



ST. LOUIS  
**HOUSING**  
AUTHORITY

at the corner of family and future




# MONTHLY ACTIVITY REPORTS

---

April 2022

## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: May 20, 2022

Subject: Monthly Activities Report

---

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

**I. Public Housing Program Activities**

- Asset Management Memo
- Occupancy Summary
- Work Order Emergency Activity Report
- Work Order Non-Emergency Activity Report
- Move-Out Analysis
- Demographic Summary Report
- Public Housing Cash Activity as of 3/31/2022
- Public Housing AMP Budgets as of 3/31/2022
- Financial Condition Indicators as of 3/31/2022
- Management Operations Indicator as of 3/31/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

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

- Section 8 Cash Activity as of 3/31/2022
- HCV Budget as of 3/31/2022
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- HCV Demographic Summary Report

**III. Finance**

- Income Statement as of 3/31/2022

**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: May 11, 2022

SUBJECT: Asset Management Board Report

---

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 Management (ELM) portfolio (except for the Northside Scattered Site Development). The Asset Management staff has made significant progress in resolving outstanding invoices left unpaid by the previous management company and restoring relationships with those vendors. THC continues to perform inspections of all vacant units in the former ELM portfolio. THC continues to face challenges with recruiting and hiring new staff to fill vacancies, including assistant community managers, maintenance technicians and janitorial positions.

**Public Housing Assessment (PHA) Indicators.** In order to monitor performance of SLHA's public housing portfolio, Asset Management utilizes a monthly scorecard to track key performance indicators (occupancy, late recertifications, receivables, and work orders). In addition, each management company is required to submit regular updates on all vacant units. Please see below for updates pertaining to actions taken to address specific PHA indicators:

- **Financial** – Asset Management and Finance continue to work with site staff to clean up incorrect tenant account receivables to improve overall receivables. Issues have been primarily related to incorrect resident transfers, 50058/PIC errors and late/incomplete recertifications.
- **Physical** – Asset Management monitors work orders for trends. In February, staff met with several sites with a high number of open work orders to review progress. Sites that fail to make satisfactory efforts will be required to develop action plans, which will be regularly monitored by Asset Management. In April, John Young was hired as the Facilities Specialist and has started conducting pre-inspections to help prepare sites for HUD NSPIRE inspections, which are anticipated to start in May.
- **Management** – Asset Management is currently working with several sites on action plans to address low occupancy.

**Northside Scattered Sites.** NSSS maintenance staff continues to address the backlog of work orders and vacancies left by ELM. Please see below for updates on specific developments and ongoing projects. The maintenance technician resigned his position, leaving only the maintenance supervisor to respond to work

orders and after-hours emergencies. We are actively recruiting a new maintenance technician and a groundskeeper.

**Reporting Systems.** Asset Management continues to work with MRI/Tenmast to address late recertifications and to 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 HUD reporting rate. Marked improvement has increased the reporting rate from 82.2% in May 2021 to just over 95.67% as of April 30, 2022.

Asset Management continues to reach out to sites with performance issues and/or new staff to provide additional technical assistance related to recertifications, transfers, PIC errors and other Yardi issues. Asset Management is also working with SLHA IT to provide additional Yardi training for management "super users."

**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 the repairs needed. Construction started in February 2022 and is anticipated to be completed in May 2022.
- b. Walnut Park. Currently, there are four units in Modernization status that have been offline and require significant repairs to be ready for occupancy. SLHA's Modernization and Development Department has issued a solicitation and selected a contractor. Following the notice to proceed, repairs are expected to start in May 2022 and be completed in June 2022.
- c. Samuel Shepard. Currently, there are three units in Modernization status. Asset Management and NSSS staff issued a solicitation for 2926 A Samuel Shepard and received two bids. Staff is currently reviewing the bids and anticipates issuing a notice to proceed in May 2022. A separate solicitation for 2906 A and B is anticipated to be issued in May 2022.
- d. Hodiamont. NSSS staff continues to prioritize the transfer of residents from Hodiamont to other public housing developments. Several transfers are planned for April and all families will be moved out by May 2022.
- e. Clinton-Peabody. Currently, there are 27 vacant units in Modernization status as a result of mold and/or fire damage. Construction is delayed due to HUD's environmental review. Modernization status for two additional units has been requested due to a fire. Asset Management is also assisting THC in developing an action plan to address low occupancy in the development. Habitat has made progress over the last few months to close many outstanding work orders - many of which had been open for over a year.
- 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 in May 2022.
- g. Parkview – Water Infiltration. HUD has approved a total of 10 vacant units for Modernization status due to water infiltration pending completion of exterior repairs to the building facade. In addition to the offline units, approximately 30 additional units are affected by varying degrees of water infiltration. Construction on exterior repairs is anticipated to starting April and units are expected to be returned to online status as repairs are completed to each floor.

- 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 Modernization status. The ownership entity (St. Louis Equity Fund) is currently awaiting approval from their lender (Fannie Mae) to demolish the building and turn it into greenspace. Following approval, two units will be identified as public housing units in another building.
- i. Preservation Square. Construction is nearing completion on this mixed-finance development, which includes 19 public housing units. SLHA opened the wait list in March in anticipation of the completion and lease-up.

**Occupancy**

DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2021		11/1/2021		12/1/2021		1/1/2022		2/1/2022		3/1/2022		4/1/2022	
				Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	235	71%	235	71%	228	69%	228	69%	220	66%	218	66%	214	65%
340	MO001000034	LaSalle Park	148	140	95%	142	97%	140	95%	138	95%	138	95%	141	97%	143	98%
370	MO001000037	Cochran Plaza	78	70	90%	69	88%	68	87%	66	85%	66	85%	66	85%	67	86%
220	MO001000038	Lafayette Apartments	26	26	100%	26	100%	24	92%	24	92%	22	85%	22	85%	23	88%
230		California Gardens	28	25	89%	25	89%	24	86%	24	86%	24	86%	23	82%	23	82%
350		Armand & Ohio	4	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%
380		Folsom	6	5	83%	5	83%	5	83%	5	83%	5	83%	5	83%	5	83%
382		Marie Fanger	6	5	100%	5	100%	5	100%	5	100%	5	100%	5	100%	5	100%
410		South Broadway	10	10	100%	10	100%	10	100%	10	100%	10	100%	10	100%	10	100%
420		Lafayette Townhomes	38	31	91%	32	94%	31	91%	31	91%	31	91%	31	91%	31	91%
421		Tiffany Turnkey	25	24	96%	24	96%	24	96%	25	100%	25	100%	25	100%	24	96%
150	MO001000041	Towne XV	8	8	100%	8	100%	8	100%	6	75%	6	75%	6	75%	5	63%
160		McMillan Manor	20	10	71%	10	71%	10	71%	10	71%	10	83%	10	83%	9	75%
260		Page Manor	10	9	90%	9	90%	9	90%	8	80%	6	60%	6	60%	5	50%
381		Samuel Shepard	16	12	92%	12	92%	12	92%	12	92%	12	92%	12	92%	12	92%
383		Cupples	4	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%	3	100%
384		Hodiamont	22	14	93%	14	93%	14	93%	12	86%	10	83%	10	83%	6	67%
411		Walnut Park	13	8	89%	8	89%	8	89%	8	89%	8	89%	8	89%	8	89%
412		Lookaway	17	16	94%	15	88%	15	88%	17	100%	17	100%	17	100%	16	94%
510		McMillan Manor II	18	15	94%	15	94%	15	94%	16	100%	16	100%	16	100%	16	100%
520	MO001000052	King Louis III	24	22	96%	22	96%	22	96%	22	100%	21	95%	21	95%	20	91%
470	MO001000047	King Louis Square	36	35	97%	35	97%	35	97%	34	94%	34	94%	34	94%	35	97%
490	MO001000049	King Louis Square II	44	40	95%	39	93%	39	93%	38	90%	36	86%	37	88%	37	88%
440	MO001000044	Murphy Park I	93	76	82%	77	83%	77	83%	77	83%	76	82%	76	82%	80	86%
450	MO001000045	Murphy Park II	64	55	86%	55	86%	55	86%	55	86%	55	86%	54	84%	56	88%
460	MO001000046	Murphy Park III	65	61	94%	60	92%	60	92%	60	92%	61	94%	60	92%	61	94%
500	MO001000050	Renaissance Pl @ Grand	62	59	95%	58	94%	58	94%	59	95%	57	92%	57	92%	61	98%
540	MO001000054	Sr. Living at Renaissance Pl	75	72	96%	75	100%	72	96%	72	96%	73	97%	71	95%	70	93%
550	MO001000055	Gardens at Renaissance Pl	22	22	100%	20	91%	20	91%	22	100%	22	100%	22	100%	22	100%
560	MO001000056	Cahill House	80	76	95%	78	98%	76	95%	76	95%	76	95%	78	98%	76	95%
570	MO001000057	Renaissance Pl @ Grand II	36	29	88%	30	91%	30	91%	28	85%	29	88%	29	88%	31	94%
590	MO001000059	Renaissance Place @ Grand III	50	47	94%	48	96%	48	96%	47	94%	49	98%	48	96%	48	96%
620	MO001000062	Sr. Living at Cambridge Heights	75	71	95%	71	95%	70	93%	72	96%	71	95%	71	95%	71	95%
630	MO001000063	Arlington Grove	70	58	83%	60	86%	59	84%	60	86%	61	87%	62	89%	63	90%
640	MO001000064	North Sarah	59	53	90%	52	88%	52	88%	53	90%	54	92%	54	92%	55	93%
650	MO001000065	North Sarah II	46	42	91%	41	89%	41	89%	41	89%	41	89%	42	91%	42	91%
660	MO001000066	North Sarah III	35	34	97%	34	97%	33	94%	33	94%	33	94%	34	97%	33	94%
580	MO001000058	Cambridge Heights	46	33	77%	33	77%	33	77%	34	79%	33	77%	33	77%	31	72%
600	MO001000060	Cambridge Heights II	44	31	70%	32	73%	31	70%	31	70%	31	70%	31	70%	31	70%
100	MO001000010	James House	126	118	94%	120	95%	119	94%	116	92%	118	94%	119	94%	122	97%
132	MO001000013	Euclid Plaza Elderly	108	106	98%	105	97%	105	97%	108	100%	105	97%	104	96%	106	98%
170	MO001000017	West Pine	99	94	96%	95	97%	94	95%	95	96%	93	94%	92	93%	95	96%
190	MO001000019	Parkview Elderly	295	264	93%	270	95%	264	93%	262	92%	265	93%	258	91%	249	87%
280	MO001000028	Badenhaus Elderly	100	95	95%	96	96%	95	95%	95	95%	93	93%	94	94%	92	92%
390		Badenfest Elderly	21	21	100%	21	100%	21	100%	20	95%	20	95%	20	95%	21	100%
661	MO001000061	Kingsbury Terrace	120	113	94%	115	96%	114	95%	113	94%	114	95%	115	96%	117	98%
480	MO001000048	Les Chateaux	40	34	87%	34	87%	33	85%	34	87%	33	85%	34	87%	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>		<b>2,392</b>		<b>2,392</b>		<b>2,388</b>	

**Work Order Activity  
Emergencies**

April 1 - April 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	39	39	7	11	71	29
100	James House	0	1	1	2	0	-
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	6	1	2	2	5	178
160	McMillan Manor	7	0	1	8	6	257
170	West Pine	-	-	-	-	-	-
190	Parkview Elderly	0	11	11	1	0	-
220	Lafayette Apartments	-	-	-	-	-	-
230	California Gardens	0	3	2	1	1	1
260	Page Manor	8	1	1	1	8	198
280	Badenhaus Elderly	-	-	-	-	-	-
340	LaSalle Park	32	15	15	34	32	147
350	Armand & Ohio	-	1	1	0	0	-
370	Cochran Plaza	93	25	18	0	100	309
380	Folsom	0	1	1	0	0	-
381	Samuel Shepard	12	2	2	2	12	206
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	1	0	0	-	1	190
384	Hodiamont	19	3	6	3	16	347
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	0	0	-	1	171
412	Lookaway	18	3	1	8	20	218
420	Lafayette Townhomes	0	4	0	-	4	16
421	Tiffany Turnkey	0	2	2	0	0	-
440	Murphy Park I	12	0	0	-	12	640*
450	Murphy Park II	7	0	0	-	7	610*
460	Murphy Park III	19	0	0	-	19	621*
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	-	-	-	-	-	-
500	Renaissance Pl @ Grand	5	14	18	5	1	33
510	McMillan Manor II	13	1	2	1	12	273
520	King Louis III	23	6	6	2	23	211
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	1	0	0	-	1	137
570	Renaissance Pl @ Grand II	5	6	6	3	5	144
580	Cambridge Heights	1	0	0	-	1	245*
590	Renaissance Place @ Grand III	4	19	22	16	1	1
600	Cambridge Heights II	4	0	0	0	4	607*
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	0	1	0	-	1	29
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	1	2	2	-	1	38
<b>Total</b>		<b>331</b>	<b>161</b>	<b>127</b>		<b>365</b>	

\*Work Orders may have already been completed. Asset Management is working with site staff to update yardi to ensure accurate reporting

Notes: 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 "-"

**Work Order Activity  
Non-Emergencies**

April 1 - April 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	19	2	6	45	15	63
100	James House	7	0	7	18	0	-
132	Euclid Plaza Elderly	0	17	9	2	8	14
150	Towne XV	14	0	0	-	14	181
160	McMillan Manor	11	4	0	-	15	157
170	West Pine	6	18	21	5	3	126
190	Parkview Elderly	12	65	61	1	16	53
220	Lafayette Apartments	1	2	3	4	0	-
230	California Gardens	0	1	1	0	0	-
260	Page Manor	8	3	1	1	10	137
280	Badenhaus Elderly	7	21	21	1	7	418
340	LaSalle Park	48	27	25	50	50	134
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	2	0	0	-	2	358
380	Folsom	0	2	2	0	0	-
381	Samuel Shepard	11	4	4	2	11	250
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	4	3	2	3	5	285
390	Badenfest Elderly	0	4	1	1	3	4
410	South Broadway	0	2	2	0	0	-
411	Walnut Park	10	0	0	-	10	232
412	Lookaway	21	2	1	2	22	175
420	Lafayette Townhomes	0	9	6	0	3	2
421	Tiffany Turnkey	1	5	2	0	4	21
440	Murphy Park I	12	0	0	-	12	655*
450	Murphy Park II	4	0	0	-	4	627*
460	Murphy Park III	7	0	0	-	7	629*
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	1	0	0	-	1	40
500	Renaissance Pl @ Grand	2	2	4	4	0	-
510	McMillan Manor II	33	2	2	1	33	193
520	King Louis III	1	0	0	-	1	222
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	3	0	0	-	3	651*
570	Renaissance Pl @ Grand II	3	2	4	42	1	184
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	3	6	8	54	1	25
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	0	7	0	-	7	8
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	2	32	33	1	1	38
	<b>Total</b>	<b>253</b>	<b>242</b>	<b>226</b>	<b>-</b>	<b>269</b>	<b>-</b>

\*Work Orders may have already been completed. Asset Management is working with site staff to update yardi to ensure accurate reporting

Notes: 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

April 1 - April 30, 2022

	April		October 2021 – April 2022	
Abandonment of Unit	6	13.3%	24	11.1%
Deceased	6	13.3%	29	13.4%
Did Not Like Unit	1	2.2%	4	1.9%
Evicted-Legal Action*	-	-	3	1.4%
Incarcerated	-	-	1	-
Moved- In Legal	-	-	1	0.5%
Moved to HCV Prog S8	-	-	1	-
Moved with Notice	23	51.1%	104	48.1%
One Strike	2	4.4%	3	1.4%
Nursing Home Placement	1	2.2%	5	2.3%
Purchased Home	1	2.2%	1	-
Relocation Transfer	2	4.4%	12	5.6%
Transfer to Diff PH Unit	3	6.7%	28	12.7%
<b>Total</b>	<b>45</b>	<b>100.0%</b>	<b>216</b>	<b>100.0%</b>

\*SLHA's eviction moratorium for non-payment of rent expired December 31, 2021

**Demographic Report  
Public Housing**

April 1 - April 30, 2022

	Disabled	Non-Disabled	Total
Number of Families	813	1,601	<b>2,414</b>
Average Family Size	1.3	2.5	<b>2.1</b>
Average Age of Head of Household	58.9	44.2	<b>49.1</b>
Number of Youth Family Members (<18)	-	-	<b>2,199</b>
Average Age of Youth Family Members	-	-	<b>10.1</b>
Number of Senior (62+) Head of Household	378	305	<b>683</b>
Average Household Income	\$11,913.17	\$11,540.13	<b>\$11,665.74</b>
Number of Head of Households Employed	794	1,164	<b>1,958</b>
Average Monthly Rent	\$245.92	\$211.46	<b>\$223.07</b>
Average Cost of Utilities Paid by SLHA	\$0.89	\$20.59	<b>\$13.95</b>
Average Length of Occupancy (Years)	10.9	6.5	<b>8.0</b>

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	1	2
Asian Only	0	2	2
Black/African American Only	5	2,357	2,362
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	37	39
White, Black/African American	0	6	6
<b>Total</b>	<b>9</b>	<b>2,405</b>	<b>2,414</b>



## PUBLIC HOUSING CASH ACTIVITY AS OF 03/31/2022

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	3/31/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$8,056,601.29
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$173,714.34
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$888,941.65
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$832,297.44
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,085.84
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$189,213.72
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$239,843.33
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,968.64
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$520,914.27
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$315,758.72
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$373,127.36
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$374,131.21
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$630,110.80
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$12,876,708.61

PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS

BANK AND TYPE OF INVESTMENT	MATURITY DATE	VALUE
ZGREENSTATE	8/17/2022	\$245,000.00
HINGAM INSTITUTION	3/29/2023	\$245,000.00
MIDWEST COMMUNITY	8/18/2022	\$249,000.00
US TREASURY NOTES	9/30/2022	\$249,130.86
US TREASURY NOTES	9/30/2022	\$249,130.86
US TREASURY NOTES	8/31/2022	\$498,867.19
BEAL BANK PLANO TX	4/13/2022	\$245,000.00
		\$1,981,128.91

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

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	\$ 1,580,744.00	\$ 84.31	\$ 1,587,195.90	\$ 84.65	\$ 6,451.90	\$ 360,000.00	\$ 180,000.00	\$ 83.80	\$ 148,369.47	\$ 69.07	\$ (31,630.53)
Negative Rents - Utility Allowances (SLHA)	\$ (286,764.00)	\$ (143,382.00)	\$ (7.65)	\$ (151,089.00)	\$ (8.06)	\$ (7,707.00)	\$ (115,000.00)	\$ (57,500.00)	\$ (26.77)	\$ (54,757.00)	\$ (25.49)	\$ 2,743.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 22,695.00	\$ 11,347.50	\$ 0.61	\$ (3,405.52)	\$ (0.18)	\$ (14,753.02)	\$ 2,500.00	\$ 1,250.00	\$ 0.58	\$ (525.61)	\$ (0.24)	\$ (1,775.61)
Other Charges/ Late Fees	\$ 35,192.00	\$ 17,596.00	\$ 0.94	\$ 62,763.00	\$ 3.35	\$ 45,167.00	\$ 7,800.00	\$ 3,900.00	\$ 1.82	\$ 9,840.00	\$ 4.58	\$ 5,940.00
Legal Charges	\$ 27,737.00	\$ 13,868.50	\$ 0.74	\$ 3,900.00	\$ 0.21	\$ (9,968.50)	\$ 3,000.00	\$ 1,500.00	\$ 0.70	\$ -	\$ -	\$ (1,500.00)
Vacate Charges	\$ 13,140.00	\$ 6,570.00	\$ 0.35	\$ 9,654.00	\$ 0.51	\$ 3,084.00	\$ -	\$ -	\$ -	\$ 1,941.00	\$ 0.90	\$ 1,941.00
Non-Dwelling Rents	\$ 14,400.00	\$ 7,200.00	\$ 0.38	\$ 7,200.00	\$ 0.38	\$ -	\$ 1,200.00	\$ 600.00	\$ 0.28	\$ 600.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 11,796,598.00	\$ 5,898,299.00	\$ 314.58	\$ 5,820,386.00	\$ 310.42	\$ (77,913.00)	\$ 1,904,222.00	\$ 952,111.00	\$ 443.25	\$ 865,606.00	\$ 402.98	\$ (86,505.00)
Transfer from Capital Fund	\$ 2,917,558.00	\$ 1,458,779.00	\$ 77.80	\$ 1,054,109.31	\$ 56.22	\$ (404,669.69)	\$ 354,571.00	\$ 177,285.50	\$ 82.54	\$ -	\$ -	\$ (177,285.50)
Investment Income	\$ 2,144.00	\$ 1,072.00	\$ 0.06	\$ 1,313.08	\$ 0.07	\$ 241.08	\$ 260.00	\$ 130.00	\$ 0.06	\$ 554.66	\$ 0.26	\$ 424.66
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 487,112.69	\$ 25.98	\$ 487,112.69	\$ -	\$ -	\$ -	\$ 34,296.08	\$ 15.97	\$ 34,296.08
Other Income	\$ 84,300.00	\$ 42,150.50	\$ 2.25	\$ 109,974.62	\$ 6.75	\$ 67,824.12	\$ 24,165.00	\$ 12,082.50	\$ 5.63	\$ 34,901.15	\$ 16.25	\$ 22,818.65
Total Receipts	\$ 17,788,488.00	\$ 8,894,244.50	\$ 474.36	\$ 8,989,114.08	\$ 479.42	\$ 94,869.58	\$ 2,542,718.00	\$ 1,271,359.00	\$ 591.88	\$ 1,040,825.75	\$ 484.56	\$ (230,533.25)

EXPENSES

Total Administration	\$ 4,014,902.00	\$ 2,007,451.00	\$ 107.06	\$ 1,375,869.05	\$ 73.38	\$ 630,997.67	\$ 774,359.00	\$ 387,179.50	\$ 180.25	\$ 233,632.91	\$ 108.63	\$ 153,546.59
Total Tenant Services	\$ 155,413.00	\$ 77,706.50	\$ 4.14	\$ 59,476.76	\$ 3.17	\$ 18,229.74	\$ 30,758.00	\$ 15,379.00	\$ 7.16	\$ 11,262.49	\$ 5.24	\$ 4,116.51
Total Utilities	\$ 3,974,761.00	\$ 1,987,380.50	\$ 105.99	\$ 1,921,846.23	\$ 102.50	\$ 65,534.27	\$ 377,000.00	\$ 188,500.00	\$ 87.76	\$ 169,011.06	\$ 78.68	\$ 19,488.94
Sub-total Ord Maint Salaries	\$ 2,061,738.00	\$ 1,030,869.00	\$ 54.98	\$ 848,757.15	\$ 45.27	\$ 182,111.85	\$ 407,422.00	\$ 203,711.00	\$ 94.84	\$ 105,993.97	\$ 49.35	\$ 97,717.03
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ 320,487.00	\$ 17.09	\$ 162,016.86	\$ 8.64	\$ 158,470.14	\$ 118,240.00	\$ 59,120.00	\$ 27.52	\$ 31,840.78	\$ 14.82	\$ 27,279.22
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ 894,889.00	\$ 47.73	\$ 672,603.91	\$ 35.87	\$ 222,285.09	\$ 336,240.00	\$ 168,120.00	\$ 78.27	\$ 97,874.46	\$ 45.57	\$ 70,245.54
Total Protective Services	\$ 1,488,794.00	\$ 744,397.00	\$ 39.70	\$ 303,583.85	\$ 16.19	\$ 440,813.15	\$ 354,571.00	\$ 177,285.50	\$ 82.54	\$ -	\$ -	\$ 177,285.50
Total General	\$ 3,662,128.00	\$ 1,831,064.00	\$ 97.66	\$ 1,757,384.68	\$ 93.73	\$ 73,679.32	\$ 144,128.00	\$ 72,064.00	\$ 33.55	\$ 54,454.49	\$ 25.35	\$ 17,609.51
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 461,364.03	\$ 24.61	\$ (461,364.03)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,788,488.00	\$ 8,894,244.50	\$ 474.36	\$ 8,989,114.08	\$ 479.42	\$ 94,869.58	\$ 2,542,718.00	\$ 1,271,359.00	\$ 591.88	\$ 1,040,825.75	\$ 484.56	\$ (230,533.25)
Total Operating Expenses	\$ 17,788,488.00	\$ 8,894,244.00	\$ 474.36	\$ 7,562,902.52	\$ 403.35	\$ 1,330,757.20	\$ 2,542,718.00	\$ 1,271,359.00	\$ 591.88	\$ 704,070.16	\$ 327.64	\$ 567,288.84
Net Cash Flow from Operations	\$ -	\$ 0.50	\$ 0.00	\$ 1,426,211.56	\$ 76.06	\$ (1,426,211.06)	\$ -	\$ -	\$ -	\$ 336,755.59	\$ 156.92	\$ 336,755.59
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ 0.50	\$ 0.00	\$ 1,426,211.56	\$ 76.06	\$ (1,426,211.06)	\$ -	\$ -	\$ -	\$ 336,755.59	\$ 156.92	\$ 336,755.59

