



ST. LOUIS  
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AUTHORITY

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**Pediatric COVID-19 Vaccine Event**


# MONTHLY ACTIVITY REPORTS

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January 2022

## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: February 18, 2022

Subject: Monthly Activities Report

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

**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 12/31/2021
- Public Housing AMP Budgets as of 12/31/2021
- Financial Condition Indicators as of 12/31/2021
- Management Operations Indicator as of 12/31/2021
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

**II. Housing Choice Voucher (Section 8) Program Activities**

- Section 8 Cash Activity as of 12/31/2021
- HCV Budget as of 12/31/2021
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

**III. Finance**

- Income Statement as of 12/31/2021

**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

THROUGH: Arthur N. Waller, Director of Operations

FROM: Paul Werner, Portfolio Management Analyst

DATE: February 9, 2022

SUBJECT: Asset Management Board Report

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In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

**Management Transition/The Habitat Co.** As of October 1<sup>st</sup>, The Habitat Co. (THC) assumed management of the former East Lake portfolio (except for the Northside Scattered Site Development). East Lake provided very minimal assistance in the transition, which resulted in challenges for THC, including outstanding bills, deferred maintenance, large number of vacant units, and missing resident files. THC continued to complete inspections of all vacant units in the former East Lake portfolio in January and prioritized make readies and addressed occupancy issues. THC has continued to hire new staff despite COVID-related hiring challenges and fill several vacant positions, including maintenance and janitor positions.

**Northside Scattered Sites.** Northside Scattered Sites (NSSS) maintenance staff continues to address the backlog of work orders left by East Lake. Currently, due to COVID, the NSSS office is closed to the public and the maintenance staff is focusing on emergency work orders only and repairs to vacant units. Please see below for updates on specific developments and ongoing projects.

**Efforts to Address Vacancies.** Asset Management continues to focus on efforts to reduce the number of vacant units throughout SLHA's portfolio. Each management company is required to submit regular updates on all currently vacant units and a monthly scorecard is utilized to track key performance indicators (occupancy, late recertifications, receivables, and work orders). Please see below for updates on specific developments and ongoing projects.

**Reporting Systems.** Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC). Asset Management is focused on addressing late recertifications to improve the low HUD reporting rate. As HUD's COVID waivers have expired, site staff have faced several challenges catching up on late recertifications. Starting in January, Asset Management will be providing additional training and responsibilities to several "super users" at each property management company to improve response to issues related to recertifications, PIC Errors, and other Yardi/PIC issues.

### Ongoing Projects:

- a. McMillan I and II. Following inspections of all Northside Scattered Site Units in October/November 2021, 10 vacant units were identified as priority make readies due their size (3- and 4-bedrooms) and repairs needed. SLHA's Modernization and Development is currently soliciting for bids and expects construction to start in March, with repairs completed by the end of April.
- b. Walnut Park. Currently, four units are in Modernization status, have been offline, and require significant repairs to be ready for occupancy. The SLHA's Modernization and Development team has issued a solicitation and selected a contractor. Following the issuance of the notice to proceed, repairs are expected to start in February and be completed by April.
- c. Samuel Shepard. Currently, there are three units in Modernization status. Asset Management and NSSS staff issued a solicitation for one unit and plans to issue another for the remaining two units before the end of February.
- d. Hodiamont. NSSS staff continues to prioritize transferring residents from Hodiamont to other public housing developments. HUD previously approved Modernization status for the entire development, so as residents move out, those units are updated to Mod status. Recently, NSSS staff has had several challenges finding vendors and completing work on occupied units at the development due to safety concerns. Asset Management will be attending a meeting to be scheduled with the Executive Director and Chief of Police to address security concerns at the development.
- e. Clinton-Peabody Vacant Units. Currently, there are 27 vacant units in Modernization status as a result of mold and/or fire damage. The issuance of a solicitation has been delayed due to HUD's environmental review. In addition to the units in Modernization status, the Habitat staff has been conducting their own inspection of units to assist in prioritizing units for repair.
- f. Work Order Satisfaction Survey. Asset Management developed a brief online survey designed to be automatically emailed to residents once a work order was completed in Yardi. Asset Management and IT are working with Yardi to implement the survey to all public housing developments by late-February.
- g. Parkview – Water Infiltration. HUD has approved a total of 10 vacant units for MOD status due to water infiltration pending completion of exterior repairs to the building facade. In addition to the offline units, approximately 30 other units are affected by varying degrees of water infiltration. HUD recently approved the environmental review and SLHA's Modernization Department is preparing to issue a contract to complete exterior repairs.
- h. King Louis II – 1116 Grattan. The building had a fire in 2020 and all units have been offline since. Two public housing units have been approved for MOD status. The ownership entity (St. Louis Equity Fund) is currently awaiting approval from their lender (Fannie Mae) to demolish the building and convert it to greenspace. Following approval, two units will be identified as public housing units in another building.

# Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2021		11/1/2021		12/1/2021		1/1/2022	
				Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	235	71%	235	71%	228	69%	228	69%
340	MO001000034	LaSalle Park	148	140	95%	142	97%	140	95%	138	95%
370	MO001000037	Cochran Plaza	78	70	90%	69	88%	68	87%	66	85%
220	MO001000038	Lafayette Apartments	26	26	100%	26	100%	24	92%	24	92%
230		California Gardens	28	25	89%	25	89%	24	86%	24	86%
350		Armand & Ohio	4	4	100%	4	100%	4	100%	4	100%
380		Folsom	6	5	83%	5	83%	5	83%	5	83%
382		Marie Fanger	6	5	100%	5	100%	5	100%	5	100%
410		South Broadway	10	10	100%	10	100%	10	100%	10	100%
420		Lafayette Townhomes	38	31	91%	32	94%	31	91%	31	91%
421		Tiffany Turnkey	25	24	96%	24	96%	24	96%	25	100%
150	MO001000041	Towne XV	8	8	100%	8	100%	8	100%	6	75%
160		McMillan Manor	20	10	71%	10	71%	10	71%	10	71%
260		Page Manor	10	9	90%	9	90%	9	90%	8	80%
381		Samuel Shepard	16	12	92%	12	92%	12	92%	12	92%
383		Cupples	4	3	100%	3	100%	3	100%	3	100%
384		Hodiamont	22	14	93%	14	93%	14	93%	12	86%
411		Walnut Park	13	8	89%	8	89%	8	89%	8	89%
412		Lookaway	17	16	94%	15	88%	15	88%	17	100%
510		McMillan Manor II	18	15	94%	15	94%	15	94%	16	100%
520	MO001000052	King Louis III	24	22	96%	22	96%	22	96%	22	100%
470	MO001000047	King Louis Square	36	35	97%	35	97%	35	97%	34	94%
490	MO001000049	King Louis Square II	44	40	95%	39	93%	39	93%	38	90%
440	MO001000044	Murphy Park I	93	76	82%	77	83%	77	83%	77	83%
450	MO001000045	Murphy Park II	64	55	86%	55	86%	55	86%	55	86%
460	MO001000046	Murphy Park III	65	61	94%	60	92%	60	92%	60	92%
500	MO001000050	Renaissance Pl @ Grand	62	59	95%	58	94%	58	94%	59	95%
540	MO001000054	Sr. Living at Renaissance Pl	75	72	96%	75	100%	72	96%	72	96%
550	MO001000055	Gardens at Renaissance Pl	22	22	100%	20	91%	20	91%	22	100%
560	MO001000056	Cahill House	80	76	95%	78	98%	76	95%	76	95%
570	MO001000057	Renaissance Pl @ Grand II	36	29	88%	30	91%	30	91%	28	85%
590	MO001000059	Renaissance Place @ Grand III	50	47	94%	48	96%	48	96%	47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75	71	95%	71	95%	70	93%	72	96%
630	MO001000063	Arlington Grove	70	58	83%	60	86%	59	84%	60	86%
640	MO001000064	North Sarah	59	53	90%	52	88%	52	88%	53	90%
650	MO001000065	North Sarah II	46	42	91%	41	89%	41	89%	41	89%
660	MO001000066	North Sarah III	35	34	97%	34	97%	33	94%	33	94%
580	MO001000058	Cambridge Heights	46	33	77%	33	77%	33	77%	34	79%
600	MO001000060	Cambridge Heights II	44	31	70%	32	73%	31	70%	31	70%
100	MO001000010	James House	126	118	94%	120	95%	119	94%	116	92%
132	MO001000013	Euclid Plaza Elderly	108	106	98%	105	97%	105	97%	108	100%
170	MO001000017	West Pine	99	94	96%	95	97%	94	95%	95	96%
190	MO001000019	Parkview Elderly	295	264	93%	270	95%	264	93%	262	92%
280	MO001000028	Badenhaus Elderly	100	95	95%	96	96%	95	95%	95	95%
390		Badenfest Elderly	21	21	100%	21	100%	21	100%	20	95%
661	MO001000061	Kingsbury Terrace	120	113	94%	115	96%	114	95%	113	94%
480	MO001000048	Les Chateaux	40	34	87%	34	87%	33	85%	34	87%
	<b>TOTAL</b>		<b>2,790</b>	<b>2,431</b>		<b>2,447</b>		<b>2,413</b>		<b>2,409</b>	

**Work Order Activity  
Emergencies**

January 1 - January 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open**
020	Clinton-Peabody	421	51	18	0	454	209
100	James House	34	0	34	0	0	-
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	8	2	3	33	7	74
160	McMillan Manor	8	4	6	13	6	168
170	West Pine	21	2	0		23	156
190	Parkview Elderly	0	27	27	0	0	-
220	Lafayette Apartments	0	2	1	0	1	0
230	California Gardens	1	2	1	0	2	39
260	Page Manor	6	3	3	1	6	166
280	Badenhaus Elderly	-	-	-	-	-	-
340	LaSalle Park	66	38	2	0	102	59
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	208	10	0	0	218	218
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	12	7	6	6	13	108
382	Marie Fanger	0	1	0	-	1	5
383	Cupples	2	4	4	2	2	87
384	Hodiamont	16	6	5	3	17	243
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	3	0	2	54	1	82
412	Lookaway	16	4	3	2	17	166
420	Lafayette Townhomes	4	2	0	-	6	105
421	Tiffany Turnkey	-	-	-	-	-	-
440	Murphy Park I	12	0	0	-	12	551
450	Murphy Park II	7	0	0	-	7	521
460	Murphy Park III	19	0	0	-	19	532
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	-	-	-	-	-	-
500	Renaissance Pl @ Grand	1	14	15	4	0	-
510	McMillan Manor II	14	4	7	24	11	206
520	King Louis III	25	4	0	0	29	105
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	1	0	0	0	1	48
570	Renaissance Pl @ Grand II	5	3	3	1	5	55
580	Cambridge Heights	1	0	0	-	1	156
590	Renaissance Place @ Grand III	2	13	15	6	0	-
600	Cambridge Heights II	4	0	0	-	4	518
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	0	2	1	1	1	10
	<b>Total</b>	<b>462</b>	<b>154</b>	<b>104</b>	<b>-</b>	<b>512</b>	<b>-</b>



**Work Order Activity  
Non-Emergencies**

January 1 - January 31, 2021

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed*	Closing Balance	Average Days Open*
020	Clinton-Peabody	114	48	11	0	151	158
100	James House	26	24	46	73	4	19
132	Euclid Plaza Elderly	2	27	23	7	6	24
150	Towne XV	14	1	1	13	14	92
160	McMillan Manor	13	8	9	41	12	113
170	West Pine	57	15	0	-	72	143
190	Parkview Elderly	5	83	84	0	4	53
220	Lafayette Apartments	11	6	9	-	8	65
230	California Gardens	7	4	1	0	10	80
260	Page Manor	10	0	1	55	9	73
280	Badenhaus Elderly	9	25	27	4	7	391
340	LaSalle Park	89	14	2	52	101	91
350	Armand & Ohio	1	6	1	8	6	58
370	Cochran Plaza	10	0	0	-	10	239
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	10	0	0	-	10	186
382	Marie Fanger	-	1	0	-	1	5
383	Cupples	-	-	-	-	-	-
384	Hodiamont	4	1	0	-	5	214
390	Badenfest Elderly	1	7	8	7	0	-
410	South Broadway	4	1	0	-	5	125
411	Walnut Park	10	1	0	-	11	130
412	Lookaway	22	3	3	5	22	92
420	Lafayette Townhomes	13	8	4	-	17	122
421	Tiffany Turnkey	3	5	4	-	4	64
440	Murphy Park I	12	0	0	-	12	566
450	Murphy Park II	4	0	0	-	4	538
460	Murphy Park III	7	0	0	-	7	540
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	-	-	-	-	-	-
500	Renaissance Pl @ Grand	3	5	8	12	0	-
510	McMillan Manor II	33	1	1	-	33	108
520	King Louis III	1	0	0	-	1	133
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	3	0	0	-	3	562
570	Renaissance Pl @ Grand II	3	1	3	22	1	95
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	3	4	7	41	0	-
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	10	33	32	5	11	43
	<b>Total</b>	<b>400</b>	<b>284</b>	<b>274</b>	<b>-</b>	<b>410</b>	<b>-</b>

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

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

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

**Monthly Activity Report only includes work orders categorized as "Routine" and "Urgent" to give a more accurate representation of Management's response time to resident requests. Management initiated work orders such as for Preventative Maintenance, Inspections, Extermination, etc. are not included in this report.**

### Move-Out Analysis

January 1 - January 31, 2021

	January 2022		October 2021 – January 2022	
Abandonment of Unit	5	16.1%	16	14.5%
Deceased	7	22.6%	15	13.6%
Did Not Like Unit	-		3	2.7%
Evicted-Legal Action*	-		1	0.9%
Incarcerated	-		-	-
Moved- In Legal	-		1	0.9%
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	10	32.3%	47	42.7%
One Strike	-	-	-	-
Nursing Home Placement	-	-	3	2.7%
Purchased Home	-	-	-	-
Relocation Transfer	2	6.5%	5	4.5%
Transfer to Diff PH Unit	7	22.6%	19	12.7%
<b>Total</b>	<b>31</b>	<b>100.0%</b>	<b>110</b>	<b>100.0%</b>

\*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**

January 1 - January 31, 2021

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	862	1,629	<b>2,491</b>
Average Family Size	1.3	2.5	<b>2.1</b>
Average Age of Head of Household	60.1	43.9	<b>49.5</b>
Number of Youth Family Members (<18)	-	-	<b>2,267</b>
Average Age of Youth Family Members	-	-	<b>10.2</b>
Number of Senior (62+) Head of Household	413	294	<b>707</b>
Average Household Income	\$11,744.39	\$11,105.73	<b>\$11,326.74</b>
Number of Head of Households Employed	856	1,203	<b>2,059</b>
Average Monthly Rent	\$241.95	\$199.41	<b>\$214.13</b>
Average Cost of Utilities Paid by SLHA	\$0.19	\$21.72	<b>\$14.27</b>
Average Length of Occupancy (Years)	11.6	6.9	<b>8.5</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	0	1	1
Any Other Combination	0	1	1
Asian Only	0	3	3
Black/African American Only	5	2,435	2,440
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	1	40	41
White, Black/African American	0	4	4
<b>Total</b>	<b>7</b>	<b>2,484</b>	<b>2,491</b>

## PUBLIC HOUSING CASH ACTIVITY AS OF 12/31/2021

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	12/31/21 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	12/31/2021 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$8,107,499.68	TEXAS CAPITAL	3/3/2022		\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$175,633.36	HINGAM INSTITUTION	3/29/2023	0.3%	\$245,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$888,926.77	ZGREENSTATE	8/17/2022		\$245,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$832,283.18	CFG COMMUNITY	1/31/2022	0.25%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,080.88	GUILFORD SAVINGS	3/22/2022	0.2%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$189,210.62	MIDWEST COMMUNITY	8/18/2022		\$249,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$239,838.99	BANK UNITED	3/24/2022	10.000%	\$245,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,968.64	SAFRA NATIONAL BANK	3/4/2022		\$245,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$520,905.59	GOLDMAN SACHS	3/8/2022		\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$315,753.14	BEAL BANK	3/9/2022		\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$373,121.16	BEAL BANK PLANO TX	4/13/2022		\$245,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$374,125.01	MERCHANTS BNK OF INDIA	3/22/2022		\$245,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$630,100.26				
 TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	 \$12,929,447.28	 TOTAL INVESTMENTS			 \$2,944,000.00

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ 3,161,488.00	\$ 790,372.00	\$ 84.31	\$ 800,707.36	\$ 85.41	\$ 10,335.36	\$ 360,000.00	\$ 90,000.00	\$ 83.80	\$ 77,889.47	\$ 72.52	\$ (12,110.53)
Negative Rents - Utility Allowances (SLHA)	\$ (286,764.00)	\$ (71,691.00)	\$ (7.65)	\$ (70,747.03)	\$ (7.55)	\$ 943.97	\$ (115,000.00)	\$ (28,750.00)	\$ (26.77)	\$ (25,451.00)	\$ (23.70)	\$ 3,299.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 22,695.00	\$ 5,673.75	\$ 0.61	\$ 1,300.34	\$ 0.14	\$ (4,373.41)	\$ 2,500.00	\$ 625.00	\$ 0.58	\$ (540.61)	\$ (0.50)	\$ (1,165.61)
Other Charges/ Late Fees	\$ 35,192.00	\$ 8,798.00	\$ 0.94	\$ 7,620.00	\$ 0.81	\$ (1,178.00)	\$ 7,800.00	\$ 1,950.00	\$ 1.82	\$ -	\$ -	\$ (1,950.00)
Legal Charges	\$ 27,737.00	\$ 6,934.25	\$ 0.74	\$ -	\$ -	\$ (6,934.25)	\$ 3,000.00	\$ 750.00	\$ 0.70	\$ -	\$ -	\$ (750.00)
Vacate Charges	\$ 13,140.00	\$ 3,285.00	\$ 0.35	\$ 2,344.00	\$ 0.25	\$ (941.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ 14,400.00	\$ 3,600.00	\$ 0.38	\$ 3,600.00	\$ 0.38	\$ -	\$ 1,200.00	\$ 300.00	\$ 0.28	\$ 300.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 11,796,598.00	\$ 2,949,149.50	\$ 314.58	\$ 2,644,044.01	\$ 282.03	\$ (305,105.49)	\$ 1,904,222.00	\$ 476,055.50	\$ 443.25	\$ 461,280.00	\$ 429.50	\$ (14,775.50)
Transfer from Capital Fund	\$ 2,917,558.00	\$ 729,389.50	\$ 77.80	\$ 447,614.49	\$ 47.75	\$ (281,775.01)	\$ 354,571.00	\$ 88,642.75	\$ 82.54	\$ -	\$ -	\$ (88,642.75)
Investment Income	\$ 2,144.00	\$ 536.00	\$ 0.06	\$ 937.69	\$ 0.10	\$ 401.69	\$ 260.00	\$ 65.00	\$ 0.06	\$ 554.66	\$ 0.52	\$ 489.66
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 399,465.28	\$ 42.61	\$ 399,465.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 84,300.00	\$ 21,075.25	\$ 2.25	\$ 124,752.28	\$ 13.00	\$ 103,677.03	\$ 24,165.00	\$ 6,041.25	\$ 5.63	\$ 33,633.57	\$ 31.32	\$ 27,592.32
Total Receipts	\$ 17,788,488.00	\$ 4,447,122.25	\$ 474.36	\$ 4,361,638.42	\$ 465.24	\$ (85,483.83)	\$ 2,542,718.00	\$ 635,679.50	\$ 591.88	\$ 547,666.09	\$ 509.93	\$ (88,013.41)

EXPENSES

Total Administration	\$ 4,014,902.00	\$ 1,003,725.50	\$ 107.06	\$ 622,397.33	\$ 66.39	\$ 381,193.89	\$ 774,359.00	\$ 193,589.75	\$ 180.25	\$ 106,023.60	\$ 98.44	\$ 87,566.15
Total Tenant Services	\$ 155,413.00	\$ 38,853.25	\$ 4.14	\$ 27,119.67	\$ 2.89	\$ 11,733.58	\$ 30,758.00	\$ 7,689.50	\$ 7.16	\$ 5,345.57	\$ 4.98	\$ 2,343.93
Total Utilities	\$ 3,974,761.00	\$ 993,690.25	\$ 105.99	\$ 934,921.64	\$ 99.72	\$ 58,768.61	\$ 377,000.00	\$ 94,250.00	\$ 87.76	\$ 85,709.94	\$ 79.80	\$ 8,540.06
Sub-total Ord Maint Salaries	\$ 2,061,738.00	\$ 515,434.50	\$ 54.98	\$ 342,261.09	\$ 36.51	\$ 173,173.41	\$ 407,422.00	\$ 101,855.50	\$ 94.84	\$ 30,922.93	\$ 28.79	\$ 70,932.57
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ 160,243.50	\$ 17.09	\$ 62,834.66	\$ 6.70	\$ 97,408.84	\$ 118,240.00	\$ 29,560.00	\$ 27.52	\$ 5,472.89	\$ 5.10	\$ 24,087.11
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ 447,444.50	\$ 47.73	\$ 270,851.00	\$ 28.89	\$ 176,593.50	\$ 336,240.00	\$ 84,060.00	\$ 78.27	\$ 39,125.67	\$ 36.43	\$ 44,934.33
Total Protective Services	\$ 1,488,794.00	\$ 372,198.50	\$ 39.70	\$ 88,053.49	\$ 9.39	\$ 284,145.01	\$ 354,571.00	\$ 88,642.75	\$ 82.54	\$ -	\$ -	\$ 88,642.75
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 382,454.03	\$ 40.80	\$ (382,454.03)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,788,488.00	\$ 4,447,122.25	\$ 474.36	\$ 4,361,638.42	\$ 465.24	\$ (85,483.83)	\$ 2,542,718.00	\$ 635,679.50	\$ 591.88	\$ 547,666.09	\$ 509.93	\$ (88,013.41)
Total Operating Expenses	\$ 17,788,488.00	\$ 4,447,122.00	\$ 474.36	\$ 3,607,554.16	\$ 384.81	\$ 839,433.56	\$ 2,542,718.00	\$ 635,679.50	\$ 591.88	\$ 298,996.76	\$ 278.12	\$ 336,682.74
Net Cash Flow from Operations	\$ -	\$ 0.25	\$ 0.00	\$ 754,084.26	\$ 80.44	\$ (754,084.01)	\$ -	\$ -	\$ -	\$ 248,669.33	\$ 231.82	\$ 248,669.33
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ 0.25	\$ 0.00	\$ 754,084.26	\$ 80.44	\$ (754,084.01)	\$ -	\$ -	\$ -	\$ 248,669.33	\$ 231.82	\$ 248,669.33

