



ST. LOUIS
HOUSING
AUTHORITY

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MONTHLY ACTIVITY REPORTS

June 2022

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: July 22, 2022

Subject: Monthly Activities Report

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

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 5/31/2022
- Public Housing AMP Budgets as of 5/31/2022
- Financial Condition Indicators as of 5/31/2022
- Management Operations Indicator as of 5/31/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 5/31/2022
- HCV Budget as of 5/31/2022
- HAP Expenditure Analysis

III. Finance

- Income Statement as of 5/31/2022

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: July 13, 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 1st, The Habitat Co. (THC) assumed management of the former East Lake Management (ELM) portfolio (except for the Northside Scattered Site Development). ELM provided minimal assistance in the transition. The lack cooperation resulted in challenges for THC, including outstanding invoices, deferred maintenance, a large number of vacant units and missing resident files. THC continues to complete inspections of all vacant units in the former ELM portfolio. THC continues to hire staff, despite COVID-related hiring challenges, to fill vacancies for 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 continues to monitor work orders portfolio-wide for trends and conducts regular inspections of all public housing developments. Six developments underwent HUD NSPIRE inspections in June: North Sarah II, Kingsbury, Renaissance Senior, Cambridge Senior, West Pine, and James House.
- **Management** – Asset Management has been working with several sites on action plans to address low occupancy. Starting in June, Asset Management began weekly meetings with sites that have low occupancy (<97%) to review efforts to increase occupancy in more detail, including the make ready status of vacant units, contacting applicants from the waitlist, and selection of quality applicants for move-in.

Northside Scattered Sites. NSSS has struggled to identify quality candidates to fill two vacant maintenance positions. A groundskeeper was hired in June through a job fair hosted by SLHA. Until qualified staff can be hired, NSSS plans to utilize contractors and a staffing service to handle work orders and make readies.

Reporting Systems. Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC). Asset Management is focused on addressing late recertifications to improve the HUD Reporting Rate. For the past four months, SLHA's reporting rate for public housing has remained above 95%. With the assistance of SLHA IT, several Yardi training sessions were conducted in June for site staff, with additional trainings planned for management staff.

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. As of the end of June, four units were completed and occupied. The remaining units are expected to be completed by July 31, 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 conducted a solicitation and selected a contractor. Work is expected to start in July 2022 and be completed by September 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. Work started on 2926A in July and is expected to be completed in September 2022. A separate solicitation for 2906 A and B is anticipated to be issued in August 2022.
- d. **Hodiamont.** As of June, all residents have moved to other public housing developments and all 22 units were placed in Modernization status. With the assistance of Modernization and Development, all three buildings were boarded and secured.
- e. **Clinton Peabody.** Currently, there are 28 vacant units in Modernization status as a result of mold and/or fire damage. Construction is delayed until the completion of HUD's environmental review. Due to a recent fire, SLHA anticipates requesting Modernization status for two additional units. 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. **Parkview – Water Infiltration.** HUD has approved a total of 13 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 began in April and units are expected to be returned to online status as repairs are completed to each floor.
- g. **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.

