	192,130.10	1,729,170.90	29-Apr-2023	31-Aug-2023
MO36R00150116	555	379,956.00	37,995.60	341,960.40	37,995.60	341,960.40	29-Apr-2023	31-Aug-2024
MO36R00150216	556	1,888,651.00	188,865.10	1,699,785.90	188,865.10	1,699,785.90	29-Apr-2023	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	29-Apr-2023	29-Apr-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	29-Apr-2023	29-Apr-2025
MO36P00150118	562	10,026,279.00	10,026,279.00	0.00	9,683,042.94	343,236.06	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	4,662,048.60	4,125,795.40	3,534,105.22	5,253,738.78	15-Oct-2022	15-Oct-2024
MO36P00150120	564	9,020,933.00	902,093.30	8,118,839.70	684,686.08	8,336,246.92	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	\$34,058,308.39	\$17,363,569.61	\$30,547,297.66	\$20,874,580.34		
			66.2%		59.4%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: September 8, 2021

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

For the month of August 2021, the Service Coordinator and Social Work Intern made more than 100 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	65	14	1	23.1%
SW Intern	19	19	0	100%

Seniors/ Disabled

The seven (7) Circle of Friends (COF) groups continue to meet virtually on a weekly basis. Currently, there are fifty-two (52) total members. The Cambridge COF group participated in several socially distanced outings, including a Cardinals baseball game and a trip to a restaurant.

The COF group has been identified as a success story by the PR firm working with the St. Louis Housing Authority (SLHA). The COF group at SLHA has been identified as being the first of its kind in North America and being highly successful. The Vandiver Group has met with group participants, SLHA staff, and COF grantees to discuss the success of our COF groups.

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

FSS



For August 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.

There was one graduation for an FSS-HCV client. She completed her goals in the FSS program and is relocating to Nevada for employment. The client will receive \$9,994 from her escrow account.

Another FSS-HCV client received a disbursement of \$1,882 from her escrow account for Fall 2021 tuition and books. She is pursuing an Associate Degree in Nursing at the local community college.

Finally, \$11,265 worth of escrow funds were forfeited for a former client who passed away earlier in the year. This money has been recaptured by the Finance Department.

FSS Staff	Participants			
	Total	Active	New	Engaged (%)
HCV	55	20	0	36.4%
PH	38	13	0	34.2%

Program	Average Escrow		
	Monthly	Total	Change (%)
HCV	\$165.45	\$4,691.58	(.37) 
PH	\$139.34	\$4,349.79	.03 

The FSS-HCV Department experienced a decrease in the average total and monthly escrow deposit due to the graduation of clients from the program in the past months. Once new clients have been added to the program, both numbers will increase.

TABs

The St. Louis TAB meeting was held via Zoom on August 18, 2021. Many of the resident council presidents were in attendance, in addition to the Resident Initiatives Department. The Planning and Procurement Manager provided an update on agency matters, such as the Agency Plan. TAB members were given information about the upcoming TAB election and Resident Commissioner's Election.

TAB members were informed about the establishment of the Credentials Committee and its scheduled meetings in September. Residents are being notified by mail about their eligibility for candidacy for the TAB and Resident Commissioners elections. All orientations and forums are scheduled to occur virtually via Zoom.

The next TAB meeting is scheduled for September 15, 2021.

New Partners:

Joy Millner - The Fit & Food Connection Partnership - www.fitandfoodconnection.org. - (314) 814-0717. This organization provides food, nutrition, and wellness activities to individuals who are of low and moderate incomes.

Upcoming Goals:

The Resident Initiatives Department will host a drive-thru resource fair for all SLHA public housing families. The fair will be held on September 18, 2021 at SLHA and on September 25, 2021 at the Clinton-Peabody development. The fairs will run from 10:00 a.m. to 12:00 p.m. The St. Louis Police Department and other community organizations are participating. There will be a plethora of resources, including information regarding employment, financial literacy, education, etc. Food boxes and book bags will also be given away at the fairs. For more information, please contact the Resident Initiatives Department at (314) 286-4262 or jphillips@slha.org.