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ 296,000.00	\$ 74,000.00	\$ 195.77	\$ 74,364.00	\$ 196.73	\$ 364.00	\$ 265,035.00	\$ 66,258.75	\$ 204.50	\$ 63,686.00	\$ 196.56	\$ (2,572.75)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 300.00	\$ 0.79	\$ (26.05)	\$ (0.07)	\$ (326.05)	\$ 450.00	\$ 112.50	\$ 0.35	\$ -	\$ -	\$ (112.50)
Other Charges/ Late Fees	\$ 1,500.00	\$ 375.00	\$ 0.99	\$ 60.00	\$ 0.16	\$ (315.00)	\$ 5,000.00	\$ 1,250.00	\$ 3.86	\$ 1,320.00	\$ 4.07	\$ 70.00
Legal Charges	\$ 1,532.00	\$ 383.00	\$ 1.01	\$ -	\$ -	\$ (383.00)	\$ 3,000.00	\$ 750.00	\$ 2.31	\$ -	\$ -	\$ (750.00)
Vacate Charges	\$ 1,750.00	\$ 437.50	\$ 1.16	\$ 930.00	\$ 2.46	\$ 492.50	\$ -	\$ -	\$ -	\$ 290.00	\$ 0.90	\$ 290.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 381,740.00	\$ 95,435.00	\$ 252.47	\$ 57,756.00	\$ 152.79	\$ (37,679.00)	\$ 383,737.00	\$ 95,934.25	\$ 296.09	\$ 48,546.00	\$ 149.83	\$ (47,388.25)
Transfer from Capital Fund	\$ 191,100.00	\$ 47,775.00	\$ 126.39	\$ 47,775.00	\$ 126.39	\$ -	\$ 205,620.00	\$ 51,405.00	\$ 158.66	\$ 51,405.00	\$ 158.66	\$ -
Investment Income	\$ 421.00	\$ 105.25	\$ 0.28	\$ 33.65	\$ 0.09	\$ (71.60)	\$ 368.00	\$ 92.00	\$ 0.28	\$ 109.34	\$ 0.34	\$ 17.34
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,707.00	\$ 926.75	\$ 2.45	\$ 5,913.59	\$ 15.64	\$ 4,986.84	\$ 3,351.00	\$ 837.75	\$ 2.59	\$ 4,479.14	\$ 13.82	\$ 3,641.39
Total Receipts	\$ 878,950.00	\$ 219,737.50	\$ 581.32	\$ 186,806.19	\$ 494.20	\$ (32,931.31)	\$ 866,561.00	\$ 216,640.25	\$ 668.64	\$ 169,835.48	\$ 524.18	\$ (46,804.77)
EXPENSES												
Total Administration	\$ 252,660.00	\$ 63,165.00	\$ 167.10	\$ 41,011.66	\$ 108.50	\$ 22,153.34	\$ 235,707.00	\$ 58,926.75	\$ 181.87	\$ 35,576.31	\$ 109.80	\$ 23,350.44
Total Tenant Services	\$ 15,844.00	\$ 3,961.00	\$ 10.48	\$ 1,975.89	\$ 5.23	\$ 1,985.11	\$ 11,447.00	\$ 2,861.75	\$ 8.83	\$ 2,241.90	\$ 6.92	\$ 619.85
Total Utilities	\$ 169,300.00	\$ 42,325.00	\$ 111.97	\$ 47,058.07	\$ 124.49	\$ (4,733.07)	\$ 188,000.00	\$ 47,000.00	\$ 145.06	\$ 44,572.71	\$ 137.57	\$ 2,427.29
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 44,836.50	\$ 118.62	\$ 39,245.47	\$ 103.82	\$ 5,591.03	\$ 190,253.00	\$ 47,563.25	\$ 146.80	\$ 36,758.67	\$ 113.45	\$ 10,804.58
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 6,975.00	\$ 18.45	\$ 6,365.25	\$ 16.84	\$ 609.75	\$ 54,050.00	\$ 13,512.50	\$ 41.71	\$ 11,566.50	\$ 35.70	\$ 1,946.00
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 26,641.25	\$ 70.48	\$ 21,332.97	\$ 56.44	\$ 5,308.28	\$ 93,435.00	\$ 23,358.75	\$ 72.09	\$ 27,285.26	\$ 84.21	\$ (3,926.51)
Total Protective Services	\$ 54,378.00	\$ 13,594.50	\$ 35.96	\$ 24,767.07	\$ 65.52	\$ (11,172.57)	\$ 56,430.00	\$ 14,107.50	\$ 43.54	\$ 10,123.78	\$ 31.25	\$ 3,983.72
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 878,950.00	\$ 219,737.50	\$ 581.32	\$ 186,806.19	\$ 494.20	\$ (32,931.31)	\$ 866,561.00	\$ 216,640.25	\$ 668.64	\$ 169,835.48	\$ 524.18	\$ (46,804.77)
Total Operating Expenses	\$ 878,953.00	\$ 219,738.25	\$ 581.32	\$ 197,401.82	\$ 522.23	\$ 22,336.43	\$ 866,565.00	\$ 216,641.25	\$ 668.65	\$ 174,861.95	\$ 539.70	\$ 41,779.30
Net Cash Flow from Operations	\$ (3.00)	\$ (0.75)	\$ (0.00)	\$ (10,595.63)	\$ (28.03)	\$ (10,594.88)	\$ (4.00)	\$ (1.00)	\$ (0.00)	\$ (5,026.47)	\$ (15.51)	\$ (5,025.47)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (3.00)	\$ (0.75)	\$ (0.00)	\$ (10,595.63)	\$ (28.03)	\$ (10,594.88)	\$ (4.00)	\$ (1.00)	\$ (0.00)	\$ (5,026.47)	\$ (15.51)	\$ (5,025.47)

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 275,816.00	\$ 68,954.00	\$ 232.17	\$ 73,859.79	\$ 248.69	\$ 4,905.79	\$ 720,020.00	\$ 180,005.00	\$ 203.40	\$ 185,743.89	\$ 209.88	\$ 5,738.89
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 1,000.00	\$ 3.37	\$ -	\$ -	\$ (1,000.00)	\$ 4,850.00	\$ 1,212.50	\$ 1.37	\$ 1,242.00	\$ 1.40	\$ 29.50
Other Charges/ Late Fees	\$ 1,000.00	\$ 250.00	\$ 0.84	\$ 1,560.00	\$ 5.25	\$ 1,310.00	\$ 7,000.00	\$ 1,750.00	\$ 1.98	\$ 2,550.00	\$ 2.88	\$ 800.00
Legal Charges	\$ 3,000.00	\$ 750.00	\$ 2.53	\$ -	\$ -	\$ (750.00)	\$ 5,000.00	\$ 1,250.00	\$ 1.41	\$ -	\$ -	\$ (1,250.00)
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 125.00	\$ 0.14	\$ -	\$ -	\$ (125.00)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 3,300.00	\$ 3.73	\$ 3,300.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 289,291.00	\$ 72,322.75	\$ 243.51	\$ 8,366.00	\$ 28.17	\$ (63,956.75)	\$ 895,695.00	\$ 223,923.75	\$ 253.02	\$ 194,906.00	\$ 220.23	\$ (29,017.75)
Transfer from Capital Fund	\$ 281,844.00	\$ 70,461.00	\$ 237.24	\$ 70,461.00	\$ 237.24	\$ -	\$ 177,600.00	\$ 44,400.00	\$ 50.17	\$ 44,400.00	\$ 50.17	\$ -
Investment Income	\$ 317.00	\$ 79.25	\$ 0.27	\$ 29.07	\$ 0.10	\$ (50.18)	\$ 298.00	\$ 74.50	\$ 0.08	\$ 78.21	\$ 0.09	\$ 3.71
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 399,465.28	\$ 451.37	\$ 399,465.28
Other Income	\$ 3,647.00	\$ 911.75	\$ 3.07	\$ 2,289.20	\$ 7.71	\$ 1,377.45	\$ 8,008.00	\$ 2,002.00	\$ 2.26	\$ 12,744.08	\$ 14.40	\$ 10,742.08
<b>Total Receipts</b>	<b>\$ 858,915.00</b>	<b>\$ 214,728.75</b>	<b>\$ 722.99</b>	<b>\$ 156,565.06</b>	<b>\$ 527.16</b>	<b>\$ (58,163.69)</b>	<b>\$ 1,832,171.00</b>	<b>\$ 458,042.75</b>	<b>\$ 517.56</b>	<b>\$ 844,429.46</b>	<b>\$ 954.16</b>	<b>\$ 386,386.71</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 233,451.00</b>	<b>\$ 58,362.75</b>	<b>\$ 196.51</b>	<b>\$ 34,835.71</b>	<b>\$ 117.29</b>	<b>\$ 23,527.04</b>	<b>\$ 508,628.00</b>	<b>\$ 127,157.00</b>	<b>\$ 143.68</b>	<b>\$ 77,116.80</b>	<b>\$ 87.14</b>	<b>\$ 50,040.20</b>
<b>Total Tenant Services</b>	<b>\$ 13,201.00</b>	<b>\$ 3,300.25</b>	<b>\$ 11.11</b>	<b>\$ 2,931.03</b>	<b>\$ 9.87</b>	<b>\$ 369.22</b>	<b>\$ 23,830.00</b>	<b>\$ 5,957.50</b>	<b>\$ 6.73</b>	<b>\$ 4,265.08</b>	<b>\$ 4.82</b>	<b>\$ 1,692.42</b>
<b>Total Utilities</b>	<b>\$ 159,000.00</b>	<b>\$ 39,750.00</b>	<b>\$ 133.84</b>	<b>\$ 48,220.44</b>	<b>\$ 162.36</b>	<b>\$ (8,470.44)</b>	<b>\$ 338,700.00</b>	<b>\$ 84,675.00</b>	<b>\$ 95.68</b>	<b>\$ 72,312.76</b>	<b>\$ 81.71</b>	<b>\$ 12,362.24</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 185,741.00</b>	<b>\$ 46,435.25</b>	<b>\$ 156.35</b>	<b>\$ 33,683.54</b>	<b>\$ 113.41</b>	<b>\$ 12,751.71</b>	<b>\$ 362,339.00</b>	<b>\$ 90,584.75</b>	<b>\$ 102.36</b>	<b>\$ 91,646.65</b>	<b>\$ 103.56</b>	<b>\$ (1,061.90)</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 30,834.00</b>	<b>\$ 7,708.50</b>	<b>\$ 25.95</b>	<b>\$ 6,771.84</b>	<b>\$ 22.80</b>	<b>\$ 936.66</b>	<b>\$ 94,750.00</b>	<b>\$ 23,687.50</b>	<b>\$ 26.77</b>	<b>\$ 14,315.90</b>	<b>\$ 16.18</b>	<b>\$ 9,371.60</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 124,470.00</b>	<b>\$ 31,117.50</b>	<b>\$ 104.77</b>	<b>\$ 21,104.72</b>	<b>\$ 71.06</b>	<b>\$ 10,012.78</b>	<b>\$ 233,083.00</b>	<b>\$ 58,270.75</b>	<b>\$ 65.84</b>	<b>\$ 58,940.65</b>	<b>\$ 66.60</b>	<b>\$ (669.90)</b>
<b>Total Protective Services</b>	<b>\$ 52,626.00</b>	<b>\$ 13,156.50</b>	<b>\$ 44.30</b>	<b>\$ 21,930.43</b>	<b>\$ 73.84</b>	<b>\$ (8,773.93)</b>	<b>\$ 108,500.00</b>	<b>\$ 27,125.00</b>	<b>\$ 30.65</b>	<b>\$ 17,144.80</b>	<b>\$ 19.37</b>	<b>\$ 9,980.20</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,454.03</b>	<b>\$ 432.15</b>	<b>\$ (382,454.03)</b>
<b>Total Revenues</b>	<b>\$ 858,915.00</b>	<b>\$ 214,728.75</b>	<b>\$ 722.99</b>	<b>\$ 156,565.06</b>	<b>\$ 527.16</b>	<b>\$ (58,163.69)</b>	<b>\$ 1,832,171.00</b>	<b>\$ 458,042.75</b>	<b>\$ 517.56</b>	<b>\$ 844,429.46</b>	<b>\$ 954.16</b>	<b>\$ 386,386.71</b>
<b>Total Operating Expenses</b>	<b>\$ 858,907.00</b>	<b>\$ 214,726.75</b>	<b>\$ 722.99</b>	<b>\$ 182,320.10</b>	<b>\$ 613.87</b>	<b>\$ 32,406.65</b>	<b>\$ 1,832,198.00</b>	<b>\$ 458,049.50</b>	<b>\$ 517.57</b>	<b>\$ 748,371.00</b>	<b>\$ 845.62</b>	<b>\$ (290,321.50)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 8.00</b>	<b>\$ 2.00</b>	<b>\$ 0.01</b>	<b>\$ (25,755.04)</b>	<b>\$ (86.72)</b>	<b>\$ (25,757.04)</b>	<b>\$ (27.00)</b>	<b>\$ (6.75)</b>	<b>\$ (0.01)</b>	<b>\$ 96,058.46</b>	<b>\$ 108.54</b>	<b>\$ 96,065.21</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 8.00</b>	<b>\$ 2.00</b>	<b>\$ 0.01</b>	<b>\$ (25,755.04)</b>	<b>\$ (86.72)</b>	<b>\$ (25,757.04)</b>	<b>\$ (27.00)</b>	<b>\$ (6.75)</b>	<b>\$ (0.01)</b>	<b>\$ 96,058.46</b>	<b>\$ 108.54</b>	<b>\$ 96,065.21</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ 279,000.00	\$ 69,750.00	\$ 192.15	\$ 69,895.00	\$ 192.55	\$ 145.00	\$ 336,000.00	\$ 84,000.00	\$ 189.19	\$ 100,307.00	\$ 225.92	\$ 16,307.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (437.50)	\$ (1.21)	\$ (419.00)	\$ (1.15)	\$ 18.50	\$ (29,000.00)	\$ (7,250.00)	\$ (16.33)	\$ (11,943.00)	\$ (26.90)	\$ (4,693.00)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 250.00	\$ 0.69	\$ 380.00	\$ 1.05	\$ 130.00	\$ 2,300.00	\$ 575.00	\$ 1.30	\$ -	\$ -	\$ (575.00)
Other Charges/ Late Fees	\$ 6,000.00	\$ 1,500.00	\$ 4.13	\$ 2,130.00	\$ 5.87	\$ 630.00	\$ 1,720.00	\$ 430.00	\$ 0.97	\$ -	\$ -	\$ (430.00)
Legal Charges	\$ 4,000.00	\$ 1,000.00	\$ 2.75	\$ -	\$ -	\$ (1,000.00)	\$ 2,080.00	\$ 520.00	\$ 1.17	\$ -	\$ -	\$ (520.00)
Vacate Charges	\$ 1,000.00	\$ 250.00	\$ 0.69	\$ 744.00	\$ 2.05	\$ 494.00	\$ 1,000.00	\$ 250.00	\$ 0.56	\$ -	\$ -	\$ (250.00)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 341,268.00	\$ 85,317.00	\$ 235.03	\$ 25,069.00	\$ 69.06	\$ (60,248.00)	\$ 694,544.00	\$ 173,636.00	\$ 391.07	\$ 178,374.50	\$ 401.74	\$ 4,738.50
Transfer from Capital Fund	\$ 274,260.00	\$ 68,565.00	\$ 188.88	\$ 68,565.00	\$ 188.88	\$ -	\$ 146,581.00	\$ 36,645.25	\$ 82.53	\$ -	\$ -	\$ (36,645.25)
Investment Income	\$ 120.00	\$ 30.00	\$ 0.08	\$ 36.97	\$ 0.10	\$ 6.97	\$ 99.00	\$ 24.75	\$ 0.06	\$ 36.42	\$ 0.08	\$ 11.67
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,156.00	\$ 1,039.00	\$ 2.86	\$ 4,959.05	\$ 13.66	\$ 3,920.05	\$ 11,630.00	\$ 2,907.50	\$ 6.55	\$ 18,214.20	\$ 41.02	\$ 15,306.70
Total Receipts	\$ 909,054.00	\$ 227,263.50	\$ 626.07	\$ 171,360.02	\$ 472.07	\$ (55,903.48)	\$ 1,166,954.00	\$ 291,738.50	\$ 657.07	\$ 284,989.12	\$ 641.87	\$ (6,749.38)

EXPENSES

Total Administration	\$ 249,098.00	\$ 62,274.50	\$ 171.56	\$ 45,530.64	\$ 125.43	\$ 16,743.86	\$ 323,058.00	\$ 80,764.50	\$ 181.90	\$ 45,626.88	\$ 102.76	\$ 35,137.62
Total Tenant Services	\$ 6,411.00	\$ 1,602.75	\$ 4.42	\$ 788.18	\$ 2.17	\$ 814.57	\$ 13,888.00	\$ 3,472.00	\$ 7.82	\$ 2,879.38	\$ 6.49	\$ 592.62
Total Utilities	\$ 199,000.00	\$ 49,750.00	\$ 137.05	\$ 37,353.55	\$ 102.90	\$ 12,396.45	\$ 207,100.00	\$ 51,775.00	\$ 116.61	\$ 28,332.98	\$ 63.81	\$ 23,442.02
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 46,912.75	\$ 129.24	\$ 52,374.89	\$ 144.28	\$ (5,462.14)	\$ 138,608.00	\$ 34,652.00	\$ 78.05	\$ 11,648.63	\$ 26.24	\$ 23,003.37
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 9,647.50	\$ 26.58	\$ 1,530.22	\$ 4.22	\$ 8,117.28	\$ 42,540.00	\$ 10,635.00	\$ 23.95	\$ 6,402.01	\$ 14.42	\$ 4,232.99
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 30,499.25	\$ 84.02	\$ 31,274.85	\$ 86.16	\$ (775.60)	\$ 105,890.00	\$ 26,472.50	\$ 59.62	\$ 14,214.96	\$ 32.02	\$ 12,257.54
Total Protective Services	\$ 61,560.00	\$ 15,390.00	\$ 42.40	\$ 13,673.41	\$ 37.67	\$ 1,716.59	\$ 147,181.00	\$ 36,795.25	\$ 82.87	\$ 414.00	\$ 0.93	\$ 36,381.25
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909,054.00	\$ 227,263.50	\$ 626.07	\$ 171,360.02	\$ 472.07	\$ (55,903.48)	\$ 1,166,954.00	\$ 291,738.50	\$ 657.07	\$ 284,989.12	\$ 641.87	\$ (6,749.38)
Total Operating Expenses	\$ 909,076.00	\$ 227,269.00	\$ 626.09	\$ 191,775.03	\$ 528.31	\$ 35,493.97	\$ 1,066,319.00	\$ 266,579.75	\$ 600.40	\$ 126,687.88	\$ 285.33	\$ 139,891.87
Net Cash Flow from Operations	\$ (22.00)	\$ (5.50)	\$ (0.02)	\$ (20,415.01)	\$ (56.24)	\$ (20,409.51)	\$ 100,635.00	\$ 25,158.75	\$ 56.66	\$ 158,301.24	\$ 356.53	\$ 133,142.49
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (22.00)	\$ (5.50)	\$ (0.02)	\$ (20,415.01)	\$ (56.24)	\$ (20,409.51)	\$ 100,635.00	\$ 25,158.75	\$ 56.66	\$ 158,301.24	\$ 356.53	\$ 133,142.49



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ 122,100.00	\$ 30,525.00	\$ 130.45	\$ 33,854.00	\$ 144.68	\$ 3,329.00	\$ 286,517.00	\$ 71,629.25	\$ 166.97	\$ 62,612.00	\$ 145.95	\$ (9,017.25)
Negative Rents - Utility Allowances (SLHA)	\$ (37,675.00)	\$ (9,418.75)	\$ (40.25)	\$ (11,186.00)	\$ (47.80)	\$ (1,767.25)	\$ (31,280.00)	\$ (7,820.00)	\$ (18.23)	\$ (6,260.00)	\$ (14.59)	\$ 1,560.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 2,435.00	\$ 608.75	\$ 2.60	\$ 225.00	\$ 0.96	\$ (383.75)	\$ 1,500.00	\$ 375.00	\$ 0.87	\$ 20.00	\$ 0.05	\$ (355.00)
Other Charges/ Late Fees	\$ 1,252.00	\$ 313.00	\$ 1.34	\$ -	\$ -	\$ (313.00)	\$ 1,500.00	\$ 375.00	\$ 0.87	\$ -	\$ -	\$ (375.00)
Legal Charges	\$ 1,425.00	\$ 356.25	\$ 1.52	\$ -	\$ -	\$ (356.25)	\$ 2,500.00	\$ 625.00	\$ 1.46	\$ -	\$ -	\$ (625.00)
Vacate Charges	\$ 7,300.00	\$ 1,825.00	\$ 7.80	\$ 380.00	\$ 1.62	\$ (1,445.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 485,576.00	\$ 121,394.00	\$ 518.78	\$ 107,412.00	\$ 459.03	\$ (13,982.00)	\$ 583,760.00	\$ 145,940.00	\$ 340.19	\$ 131,504.51	\$ 306.54	\$ (14,435.49)
Transfer from Capital Fund	\$ 155,073.00	\$ 38,768.25	\$ 165.68	\$ 19,455.00	\$ 83.14	\$ (19,313.25)	\$ 84,118.00	\$ 21,029.50	\$ 49.02	\$ 21,029.49	\$ 49.02	\$ (0.01)
Investment Income	\$ 58.00	\$ 14.50	\$ 0.06	\$ 58.51	\$ 0.25	\$ 44.01	\$ 62.00	\$ 15.50	\$ 0.04	\$ 0.36	\$ 0.00	\$ (15.14)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 6,694.00	\$ 1,673.50	\$ 7.15	\$ 10,296.22	\$ 44.00	\$ 8,622.72	\$ 5,978.00	\$ 1,494.50	\$ 3.48	\$ 9,078.27	\$ 21.16	\$ 7,583.77
Total Receipts	\$ 744,238.00	\$ 186,059.50	\$ 795.13	\$ 160,494.73	\$ 685.87	\$ (25,564.77)	\$ 934,655.00	\$ 233,663.75	\$ 544.67	\$ 217,984.63	\$ 508.12	\$ (15,679.12)