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

	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	\$ 148,000.00	\$ 195.77	\$ 125,781.00	\$ 166.38	\$ (22,219.00)	\$ 265,035.00	\$ 132,517.50	\$ 204.50	\$ 130,838.00	\$ 201.91	\$ (1,679.50)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 600.00	\$ 0.79	\$ 68.95	\$ 0.09	\$ (531.05)	\$ 450.00	\$ 225.00	\$ 0.35	\$ 65.00	\$ 0.10	\$ (160.00)
Other Charges/ Late Fees	\$ 1,500.00	\$ 750.00	\$ 0.99	\$ 7,020.00	\$ 9.29	\$ 6,270.00	\$ 5,000.00	\$ 2,500.00	\$ 3.86	\$ 4,140.00	\$ 6.39	\$ 1,640.00
Legal Charges	\$ 1,532.00	\$ 766.00	\$ 1.01	\$ -	\$ -	\$ (766.00)	\$ 3,000.00	\$ 1,500.00	\$ 2.31	\$ -	\$ -	\$ (1,500.00)
Vacate Charges	\$ 1,750.00	\$ 875.00	\$ 1.16	\$ 1,670.00	\$ 2.21	\$ 795.00	\$ -	\$ -	\$ -	\$ 1,380.00	\$ 2.13	\$ 1,380.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 381,740.00	\$ 190,870.00	\$ 252.47	\$ 199,454.50	\$ 263.83	\$ 8,584.50	\$ 383,737.00	\$ 191,868.50	\$ 296.09	\$ 196,887.50	\$ 303.84	\$ 5,019.00
Transfer from Capital Fund	\$ 191,100.00	\$ 95,550.00	\$ 126.39	\$ 95,550.00	\$ 126.39	\$ -	\$ 205,620.00	\$ 102,810.00	\$ 158.66	\$ 102,810.00	\$ 158.66	\$ -
Investment Income	\$ 421.00	\$ 210.50	\$ 0.28	\$ 72.12	\$ 0.10	\$ (138.38)	\$ 368.00	\$ 184.00	\$ 0.28	\$ 234.44	\$ 0.36	\$ 50.44
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,707.00	\$ 1,853.50	\$ 2.45	\$ 6,838.84	\$ 9.05	\$ 4,985.34	\$ 3,351.00	\$ 1,675.50	\$ 2.59	\$ 4,648.94	\$ 7.17	\$ 2,973.44
Total Receipts	\$ 878,950.00	\$ 439,475.00	\$ 581.32	\$ 436,455.41	\$ 577.32	\$ (3,019.59)	\$ 866,561.00	\$ 433,280.50	\$ 668.64	\$ 441,003.88	\$ 680.56	\$ 7,723.38
EXPENSES												
Total Administration	\$ 252,660.00	\$ 126,330.00	\$ 167.10	\$ 89,317.55	\$ 118.14	\$ 37,012.45	\$ 235,707.00	\$ 117,853.50	\$ 181.87	\$ 76,676.38	\$ 118.33	\$ 41,177.12
Total Tenant Services	\$ 15,844.00	\$ 7,922.00	\$ 10.48	\$ 4,497.38	\$ 5.95	\$ 3,424.62	\$ 11,447.00	\$ 5,723.50	\$ 8.83	\$ 4,904.90	\$ 7.57	\$ 818.60
Total Utilities	\$ 169,300.00	\$ 84,650.00	\$ 111.97	\$ 88,240.97	\$ 116.72	\$ (3,590.97)	\$ 188,000.00	\$ 94,000.00	\$ 145.06	\$ 96,345.78	\$ 148.68	\$ (2,345.78)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 89,673.00	\$ 118.62	\$ 66,413.12	\$ 87.85	\$ 23,259.88	\$ 190,253.00	\$ 95,126.50	\$ 146.80	\$ 86,621.06	\$ 133.67	\$ 8,505.44
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 13,950.00	\$ 18.45	\$ 12,836.49	\$ 16.98	\$ 1,113.51	\$ 54,050.00	\$ 27,025.00	\$ 41.71	\$ 19,048.13	\$ 29.40	\$ 7,976.87
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 53,282.50	\$ 70.48	\$ 47,245.51	\$ 62.49	\$ 6,036.99	\$ 93,435.00	\$ 46,717.50	\$ 72.09	\$ 52,701.59	\$ 81.33	\$ (5,984.09)
Total Protective Services	\$ 54,378.00	\$ 27,189.00	\$ 35.96	\$ 30,523.44	\$ 40.37	\$ (3,334.44)	\$ 56,430.00	\$ 28,215.00	\$ 43.54	\$ 22,463.83	\$ 34.67	\$ 5,751.17
Total General	\$ 72,960.00	\$ 36,480.00	\$ 48.25	\$ 31,418.69	\$ 41.56	\$ 5,061.31	\$ 37,243.00	\$ 18,621.50	\$ 28.74	\$ 14,159.12	\$ 21.85	\$ 4,462.38
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 878,950.00	\$ 439,475.00	\$ 581.32	\$ 436,455.41	\$ 577.32	\$ (3,019.59)	\$ 866,561.00	\$ 433,280.50	\$ 668.64	\$ 441,003.88	\$ 680.56	\$ 7,723.38
Total Operating Expenses	\$ 878,953.00	\$ 439,476.50	\$ 581.32	\$ 370,493.15	\$ 490.07	\$ 68,983.35	\$ 866,565.00	\$ 433,282.50	\$ 668.65	\$ 372,920.79	\$ 575.50	\$ 60,361.71
Net Cash Flow from Operations	\$ (3.00)	\$ (1.50)	\$ (0.00)	\$ 65,962.26	\$ 87.25	\$ 65,963.76	\$ (4.00)	\$ (2.00)	\$ (0.00)	\$ 68,083.09	\$ 105.07	\$ 68,085.09
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (3.00)	\$ (1.50)	\$ (0.00)	\$ 65,962.26	\$ 87.25	\$ 65,963.76	\$ (4.00)	\$ (2.00)	\$ (0.00)	\$ 68,083.09	\$ 105.07	\$ 68,085.09

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

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

REVENUE

Dwelling Rental Income	\$ 275,816.00	\$ 137,908.00	\$ 232.17	\$ 152,873.51	\$ 257.36	\$ 14,965.51	\$ 720,020.00	\$ 360,010.00	\$ 203.40	\$ 378,124.46	\$ 213.63	\$ 18,114.46
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 2,000.00	\$ 3.37	\$ 10.00	\$ 0.02	\$ (1,990.00)	\$ 4,850.00	\$ 2,425.00	\$ 1.37	\$ 1,972.00	\$ 1.11	\$ (453.00)
Other Charges/ Late Fees	\$ 1,000.00	\$ 500.00	\$ 0.84	\$ 4,323.00	\$ 7.28	\$ 3,823.00	\$ 7,000.00	\$ 3,500.00	\$ 1.98	\$ 12,060.00	\$ 6.81	\$ 8,560.00
Legal Charges	\$ 3,000.00	\$ 1,500.00	\$ 2.53	\$ -	\$ -	\$ (1,500.00)	\$ 5,000.00	\$ 2,500.00	\$ 1.41	\$ -	\$ -	\$ (2,500.00)
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 250.00	\$ 0.14	\$ -	\$ -	\$ (250.00)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 6,600.00	\$ 3.73	\$ 6,600.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 289,291.00	\$ 144,645.50	\$ 243.51	\$ 155,277.50	\$ 261.41	\$ 10,632.00	\$ 895,695.00	\$ 447,847.50	\$ 253.02	\$ 472,711.00	\$ 267.07	\$ 24,863.50
Transfer from Capital Fund	\$ 281,844.00	\$ 140,922.00	\$ 237.24	\$ 140,922.00	\$ 237.24	\$ -	\$ 177,600.00	\$ 88,800.00	\$ 50.17	\$ 88,800.00	\$ 50.17	\$ -
Investment Income	\$ 317.00	\$ 158.50	\$ 0.27	\$ 69.02	\$ 0.12	\$ (89.48)	\$ 298.00	\$ 149.00	\$ 0.08	\$ 180.41	\$ 0.10	\$ 31.41
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,316.61	\$ 251.03	\$ 444,316.61
Other Income	\$ 3,647.00	\$ 1,823.50	\$ 3.07	\$ 1,531.95	\$ 2.58	\$ (291.55)	\$ 8,008.00	\$ 4,004.00	\$ 2.26	\$ 13,188.71	\$ 7.45	\$ 9,184.71
Total Receipts	\$ 858,915.00	\$ 429,457.50	\$ 722.99	\$ 455,006.98	\$ 766.01	\$ 25,549.48	\$ 1,832,171.00	\$ 916,085.50	\$ 517.56	\$ 1,417,953.19	\$ 801.10	\$ 501,867.69

EXPENSES

Total Administration	\$ 233,451.00	\$ 116,725.50	\$ 196.51	\$ 69,235.69	\$ 116.56	\$ 47,489.81	\$ 508,628.00	\$ 254,314.00	\$ 143.68	\$ 166,465.45	\$ 94.05	\$ 87,848.55
Total Tenant Services	\$ 13,201.00	\$ 6,600.50	\$ 11.11	\$ 4,382.72	\$ 7.38	\$ 2,217.78	\$ 23,830.00	\$ 11,915.00	\$ 6.73	\$ 8,085.59	\$ 4.57	\$ 3,829.41
Total Utilities	\$ 159,000.00	\$ 79,500.00	\$ 133.84	\$ 95,831.30	\$ 161.33	\$ (16,331.30)	\$ 338,700.00	\$ 169,350.00	\$ 95.68	\$ 161,542.86	\$ 91.27	\$ 7,807.14
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 92,870.50	\$ 156.35	\$ 82,453.73	\$ 138.81	\$ 10,416.77	\$ 362,339.00	\$ 181,169.50	\$ 102.36	\$ 190,387.63	\$ 107.56	\$ (9,218.13)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 15,417.00	\$ 25.95	\$ 18,586.30	\$ 31.29	\$ (3,169.30)	\$ 94,750.00	\$ 47,375.00	\$ 26.77	\$ 29,345.75	\$ 16.58	\$ 18,029.25
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 62,235.00	\$ 104.77	\$ 41,565.55	\$ 69.98	\$ 20,669.45	\$ 233,083.00	\$ 116,541.50	\$ 65.84	\$ 99,516.96	\$ 56.22	\$ 17,024.54
Total Protective Services	\$ 52,626.00	\$ 26,313.00	\$ 44.30	\$ 36,439.31	\$ 61.35	\$ (10,126.31)	\$ 108,500.00	\$ 54,250.00	\$ 30.65	\$ 30,025.92	\$ 16.96	\$ 24,224.08
Total General	\$ 59,584.00	\$ 29,792.00	\$ 50.15	\$ 25,795.43	\$ 43.43	\$ 3,996.57	\$ 162,368.00	\$ 81,184.00	\$ 45.87	\$ 64,505.32	\$ 36.44	\$ 16,678.68
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 461,364.03	\$ 260.66	\$ (461,364.03)
Total Revenues	\$ 858,915.00	\$ 429,457.50	\$ 722.99	\$ 455,006.98	\$ 766.01	\$ 25,549.48	\$ 1,832,171.00	\$ 916,085.50	\$ 517.56	\$ 1,417,953.19	\$ 801.10	\$ 501,867.69
Total Operating Expenses	\$ 858,907.00	\$ 429,453.50	\$ 722.99	\$ 374,290.03	\$ 630.12	\$ 55,163.47	\$ 1,832,198.00	\$ 916,099.00	\$ 517.57	\$ 1,211,239.51	\$ 684.32	\$ (295,140.51)
Net Cash Flow from Operations	\$ 8.00	\$ 4.00	\$ 0.01	\$ 80,716.95	\$ 135.89	\$ 80,712.95	\$ (27.00)	\$ (13.50)	\$ (0.01)	\$ 206,713.68	\$ 116.79	\$ 206,727.18
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8.00	\$ 4.00	\$ 0.01	\$ 80,716.95	\$ 135.89	\$ 80,712.95	\$ (27.00)	\$ (13.50)	\$ (0.01)	\$ 206,713.68	\$ 116.79	\$ 206,727.18

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

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	\$ 139,500.00	\$ 192.15	\$ 139,750.00	\$ 192.49	\$ 250.00	\$ 336,000.00	\$ 168,000.00	\$ 189.19	\$ 180,815.00	\$ 203.62	\$ 12,815.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (875.00)	\$ (1.21)	\$ (727.00)	\$ (1.00)	\$ 148.00	\$ (29,000.00)	\$ (14,500.00)	\$ (16.33)	\$ (24,135.00)	\$ (27.18)	\$ (9,635.00)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 500.00	\$ 0.69	\$ 2,928.00	\$ 4.03	\$ 2,428.00	\$ 2,300.00	\$ 1,150.00	\$ 1.30	\$ (3,488.48)	\$ (3.93)	\$ (4,638.48)
Other Charges/ Late Fees	\$ 6,000.00	\$ 3,000.00	\$ 4.13	\$ 5,010.00	\$ 6.90	\$ 2,010.00	\$ 1,720.00	\$ 860.00	\$ 0.97	\$ 6,090.00	\$ 6.86	\$ 5,230.00
Legal Charges	\$ 4,000.00	\$ 2,000.00	\$ 2.75	\$ 3,900.00	\$ 5.37	\$ 1,900.00	\$ 2,080.00	\$ 1,040.00	\$ 1.17	\$ -	\$ -	\$ (1,040.00)
Vacate Charges	\$ 1,000.00	\$ 500.00	\$ 0.69	\$ 1,590.00	\$ 2.19	\$ 1,090.00	\$ 1,000.00	\$ 500.00	\$ 0.56	\$ 979.00	\$ 1.10	\$ 479.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 341,268.00	\$ 170,634.00	\$ 235.03	\$ 183,672.00	\$ 252.99	\$ 13,038.00	\$ 694,544.00	\$ 347,272.00	\$ 391.07	\$ 352,921.00	\$ 397.43	\$ 5,649.00
Transfer from Capital Fund	\$ 274,260.00	\$ 137,130.00	\$ 188.88	\$ 137,130.00	\$ 188.88	\$ -	\$ 146,581.00	\$ 73,290.50	\$ 82.53	\$ -	\$ -	\$ (73,290.50)
Investment Income	\$ 120.00	\$ 60.00	\$ 0.08	\$ 81.09	\$ 0.11	\$ 21.09	\$ 99.00	\$ 49.50	\$ 0.06	\$ 36.42	\$ 0.04	\$ (13.08)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,156.00	\$ 2,078.00	\$ 2.86	\$ 5,761.04	\$ 7.94	\$ 3,683.04	\$ 11,630.00	\$ 5,815.00	\$ 6.55	\$ 18,896.95	\$ 21.28	\$ 13,081.95
Total Receipts	\$ 909,054.00	\$ 454,527.00	\$ 626.07	\$ 479,095.13	\$ 659.91	\$ 24,568.13	\$ 1,166,954.00	\$ 583,477.00	\$ 657.07	\$ 532,114.89	\$ 599.23	\$ (51,362.11)

EXPENSES

Total Administration	\$ 249,098.00	\$ 124,549.00	\$ 171.56	\$ 100,473.11	\$ 138.39	\$ 24,075.89	\$ 323,058.00	\$ 161,529.00	\$ 181.90	\$ 103,678.22	\$ 116.64	\$ 57,850.78
Total Tenant Services	\$ 6,411.00	\$ 3,205.50	\$ 4.42	\$ 1,660.60	\$ 2.29	\$ 1,544.90	\$ 13,888.00	\$ 6,944.00	\$ 7.82	\$ 6,750.22	\$ 7.60	\$ 193.78
Total Utilities	\$ 199,000.00	\$ 99,500.00	\$ 137.05	\$ 93,727.07	\$ 129.10	\$ 5,772.93	\$ 207,100.00	\$ 103,550.00	\$ 116.61	\$ 57,592.02	\$ 64.86	\$ 45,957.98
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 93,825.50	\$ 129.24	\$ 112,873.52	\$ 155.47	\$ (19,048.02)	\$ 138,608.00	\$ 69,304.00	\$ 78.05	\$ 51,288.61	\$ 57.76	\$ 18,015.39
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 19,295.00	\$ 26.58	\$ 8,365.66	\$ 11.52	\$ 10,929.34	\$ 42,540.00	\$ 21,270.00	\$ 23.95	\$ 11,563.58	\$ 13.02	\$ 9,706.42
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 60,998.50	\$ 84.02	\$ 75,914.53	\$ 104.57	\$ (14,916.03)	\$ 105,890.00	\$ 52,945.00	\$ 59.62	\$ 61,663.28	\$ 69.44	\$ (8,718.28)
Total Protective Services	\$ 61,560.00	\$ 30,780.00	\$ 42.40	\$ 22,531.52	\$ 31.04	\$ 8,248.48	\$ 147,181.00	\$ 73,590.50	\$ 82.87	\$ 414.00	\$ 0.47	\$ 73,176.50
Total General	\$ 44,769.00	\$ 22,384.50	\$ 30.83	\$ 19,744.45	\$ 27.20	\$ 2,640.05	\$ 88,054.00	\$ 44,027.00	\$ 49.58	\$ 35,126.01	\$ 39.56	\$ 8,900.99
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909,054.00	\$ 454,527.00	\$ 626.07	\$ 479,095.13	\$ 659.91	\$ 24,568.13	\$ 1,166,954.00	\$ 583,477.00	\$ 657.07	\$ 532,114.89	\$ 599.23	\$ (51,362.11)
Total Operating Expenses	\$ 909,076.00	\$ 454,538.00	\$ 626.09	\$ 435,290.46	\$ 599.57	\$ 19,247.54	\$ 1,066,319.00	\$ 533,159.50	\$ 600.40	\$ 328,075.94	\$ 369.34	\$ 205,083.56
Net Cash Flow from Operations	\$ (22.00)	\$ (11.00)	\$ (0.02)	\$ 43,804.67	\$ 60.34	\$ 43,815.67	\$ 100,635.00	\$ 50,317.50	\$ 56.66	\$ 204,038.95	\$ 229.89	\$ 153,721.45
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (22.00)	\$ (11.00)	\$ (0.02)	\$ 43,804.67	\$ 60.34	\$ 43,815.67	\$ 100,635.00	\$ 50,317.50	\$ 56.66	\$ 204,038.95	\$ 229.89	\$ 153,721.45

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

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	\$ 61,050.00	\$ 130.45	\$ 67,890.00	\$ 145.06	\$ 6,840.00	\$ 286,517.00	\$ 143,258.50	\$ 166.97	\$ 140,638.50	\$ 163.91	\$ (2,620.00)
Negative Rents - Utility Allowances (SLHA)	\$ (37,675.00)	\$ (18,837.50)	\$ (40.25)	\$ (19,777.00)	\$ (42.26)	\$ (939.50)	\$ (31,280.00)	\$ (15,640.00)	\$ (18.23)	\$ (15,650.00)	\$ (18.24)	\$ (10.00)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 2,435.00	\$ 1,217.50	\$ 2.60	\$ (1,142.00)	\$ (2.44)	\$ (2,359.50)	\$ 1,500.00	\$ 750.00	\$ 0.87	\$ (3,293.38)	\$ (3.84)	\$ (4,043.38)
Other Charges/ Late Fees	\$ 1,252.00	\$ 626.00	\$ 1.34	\$ 2,370.00	\$ 5.06	\$ 1,744.00	\$ 1,500.00	\$ 750.00	\$ 0.87	\$ 8,070.00	\$ 9.41	\$ 7,320.00
Legal Charges	\$ 1,425.00	\$ 712.50	\$ 1.52	\$ -	\$ -	\$ (712.50)	\$ 2,500.00	\$ 1,250.00	\$ 1.46	\$ -	\$ -	\$ (1,250.00)
Vacate Charges	\$ 7,300.00	\$ 3,650.00	\$ 7.80	\$ 895.00	\$ 1.91	\$ (2,755.00)	\$ -	\$ -	\$ -	\$ 1,099.00	\$ 1.28	\$ 1,099.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 485,576.00	\$ 242,788.00	\$ 518.78	\$ 242,970.00	\$ 519.17	\$ 182.00	\$ 583,760.00	\$ 291,880.00	\$ 340.19	\$ 300,927.00	\$ 350.73	\$ 9,047.00
Transfer from Capital Fund	\$ 155,073.00	\$ 77,536.50	\$ 165.68	\$ 38,910.00	\$ 83.14	\$ (38,626.50)	\$ 84,118.00	\$ 42,059.00	\$ 49.02	\$ 42,058.98	\$ 49.02	\$ (0.02)
Investment Income	\$ 58.00	\$ 29.00	\$ 0.06	\$ 84.06	\$ 0.18	\$ 55.06	\$ 62.00	\$ 31.00	\$ 0.04	\$ 0.56	\$ 0.00	\$ (30.64)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 6,694.00	\$ 3,347.00	\$ 7.15	\$ 10,670.82	\$ 22.80	\$ 7,323.82	\$ 5,978.00	\$ 2,989.00	\$ 3.48	\$ 9,420.41	\$ 10.98	\$ 6,431.41
Total Receipts	\$ 744,238.00	\$ 372,119.00	\$ 795.13	\$ 342,870.88	\$ 732.63	\$ (29,248.12)	\$ 934,655.00	\$ 467,327.50	\$ 544.67	\$ 483,270.87	\$ 563.25	\$ 15,943.37