The FSS team continues to input the FSS questionnaire in Yardi for the Client Tracking system. This system will allow the FSS team (and later, the Service Coordinator team) to electronically keep records for participants. The FSS team will continue with inputting the questionnaire, assessment, and goals in the Yardi Client Tracking system.

The Senior Olympics will be held August 28, 2021 through September 6, 2021. Residents are encouraged to sign up and participate.

LEGAL

MEMORANDUM

To: Alana C. Green

From: Fran Bruce, Planning and Procurement Manager

CC: Krista S. Peyton, General Counsel

Date: September 8, 2021

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

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

RD 21-02A Invitation for Bids (IFB) for re-bid of Clinton-Peabody Water Damage/Mold Unit Repairs for 20 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. Bids are due September 30, 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 bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award.
- RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation Plan was approved on June 7, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The RFQ is being revised per comments and recommendations made by the Planning and Procurement Manager. A new bid date and virtual pre-bid meeting will be scheduled once the RFQ is approved.
- RD 21-09 Invitation for Bids (IFB) for Hodiament Unit Renovations and Repairs. The Acquisition and Solicitation Plan was approved on June 25, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. However, all activities related to this IFB are on hold until such time as the site is made safe for access by staff and contractors.
- RD 21-11A Invitation for Bids (IFB) for re-bid of Euclid Roof Replacement and Building Exterior Repairs. The Acquisition and Solicitation Plan was approved on August 17, 2021. The IFB is scheduled for release on September 7, 2021 through the online bidding service QuestCDN. The virtual pre-bid meeting will be 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 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. The SLHA is working to release an addendum documenting the issue that will reopen the bid date for the solicitation.

RD 21-14

Invitation for Bids (IFB) for Lookaway Exterior Site Improvements. The Acquisition and Solicitation Plan was approved on June 10, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on July 9, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 2 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Bid opening was held on July 29, 2021. Two (2) bids were received. Bids are under review for responsiveness and responsibility prior to award.

- RD 21-15 Request for Quotations (RFQ) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plan was approved on June 28, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The Acquisition and Solicitation Plan for this project is being revised and re-submitted for review and approval. Not enough time was given previously to meet planned approval dates. Once approved, this project will be re-advertised. 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 will be held on September 1, 2021. Bids are due September 30, 2021.
- 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. This project will be reviewed, reduced in scope, broken into several smaller projects and re-solicited.
- RD 21-17 Invitation for Bids (IFB) for Walnut Park Unit Repairs (limited modernization). The Acquisition and Solicitation Plan was approved on June 9, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 21, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on July 6, 2021. Addendum No. 1 was issued on July 13, 2021 to include an additional pre-bid meeting for July 20, 2021, include the revised wage determination and to extend the bid due date from July 22, 2021 to August 4, 2021. Addendum No. 2 issued on July 22, 2021 provided revisions to the specifications. 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 provide a current plan holder's list. On August 25, 2021, only one reasonable bid was received for this solicitation

from Raineri Construction. Pricing received was more than double the project budget of \$300,000. Other options will be pursued in order to get this work done.

Other Contracting Activity

A. 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. Notice of Award was issued to the Habitat Company of Missouri, LLC on August 16, 2021. The proposed contract for execution is being reviewed and finalized.

B. Solicitations Pending

None.