EXPENSES

Total Administration	\$ 184,026.00	\$ 46,006.50	\$ 196.61	\$ 41,057.75	\$ 175.46	\$ 4,948.75	\$ 270,760.00	\$ 67,690.00	\$ 157.79	\$ 28,106.33	\$ 65.52	\$ 39,583.67
Total Tenant Services	\$ 8,107.00	\$ 2,026.75	\$ 8.66	\$ 1,671.67	\$ 7.14	\$ 355.08	\$ 7,333.00	\$ 1,833.25	\$ 4.27	\$ 1,442.86	\$ 3.36	\$ 390.39
Total Utilities	\$ 194,100.00	\$ 48,525.00	\$ 207.37	\$ 40,531.53	\$ 173.21	\$ 7,993.47	\$ 185,000.00	\$ 46,250.00	\$ 107.81	\$ 49,975.47	\$ 116.49	\$ (3,725.47)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 15,749.75	\$ 67.31	\$ 7,006.46	\$ 29.94	\$ 8,743.29	\$ 167,179.00	\$ 41,794.75	\$ 97.42	\$ 21,752.70	\$ 50.71	\$ 20,042.05
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 12,585.00	\$ 53.78	\$ 8,704.38	\$ 37.20	\$ 3,880.62	\$ 71,090.00	\$ 17,772.50	\$ 41.43	\$ 1,530.99	\$ 3.57	\$ 16,241.51
Sub-total Ord Maint Contracts	\$ 121,630.00	\$ 30,407.50	\$ 129.95	\$ 10,417.96	\$ 44.52	\$ 19,989.54	\$ 156,920.00	\$ 39,230.00	\$ 91.45	\$ 10,649.13	\$ 24.82	\$ 28,580.87
Total Protective Services	\$ 77,253.00	\$ 19,313.25	\$ 82.54	\$ -	\$ -	\$ 19,313.25	\$ 14,400.00	\$ 3,600.00	\$ 8.39	\$ -	\$ -	\$ 3,600.00
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 744,238.00	\$ 186,059.50	\$ 795.13	\$ 160,494.73	\$ 685.87	\$ (25,564.77)	\$ 934,655.00	\$ 233,663.75	\$ 544.67	\$ 217,984.63	\$ 508.12	\$ (15,679.12)
Total Operating Expenses	\$ 744,192.00	\$ 186,048.00	\$ 795.08	\$ 119,749.63	\$ 511.75	\$ 66,298.37	\$ 934,666.00	\$ 233,666.50	\$ 544.68	\$ 125,225.83	\$ 291.90	\$ 108,440.67
Net Cash Flow from Operations	\$ 46.00	\$ 11.50	\$ 0.05	\$ 40,745.10	\$ 174.12	\$ 40,733.60	\$ (11.00)	\$ (2.75)	\$ (0.01)	\$ 92,758.80	\$ 216.22	\$ 92,761.55
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 46.00	\$ 11.50	\$ 0.05	\$ 40,745.10	\$ 174.12	\$ 40,733.60	\$ (11.00)	\$ (2.75)	\$ (0.01)	\$ 92,758.80	\$ 216.22	\$ 92,761.55

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 163,200.00	\$ 40,800.00	\$ 106.25	\$ 47,063.21	\$ 122.56	\$ 6,263.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (16,238.75)	\$ (42.29)	\$ (13,163.03)	\$ (34.28)	\$ 3,075.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,500.00	\$ 375.00	\$ 0.98	\$ -	\$ -	\$ (375.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 500.00	\$ 1.30	\$ -	\$ -	\$ (500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 2,000.00	\$ 500.00	\$ 1.30	\$ -	\$ -	\$ (500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,590.00	\$ 397.50	\$ 1.04	\$ -	\$ -	\$ (397.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 952,122.00	\$ 238,030.50	\$ 619.87	\$ 181,807.00	\$ 473.46	\$ (56,223.50)	\$ 445,633.00	\$ 111,408.25	\$ 399.31	\$ 114,277.00	\$ 409.59	\$ 2,868.75
Transfer from Capital Fund	\$ 212,856.00	\$ 53,214.00	\$ 138.58	\$ 53,214.00	\$ 138.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 108.00	\$ 27.00	\$ 0.07	\$ 0.43	\$ 0.00	\$ (26.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,300.00	\$ 2,825.00	\$ 7.36	\$ 15,904.39	\$ 41.42	\$ 13,079.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,281,721.00	\$ 320,430.25	\$ 834.45	\$ 284,826.00	\$ 741.73	\$ (35,604.25)	\$ 445,633.00	\$ 111,408.25	\$ 399.31	\$ 114,277.00	\$ 409.59	\$ 2,868.75
<b>EXPENSES</b>												
Total Administration	\$ 304,523.00	\$ 76,130.75	\$ 198.26	\$ 54,817.47	\$ 142.75	\$ 21,313.28	\$ 65,391.00	\$ 16,347.75	\$ 58.59	\$ 10,930.92	\$ 39.18	\$ 5,416.83
Total Tenant Services	\$ 13,375.00	\$ 3,343.75	\$ 8.71	\$ 3,222.16	\$ 8.39	\$ 121.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 275,900.00	\$ 68,975.00	\$ 179.62	\$ 73,514.00	\$ 191.44	\$ (4,539.00)	\$ 125,879.00	\$ 31,469.75	\$ 112.79	\$ 31,469.76	\$ 112.79	\$ (0.01)
Sub-total Ord Maint Salaries	\$ 155,778.00	\$ 38,944.50	\$ 101.42	\$ 15,867.55	\$ 41.32	\$ 23,076.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 100,500.00	\$ 25,125.00	\$ 65.43	\$ 174.68	\$ 0.45	\$ 24,950.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 354,148.00	\$ 88,537.00	\$ 230.57	\$ 33,696.60	\$ 87.75	\$ 54,840.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 3,300.00	\$ 8.59	\$ -	\$ -	\$ 3,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,281,721.00	\$ 320,430.25	\$ 834.45	\$ 284,826.00	\$ 741.73	\$ (35,604.25)	\$ 445,633.00	\$ 111,408.25	\$ 399.31	\$ 114,277.00	\$ 409.59	\$ 2,868.75
Total Operating Expenses	\$ 1,281,721.00	\$ 320,430.25	\$ 834.45	\$ 194,291.00	\$ 505.97	\$ 126,139.25	\$ 511,694.00	\$ 127,923.50	\$ 458.51	\$ 122,506.68	\$ 439.09	\$ 5,416.82
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 90,535.00	\$ 235.77	\$ 90,535.00	\$ (66,061.00)	\$ (16,515.25)	\$ (59.19)	\$ (8,229.68)	\$ (29.50)	\$ 8,285.57
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 90,535.00	\$ 235.77	\$ 90,535.00	\$ (66,061.00)	\$ (16,515.25)	\$ (59.19)	\$ (8,229.68)	\$ (29.50)	\$ 8,285.57

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 283,733.00	\$ 70,933.25	\$ 369.44	\$ 81,261.00	\$ 423.23	\$ 10,327.75	\$ 309,014.00	\$ 77,253.50	\$ 396.17	\$ 80,516.00	\$ 412.90	\$ 3,262.50
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 283,733.00</b>	<b>\$ 70,933.25</b>	<b>\$ 369.44</b>	<b>\$ 81,261.00</b>	<b>\$ 423.23</b>	<b>\$ 10,327.75</b>	<b>\$ 309,014.00</b>	<b>\$ 77,253.50</b>	<b>\$ 396.17</b>	<b>\$ 80,516.00</b>	<b>\$ 412.90</b>	<b>\$ 3,262.50</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 43,916.00</b>	<b>\$ 10,979.00</b>	<b>\$ 57.18</b>	<b>\$ 7,315.20</b>	<b>\$ 38.10</b>	<b>\$ 3,663.80</b>	<b>\$ 47,453.00</b>	<b>\$ 11,863.25</b>	<b>\$ 60.84</b>	<b>\$ 7,909.64</b>	<b>\$ 40.56</b>	<b>\$ 3,953.61</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 89,638.00</b>	<b>\$ 22,409.50</b>	<b>\$ 116.72</b>	<b>\$ 14,939.49</b>	<b>\$ 77.81</b>	<b>\$ 7,470.01</b>	<b>\$ 73,871.00</b>	<b>\$ 18,467.75</b>	<b>\$ 94.71</b>	<b>\$ 18,467.49</b>	<b>\$ 94.71</b>	<b>\$ 0.26</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 283,733.00</b>	<b>\$ 70,933.25</b>	<b>\$ 369.44</b>	<b>\$ 81,261.00</b>	<b>\$ 423.23</b>	<b>\$ 10,327.75</b>	<b>\$ 309,014.00</b>	<b>\$ 77,253.50</b>	<b>\$ 396.17</b>	<b>\$ 80,516.00</b>	<b>\$ 412.90</b>	<b>\$ 3,262.50</b>
<b>Total Operating Expenses</b>	<b>\$ 360,471.00</b>	<b>\$ 90,117.75</b>	<b>\$ 469.36</b>	<b>\$ 78,984.18</b>	<b>\$ 411.38</b>	<b>\$ 11,133.57</b>	<b>\$ 316,101.00</b>	<b>\$ 79,025.25</b>	<b>\$ 405.26</b>	<b>\$ 75,485.36</b>	<b>\$ 387.10</b>	<b>\$ 3,539.89</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (76,738.00)</b>	<b>\$ (19,184.50)</b>	<b>\$ (99.92)</b>	<b>\$ 2,276.82</b>	<b>\$ 11.86</b>	<b>\$ 21,461.32</b>	<b>\$ (7,087.00)</b>	<b>\$ (1,771.75)</b>	<b>\$ (9.09)</b>	<b>\$ 5,030.64</b>	<b>\$ 25.80</b>	<b>\$ 6,802.39</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (76,738.00)</b>	<b>\$ (19,184.50)</b>	<b>\$ (99.92)</b>	<b>\$ 2,276.82</b>	<b>\$ 11.86</b>	<b>\$ 21,461.32</b>	<b>\$ (7,087.00)</b>	<b>\$ (1,771.75)</b>	<b>\$ (9.09)</b>	<b>\$ 5,030.64</b>	<b>\$ 25.80</b>	<b>\$ 6,802.39</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 140,702.00	\$ 35,175.50	\$ 325.70	\$ 32,076.00	\$ 297.00	\$ (3,099.50)	\$ 148,216.00	\$ 37,054.00	\$ 308.78	\$ 38,195.00	\$ 318.29	\$ 1,141.00
Transfer from Capital Fund	\$ 35,655.00	\$ 8,913.75	\$ 82.53	\$ -	\$ -	\$ (8,913.75)	\$ 39,617.00	\$ 9,904.25	\$ 82.54	\$ -	\$ -	\$ (9,904.25)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 176,357.00</b>	<b>\$ 44,089.25</b>	<b>\$ 408.23</b>	<b>\$ 32,076.00</b>	<b>\$ 297.00</b>	<b>\$ (12,013.25)</b>	<b>\$ 187,833.00</b>	<b>\$ 46,958.25</b>	<b>\$ 391.32</b>	<b>\$ 38,195.00</b>	<b>\$ 318.29</b>	<b>\$ (8,763.25)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 19,652.00</b>	<b>\$ 4,913.00</b>	<b>\$ 45.49</b>	<b>\$ 3,269.69</b>	<b>\$ 30.27</b>	<b>\$ 1,643.31</b>	<b>\$ 14,011.00</b>	<b>\$ 3,502.75</b>	<b>\$ 29.19</b>	<b>\$ 2,625.90</b>	<b>\$ 21.88</b>	<b>\$ 876.85</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ 150.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150.00</b>
<b>Total Utilities</b>	<b>\$ 15,500.00</b>	<b>\$ 3,875.00</b>	<b>\$ 35.88</b>	<b>\$ 3,875.01</b>	<b>\$ 35.88</b>	<b>\$ (0.01)</b>	<b>\$ 64,592.00</b>	<b>\$ 16,148.00</b>	<b>\$ 134.57</b>	<b>\$ 16,148.01</b>	<b>\$ 134.57</b>	<b>\$ (0.01)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 35,655.00</b>	<b>\$ 8,913.75</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,913.75</b>	<b>\$ 39,617.00</b>	<b>\$ 9,904.25</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,904.25</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 176,357.00</b>	<b>\$ 44,089.25</b>	<b>\$ 408.23</b>	<b>\$ 32,076.00</b>	<b>\$ 297.00</b>	<b>\$ (12,013.25)</b>	<b>\$ 187,833.00</b>	<b>\$ 46,958.25</b>	<b>\$ 391.32</b>	<b>\$ 38,195.00</b>	<b>\$ 318.29</b>	<b>\$ (8,763.25)</b>
<b>Total Operating Expenses</b>	<b>\$ 120,377.00</b>	<b>\$ 30,094.25</b>	<b>\$ 278.65</b>	<b>\$ 19,537.19</b>	<b>\$ 180.90</b>	<b>\$ 10,557.06</b>	<b>\$ 180,889.00</b>	<b>\$ 45,222.25</b>	<b>\$ 376.85</b>	<b>\$ 34,291.05</b>	<b>\$ 285.76</b>	<b>\$ 10,931.20</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 55,980.00</b>	<b>\$ 13,995.00</b>	<b>\$ 129.58</b>	<b>\$ 12,538.81</b>	<b>\$ 116.10</b>	<b>\$ (1,456.19)</b>	<b>\$ 6,944.00</b>	<b>\$ 1,736.00</b>	<b>\$ 14.47</b>	<b>\$ 3,903.95</b>	<b>\$ 32.53</b>	<b>\$ 2,167.95</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 55,980.00</b>	<b>\$ 13,995.00</b>	<b>\$ 129.58</b>	<b>\$ 12,538.81</b>	<b>\$ 116.10</b>	<b>\$ (1,456.19)</b>	<b>\$ 6,944.00</b>	<b>\$ 1,736.00</b>	<b>\$ 14.47</b>	<b>\$ 3,903.95</b>	<b>\$ 32.53</b>	<b>\$ 2,167.95</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 192,933.00	\$ 48,233.25	\$ 365.40	\$ 42,615.00	\$ 322.84	\$ (5,618.25)	\$ 232,701.00	\$ 58,175.25	\$ 312.77	\$ 54,372.00	\$ 292.32	\$ (3,803.25)
Transfer from Capital Fund	\$ 43,579.00	\$ 10,894.75	\$ 82.54	\$ -	\$ -	\$ (10,894.75)	\$ 61,407.00	\$ 15,351.75	\$ 82.54	\$ -	\$ -	\$ (15,351.75)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 236,512.00</b>	<b>\$ 59,128.00</b>	<b>\$ 447.94</b>	<b>\$ 42,615.00</b>	<b>\$ 322.84</b>	<b>\$ (16,513.00)</b>	<b>\$ 294,108.00</b>	<b>\$ 73,527.00</b>	<b>\$ 395.31</b>	<b>\$ 54,372.00</b>	<b>\$ 292.32</b>	<b>\$ (19,155.00)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 24,594.00</b>	<b>\$ 6,148.50</b>	<b>\$ 46.58</b>	<b>\$ 4,133.66</b>	<b>\$ 31.32</b>	<b>\$ 2,014.84</b>	<b>\$ 41,546.00</b>	<b>\$ 10,386.50</b>	<b>\$ 55.84</b>	<b>\$ 6,948.47</b>	<b>\$ 37.36</b>	<b>\$ 3,438.03</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 930.00</b>	<b>\$ 232.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 232.50</b>
<b>Total Utilities</b>	<b>\$ 27,500.00</b>	<b>\$ 6,875.00</b>	<b>\$ 52.08</b>	<b>\$ 6,875.01</b>	<b>\$ 52.08</b>	<b>\$ (0.01)</b>	<b>\$ 84,169.00</b>	<b>\$ 21,042.25</b>	<b>\$ 113.13</b>	<b>\$ 21,042.24</b>	<b>\$ 113.13</b>	<b>\$ 0.01</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 43,579.00</b>	<b>\$ 10,894.75</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,894.75</b>	<b>\$ 61,407.00</b>	<b>\$ 15,351.75</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,351.75</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 236,512.00</b>	<b>\$ 59,128.00</b>	<b>\$ 447.94</b>	<b>\$ 42,615.00</b>	<b>\$ 322.84</b>	<b>\$ (16,513.00)</b>	<b>\$ 294,108.00</b>	<b>\$ 73,527.00</b>	<b>\$ 395.31</b>	<b>\$ 54,372.00</b>	<b>\$ 292.32</b>	<b>\$ (19,155.00)</b>
<b>Total Operating Expenses</b>	<b>\$ 179,518.00</b>	<b>\$ 44,879.50</b>	<b>\$ 340.00</b>	<b>\$ 31,969.91</b>	<b>\$ 242.20</b>	<b>\$ 12,909.59</b>	<b>\$ 313,217.00</b>	<b>\$ 78,304.25</b>	<b>\$ 420.99</b>	<b>\$ 66,868.15</b>	<b>\$ 359.51</b>	<b>\$ 11,436.10</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 56,994.00</b>	<b>\$ 14,248.50</b>	<b>\$ 107.94</b>	<b>\$ 10,645.09</b>	<b>\$ 80.64</b>	<b>\$ (3,603.41)</b>	<b>\$ (19,109.00)</b>	<b>\$ (4,777.25)</b>	<b>\$ (25.68)</b>	<b>\$ (12,496.15)</b>	<b>\$ (67.18)</b>	<b>\$ (7,718.90)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 56,994.00</b>	<b>\$ 14,248.50</b>	<b>\$ 107.94</b>	<b>\$ 10,645.09</b>	<b>\$ 80.64</b>	<b>\$ (3,603.41)</b>	<b>\$ (19,109.00)</b>	<b>\$ (4,777.25)</b>	<b>\$ (25.68)</b>	<b>\$ (12,496.15)</b>	<b>\$ (67.18)</b>	<b>\$ (7,718.90)</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 31, 2021

KING LOUIS SQUARE III - AMP 000052							SENIOR LIVING AT RENAISSANCE - AMP 000054					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 57,800.00	\$ 14,450.00	\$ 200.69	\$ 11,433.00	\$ 158.79	\$ (3,017.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (7,104.00)	\$ (1,776.00)	\$ (24.67)	\$ (2,325.00)	\$ (32.29)	\$ (549.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 240.00	\$ 3.33	\$ -	\$ -	\$ (240.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 105.00	\$ 1.46	\$ -	\$ -	\$ (105.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 50.00	\$ 0.69	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 107,892.00	\$ 26,973.00	\$ 374.63	\$ 21,951.00	\$ 304.88	\$ (5,022.00)	\$ 272,068.00	\$ 68,017.00	\$ 302.30	\$ 72,693.00	\$ 323.08	\$ 4,676.00
Transfer from Capital Fund	\$ 52,211.00	\$ 13,052.75	\$ 181.29	\$ 7,110.00	\$ 98.75	\$ (5,942.75)	\$ 74,281.00	\$ 18,570.25	\$ 82.53	\$ -	\$ -	\$ (18,570.25)
Investment Income	\$ 33.00	\$ 8.25	\$ 0.11	\$ 0.07	\$ 0.00	\$ (8.18)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,665.00	\$ 416.25	\$ 5.78	\$ 7,240.57	\$ 100.56	\$ 6,824.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 214,077.00	\$ 53,519.25	\$ 743.32	\$ 45,409.64	\$ 630.69	\$ (8,109.61)	\$ 346,349.00	\$ 86,587.25	\$ 384.83	\$ 72,693.00	\$ 323.08	\$ (13,894.25)

EXPENSES

Total Administration	\$ 56,730.00	\$ 14,182.50	\$ 196.98	\$ 11,112.22	\$ 154.34	\$ 3,070.28	\$ 22,027.00	\$ 5,506.75	\$ 24.47	\$ 3,730.37	\$ 16.58	\$ 1,776.38
Total Tenant Services	\$ 1,844.00	\$ 461.00	\$ 6.40	\$ 355.95	\$ 4.94	\$ 105.05	\$ 1,125.00	\$ 281.25	\$ 1.25	\$ -	\$ -	\$ 281.25
Total Utilities	\$ 44,500.00	\$ 11,125.00	\$ 154.51	\$ 9,082.03	\$ 126.14	\$ 2,042.97	\$ 113,979.00	\$ 28,494.75	\$ 126.64	\$ 28,494.51	\$ 126.64	\$ 0.24
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 6,105.50	\$ 84.80	\$ 1,353.60	\$ 18.80	\$ 4,751.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 3,035.00	\$ 42.15	\$ -	\$ -	\$ 3,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 8,850.00	\$ 122.92	\$ 2,808.23	\$ 39.00	\$ 6,041.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,771.00	\$ 5,942.75	\$ 82.54	\$ -	\$ -	\$ 5,942.75	\$ 74,281.00	\$ 18,570.25	\$ 82.53	\$ -	\$ -	\$ 18,570.25
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 214,077.00	\$ 53,519.25	\$ 743.32	\$ 45,409.64	\$ 630.69	\$ (8,109.61)	\$ 346,349.00	\$ 86,587.25	\$ 384.83	\$ 72,693.00	\$ 323.08	\$ (13,894.25)
Total Operating Expenses	\$ 214,032.00	\$ 53,508.00	\$ 743.17	\$ 28,989.66	\$ 402.63	\$ 24,518.34	\$ 324,161.00	\$ 81,040.25	\$ 360.18	\$ 60,412.13	\$ 268.50	\$ 20,628.12
Net Cash Flow from Operations	\$ 45.00	\$ 11.25	\$ 0.16	\$ 16,419.98	\$ 228.06	\$ 16,408.73	\$ 22,188.00	\$ 5,547.00	\$ 24.65	\$ 12,280.87	\$ 54.58	\$ 6,733.87
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 45.00	\$ 11.25	\$ 0.16	\$ 16,419.98	\$ 228.06	\$ 16,408.73	\$ 22,188.00	\$ 5,547.00	\$ 24.65	\$ 12,280.87	\$ 54.58	\$ 6,733.87

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 31, 2021

	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 104,984.00	\$ 26,246.00	\$ 397.67	\$ 27,061.00	\$ 410.02	\$ 815.00	\$ 278,959.00	\$ 69,739.75	\$ 290.58	\$ 73,841.00	\$ 307.67	\$ 4,101.25
Transfer from Capital Fund	\$ 21,789.00	\$ 5,447.25	\$ 82.53	\$ -	\$ -	\$ (5,447.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 126,773.00</b>	<b>\$ 31,693.25</b>	<b>\$ 480.20</b>	<b>\$ 27,061.00</b>	<b>\$ 410.02</b>	<b>\$ (4,632.25)</b>	<b>\$ 278,959.00</b>	<b>\$ 69,739.75</b>	<b>\$ 290.58</b>	<b>\$ 73,841.00</b>	<b>\$ 307.67</b>	<b>\$ 4,101.25</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 6,622.00</b>	<b>\$ 1,655.50</b>	<b>\$ 25.08</b>	<b>\$ 1,106.12</b>	<b>\$ 16.76</b>	<b>\$ 549.38</b>	<b>\$ 22,295.00</b>	<b>\$ 5,573.75</b>	<b>\$ 23.22</b>	<b>\$ 3,854.34</b>	<b>\$ 16.06</b>	<b>\$ 1,719.41</b>
<b>Total Tenant Services</b>	<b>\$ 330.00</b>	<b>\$ 82.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 82.50</b>	<b>\$ 1,200.00</b>	<b>\$ 300.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300.00</b>
<b>Total Utilities</b>	<b>\$ 40,149.00</b>	<b>\$ 10,037.25</b>	<b>\$ 152.08</b>	<b>\$ 10,037.49</b>	<b>\$ 152.08</b>	<b>\$ (0.24)</b>	<b>\$ 130,751.00</b>	<b>\$ 32,687.75</b>	<b>\$ 136.20</b>	<b>\$ 32,687.76</b>	<b>\$ 136.20</b>	<b>\$ (0.01)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 21,789.00</b>	<b>\$ 5,447.25</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,447.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 126,773.00</b>	<b>\$ 31,693.25</b>	<b>\$ 480.20</b>	<b>\$ 27,061.00</b>	<b>\$ 410.02</b>	<b>\$ (4,632.25)</b>	<b>\$ 278,959.00</b>	<b>\$ 69,739.75</b>	<b>\$ 290.58</b>	<b>\$ 73,841.00</b>	<b>\$ 307.67</b>	<b>\$ 4,101.25</b>
<b>Total Operating Expenses</b>	<b>\$ 119,454.00</b>	<b>\$ 29,863.50</b>	<b>\$ 452.48</b>	<b>\$ 23,784.53</b>	<b>\$ 360.37</b>	<b>\$ 6,078.97</b>	<b>\$ 292,062.00</b>	<b>\$ 73,015.50</b>	<b>\$ 304.23</b>	<b>\$ 70,996.26</b>	<b>\$ 295.82</b>	<b>\$ 2,019.24</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 7,319.00</b>	<b>\$ 1,829.75</b>	<b>\$ 27.72</b>	<b>\$ 3,276.47</b>	<b>\$ 49.64</b>	<b>\$ 1,446.72</b>	<b>\$ (13,103.00)</b>	<b>\$ (3,275.75)</b>	<b>\$ (13.65)</b>	<b>\$ 2,844.74</b>	<b>\$ 11.85</b>	<b>\$ 6,120.49</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 7,319.00</b>	<b>\$ 1,829.75</b>	<b>\$ 27.72</b>	<b>\$ 3,276.47</b>	<b>\$ 49.64</b>	<b>\$ 1,446.72</b>	<b>\$ (13,103.00)</b>	<b>\$ (3,275.75)</b>	<b>\$ (13.65)</b>	<b>\$ 2,844.74</b>	<b>\$ 11.85</b>	<b>\$ 6,120.49</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 161,979.00	\$ 40,494.75	\$ 374.95	\$ 38,967.00	\$ 360.81	\$ (1,527.75)	\$ 215,759.00	\$ 53,939.75	\$ 390.87	\$ 58,932.00	\$ 427.04	\$ 4,992.25
Transfer from Capital Fund	\$ 35,655.00	\$ 8,913.75	\$ 82.53	\$ -	\$ -	\$ (8,913.75)	\$ 45,560.00	\$ 11,390.00	\$ 82.54	\$ -	\$ -	\$ (11,390.00)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 197,634.00	\$ 49,408.50	\$ 457.49	\$ 38,967.00	\$ 360.81	\$ (10,441.50)	\$ 261,319.00	\$ 65,329.75	\$ 473.40	\$ 58,932.00	\$ 427.04	\$ (6,397.75)