EXPENSES

Total Administration	\$ 184,026.00	\$ 92,013.00	\$ 196.61	\$ 84,562.99	\$ 180.69	\$ 7,450.01	\$ 270,760.00	\$ 135,380.00	\$ 157.79	\$ 78,780.29	\$ 91.82	\$ 56,599.71
Total Tenant Services	\$ 8,107.00	\$ 4,053.50	\$ 8.66	\$ 3,522.02	\$ 7.53	\$ 531.48	\$ 7,333.00	\$ 3,666.50	\$ 4.27	\$ 3,039.93	\$ 3.54	\$ 626.57
Total Utilities	\$ 194,100.00	\$ 97,050.00	\$ 207.37	\$ 94,934.05	\$ 202.85	\$ 2,115.95	\$ 185,000.00	\$ 92,500.00	\$ 107.81	\$ 105,823.84	\$ 123.34	\$ (13,323.84)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 31,499.50	\$ 67.31	\$ 23,201.07	\$ 49.57	\$ 8,298.43	\$ 167,179.00	\$ 83,589.50	\$ 97.42	\$ 72,589.94	\$ 84.60	\$ 10,999.56
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 25,170.00	\$ 53.78	\$ 14,093.94	\$ 30.12	\$ 11,076.06	\$ 71,090.00	\$ 35,545.00	\$ 41.43	\$ 11,246.99	\$ 13.11	\$ 24,298.01
Sub-total Ord Maint Contracts	\$ 121,630.00	\$ 60,815.00	\$ 129.95	\$ 52,440.28	\$ 112.05	\$ 8,374.72	\$ 156,920.00	\$ 78,460.00	\$ 91.45	\$ 33,773.14	\$ 39.36	\$ 44,686.86
Total Protective Services	\$ 77,253.00	\$ 38,626.50	\$ 82.54	\$ -	\$ -	\$ 38,626.50	\$ 14,400.00	\$ 7,200.00	\$ 8.39	\$ -	\$ -	\$ 7,200.00
Total General	\$ 45,737.00	\$ 22,868.50	\$ 48.86	\$ 21,429.23	\$ 45.79	\$ 1,439.27	\$ 61,984.00	\$ 30,992.00	\$ 36.12	\$ 24,338.27	\$ 28.37	\$ 6,653.73
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 744,238.00	\$ 372,119.00	\$ 795.13	\$ 342,870.88	\$ 732.63	\$ (29,248.12)	\$ 934,655.00	\$ 467,327.50	\$ 544.67	\$ 483,270.87	\$ 563.25	\$ 15,943.37
Total Operating Expenses	\$ 744,192.00	\$ 372,096.00	\$ 795.08	\$ 294,183.58	\$ 628.60	\$ 77,912.42	\$ 934,666.00	\$ 467,333.00	\$ 544.68	\$ 329,592.40	\$ 384.14	\$ 137,740.60
Net Cash Flow from Operations	\$ 46.00	\$ 23.00	\$ 0.05	\$ 48,687.30	\$ 104.03	\$ 48,664.30	\$ (11.00)	\$ (5.50)	\$ (0.01)	\$ 153,678.47	\$ 179.11	\$ 153,683.97
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 46.00	\$ 23.00	\$ 0.05	\$ 48,687.30	\$ 104.03	\$ 48,664.30	\$ (11.00)	\$ (5.50)	\$ (0.01)	\$ 153,678.47	\$ 179.11	\$ 153,683.97

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

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

REVENUE

Dwelling Rental Income	\$ 163,200.00	\$ 81,600.00	\$ 106.25	\$ 95,904.96	\$ 124.88	\$ 14,304.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (32,477.50)	\$ (42.29)	\$ (30,999.00)	\$ (40.36)	\$ 1,478.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,500.00	\$ 750.00	\$ 0.98	\$ -	\$ -	\$ (750.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,000.00	\$ 1.30	\$ 3,120.00	\$ 4.06	\$ 2,120.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 2,000.00	\$ 1,000.00	\$ 1.30	\$ -	\$ -	\$ (1,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,590.00	\$ 795.00	\$ 1.04	\$ -	\$ -	\$ (795.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 952,122.00	\$ 476,061.00	\$ 619.87	\$ 468,894.50	\$ 610.54	\$ (7,166.50)	\$ 445,633.00	\$ 222,816.50	\$ 399.31	\$ 215,158.50	\$ 385.59	\$ (7,658.00)
Transfer from Capital Fund	\$ 212,856.00	\$ 106,428.00	\$ 138.58	\$ 106,428.00	\$ 138.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 108.00	\$ 54.00	\$ 0.07	\$ 0.43	\$ 0.00	\$ (53.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 11.07	\$ 8,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,300.00	\$ 5,650.00	\$ 7.36	\$ 1,791.83	\$ 2.33	\$ (3,858.17)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,281,721.00	\$ 640,860.50	\$ 834.45	\$ 653,640.72	\$ 851.09	\$ 12,780.22	\$ 445,633.00	\$ 222,816.50	\$ 399.31	\$ 215,158.50	\$ 385.59	\$ (7,658.00)

EXPENSES

Total Administration	\$ 304,523.00	\$ 152,261.50	\$ 198.26	\$ 122,094.75	\$ 158.98	\$ 30,166.75	\$ 65,391.00	\$ 32,695.50	\$ 58.59	\$ 25,624.72	\$ 45.92	\$ 7,070.78
Total Tenant Services	\$ 13,375.00	\$ 6,687.50	\$ 8.71	\$ 6,345.95	\$ 8.26	\$ 341.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 275,900.00	\$ 137,950.00	\$ 179.62	\$ 137,612.74	\$ 179.18	\$ 337.26	\$ 125,879.00	\$ 62,939.50	\$ 112.79	\$ 62,939.52	\$ 112.79	\$ (0.02)
Sub-total Ord Maint Salaries	\$ 155,778.00	\$ 77,889.00	\$ 101.42	\$ 51,606.67	\$ 67.20	\$ 26,282.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 100,500.00	\$ 50,250.00	\$ 65.43	\$ 5,089.24	\$ 6.63	\$ 45,160.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 354,148.00	\$ 177,074.00	\$ 230.57	\$ 94,923.08	\$ 123.60	\$ 82,150.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 6,600.00	\$ 8.59	\$ 2,305.50	\$ 3.00	\$ 4,294.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 64,297.00	\$ 32,148.50	\$ 41.86	\$ 26,437.84	\$ 34.42	\$ 5,710.66	\$ 320,424.00	\$ 160,212.00	\$ 287.12	\$ 169,914.00	\$ 304.51	\$ (9,702.00)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,281,721.00	\$ 640,860.50	\$ 834.45	\$ 653,640.72	\$ 851.09	\$ 12,780.22	\$ 445,633.00	\$ 222,816.50	\$ 399.31	\$ 215,158.50	\$ 385.59	\$ (7,658.00)
Total Operating Expenses	\$ 1,281,721.00	\$ 640,860.50	\$ 834.45	\$ 446,415.77	\$ 581.27	\$ 194,444.73	\$ 511,694.00	\$ 255,847.00	\$ 458.51	\$ 258,478.24	\$ 463.22	\$ (2,631.24)
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 207,224.95	\$ 269.82	\$ 207,224.95	\$ (66,061.00)	\$ (33,030.50)	\$ (59.19)	\$ (43,319.74)	\$ (77.63)	\$ (10,289.24)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 207,224.95	\$ 269.82	\$ 207,224.95	\$ (66,061.00)	\$ (33,030.50)	\$ (59.19)	\$ (43,319.74)	\$ (77.63)	\$ (10,289.24)

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

	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	\$ 141,866.50	\$ 369.44	\$ 153,095.00	\$ 398.68	\$ 11,228.50	\$ 309,014.00	\$ 154,507.00	\$ 396.17	\$ 151,917.50	\$ 389.53	\$ (2,589.50)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 283,733.00</b>	<b>\$ 141,866.50</b>	<b>\$ 369.44</b>	<b>\$ 153,095.00</b>	<b>\$ 398.68</b>	<b>\$ 11,228.50</b>	<b>\$ 309,014.00</b>	<b>\$ 154,507.00</b>	<b>\$ 396.17</b>	<b>\$ 151,917.50</b>	<b>\$ 389.53</b>	<b>\$ (2,589.50)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 43,916.00</b>	<b>\$ 21,958.00</b>	<b>\$ 57.18</b>	<b>\$ 16,278.90</b>	<b>\$ 42.39</b>	<b>\$ 5,679.10</b>	<b>\$ 47,453.00</b>	<b>\$ 23,726.50</b>	<b>\$ 60.84</b>	<b>\$ 17,602.24</b>	<b>\$ 45.13</b>	<b>\$ 6,124.26</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>\$ 44,819.00</b>	<b>\$ 116.72</b>	<b>\$ 29,878.98</b>	<b>\$ 77.81</b>	<b>\$ 14,940.02</b>	<b>\$ 73,871.00</b>	<b>\$ 36,935.50</b>	<b>\$ 94.71</b>	<b>\$ 36,934.98</b>	<b>\$ 94.71</b>	<b>\$ 0.52</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 General</b>	<b>\$ 226,917.00</b>	<b>\$ 113,458.50</b>	<b>\$ 295.46</b>	<b>\$ 113,458.98</b>	<b>\$ 295.47</b>	<b>\$ (0.48)</b>	<b>\$ 194,777.00</b>	<b>\$ 97,388.50</b>	<b>\$ 249.71</b>	<b>\$ 98,216.46</b>	<b>\$ 251.84</b>	<b>\$ (827.96)</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>\$ 141,866.50</b>	<b>\$ 369.44</b>	<b>\$ 153,095.00</b>	<b>\$ 398.68</b>	<b>\$ 11,228.50</b>	<b>\$ 309,014.00</b>	<b>\$ 154,507.00</b>	<b>\$ 396.17</b>	<b>\$ 151,917.50</b>	<b>\$ 389.53</b>	<b>\$ (2,589.50)</b>
<b>Total Operating Expenses</b>	<b>\$ 360,471.00</b>	<b>\$ 180,235.50</b>	<b>\$ 469.36</b>	<b>\$ 159,616.86</b>	<b>\$ 415.67</b>	<b>\$ 20,618.64</b>	<b>\$ 316,101.00</b>	<b>\$ 158,050.50</b>	<b>\$ 405.26</b>	<b>\$ 152,753.68</b>	<b>\$ 391.68</b>	<b>\$ 5,296.82</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (76,738.00)</b>	<b>\$ (38,369.00)</b>	<b>\$ (99.92)</b>	<b>\$ (6,521.86)</b>	<b>\$ (16.98)</b>	<b>\$ 31,847.14</b>	<b>\$ (7,087.00)</b>	<b>\$ (3,543.50)</b>	<b>\$ (9.09)</b>	<b>\$ (836.18)</b>	<b>\$ (2.14)</b>	<b>\$ 2,707.32</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>\$ (38,369.00)</b>	<b>\$ (99.92)</b>	<b>\$ (6,521.86)</b>	<b>\$ (16.98)</b>	<b>\$ 31,847.14</b>	<b>\$ (7,087.00)</b>	<b>\$ (3,543.50)</b>	<b>\$ (9.09)</b>	<b>\$ (836.18)</b>	<b>\$ (2.14)</b>	<b>\$ 2,707.32</b>



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

	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	\$ 70,351.00	\$ 325.70	\$ 60,416.00	\$ 279.70	\$ (9,935.00)	\$ 148,216.00	\$ 74,108.00	\$ 308.78	\$ 71,811.50	\$ 299.21	\$ (2,296.50)
Transfer from Capital Fund	\$ 35,655.00	\$ 17,827.50	\$ 82.53	\$ 14,856.25	\$ 68.78	\$ (2,971.25)	\$ 39,617.00	\$ 19,808.50	\$ 82.54	\$ 16,507.08	\$ 68.78	\$ (3,301.42)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 176,357.00</b>	<b>\$ 88,178.50</b>	<b>\$ 408.23</b>	<b>\$ 75,272.25</b>	<b>\$ 348.48</b>	<b>\$ (12,906.25)</b>	<b>\$ 187,833.00</b>	<b>\$ 93,916.50</b>	<b>\$ 391.32</b>	<b>\$ 88,318.58</b>	<b>\$ 367.99</b>	<b>\$ (5,597.92)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 19,652.00</b>	<b>\$ 9,826.00</b>	<b>\$ 45.49</b>	<b>\$ 7,165.60</b>	<b>\$ 33.17</b>	<b>\$ 2,660.40</b>	<b>\$ 14,011.00</b>	<b>\$ 7,005.50</b>	<b>\$ 29.19</b>	<b>\$ 5,571.19</b>	<b>\$ 23.21</b>	<b>\$ 1,434.31</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ 300.00</b>	<b>\$ 1.25</b>	<b>\$ 600.00</b>	<b>\$ 2.50</b>	<b>\$ (300.00)</b>
<b>Total Utilities</b>	<b>\$ 15,500.00</b>	<b>\$ 7,750.00</b>	<b>\$ 35.88</b>	<b>\$ 7,750.02</b>	<b>\$ 35.88</b>	<b>\$ (0.02)</b>	<b>\$ 64,592.00</b>	<b>\$ 32,296.00</b>	<b>\$ 134.57</b>	<b>\$ 32,296.02</b>	<b>\$ 134.57</b>	<b>\$ (0.02)</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>\$ 17,827.50</b>	<b>\$ 82.53</b>	<b>\$ 14,856.25</b>	<b>\$ 68.78</b>	<b>\$ 2,971.25</b>	<b>\$ 39,617.00</b>	<b>\$ 19,808.50</b>	<b>\$ 82.54</b>	<b>\$ 16,507.08</b>	<b>\$ 68.78</b>	<b>\$ 3,301.42</b>
<b>Total General</b>	<b>\$ 49,570.00</b>	<b>\$ 24,785.00</b>	<b>\$ 114.75</b>	<b>\$ 24,784.98</b>	<b>\$ 114.75</b>	<b>\$ 0.02</b>	<b>\$ 62,069.00</b>	<b>\$ 31,034.50</b>	<b>\$ 129.31</b>	<b>\$ 31,034.28</b>	<b>\$ 129.31</b>	<b>\$ 0.22</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>\$ 88,178.50</b>	<b>\$ 408.23</b>	<b>\$ 75,272.25</b>	<b>\$ 348.48</b>	<b>\$ (12,906.25)</b>	<b>\$ 187,833.00</b>	<b>\$ 93,916.50</b>	<b>\$ 391.32</b>	<b>\$ 88,318.58</b>	<b>\$ 367.99</b>	<b>\$ (5,597.92)</b>
<b>Total Operating Expenses</b>	<b>\$ 120,377.00</b>	<b>\$ 60,188.50</b>	<b>\$ 278.65</b>	<b>\$ 54,556.85</b>	<b>\$ 252.58</b>	<b>\$ 5,631.65</b>	<b>\$ 180,889.00</b>	<b>\$ 90,444.50</b>	<b>\$ 376.85</b>	<b>\$ 86,008.57</b>	<b>\$ 358.37</b>	<b>\$ 4,435.93</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 55,980.00</b>	<b>\$ 27,990.00</b>	<b>\$ 129.58</b>	<b>\$ 20,715.40</b>	<b>\$ 95.90</b>	<b>\$ (7,274.60)</b>	<b>\$ 6,944.00</b>	<b>\$ 3,472.00</b>	<b>\$ 14.47</b>	<b>\$ 2,310.01</b>	<b>\$ 9.63</b>	<b>\$ (1,161.99)</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>\$ 27,990.00</b>	<b>\$ 129.58</b>	<b>\$ 20,715.40</b>	<b>\$ 95.90</b>	<b>\$ (7,274.60)</b>	<b>\$ 6,944.00</b>	<b>\$ 3,472.00</b>	<b>\$ 14.47</b>	<b>\$ 2,310.01</b>	<b>\$ 9.63</b>	<b>\$ (1,161.99)</b>

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

KING LOUIS SQUARE II - AMP 000049							RENAISSANCE AT GRAND PHASE I - AMP 000050					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 192,933.00	\$ 96,466.50	\$ 365.40	\$ 80,216.50	\$ 303.85	\$ (16,250.00)	\$ 232,701.00	\$ 116,350.50	\$ 312.77	\$ 101,957.00	\$ 274.08	\$ (14,393.50)
Transfer from Capital Fund	\$ 43,579.00	\$ 21,789.50	\$ 82.54	\$ 18,157.92	\$ 68.78	\$ (3,631.58)	\$ 61,407.00	\$ 30,703.50	\$ 82.54	\$ 25,586.25	\$ 68.78	\$ (5,117.25)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 236,512.00	\$ 118,256.00	\$ 447.94	\$ 98,374.42	\$ 372.63	\$ (19,881.58)	\$ 294,108.00	\$ 147,054.00	\$ 395.31	\$ 127,543.25	\$ 342.86	\$ (19,510.75)

EXPENSES

Total Administration	\$ 24,594.00	\$ 12,297.00	\$ 46.58	\$ 9,057.00	\$ 34.31	\$ 3,240.00	\$ 41,546.00	\$ 20,773.00	\$ 55.84	\$ 15,685.53	\$ 42.17	\$ 5,087.47
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 465.00	\$ 1.25	\$ 930.00	\$ 2.50	\$ (465.00)
Total Utilities	\$ 27,500.00	\$ 13,750.00	\$ 52.08	\$ 13,750.02	\$ 52.08	\$ (0.02)	\$ 84,169.00	\$ 42,084.50	\$ 113.13	\$ 42,084.48	\$ 113.13	\$ 0.02
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 43,579.00	\$ 21,789.50	\$ 82.54	\$ 18,157.92	\$ 68.78	\$ 3,631.58	\$ 61,407.00	\$ 30,703.50	\$ 82.54	\$ 25,586.25	\$ 68.78	\$ 5,117.25
Total General	\$ 83,845.00	\$ 41,922.50	\$ 158.80	\$ 41,922.48	\$ 158.80	\$ 0.02	\$ 125,165.00	\$ 62,582.50	\$ 168.23	\$ 60,772.88	\$ 163.37	\$ 1,809.62
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 236,512.00	\$ 118,256.00	\$ 447.94	\$ 98,374.42	\$ 372.63	\$ (19,881.58)	\$ 294,108.00	\$ 147,054.00	\$ 395.31	\$ 127,543.25	\$ 342.86	\$ (19,510.75)
Total Operating Expenses	\$ 179,518.00	\$ 89,759.00	\$ 340.00	\$ 82,887.42	\$ 313.97	\$ 6,871.58	\$ 313,217.00	\$ 156,608.50	\$ 420.99	\$ 145,059.14	\$ 389.94	\$ 11,549.36
Net Cash Flow from Operations	\$ 56,994.00	\$ 28,497.00	\$ 107.94	\$ 15,487.00	\$ 58.66	\$ (13,010.00)	\$ (19,109.00)	\$ (9,554.50)	\$ (25.68)	\$ (17,515.89)	\$ (47.09)	\$ (7,961.39)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 56,994.00	\$ 28,497.00	\$ 107.94	\$ 15,487.00	\$ 58.66	\$ (13,010.00)	\$ (19,109.00)	\$ (9,554.50)	\$ (25.68)	\$ (17,515.89)	\$ (47.09)	\$ (7,961.39)

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

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	\$ 28,900.00	\$ 200.69	\$ 26,211.00	\$ 182.02	\$ (2,689.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (7,104.00)	\$ (3,552.00)	\$ (24.67)	\$ (5,044.00)	\$ (35.03)	\$ (1,492.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 480.00	\$ 3.33	\$ -	\$ -	\$ (480.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 210.00	\$ 1.46	\$ 720.00	\$ 5.00	\$ 510.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 100.00	\$ 0.69	\$ -	\$ -	\$ (100.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.69	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 107,892.00	\$ 53,946.00	\$ 374.63	\$ 55,003.00	\$ 381.97	\$ 1,057.00	\$ 272,068.00	\$ 136,034.00	\$ 302.30	\$ 137,857.50	\$ 306.35	\$ 1,823.50	\$ -
Transfer from Capital Fund	\$ 52,211.00	\$ 26,105.50	\$ 181.29	\$ 14,220.00	\$ 98.75	\$ (11,885.50)	\$ 74,281.00	\$ 37,140.50	\$ 82.53	\$ 30,950.42	\$ 68.78	\$ (6,190.08)	\$ -
Investment Income	\$ 33.00	\$ 16.50	\$ 0.11	\$ 0.07	\$ 0.00	\$ (16.43)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,665.00	\$ 832.50	\$ 5.78	\$ 2,323.98	\$ 16.14	\$ 1,491.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 214,077.00</b>	<b>\$ 107,038.50</b>	<b>\$ 743.32</b>	<b>\$ 93,534.05</b>	<b>\$ 649.54</b>	<b>\$ (13,504.45)</b>	<b>\$ 346,349.00</b>	<b>\$ 173,174.50</b>	<b>\$ 384.83</b>	<b>\$ 168,807.92</b>	<b>\$ 375.13</b>	<b>\$ (4,366.58)</b>	

EXPENSES

<b>Total Administration</b>	<b>\$ 56,730.00</b>	<b>\$ 28,365.00</b>	<b>\$ 196.98</b>	<b>\$ 23,655.58</b>	<b>\$ 164.27</b>	<b>\$ 4,709.42</b>	<b>\$ 22,027.00</b>	<b>\$ 11,013.50</b>	<b>\$ 24.47</b>	<b>\$ 8,141.94</b>	<b>\$ 18.09</b>	<b>\$ 2,871.56</b>	
<b>Total Tenant Services</b>	<b>\$ 1,844.00</b>	<b>\$ 922.00</b>	<b>\$ 6.40</b>	<b>\$ 749.96</b>	<b>\$ 5.21</b>	<b>\$ 172.04</b>	<b>\$ 1,125.00</b>	<b>\$ 562.50</b>	<b>\$ 1.25</b>	<b>\$ 1,125.00</b>	<b>\$ 2.50</b>	<b>\$ (562.50)</b>	
<b>Total Utilities</b>	<b>\$ 44,500.00</b>	<b>\$ 22,250.00</b>	<b>\$ 154.51</b>	<b>\$ 19,919.37</b>	<b>\$ 138.33</b>	<b>\$ 2,330.63</b>	<b>\$ 113,979.00</b>	<b>\$ 56,989.50</b>	<b>\$ 126.64</b>	<b>\$ 56,989.02</b>	<b>\$ 126.64</b>	<b>\$ 0.48</b>	
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 24,422.00</b>	<b>\$ 12,211.00</b>	<b>\$ 84.80</b>	<b>\$ 5,327.83</b>	<b>\$ 37.00</b>	<b>\$ 6,883.17</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 12,140.00</b>	<b>\$ 6,070.00</b>	<b>\$ 42.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,070.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 35,400.00</b>	<b>\$ 17,700.00</b>	<b>\$ 122.92</b>	<b>\$ 14,985.53</b>	<b>\$ 104.07</b>	<b>\$ 2,714.47</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Protective Services</b>	<b>\$ 23,771.00</b>	<b>\$ 11,885.50</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,885.50</b>	<b>\$ 74,281.00</b>	<b>\$ 37,140.50</b>	<b>\$ 82.53</b>	<b>\$ 30,950.42</b>	<b>\$ 68.78</b>	<b>\$ 6,190.08</b>	
<b>Total General</b>	<b>\$ 15,225.00</b>	<b>\$ 7,612.50</b>	<b>\$ 52.86</b>	<b>\$ 9,309.44</b>	<b>\$ 64.65</b>	<b>\$ (1,696.94)</b>	<b>\$ 112,749.00</b>	<b>\$ 56,374.50</b>	<b>\$ 125.28</b>	<b>\$ 56,374.50</b>	<b>\$ 125.28</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>\$ 214,077.00</b>	<b>\$ 107,038.50</b>	<b>\$ 743.32</b>	<b>\$ 93,534.05</b>	<b>\$ 649.54</b>	<b>\$ (13,504.45)</b>	<b>\$ 346,349.00</b>	<b>\$ 173,174.50</b>	<b>\$ 384.83</b>	<b>\$ 168,807.92</b>	<b>\$ 375.13</b>	<b>\$ (4,366.58)</b>	
<b>Total Operating Expenses</b>	<b>\$ 214,032.00</b>	<b>\$ 107,016.00</b>	<b>\$ 743.17</b>	<b>\$ 73,947.71</b>	<b>\$ 513.53</b>	<b>\$ 33,068.29</b>	<b>\$ 324,161.00</b>	<b>\$ 162,080.50</b>	<b>\$ 360.18</b>	<b>\$ 153,580.88</b>	<b>\$ 341.29</b>	<b>\$ 8,499.62</b>	
<b>Net Cash Flow from Operations</b>	<b>\$ 45.00</b>	<b>\$ 22.50</b>	<b>\$ 0.16</b>	<b>\$ 19,586.34</b>	<b>\$ 136.02</b>	<b>\$ 19,563.84</b>	<b>\$ 22,188.00</b>	<b>\$ 11,094.00</b>	<b>\$ 24.65</b>	<b>\$ 15,227.04</b>	<b>\$ 33.84</b>	<b>\$ 4,133.04</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>\$ 45.00</b>	<b>\$ 22.50</b>	<b>\$ 0.16</b>	<b>\$ 19,586.34</b>	<b>\$ 136.02</b>	<b>\$ 19,563.84</b>	<b>\$ 22,188.00</b>	<b>\$ 11,094.00</b>	<b>\$ 24.65</b>	<b>\$ 15,227.04</b>	<b>\$ 33.84</b>	<b>\$ 4,133.04</b>	