- h. 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	
				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%
340	MO001000034	LaSalle Park	148	140	95%	142	97%	140	95%	138	95%	138	95%	141	97%
370	MO001000037	Cochran Plaza	78	70	90%	69	88%	68	87%	66	85%	66	85%	66	85%
220	MO001000038	Lafayette Apartments	26	26	100%	26	100%	24	92%	24	92%	22	85%	22	85%
230		California Gardens	28	25	89%	25	89%	24	86%	24	86%	24	86%	23	82%
350		Armand & Ohio	4	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%
382		Marie Fanger	6	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%
420		Lafayette Townhomes	38	31	91%	32	94%	31	91%	31	91%	31	91%	31	91%
421		Tiffany Turnkey	25	24	96%	24	96%	24	96%	25	100%	25	100%	25	100%
150	MO001000041	Towne XV	8	8	100%	8	100%	8	100%	6	75%	6	75%	6	75%
160		McMillan Manor	20	10	71%	10	71%	10	71%	10	71%	10	83%	10	83%
260		Page Manor	10	9	90%	9	90%	9	90%	8	80%	6	60%	6	60%
381		Samuel Shepard	16	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%
384		Hodiamont	22	14	93%	14	93%	14	93%	12	86%	10	83%	10	83%
411		Walnut Park	13	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%
510		McMillan Manor II	18	15	94%	15	94%	15	94%	16	100%	16	100%	16	100%
520	MO001000052	King Louis III	24	22	96%	22	96%	22	96%	22	100%	21	95%	21	95%
470	MO001000047	King Louis Square	36	35	97%	35	97%	35	97%	34	94%	34	94%	34	94%
490	MO001000049	King Louis Square II	44	40	95%	39	93%	39	93%	38	90%	36	86%	37	88%
440	MO001000044	Murphy Park I	93	76	82%	77	83%	77	83%	77	83%	76	82%	76	82%
450	MO001000045	Murphy Park II	64	55	86%	55	86%	55	86%	55	86%	55	86%	54	84%
460	MO001000046	Murphy Park III	65	61	94%	60	92%	60	92%	60	92%	61	94%	60	92%
500	MO001000050	Renaissance PI @ Grand	62	59	95%	58	94%	58	94%	59	95%	57	92%	57	92%
540	MO001000054	Sr. Living at Renaissance PI	75	72	96%	75	100%	72	96%	72	96%	73	97%	71	95%
550	MO001000055	Gardens at Renaissance PI	22	22	100%	20	91%	20	91%	22	100%	22	100%	22	100%
560	MO001000056	Cahill House	80	76	95%	78	98%	76	95%	76	95%	76	95%	78	98%
570	MO001000057	Renaissance PI @ Grand II	36	29	88%	30	91%	30	91%	28	85%	29	88%	29	88%
590	MO001000059	Renaissance Place @ Grand III	50	47	94%	48	96%	48	96%	47	94%	49	98%	48	96%
620	MO001000062	Sr. Living at Cambridge Heights	75	71	95%	71	95%	70	93%	72	96%	71	95%	71	95%
630	MO001000063	Arlington Grove	70	58	83%	60	86%	59	84%	60	86%	61	87%	62	89%
640	MO001000064	North Sarah	59	53	90%	52	88%	52	88%	53	90%	54	92%	54	92%
650	MO001000065	North Sarah II	46	42	91%	41	89%	41	89%	41	89%	41	89%	42	91%
660	MO001000066	North Sarah III	35	34	97%	34	97%	33	94%	33	94%	33	94%	34	97%
580	MO001000058	Cambridge Heights	46	33	77%	33	77%	33	77%	34	79%	33	77%	33	77%
600	MO001000060	Cambridge Heights II	44	31	70%	32	73%	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%
132	MO001000013	Euclid Plaza Elderly	108	106	98%	105	97%	105	97%	108	100%	105	97%	104	96%
170	MO001000017	West Pine	99	94	96%	95	97%	94	95%	95	96%	93	94%	92	93%
190	MO001000019	Parkview Elderly	295	264	93%	270	95%	264	93%	262	92%	265	93%	258	91%
280	MO001000028	Badenhaus Elderly	100	95	95%	96	96%	95	95%	95	95%	93	93%	94	94%
390		Badenfest Elderly	21	21	100%	21	100%	21	100%	20	95%	20	95%	20	95%
661	MO001000061	Kingsbury Terrace	120	113	94%	115	96%	114	95%	113	94%	114	95%	115	96%
480	MO001000048	Les Chateaux	40	34	87%	34	87%	33	85%	34	87%	33	85%	34	87%
	TOTAL		2,790	2,431		2,447		2,413		2,409		2,392		2,392	