EXPENSES

Total Administration	\$ 21,510.00	\$ 5,377.50	\$ 49.79	\$ 3,558.15	\$ 32.95	\$ 1,819.35	\$ 28,029.00	\$ 7,007.25	\$ 50.78	\$ 4,699.82	\$ 34.06	\$ 2,307.43
Total Tenant Services	\$ 540.00	\$ 135.00	\$ 1.25	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 53,328.00	\$ 13,332.00	\$ 123.44	\$ 13,332.00	\$ 123.44	\$ -	\$ 66,859.00	\$ 16,714.75	\$ 121.12	\$ 15,403.14	\$ 111.62	\$ 1,311.61
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 35,655.00	\$ 8,913.75	\$ 82.53	\$ -	\$ -	\$ 8,913.75	\$ 45,560.00	\$ 11,390.00	\$ 82.54	\$ -	\$ -	\$ 11,390.00
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 197,634.00	\$ 49,408.50	\$ 457.49	\$ 38,967.00	\$ 360.81	\$ (10,441.50)	\$ 261,319.00	\$ 65,329.75	\$ 473.40	\$ 58,932.00	\$ 427.04	\$ (6,397.75)
Total Operating Expenses	\$ 205,118.00	\$ 51,279.50	\$ 474.81	\$ 32,899.44	\$ 304.62	\$ 18,380.06	\$ 282,105.00	\$ 70,526.25	\$ 511.06	\$ 54,733.64	\$ 396.62	\$ 15,792.61
Net Cash Flow from Operations	\$ (7,484.00)	\$ (1,871.00)	\$ (17.32)	\$ 6,067.56	\$ 56.18	\$ 7,938.56	\$ (20,786.00)	\$ (5,196.50)	\$ (37.66)	\$ 4,198.36	\$ 30.42	\$ 9,394.86
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (7,484.00)	\$ (1,871.00)	\$ (17.32)	\$ 6,067.56	\$ 56.18	\$ 7,938.56	\$ (20,786.00)	\$ (5,196.50)	\$ (37.66)	\$ 4,198.36	\$ 30.42	\$ 9,394.86



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 257,349.00	\$ 64,337.25	\$ 428.92	\$ 61,242.00	\$ 408.28	\$ (3,095.25)	\$ 255,077.00	\$ 63,769.25	\$ 483.10	\$ 61,342.00	\$ 464.71	\$ (2,427.25)
Transfer from Capital Fund	\$ 49,521.00	\$ 12,380.25	\$ 82.54	\$ -	\$ -	\$ (12,380.25)	\$ 43,579.00	\$ 10,894.75	\$ 82.54	\$ -	\$ -	\$ (10,894.75)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 306,870.00	\$ 76,717.50	\$ 511.45	\$ 61,242.00	\$ 408.28	\$ (15,475.50)	\$ 298,656.00	\$ 74,664.00	\$ 565.64	\$ 61,342.00	\$ 464.71	\$ (13,322.00)

EXPENSES

Total Administration	\$ 41,220.00	\$ 10,305.00	\$ 68.70	\$ 6,049.49	\$ 40.33	\$ 4,255.51	\$ 33,133.00	\$ 8,283.25	\$ 62.75	\$ 5,568.21	\$ 42.18	\$ 2,715.04
Total Tenant Services	\$ 750.00	\$ 187.50	\$ 1.25	\$ -	\$ -	\$ 187.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 81,203.00	\$ 20,300.75	\$ 135.34	\$ 20,300.76	\$ 135.34	\$ (0.01)	\$ 67,591.00	\$ 16,897.75	\$ 128.01	\$ 16,897.50	\$ 128.01	\$ 0.25
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 49,521.00	\$ 12,380.25	\$ 82.54	\$ -	\$ -	\$ 12,380.25	\$ 43,579.00	\$ 10,894.75	\$ 82.54	\$ -	\$ -	\$ 10,894.75
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 306,870.00	\$ 76,717.50	\$ 511.45	\$ 61,242.00	\$ 408.28	\$ (15,475.50)	\$ 298,656.00	\$ 74,664.00	\$ 565.64	\$ 61,342.00	\$ 464.71	\$ (13,322.00)
Total Operating Expenses	\$ 305,575.00	\$ 76,393.75	\$ 509.29	\$ 59,570.72	\$ 397.14	\$ 16,823.03	\$ 300,509.00	\$ 75,127.25	\$ 569.15	\$ 60,344.97	\$ 457.16	\$ 14,782.28
Net Cash Flow from Operations	\$ 1,295.00	\$ 323.75	\$ 2.16	\$ 1,671.28	\$ 11.14	\$ 1,347.53	\$ (1,853.00)	\$ (463.25)	\$ (3.51)	\$ 997.03	\$ 7.55	\$ 1,460.28
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 1,295.00	\$ 323.75	\$ 2.16	\$ 1,671.28	\$ 11.14	\$ 1,347.53	\$ (1,853.00)	\$ (463.25)	\$ (3.51)	\$ 997.03	\$ 7.55	\$ 1,460.28

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 378,198.00	\$ 94,549.50	\$ 262.64	\$ 98,739.00	\$ 274.28	\$ 4,189.50	\$ 185,584.00	\$ 46,396.00	\$ 206.20	\$ 47,597.00	\$ 211.54	\$ 1,201.00
Transfer from Capital Fund	\$ 256,800.00	\$ 64,200.00	\$ 178.33	\$ 64,200.00	\$ 178.33	\$ -	\$ 74,281.00	\$ 18,570.25	\$ 82.53	\$ -	\$ -	\$ (18,570.25)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 634,998.00</b>	<b>\$ 158,749.50</b>	<b>\$ 440.97</b>	<b>\$ 162,939.00</b>	<b>\$ 452.61</b>	<b>\$ 4,189.50</b>	<b>\$ 259,865.00</b>	<b>\$ 64,966.25</b>	<b>\$ 288.74</b>	<b>\$ 47,597.00</b>	<b>\$ 211.54</b>	<b>\$ (17,369.25)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 32,633.00</b>	<b>\$ 8,158.25</b>	<b>\$ 22.66</b>	<b>\$ 5,449.60</b>	<b>\$ 15.14</b>	<b>\$ 2,708.65</b>	<b>\$ 29,440.00</b>	<b>\$ 7,360.00</b>	<b>\$ 32.71</b>	<b>\$ 3,644.70</b>	<b>\$ 16.20</b>	<b>\$ 3,715.30</b>
<b>Total Tenant Services</b>	<b>\$ 1,800.00</b>	<b>\$ 450.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 216,000.00</b>	<b>\$ 54,000.00</b>	<b>\$ 150.00</b>	<b>\$ 51,750.00</b>	<b>\$ 143.75</b>	<b>\$ 2,250.00</b>	<b>\$ 104,967.00</b>	<b>\$ 26,241.75</b>	<b>\$ 116.63</b>	<b>\$ 26,241.75</b>	<b>\$ 116.63</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,281.00</b>	<b>\$ 18,570.25</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,570.25</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 634,998.00</b>	<b>\$ 158,749.50</b>	<b>\$ 440.97</b>	<b>\$ 162,939.00</b>	<b>\$ 452.61</b>	<b>\$ 4,189.50</b>	<b>\$ 259,865.00</b>	<b>\$ 64,966.25</b>	<b>\$ 288.74</b>	<b>\$ 47,597.00</b>	<b>\$ 211.54</b>	<b>\$ (17,369.25)</b>
<b>Total Operating Expenses</b>	<b>\$ 612,531.00</b>	<b>\$ 153,132.75</b>	<b>\$ 425.37</b>	<b>\$ 151,736.05</b>	<b>\$ 421.49</b>	<b>\$ 1,396.70</b>	<b>\$ 245,471.00</b>	<b>\$ 61,367.75</b>	<b>\$ 272.75</b>	<b>\$ 39,082.20</b>	<b>\$ 173.70</b>	<b>\$ 22,285.55</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 22,467.00</b>	<b>\$ 5,616.75</b>	<b>\$ 15.60</b>	<b>\$ 11,202.95</b>	<b>\$ 31.12</b>	<b>\$ 5,586.20</b>	<b>\$ 14,394.00</b>	<b>\$ 3,598.50</b>	<b>\$ 15.99</b>	<b>\$ 8,514.80</b>	<b>\$ 37.84</b>	<b>\$ 4,916.30</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 22,467.00</b>	<b>\$ 5,616.75</b>	<b>\$ 15.60</b>	<b>\$ 11,202.95</b>	<b>\$ 31.12</b>	<b>\$ 5,586.20</b>	<b>\$ 14,394.00</b>	<b>\$ 3,598.50</b>	<b>\$ 15.99</b>	<b>\$ 8,514.80</b>	<b>\$ 37.84</b>	<b>\$ 4,916.30</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 348,341.00	\$ 87,085.25	\$ 414.69	\$ 93,895.00	\$ 447.12	\$ 6,809.75		\$ 217,097.00	\$ 54,274.25	\$ 306.63	\$ 53,519.00	\$ 302.37	\$ (755.25)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 348,341.00	\$ 87,085.25	\$ 414.69	\$ 93,895.00	\$ 447.12	\$ 6,809.75		\$ 217,097.00	\$ 54,274.25	\$ 306.63	\$ 53,519.00	\$ 302.37	\$ (755.25)

**EXPENSES**

Total Administration	\$ 42,777.00	\$ 10,694.25	\$ 50.93	\$ 7,207.90	\$ 34.32	\$ 3,486.35	\$ 37,211.00	\$ 9,302.75	\$ 52.56	\$ 6,164.79	\$ 34.83	\$ 3,137.96
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 221.25	\$ 1.25	\$ -	\$ -	\$ 221.25
Total Utilities	\$ 134,460.00	\$ 33,615.00	\$ 160.07	\$ 33,615.00	\$ 160.07	\$ -	\$ 63,925.00	\$ 15,981.25	\$ 90.29	\$ 15,981.24	\$ 90.29	\$ 0.01
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 348,341.00	\$ 87,085.25	\$ 414.69	\$ 93,895.00	\$ 447.12	\$ 6,809.75	\$ 217,097.00	\$ 54,274.25	\$ 306.63	\$ 53,519.00	\$ 302.37	\$ (755.25)
Total Operating Expenses	\$ 379,946.00	\$ 94,986.50	\$ 452.32	\$ 91,500.19	\$ 435.72	\$ 3,486.31	\$ 211,952.00	\$ 52,988.00	\$ 299.37	\$ 49,628.55	\$ 280.39	\$ 3,359.45
Net Cash Flow from Operations	\$ (31,605.00)	\$ (7,901.25)	\$ (37.63)	\$ 2,394.81	\$ 11.40	\$ 10,296.06	\$ 5,145.00	\$ 1,286.25	\$ 7.27	\$ 3,890.45	\$ 21.98	\$ 2,604.20
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (31,605.00)	\$ (7,901.25)	\$ (37.63)	\$ 2,394.81	\$ 11.40	\$ 10,296.06	\$ 5,145.00	\$ 1,286.25	\$ 7.27	\$ 3,890.45	\$ 21.98	\$ 2,604.20

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 218,318.00	\$ 54,579.50	\$ 395.50	\$ 59,588.00	\$ 431.80	\$ 5,008.50	\$ 130,106.00	\$ 32,526.50	\$ 309.78	\$ 36,344.00	\$ 346.13	\$ 3,817.50
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 218,318.00</b>	<b>\$ 54,579.50</b>	<b>\$ 395.50</b>	<b>\$ 59,588.00</b>	<b>\$ 431.80</b>	<b>\$ 5,008.50</b>	<b>\$ 130,106.00</b>	<b>\$ 32,526.50</b>	<b>\$ 309.78</b>	<b>\$ 36,344.00</b>	<b>\$ 346.13</b>	<b>\$ 3,817.50</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 25,263.00</b>	<b>\$ 6,315.75</b>	<b>\$ 45.77</b>	<b>\$ 4,138.60</b>	<b>\$ 29.99</b>	<b>\$ 2,177.15</b>	<b>\$ 23,179.00</b>	<b>\$ 5,794.75</b>	<b>\$ 55.19</b>	<b>\$ 3,276.39</b>	<b>\$ 31.20</b>	<b>\$ 2,518.36</b>
<b>Total Tenant Services</b>	<b>\$ 690.00</b>	<b>\$ 172.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172.50</b>	<b>\$ 525.00</b>	<b>\$ 131.25</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131.25</b>
<b>Total Utilities</b>	<b>\$ 47,628.00</b>	<b>\$ 11,907.00</b>	<b>\$ 86.28</b>	<b>\$ 11,907.00</b>	<b>\$ 86.28</b>	<b>\$ -</b>	<b>\$ 35,172.00</b>	<b>\$ 8,793.00</b>	<b>\$ 83.74</b>	<b>\$ 8,793.00</b>	<b>\$ 83.74</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 218,318.00</b>	<b>\$ 54,579.50</b>	<b>\$ 395.50</b>	<b>\$ 59,588.00</b>	<b>\$ 431.80</b>	<b>\$ 5,008.50</b>	<b>\$ 130,106.00</b>	<b>\$ 32,526.50</b>	<b>\$ 309.78</b>	<b>\$ 36,344.00</b>	<b>\$ 346.13</b>	<b>\$ 3,817.50</b>
<b>Total Operating Expenses</b>	<b>\$ 250,834.00</b>	<b>\$ 62,708.50</b>	<b>\$ 454.41</b>	<b>\$ 60,358.81</b>	<b>\$ 437.38</b>	<b>\$ 2,349.69</b>	<b>\$ 147,156.00</b>	<b>\$ 36,789.00</b>	<b>\$ 350.37</b>	<b>\$ 34,193.49</b>	<b>\$ 325.65</b>	<b>\$ 2,595.51</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (32,516.00)</b>	<b>\$ (8,129.00)</b>	<b>\$ (58.91)</b>	<b>\$ (770.81)</b>	<b>\$ (5.59)</b>	<b>\$ 7,358.19</b>	<b>\$ (17,050.00)</b>	<b>\$ (4,262.50)</b>	<b>\$ (40.60)</b>	<b>\$ 2,150.51</b>	<b>\$ 20.48</b>	<b>\$ 6,413.01</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (32,516.00)</b>	<b>\$ (8,129.00)</b>	<b>\$ (58.91)</b>	<b>\$ (770.81)</b>	<b>\$ (5.59)</b>	<b>\$ 7,358.19</b>	<b>\$ (17,050.00)</b>	<b>\$ (4,262.50)</b>	<b>\$ (40.60)</b>	<b>\$ 2,150.51</b>	<b>\$ 20.48</b>	<b>\$ 6,413.01</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 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		\$	1,302,399.23	\$	269,925.36	\$	288,154.94	\$	183,323.97	\$	791,911.05	\$	257,926.37	
114 Cash - tenant security deposits		\$	46,329.74	\$	29,833.97	\$	24,963.60	\$	26,221.23	\$	73,551.49	\$	29,457.83	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	152,488.94	\$	57,237.27	\$	6,853.12	\$	18,258.78	\$	86,510.68	\$	9,261.39	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	416,957.22	\$	116,974.85	\$	73,010.74	\$	85,109.79	\$	226,520.70	\$	85,204.99	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	1,918,175.13	\$	473,971.45	\$	392,982.40	\$	312,913.77	\$	1,178,493.92	\$	381,850.58
310 Total Current Liabilities		\$	61,270.42	\$	38,274.65	\$	31,462.74	\$	40,261.34	\$	95,423.41	\$	37,360.01	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds					\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:			\$	61,270.42	\$	38,274.65	\$	31,462.74	\$	40,261.34	\$	95,423.41	\$	37,360.01
Quick Ratio:			31.31		12.38		12.49		7.77		12.35		10.22	
Quick Ratio Score (max points 12):			12		12		12		12		12		12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	1,302,399.23	\$	269,925.36	\$	288,154.94	\$	183,323.97	\$	791,911.05	\$	257,926.37	
114 Cash - tenant security deposits		\$	46,329.74	\$	29,833.97	\$	24,963.60	\$	26,221.23	\$	73,551.49	\$	29,457.83	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	152,488.94	\$	57,237.27	\$	6,853.12	\$	18,258.78	\$	86,510.68	\$	9,261.39	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	416,957.22	\$	116,974.85	\$	73,010.74	\$	85,109.79	\$	226,520.70	\$	85,204.99	
310 (-) Total Current Liabilities		\$	61,270.42	\$	38,274.65	\$	31,462.74	\$	40,261.34	\$	95,423.41	\$	37,360.01	
MENAR Numerator Total:			\$	1,856,904.71	\$	435,696.80	\$	361,519.66	\$	272,652.43	\$	1,083,070.51	\$	344,490.57
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	298,996.76	\$	197,401.82	\$	174,861.95	\$	182,320.10	\$	365,916.97	\$	191,775.03	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	2,950.00	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	379,504.03	\$	-	
MENAR Denominator Total:			\$	99,665.59	\$	65,800.61	\$	58,287.32	\$	60,773.37	\$	249,457.00	\$	63,925.01
MENAR:			18.63		6.62		6.20		4.49		4.34		5.39	
MENAR Score (max points 11):			11		11		11		11		11		11	

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 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
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 248,669.33	\$ (10,595.63)	\$ (5,026.47)	\$ (25,755.04)	\$ 96,058.46	\$ (20,415.01)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 248,669.33	\$ (10,595.63)	\$ (5,026.47)	\$ (25,755.04)	\$ 96,058.46	\$ (20,415.01)
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
<b>Overall AMP Score</b>							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	39475	8300	3150	2700	2450	7175	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	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  
Financial Condition Indicators-AMPs  
As of December 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
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 927,759.28	\$ 601,727.76	\$ 419,067.78	\$ 270,447.95	\$ 245,828.13
114 Cash - tenant security deposits	\$ 47,494.02	\$ 18,001.00	\$ 28,426.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 63,129.10	\$ 14,347.48	\$ 95,742.48	\$ 72,118.10	\$ 10,885.18
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 201,861.33	\$ 129,549.31	\$ 134,625.03	\$ 232,196.79	\$ 24,012.46
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,240,243.73</b>	<b>\$ 763,625.55</b>	<b>\$ 677,861.79</b>	<b>\$ 602,568.84</b>	<b>\$ 285,996.77</b>
310 Total Current Liabilities	\$ 55,602.44	\$ 507,342.80	\$ 39,244.47	\$ 58,941.87	\$ 11,478.66
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 500,000.00	\$ -		\$ 2,619.96
<b>QR Denominator Total:</b>	<b>\$ 55,602.44</b>	<b>\$ 7,342.80</b>	<b>\$ 39,244.47</b>	<b>\$ 58,941.87</b>	<b>\$ 8,858.70</b>
<b>Quick Ratio:</b>	<b>22.31</b>	<b>104.00</b>	<b>17.27</b>	<b>10.22</b>	<b>32.28</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 927,759.28	\$ 601,727.76	\$ 419,067.78	\$ 270,447.95	\$ 245,828.13
114 Cash - tenant security deposits	\$ 47,494.02	\$ 18,001.00	\$ 28,426.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 63,129.10	\$ 14,347.48	\$ 95,742.48	\$ 72,118.10	\$ 10,885.18
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 201,861.33	\$ 129,549.31	\$ 134,625.03	\$ 232,196.79	\$ 24,012.46
310 (-) Total Current Liabilities	\$ 55,602.44	\$ 507,342.80	\$ 39,244.47	\$ 58,941.87	\$ 11,478.66
<b>MENAR Numerator Total:</b>	<b>\$ 1,184,641.29</b>	<b>\$ 256,282.75</b>	<b>\$ 638,617.32</b>	<b>\$ 543,626.97</b>	<b>\$ 274,518.11</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 126,687.88	\$ 119,749.83	\$ 125,225.83	\$ 194,291.00	\$ 28,989.66
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 42,229.29</b>	<b>\$ 39,916.61</b>	<b>\$ 41,741.94</b>	<b>\$ 64,763.67</b>	<b>\$ 9,663.22</b>
<b>MENAR:</b>	<b>28.05</b>	<b>6.42</b>	<b>15.30</b>	<b>8.39</b>	<b>28.41</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 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
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 158,301.24	\$ 40,744.90	\$ 92,758.80	\$ 90,535.00	\$ 16,419.98
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 158,301.24	\$ 40,744.90	\$ 92,758.80	\$ 90,535.00	\$ 16,419.98
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
<b>Overall AMP Score</b>					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	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 December 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
<b>Indicator #1 - Occupancy Rate (OR)</b>								
FDS #								
11210 Unit Months Leased		698	357	316	283	798	349	422
OR Numerator Total:		698	357	316	283	798	349	422
11190 Unit Months Available		996	378	324	294	855	363	444
OR Denominator Total:		996	378	324	294	855	363	444
Occupancy Rate:		0.70080	0.94444	0.97531	0.96259	0.93333	0.96143	0.95045
Occupancy Rate Score (max points 16):		0	8	12	12	4	12	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>								
FDS #								
(Maximum points 5)								
126 Accounts Receivable - Tenants		\$ 124,345.35	\$ 56,862.93	\$ 6,853.12	\$ 18,258.78	\$ 85,138.10	\$ 8,762.27	\$ 68,600.73
TAR Numerator Total:		\$ 124,345.35	\$ 56,862.93	\$ 6,853.12	\$ 18,258.78	\$ 85,138.10	\$ 8,762.27	\$ 68,600.73
70500 Total Tenant Revenue		\$ 208,111.44	\$ 301,311.80	\$ 261,184.00	\$ 301,679.16	\$ 758,143.56	\$ 290,920.00	\$ 353,456.00
TAR Denominator Total:		\$ 208,111.44	\$ 301,311.80	\$ 261,184.00	\$ 301,679.16	\$ 758,143.56	\$ 290,920.00	\$ 353,456.00
TAR:		60.0%	19.0%	3.0%	6.0%	11.0%	3.0%	19.0%
TAR Score (max points 5):		2	0	0	0	0	0	0
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #								
(Maximum points 4)								
312 Accounts Payable - Current		\$ 5,133.82	\$ 9,979.27	\$ 5,607.47	\$ 13,890.98	\$ 11,372.92	\$ 9,393.45	\$ 2,184.97
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 5,133.82	\$ 9,979.27	\$ 5,607.47	\$ 13,890.98	\$ 11,372.92	\$ 9,393.45	\$ 2,184.97
96900 Total Operating Expenses /12		\$ 99,665.59	\$ 65,800.61	\$ 58,287.32	\$ 60,773.37	\$ 121,972.32	\$ 63,925.01	\$ 42,229.29
AP Denominator Total:		\$ 99,665.59	\$ 65,800.61	\$ 58,287.32	\$ 60,773.37	\$ 121,972.32	\$ 63,925.01	\$ 42,229.29
AP:		0.05	0.15	0.1	0.23	0.09	0.15	0.05
AP Score (max points 4):		4	4	4	4	4	4	4
<b>Overall AMP Score</b>								
Indicator #1 - Occupancy Rate (OR)		0	8	12	12	4	12	8
Indicator #2 - Tenant Accounts Receivable (TAR)		2	0	0	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)		8	13	18	17	9	17	14
Number of units in Project	1579	332	126	108	98	287	121	146
Weighted Value (Project MASS score times number)	17336	2656	1638	1944	1666	2583	2057	2044
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121	146
MPs Management Operations Indicator Score:	10.98	8.00	13.00	18.00	17.00	9.00	17.00	14.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of December 31, 2021