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

GARDENS AT RENAISSANCE - AMP 000055							CAHILL HOUSE - AMP 000056					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 104,984.00	\$ 52,492.00	\$ 397.67	\$ 50,805.50	\$ 384.89	\$ (1,686.50)	\$ 278,959.00	\$ 139,479.50	\$ 290.58	\$ 141,216.00	\$ 294.20	\$ 1,736.50
Transfer from Capital Fund	\$ 21,789.00	\$ 10,894.50	\$ 82.53	\$ 9,078.75	\$ 68.78	\$ (1,815.75)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 126,773.00</b>	<b>\$ 63,386.50</b>	<b>\$ 480.20</b>	<b>\$ 59,884.25</b>	<b>\$ 453.67</b>	<b>\$ (3,502.25)</b>	<b>\$ 278,959.00</b>	<b>\$ 139,479.50</b>	<b>\$ 290.58</b>	<b>\$ 141,216.00</b>	<b>\$ 294.20</b>	<b>\$ 1,736.50</b>

EXPENSES

<b>Total Administration</b>	<b>\$ 6,622.00</b>	<b>\$ 3,311.00</b>	<b>\$ 25.08</b>	<b>\$ 2,413.78</b>	<b>\$ 18.29</b>	<b>\$ 897.22</b>	<b>\$ 22,295.00</b>	<b>\$ 11,147.50</b>	<b>\$ 23.22</b>	<b>\$ 8,396.03</b>	<b>\$ 17.49</b>	<b>\$ 2,751.47</b>
<b>Total Tenant Services</b>	<b>\$ 330.00</b>	<b>\$ 165.00</b>	<b>\$ 1.25</b>	<b>\$ 330.00</b>	<b>\$ 2.50</b>	<b>\$ (165.00)</b>	<b>\$ 1,200.00</b>	<b>\$ 600.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>
<b>Total Utilities</b>	<b>\$ 40,149.00</b>	<b>\$ 20,074.50</b>	<b>\$ 152.08</b>	<b>\$ 20,074.98</b>	<b>\$ 152.08</b>	<b>\$ (0.48)</b>	<b>\$ 130,751.00</b>	<b>\$ 65,375.50</b>	<b>\$ 136.20</b>	<b>\$ 65,375.52</b>	<b>\$ 136.20</b>	<b>\$ (0.02)</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>\$ 10,894.50</b>	<b>\$ 82.53</b>	<b>\$ 9,078.75</b>	<b>\$ 68.78</b>	<b>\$ 1,815.75</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 50,564.00</b>	<b>\$ 25,282.00</b>	<b>\$ 191.53</b>	<b>\$ 25,281.84</b>	<b>\$ 191.53</b>	<b>\$ 0.16</b>	<b>\$ 137,816.00</b>	<b>\$ 68,908.00</b>	<b>\$ 143.56</b>	<b>\$ 68,908.32</b>	<b>\$ 143.56</b>	<b>\$ (0.32)</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>\$ 63,386.50</b>	<b>\$ 480.20</b>	<b>\$ 59,884.25</b>	<b>\$ 453.67</b>	<b>\$ (3,502.25)</b>	<b>\$ 278,959.00</b>	<b>\$ 139,479.50</b>	<b>\$ 290.58</b>	<b>\$ 141,216.00</b>	<b>\$ 294.20</b>	<b>\$ 1,736.50</b>
<b>Total Operating Expenses</b>	<b>\$ 119,454.00</b>	<b>\$ 59,727.00</b>	<b>\$ 452.48</b>	<b>\$ 57,179.35</b>	<b>\$ 433.18</b>	<b>\$ 2,547.65</b>	<b>\$ 292,062.00</b>	<b>\$ 146,031.00</b>	<b>\$ 304.23</b>	<b>\$ 142,679.87</b>	<b>\$ 297.25</b>	<b>\$ 3,351.13</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 7,319.00</b>	<b>\$ 3,659.50</b>	<b>\$ 27.72</b>	<b>\$ 2,704.90</b>	<b>\$ 20.49</b>	<b>\$ (954.60)</b>	<b>\$ (13,103.00)</b>	<b>\$ (6,551.50)</b>	<b>\$ (13.65)</b>	<b>\$ (1,463.87)</b>	<b>\$ (3.05)</b>	<b>\$ 5,087.63</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>\$ 3,659.50</b>	<b>\$ 27.72</b>	<b>\$ 2,704.90</b>	<b>\$ 20.49</b>	<b>\$ (954.60)</b>	<b>\$ (13,103.00)</b>	<b>\$ (6,551.50)</b>	<b>\$ (13.65)</b>	<b>\$ (1,463.87)</b>	<b>\$ (3.05)</b>	<b>\$ 5,087.63</b>

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

	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	\$ 80,989.50	\$ 374.95	\$ 75,173.50	\$ 348.03	\$ (5,816.00)	\$ -	\$ 215,759.00	\$ 107,879.50	\$ 390.87	\$ 107,704.50	\$ 390.23	\$ (175.00)	\$ -
Transfer from Capital Fund	\$ 35,655.00	\$ 17,827.50	\$ 82.53	\$ -	\$ -	\$ (17,827.50)	\$ -	\$ 45,560.00	\$ 22,780.00	\$ 82.54	\$ 18,983.33	\$ 68.78	\$ (3,796.67)	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 197,634.00	\$ 98,817.00	\$ 457.49	\$ 75,173.50	\$ 348.03	\$ (23,643.50)	\$ -	\$ 261,319.00	\$ 130,659.50	\$ 473.40	\$ 126,687.83	\$ 459.01	\$ (3,971.67)	\$ -
EXPENSES														
Total Administration	\$ 21,510.00	\$ 10,755.00	\$ 49.79	\$ 7,902.38	\$ 36.59	\$ 2,852.62	\$ -	\$ 28,029.00	\$ 14,014.50	\$ 50.78	\$ 10,399.21	\$ 37.68	\$ 3,615.29	\$ -
Total Tenant Services	\$ 540.00	\$ 270.00	\$ 1.25	\$ 540.00	\$ 2.50	\$ (270.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 53,328.00	\$ 26,664.00	\$ 123.44	\$ 26,664.00	\$ 123.44	\$ -	\$ -	\$ 66,859.00	\$ 33,429.50	\$ 121.12	\$ 32,555.13	\$ 117.95	\$ 874.37	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 35,655.00	\$ 17,827.50	\$ 82.53	\$ -	\$ -	\$ 17,827.50	\$ -	\$ 45,560.00	\$ 22,780.00	\$ 82.54	\$ 18,983.33	\$ 68.78	\$ 3,796.67	\$ -
Total General	\$ 94,085.00	\$ 47,042.50	\$ 217.79	\$ 44,656.58	\$ 206.74	\$ 2,385.92	\$ -	\$ 141,657.00	\$ 70,828.50	\$ 256.63	\$ 70,305.90	\$ 254.73	\$ 522.60	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 197,634.00	\$ 98,817.00	\$ 457.49	\$ 75,173.50	\$ 348.03	\$ (23,643.50)	\$ -	\$ 261,319.00	\$ 130,659.50	\$ 473.40	\$ 126,687.83	\$ 459.01	\$ (3,971.67)	\$ -
Total Operating Expenses	\$ 205,118.00	\$ 102,559.00	\$ 474.81	\$ 79,762.96	\$ 369.27	\$ 22,796.04	\$ -	\$ 282,105.00	\$ 141,052.50	\$ 511.06	\$ 132,243.57	\$ 479.14	\$ 8,808.93	\$ -
Net Cash Flow from Operations	\$ (7,484.00)	\$ (3,742.00)	\$ (17.32)	\$ (4,589.46)	\$ (21.25)	\$ (847.46)	\$ -	\$ (20,786.00)	\$ (10,393.00)	\$ (37.66)	\$ (5,555.74)	\$ (20.13)	\$ 4,837.26	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (7,484.00)	\$ (3,742.00)	\$ (17.32)	\$ (4,589.46)	\$ (21.25)	\$ (847.46)	\$ -	\$ (20,786.00)	\$ (10,393.00)	\$ (37.66)	\$ (5,555.74)	\$ (20.13)	\$ 4,837.26	\$ -

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

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	\$ 128,674.50	\$ 428.92	\$ 118,772.50	\$ 395.91	\$ (9,902.00)	\$ 255,077.00	\$ 127,538.50	\$ 483.10	\$ 115,133.50	\$ 436.11	\$ (12,405.00)
Transfer from Capital Fund	\$ 49,521.00	\$ 24,760.50	\$ 82.54	\$ -	\$ -	\$ (24,760.50)	\$ 43,579.00	\$ 21,789.50	\$ 82.54	\$ -	\$ -	\$ (21,789.50)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 306,870.00</b>	<b>\$ 153,435.00</b>	<b>\$ 511.45</b>	<b>\$ 118,772.50</b>	<b>\$ 395.91</b>	<b>\$ (34,662.50)</b>	<b>\$ 298,656.00</b>	<b>\$ 149,328.00</b>	<b>\$ 565.64</b>	<b>\$ 115,133.50</b>	<b>\$ 436.11</b>	<b>\$ (34,194.50)</b>

EXPENSES

<b>Total Administration</b>	<b>\$ 41,220.00</b>	<b>\$ 20,610.00</b>	<b>\$ 68.70</b>	<b>\$ 13,432.73</b>	<b>\$ 44.78</b>	<b>\$ 7,177.27</b>	<b>\$ 33,133.00</b>	<b>\$ 16,566.50</b>	<b>\$ 62.75</b>	<b>\$ 12,321.74</b>	<b>\$ 46.67</b>	<b>\$ 4,244.76</b>
<b>Total Tenant Services</b>	<b>\$ 750.00</b>	<b>\$ 375.00</b>	<b>\$ 1.25</b>	<b>\$ 750.00</b>	<b>\$ 2.50</b>	<b>\$ (375.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 81,203.00</b>	<b>\$ 40,601.50</b>	<b>\$ 135.34</b>	<b>\$ 40,601.52</b>	<b>\$ 135.34</b>	<b>\$ (0.02)</b>	<b>\$ 67,591.00</b>	<b>\$ 33,795.50</b>	<b>\$ 128.01</b>	<b>\$ 33,795.00</b>	<b>\$ 128.01</b>	<b>\$ 0.50</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>\$ 49,521.00</b>	<b>\$ 24,760.50</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,760.50</b>	<b>\$ 43,579.00</b>	<b>\$ 21,789.50</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,789.50</b>
<b>Total General</b>	<b>\$ 132,881.00</b>	<b>\$ 66,440.50</b>	<b>\$ 221.47</b>	<b>\$ 66,440.94</b>	<b>\$ 221.47</b>	<b>\$ (0.44)</b>	<b>\$ 156,206.00</b>	<b>\$ 78,103.00</b>	<b>\$ 295.84</b>	<b>\$ 77,320.76</b>	<b>\$ 292.88</b>	<b>\$ 782.24</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>\$ 306,870.00</b>	<b>\$ 153,435.00</b>	<b>\$ 511.45</b>	<b>\$ 118,772.50</b>	<b>\$ 395.91</b>	<b>\$ (34,662.50)</b>	<b>\$ 298,656.00</b>	<b>\$ 149,328.00</b>	<b>\$ 565.64</b>	<b>\$ 115,133.50</b>	<b>\$ 436.11</b>	<b>\$ (34,194.50)</b>
<b>Total Operating Expenses</b>	<b>\$ 305,575.00</b>	<b>\$ 152,787.50</b>	<b>\$ 509.29</b>	<b>\$ 121,225.19</b>	<b>\$ 404.08</b>	<b>\$ 31,562.31</b>	<b>\$ 300,509.00</b>	<b>\$ 150,254.50</b>	<b>\$ 569.15</b>	<b>\$ 123,437.50</b>	<b>\$ 467.57</b>	<b>\$ 26,817.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 1,295.00</b>	<b>\$ 647.50</b>	<b>\$ 2.16</b>	<b>\$ (2,452.69)</b>	<b>\$ (8.18)</b>	<b>\$ (3,100.19)</b>	<b>\$ (1,853.00)</b>	<b>\$ (926.50)</b>	<b>\$ (3.51)</b>	<b>\$ (8,304.00)</b>	<b>\$ (31.45)</b>	<b>\$ (7,377.50)</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>\$ 1,295.00</b>	<b>\$ 647.50</b>	<b>\$ 2.16</b>	<b>\$ (2,452.69)</b>	<b>\$ (8.18)</b>	<b>\$ (3,100.19)</b>	<b>\$ (1,853.00)</b>	<b>\$ (926.50)</b>	<b>\$ (3.51)</b>	<b>\$ (8,304.00)</b>	<b>\$ (31.45)</b>	<b>\$ (7,377.50)</b>

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

KINGSBURY TERRACE - AMP 000061							SENIOR LIVING AT CAMBRIDGE - AMP 000062					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 378,198.00	\$ 189,099.00	\$ 262.64	\$ 190,923.00	\$ 265.17	\$ 1,824.00	\$ 185,584.00	\$ 92,792.00	\$ 206.20	\$ 89,030.50	\$ 197.85	\$ (3,761.50)
Transfer from Capital Fund	\$ 256,800.00	\$ 128,400.00	\$ 178.33	\$ 128,400.00	\$ 178.33	\$ -	\$ 74,281.00	\$ 37,140.50	\$ 82.53	\$ 24,760.33	\$ 55.02	\$ (12,380.17)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 634,998.00</b>	<b>\$ 317,499.00</b>	<b>\$ 440.97</b>	<b>\$ 319,323.00</b>	<b>\$ 443.50</b>	<b>\$ 1,824.00</b>	<b>\$ 259,865.00</b>	<b>\$ 129,932.50</b>	<b>\$ 288.74</b>	<b>\$ 113,790.83</b>	<b>\$ 252.87</b>	<b>\$ (16,141.67)</b>

EXPENSES

<b>Total Administration</b>	<b>\$ 32,633.00</b>	<b>\$ 16,316.50</b>	<b>\$ 22.66</b>	<b>\$ 12,171.55</b>	<b>\$ 16.90</b>	<b>\$ 4,144.95</b>	<b>\$ 29,440.00</b>	<b>\$ 14,720.00</b>	<b>\$ 32.71</b>	<b>\$ 8,327.85</b>	<b>\$ 18.51</b>	<b>\$ 6,392.15</b>
<b>Total Tenant Services</b>	<b>\$ 1,800.00</b>	<b>\$ 900.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 900.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 216,000.00</b>	<b>\$ 108,000.00</b>	<b>\$ 150.00</b>	<b>\$ 106,500.00</b>	<b>\$ 147.92</b>	<b>\$ 1,500.00</b>	<b>\$ 104,967.00</b>	<b>\$ 52,483.50</b>	<b>\$ 116.63</b>	<b>\$ 52,483.50</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>\$ 37,140.50</b>	<b>\$ 82.53</b>	<b>\$ 24,760.33</b>	<b>\$ 55.02</b>	<b>\$ 12,380.17</b>
<b>Total General</b>	<b>\$ 362,098.00</b>	<b>\$ 181,049.00</b>	<b>\$ 251.46</b>	<b>\$ 162,323.75</b>	<b>\$ 225.45</b>	<b>\$ 18,725.25</b>	<b>\$ 36,783.00</b>	<b>\$ 18,391.50</b>	<b>\$ 40.87</b>	<b>\$ 18,391.50</b>	<b>\$ 40.87</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>\$ 634,998.00</b>	<b>\$ 317,499.00</b>	<b>\$ 440.97</b>	<b>\$ 319,323.00</b>	<b>\$ 443.50</b>	<b>\$ 1,824.00</b>	<b>\$ 259,865.00</b>	<b>\$ 129,932.50</b>	<b>\$ 288.74</b>	<b>\$ 113,790.83</b>	<b>\$ 252.87</b>	<b>\$ (16,141.67)</b>
<b>Total Operating Expenses</b>	<b>\$ 612,531.00</b>	<b>\$ 306,265.50</b>	<b>\$ 425.37</b>	<b>\$ 280,995.30</b>	<b>\$ 390.27</b>	<b>\$ 25,270.20</b>	<b>\$ 245,471.00</b>	<b>\$ 122,735.50</b>	<b>\$ 272.75</b>	<b>\$ 103,963.18</b>	<b>\$ 231.03</b>	<b>\$ 18,772.32</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 22,467.00</b>	<b>\$ 11,233.50</b>	<b>\$ 15.60</b>	<b>\$ 38,327.70</b>	<b>\$ 53.23</b>	<b>\$ 27,094.20</b>	<b>\$ 14,394.00</b>	<b>\$ 7,197.00</b>	<b>\$ 15.99</b>	<b>\$ 9,827.65</b>	<b>\$ 21.84</b>	<b>\$ 2,630.65</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>\$ 11,233.50</b>	<b>\$ 15.60</b>	<b>\$ 38,327.70</b>	<b>\$ 53.23</b>	<b>\$ 27,094.20</b>	<b>\$ 14,394.00</b>	<b>\$ 7,197.00</b>	<b>\$ 15.99</b>	<b>\$ 9,827.65</b>	<b>\$ 21.84</b>	<b>\$ 2,630.65</b>

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

ARLINGTON GROVE - AMP 000063							NORTH SARAH PH I- AMP 000064					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 348,341.00	\$ 174,170.50	\$ 414.69	\$ 177,395.00	\$ 422.37	\$ 3,224.50	\$ 217,097.00	\$ 108,548.50	\$ 306.63	\$ 102,427.50	\$ 289.34	\$ (6,121.00)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 348,341.00</b>	<b>\$ 174,170.50</b>	<b>\$ 414.69</b>	<b>\$ 177,395.00</b>	<b>\$ 422.37</b>	<b>\$ 3,224.50</b>	<b>\$ 217,097.00</b>	<b>\$ 108,548.50</b>	<b>\$ 306.63</b>	<b>\$ 102,427.50</b>	<b>\$ 289.34</b>	<b>\$ (6,121.00)</b>

EXPENSES

<b>Total Administration</b>	<b>\$ 42,777.00</b>	<b>\$ 21,388.50</b>	<b>\$ 50.93</b>	<b>\$ 15,886.18</b>	<b>\$ 37.82</b>	<b>\$ 5,502.32</b>	<b>\$ 37,211.00</b>	<b>\$ 18,605.50</b>	<b>\$ 52.56</b>	<b>\$ 13,672.42</b>	<b>\$ 38.62</b>	<b>\$ 4,933.08</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 885.00</b>	<b>\$ 442.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 442.50</b>
<b>Total Utilities</b>	<b>\$ 134,460.00</b>	<b>\$ 67,230.00</b>	<b>\$ 160.07</b>	<b>\$ 67,230.00</b>	<b>\$ 160.07</b>	<b>\$ -</b>	<b>\$ 63,925.00</b>	<b>\$ 31,962.50</b>	<b>\$ 90.29</b>	<b>\$ 31,962.48</b>	<b>\$ 90.29</b>	<b>\$ 0.02</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 General</b>	<b>\$ 202,709.00</b>	<b>\$ 101,354.50</b>	<b>\$ 241.32</b>	<b>\$ 101,354.58</b>	<b>\$ 241.32</b>	<b>\$ (0.08)</b>	<b>\$ 109,931.00</b>	<b>\$ 54,965.50</b>	<b>\$ 155.27</b>	<b>\$ 54,965.04</b>	<b>\$ 155.27</b>	<b>\$ 0.46</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>\$ 348,341.00</b>	<b>\$ 174,170.50</b>	<b>\$ 414.69</b>	<b>\$ 177,395.00</b>	<b>\$ 422.37</b>	<b>\$ 3,224.50</b>	<b>\$ 217,097.00</b>	<b>\$ 108,548.50</b>	<b>\$ 306.63</b>	<b>\$ 102,427.50</b>	<b>\$ 289.34</b>	<b>\$ (6,121.00)</b>
<b>Total Operating Expenses</b>	<b>\$ 379,946.00</b>	<b>\$ 189,973.00</b>	<b>\$ 452.32</b>	<b>\$ 184,470.76</b>	<b>\$ 439.22</b>	<b>\$ 5,502.24</b>	<b>\$ 211,952.00</b>	<b>\$ 105,976.00</b>	<b>\$ 299.37</b>	<b>\$ 100,599.94</b>	<b>\$ 284.18</b>	<b>\$ 5,376.06</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (31,605.00)</b>	<b>\$ (15,802.50)</b>	<b>\$ (37.63)</b>	<b>\$ (7,075.76)</b>	<b>\$ (16.85)</b>	<b>\$ 8,726.74</b>	<b>\$ 5,145.00</b>	<b>\$ 2,572.50</b>	<b>\$ 7.27</b>	<b>\$ 1,827.56</b>	<b>\$ 5.16</b>	<b>\$ (744.94)</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>\$ (31,605.00)</b>	<b>\$ (15,802.50)</b>	<b>\$ (37.63)</b>	<b>\$ (7,075.76)</b>	<b>\$ (16.85)</b>	<b>\$ 8,726.74</b>	<b>\$ 5,145.00</b>	<b>\$ 2,572.50</b>	<b>\$ 7.27</b>	<b>\$ 1,827.56</b>	<b>\$ 5.16</b>	<b>\$ (744.94)</b>



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

NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 218,318.00	\$ 109,159.00	\$ 395.50	\$ 115,218.00	\$ 417.46	\$ 6,059.00	\$ 130,106.00	\$ 65,053.00	\$ 309.78	\$ 69,833.00	\$ 332.54
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 218,318.00</b>	<b>\$ 109,159.00</b>	<b>\$ 395.50</b>	<b>\$ 115,218.00</b>	<b>\$ 417.46</b>	<b>\$ 6,059.00</b>	<b>\$ 130,106.00</b>	<b>\$ 65,053.00</b>	<b>\$ 309.78</b>	<b>\$ 69,833.00</b>	<b>\$ 332.54</b>