COMMUNICATIONS

MARKETING & COMMUNICATIONS

AUGUST MONTHLY ACTIVITY REPORT

<u>Activities Completed/In Progress</u>	<u>August 2021</u>	<u>Detail</u>
Number of Design and General Projects	3 completed 5 in progress	Resource Fair Flyer ACOP Cover New Hire Announcements (2) 2022 Budget Book (in progress) Social Media Calendars (November and December) Resident Initiatives Newsletter template (in progress) Resident Initiatives Brochure (in progress) Website Re-design (in progress)
Number of Press Releases	0	
Number of Social Media Posts	2	Public Housing Open Waitlist Upcoming Board of Commissioners Meeting
Number of Website Posts	5 SLHA Agency 13 RI Resources	General SLHA website updates and Public Meetings/Hearings/Announcements/Contacts Community Resources and Events
Number of SLHA Events Photographed	0	
Number of Communications Meetings	1	Website Design Headshot Photography Meeting w/Werremeyer

Website and social media analytics are as follows:

Website Analytics	July 2021	August 2021	Percent (%) Change
Total Sessions	12,977	17,903	38.0%
New Visitors	8,017	10,650	32.8%
Returning Visitors	2,554	3,465	35.7%
Page Views	56,268	76,845	36.6%
Missouri Visits	6,165	8,358	35.6%
Illinois Visits	894	1,078	20.6%

Devices Used to Access Website	August 2021	Percent (%) per device
Mobile	8,101	69%
Desktop	3,470	30%
Tablet	160	1%

Facebook	July 2021	August 2021	Percent (%) Change
Page Views	118	130	10.2%
Page Likes	1,124	1,137	1.2%
Followers	1,159	1,175	1.4%

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: September 8, 2021

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF AUGUST 31, 2021

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

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Jason Hensley	Director of Real Estate Development
Courtnee Mills-McCullough	Client Analyst

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

Property Manager	34
Administrative Assistant	112

Additional Applications Received this Month:

Intake Specialist	66
Service Coordinator – Public Housing Family	38
Client Analyst	34

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>
3 SLHA Employees	Cyber Security Awareness Training	1.25
3 SLHA Employees	Phishing Awareness Training	0.75
Ayele Belayneh	Capital Fund Program – Webinar	16.0
Johnathan Horman	Capital Fund Program – Webinar	16.0

EMPLOYEE TRAINING – LOCAL CONTINUED:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Douglas Moslehi	Housing Quality Standards (HQS) Certification Online Training	30.0

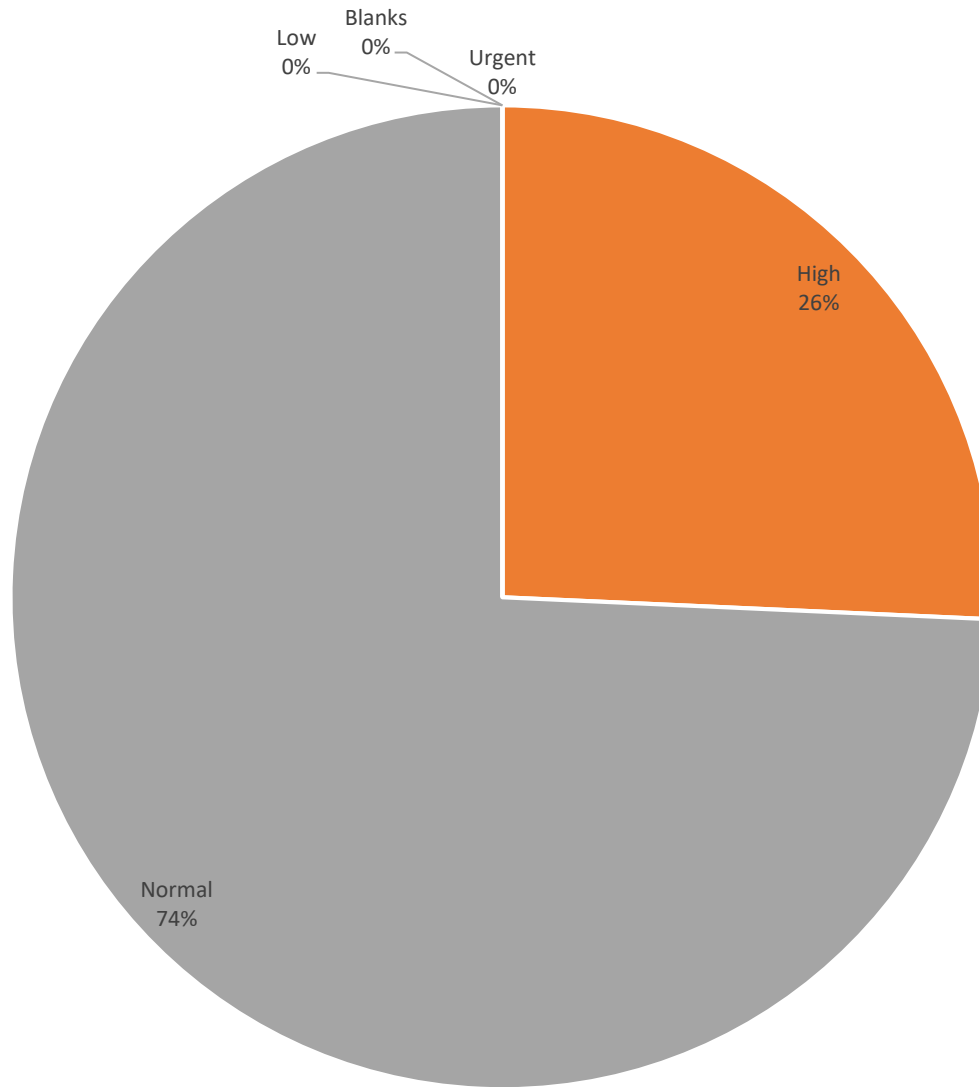
EMPLOYEE TRAINING OUT- OF- STATE:

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

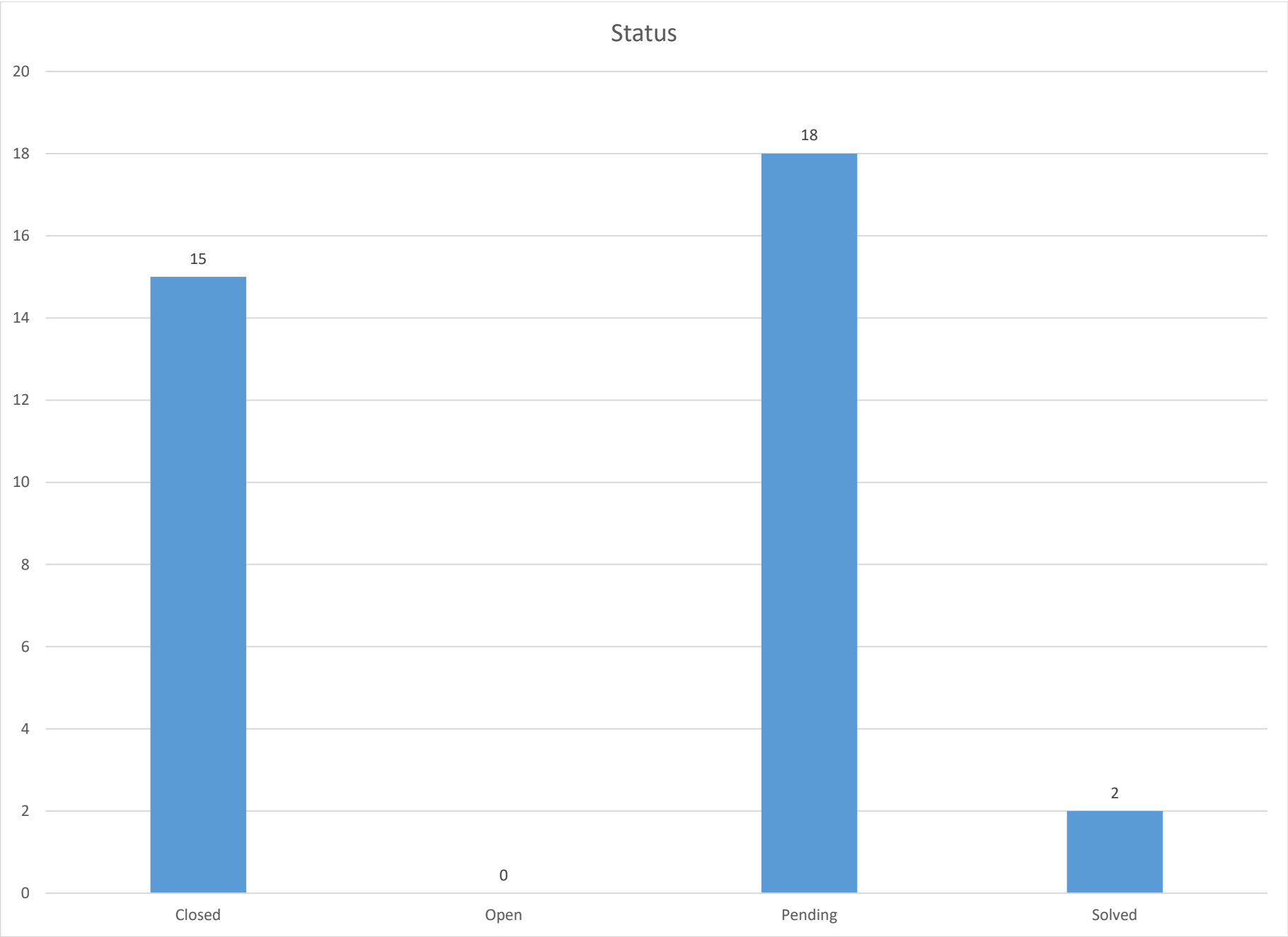
SUMMARY OF COMPLAINTS