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>				
FDS #				
11210 Unit Months Leased	207	388	283	66
OR Numerator Total:	207	388	283	66
11190 Unit Months Available	234	414	345	69
OR Denominator Total:	234	414	345	69
Occupancy Rate:	0.88462	0.93720	0.82029	0.95652
Occupancy Rate Score (max points 16):	0	4	0	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 19,180.47	\$ 91,136.64	\$ 69,761.68	\$ 9,170.50
TAR Numerator Total:	\$ 19,180.47	\$ 91,136.64	\$ 69,761.68	\$ 9,170.50
70500 Total Tenant Revenue	\$ 93,092.00	\$ 222,612.00	\$ 138,476.72	\$ 36,432.00
TAR Denominator Total:	\$ 93,092.00	\$ 222,612.00	\$ 138,476.72	\$ 36,432.00
TAR:	21.0%	41.0%	50.0%	25.0%
TAR Score (max points 5):	0	0	0	0
<b>Indicator #3 - Accounts Payable (AP)</b>				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 2,482.57	\$ 8,733.83	\$ 14,525.54	\$ 2,102.50
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 2,482.57	\$ 8,733.83	\$ 14,525.54	\$ 2,102.50
96900 Total Operating Expenses /12	\$ 39,916.61	\$ 41,741.94	\$ 64,763.67	\$ 9,663.22
AP Denominator Total:	\$ 39,916.61	\$ 41,741.94	\$ 64,763.67	\$ 9,663.22
AP:	0.06	0.21	0.22	0.22
AP Score (max points 4):	4	4	4	4
<b>Overall AMP Score</b>				
Indicator #1 - Occupancy Rate (OR)	0	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)	0	0	0	0
Indicator #3 - Accounts Payable (AP)	4	4	4	4
Physical condition adjustment	1	1	1	0
Neighborhood environment adjustment	1	0	1	1
Project MASS score (Maximum points 25)	6	9	6	13
Number of units in Project	78	138	121	24
Weighted Value (Project MASS score times number)	468	1242	726	312
Total number of units in PHA's portfolio	78	138	121	24
MPs Management Operations Indicator Score:	6.00	9.00	6.00	13.00

# INTEGRATED PEST MANAGEMENT REPORT

**MANAGEMENT AGENT:** The Habitat Company

**PERIOD ENDING:** 1/31/2022

## SLHA DEVELOPMENTS:

Clinton-Peabody (020)	James House (100)	Euclid Plaza (132)	West Pine (170)	Parkview (190)
Badenhaus (280)	Cochran Plaza (370)	Badenfest (390)	LaSalle Park (340)	Lafayette Apts. (220)
California Gardens (230)	Armand & Ohio (350)	Folsom (380)	Marie Fanger (382)	South Broadway (410)
Lafayette Townhomes (420)	Tiffany Turnkey (421)	King Louis III (520)	Kingsbury Terrace (661)	

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
October	0	243	18	3	3	2	0	243	18
November	0	243	18	5	4	3	1	243	18
December	1	244	21	5	4	3	0	243	17
January	0	237	20	3	2	2	2	237	21
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	0	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	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/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
<b>TOTAL</b>	1	967	77	16	13	10	3	966	74

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



31-Jan-22

Prepared By  
John Young

Date



31-Jan-22

Approved By  
Andrew J. Reeves,

Date

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 1/31/2022

SLHA DEVELOPMENTS:

Towne XV	Samuel Shepard	Walnut Park
McMillan Manor	Cupples	Lookaway
Page Manor	Hodiamont	McMillan Manor

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	8	30	12	0	0	0	5	8	3
November	1	42	1	0	0	0	6	45	5
December	1	32	29	0	0	0	2	33	29
January	0	46	2	0	0	0	1	47	7
February									
March									
April									
May									
June									
July									
August									
September									

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	10	150	44	0	0	0	14	133	44

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

DocuSigned by: 2/7/2022  
Nicole Conrod  
915CC5E0606D4BA  
Prepared By Nicole Conrod Date  
DocuSigned by: 2/8/2022  
Robert Powell  
7107984D8F7548A...

DocuSigned by: 2/8/2022  
Paul Werner  
3271D51562F74AC...  
Approved By Paul Werner Date



# Housing Crime Summary January 1 – 31, 2022

Blumeyer Complex January 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjacking	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Larceny	0	0	0
Vehicle Theft	0	1	100%
Arson	0	0	0
<b>Crime Total</b>	<b>0</b>	<b>1</b>	<b>100%</b>

Break Down of Crimes January 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
<b>Total</b>	<b>0</b>	<b>1</b>

LaSalle Complex January 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	2	0	-200%
Burglary	0	0	N/A
Larceny	0	2	200%
Vehicle Theft	0	0	N/A
Arson	0	0	N/A
<b>Crime Total</b>	<b>2</b>	<b>2</b>	<b>0%</b>

Break Down of Crimes January 2022		
	2021	2022
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
Carjacking	0	0
Aggravated Assault with Firearm	2	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	2
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>2</b>	<b>2</b>

Cochran Complex January 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	1	N/A
Burglary	0	0	N/A
Larceny	0	1	100%
Vehicle Theft	0	1	100%
Arson	0	0	N/A
<b>Crime Total</b>	<b>1</b>	<b>3</b>	<b>200%</b>

Break Down of Crimes January 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	1	1
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	1	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	1
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
<b>Total</b>	<b>1</b>	<b>3</b>



Peabody Complex January 2022			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	2	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	2	0	-200%
Burglary	0	2	200%
Larceny	0	1	100%
Vehicle Theft	0	0	N/A
Arson	0	0	N/A
<b>Crime Total</b>	<b>4</b>	<b>3</b>	<b>-25%</b>

Break Down of Crimes January 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	2	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	2	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	2
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	1
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>4</b>	<b>3</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 12/31/2021

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 7,020,471.17

### INVESTMENTS

#### VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 258,592.54
	<b>TOTAL INVESTED</b>		<b>\$ 258,592.54</b>

St. Louis Housing Authority  
Housing Choice Voucher Program  
October 1, 2021 - September 30, 2022  
AS OF DECEMBER 31, 2021

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>						
Section 8 Administrative Fees	\$ 4,396,490.00	\$ 1,099,122.50	\$ 14.26	\$ 932,304.00	\$ 12.09	\$ (166,818.50)
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 125.00	\$ 0.00	\$ -	\$ -	\$ (125.00)
<b>Total Receipts</b>	<b>\$ 4,396,990.00</b>	<b>\$ 1,099,247.50</b>	<b>\$ 14.26</b>	<b>\$ 932,304.00</b>	<b>\$ 12.09</b>	<b>\$ (166,943.50)</b>
<b>EXPENSES</b>						
	Some Salaries charged to CARES Act					
<b>Total Administration</b>	<b>\$ 4,122,249.00</b>	<b>\$ 1,030,562.25</b>	<b>\$ 13.37</b>	<b>\$ 739,534.42</b>	<b>\$ 9.59</b>	<b>\$ 291,027.83</b>
<b>Total Tenant Services</b>	<b>\$ 5,000.00</b>	<b>\$ 1,250.00</b>	<b>\$ 0.02</b>	<b>\$ 5,000.00</b>	<b>\$ 0.06</b>	<b>\$ (3,750.00)</b>
<b>Total Utilities</b>	<b>\$ 47,580.00</b>	<b>\$ 11,895.00</b>	<b>\$ 0.15</b>	<b>\$ 10,525.34</b>	<b>\$ 0.14</b>	<b>\$ 1,369.66</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 2,400.00</b>	<b>\$ 600.00</b>	<b>\$ 0.01</b>	<b>\$ 617.88</b>	<b>\$ 0.01</b>	<b>\$ (17.88)</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 85,202.00</b>	<b>\$ 21,300.50</b>	<b>\$ 0.28</b>	<b>\$ 52,063.21</b>	<b>\$ 0.68</b>	<b>\$ (30,762.71)</b>
<b>Total Protective Services</b>	<b>\$ 30,316.00</b>	<b>\$ 7,579.00</b>	<b>\$ 0.10</b>	<b>\$ 7,709.40</b>	<b>\$ 0.10</b>	<b>\$ (130.40)</b>
<b>Total General</b>	<b>\$ 104,243.00</b>	<b>\$ 26,060.75</b>	<b>\$ 0.34</b>	<b>\$ 25,832.88</b>	<b>\$ 0.34</b>	<b>\$ 227.87</b>
<b>Total Non-Routine Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 4,396,990.00</b>	<b>\$ 1,099,247.50</b>	<b>\$ 14.26</b>	<b>\$ 932,304.00</b>	<b>\$ 12.09</b>	<b>\$ (166,943.50)</b>
<b>Total Expenses</b>	<b>\$ 4,396,990.00</b>	<b>\$ 1,099,247.50</b>	<b>\$ 14.26</b>	<b>\$ 841,283.13</b>	<b>\$ 10.91</b>	<b>\$ 257,964.37</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,020.87</b>	<b>\$ 1.18</b>	<b>\$ 91,020.87</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,020.87</b>	<b>\$ 1.18</b>	<b>\$ 91,020.87</b>

## HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	FYTD	CYTD
Budget Authority	\$4,355,444	\$4,355,444	\$4,355,444	\$4,355,442	\$4,339,485	\$4,339,491	\$4,339,490	\$4,139,978	\$17,158,444	\$4,139,978
Budget Received - Cash Management	\$4,229,191	\$4,232,927	\$4,232,927	\$4,133,253	\$4,133,262	\$2,337,592	\$4,013,374	\$4,038,637	\$14,522,865	\$4,038,637
Actual HAP As of the First of the Month	\$4,034,866	\$4,020,959	\$4,005,902	\$3,973,401	\$3,924,401	\$3,791,611	\$3,738,934	\$3,650,627	\$15,105,573	\$3,650,627
Actual HAP After the First of the Month	\$22,921	\$17,809	\$19,516	\$21,249	\$16,548	\$19,038	\$24,700	\$19,565	\$79,851	\$19,565
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$297,657	-\$316,676	-\$330,026	-\$360,792	-\$398,536	-\$528,842	-\$575,856	-\$469,786	\$1,973,020	\$469,786
Variance (Cash Management)	-\$171,404	-\$194,159	-\$207,509	-\$138,603	-\$192,313	\$1,473,057	-\$249,740	-\$368,445	-\$662,559	\$368,445
Percent Variance	-4.22%	-4.81%	-5.15%	-3.47%	-4.88%	38.66%	-6.64%	-10.04%	4.28%	-10.04%
YTD Variance	-\$2,177,371	-\$2,371,530	-\$2,579,039	-\$2,717,642	-\$192,313	\$1,280,744	\$1,031,004	\$662,559		
<b>OTHER HAP REVENUE</b>										
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	\$11,265	\$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
<b>Restricted Net Position HCV</b>	<b>\$961,361</b>	<b>\$1,155,520</b>	<b>\$1,363,029</b>	<b>\$1,512,897</b>	<b>\$1,705,210</b>	<b>\$232,153</b>	<b>\$481,893</b>	<b>\$850,338</b>		
<b>PUC</b>										
HUD Funded PUC	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$644.61	\$620.79	\$638.66	\$620.79
Actual PUC	\$623.53	\$621.96	\$621.84	\$617.47	\$614.24	\$593.27	\$582.75	\$565.11	\$588.85	\$565.11
Variance	-\$21.08	-\$22.65	-\$22.77	-\$27.14	-\$30.37	-\$51.34	-\$61.86	-\$55.68	-\$49.81	-\$55.68
Percent Variance	-3.38%	-3.64%	-3.66%	-4.40%	-4.94%	-8.65%	-10.61%	-9.85%	-8.52%	-9.85%
<b>UNITS</b>										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,105	7,105	7,105	7,105	28,420	7,105
New Increments not in baseline	45	45	45	45	45	45	45	45	180	45
HUD Funded Units	6,561	6,567	6,567	6,412	6,412	3,626	6,226	6,506	22,770	6,506
Funded units based on actual HAP	6,711	6,735	6,732	6,621	6,652	3,896	6,808	7,061	24,416	7,061
Actual Units	6,471	6,465	6,442	6,435	6,389	6,391	6,416	6,460	25,656	6,460
Variance to Funded Units	240	270	290	186	263	-2,495	392	601	-1,240	601
Variance to baseline	-634	-640	-663	-670	-716	-714	-689	-645	-2,764	-645
YTD var to baseline	-8379	-9019	-9682	-10352	-716	-1430	-2119	-2764		
Variance funded	-90	-102	-125	23	-23	2765	190	-46	2,886	-46
YTD var to funded	-140	-192	-226	-102	-23	2742	2932	2886		
<b>ADMIN FEES</b>										
HUD Funded Fees	\$355,973	\$355,973	\$355,973	\$355,973	\$355,973	\$280,443	\$280,442	\$394,319	\$1,311,177	\$394,319
Actual Expenses	\$49,720	\$216,498	\$57,772	\$53,863	\$38,620	\$422,546	\$360,757	\$306,362	\$1,128,285	\$306,362
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$306,253	-\$139,475	-\$298,201	-\$302,110	-\$317,353	\$142,103	\$80,315	-\$87,957	-\$182,892	-\$87,957
Percent Variance	-615.95%	-64.42%	-516.17%	-560.88%	-821.74%	33.63%	22.26%	-28.71%	16.21%	28.71%
Cumulative Variance	-\$1,076,784	-\$1,216,258	-\$1,514,459	-\$1,816,569	-\$317,353	\$142,103	\$80,315	-\$87,957		
<b>OTHER ADMIN REVENUE</b>										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$1,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,590	\$0	\$12,590
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$4,945,489	\$5,084,964	\$5,384,603	\$5,686,713	\$6,004,066	\$5,861,963	\$5,781,648	\$5,882,195		
<b>Unrestricted Net Position per VMS</b>	<b>\$3,524,782</b>	<b>\$3,524,782</b>	<b>\$3,526,220</b>	<b>\$5,686,713</b>	<b>\$5,686,713</b>	<b>\$5,544,610</b>	<b>\$5,464,295</b>	<b>\$5,476,885</b>		
<b>UTILIZATION PERCENTAGES</b>									<b>Utilization Percentages</b>	
Budget Authority Utilization									88.50%	88.65%
Unit Utilization Percentage									90.27%	90.92%

\*See Narrative

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Deborah Fowler, HCV Manager

CC: Arthur N. Waller, Director of Operations

Date: February 9, 2022

Subject: Housing Choice Voucher Board Report

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### Expedited Waiver Request

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provided HUD with authority to waive statues and regulations for the Housing Choice Voucher and Public Housing programs. These waivers were set to expire on December 31, 2021. However, on December 9, 2021, HUD issued Notice PIH 2021-34 that allowed for PHAs to continue using specific regulatory waivers, and provided for an expedited approval process for one new waiver in the HCV program related to payment standards that will help facilitate leasing, which was not part of the CARES Act waivers.

The following is a list of the expedited waivers requested by SLHA:

Item	Waiver Name	Regulation	Summary of Relief from HUD Requirements
(1)	SEMAP Score	985.105, 985.101	PHAs with a fiscal year end 3/31/22, 6/30/22, 9/30/222 may request to waive the application of SEMAP in its entirety, only if the PHA has SEMAP indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.
(2)	Term of Voucher: Extensions of Term	982.303(b)(1)	Allows PHAs to grant a family one or more extensions of the initial voucher term regardless of the policy described in the PHA Administrative Plan. PHAs must ensure consistency with these requests and remain in compliance with the PHA's formally adopted interim standard.

(3)	Voucher Tenancy: New Payment Standard Amount	982.503(b)	PHAs may request an expedited waiver to allow for establishment of payment standards from 111 to 120 percent of the FMR.
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### **YARDI Software Update**

Registration for Rent Café currently stands at 1,997 (31%) registered HCV participants and 1,384 (46%) 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 32 participants receiving mortgage assistance through the Housing Choice Voucher program. This number has decreased as a result of participants' being over-income status (zero HAP). Periodic briefings are held to educate potential homeowners on the home buying process and to connect them with community partners. The next homeownership briefing is scheduled for February 28, 2022.

### **Landlord Briefings**

Seven prospective property owners/agents attended the January briefing conducted via Zoom. The next Owners' briefing is scheduled for February 8, 2022. Owners' briefings are typically held on the first Tuesday of each month and are designed to educate prospective property owners regarding general program guidelines and requirements.

### **Veterans Affairs Supportive Housing (VASH)**

There are 247 active participants in the VASH program. This number has decreased as a result of participants being discharged by VA. During this reporting period, three referrals were received. Twelve 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 31 active families under lease and six families searching for housing.

### **Foster Youth Initiative**

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

## **Temporary Housing Quality Standards Inspection Services**

During the month of January, 622 inspections were conducted; 214 initial inspections, 389 biennials inspections, 15 special inspections and four quality inspections.

SLHA is continuing biennial inspections scheduled for the month of December. The HCV team is working diligently with McCright & Associates in facilitating inspections. The Inspections Department continues to conduct in-person initial inspections and tenant complaint inspections.

McCright & Associates is providing housing quality standards inspection services for a minimum of six months to a maximum period of one year to assist with the backlog of inspections due to the COVID-19 pandemic. (Please see attached Inspection Report).

## **Housing Choice Voucher Program Case Management and Consulting Services**

Staff continues to meet weekly to discuss the status of recertifications and have follow-up discussions relating to process, the post office delays, staff out due to COVID, interim reviews and complaints regarding the call center.

Nan McKay performed the following tasks during this period; mailed all re-certifications for January. During this period, 473 recertifications are in the following stages of processing: 2 completed, 6 being reviewed and 465 first packet pending to be returned. There was a discussion regarding the delivery of the mail from the post office. It was decided that the January re-certifications will be re-mailed as a result of the packets not being returned in a timely manner.

The HCV management staff continues to actively recruit new personnel. Six vacancies remain to be filled.

## **Emergency Housing Vouchers**

The HCV team meets bi-weekly with the CoC Coordinated Entry team to ensure accurate transfer of data and to fine tune the implementation and referral process. The team is looking at new and innovative ways to house clients and is working with community partners and boosting efforts to recruit new landlords to participate.

Since the program was implemented in July 2021, we received 167 referrals that are in various stages of processing, and issued 140 vouchers to these families. There are 21 families currently under lease.

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 17,657 applicants. The number has decreased from 17,679 due to applicant selections and applicants being withdrawn due to their interest letters being returned by the post office as undeliverable with no forwarding address.

During this reporting period, two voucher issuance sessions were scheduled, resulting in 19 vouchers being issued.

The HCV staff scheduled eligibility briefings from January 6, 2022 through February 3, 2022. However, due to the increase in COVID-19 cases in the area, all briefings are postponed until further notice.

The Department received seven project-based referrals that are 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 January, the Market Analyst processed 75 rent increases and negotiated rents for 121 newly leased units.

## **Recertification**

There were 163 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 January to fill vacant positions, and several interviews have been conducted. Six vacancies remain to be filled. All positions are expected to be filled by the end of February 2022.

## **Program Utilization**

The utilization rate based on budget authority during this reporting period is 90%. Due to rapid increases in COVID cases during 2020 and early 2021, eligibility reviews were halted and no new vouchers were issued.

In July 2021, mass eligibility briefings were conducted outside of the office under a tent erected in the parking lot. In preparation for the briefings, 2,952 letters were mailed to wait list applicants that claimed a preference. Eligibility appointments were scheduled twice a day, with 30 applicants scheduled for each session in July. Due to a large number of no-shows, the number of applicants scheduled increased to 100 each day, with a goal of issuing 200 vouchers each month.

On August 9, 2021, an additional 2,000 applicants were scheduled for eligibility sessions throughout the month of September. In October, 1,906 interest letters were mailed to the remaining applicants who claimed a preference. These efforts resulted in the issuance of 259 vouchers. Presently, these voucher holders are still searching for units.

The Intake staff mailed 1,672 second and final appointment letters to applicants who failed to appear for the August mass eligibility session. The briefings were scheduled from January 6, 2022 through February 3, 2022. However, due to the increase in COVID cases in the area, all briefings are postponed until further notice.

### **Family Self Sufficiency**

The Family Self Sufficiency (FSS) program has 19 mandatory slots. Currently, 51 participants are enrolled (268%) and approximately 34 (68%) FSS participants have escrow accounts.

### **SEMAP Indicators**

As stated above, SLHA has requested that HUD waive the application of SEMAP in its entirety through December 31, 2022 due to certain indicators being directly or indirectly affected by CARES Act waivers. The previous SEMAP score for FYE 2019 will be carried forward, and SLHA will begin SEMAP reporting for FYE 2023.