EXPENSES

<b>Total Administration</b>	<b>\$ 25,263.00</b>	<b>\$ 12,631.50</b>	<b>\$ 45.77</b>	<b>\$ 9,578.67</b>	<b>\$ 34.71</b>	<b>\$ 3,052.83</b>	<b>\$ 23,179.00</b>	<b>\$ 11,589.50</b>	<b>\$ 55.19</b>	<b>\$ 7,666.47</b>	<b>\$ 36.51</b>	<b>\$ 3,923.03</b>
<b>Total Tenant Services</b>	<b>\$ 690.00</b>	<b>\$ 345.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 345.00</b>	<b>\$ 525.00</b>	<b>\$ 262.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262.50</b>
<b>Total Utilities</b>	<b>\$ 47,628.00</b>	<b>\$ 23,814.00</b>	<b>\$ 86.28</b>	<b>\$ 23,814.00</b>	<b>\$ 86.28</b>	<b>\$ -</b>	<b>\$ 35,172.00</b>	<b>\$ 17,586.00</b>	<b>\$ 83.74</b>	<b>\$ 17,586.00</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 General</b>	<b>\$ 177,253.00</b>	<b>\$ 88,626.50</b>	<b>\$ 321.11</b>	<b>\$ 102,058.42</b>	<b>\$ 369.78</b>	<b>\$ (13,431.92)</b>	<b>\$ 88,280.00</b>	<b>\$ 44,140.00</b>	<b>\$ 210.19</b>	<b>\$ 42,180.20</b>	<b>\$ 200.86</b>	<b>\$ 1,959.80</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>\$ 109,159.00</b>	<b>\$ 395.50</b>	<b>\$ 115,218.00</b>	<b>\$ 417.46</b>	<b>\$ 6,059.00</b>	<b>\$ 130,106.00</b>	<b>\$ 65,053.00</b>	<b>\$ 309.78</b>	<b>\$ 69,833.00</b>	<b>\$ 332.54</b>	<b>\$ 4,780.00</b>
<b>Total Operating Expenses</b>	<b>\$ 250,834.00</b>	<b>\$ 125,417.00</b>	<b>\$ 454.41</b>	<b>\$ 135,451.09</b>	<b>\$ 490.76</b>	<b>\$ (10,034.09)</b>	<b>\$ 147,156.00</b>	<b>\$ 73,578.00</b>	<b>\$ 350.37</b>	<b>\$ 67,432.67</b>	<b>\$ 321.11</b>	<b>\$ 6,145.33</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (32,516.00)</b>	<b>\$ (16,258.00)</b>	<b>\$ (58.91)</b>	<b>\$ (20,233.09)</b>	<b>\$ (73.31)</b>	<b>\$ (3,975.09)</b>	<b>\$ (17,050.00)</b>	<b>\$ (8,525.00)</b>	<b>\$ (40.60)</b>	<b>\$ 2,400.33</b>	<b>\$ 11.43</b>	<b>\$ 10,925.33</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>\$ (16,258.00)</b>	<b>\$ (58.91)</b>	<b>\$ (20,233.09)</b>	<b>\$ (73.31)</b>	<b>\$ (3,975.09)</b>	<b>\$ (17,050.00)</b>	<b>\$ (8,525.00)</b>	<b>\$ (40.60)</b>	<b>\$ 2,400.33</b>	<b>\$ 11.43</b>	<b>\$ 10,925.33</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of March 31, 2022

		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		\$ 1,437,217.68	\$ 276,610.40	\$ 279,253.60	\$ 149,157.95	\$ 899,942.19	\$ 200,117.36	
114 Cash - tenant security deposits		\$ 38,188.80	\$ 23,738.18	\$ 22,209.58	\$ 23,767.13	\$ 67,466.75	\$ 23,888.41	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 1,002,514.76	\$ 186,403.44	\$ 121,944.68	\$ 145,599.23	\$ 422,364.31	\$ 148,388.16	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 390,646.82	\$ 101,164.90	\$ 65,545.37	\$ 72,450.07	\$ 199,041.85	\$ 77,462.12	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 2,868,568.06	\$ 587,916.92	\$ 488,953.23	\$ 390,974.38	\$ 1,588,815.10	\$ 449,856.05	
310 Total Current Liabilities		\$ 73,480.52	\$ 42,187.60	\$ 42,957.45	\$ 44,463.87	\$ 182,053.46	\$ 51,866.03	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 73,480.52	\$ 42,187.60	\$ 42,957.45	\$ 44,463.87	\$ 182,053.46	\$ 51,866.03	
Quick Ratio:		39.04	13.94	11.38	8.79	8.73	8.67	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 1,437,217.68	\$ 276,610.40	\$ 279,253.60	\$ 149,157.95	\$ 899,942.19	\$ 200,117.36	
114 Cash - tenant security deposits		\$ 38,188.80	\$ 23,738.18	\$ 22,209.58	\$ 23,767.13	\$ 67,466.75	\$ 23,888.41	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 1,002,514.76	\$ 186,403.44	\$ 121,944.68	\$ 145,599.23	\$ 422,364.31	\$ 148,388.16	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 390,646.82	\$ 101,164.90	\$ 65,545.37	\$ 72,450.07	\$ 199,041.85	\$ 77,462.12	
310 (-) Total Current Liabilities		\$ 73,480.52	\$ 42,187.60	\$ 42,957.45	\$ 44,463.87	\$ 182,053.46	\$ 51,866.03	
MENAR Numerator Total:		\$ 2,795,087.54	\$ 545,729.32	\$ 445,995.78	\$ 346,510.51	\$ 1,406,761.64	\$ 397,990.02	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 704,070.16	\$ 370,493.15	\$ 372,920.79	\$ 374,290.03	\$ 749,885.48	\$ 435,290.46	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ 2,950.00	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ 458,414.03	\$ -	
MENAR Denominator Total:		\$ 117,345.03	\$ 61,748.86	\$ 62,153.47	\$ 62,381.67	\$ 201,874.92	\$ 72,548.41	
MENAR:		23.82	8.84	7.18	5.56	6.97	5.49	
MENAR Score (max points 11):		11	11	11	11	11	11	

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of March 31, 2022

		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		\$ 336,755.59	\$ (29,587.74)	\$ (34,726.91)	\$ (60,205.05)	\$ 117,903.68	\$ (93,325.33)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 336,755.59	\$ (29,587.74)	\$ (34,726.91)	\$ (60,205.05)	\$ 117,903.68	\$ (93,325.33)
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	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 March 31, 2022

	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	\$ 1,019,340.12	\$ 576,206.21	\$ 422,378.94	\$ 302,208.70	\$ 234,353.14
114 Cash - tenant security deposits	\$ 47,494.02	\$ 16,342.00	\$ 28,426.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 528,403.53	\$ 290,897.36	\$ 363,249.41	\$ 530,578.61	\$ 72,753.21
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 186,396.67	\$ 120,390.17	\$ 122,654.97	\$ 219,252.00	\$ 21,241.41
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,781,634.34</b>	<b>\$ 1,003,835.74</b>	<b>\$ 936,709.82</b>	<b>\$ 1,079,845.31</b>	<b>\$ 333,618.76</b>
310 Total Current Liabilities	\$ 89,451.92	\$ 510,051.37	\$ 55,724.32	\$ 74,409.57	\$ 14,418.32
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 500,000.00	\$ -		\$ 2,619.96
<b>QR Denominator Total:</b>	<b>\$ 89,451.92</b>	<b>\$ 10,051.37</b>	<b>\$ 55,724.32</b>	<b>\$ 74,409.57</b>	<b>\$ 11,798.36</b>
<b>Quick Ratio:</b>	<b>19.92</b>	<b>99.87</b>	<b>16.81</b>	<b>14.51</b>	<b>28.28</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	\$ 1,019,340.12	\$ 576,206.21	\$ 422,378.94	\$ 302,208.70	\$ 234,353.14
114 Cash - tenant security deposits	\$ 47,494.02	\$ 16,342.00	\$ 28,426.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 528,403.53	\$ 290,897.36	\$ 363,249.41	\$ 530,578.61	\$ 72,753.21
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 186,396.67	\$ 120,390.17	\$ 122,654.97	\$ 219,252.00	\$ 21,241.41
310 (-) Total Current Liabilities	\$ 89,451.92	\$ 510,051.37	\$ 55,724.32	\$ 74,409.57	\$ 14,418.32
<b>MENAR Numerator Total:</b>	<b>\$ 1,692,182.42</b>	<b>\$ 493,784.37</b>	<b>\$ 880,985.50</b>	<b>\$ 1,005,435.74</b>	<b>\$ 319,200.44</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 328,075.94	\$ 294,183.58	\$ 329,592.40	\$ 446,415.77	\$ 73,947.71
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 54,679.32</b>	<b>\$ 49,030.60</b>	<b>\$ 54,932.07</b>	<b>\$ 74,402.63</b>	<b>\$ 12,324.62</b>
<b>MENAR:</b>	<b>30.95</b>	<b>10.07</b>	<b>16.04</b>	<b>13.51</b>	<b>25.90</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 March 31, 2022

	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	\$ 204,038.95	\$ 9,777.30	\$ 111,619.69	\$ 100,796.95	\$ 5,366.34
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 204,038.95	\$ 9,777.30	\$ 111,619.69	\$ 100,796.95	\$ 5,366.34
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 March 31, 2022

	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		1,366	710	633	563	1,583	691	839
OR Numerator Total:		1,366	710	633	563	1,583	691	839
11190 Unit Months Available		1,985	756	648	592	1,706	726	878
OR Denominator Total:		1,985	756	648	592	1,706	726	878
Occupancy Rate:		0.68816	0.93915	0.97685	0.95101	0.92790	0.95179	0.95558
Occupancy Rate Score (max points 16):		0	4	12	8	4	8	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>								
FDS #								
126 Accounts Receivable - Tenants		\$ 143,037.35	\$ 57,580.47	\$ 7,768.12	\$ 39,578.14	\$ 116,426.82	\$ 21,479.27	\$ 72,071.74
TAR Numerator Total:		\$ 143,037.35	\$ 57,580.47	\$ 7,768.12	\$ 39,578.14	\$ 116,426.82	\$ 21,479.27	\$ 72,071.74
70500 Total Tenant Revenue		\$ 212,133.72	\$ 273,782.98	\$ 272,542.00	\$ 315,080.40	\$ 783,871.72	\$ 306,864.00	\$ 348,813.04
TAR Denominator Total:		\$ 212,133.72	\$ 273,782.98	\$ 272,542.00	\$ 315,080.40	\$ 783,871.72	\$ 306,864.00	\$ 348,813.04
TAR:		67.0%	21.0%	3.0%	13.0%	15.0%	7.0%	21.0%
TAR Score (max points 5):		0	2	5	5	5	5	2
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #								
312 Accounts Payable - Current		\$ 3,758.66	\$ 5,516.43	\$ 10,503.20	\$ 11,202.94	\$ 83,531.12	\$ 13,108.58	\$ 17,215.28
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 3,758.66	\$ 5,516.43	\$ 10,503.20	\$ 11,202.94	\$ 83,531.12	\$ 13,108.58	\$ 17,215.28
96900 Total Operating Expenses /12		\$ 117,345.03	\$ 61,748.86	\$ 62,153.47	\$ 62,381.67	\$ 124,980.91	\$ 72,548.41	\$ 54,679.32
AP Denominator Total:		\$ 117,345.03	\$ 61,748.86	\$ 62,153.47	\$ 62,381.67	\$ 124,980.91	\$ 72,548.41	\$ 54,679.32
AP:		0.03	0.09	0.17	0.18	0.67	0.18	0.31
AP Score (max points 4):		4	4	4	4	4	4	4
<b>Overall AMP Score</b>								
Indicator #1 - Occupancy Rate (OR)		0	4	12	8	4	8	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	5	5	5	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0	1
Project MASS score (Maximum points 25)		6	11	23	18	14	18	16
Number of units in Project	1579	332	126	108	98	287	121	146
Weighted Value (Project MASS score times number of units)	19206	1992	1386	2484	1764	4018	2178	2336
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121	146
IPs Management Operations Indicator Score:	12.16	6.00	11.00	23.00	18.00	14.00	18.00	16.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of March 31, 2022

	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	405	766	551	130
OR Numerator Total:	405	766	551	130
11190 Unit Months Available	461	828	623	135
OR Denominator Total:	461	828	623	135
Occupancy Rate:	0.87852	0.92512	0.88443	0.96296
Occupancy Rate Score (max points 16):	0	4	0	12
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 27,619.32	\$ 127,232.14	\$ 75,593.68	\$ 13,950.25
TAR Numerator Total:	\$ 27,619.32	\$ 127,232.14	\$ 75,593.68	\$ 13,950.25
70500 Total Tenant Revenue	\$ 100,209.70	\$ 261,582.24	\$ 145,759.92	\$ 49,011.50
TAR Denominator Total:	\$ 100,209.70	\$ 261,582.24	\$ 145,759.92	\$ 49,011.50
TAR:	28.0%	49.0%	52.0%	28.0%
TAR Score (max points 5):	2	0	0	2
<b>Indicator #3 - Accounts Payable (AP)</b>				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 3,191.39	\$ 11,689.64	\$ 27,149.24	\$ 229.21
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 3,191.39	\$ 11,689.64	\$ 27,149.24	\$ 229.21
96900 Total Operating Expenses /12	\$ 49,030.60	\$ 54,932.07	\$ 74,402.63	\$ 12,324.62
AP Denominator Total:	\$ 49,030.60	\$ 54,932.07	\$ 74,402.63	\$ 12,324.62
AP:	0.07	0.21	0.36	0.02
AP Score (max points 4):	4	4	4	4
<b>Overall AMP Score</b>				
Indicator #1 - Occupancy Rate (OR)	0	4	0	12
Indicator #2 - Tenant Accounts Receivable (TAR)	2	0	0	2
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)	8	9	6	19
Number of units in Project	78	138	121	24
Weighted Value (Project MASS score times number of units)	624	1242	726	456
Total number of units in PHA's portfolio	78	138	121	24
AMPs Management Operations Indicator Score:	8.00	9.00	6.00	19.00

# INTEGRATED PEST MANAGEMENT REPORT

**MANAGEMENT AGENT:** The Habitat Company

**PERIOD ENDING:** 4/30/2022

## 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	3	206	20	1	1	1	1	246	13
March	2	204	16	1	1	1	0	203	10
April	4	171	16	5	3	2	5	203	10
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>	10	1548	129	23	18	14	9	1618	107

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.

*Sarina Hill*

18-May-22

Prepared By  
Sarina Hill/Shirley Sutherlin

Date

*Shirley Sutherlin*

18-May-22

Approved By  
Shirley Sutherlin

Date



INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 4/30/2021

SLHA DEVELOPMENTS:

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

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	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	0	10	3	0	0	0	0	10	3
March	0	50	33	2	4	1	0	8	2
April	0	20	3	1	0	0	1	27	7
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	230	83	3	4	1	15	178	56

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: 5/10/2022  
3371D6152F74AC...  
Prepared By Date

DocuSigned by: 5/10/2022  
Ebony Turner  
01A2D828F8044A7  
Approved By Date



# Housing Crime Summary April 1 – 30, 2022

Blumeyer Complex April			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	0	0	0
Burglary	0	0	0
Larceny	0	2	200%
Vehicle Theft	1	0	-100%
Arson	0	0	0
<b>Crime Total</b>	<b>1</b>	<b>1</b>	<b>100%</b>

Blumeyer Complex April		
	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	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	2
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	0
Arson	0	0
<b>Total</b>	<b>1</b>	<b>2</b>

LaSalle Complex April			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	1	0	-100%
Burglary	0	0	0
Larceny	2	1	-50%
Vehicle Theft	0	1	100%
Arson	0	0	0
<b>Crime Total</b>	<b>3</b>	<b>2</b>	<b>-33%</b>

Break Down of Crimes April		
	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	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	2	1
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>3</b>	<b>2</b>

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

Break Down of Crimes April		
	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
Carjacking0	0	0
Aggravated Assault with Firearm	0	1
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>0</b>	<b>1</b>

Peabody Complex April			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	3	1	-66%
Carjacking	0	0	0
Burglary	1	1	NA
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	1	100%
<b>Crime Total</b>	<b>4</b>	<b>3</b>	<b>-25%</b>

Break Down of Crimes April		
	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	3	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	1	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	1
<b>Total</b>	<b>4</b>	<b>3</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 3/31/2022

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 7,451,660.76

### 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			\$ 283,198.01
	<b>TOTAL INVESTED</b>		<b>\$ 283,198.01</b>



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

	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	\$ 2,198,245.00	\$ 28.51	\$ 2,123,630.00	\$ 27.54	\$ (74,615.00)
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 250.00	\$ 0.00	\$ 12,590.48	\$ 0.16	\$ 12,340.48
Total Receipts	\$ 4,396,990.00	\$ 2,198,495.00	\$ 28.51	\$ 2,136,220.48	\$ 27.71	\$ (62,274.52)
<b>EXPENSES</b>						
	Some Salaries charged to CARES Act					
Total Administration	\$ 4,122,249.00	\$ 2,061,124.50	\$ 26.73	\$ 1,658,731.14	\$ 21.51	\$ 402,393.36
Total Tenant Services	\$ 5,000.00	\$ 2,500.00	\$ 0.03	\$ 5,875.00	\$ 0.08	\$ (3,375.00)
Total Utilities	\$ 47,580.00	\$ 23,790.00	\$ 0.31	\$ 19,992.99	\$ 0.26	\$ 3,797.01
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 1,200.00	\$ 0.02	\$ 617.88	\$ 0.01	\$ 582.12
Sub-total Ord Maint Contracts	\$ 85,202.00	\$ 42,601.00	\$ 0.55	\$ 95,541.04	\$ 1.24	\$ (52,940.04)
Total Protective Services	\$ 30,316.00	\$ 15,158.00	\$ 0.20	\$ 15,220.24	\$ 0.20	\$ (62.24)
Total General	\$ 104,243.00	\$ 52,121.50	\$ 0.68	\$ 44,036.01	\$ 0.57	\$ 8,085.49
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,396,990.00	\$ 2,198,495.00	\$ 28.51	\$ 2,136,220.48	\$ 27.71	\$ (62,274.52)
Total Expenses	\$ 4,396,990.00	\$ 2,198,495.00	\$ 28.51	\$ 1,840,014.30	\$ 23.87	\$ 358,480.70
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 296,206.18	\$ 3.84	\$ 296,206.18
Net Cash Flow	\$ -	\$ -	\$ -	\$ 296,206.18	\$ 3.84	\$ 296,206.18

## HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	FYTD	CYTD
Budget Authority	\$4,453,924	\$4,324,093	\$4,324,099	\$4,311,784	\$4,136,900	\$3,167,560	\$4,136,898	\$3,366,910	\$27,768,244	\$14,808,268
Budget Received - Cash Management	\$4,133,253	\$4,133,262	\$2,337,592	\$4,013,374	\$4,043,259	\$3,966,974	\$3,832,164	\$3,819,853	\$26,146,478	\$15,662,250
Actual HAP As of the First of the Month	\$3,973,401	\$3,924,401	\$3,791,611	\$3,738,934	\$3,727,756	\$3,601,746	\$3,577,238	\$3,520,116	\$25,881,802	\$14,426,856
Actual HAP After the First of the Month	\$21,249	\$16,548	\$19,038	\$24,700	\$30,051	\$14,799	\$13,262	\$9,474	\$127,872	\$67,586
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$459,274	-\$383,144	-\$513,450	-\$548,150	-\$379,093	\$448,985	-\$546,398	\$162,680	\$1,758,570	\$313,826
Variance (Cash Management)	-\$138,603	-\$192,313	\$1,473,057	-\$249,740	-\$285,452	-\$350,429	-\$241,664	-\$290,263	\$136,804	\$1,167,808
Percent Variance	-3.47%	-4.88%	38.66%	-6.64%	-7.60%	-9.69%	-6.73%	-8.22%	-1.02%	-16.12%
YTD Variance	-\$2,717,642	-\$192,313	\$1,280,744	\$1,031,004	\$745,552	\$395,123	\$153,459	-\$136,804		
<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	\$11,265	\$0	\$0	\$0	\$0	\$9,688	\$0	\$0	\$9,688	\$9,688
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>\$1,512,897</b>	<b>\$1,705,210</b>	<b>\$232,153</b>	<b>\$481,893</b>	<b>\$767,345</b>	<b>\$1,127,462</b>	<b>\$1,369,126</b>	<b>\$1,659,389</b>		
<b>PUC</b>										
HUD Funded PUC	\$644.61	\$644.61	\$644.61	\$644.61	\$620.79	\$620.79	\$620.79	\$620.79	\$883.40	\$1,241.58
Actual PUC	\$617.47	\$614.24	\$593.27	\$582.75	\$581.37	\$556.25	\$555.21	\$546.35	\$805.89	\$1,119.59
Variance	-\$27.14	-\$30.37	-\$51.34	-\$61.86	-\$39.42	-\$64.54	-\$65.58	-\$74.44	-\$77.51	-\$121.99
Percent Variance	-4.40%	-4.94%	-8.65%	-10.61%	-6.78%	-11.60%	-11.81%	-13.63%	-13.61%	-21.91%
<b>UNITS</b>										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,105	7,105	7,105	7,105	49,735	28,420
New Increments not in baseline	45	45	45	45	45	45	45	45	315	180
HUD Funded Units	6,412	6,412	3,626	6,226	6,513	6,390	6,173	6,153	41,494	25,230
Funded units based on actual HAP	6,621	6,652	3,896	6,808	6,880	7,043	6,818	6,907	45,003	27,648
Actual Units	6,435	6,389	6,391	6,416	6,412	6,475	6,443	6,443	44,969	25,773
Variance to Funded Units	186	263	-2,495	392	468	568	375	464	34	1,875
Variance to baseline	-670	-716	-714	-689	-693	-630	-662	-662	-4,766	-2,647
YTD var to baseline	-10352	-716	-1430	-2119	-2812	-3442	-4104	-4766		
Variance funded	23	-23	2765	190	-101	85	270	290	3,475	543
YTD var to funded	-102	-23	2742	2932	2830	2915	3185	3475		
<b>ADMIN FEES</b>										
HUD Funded Fees	\$355,973	\$355,973	\$280,443	\$280,442	\$394,319	\$394,319	\$394,319	\$382,650	\$2,482,465	\$1,565,607
Actual Expenses	\$53,863	\$38,620	\$422,546	\$360,757	\$306,362	\$289,414	\$342,790	\$557,104	\$2,317,593	\$1,495,671
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$302,110	-\$317,353	\$142,103	\$80,315	-\$87,957	-\$104,905	-\$51,529	\$174,454	-\$164,872	-\$69,936
Percent Variance	-560.88%	-821.74%	33.63%	22.26%	-28.71%	-36.25%	-15.03%	31.31%	7.11%	4.68%
Cumulative Variance	-\$1,816,569	-\$317,353	\$142,103	\$80,315	-\$87,957	-\$104,905	-\$51,529	\$174,454		
<b>OTHER ADMIN REVENUE</b>										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$12,590	\$0	\$0	\$0	\$0	\$12,590
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$5,686,713	\$6,004,066	\$5,861,963	\$5,781,648	\$5,882,195	\$5,987,100	\$6,038,629	\$5,864,175		
<b>Unrestricted Net Position per VMS</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>\$5,476,885</b>	<b>\$5,476,885</b>	<b>\$5,302,431</b>		
<b>UTILIZATION PERCENTAGES</b>									<b>Utilization Percentages</b>	
Budget Authority Utilization									93.67%	97.88%
Unit Utilization Percentage									90.42%	90.69%

\*See Narrative

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Arthur N. Waller, Director of Operations

Date: May 11, 2022

Subject: Housing Choice Voucher Board Report

---

### HCV Management Consulting

Nan McKay & Associates began providing HCV Management Services this month as we search for a new HCV Manager due to the retirement of the former manager. Duties include the following:

- Administering the HCV program and its subprograms, including program requirements and guidance as reflected in HUD regulations, handbooks, notices, forms, guides, and agency established policies and procedures;
- Reviewing HCVs, reexaminations, rent adjustments, and moves;
- Reviewing and approving data to ensure Section Eight Management Assessment Program (SEMAP) compliance and IMS/PIC data integrity on files submitted to HUD;
- Monitoring and preparing the HUD Two-Year Tool and budget forecasting;
- Assisting with the submission of the Voucher Management System (VMS) report;
- Providing mentoring and training;
- Participating in the development of program policies and procedures and assessing their effectiveness;
- Updating the HCV Administrative Plan;
- Reviewing the Project-Based Voucher program and contracts;
- Preparing and submitting applications and reports, as requested;
- Compiling statistical data and preparing reports related to completed reexaminations, applicant folders, occupancy, and clients, as required;
- Overseeing portability tracking, including billing and payments;
- Participating in Five-Year Plan evaluation and revision for areas of responsibility;
- Performing quality control reviews as required under SEMAP; and
- Providing oversight for SLHA's remote recertifications contract with NMA.