AUGUST 2021

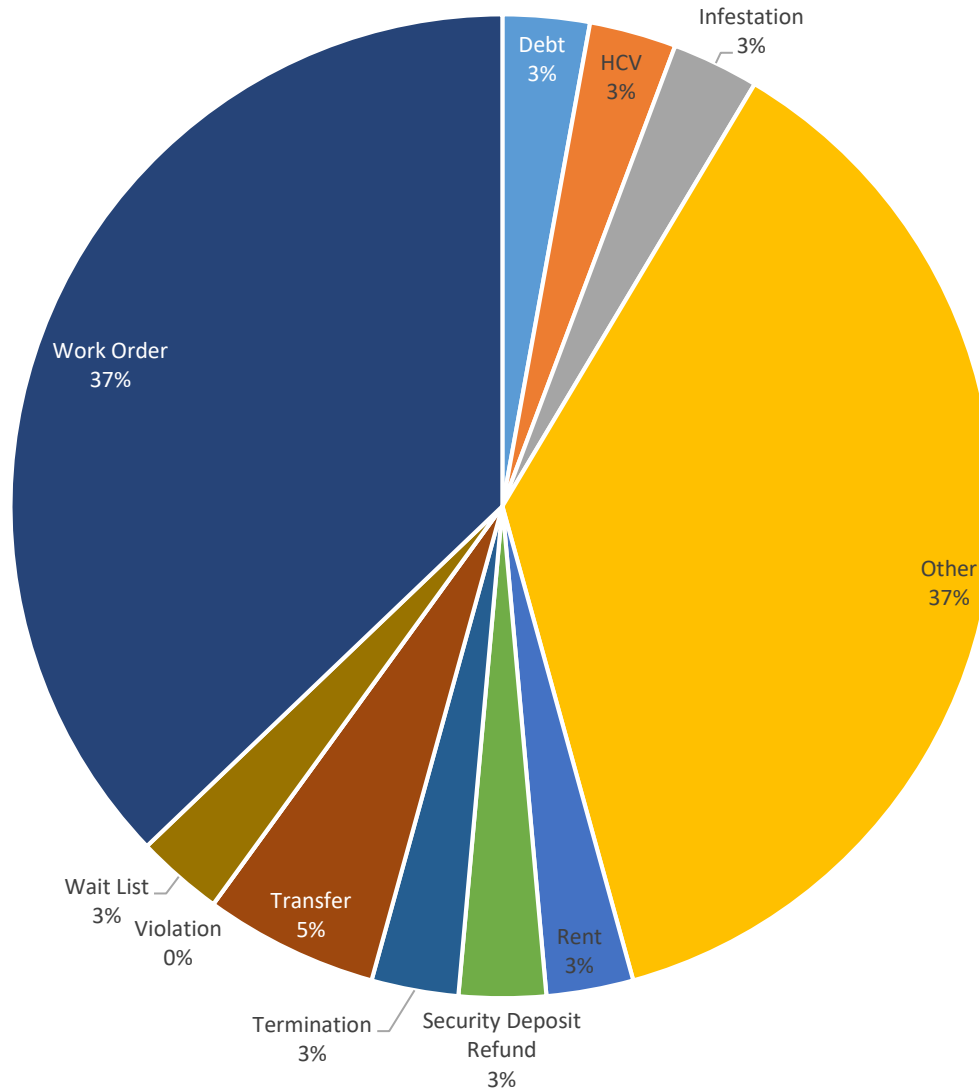
Priority



■ Urgent ■ High ■ Normal ■ Low ■ Blanks