# 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	9343	5637	1963	552	119	33	6	17657
	4	9343	5637	1963	552	119	33	6	17657

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 January 2022

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	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	Number Canceled	Percent Complete
Specials	15	15	0	0	0	15	0	100.00%
Biennials	389	389	0	173	63	153	0	100.00%
Initials	214	214	0	116	32	58	8	100.00%
*Quality Control	4	4	0	4	0	0	0	100.00%
<b>Total</b>	<b>622</b>	<b>622</b>	<b>0</b>	<b>293</b>	<b>95</b>	<b>226</b>	<b>8</b>	<b>100.00%</b>

\*HUD waived the requirement for Quality Control Inspections in Notice PIH 2020-05. The waiver expires 12/31/21, and QC inspections will resume in 2022

Property: HCV

Inspected Date: 01/01/2022 - 01/31/2022

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	2
Badly cracked outlet	4
Cannot open	4
Clogged	2
Cracked pane	2
Damaged floor boards	5
Entry of significant ground water into unit (flooding of basement)	1
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	2
Gas leak	1
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	2
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	10
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	20
Large sections of damaged or missing parts (floor boards)	1
Leaking	3
Leaks	1
Locks exterior door	1
Loose, broken or missing step(s)	1
Major leak at main water drain and feed pipes	1
Missing cover plate	2
Missing handrail	6
No cold water	6
No discharge feed line	1
No hot water	7
No hot water (24hr)	2
No working smoke detector present (24 hr)	1
Not weatherized	1
Other hazards-tripping	2
Oven does not work	4
Overall Poor Condition	1
Permanent floor covering or floor boards which present serious tripping hazards	2
Roof leaks	1
Severe buckling or movement under walking stress	5
Signs of rats, mice or vermin	3
Stove does not work	2
Toilet does not flush	2
Tripping hazard	12

Unit has evidence of roach infestation	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	3
Unsecured handrail	2
Window must be openable to provide adequate ventilation (Bathroom)	4
Window(s) accessible from outside does not lock	4
Total	142

**FINANCE**

## Balance Sheet

Period = Dec 2021

Book = Accrual

Current Balance

## ASSETS

## CURRENT ASSETS:

## CASH

## Unrestricted Cash

Cash HCV Admin	5,597,413.11
Cash Non-Fed Gala Fundraiser	15,420.73
Cash Private Management-ELM	1,182,817.48
Cash Private Management	997,173.49
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	7,404,440.07
Cash Non-Fed Rent	214,065.48
Cash Clinton Peabody TAB	213.55
Cash City Faces	24,679.97
Cash James House TAB	12,050.29
Cash Euclid TAB	48,134.05
Cash Parkview TAB	10,030.85
Cash Lafayette Sr TAB	5,383.24
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	1,833.74
Cash Les Chateaux TAB	61.51
Cash Cambridge Sr TAB	613.92
Cash Payroll	159,388.85
Total Unrestricted Cash	15,680,102.45

## Restricted Cash

Cash Restricted-Security Deposits	344,031.36
Cash Restricted-FSS Escrow	434,225.90
Cash Restricted-HAP	1,806,888.93
Cash Restricted-Trust/Escrow Reser	5,229,753.00
Cash Restricted-ELM Security Depos	13,347.02
Cash Restricted-Endowment/Homec	1,167,861.67
Cash Restricted-Cochran Program I	223,100.61
Cash Restricted-Rev Bonds Debt Se	23,323.37
Total Restricted Cash	9,242,531.86

TOTAL CASH 24,922,634.31

## ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	825,187.83
Allowance for Doubtful Accounts-Tenar	-113,898.08
A/R Repayment Agreement	4,486.40
A/R-HUD	26,009.83
A/R-Other	124,009.83
A/R Other-Private Management	-741.72



## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
Accrued Interest Receivable	4,275.86
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVAB	869,424.59
OTHER CURRENT ASSETS	
Investments-Unrestricted	2,454,000.00
Investments-Restricted	1,704,260.91
Investments Restricted -WC Self Insura	368,604.17
Prepaid Insurance Auto	8,486.23
Prepaid Insurance Property	420,346.74
Prepaid Insurance Liability	28,655.84
Prepaid Insurance Fidelity Bond	2,031.61
Prepaid Insurance Workers Comp	38,319.20
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,287,053.54
TOTAL OTHER CURRENT ASSETS	6,314,681.16
TOTAL CURRENT ASSETS	32,106,740.06
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
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	5,842,955.23
Accum Depreciation-Buildings	-175,000,640.78
Accum Depreciation-Furn & Equip Dwe	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-392,385.42
Accum Depreciation-Vehicles	-296,331.17
Accum Depreciation-Leashold Improver	-233,514.63
Accum Depreciation-Site Improvements	-3,968,866.93
Operations	6,896,682.46
Administration & Other Costs	5,068,367.89
Project Coordinator	1,016,004.92
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
Training Costs	1,395.88
Case Management	1,400,992.01
CFG-Fees & Cost	528,340.44
CFG-Fee & Cost-Soft	1,578,866.68
Soft Cost Contra	-17,712,588.94
CFG-Hard Cost Contra	-11,815,149.22
CFG-Site Improvement	737,327.48
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	11,937,608.01
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	6,461.39
CFG-Relocation	47,406.40
CFG-Bond Debt Obligation	3,267,714.00
CFG-Contra Bond Debt Obligation	-3,267,714.00
TOTAL FIXED ASSETS (NET)	79,824,148.91
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	109,970,036.68
Notes & Mortg Interest Receivable	1,460,149.96
Discount Notes/Amortization	-36,473,078.42
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	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
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	-64,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-64,000.00
Darst HO- Discount Notes/Amortization	-37,081.89
Darst HO- Discount Notes/Amortization	-94,052.50
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-83,115.55
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-73,796.15
Darst HO- Discount Notes/Amortization	-108,843.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,940.12
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-83,115.55

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	-73,270.00
Darst HO- Discount Notes/Amortization	-100,712.35
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
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	-104,041.00
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	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
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
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00

## Balance Sheet

Period = Dec 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	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	-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	-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
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

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
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	-27,040.80
Cochran HO- Discount Notes/Amortizat	-20,280.60
Cochran HO- Discount Notes/Amortizat	-10,981.60
Cochran HO- Discount Notes/Amortizat	-5,440.80
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 RECI	80,988,052.93
TOTAL NONCURRENT ASSETS	160,812,201.84
TOTAL ASSETS	192,918,941.90
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-454,940.89

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
A/P Vendors and Contractors	63,839.44
Tenant Security Deposits	309,484.70
Security Deposit Clearing Account	2,234.50
Security Deposit-Pet	977.00
PM Employee Deposit	3,600.99
Dental Deduction	-1,047.35
Retirement Insurance	-256.06
Section 125 Childcare Deduction	1,833.04
Section 125 Medical Deduction	8,481.66
Medical Insurance	-5,307.46
Long Term Disability	21.25
Vision Insurance	347.98
Voluntary/Term Life Ins Deduction	17.72
Colonial Life Ins Deduction	157.72
A/P -Other	27,985.02
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	795,000.00
Accrued Interest Payable-Bonds	13.77
Accrued Payroll & Payroll Taxes	-7,869.57
Accrued Liabilities-Other	4,547.12
Accrued Compensated Absences-Curren	108,994.89
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-10,718.69
TOTAL CURRENT LIABILITIES	860,960.07
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	400,660.25
FSS Escrow	424,795.34
Loan Payable LT-Solar Panels	320,293.29
Bonds Payable-Long Term	4,540,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	5,685,748.88
TOTAL LIABILITIES	6,546,708.95
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	90,510,725.05
Restricted Net Position	50,047.90
TOTAL RESERVED FUND BALANCE	90,560,772.95

RETAINED EARNINGS:

## Balance Sheet

Period = Dec 2021

Book = Accrual

	Current Balance
Invested in Capital Assets-Net of Debt	74,598,570.73
Unrestricted Net Assets-Retained Earnings	20,277,343.49
Unrestricted Net Assets -Retained Earnings	935,545.78
TOTAL RETAINED EARNINGS:	95,811,460.00
TOTAL EQUITY	186,372,232.95
TOTAL LIABILITIES AND EQUITY	192,918,941.90



## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	241,858.90	1,221,548.62
Utility Reimb.-LIPH	-34,863.00	-102,683.03
Total Rental Income	206,995.90	1,118,865.59
Other Tenant Income		
Cleaning Fee	0.00	-540.70
Damages/Maintenance	235.00	1,187.95
Late Charges	12,900.00	41,145.00
NSF Charges	90.00	90.00
Misc TPA Bal Forward	100.00	300.00
PA account for MiscPABF	-100.00	-300.00
Misc.Tenant Income	3,805.88	4,198.97
Vacate Charges	200.00	2,344.00
Total Other Tenant Income	17,230.88	48,425.22
NET TENANT INCOME	224,226.78	1,167,290.81
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	850,252.73	2,353,945.78
HUD PHA Operating Subsidy-COVID	353,916.27	369,416.27
HUD PHA Operating Grants/Subsidy	248,289.92	744,870.26
Capital Fund Revenue	-133,824.83	-383,414.49
Capital Fund Revenue-PMC	127,804.83	383,414.49
Section 8 HAP Earned	4,027,594.00	10,734,553.00
Section 8 Admin. Fee Income	281,847.00	931,804.00
HCV Admin Fee Grant-COVID	2,393.00	310,970.94
Section 8 -Placement/Issuance Fees	500.00	500.00
Capital Fund Grants	33,442.14	1,402,947.17
Capital Fund Grants-Soft Costs	70,863.85	1,817,038.89
TOTAL GRANT INCOME	5,863,078.91	18,666,046.31
OTHER INCOME		
Interest Income -Private Management	691.99	879.43
Investment Income - Unrestricted	199.68	293.85
Investment Inc -Restricted Non-Allocated	986.21	1,560.79
Investment Income - WC Self Insurance	0.00	46.45
Fraud Recovery PH	-1,055.87	-3,944.21
Non-Dwelling Rent	1,200.00	3,600.00
Vending Income-Peabody TAB	0.00	9.33
Vending Income-James House TAB	146.98	596.76

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
Vending Income-Euclid TAB	0.00	564.53
Vending Income-Parkview	1,747.11	9,533.14
Vending Income-Lafayette TAB	214.70	608.13
Contributions-Circle of Friends (SLU)	2,041.29	2,441.29
Other Miscellaneous Income	2,949.35	154,074.29
Other Income-Bank Rent	2,933.33	8,799.99
Other Miscellaneous Income-PMC	0.00	329.28
Pension Forfeitures	1,129.47	1,704.70
Insurance Proceeds	0.00	399,465.28
TOTAL OTHER INCOME	13,184.24	580,563.03
TOTAL INCOME	6,100,489.93	20,413,900.15
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	282,896.97	662,346.86
Admin Salaries-COVID	260.14	177,330.95
Administrative Salaries	55,753.18	163,359.01
FICA	19,707.43	46,684.09
Health Benefits	36,348.68	84,465.45
Retirement Benefits	32,161.83	75,647.48
Unemployment Insurance	28.73	44.44
Long Term Disability	349.08	816.91
Dental	1,784.24	4,182.22
Cell Phones	2,649.61	5,074.61
Beneflex HSA	966.11	4,986.01
Cell Phones -COVID	457.65	3,703.30
Employee Benefit Contribution-Admin	15,341.30	28,438.26
WC MO 2nd Injury Fund	288.72	288.72
WC Self-Insurers Qtrly Taxes	60.00	117.60
FICA-COVID	25.84	12,981.92
HEALTH BENEFITS- COVID	63.00	18,369.29
RETIREMENT BENEFITS-COVID	51.29	14,517.53
Unemployment Ins-COVID	0.00	12.88
LONG TERM DISABILITY- COVID	0.56	155.30
DENTAL-COVID	2.55	878.73
Total Administrative Salaries	449,196.91	1,304,401.56
Legal Expense		
Legal Services	395.34	1,588.31
Legal Services	0.00	-52.00
Total Legal Expense	395.34	1,536.31

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
Other Admin Expenses		
Staff Training	328.00	621.25
Staff Training COVID	0.00	9,200.00
Staff Training	344.67	3,103.00
Travel	0.00	81.65
Auditing Fees	29,090.00	38,390.00
Port Out Admin Fee Paid	2,870.96	6,060.58
Total Other Admin Expenses	32,633.63	57,456.48
Miscellaneous Admin Expenses		
Admin Expense COVID	94.82	94.82
Office Supplies	4,020.29	8,191.70
Office Supplies-COVID 19	307.37	307.37
Office Supplies	2,263.92	4,539.02
Postage	176.41	5,292.56
Postage -Covid	0.00	346.09
Postage	997.12	1,247.13
Advertising	0.00	5,177.24
Printing & Publications	478.00	715.64
Membership Fees	255.00	255.00
Telephone	2,419.52	8,628.00
Telephone -COVID	0.00	337.50
Telephone	16,651.21	30,564.61
Court Costs	0.00	766.50
Maint Agreement-Office Equipment	1,000.00	3,423.82
Private Management Fees	37,366.96	110,632.98
Professional/Technical Services	62,272.16	225,209.78
Professional/Tech Srv -COVID	19,341.51	92,737.26
Software License Fees	103.49	15,719.07
Internet / Cable	3,480.35	10,336.07
Computer Supplies	12,489.50	15,596.27
Computer Supplies COVID	24,973.80	29,785.90
Other Admin Expense	3,520.86	8,264.24
Other Admin-COVID	738.05	1,354.35
Other Admin Expense	903.18	3,366.26
Bank Fees	2,429.12	6,954.43
Bank Fees -FSS	25.05	72.10
Bank Fees	3,603.62	10,843.21
Office Equipment Repairs	0.00	416.98
Subscription-News/Magazines	149.17	149.17
D/A Testings/Results	0.00	224.49
Copying Expense	6,227.14	13,945.70
Copy Expense-COVID	0.00	253.03
Copying Expense	150.00	150.00
Lease Expense -Non-Allocated	0.00	893.05

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Administrative Expense	1,954.59	8,719.85
Allocated OH-Legal Expense	69.76	104.64
Allocated OH-Utilities Expense	766.43	2,655.24
Allocated OH-Materials Expense	0.00	134.48
Allocated OH-Maintenance Expense	870.54	2,447.96
Allocated OH-Protective Services Exper	574.05	1,656.75
Allocated OH-Insurance Expense	12,066.98	18,073.19
Allocated OH-General Expense	0.00	10.11
Total Miscellaneous Admin Expenses	222,739.97	650,593.56
TOTAL ADMINISTRATIVE EXPENSES	704,965.85	2,013,987.91
TENANT SERVICES		
Tenant Services Salaries	5,197.05	14,551.73
Tenant Services Sal-COVID	0.00	987.08
FICA	397.37	1,112.66
Health Benefits	575.43	1,611.20
Retirement Benefits	691.46	1,936.09
Long Term Disability	3.77	13.57
Dental	35.42	99.18
Cell Phones	30.24	30.24
Cell Phones -COVID	30.24	120.96
Tenant Srv FICA-COVID	0.00	75.23
Relocation Costs	400.00	400.00
Relocation Costs -COVID	875.22	1,583.22
Tenant Srv Rec/Pub/Other	550.05	1,126.05
Tenant Services -Gala	213.61	831.06
Tenant Srv Rec/Pub/Other-Parkview	1,591.87	1,741.87
Tenant Srv Rec/Pub/Other-Les Chateau	0.00	61.50
Tenant Srv Rec/Pub/Other-Cambridge	0.00	225.00
Tenant Services Screening	1,204.00	4,207.00
Tenant Services -COVID	5,297.73	9,746.02
Tenant Participation Funds	0.00	1,485.00
Tenant Srv Lobby Monitors	1,940.00	5,880.00
Tenant Services -Other	3,000.00	4,500.00
Tenant Services Other-Circle of Friends (SL	400.00	800.00
TOTAL TENANT SERVICES EXPENSES	22,433.46	53,124.66
UTILITIES		
Mixed Finance Utilities	132,752.72	398,258.16
Water	21,622.63	61,483.59
Electricity	72,219.18	204,775.64
Gas	25,310.53	48,403.55
Sewer	78,044.94	236,998.65
TOTAL UTILITY EXPENSES	329,950.00	949,919.59

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	11,572.49	18,290.86
Maintenance Labor-Grounds	26,887.10	87,787.82
Maint Labor -Janitorial Cleaning	35,410.98	114,147.87
Employee Benefit Contribution-Maint.	58,335.55	122,034.54
Total General Maint Expense	132,206.12	342,261.09
Materials		
Materials COVID	678.61	16,178.61
Materials-Custodial	1,862.54	11,128.37
Materials-Electrical	0.00	762.08
Materials-Electrical	1,512.30	4,515.91
Materials-Plumbing	900.72	7,979.10
Materials-Boiler	0.00	6,248.14
Materials-Other	0.00	104.38
Materials Other - Covid	0.00	43.87
Materials-Other	103.50	1,169.72
Materials-HVAC	397.22	1,671.71
Materials-Gas/Oil Vehicles	0.00	79.94
Materials-Appliances	-1,094.50	0.00
Materials-Appliances	10,499.40	17,194.65
Materials-Hardware	-770.00	2,085.70
Materials-Hardware	1,504.00	3,673.11
Materials-Flooring	0.00	184.29
Materials-Cabinets/Countertops Doors/'	2,376.50	6,879.58
Total Materials	17,970.29	79,899.16
Contract Costs		
Contracts COVID	20,438.12	24,603.12
Contract-Elevators	0.00	177.48
Contract-Elevators	18,128.40	65,080.60
Contract-Trash Removal	5,019.19	12,475.33
Contract-Trash Removal	4,388.94	43,965.41
Contract-Custodian	4,357.86	10,737.78
Contract-Custodian	16,397.10	25,195.74
Contract-Plumbing	-1,032.69	400.00
Contract-Plumbing	4,706.40	7,708.74
Contract-Uniform Cleaning	330.79	9,178.75
Contract-Grounds/Lawn	51.00	5,125.35
Contract-Grounds/Lawn	12,523.00	21,149.00
Contract-Auto Gas	501.62	1,269.39
Contract-Auto Gas	366.72	366.72
Contract-HVAC	-6,432.14	675.00
Contract-HVAC	8,864.84	12,779.84

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
Contract-Fire Protection	0.00	1,205.00
Contract-Fire Protection	4,173.45	10,983.82
Contract-Vehicle Repairs	7,525.87	7,525.87
Contract-Other	-1,182.25	6,507.22
Contract-Exterior Building Repairs-Covi	1,640.00	1,640.00
Contract-Exterior Building Repairs	1,925.20	2,779.75
Contract-Parking Lot Repairs	1,007.79	1,707.79
Contract-Electrical	472.00	472.00
Contract-Extermination	0.00	106.76
Contract-Extermination	8,087.00	13,350.00
Contract-Flooring Installation	4,757.30	7,061.60
Contract-Painting/Wall Repairs	10,845.00	21,845.00
Contr-Cabinet/Counters/Door/Windows	0.00	501.00
Cabinet/Doors/Window-COVID 19	0.00	810.05
Contr-Cabinet/Counters/Door/Windows	1,739.47	2,243.21
Contract-Lease Automobiles	1,544.00	4,886.60
Contract-Occupancy Permits	0.00	50.00
Contract-Section 8 Inspections	17,273.00	40,665.00
Contract-S8 Inspections-COVID	0.00	17,328.00
Contract-Bed Bug Eradication	1,725.00	3,075.00
Total Contract Costs	150,141.98	385,631.92
TOTAL MAINTENACE EXPENSES	300,318.39	807,792.17
PROTECTIVE SERVICES		
Security Alarm Service	46.75	187.85
Security Alarm Service	25.50	356.95
Security/Law Enforcement	40,143.25	87,696.54
Security Enforcement-Police	3,206.20	9,200.40
Security Enforcement-COVID	0.00	250.00
TOTAL PROTECTIVE SERVICES	43,421.70	97,691.74
INSURANCE PREMIUMS		
Workers Comp Claims	9,748.50	9,748.50
Auto Insurance	942.93	11,240.79
Auto Insurance -COVID	0.00	37,342.97
Auto Insurance	868.70	2,169.05
Property Insurance	46,705.22	140,115.66
Fidelity Bond Insurance	225.73	677.19
Fidelity Bond Insurance	2,079.32	2,845.58
Liability Insurance	85.00	1,270.00
Liability Insurance-Covid	-85.00	210,001.99
Excess Workers Comp Insurance	3,193.26	9,579.78
Excess Workers Comp Insurance	7,644.56	10,569.61
TOTAL INSURANCE PREMIUMS	71,408.22	435,561.12

## Income Statement

Period = Dec 2021

Book = Accrual

	Period to Date	Year to Date
GENERAL EXPENSES		
Other General Expense	209,735.15	646,753.47
PH FSS Escrow Expense	11,542.00	14,402.00
ACC Reserve Shortfall Disbursement	130,230.00	626,202.37
TOTAL GENERAL EXPENSES	351,507.15	1,287,357.84
TOTAL OPERATING EXPENSES	1,824,004.77	5,645,435.03
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	2,950.00	2,950.00
Casualty Loss Expense	379,504.03	379,504.03
TOTAL EXTRAORDINARY EXPENSES	382,454.03	382,454.03
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,603,305.00	10,970,283.04
Tenant Utility Payments-Voucher	161,627.00	504,848.00
Portable Out HAP Payments	62,187.00	171,449.00
FSS Escrow Payments	5,590.00	28,208.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,832,709.00	11,674,788.04
OTHER FINANCING SOURCES		
Operating Transfers IN	0.00	1,533,658.00
Operating Transfers OUT	0.00	1,533,658.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
TOTAL NON-OPERATING ITEMS	4,215,163.03	12,057,242.07
UTILITY CONSUMPTION		
Water Consumption	10,680.78	31,731.19
Water Consumption Contra	10,680.78	31,731.19
Electric Consumption	889,673.00	2,282,855.00
Electric Consumption Contra	889,673.00	2,282,855.00
Gas Consumption	26,332.00	46,336.00
Gas Consumption Contra	26,332.00	46,336.00
Sewer Consumption	13,917.00	42,206.00
Sewer Consumption Contra	13,917.00	42,206.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,039,167.80	17,702,677.10
NET INCOME	61,322.13	2,711,223.05

# DEVELOPMENT



## MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: February 9, 2022

Subject: Development and Modernization Department Board Report

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The Development and Modernization Department's highlights for the month of January are described below:

### General

Master Developer Agreement (MDA) Solicitation - Clinton-Peabody – The Development and Modernization staff began the process of creating documents for a master developer solicitation for the Clinton-Peabody development.

Physical Needs Assessment & Energy Audit (PNA) – The review comments were incorporated by the consultant in preparation for a presentation to SLHA staff and board members in early-February.

Environmental Reviews – After a successful Phase II review completed by CMEC, the environmental review for Parkview Apartments was approved by HUD on January 14, 2022.

The Phase II environmental review for Clinton-Peabody was submitted to HUD for review during the month of January.

### Completed and Ongoing Projects

LaSalle Park Apartments Security Cameras – SLHA was awarded a security grant in December 2021 through HUD for the installation of security cameras. The grant award was acknowledged and received in December 2021 and a request for quotes was issued in January 2022. A response is expected in early-February.