## **YARDI Software Update**

Registration for Rent Café currently stands at 1,507 registered HCV participants and 1,442 landlords. Beginning in June, HCV will reintroduce the Rent Café to program participants to encourage greater participation.

## **Bridge to Homeownership**

To date, the Bridge to Homeownership program has 30 participants receiving mortgage assistance through the Housing Choice Voucher program. This number remains the same during this reporting period. Periodic briefings are held to educate potential homeowners on the home buying process and to connect them with community partners. A tentative date has not been set for the next homeownership briefing.

## **Landlord Briefings**

Landlord 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. The Landlord Briefing was postponed for April. However, the next briefing is scheduled for June 7, 2022.

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

There are 251 active participants in the VASH program. During this reporting period, no additional 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 29 active families under lease and eight families are 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 April, 549 inspections were conducted; 72 initial inspections, 454 biennial inspections, 23 special inspections and no quality control inspections.

SLHA is continuing biennial inspections scheduled for the month of April. The HCV team is working with McCright & Associates to assist with the backlog of inspections due to the COVID-19 pandemic. (Please see attached Inspection Report). The SLHA Inspections Department staff continues to conduct in-person initial inspections and tenant complaint inspections.

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

Staff continues to meet bi-weekly to discuss the status of recertifications, staffing, adding additional resources to assist with the project, delay in mail being received by the tenants and documents pending from tenants. Termination notices were sent to those families who failed to return their packet. There was an overwhelming response to the termination notice.

Through the month of April, Nan McKay completed 1,417 recertifications and 324 packets are pending returns for the period of September 2021 through January 2022.

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

### **Emergency Housing Vouchers**

Since the program was implemented in July 2021, we received 167 referrals and issued 143 vouchers to families. Currently, there are 53 families 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 17,652 applicants. During this reporting period, 16 vouchers were issued. Staff continued to perform wait list updates.

### **Project-Based Vouchers**

The Intake 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 April, the Market Analyst processed 202 rent increases and negotiated rents for 34 newly leased units.

### **Recertification**

The HCV staff completed 131 annual recertifications. Due to recent staff shortages, the focus has been shifted to processing late annual recertifications.

## **Program Utilization**

The utilization rate based on budget authority during this reporting period is 93%. Eligibility briefings will resume in June 2022, with a goal of leasing up to 600 additional units.

## **Family Self Sufficiency**

The Family Self Sufficiency (FSS) program has 21 mandatory slots. Currently, 55 participants are enrolled and approximately 25 FSS participants have escrow accounts.

## **SEMAP Indicators**

HUD has waived 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	9341	5634	1962	553	119	33	6	17652
	4	9341	5634	1962	553	119	33	6	17652

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 April 2022

---

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	Number Canceled	Percent Complete
Specials	28	23	5	5	4	18	1	82.14%
Biennials	1032	454	578	291	578	163	0	43.99%
Initials	98	72	26	38	19	34	3	73.47%
Quality Control	0	0	0	0	0	0	0	N/A
<b>Total</b>	<b>1158</b>	<b>549</b>	<b>609</b>	<b>334</b>	<b>601</b>	<b>215</b>	<b>4</b>	<b>47.41%</b>



Property: HCV  
 Inspected Date: 04/01/2022 - 04/30/2022  
 Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	3
Cannot open	8
Clogged	1
Cracked pane	1
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	1
Door lock(s) are not operable	2
Evidence of severe leakage of water or the presence of sewer gas	1
Falling material	1
Falling surface materials (other than wall paper or paint)	1
Handrail missing (4 or more steps)	2
Heavy accumulation of large piles of trash and garbage in or around unit	2
Holes or cracks	5
Improper types of wiring, connections or insulation	7
Lock(s) striker plate not operable or fasten securely to frame (jamb)	2
Missing cover plate	1
Missing cover plate on switch or outlets	2
Missing handrail	2
No hot water	1
No Refrigerator	1
No smoke detector	3
No ventilation system, no window Install exhaust fan (Bathroom)	1
No water service (Annual only 24 hr)	1
Non-insulated wiring	1
Not weatherized	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Severe bulging	1
Signs of rats, mice or vermin	1
Sink is not connected to water system to provide hot or cold water	1
Stove and oven (or range) with top burners not present	1
Stove does not work	1
Tripping hazard	1
Unit has evidence of roach infestation	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Total	60

**FINANCE**

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	Current Balance
<b>ASSETS</b>	
<b>CURRENT ASSETS:</b>	
<b>CASH</b>	
Unrestricted Cash	
Cash HCV Admin	5,791,746.75
Cash Non-Fed Gala Fundraiser	14,453.91
Cash Private Management-ELM	7,499.63
Cash Private Management	2,597,549.14
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	8,138,326.04
Cash Non-Fed Rent	222,865.47
Cash Clinton Peabody TAB	252.54
Cash City Faces	24,679.97
Cash James House TAB	12,526.88
Cash Euclid TAB	48,969.87
Cash Parkview TAB	13,949.79
Cash Lafayette Sr TAB	5,668.36
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	1,835.16
Cash Les Chateaux TAB	61.51
Cash Cambridge Sr TAB	613.92
Cash Payroll	144,306.50
Total Unrestricted Cash	17,031,687.56
Restricted Cash	
Cash Restricted-Security Deposits	311,573.35
Cash Restricted-FSS Escrow	448,364.81
Cash Restricted-HAP	2,018,414.45
Cash Restricted-Trust/Escrow Reserves	5,227,369.59
Cash Restricted-ELM Security Deposits	13,347.02
Cash Restricted-Endowment/Homeownership	915,009.17
Cash Restricted-Cochran Program Income	468,102.36
Cash Restricted-Rev Bonds Debt Service	944,973.72
Total Restricted Cash	10,347,154.47
<b>TOTAL CASH</b>	<b>27,378,842.03</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	1,444,605.08
Allowance for Doubtful Accounts-Tenants	-113,898.08
A/R Repayment Agreement	843.65
HUD AR-Lawsuit Settlement	5,395,862.00

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	Current Balance
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R Other-Private Management	-741.72
Accrued Interest Receivable	4,188.58
Accrued Interest Rec Non-Fed Developers Fees	94.64
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>6,832,786.15</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	1,736,128.91
Investments-Restricted	1,712,644.72
Investments Restricted -WC Self Insurance	368,650.63
Prepaid Insurance Auto	5,657.44
Prepaid Insurance Property	280,231.08
Prepaid Insurance Liability	14,676.08
Prepaid Insurance Fidelity Bond	1,354.42
Prepaid Insurance Workers Comp	28,739.39
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,287,053.54
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>5,438,059.13</b>
<b>TOTAL CURRENT ASSETS</b>	<b>39,649,687.31</b>
<b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
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	6,512,604.91
Accum Depreciation-Buildings	-175,000,640.78
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-392,385.42
Accum Depreciation-Vehicles	-296,331.17
Accum Depreciation-Leashold Improvements	-233,514.63
Accum Depreciation-Site Improvements	-3,968,866.93
Operations	5,224,394.05
Administration & Other Costs	4,657,842.14
Project Coordinator	1,060,239.11

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	<b>Current Balance</b>
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
Training Costs	1,395.88
Case Management	1,400,992.01
CFG-Fees & Cost	260,587.69
CFG-Fee & Cost-Soft	1,658,419.18
Soft Cost Contra	-15,604,758.41
CFG-Hard Cost Contra	-9,851,937.25
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	9,750,041.05
CFG-Dwelling Structure-Soft	13,415.48
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	13,153.50
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG-Relocation	1,697.50
CFG-Bond Debt Obligation	2,221,054.00
CFG-Contra Bond Debt Obligation	-2,221,054.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>79,865,835.05</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,019,180.43
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

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	<b>Current Balance</b>
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
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

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	<b>Current Balance</b>
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
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

## Balance Sheet

Period = Mar 2022

Book = Accrual

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



**Balance Sheet**

Period = Mar 2022

Book = Accrual

	<b>Current Balance</b>
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-60,000.00
Blumeyer HO- Discount Notes/Amortization	-60,000.00
Blumeyer HO- Discount Notes/Amortization	-39,626.39
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Blumeyer HO- Discount Notes/Amortization	-60,000.00
Blumeyer HO- Discount Notes/Amortization	-40,000.00
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortization	-70,000.00
Cochran HO- Discount Notes/Amortization	-49,000.00
Cochran HO- Discount Notes/Amortization	-70,000.00
Cochran HO- Discount Notes/Amortization	-58,600.00
Cochran HO- Discount Notes/Amortization	-27,040.80
Cochran HO- Discount Notes/Amortization	-20,280.60
Cochran HO- Discount Notes/Amortization	-10,981.60
Cochran HO- Discount Notes/Amortization	-5,440.80
Cochran HO- Discount Notes/Amortization	-60,000.00
Cochran HO- Discount Notes/Amortization	-39,807.00
Cochran HO- Discount Notes/Amortization	-60,000.00
Cochran HO- Discount Notes/Amortization	-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

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	81,037,196.68
TOTAL NONCURRENT ASSETS	160,903,031.73
TOTAL ASSETS	200,552,719.04
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-422,604.73
A/P Vendors and Contractors	131,160.99
Tenant Security Deposits	298,080.70
Security Deposit Clearing Account	1,946.50
Security Deposit-Pet	1,227.00
PM Employee Deposit	3,600.99
Dental Deduction	-1,875.80
Retirement Insurance	-587.95
Section 125 Childcare Deduction	1,243.14
Section 125 Medical Deduction	4,564.39
Medical Insurance	-20,420.81
Long Term Disability	-550.45
Vision Insurance	249.78
Voluntary/Term Life Ins Deduction	-150.00
Colonial Life Ins Deduction	207.06
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panels	10,629.96
Current Portion of LT Debt - Bonds	795,000.00
Accrued Interest Payable-Bonds	916,950.77
Accrued Payroll & Payroll Taxes	67,016.57
Accrued Liabilities-Other	17,006.27
Accrued Compensated Absences-Current	108,994.89
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-35,139.66
TOTAL CURRENT LIABILITIES	1,881,458.13
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	400,660.25
FSS Escrow	426,796.55

**Balance Sheet**

Period = Mar 2022

Book = Accrual

	Current Balance
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	5,687,750.09
TOTAL LIABILITIES	7,569,208.22
<b>EQUITY</b>	
RESERVED FUND BALANCE:	
Restricted Net Position	90,510,725.05
Restricted Net Position	49,952.90
TOTAL RESERVED FUND BALANCE	90,560,677.95
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	74,598,570.73
Unrestricted Net Assets-Retained Earnings	26,888,621.36
Unrestricted Net Assets -Retained Earnings	935,640.78
TOTAL RETAINED EARNINGS:	102,422,832.87
TOTAL EQUITY	192,983,510.82
TOTAL LIABILITIES AND EQUITY	200,552,719.04

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	518,566.75	2,718,923.58
Utility Reimb.-LIPH	-33,317.00	-210,695.00
Utility Reimbursement Refund	-2,244.00	-2,244.00
Total Rental Income	483,005.75	2,505,984.58
Other Tenant Income		
Cleaning Fee	0.00	-1,481.18
Damages/Maintenance	-2,793.38	-1,100.43
Late Charges	26,605.00	124,308.00
Legal Fees - Tenant	3,370.50	3,900.00
NSF Charges	0.00	90.00
Tenant Screening	-302.00	-302.00
Misc TPA Bal Forward	100.00	700.00
PA account for MiscPABF	-100.00	-500.00
Misc.Tenant Income	-1,166.00	3,066.98
Vacate Charges	1,468.00	9,654.00
Total Other Tenant Income	27,182.12	138,335.37
NET TENANT INCOME	510,187.87	2,644,319.95
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	691,104.88	4,431,731.43
HUD PHA Operating Subsidy-COVID	0.00	369,416.27
HUD PHA Operating Grants/Subsidy	248,289.92	1,489,740.02
Capital Fund Revenue	-127,804.83	-766,828.98
Capital Fund Revenue-PMC	127,804.83	766,828.98
Section 8 HAP Earned	3,847,964.00	22,621,186.00
Section 8 Admin. Fee Income	395,692.00	2,118,880.00
HCV Admin Fee Grant-COVID	0.00	310,970.94
Section 8 -Placement/Issuance Fees	0.00	4,750.00
Capital Fund Grants	803,519.00	2,232,979.67
Capital Fund Grants-Soft Costs	257,308.91	2,512,317.58
TOTAL GRANT INCOME	6,243,878.71	36,091,971.91
OTHER INCOME		
Interest Income -Private Management	129.04	1,229.47
Investment Income - Unrestricted	718.11	1,174.07
Investment Inc -Restricted Non-Allocated	498.89	2,374.93
Investment Income - WC Self Insurance	0.00	92.91

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Fraud Recovery PH	-13,902.25	-19,768.96
Non-Dwelling Rent	1,200.00	7,200.00
Vending Income-Peabody TAB	8.31	48.32
Vending Income-James House TAB	0.00	1,073.35
Vending Income-Euclid TAB	0.00	1,400.35
Vending Income-Parkview	918.51	14,352.08
Vending Income-Lafayette TAB	38.70	893.25
Vending Income-Badenhaus TAB	66.70	201.42
Contributions-Circle of Friends (SLU)	0.00	2,441.29
Other Miscellaneous Income	-4,951.22	167,641.40
Other Income-Bank Rent	2,933.33	17,599.98
Other Miscellaneous Income-PMC	1.00	330.28
Pension Forfeitures	335.65	2,093.05
Insurance Proceeds	0.00	487,112.69
PH & HAP FSS Forfeitures	0.00	26,751.61
<b>TOTAL OTHER INCOME</b>	<b>-12,005.23</b>	<b>714,241.49</b>
<b>TOTAL INCOME</b>	<b>6,742,061.35</b>	<b>39,450,533.35</b>

## EXPENSES

## OPERATING EXPENSES

## ADMINISTRATIVE

## Administrative Salaries

Administrative Salaries	270,981.33	1,494,357.81
Admin Salaries-COVID	0.00	177,330.95
Administrative Salaries	65,577.35	372,669.80
Administrative Salaries-PT	7,601.11	15,511.92
FICA	19,528.48	106,580.63
Health Benefits	40,207.81	209,998.05
Retirement Benefits	31,870.92	172,262.86
Unemployment Insurance	1,182.98	5,761.93
Long Term Disability	321.14	1,803.16
Dental	1,735.70	9,576.65
Cell Phones	3,017.45	14,132.10
Beneflex HSA	0.00	4,986.01
Cell Phones -COVID	0.00	3,703.30
Employee Benefit Contribution-Admin	7,034.12	54,220.50
WC MO 2nd Injury Fund	230.98	519.70
WC Self-Insurers Qtrly Taxes	96.00	213.60
FICA-COVID	0.00	12,981.92
HEALTH BENEFITS- COVID	0.00	18,369.29
RETIREMENT BENEFITS-COVID	0.00	14,517.53

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Unemployment Ins-COVID	0.00	12.88
LONG TERM DISABILITY- COVID	0.00	155.30
DENTAL-COVID	0.00	878.73
Total Administrative Salaries	449,385.37	2,690,544.62
Legal Expense		
Legal Services	197.67	2,181.32
Legal Services	9,606.50	9,598.46
Total Legal Expense	9,804.17	11,779.78
Other Admin Expenses		
Staff Training	0.00	4,579.40
Staff Training COVID	0.00	9,200.00
Staff Training	917.89	3,834.96
Travel	0.00	81.65
Auditing Fees	92,251.00	130,641.00
Port Out Admin Fee Paid	1,920.11	11,185.90
Total Other Admin Expenses	95,089.00	159,522.91
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	94.82
Office Supplies	9,388.84	20,856.30
Office Supplies-COVID 19	0.00	1,294.24
Office Supplies	2,644.69	10,846.07
Temporary Admin Labor	4,489.12	4,713.52
Temporary Admin Labor	0.00	2,847.18
Postage	21.25	10,478.49
Postage -Covid	0.00	346.09
Postage	1,172.93	3,906.47
Advertising	0.00	5,724.24
Fiscal Agent Fees	2,500.00	2,500.00
Printing & Publications	690.00	1,573.79
Printing & Publications	330.00	330.00
Membership Fees	2,225.85	15,932.03
Telephone	1,231.70	17,821.19
Telephone -COVID	0.00	337.50
Telephone	11,164.81	75,488.82
Court Costs	0.00	2,299.50
Maint Agreement-Office Equipment	1,019.69	1,019.69
Maint Agreement-Office Equipment	1,769.00	4,769.00
Private Management Fees	33,874.03	213,424.49
Professional/Technical Services	58,215.75	378,981.25
Professional/Tech Srv -COVID	0.00	92,737.26
Software License Fees	60.00	17,232.47
Software License Fees	2,247.48	2,247.48

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Internet / Cable	0.00	17,336.76
Computer Supplies	5,609.98	26,736.47
Computer Supplies COVID	0.00	29,785.90
Other Admin Expense	2,985.75	16,459.19
Other Admin-COVID	0.00	1,354.35
Other Admin Expense	1,255.10	7,009.33
Bank Fees	2,365.40	14,312.10
Bank Fees -FSS	25.76	143.69
Bank Fees	2,792.28	19,036.85
Office Equipment Repairs	0.00	416.98
Subscription-News/Magazines	0.00	149.17
D/A Testings/Results	713.91	1,004.54
Copying Expense	14,538.64	34,710.55
Copy Expense-COVID	0.00	253.03
Copying Expense	952.55	3,102.55
Lease Expense -Non-Allocated	2,904.70	2,011.65
Landlord Late Fees	90.00	150.00
Allocated OH-Administrative Expense	7,809.55	23,783.23
Allocated OH-Legal Expense	34.88	209.28
Allocated OH-Utilities Expense	710.11	5,034.07
Allocated OH-Materials Expense	0.00	134.48
Allocated OH-Maintenance Expense	247.88	4,353.99
Allocated OH-Protective Services Expense	570.30	3,270.53
Allocated OH-Insurance Expense	81.74	18,918.13
Allocated OH-General Expense	0.00	14.88
Total Miscellaneous Admin Expenses	176,733.67	1,117,493.59
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>731,012.21</b>	<b>3,979,340.90</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,197.03	30,142.83
Tenant Services Sal-COVID	0.00	987.08
FICA	390.72	2,284.82
Health Benefits	721.67	3,776.22
Retirement Benefits	691.46	4,010.47
Unemployment Insurance	12.59	110.39
Long Term Disability	7.54	36.19
Dental	35.42	205.44
Cell Phones	60.48	211.68
Cell Phones -COVID	0.00	120.96
Tenant Srv FICA-COVID	0.00	75.23
Relocation Costs	0.00	1,083.72
Relocation Costs -COVID	0.00	1,583.22

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other	0.00	1,177.55
Tenant Services -Gala	0.00	831.06
Tenant Srv Rec/Pub/Other-Parkview	1,200.00	2,941.87
Tenant Srv Rec/Pub/Other-Badenhaus TAB	0.00	200.00
Tenant Srv Rec/Pub/Other	-75.00	-75.00
Tenant Srv Rec/Pub/Other-Les Chateau	0.00	61.50
Tenant Srv Rec/Pub/Other-Cambridge	0.00	225.00
Tenant Services Screening	343.00	5,719.00
Tenant Services -COVID	0.00	9,746.02
Tenant Participation Funds	4,275.00	5,760.00
Tenant Srv Lobby Monitors	2,110.00	11,930.00
Tenant Services -Other	767.64	5,267.64
Tenant Services Other-Circle of Friends (SLU)	-567.64	400.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>15,169.91</b>	<b>88,812.89</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	134,335.67	801,265.17
Water	27,823.30	131,466.02
Electricity	83,735.73	433,326.59
Gas	19,059.56	125,829.68
Sewer	79,212.87	458,389.05
<b>TOTAL UTILITY EXPENSES</b>	<b>344,167.13</b>	<b>1,950,276.51</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	0.00	3,515.08
Maintenance Labor-Grounds	42,652.87	224,274.82
Maint Labor -Janitorial Cleaning	54,875.09	292,447.71
Employee Benefit Contribution-Maint.	91,009.44	320,849.66
Maintenance Labor-Overtime	549.22	7,669.88
<b>Total General Maint Expense</b>	<b>189,086.62</b>	<b>848,757.15</b>
Materials		
Materials COVID	0.00	16,178.61
Materials-Custodial	9,777.40	30,198.48
Materials-Electrical	0.00	762.08
Materials-Electrical	6,643.27	12,642.25
Materials-Plumbing	9,509.75	21,199.15
Materials-Lawn Care	594.00	594.00
Materials-Tools/Equipment	203.99	636.91
Materials-Boiler	0.00	8,278.14
Materials-Other	0.00	7,881.32
Materials Other - Covid	0.00	43.87



**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Materials-Other	225.73	2,969.31
Materials-HVAC	3,354.36	18,326.83
Materials-Gas/Oil Vehicles	0.00	79.94
Materials-Gas/Oil Vehicles	0.00	390.04
Materials-Appliances	5,604.42	33,490.42
Materials-Hardware	0.00	2,085.70
Materials-Hardware	1,319.64	7,775.87
Materials-Paint	0.00	237.19
Materials-Paint	1,980.00	1,298.19
Materials-Flooring	225.35	-142.30
Materials-Cabinets/Countertops Doors/Windows	2,147.00	2,713.25
Materials-Cabinets/Countertops Doors/Windows	1,771.98	22,559.53
Total Materials	43,356.89	190,198.78
Contract Costs		
Contracts COVID	0.00	24,603.12
Contract-Elevators	244.50	421.98
Contract-Elevators	7,346.09	88,435.78
Contract-Trash Removal	3,694.85	23,451.47
Contract-Trash Removal	16,988.19	97,612.45
Contract-Custodian	0.00	14,895.91
Contract-Custodian	4,405.93	46,787.90
Contract-Plumbing	0.00	400.00
Contract-Plumbing	5,310.51	23,073.37
Contract-Uniform Cleaning	2,842.20	13,171.97
Contract-Snow Removal	682.55	4,994.60
Contract-Snow Removal	46,774.50	54,643.00
Contract-Grounds/Lawn	0.00	5,805.35
Contract-Grounds/Lawn	83,671.00	107,030.00
Contract-Auto Gas	0.00	1,954.91
Contract-Auto Gas	315.33	1,924.52
Contract-HVAC	0.00	2,310.00
Contract-HVAC	22,083.83	39,778.63
Contract-Fire Protection	0.00	3,296.36
Contract-Fire Protection	7,304.55	34,989.96
Contract-Vehicle Repairs	30.90	12,679.02
Contract-Vehicle Repairs	0.00	4,389.76
Contract-Other	0.00	18,523.14
Contract-Other	1,739.00	9,384.22
Contract-Exterior Building Repairs	806.74	806.74
Contract-Exterior Building Repairs-Covid	0.00	1,640.00
Contract-Exterior Building Repairs	285.00	2,776.44
Contract-Parking Lot Repairs	0.00	6,422.79