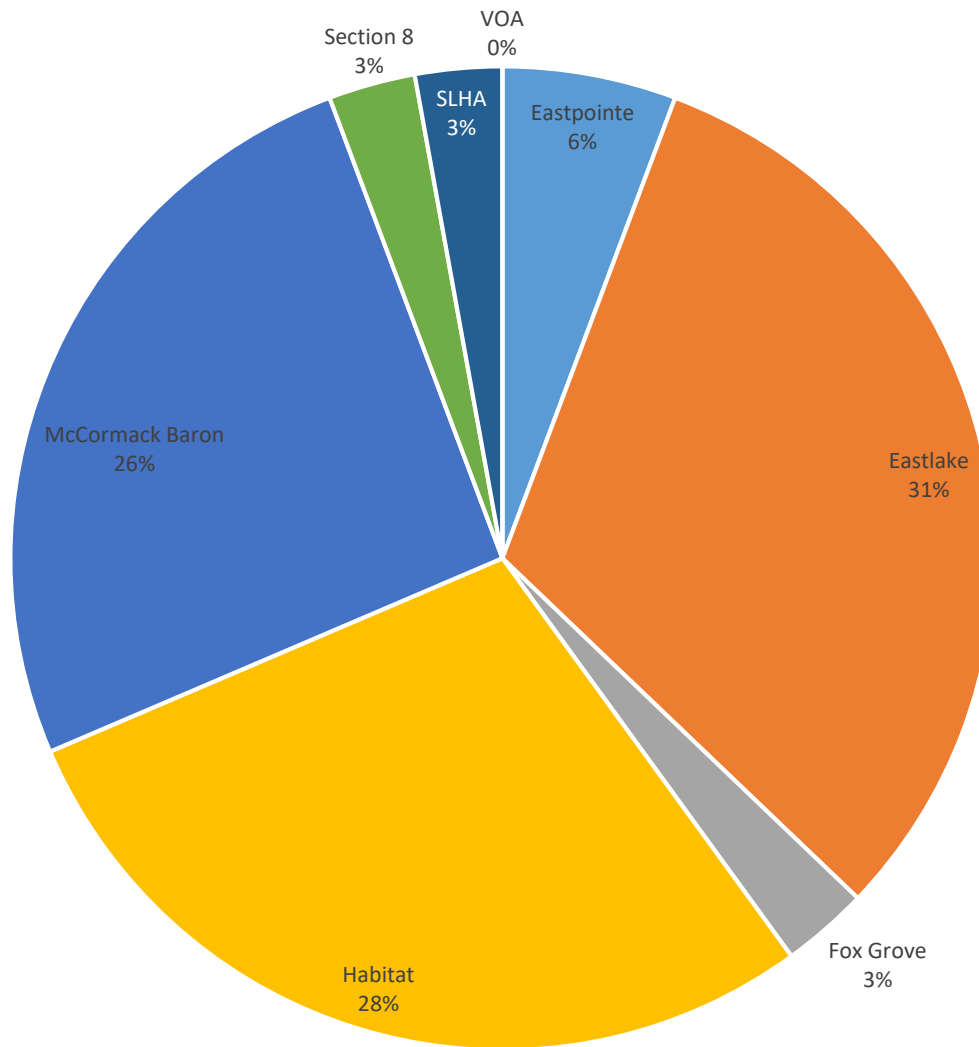


Category



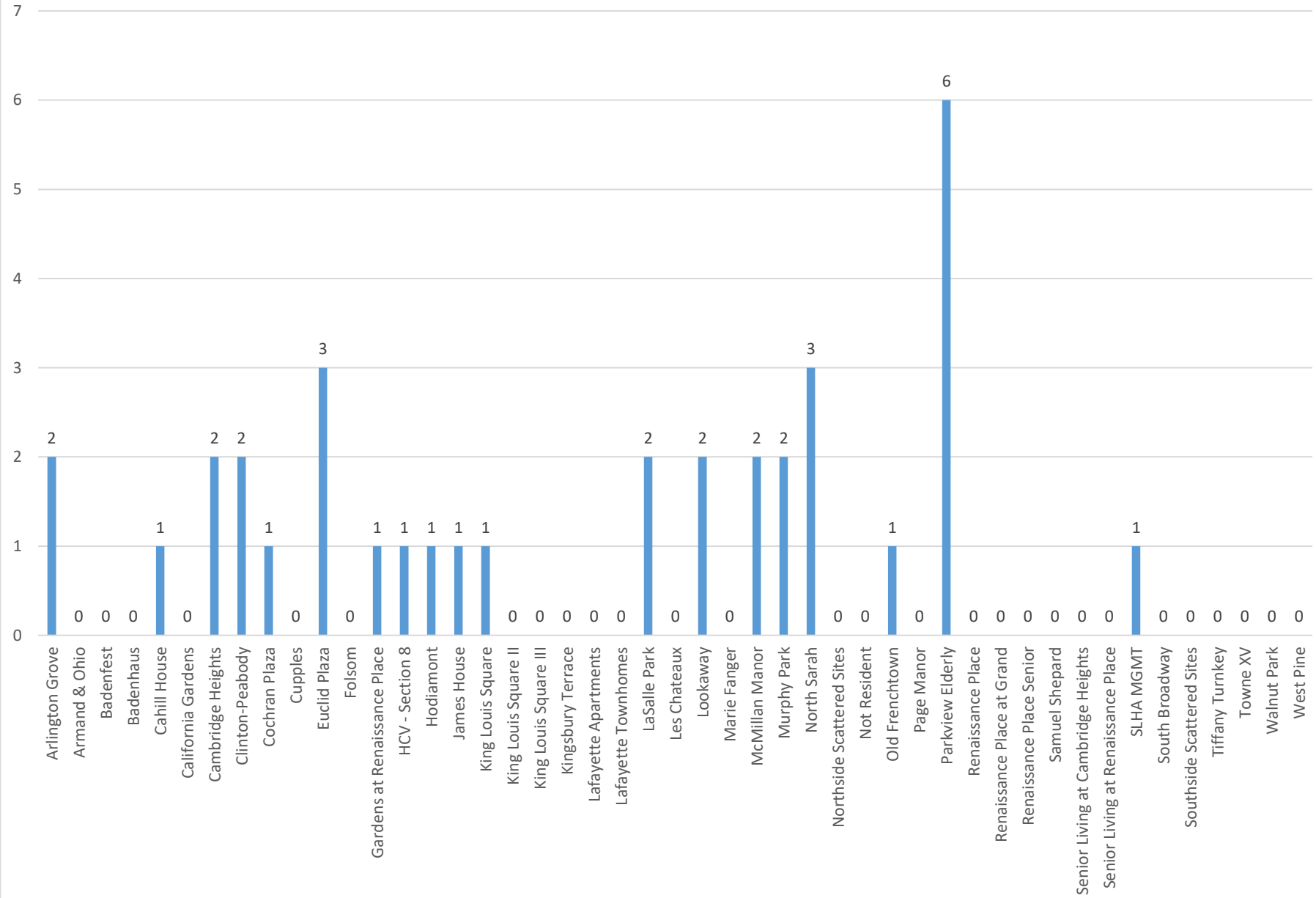
■ Debt ■ HCV ■ Infestation ■ Other ■ Rent ■ Security Deposit Refund ■ Termination ■ Transfer ■ Violation ■ Wait List ■ Work Order