LaSalle Park Apartments Unit Upgrades and Site Repairs – Final closeout is on hold pending reconciliation of delayed claims with the general contractor.

Clinton-Peabody Emergency Lighting Repairs – Building mounted lighting repairs are on hold pending the receipt of additional replacement building lighting by contractor.

LaSaison Phase I – LaSaison Phase I has completed construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the homes and four (4) of the properties have transferred ownership. One unit remains for transfer in Phase I.

### **Contract Award Recommendations**

Lookaway Exterior Building Repairs – The construction contract has been signed by all parties. The construction process is on-going, with product submittals currently under review for approval. Project completion is currently scheduled for mid-July.

Parkview Building Exterior Repairs – The project includes the stabilization of spalling concrete and the necessary repair to the exterior of the building. A contract recommendation was approved on January 28, 2022, along with a notice of award to the general contractor. The construction contract will be prepared and signed by mid-February.

### **Solicitations**

General Architectural and Engineering Services – Bid documents have been revised and updated to include updated Section 3 content. The solicitation is scheduled for release to the public in early-February.

Northside Scattered Site (NSSS) McMillan – The Development and Modernization Department staff is assisting the Asset Management Department staff in the awarding of unit repair contracts for Northside Scattered Sites properties. Quotes have been received from four (4) contractors for the repair of ten (10) units at McMillan Manor and are currently under review for award.

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – Four (4) single-family units in Walnut Park are currently in modernization status awaiting comprehensive renovation. Recommendations for contract awards are being revised for Unified Contracting Services and Anderson and Anderson Construction. Upon approval, work on all four (4) units is anticipated to begin by the end of February 2022, with a 60-day duration for all four (4) units. Both companies are minority contractors.

Lafayette Townhomes (2900 Park) – This project is being evaluated due to structural issues at the site. Staff is working with architects and structural engineers to determine the best course of action to return the property to active use.

### **Re-Solicitations**

Euclid Plaza Roof Replacement and Exterior Repairs – Section 3 requirements for this project have been updated. Bids are due on February 10, 2022.

Parkview Elevator Replacement – This project is being re-solicited because only one reasonable bid was received in the first solicitation. A consultant has been engaged to determine the best way to present the work to the public in order to receive additional bids for the necessary work.

## **On Hold Solicitations**

*Hodiamont Units Repairs* – The scope of work for this project is being re-evaluated pending the relocation of all current residents. Board-up recommendations are also being reviewed.

*Clinton-Peabody Unit Water Damage Repairs* – Bidding for the re-solicitation of this project is on hold pending the completion of the review of the Phase II environmental inspection requested by HUD. (See Environmental Reviews)

*Clinton-Peabody Unit Fire Damage Repairs* – This project includes the rehabilitation of six (6) fire damaged units. An approved environmental review is required before the project can be officially awarded. (See Environmental Reviews.)

*The California Garden Fence Replacement and Security Upgrades* – All bids have been reviewed. This project is being reviewed for possible re-solicitation. The current low bid is more than \$40,000.00 above the budget for this work. The solicitation has been put on hold.

*Badenhaus Sewer Repair* – This solicitation is on hold due to only one bid being received.

# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/9/2022









Project Information						Mod Status				A/E Design					Contract Docs		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	7	23	23	9/30/2018	2/28/2022	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	2/28/2022	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	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2	2/14/19, 3/8/19	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	1/14/2022
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%	100%	100%	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%	100%	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%	100%	100%	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%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
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	Homeownershi p, 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	Homeownershi p, 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	N/A	N/A			N/A	N/A	N/A
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22	6	5/1/2021	4/30/2022	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required

**2/9/2022**

**2/9/2022**

# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/9/2022

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%	 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%	 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	 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%	 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%	 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	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	50%		
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	100%		
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	6/28/2020	8/22/2021	N/A	TBD			100%	 75%	
N/A	Homeownershp, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	 98%	
N/A	Homeownershp, 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	N/A	-	N/A	N/A	N/A	N/A	-	 100%	
MO001000384	Hodiamont Emergency Unit Repairs	I	Emergency Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	TBD		

# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/9/2022

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	cted Units	
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52		This Project is complete
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. Final closeout is pending the completion of claim negotiations led by the contracting officer.
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0		This project is complete.
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0		This project is complete.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23		The re-solicitation of this project is on hold pending the completion of a Phase II environmental inspection requested by HUD. The Phase II Environmental assessment has been completed by SCI Engineering. The Phase II report has been submitted to HUD for review.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3		This project is on hold pending the completion of a Phase II environmental inspection requested by HUD. The Phase II Environmental assessment has been completed by SCI Engineering. The Phase II report has been submitted to HUD for review.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		Repairs design and site investigations are on-going Trivers Grice JV. Bid documents are anticipated by late April 2022.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		This project is being re-solicited because only one reasonable bid was received. The re-solicitation of this project is on-going. Environmental Review approval has been granted by HUD.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2		This project is being re-solicited because only one reasonable bid was received. Environmental Review approval has been granted by HUD. Recommendation for contract award has been reviewed and approved. The notice of award has been issued to the contractor. The construction contract will be issued by early to mid-February with the start of construction anticipated by mid-March.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0		Exterior building lighting repairs on hold pending receipt by contractor of additional replacement building lighting.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0		Section 3 requirements for this project have been updated. Bids are due on 2/10/22.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0		This project is being re-evaluated for "in-kind" repairs and replacement work only as agreed upon in approved Section 106 review by the State Historic Preservation Office.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0		Only one bid was received from Raineri Construction for this solicitation. This solicitation is being cancelled and will be re-solicited in late-February.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		All bids have been reviewed. This project is being reviewed for possible re-solicitation. Current low bid is more than \$40,000.00 above the budget for this work.
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. The Phase II Environmental Report has been submitted to HUD for review.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0		Construction is schedule to begin on January 17, 2022. The anticipated project duration will be 180 days.
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131		Carpentry rough in and framing is complete in 21 bldgs. Electrical, HVAC, plumbing and fire sprinkler rough in completed in 17 bldgs. Roofing is completed on 19 bldgs and ongoing on 2 bldgs. Drywall installed in 13 bldgs. and ongoing in 4 bldgs. Windows installed in 18 bldgs. Siding and exterior painting 90% complete on 13 bldgs. Interior painting prime completed in 11 bldgs. Interior doors installed in 10 bldgs. Interior carpentry finishes completed in 13 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5		Five homes are complete and occupied. Homebuyer closings are completed on 4 homes and 1 home will close in early 2022.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2790		The review comments have been incorporated by the consultant in preparations for a presentation to SLHA staff and board members in early-February.
Various	PHA Wide	N/A	A&E Design/CA		TBD		Bid documents have been revised and updated to included updated Section 3 content. The solicitation is scheduled for release to the public on 2/8/22.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Investigating funding.
N/A	SLHA Central Office	N/A	Camera Installation	1	None		Additional cloud storage capability for the security camera system is still being investigated.
MO001000384	Hodiamont Emergency Unit Repairs	1	Emergency Unit Repairs	3	22		The scope of work for this project is being re-evaluated pending the relocation of all current residents.

# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/9/2022

Project Information							
Development Number	Development Name	Phase	Work Category	Buildi	Impa	ected Units	Monthly Narrative
N/A	Walnut Park	N/A	Unit Repairs	1	None		Recommendations for contract awards are being revised for Unified Contracting Services and Anderson and Anderson Construction. Upon approval, work on all four units is anticipated to begin by the end of February 2022 with a 60 day duration.



# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

## Progress Photos



Preservation Square, Phase I



Lookaway Exterior Improvements



NSS HOPE VI Homeownership - La Saison



Badenhaus Sewer Improvements

**St. Louis Housing Authority**  
**Capital Fund Summaries**  
**Open Capital Fund**

At 1/31/2022

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	29-Apr-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	302,347.04	1,618,953.96	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	9,874,249.56	152,029.44	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	5,530,570.99	3,257,273.01	4,831,495.57	3,956,348.43	15-Oct-2022	15-Oct-2024
MO36P00150120	564	9,020,933.00	4,206,449.55	4,814,483.45	2,313,011.22	6,707,921.78	25-Sep-2023	25-Sep-2025
MO36P00150121	565	8,312,009.00	831,200.00	7,480,809.00	260,287.74	8,051,721.26	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	0.00	0.00	0.00	123,277.00	9-Sep-2023	9-Sep-2023
<b>Totals</b>		<b>\$51,421,878.00</b>	<b>\$38,231,187.03</b>	<b>\$13,190,690.97</b>	<b>\$35,072,242.69</b>	<b>\$16,349,635.31</b>		
			<b>74.3%</b>		<b>68.2%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: February 9, 2022

Subject: Resident Initiatives Board Report

### **ROSS/Service Coordinators**

On January 29, 2022, a vaccine event was held for the public housing resident of Clinton-Peabody and other public housing developments at the Al Chapelle Community Center. Residents were given a \$100 gift card for receiving the first dose of the Covid-19 vaccine (see pictures below).

For the month of January 2022, the Service Coordinator made the following referrals:

Health	Utility	Job Training	Employment	Education	Covid Testing	Food	Counseling	Financial Literacy	Vaccine	Total
	3	21	21	21	1	123	1	1	3	195

Caseload management: 85 participants

A second food box distribution sponsored by Food Aid took place on Saturday, January 15, 2022, at the Clinton-Peabody development. Thirty-two (32) food boxes were distributed, serving fifty-one (51) adults and seventy-two (72) children. The next distribution will take place Saturday, February 19, 2022, from 10:00 a.m. to 12:00 p.m.

### **Seniors/ Disabled**

For the month of January 2022, the Elderly and Disabled Coordinator made the following referrals at different developments:

Referral Type	Source	Number
Housekeeping	Area on Aging	2
Housing/ Chore	Area on Aging	1
Mental Health	DMH- Hotline	1
Substance Use	DMH- Hotline	1
House Keeping	Area on Aging	1

Five of the Circle of Friends (COF) groups started their new 12-week sessions. The two remaining groups will begin in February. COF groups meet at various times of the day Monday through Thursday.

A Memorandum of Understanding was signed with St. Louis University (SLU) School of Nursing and SLHA's Department of Resident Initiatives for SLU to continue providing health education and services to seniors in public housing. Currently, SLU students are providing telehealth services.



Meals on Wheels Delivered – 212

Meals delivered via HOSCO – 2,840

### **FSS**

There were no graduates from either the FSS HCV or PH program. Participants received escrow statements regarding their current balance in the program.

FSS Staff	Participants			
	Total	Active	New	Engaged (%)
HCV	57	34	0	59.6%
PH	33	13	0	39.4%

Program	Average Escrow		
	Monthly	Total	Change (%)
HCV	\$141.16	\$4,636.63	.01 
PH	\$107.74	\$4,372.29	.03 

### **TABs**

There was no regularly scheduled meeting for the City-wide TAB for the month of January. On January 27, 2022, a swearing-in ceremony was held for the new Tenant Affairs Board members. This was conducted by the League of Women Voters. There are seven (7) TABs that will be operational for 2022. In addition, two Resident Commissioners were sworn into the St. Louis Housing Authority Board of Commissioners.

The next TAB meeting is scheduled for February 16, 2022 at 10:30 a.m.

### **Upcoming Events/Goals**

There will be a second vaccine event at the Al Chappelle Community Center on February 19, 2022 from 11:00 a.m. to 2:00 p.m. Residents ages 5 and older can receive either a first, second, or booster shot for the Covid-19 vaccine. In addition, participants will receive a \$100 gift card while supplies last. This event is open to all public housing residents. Pre-registration is not required, and walk-ups are encouraged.

The Elderly and Disabled Coordinator will partner with SLU and the University of Missouri Extension Program to connect Circle of Friends groups and other residents to the Resilience through Engagement Program. This 8-week program is designed to promote health-conscious



habits and social connections among older adults. This program also addresses issues, such as mobility, strength, and fall prevention in older adults.

Crisis-Aid will distribute food boxes at the Clinton-Peabody development on Saturday, February 19, 2022, from 10:00 a.m. to 12:00 p.m. All residents are invited to pickup a food box if needed.

**Pictures from Vaccine Event at Clinton-Peabody**



**LEGAL**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: February 9, 2022

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

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. SLHA received three (3) responsive bids for this solicitation. While the Modernization and Development department was completing the due diligence and recommendation for contract award, HUD notified SLHA of the need for a phase two environmental review. The phase two environmental review was approved by HUD on January 14, 2022. On January 27, 2022, the recommendation for contract award was approved and a notice of award was issued to Rody Exteriors, LLC for the contract amount of \$640,000.

#### 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. SLHA received one (1) bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award. The recommendation for contract award was pending completion due to a delay in the environmental approval from HUD. HUD notified SLHA of the need for a phase two environmental review. It is the expectation of SLHA to release this project to the public once the phase two environmental review has been completed. The environmental review is ongoing.

RD 21-02A Invitation for Bids (IFB) for re-bid of Clinton-Peabody Water Damage/ Mold Unit Repairs for 27 units. The Acquisition and Solicitation Plan was approved on August 1, 2021. The IFB was released on August 15, 2021 through the online bidding service QuestCDN. The IFB was advertised in the August 15, 2021 edition of the St. Louis Post-Dispatch and in the August 19, 2021 edition of the St. Louis American. Due to some upcoming technical content changes to the project, Addendum No. 1 was issued on August 30, 2021 to extend the due date for bids and reschedule the virtual pre-bid meeting to September 14, 2021. On September 13, 2021, Addendum No. 2 was issued extending the pre-bid conference date to October 5, 2021 and the bid due date to October 21, 2021. Addendum No. 3 was issued on October 4, 2021 to move the pre-bid conference to the afternoon time of 1:30 pm on October 5, 2021. Addendum No. 4 was issued on October 19, 2021 extending the bid due date pending additional changes to project design and specifications, as well as the pending approval for the environmental review from HUD. Addendum No. 5 was issued on November 2, 2021, postponing the solicitation until further notice because HUD notified SLHA of the need for a phase two environmental review. It is the expectation of SLHA to release this project to the public once the phase two environmental review has been completed. The environmental review is ongoing.

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. SLHA

received one (1) bid for the solicitation. The Modernization and Development department has cancelled this solicitation because it was deemed that the bid was outside of the approved budget. Currently, the project scope is being altered so that the project can be re-bid in an attempt to seek a more competitive pricing from the marketplace. HUD notified SLHA of the need for a phase two environmental review. HUD approved the phase two environmental review on January 14, 2022. SLHA is preparing the re-solicitation documents to release this project to public.

- RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation Plan was approved on June 7, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The RFQ is being revised per comments and recommendations made by the Planning and Procurement Manager. A new bid date and virtual pre-bid meeting will be scheduled once the RFQ is approved. The RFQ is undergoing additional revisions related to the implementation of new federal guidelines for the SLHA Section 3 program. The solicitation was pending the final approval of the SLHA Section 3 Plan and changes necessary to the solicitation documents related to these updates. The Section 3 Plan was approved on January 24, 2022. The RFQ was revised and the Acquisition Plan was approved on January 30, 2022. The RFQ will be released on February 6, 2022.
- RD 21-09 Invitation for Bids (IFB) for Hodiamont Unit Renovations and Repairs. The Acquisition and Solicitation Plan was approved on June 25, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. However, all activities related to this IFB are on hold until such time the site is made safe for access by staff and contractors. A reevaluation of the scope of work to address changing conditions is underway. A relocation plan is being prepared.
- RD 21-11A Invitation for Bids (IFB) for the re-bid of Euclid Roof Replacement and Building Exterior Repairs. The Acquisition and Solicitation Plan was approved on August 17, 2021. The IFB was released on September 7, 2021 through the online bidding service QuestCDN. The virtual pre-bid meeting was held on September 21, 2021. Bids are due October 7, 2021. Addendum No. 1 was issued on October 5, 2021 revising the bid due date to October 21, 2021. Addendum No. 2 was issued on October 19, 2021 revising the bid due date to November 4, 2021 pending the final approval for the SLHA Section 3 program changes and the necessary changes related to the solicitation documents. Addendum No. 3 issued on November 1, 2021 extended the due date to November 18, 2021. Addendum No. 4 issued on November 16, 2021 incorporated the General Wage Determination modified November 5, 2021 and

extended the due date to December 2, 2021. Addendum No. 5 issued on November 29, 2021 extended the due date to December 16, 2021. Addendum No. 6 issued on December 14, 2021 extended the due date to January 13, 2022. Addendum No. 7 issued on January 10, 2022 included an additional pre-bid meeting for January 20, 2022 to present the changes in the Section 3 regulations and to extend the bid due date to February 10, 2022. Addendum No. 8, issued on January 24, 2022 incorporated the new Section 3 bid forms into the bid submittal documents and revised the General Wage Determination for the project. The bid closing date remains the same for February 10, 2022.

RD 21-13

Invitation for Bids (IFB) for Badenhaus Sewer Repairs. The Acquisition and Solicitation Plan was approved on June 14, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on June 30, 2021, offering an additional pre-bid meeting on July 7, 2021 and extending the bid due date to July 15, 2021. Addendum No. 2 was issued on July 7, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 3 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Addendum No. 4 issued on July 28, 2021 provided clarification on insurance requirements and extended the bid due date to August 18, 2021. Addendum No. 5 issued on August 9, 2021 updated the wage decision. On August 17, 2021, to encourage greater bidding participation, Addendum No. 6 was issued to extend the due date for bids to September 1, 2021. QuestCDN was reported by bidders to have issues with the upload platform. Addendum No. 7 was issued on September 21, 2021, establishing a revised bid due date of September 30, 2021. SLHA received one (1) bid and decided to reject the bid due to an insufficient number of responses. SLHA is in the process of reviewing the scope of work so that it can issue a new solicitation at some time in the future to produce a more competitive bidding environment. The Development and Modernization department is in the process of generating interest from additional general contractors. Addendum No. 8 issued on November 30, 2021 incorporated the General Wage Determination modified on September 24, 2021 and extended the due date to December 16, 2021. On December 16, 2021, SLHA received one (1) bid for the solicitation. The Modernization and Development department is completing the due diligence to consider a sole source recommendation for contract award. The solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project.

RD 21-15

Request for Quotations (RFQ) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plan was approved on June 28, 2021. The RFQ was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The Acquisition and Solicitation Plan for this project was revised and re-submitted for review and approval on August 17, 2021, as not enough time was given to meet planned approval dates. Once approved, the project will be re-advertised. A revised Acquisition Plan was approved on August 18, 2021. The Invitation for Bids (IFB) was released on August 31, 2021 through the online bidding service QuestCDN. A virtual pre-bid conference was held on September 28, 2021. The bid date was extended to October 14, 2021 in anticipation of incorporating new Section 3 regulation requirements. The bid date was extended to November 8, 2021 by issuing Addendum No. 2 on October 27, 2021. Three (3) bids were received on November 8, 2021. The Modernization and Development department is completing the due diligence to prepare a recommendation for contract award by mid-January. The solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project.

RD 21-17

Invitation for Bids (IFB) for Walnut Park Unit Repairs (limited modernization). The Acquisition and Solicitation Plan was approved on June 9, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 21, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on July 6, 2021. Addendum No. 1 was issued on July 13, 2021 to include an additional pre-bid meeting for July 20, 2021 and the revised wage determination and to extend the bid due date from July 22, 2021 to August 4, 2021. Addendum No. 2 issued on July 22, 2021 provided revisions to the specifications. Addendum No. 3 issued on August 4, 2021 updated the wage decision and extended the bid due date to August 25, 2021. Addendum No. 4 issued on August 9, 2021 updated the wage decision and provided a current plan holders list. On August 25, 2021, only one (1) reasonable bid was received for this solicitation from Raineri Construction. The pricing received was more than double the project budget of \$300,000. SLHA rejected the bid and other options will be pursued to get this work done. Additional pricing has been submitted by other contractors for this work. Pricing review and a partial award is anticipated by the end of November. Contract award recommendations are being prepared for Unified Contracting Services and Anderson and Anderson Construction to renovate two units each. The construction period will be 60 days. Both companies are minority contractors. The recommendation for award is being routed for approval.

**Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

None.