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Parking Lot Repairs	150.00	150.00
Contract-Electrical	590.00	1,982.54
Contract-Extermination	0.00	106.76
Contract-Extermination	5,860.50	25,295.50
Contract-Flooring Installation	5,059.89	16,948.77
Contract-Painting/Wall Repairs	15,170.00	50,313.43
Contr-Cabinet/Counters/Door/Windows	0.00	501.00
Cabinet/Doors/Window-COVID 19	0.00	810.05
Contr-Cabinet/Counters/Door/Windows	7,073.08	15,656.93
Contract-Lease Automobiles	2,462.70	11,286.70
Contract-Occupancy Permits	0.00	200.00
Contract-Section 8 Inspections	0.00	70,624.00
Contract-S8 Inspections-COVID	0.00	17,328.00
Contract-Bed Bug Eradication	1,175.00	4,500.00
Total Contract Costs	242,066.84	861,907.07
TOTAL MAINTENACE EXPENSES	474,510.35	1,900,863.00
PROTECTIVE SERVICES		
Security Cameras	0.00	10,123.50
Security Alarm Service	75.74	408.94
Security Alarm Service	1,251.00	4,332.12
Security/Law Enforcement	27,885.85	140,371.40
Security Enforcement-Police	3,206.20	18,174.27
Security Enforcement-COVID	0.00	250.00
TOTAL PROTECTIVE SERVICES	32,418.79	173,660.23
INSURANCE PREMIUMS		
Workers Comp Claims	445.50	9,216.44
Auto Insurance	942.93	14,069.58
Auto Insurance -COVID	0.00	37,342.97
Auto Insurance	2,860.13	7,597.53
Property Insurance	46,705.22	280,231.32
Fidelity Bond Insurance	225.73	1,354.38
Fidelity Bond Insurance	1,444.29	6,956.83
Liability Insurance	0.00	1,270.00
Liability Insurance-Covid	0.00	210,001.99
Excess Workers Comp Insurance	3,193.27	22,212.39
Excess Workers Comp Insurance	5,151.78	25,526.40
TOTAL INSURANCE PREMIUMS	60,968.85	615,779.83
Interest Exp-Mortg Rev Bonds-Kingsbury	50,562.00	50,562.00
Interest Exp-Mortg Rev Bonds-Cochran	76,375.00	76,375.00
Other General Expense	226,316.10	1,496,628.71

**Income Statement**

Period = Mar 2022

Book = Accrual

	Period to Date	Year to Date
Other General Expense	25.00	25.00
PH FSS Escrow Expense	23,261.00	45,805.00
ACC Reserve Shortfall Disbursement	0.00	626,202.37
<b>TOTAL OPERATING EXPENSES</b>	<b>2,034,786.34</b>	<b>11,004,331.44</b>
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	0.00	2,950.00
Casualty Loss Expense	78,910.00	458,414.03
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>78,910.00</b>	<b>461,364.03</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	3,571,594.00	21,888,979.04
Tenant Utility Payments-Voucher	159,220.00	974,040.00
Portable Out HAP Payments	67,258.39	337,580.39
FSS Escrow Payments	6,615.00	55,121.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>3,804,687.39</b>	<b>23,255,720.43</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	5,250.00	724,043.43
Equity Transfer Capital Assets OUT	795,250.00	1,514,043.43
Operating Transfers IN	0.00	1,533,658.00
Operating Transfers OUT	0.00	1,533,658.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-790,000.00</b>	<b>-790,000.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	18,343.22	72,486.95
Water Consumption Contra	18,343.22	72,486.95
Electric Consumption	1,159,792.74	5,508,486.00
Electric Consumption Contra	1,159,817.00	5,508,701.00
Gas Consumption	19,368.00	124,725.00
Gas Consumption Contra	19,368.00	124,725.00
Sewer Consumption	13,779.00	81,025.00
Sewer Consumption Contra	13,755.00	80,810.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>-0.26</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,708,383.47</b>	<b>35,511,415.90</b>
<b>NET INCOME</b>	<b>33,677.88</b>	<b>3,939,117.45</b>

# DEVELOPMENT

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: May 11, 2022

Subject: Development and Modernization Department Board Report

---

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

### General

*Request for Qualifications (RFQ) – Clinton-Peabody Apartments* – Seven proposals were received on April 19, 2022 in response to the RFQ seeking a master developer for the redevelopment of Clinton-Peabody. This high response rate was a direct result of persistent advertisement by the Development and Modernization staff to the development community. Fifty-eight notices were sent directly to developers around the country to make them aware of the opportunity. The number and quality of responses has exceeded the expectations of the department. The firms responding to the RFQ are headquartered in St. Louis, MO, Chicago, IL, Boston, MA, Kansas City, MO, and Oregon, WI.

*Physical Needs Assessment & Energy Audit (PNA)* – Negotiations continued with Bureau Veritas in April regarding the additional work needed for Section 18 applications on Hodiamont and Clinton-Peabody.

*Environmental Reviews* – Development and Modernization engaged SCI Engineering in March to complete the additional environmental activities required by HUD. An application to the state Department of Natural Resources will be submitted in May. As background, the Phase II report for Clinton-Peabody was submitted to HUD for review during the month of January. HUD requested additional environmental activities be undertaken by SLHA before final approval is granted.

*Cochran Gardens Mini-Mall* – SLHA was invited to partner on a Cure Violence (CV) grant application which would provide resident services if successful. Initial cost estimates were received in April for the renovation of the Cochran Gardens Mini-Mall. The Development and Modernization staff have engaged an architect to develop renovation and construction documents which will be used for bidding purposes. Work on interior demolition in anticipation of construction is expected to begin in May.

Agency Annual and Five-Year Plan Updates – Both the Agency Annual Plan and the Five-Year Plan documents were updated and submitted by Development and Modernization staff in April.

### **Completed and Ongoing Projects**

Parkview Parking Deck Evaluation – After the declaration that the parking deck at Parkview needed immediate shoring and stabilization, the Development and Modernization staff coordinated the temporary removal of all resident vehicles from the parking deck, secured a temporary parking lot, and contracted for a 24 hour shuttle to take residents to and from Parkview in the month of April. Work is expected to be completed in May.

Parkview Building Exterior Repairs – The project includes the stabilization of spalling concrete and necessary repair of the failed caulk to the exterior of the building. All contract work, material approvals, and schedule were completed in April and work on the exterior caulking began on the lower floor of the building.

McMillan Manor II (Northside Scattered Site (NSSS)) – Work began on the ten (10) vacant units in March and six (6) are awaiting minor additional repairs for them to be ready for occupancy. An additional work scope was identified and added to the contract in the month of April. Work is ongoing and the repairs should be completed in May.

Lookaway Exterior Building Repairs – The construction process is on-going for new siding at Lookaway. The product submittal and review process was completed, with ordering of materials underway. Siding products for the project will be available in four weeks. The construction work will begin in May starting with sidewalk concrete repairs. Project completion is currently scheduled for mid-August.

LaSalle Park Apartments Unit Upgrades and Site Repairs – The delay claim submitted by the contractor was settled in February. Final closeout activities are on-going and will be completed in May.

Clinton-Peabody Emergency Lighting Repairs – Building mounted lighting repairs resumed in April and two (2) buildings were completed. The rest of the lighting repairs will be completed in May.

Hodiamont Board Up – 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.

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 (1) unit remains for transfer in Phase I.

LaSaison Phase II – Work began in April to clear title issues related to the remaining five (5) parcels. This work is expected to be completed in June.

## **Contract Award Recommendations**

*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 have been revised for Unified Contracting Services. Work on all four (4) units will begin in early-June, with a 60-day duration for all four (4) units.

*Euclid Plaza Roof Replacement and Exterior Repairs* – Two (2) bids were received for this project. A recommendation for contract award will be submitted in May. Both bids were within nine percent of the project estimate. A recommendation will be made for Raineri Construction as the apparent low bidder.

## **Solicitations**

*General Architectural and Engineering Services* – Bid documents were released to the public on February 8, 2022 and a pre-proposal conference was held on February 22, 2022. Proposals were received on April 28, 2022 and SLHA received five (5). Reviews and scoring of the proposals will be completed in May.

*Lafayette Townhomes (2900 Park)* – This project has been evaluated for structural issues in the building. Bid documents for the repair of this four-unit building were completed in April. SLHA staff will perform a final review and prepare a solicitation for release at the end of May.

*LaSalle Park Apartments Security Cameras* – SLHA was awarded a security grant through HUD for the installation of security cameras in December 2021. The grant award was acknowledged and received in December 2021. The acquisition plan and bid documents were submitted in April. This project will be released in May.

## **Re-Solicitations**

*Parkview Elevator Replacement* – This project is being re-solicited using a pre-qualification process to increase the likelihood of receiving a greater number of bids. The acquisition plan and bid documents were approved in April. Release of the re-solicitation will occur in mid-June.

*The California Garden Fence Replacement and Security Upgrades* – SLHA staff has engaged an architect to add stair repair to the project scope of work. The re-solicitation is expected to be released in July.

*Badenhaus Sewer Repair* – This re-solicitation will be released in mid-August.

## **On Hold Solicitations**

*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.)

**DEVELOPMENT AND MODERNIZATION  
APRIL MONTHLY ACTIVITY REPORT**

5/11/2022

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	0	N/A	N/A	N/A	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 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
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	8/1/19, 10/16/19	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	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment	2790		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	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
MO00100041	Hodiamont Emergency Unit Repairs	N/A	Unit Repairs	4	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
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	4	5/1/2021	4/30/2022	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	10/21/2021



5/11/2022

5/11/2022

**DEVELOPMENT AND MODERNIZATION  
APRIL MONTHLY ACTIVITY REPORT**

5/11/2022

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%	<div><div></div></div> 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 100%	
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	8/10/2020	10/9/2020	10/19/2020	10/22/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	8/10/2020	10/9/2020	N/A	10/15/2020	N/A	N/A	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	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	63%		
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%	<div><div></div></div> 87%	
N/A	Homeownership, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	<div><div></div></div> 98%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	N/A	-	N/A	N/A	N/A	N/A	-	<div><div></div></div> 100%	
MO00100041	Hodiamont Emergency Unit Repairs	N/A	Unit Repairs	4	22	TBD	TBD	N/A	N/A	-	TBD	TBD		
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	TBD	TBD	N/A	N/A	-	TBD	TBD		

## DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT

5/11/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
				ng	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	The delay claim submitted by the contractor was settled in February. Final closeout activities are on-going and will be completed in May.
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 the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	This project is on hold pending the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	This project has been evaluated for structural issues in the building. Bid documents for the repair of this four-unit building were completed in April. SLHA staff will perform final review and prepare solicitation for release at the end of May.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	This project is being re-solicited using a pre-qualification process to increase the likelihood of this project receiving a greater number of bids. The acquisition plan and bid documents were approval in April. Release of the re-solicitation will occur in mid-June.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	The project includes the stabilization of spalling concrete and necessary repair of the failed caulk to the exterior of the building. All contract work, material approvals, and schedule were completed in April and work on the exterior caulking began on the lower floor of the building.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	The contractor has access to the remaining light fixtures for this project. Exterior building lighting repairs will resume in April.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Two bids were received for this project. A recommendation for contract award will be submitted in May. Both bids were within 9% of the project estimate. Recommendation will be made for Rainier Construction as the apparent low bidder.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	After the declaration that the parking deck at Parkview needed immediate shoring and stabilization, Development & Modernization staff coordinated the temporary removal of all resident vehicles from the parking deck, secured a temporary parking lot, and contracted for a 24hr shuttle to take residents to and from Parkview in the month of April. Work is expected to be completed in May
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	This re-solicitation will be released in mid-August.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	LHA staff has engaged an architect to add stair repair to the project scope of work. The re-solicitation is expected to be released in July.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved.. The Phase II Environmental Report has been submitted to HUD for review.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	The construction process is on-going for new siding at Lookaway. The product submittal and review process was completed with ordering of materials underway. Siding products for the project will be available in four weeks. The construction work will begin in May starting with sidewalk concrete repairs. Project completion is currently scheduled for mid-August.

# DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT

5/11/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi Impa cted Units		
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 21 bldgs. Drywall installed in 16 bldgs. and ongoing in 2 bldgs. Windows installed in 21 bldgs. Siding is complete on 14 bldgs. Interior painting prime completed in 17 bldgs. Interior doors installed in 11 bldgs. Interior carpentry finishes completed in 15 bldgs. Initial punch completed on 5 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		Both the Agency Annual Plan and the 5-Year plan documents were updated and submitted by Development & Modernization staff in April.
Various	PHA Wide	N/A	A&E Design/CA	TBD		The solicitation was released to the public on 2/8/22. Bids are due on 3/22/22.
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	he scope of work for this project is being re-evaluated pending the relocation of all current residents. Board up recommendations are also being reviewed.
N/A	Walnut Park	N/A	Unit Repairs	1	None	Four single-family units in Walnut Park currently in modernization status awaiting comprehensive renovation. Recommendations for contract awards have been revised for Unified Contracting Services. Work on all four units will begin in early June with a 60-day duration for all four units.
MO001000160	McMillan Manor	N/A	Vacant Unit Repairs	1	10	The Notice to Proceed was issued on 03/01/2022. Two units were punched on 3/28/22.

## DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT

### Progress Photos



Preservation Square, Phase I



Preservation Square, Phase I



Lookaway Exterior Improvements



Parkview Exterior Building Repairs

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

At 4/30/2021

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	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	448,855.04	1,472,445.96	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	9,925,205.45	101,073.55	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	5,530,570.99	3,257,273.01	5,050,143.57	3,737,700.43	15-Oct-2022	15-Oct-2024
MO36P00150120	564	9,020,933.00	4,256,687.31	4,764,245.69	3,269,417.98	5,751,515.02	25-Sep-2023	25-Sep-2025
MO36P00150121	565	8,312,009.00	831,200.00	7,480,809.00	483,542.04	7,828,466.96	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>\$38,281,424.79</b>	<b>\$13,140,453.21</b>	<b>\$36,444,761.34</b>	<b>\$14,977,116.66</b>		
			<b>74.4%</b>		<b>70.9%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: May 11, 2022

Subject: Resident Initiatives Board Report

---

### ROSS/Service Coordinators

For the month of April 2022, the Service Coordinators made referrals for rental assistance (SAFHR and St. Louis Emergency Rent Assistance Program), utility assistance (Urban League and People's Community Action Corporation, both LIHEAP programs), homeownership (Urban League), food pantry (Operation Food Search, People's Community Action Corporation (PCAC), furniture/bedding (House of Goods), financial literacy (LifeWise), and job training opportunities.

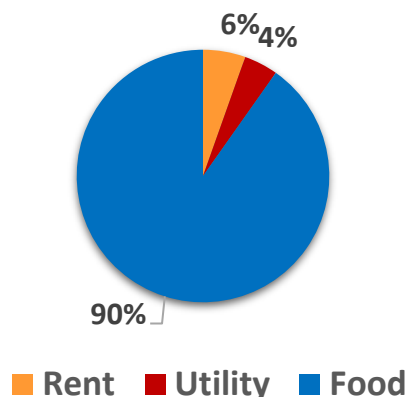
The Service Coordinators also visited public housing developments, including James House, LaSalle, King Louis, Northside Scattered Sites, Kingsbury, Clinton-Peabody, Southside Scattered Sites, Parkview, and Cochran Gardens.

Crisis Aid had their final food box distribution on Saturday, April 17, 2022 at the Clinton-Peabody development. Twenty-one (21) food boxes were distributed, serving forty-four (44) adults and thirty-four (34) children.

There were twenty (20) new residents enrolled in the Service Coordinator program.

Caseload management: 105 participants.

### Top 3 Resource Referrals April 2022





### **Seniors/ Disabled**

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

<b>Referral Type</b>	<b>Source</b>	<b>Number</b>
Medicaid/Medicare	Family Service	2
Housing/chore services	Area on Aging	1
Mental Health / Substance Use	Hot-lined	4
House Keeping	Chore Services	1

The Circle of Friends (COF) groups continue to meet on a weekly basis. They are currently planning for an outing at Forest Park to commemorate each of their groups and to celebrate each of the participants in the Senior Olympics.

The Kingsbury development was adopted by the Grace and Peace Fellowship Presbyterian Church. Grace and Peace donated \$50 gift cards to one-hundred and thirty-nine (139) residents for Easter.

Meals on Wheels Delivered – 205


### **FSS**

As of April 2022, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program has fifty-five (55) participants, thirty-five (35) with escrow accounts. One participant was provided resources for Hi-Set. There were 31 participants in the Public Housing Family Self-Sufficiency (PH-FSS) program, of which twenty-three (23) had escrow accounts. For April, one new public housing resident joined the FSS program.

The PH-FSS Coordinator made wellness calls during the month for participants. Each participant received information regarding jobs, savings accounts, homeownership, food, COVID testing and vaccine locations.

Both FSS Coordinators shared resource information at SLHA properties, including West Pine, North Euclid, James House and Badenfest. The PH-FSS Coordinator continued to meet with participants of the parenting class. Gift cards will be given to those participants who attend regularly.

<b>FSS Staff</b>	<b>Participants</b>			
	Total	Escrow	New	Engaged (%)
HCV	55	35	0	63.6%
PH	31	23	1	71.9%

Program	Average Escrow		
	Monthly	Total	Change (%)
HCV	\$106.96	\$4,589.06	.00
PH	\$164.69	\$5,821.14	.05 

### **TABs**

A meeting was held on Wednesday, April 20, 2022. Staff from the Resident Initiatives Department was in attendance. Fran Bruce, Planning and Procurement Manager, went over the Agency Plan, and the Admissions & Continued Occupancy Policy (ACOP). Marlon Lee from Archwell Health provided information about services available to seniors in the St. Louis City area. The next meeting will be on May 18, 2022 at 10:30 a.m.

### **Upcoming Events/Goals**

The Resident Initiatives Department will host an event for participants of the Circle of Friends and Senior Olympics on May 20, 2022. Participants are invited to come out to Forest Park and enjoy lunch, games, and prizes. The event will be from 10 a.m. until 2 p.m. at Pavilion #5 in Forest Park.

On June 18, 2022, the Resident Initiatives Department will sponsor a resource fair and block party, alongside Youth & Family Center and the St. Louis Metropolitan Police Department. This event is for residents and community members of Cochran Gardens, Murphy Park, Preservation Square, and the surrounding areas. There will be games, prizes, food, and other items of fun for the community.

**LEGAL**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: May 11, 2022

Subject: Procurement Board Report

---

### Capital Fund

#### A. Contracts Awarded

PO #429      On March 31, 2022, the Development and Modernization staff conducted a follow-up conditions inspection of the Parkview Elderly garage with James Kreher of Kreher Engineering, Inc, the structural engineering consultant of record. This inspection was conducted in response to the on-going deterioration of the garage structure previously identified and documented. As a result of the inspection, this project was elevated to an emergency status, which needed immediate action to prevent a structure collapse.

PO #430

Deemed as an emergency, a non-competitive procurement method was used to obtain contractors for the Shoring System Services at Parkview Elderly. In accordance with 2 CFR § 200.317, and with the St. Louis Housing Authority Procurement Policy, written justification was approved on April 20, 2022.

Two (2) Purchase Orders were issued to provide Shoring System Services. Purchase Order #429 in the amount of \$100,538.90 was issued to Goedeke Company to provide rental of a comprehensive shoring system and Purchase Order #430 in the amount of \$45,741.00 was issued to Acme Contractors to install the shoring system. This work is to be completed within 30 days from the Notice to Proceed.

#### 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 is 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 bids 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 the 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 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 was advertised in the February 6, 2022 edition of the St. Louis Post-Dispatch and in the February 10, 2022 edition of the St. Louis American. The RFQ was released on February 8, 2022 and a pre-proposal meeting was held on February 22, 2022. On March 1, 2022, Addendum No. 1 was issued to provide pre-proposal meeting minutes and to extend the proposal due date to April 14, 2022. On April 15, 2022, Addendum No 2 was issued to respond to questions from requests for information received during the solicitation period and to extend the proposal due date to April 28, 2022. Three (3) proposals were on April 28, 2022. The Modernization and Development department is completing the due diligence review and will prepare a request for an evaluation committee.
- 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 also 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. Two (2) bids were received on February 10, 2022. The Modernization and Development department is completing the due diligence review of the bids and preparing a recommendation for contract award.

RD 21-13 Invitation for Bids (IFB) for Badenhaus Sewer Repairs. The Acquisition and Solicitation Plan was approved on June 14, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on June 30, 2021, offering an additional pre-bid meeting on July 7, 2021 and extending the bid due date to July 15, 2021. Addendum No. 2 was issued on July 7, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 3 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Addendum No. 4 issued on July 28, 2021 provided clarification on insurance requirements and extended the bid due date to August 18, 2021. Addendum No. 5 issued on August 9, 2021 updated the wage decision. On August 17, 2021, to encourage greater bidding participation, Addendum No. 6 was issued to extend the due date for bids to September 1, 2021. QuestCDN was reported by bidders to have issues with the upload platform. Addendum No. 7 was issued on September 21, 2021, establishing a revised bid due date of September 30, 2021. 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 due date was extended to October 14, 2021 in anticipation of incorporating new Section 3 regulation requirements. The bid due 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.

RD 22-03 Request for Qualifications (RFQ) for Master Developer for the Redevelopment of Clinton-Peabody Utilizing Mixed-Finance Tools. The Acquisition and Solicitation Plans are routing for approval. The RFQ was advertised in the March 6, 2022 edition of the St. Louis Post-Dispatch and in the March 3, 2022 edition of the St. Louis American. The RFQ was released on March 8, 2022. A pre-proposal conference was held on March 29, 2022. On April 19, 2022, seven proposals were received. An Evaluation Committee was appointed on April 29, 2022.

#### **Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

None.

# COMMUNICATIONS

## MARKETING & COMMUNICATIONS

### APRIL MONTHLY ACTIVITY REPORT

<u>Activities Completed/In Progress</u>	<u>April 2022</u>	<u>Detail</u>
Number of Design and General Projects	10 completed  2 in progress	New Employee announcements (4) Signage for Parkview Parking Improvements and Shuttle Senior Picnic at Forest Park flyer Resident Initiatives Site Visit Calendar flyer New Employee Business Cards Resident Initiatives Programs flyer (updated) HR Exit Interview Form  New Social Media Banners ( <i>in progress</i> ) Have You Heard ( <i>in progress</i> )
Number of Press Releases	0	
Number of Social Media Posts	9 (Posted by Lambert to Facebook, LinkedIn and Twitter)	Ombudsman; PCAC at Parkview Apartments; ROSS Program; Landlord Briefing; Food Box Distribution; FSS Program; Jason Hensley Staff Highlight; We Are Hiring and Rent Café Registration.
Number of Website Posts	9 SLHA Agency	General SLHA website updates and Public Meetings/Hearings/Announcements/Contacts/Event postings
Number of SLHA Events Photographed	0	
Number of Communications Meetings	4	Quarterly Strategic Plan Team Meeting; Meeting w/Paul and Jason regarding signage for Parkview Parking project; Social Media Calendar meeting w/Kellyn and Lambert; Meeting with Sarah about Sunshine Request form for SLHA website.