Occupancy

AMP #	DEVELOPMENT	# UNITS	4/1/2022		5/1/2022		6/1/2022	
			Occupied	Occ. %	Occupied	Occ. %	Occupied	Occ. %
MO001000002	Clinton-Peabody	358	214	65%	212	64%	212	64%
MO001000034	LaSalle Park	148	143	98%	143	98%	143	98%
MO001000037	Cochran Plaza	78	67	86%	67	94%	65	92%
MO001000038	Lafayette Apartments	26	23	88%	23	88%	24	92%
	California Gardens	28	23	82%	23	82%	23	82%
	Armand & Ohio	4	4	100%	4	100%	4	100%
	Folsom	6	5	83%	5	83%	5	83%
	Marie Fanger	6	5	100%	5	100%	5	100%
	South Broadway	10	10	100%	10	100%	10	100%
	Lafayette Townhomes	38	31	91%	31	91%	31	91%
	Tiffany Turnkey	25	24	96%	24	96%	24	96%
MO001000041	Towne XV	8	5	63%	5	71%	5	83%
	McMillan Manor	20	9	75%	9	75%	11	85%
	Page Manor	10	5	50%	5	50%	5	50%
	Samuel Shepard	16	12	92%	12	92%	12	92%
	Cupples	4	3	100%	3	100%	3	100%
	Hodiamont	22	6	67%	4	67%	0	-
	Walnut Park	13	8	89%	8	89%	9	100%
	Lookaway	17	16	94%	16	94%	17	100%
	McMillan Manor II	18	16	100%	16	100%	16	94%
MO001000052	King Louis III	24	20	91%	20	91%	20	91%
MO001000047	King Louis Square	36	35	97%	35	97%	36	100%
MO001000049	King Louis Square II	44	37	88%	37	88%	38	90%
MO001000044	Murphy Park I	93	80	86%	80	86%	79	85%
MO001000045	Murphy Park II	64	56	88%	55	86%	54	84%
MO001000046	Murphy Park III	65	61	94%	61	94%	60	92%
MO001000050	Renaissance PI @ Grand	62	61	98%	61	98%	62	100%
MO001000054	Sr. Living at Renaissance PI	75	70	93%	70	93%	68	91%
MO001000055	Gardens at Renaissance PI	22	22	100%	22	100%	21	95%
MO001000056	Cahill House	80	76	95%	76	96%	76	96%
MO001000057	Renaissance PI @ Grand II	36	31	94%	31	94%	31	94%
MO001000059	Renaissance Place @ Grand III	50	48	96%	46	92%	47	94%
MO001000062	Sr. Living at Cambridge Heights	75	71	95%	72	96%	73	97%
MO001000063	Arlington Grove	70	63	90%	63	90%	63	90%
MO001000064	North Sarah	59	55	93%	55	93%	55	93%
MO001000065	North Sarah II	46	42	91%	41	89%	40	87%
MO001000066	North Sarah III	35	33	94%	33	94%	33	94%
MO001000058	Cambridge Heights	46	31	72%	31	72%	32	74%
MO001000060	Cambridge Heights II	44	31	70%	31	70%	31	70%
MO001000010	James House	126	122	97%	122	97%	122	97%
MO001000013	Euclid Plaza Elderly	108	106	98%	106	98%	106	98%
MO001000017	West Pine	99	95	96%	95	96%	94	95%
MO001000019	Parkview Elderly	295	249	87%	252	89%	251	89%
MO001000028	Badenhaus Elderly	100	92	92%	90	90%	91	91%
	Badenfest Elderly	21	21	100%	21	100%	21	100%
MO001000061	Kingsbury Terrace	120	117	98%	118	98%	119	99%
MO001000048	Les Chateaux	40	34	87%	34	87%	34	87%
TOTAL		2,790	2,388		2,383		2,381	

**Work Order Activity
Emergencies**

June 1 - June 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	101	3	4	45	100	78
100	James House	7	22	14	0	15	32
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	5	0	0	-	5	239
160	McMillan Manor	6	0	0	-	6	318
170	West Pine	0	5	5	1	0	-
190	Parkview Elderly	1	1	1	0	1	30
220	Lafayette Apartments	0	1	1	0	0	-
230	California Gardens	1	3	3	0	1	62
260	Page Manor	8	0	0	0	8	259
280	Badenhaus Elderly	0	1	1	0	0	-
340	LaSalle Park	24	31	37	49	18	138
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	101	0	1	365	100	366
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	12	0	0	-	12	267
382	Marie Fanger	1	1	0	-	2	34
383	Cupples	1	0	0	-	1	251
384	Hodiamont	16	0	0	-	16	408
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	0	0	-	1	232
412	Lookaway	19	0	1	44	18	301
420	Lafayette Townhomes	5	1	2	28	4	70
421	Tiffany Turnkey	3	0	0	6	3	42
440	Murphy Park I	0	3	0	-	3	13
450	Murphy Park II	0	1	0	-	1	9
460	Murphy Park III	0	1	0	-	1	17
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	1	1	0	-	2	26
500	Renaissance Pl @ Grand	5	28	33	6	0	-
510	McMillan Manor II	12	5	1	0	16	257
520	King Louis III	23	0	0	-	23	272
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	9	10	14	17	5	205
580	Cambridge Heights	3	0	0	-	3	134
590	Renaissance Place @ Grand III	0	8	8	5	0	-
600	Cambridge Heights II	4	0	0	-	4	668
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	1	0	0	-	1	31
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	2	3	4	6	1	99
Total		372	129	130		371	