# COMMUNICATIONS

## MARKETING & COMMUNICATIONS

### JANUARY MONTHLY ACTIVITY REPORT

<u>Activities Completed/In Progress</u>	<u>January 2022</u>	<u>Detail</u>
Number of Design and General Projects	5 completed	New Business Cards HR Forms (2) New Social Media Banners ( <i>in progress</i> ) Have You Heard ( <i>in progress</i> ) Updated Personnel Policy Handbook ( <i>in progress</i> )
Number of Press Releases	0	
Number of Social Media Posts	10 (Posted by Lambert to Facebook, LinkedIn and Twitter)	Last Day of Kwanzaa; Vendors/Current Bids; Ombudsman Information; Landlord Briefing Zoom meeting; Monthly Food Box Distribution; SLHA Is Hiring; MLK Holiday; Pediatric Vaccine Event Announcement; New Website Announcement and Pediatric Vaccine Event (reminder)
Number of Website Posts	6 SLHA Agency	General SLHA website updates and Public Meetings/Hearings/Announcements/Contacts/Event postings
Number of SLHA Events Photographed	1	Pediatric COVID-19 Vaccine event
Number of Communications Meetings	4	Website Maintenance Training with Werremeyer Constant Contact Training with Resident Initiatives Quarterly Strategic Plan meeting COVID-19 Telework Discussion meeting

Website and social media analytics are as follows:

<b>Website Analytics</b>	<b>December 2021</b>	<b>January 2021</b>	<b>Percent (%) Change</b>
Total Sessions	13,581	14,519	6.9%
New Visitors	8,358	8,859	6.0%
Returning Visitors	2,597	2,786	7.3%
Page Views	50,011	40,712	-18.6%
Missouri Visits	6,440	7,079	9.9%
Illinois Visits	879	943	7.3%

<b>Devices Used to Access Website</b>	<b>January 2022</b>	<b>Percent (%) per device</b>
Mobile	6,849	69%
Desktop	2,999	30%
Tablet	118	1%

<b>Facebook</b>	<b>December 2021</b>	<b>January 2022</b>	<b>Percent (%) Change</b>
Page Views	135	154	14.1%
Page Likes	1,183	1,194	0.9%
Followers	1,231	1,247	1.3%

# HUMAN RESOURCES



## MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: February 9, 2022

Subject: Human Resources Board Report

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### **EMPLOYEE CENSUS AS OF JANUARY 31, 2022**

<b><u>Regular Full-Time</u></b>	<b><u>Temporary Full-Time</u></b>	<b><u>Part-Time</u></b>	<b><u>Total</u></b>
61	0	0	61

### **STAFFING CHANGES**

#### **New Employees Full-Time:**

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

#### **New Employees Temporary Full-Time:**

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

#### **New Employees Regular Part-Time:**

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

#### **New Employees Temporary Part-Time:**

<b><u>Name</u></b>	<b><u>Title</u></b>
Frederick Toelle	General Counsel

#### **Promotions:**

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

#### **Status Change Acting Positions:**

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

#### **Title Change:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
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: 7****Number of Position Vacancies Carried Over From Previous Month: 5****Applications****Received This Month****Position Vacancies Published this Month:**

Accounts Payable Specialist	22
Financial Analyst	11
Front Desk and Lobby Attendant	189
General Counsel	12
HQS Inspector	0
Inspections Specialist	13
Service Coordinator – Public Housing Family	2

**Additional Applications Received this Month:**

Client Analyst	11
Construction Inspector	4
Facilities Specialist	6
Intake Specialist	45
Section 8 Manager	21

**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>
None this reporting period.		

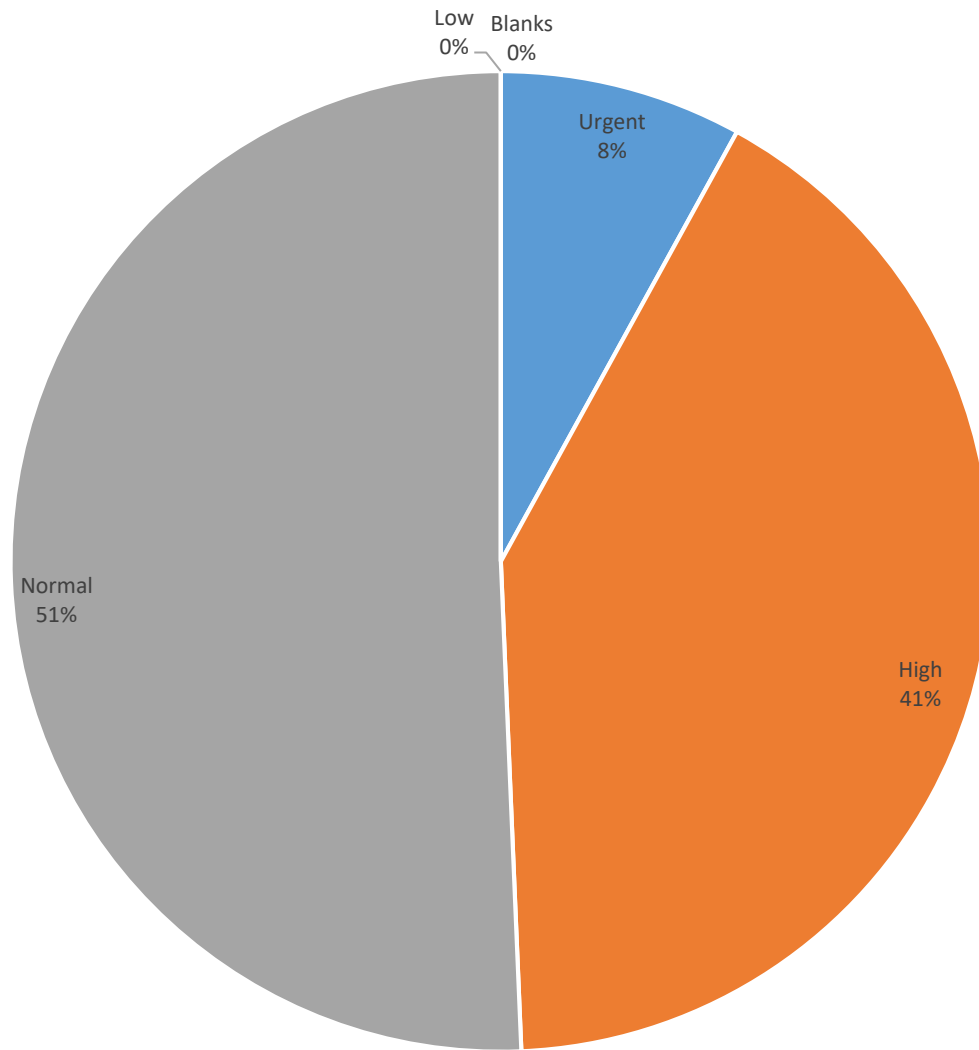
**EMPLOYEE TRAINING OUT- OF- STATE:**

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

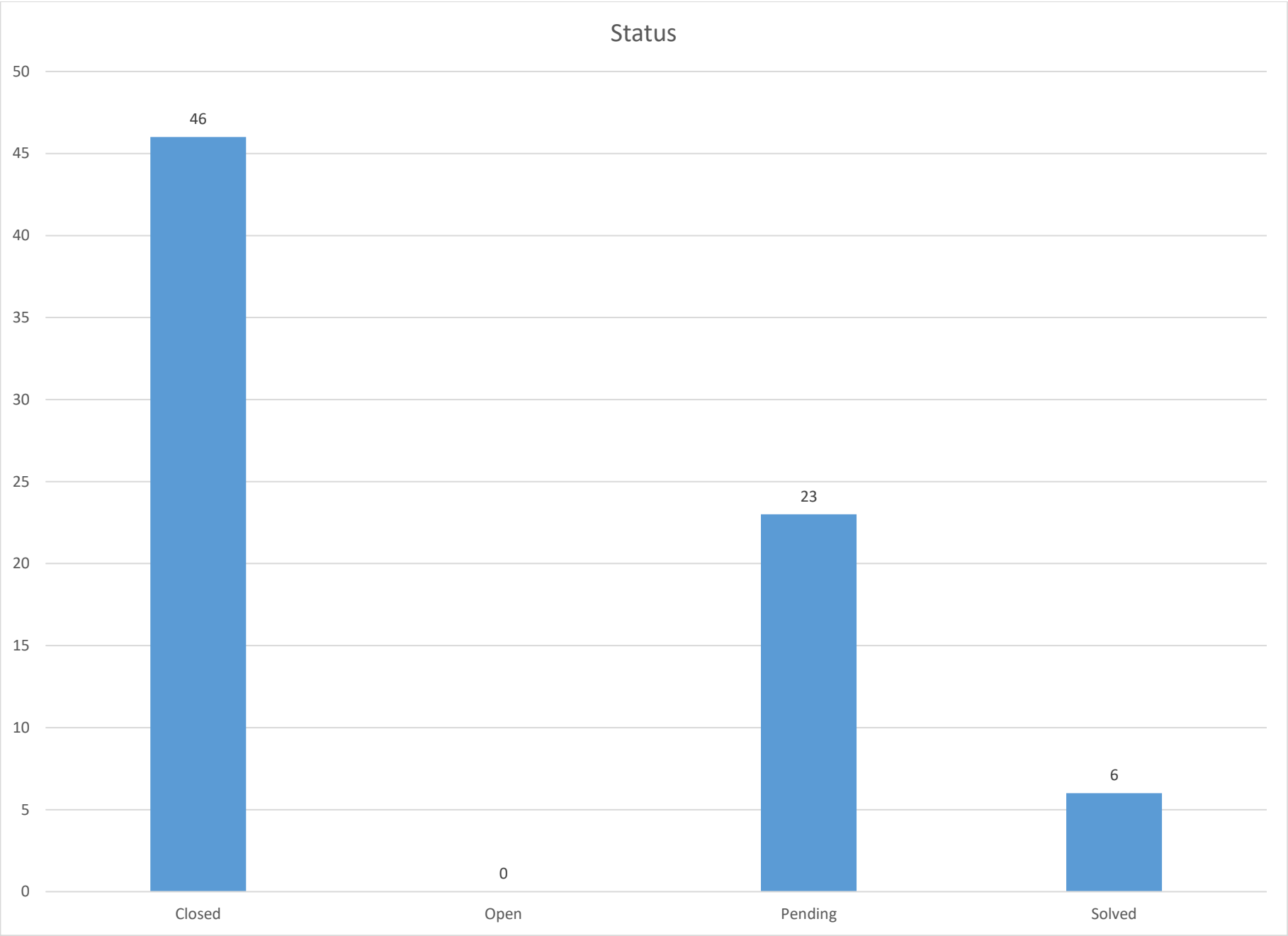
# **SUMMARY OF COMPLAINTS**

## **JANUARY 2022**

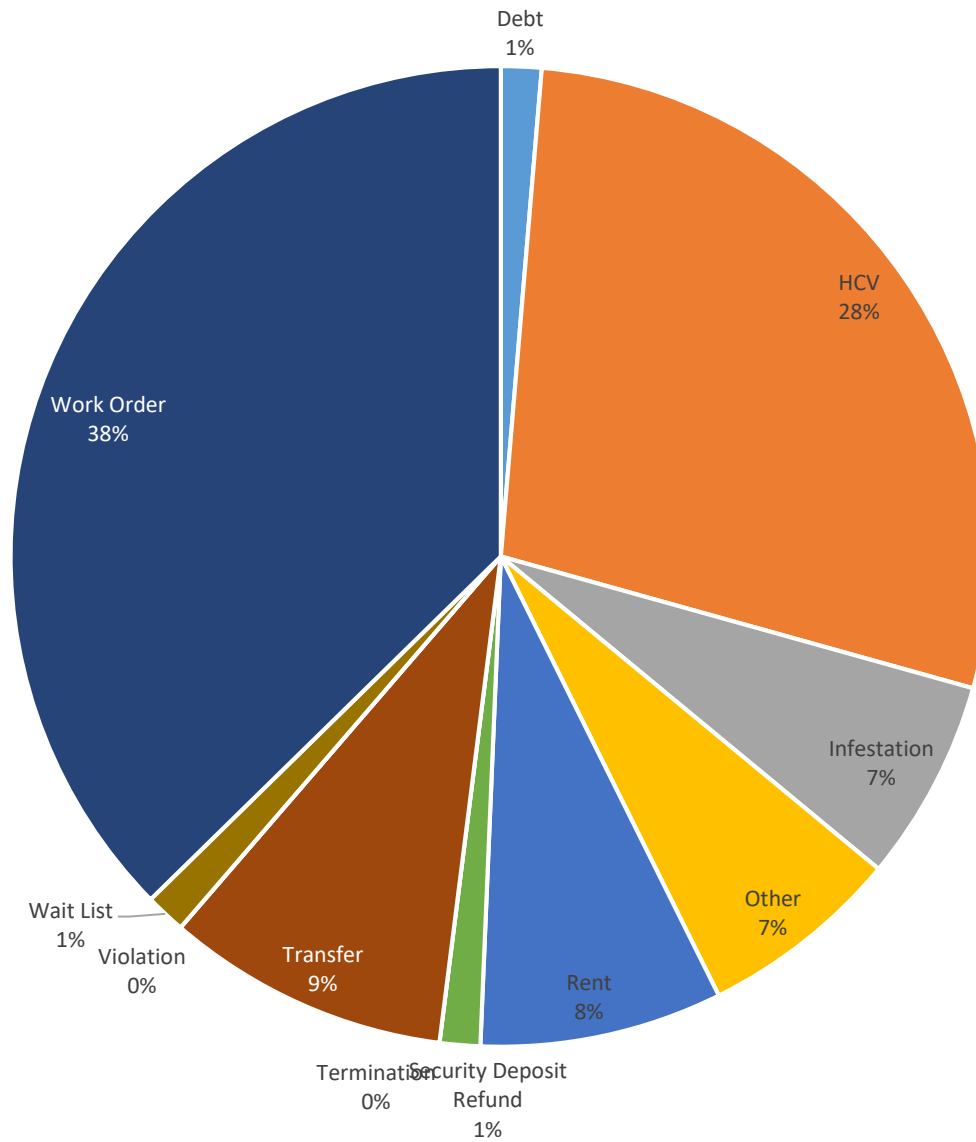
## Priority



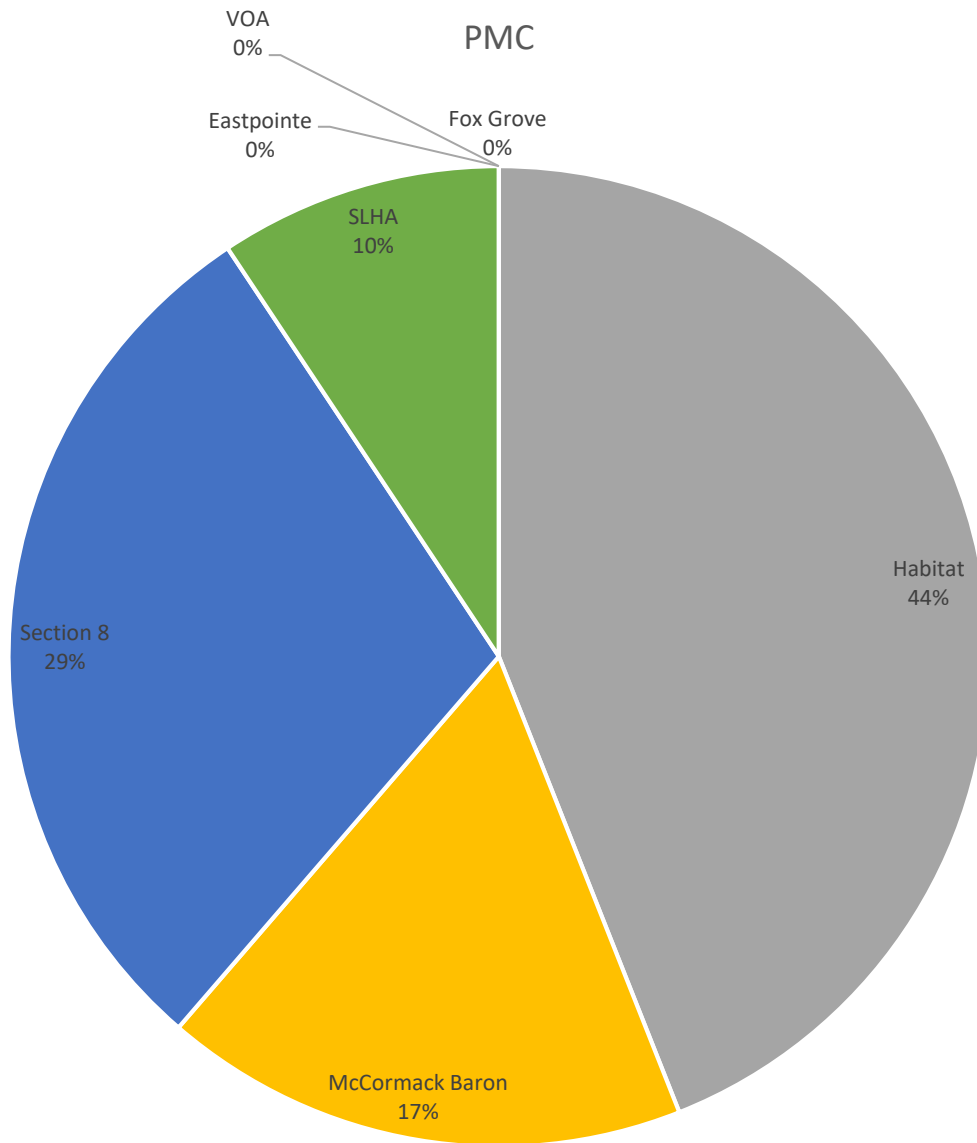
■ Urgent ■ High ■ Normal ■ Low ■ Blanks



Category



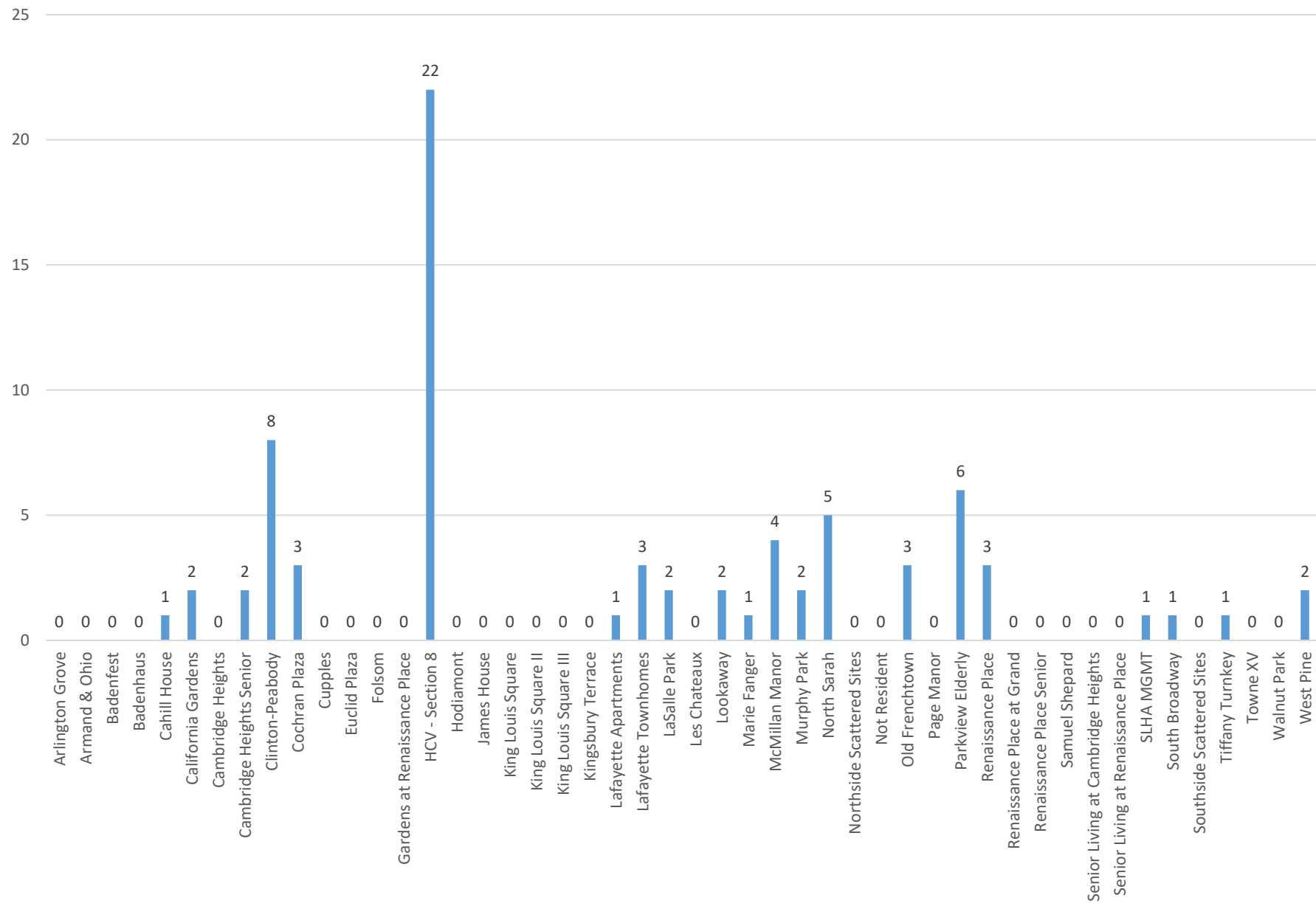
■ Debt ■ HCV ■ Infestation ■ Other ■ Rent ■ Security Deposit Refund ■ Termination ■ Transfer ■ Violation ■ Wait List ■ Work Order



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



## Developments



**COMPLIANCE**



## MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

CC: Arthur N. Waller Sr, Director of Operations

Date: February 9, 2022

Subject: Compliance Board Report

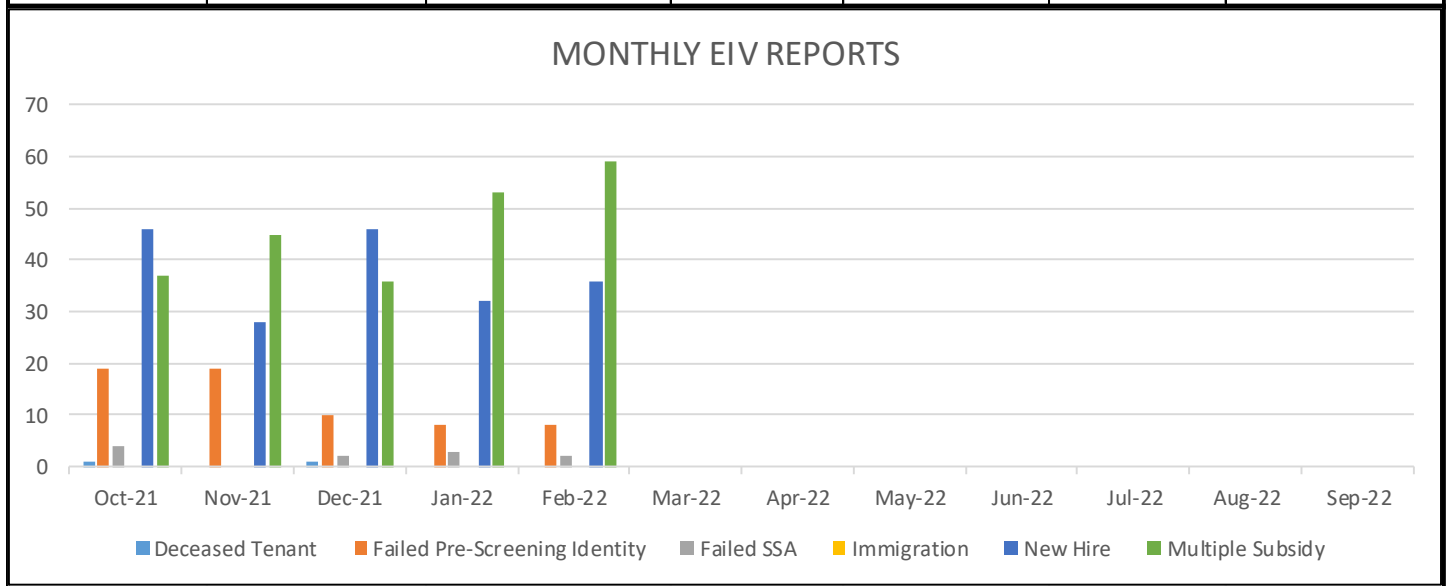
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### **Enterprise Income Verification (EIV)**

The monthly review of HUD's EIV reports for Public Housing (PH) and the Housing Choice Voucher (HCV) Programs is as follows for February 2022:

<b><i>(Data by household)</i></b>	<b>Public Housing</b>	<b>Housing Choice Voucher</b>
Deceased Tenant <i>(matched on SSA death master file)</i>	0	4
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	8	16
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	2	5
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	36	114
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	59	59

Public Housing	MONTHLY EIV REPORTS (# of Households)					
Date	Deceased Tenant	Failed Pre-Screening Identity	Failed SSA	Immigration	New Hire	Multiple Subsidy
Oct-21	1	19	4	0	46	37
Nov-21	0	19	0	0	28	45
Dec-21	1	10	2	0	46	36
Jan-22	0	8	3	0	32	53
Feb-22	0	8	2	0	36	59
Mar-22						
Apr-22						
May-22						
Jun-22						
Jul-22						
Aug-22						
Sep-22						



Section 8	MONTHLY EIV REPORTS (# of Households)					
Date	Deceased Tenant	Failed Pre-Screening Identity	Failed SSA	Immigration	New Hire	Multiple Subsidy
Oct-21	3	6	8	0	65	37
Nov-21	4	11	9	0	73	45
Dec-21	1	10	1	0	180	36
Jan-22	6	15	9	0	146	53
Feb-22	4	16	5	0	114	59
Mar-22						
Apr-22						
May-22						
Jun-22						
Jul-22						
Aug-22						
Sep-22						