Website and social media analytics are as follows:

Website Analytics	March 2022	April 2022	Percent (%) Change
Total Sessions	14,997	11,294	-24.7%
New Visitors	8,340	6,419	-23.0%
Returning Visitors	2,937	2,006	-31.7%
Page Views	42,952	29,275	-31.8%
Missouri Visits	6,775	4,878	-28.0%
Illinois Visits	973	561	-42.3%

Devices Used to Access Website	April 2022	Percent (%) per device
Mobile	4,401	59%
Desktop	2,941	39%
Tablet	84	2%

<b>Facebook</b>	<b>March 2022</b>	<b>April 2022</b>	<b>Percent (%) Change</b>
Page Views	1,992	268	-86.5%
Page Likes	1,614	1,645	1.9%
Followers	1,706	1,723	1.0%

# HUMAN RESOURCES

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: May 11, 2022

Subject: Human Resources Board Report

---

### **EMPLOYEE CENSUS AS OF APRIL 30, 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>
64	0	0	64

### **STAFFING CHANGES**

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

<b><u>Name</u></b>	<b><u>Title</u></b>
Sarah Hugg-Turner	General Counsel
Elton Thomas	HQS Inspector
John Young	Facilities Specialist

#### **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>
None this reporting period.	

#### **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):**

<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 Part-Time):**

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

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

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

**RECRUITMENT****Number of Position Vacancies Published This Month: 3****Number of Position Vacancies Carried Over From Previous Month: 7****Applications****Received This Month****Position Vacancies Published this Month:**

Groundskeeper	8
Family Self-Sufficiency Program Coordinator	17
Maintenance Technician	6

**Additional Applications Received this Month:**

Accounts Payable Specialist	5
Client Analyst	23
Contract and Compliance Specialist (Programmatic)	17
Financial Analyst	1
HQS Inspector	12
Intake Specialist	31
Section 8 Manager	6

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Sarah Hugg-Turner	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Latrice Carroll	SEMAP Webinar	8.00

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

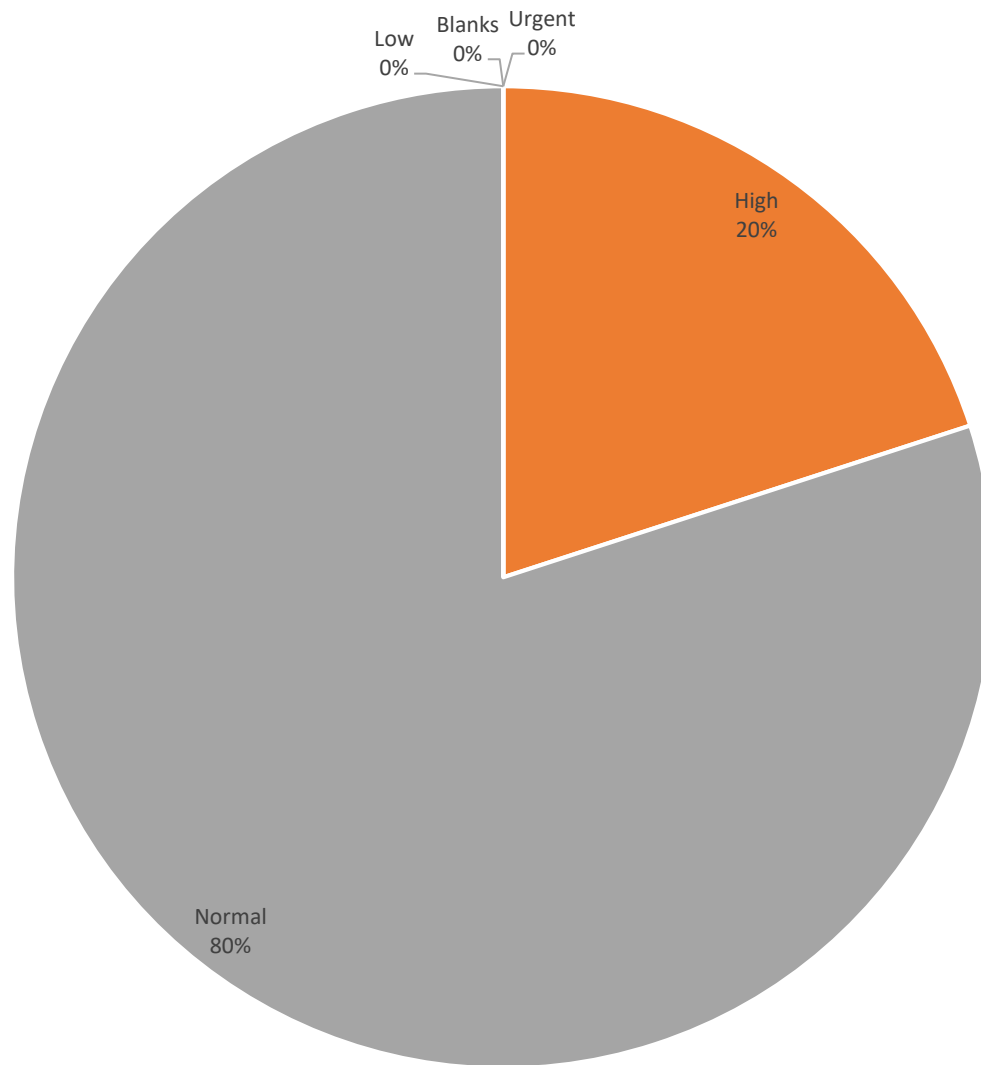
<b><u>Name</u></b>	<b><u>Division</u></b>	<b><u>Destination</u></b>	<b><u>Date Lv</u></b>	<b><u>Date Ret</u></b>	<b><u>Purpose</u></b>
None this reporting period.					



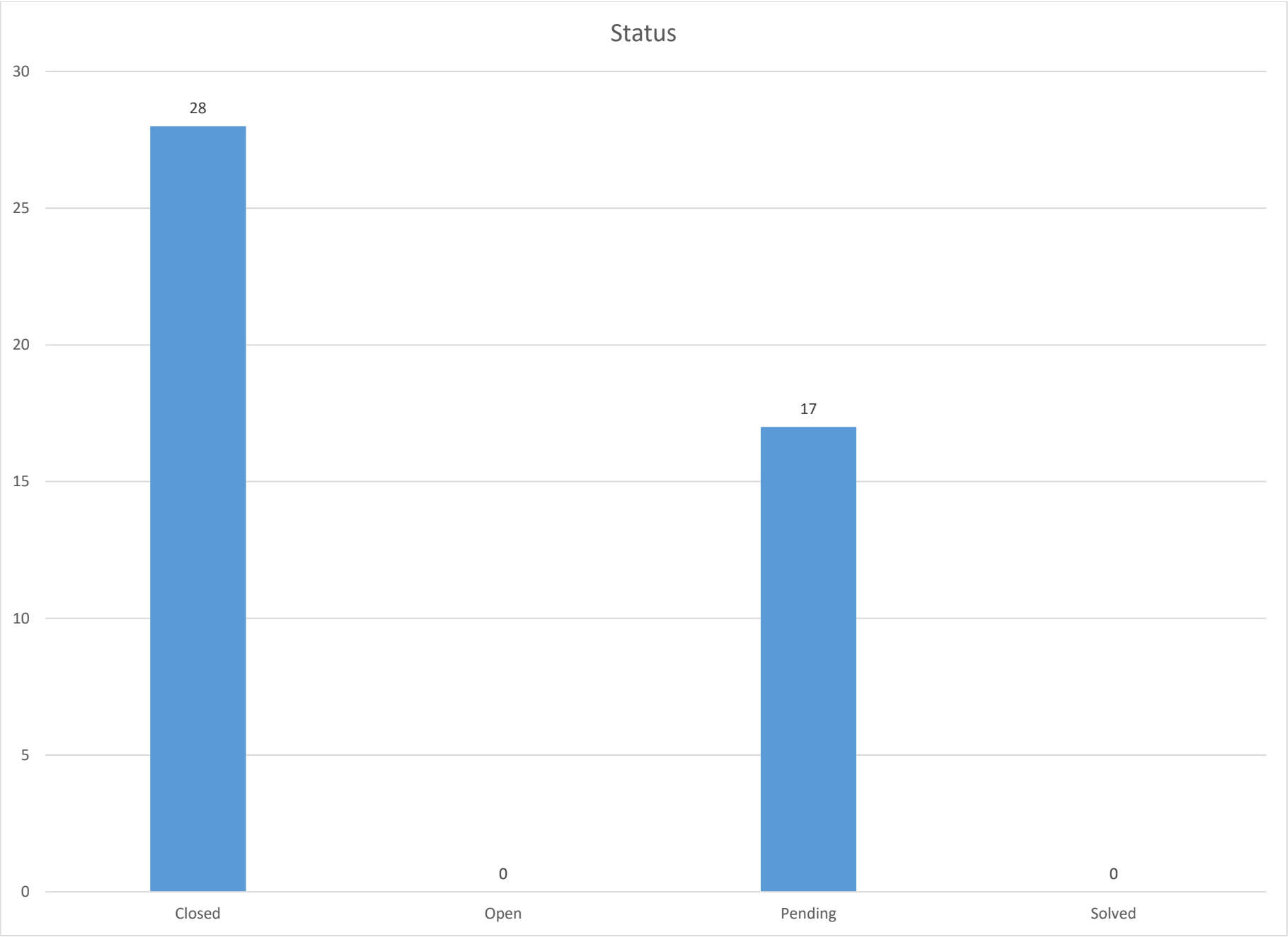
# **SUMMARY OF COMPLAINTS**

## **APRIL 2022**

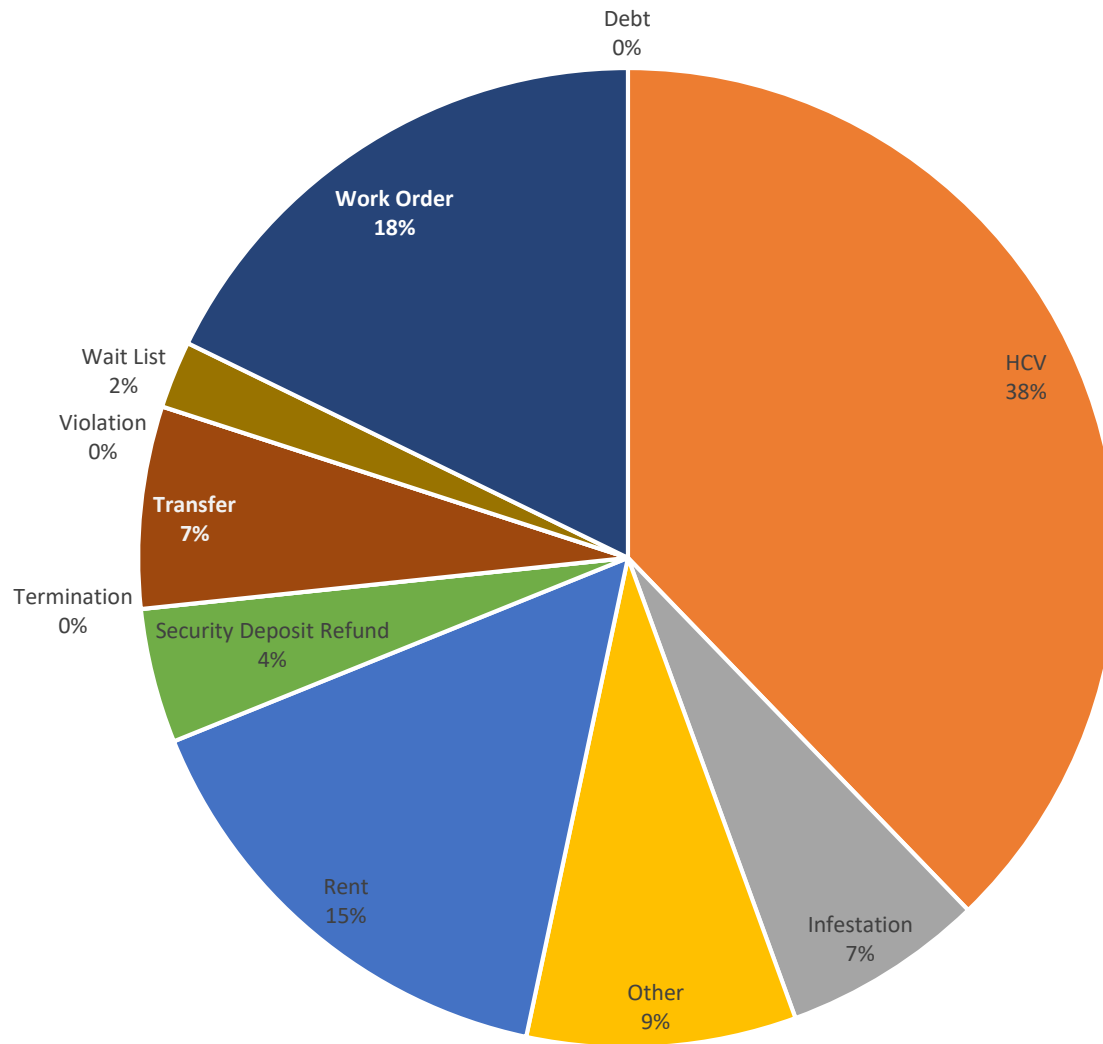
## Priority



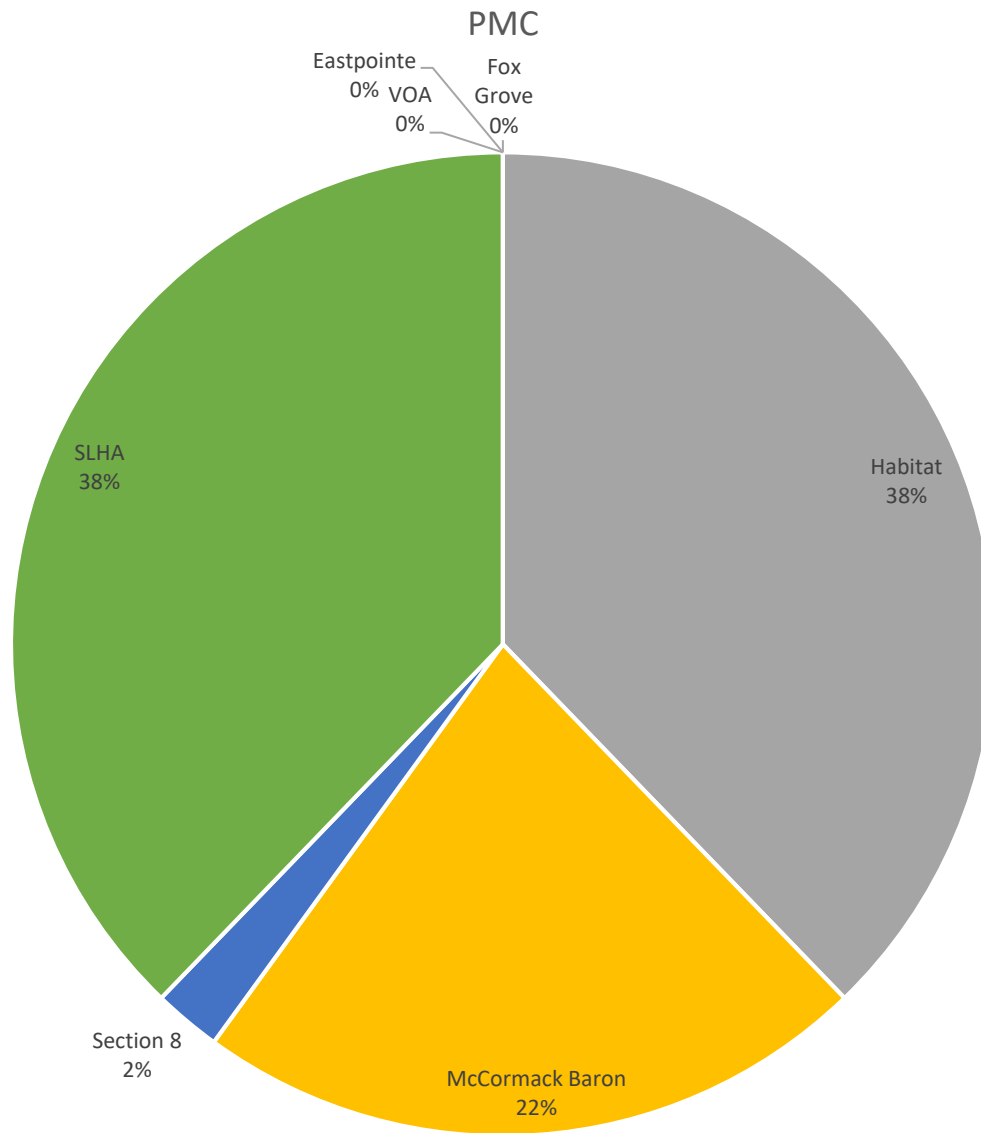
■ Urgent ■ High ■ Normal ■ Low ■ Blanks



Category

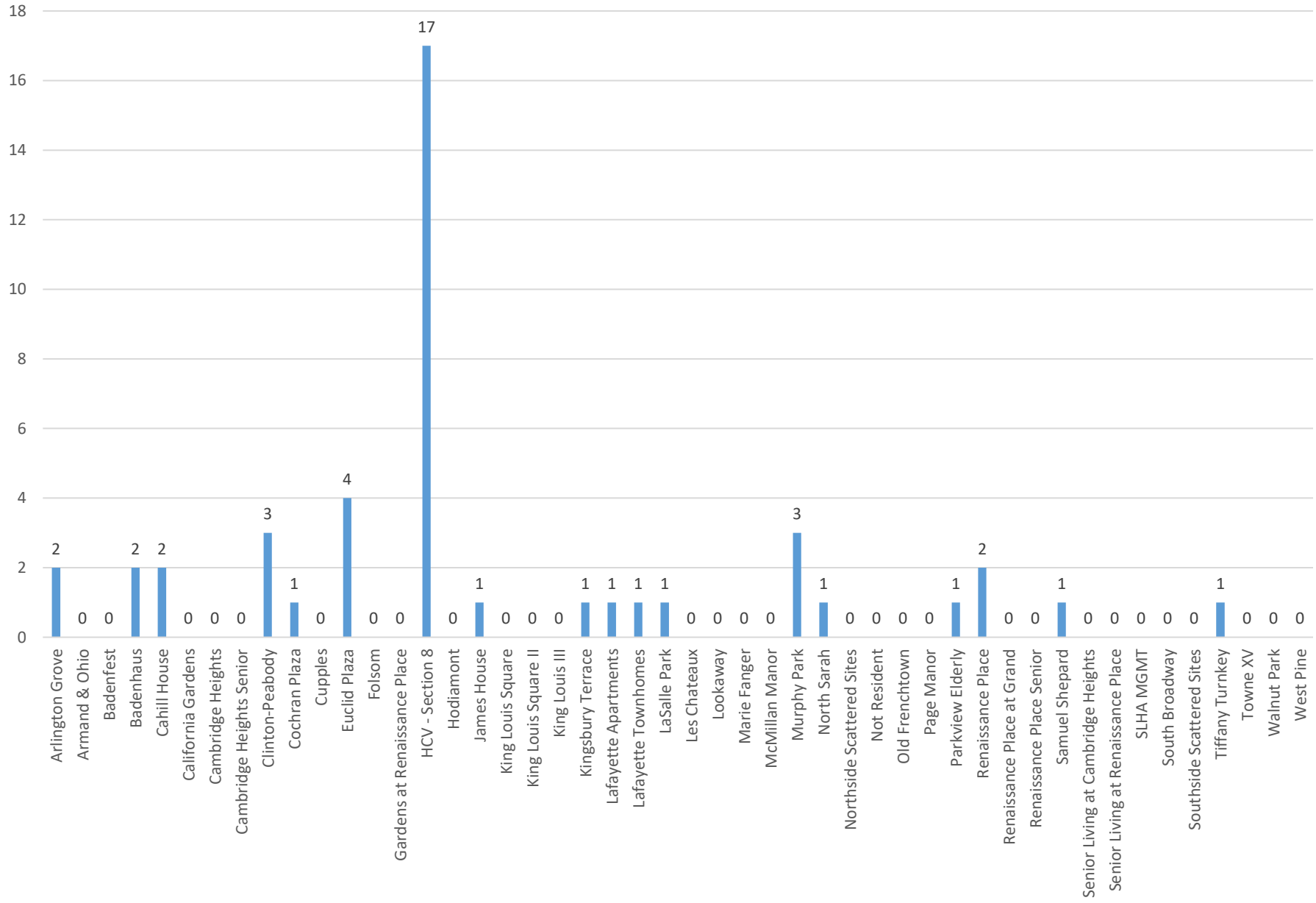


■ Debt ■ HCV ■ Infestation ■ Other ■ Rent ■ Security Deposit Refund ■ Termination ■ Transfer ■ Violation ■ Wait List ■ Work Order



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

## Development



**COMPLIANCE**



## MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

CC: Arthur N. Waller Sr., Director of Operations

Date: May 11, 2022

Subject: Compliance Board Report

---

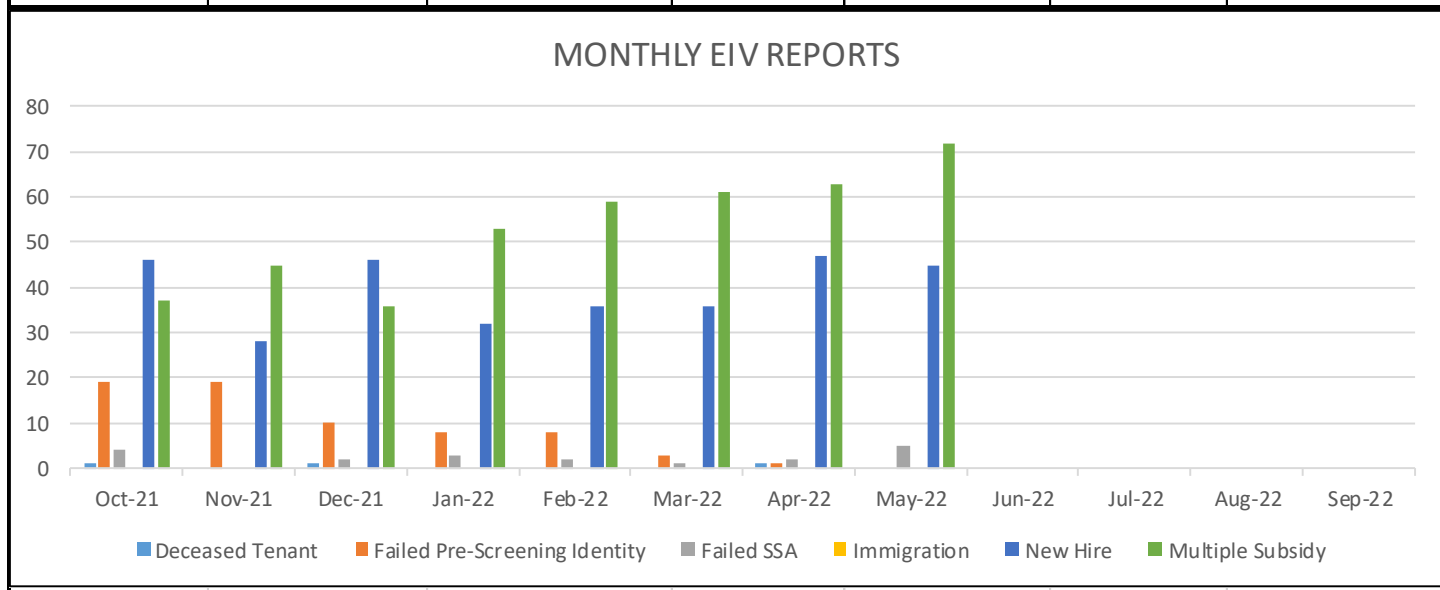
### **Enterprise Income Verification (EIV)**

The monthly review of HUD's EIV reports for Public Housing (PH) and the Housing Choice Voucher (HCV) Programs is as follows for May 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	1
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	0	23
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	5	4
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	45	100
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	72	72



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	0	3	1	0	36	61
Apr-22	1	1	2	0	47	63
May-22	0	0	5	0	45	72
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	3	18	10	0	110	61
Apr-22	2	15	2	0	143	63
May-22	1	23	4	0	100	72
Jun-22						
Jul-22						
Aug-22						
Sep-22						