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: September 8, 2021

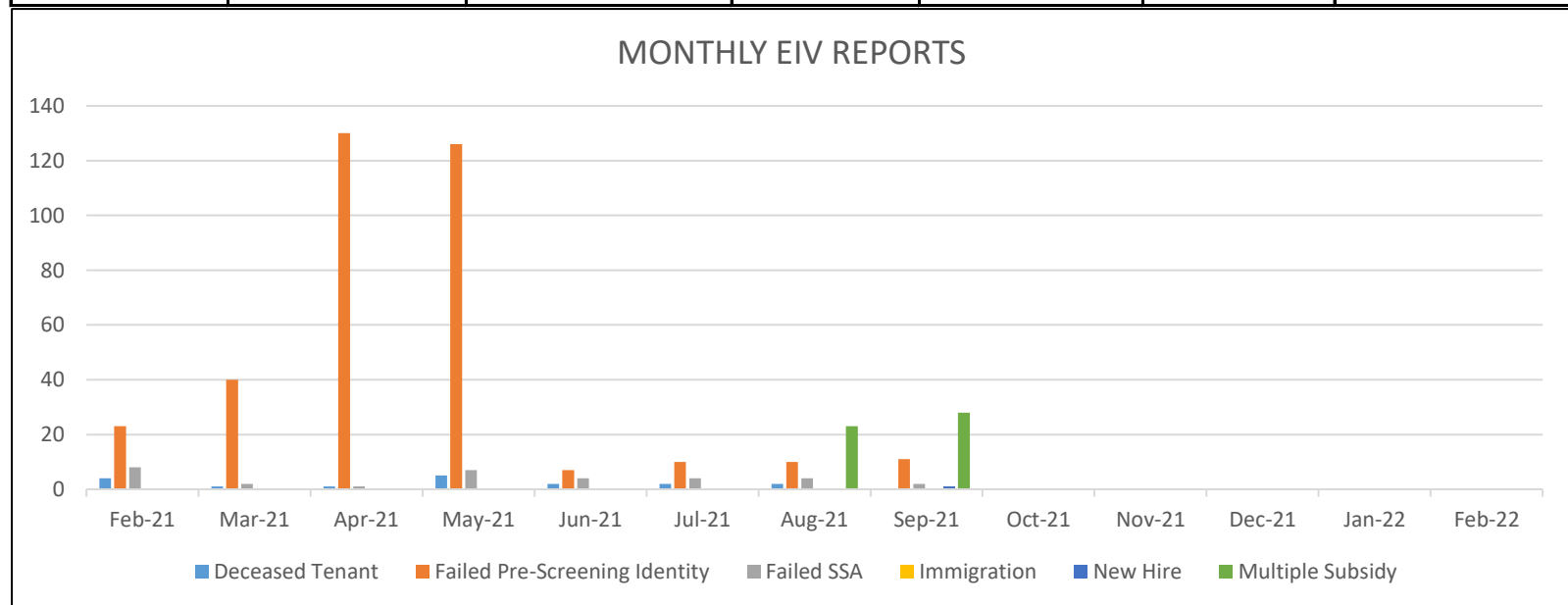
Subject: Compliance Board Report

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>	0	4
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	11	11
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	2	4
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	1	1
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	28	28

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						
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						
Nov-21						
Dec-21						
Jan-22						
Feb-22						