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**

June 1 - June 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	45	98	22	13	121	34
100	James House	3	8	5	0	6	31
132	Euclid Plaza Elderly	5	31	31	1	5	68
150	Towne XV	15	0	0	-	15	228
160	McMillan Manor	17	2	2	7	17	190
170	West Pine	1	42	39	6	4	100
190	Parkview Elderly	35	130	106	3	59	44
220	Lafayette Apartments	1	1	2	2	0	-
230	California Gardens	2	0	0	-	2	37
260	Page Manor	10	1	1	0	10	192
280	Badenhaus Elderly	7	13	14	10	6	467
340	LaSalle Park	39	18	23	87	34	167
350	Armand & Ohio	2	0	0	-	2	48
370	Cochran Plaza	2	0	0	-	2	419
380	Folsom	2	0	0	-	2	50
381	Samuel Shepard	13	2	2	10	13	267
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	4	0	0	-	4	413
390	Badenfest Elderly	2	1	3	18	0	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	13	0	0	-	13	235
412	Lookaway	23	2	2	3	23	226
420	Lafayette Townhomes	5	1	2	-	4	60
421	Tiffany Turnkey	8	0	0	-	8	67
440	Murphy Park I	0	0	0	-	0	-
450	Murphy Park II	0	1	0	-	1	9
460	Murphy Park III	0	1	0	-	1	8
470	King Louis Square	1	0	0	-	1	43
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	2	1	0	-	3	49
500	Renaissance Pl @ Grand	1	3	4	13	0	-
510	McMillan Manor II	37	4	2	28	39	220
520	King Louis III	1	0	0	-	1	283
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	3	0	0	-	3	712
570	Renaissance Pl @ Grand II	1	1	0	-	2	123
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	3	2	5	28	0	-
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	6	26	28	4	4	41
	Total	309	389	293	-	405	-

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

June 1 - June 30, 2022

	June		October 2021 – June 2022	
Abandonment of Unit	1	5.9%	33	12.2%
Deceased	-	-	30	11.1%
Did Not Like Unit	-	-	4	1.5%
Evicted-Legal Action*	-	-	3	1.1%
Incarcerated	-	-	1	0.4%
Moved- In Legal			2	0.7%
Moved to HCV Prog S8	-	-	3	1.1%
Moved with Notice	9	52.9%	133	49.1%
One Strike	2	11.8%	6	2.2%
Nursing Home Placement	-	-	5	1.8%
Purchased Home	-	-	1	0.4%
Relocation Transfer	1	-	14	5.2%
Transfer to Diff PH Unit	4	23.5%	36	12.7%
	-	-		
Total	17	100.0%	271	100.0%

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

**Demographic Report
Public Housing**

June 1 - June 30, 2022

	Disabled	Non-Disabled	Total
Number of Familes	794	1,623	2,417
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	58.8	43.9	48.8
Number of Youth Family Members (<18)	-	-	2,217
Average Age of Youth Family Members	-	-	10.0
Number of Senior (62+) Head of Household	366	301	667
Average Household Income	\$11,936.35	\$11,141.09	\$11,402.34
Number of Head of Households Employed	777	1,148	1,925
Average Monthly Rent	\$247.81	\$211.05	\$223.13
Average Cost of Utilities Paid by SLHA	\$0.92	\$21.15	\$14.51
Average Length of Occupancy (Years)	10.9	6.3	7.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	2	3
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	38	40
White, Black/African American	0	7	7
Total	9	2,408	2,417

PUBLIC HOUSING CASH ACTIVITY AS OF 05/31/2022

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	5/31/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$9,208,552.69
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$175,550.48
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$888,963.01
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$829,858.23
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,092.96
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$189,218.17
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$239,449.56
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,986.64
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$520,926.73
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$315,766.73
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$372,736.26
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$37,374.11
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$629,354.45
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$13,689,830.02

PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS

BANK AND TYPE OF INVESTMENT	MATURITY DATE	VALUE
HINGHAM INSTITUTION	3/29/2023	\$245,000.00
US TREASURY	9/30/2022	\$249,130.86
US TREASURY	9/30/2022	\$249,130.86
US TREASURY	8/31/2022	\$498,867.19
FIRST FINANCIAL	8/18/2022	\$249,000.00
GREENSTATE CR UNION	8/17/2022	\$245,000.00
US TREASURY	7/31/2022	\$251,005.86
CALIFORNIA BK OF COMMERC	9/20/2022	\$245,000.00

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 2,107,658.67	\$ 84.31	\$ 2,092,792.73	\$ 83.71	\$ (14,865.94)	\$ 360,000.00	\$ 240,000.00	\$ 83.80	\$ 193,497.47	\$ 67.56	\$ (46,502.53)
Negative Rents - Utility Allowances (SLHA)	\$ (286,764.00)	\$ (191,176.00)	\$ (7.65)	\$ (208,240.00)	\$ (8.33)	\$ (17,064.00)	\$ (115,000.00)	\$ (76,666.67)	\$ (26.77)	\$ (75,642.00)	\$ (26.41)	\$ 1,024.67
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 22,695.00	\$ 15,130.00	\$ 0.61	\$ 936.86	\$ 0.04	\$ (14,193.14)	\$ 2,500.00	\$ 1,666.67	\$ 0.58	\$ (525.61)	\$ (0.18)	\$ (2,192.28)
Other Charges/ Late Fees	\$ 35,192.00	\$ 23,461.33	\$ 0.94	\$ 92,952.05	\$ 3.72	\$ 69,490.72	\$ 7,800.00	\$ 5,200.00	\$ 1.82	\$ 14,169.00	\$ 4.95	\$ 8,969.00
Legal Charges	\$ 27,737.00	\$ 18,491.33	\$ 0.74	\$ 3,810.00	\$ 0.15	\$ (14,681.33)	\$ 3,000.00	\$ 2,000.00	\$ 0.70	\$ -	\$ -	\$ (2,000.00)
Vacate Charges	\$ 13,140.00	\$ 8,760.00	\$ 0.35	\$ 19,099.50	\$ 0.76	\$ 10,339.50	\$ -	\$ -	\$ -	\$ 1,941.00	\$ 0.68	\$ 1,941.00
Non-Dwelling Rents	\$ 14,400.00	\$ 9,600.00	\$ 0.38	\$ 8,400.00	\$ 0.34	\$ (1,200.00)	\$ 1,200.00	\$ 800.00	\$ 0.28	\$ 700.00	\$ 0.24	\$ (100.00)
*Operating/Utility Subsidy	\$ 11,796,598.00	\$ 7,864,398.67	\$ 314.58	\$ 8,193,661.00	\$ 327.75	\$ 329,262.33	\$ 1,904,222.00	\$ 1,269,481.33	\$ 443.25	\$ 1,300,289.50	\$ 454.01	\$ 30,808.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 2,917,558.00	\$ 1,945,038.67	\$ 77.80	\$ 1,193,638.67	\$ 47.75	\$ (751,400.00)	\$ 354,571.00	\$ 236,380.67	\$ 82.54	\$ -	\$ -	\$ (236,380.67)
Investment Income	\$ 2,144.00	\$ 1,429.33	\$ 0.06	\$ 1,617.49	\$ 0.06	\$ 188.16	\$ 260.00	\$ 173.33	\$ 0.06	\$ 555.66	\$ 0.19	\$ 382.33
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 487,112.69	\$ 19.48	\$ 487,112.69	\$ -	\$ -	\$ -	\$ 34,296.08	\$ 11.97	\$ 34,296.08
Other Income	\$ 84,300.00	\$ 56,200.67	\$ 2.25	\$ 125,007.58	\$ 5.16	\$ 68,806.91	\$ 24,165.00	\$ 16,110.00	\$ 5.63	\$ 35,605.83	\$ 12.43	\$ 19,495.83
Total Receipts	\$ 17,788,488.00	\$ 11,858,992.67	\$ 474.36	\$ 12,010,788.57	\$ 480.43	\$ 151,795.90	\$ 2,542,718.00	\$ 1,695,145.33	\$ 591.88	\$ 1,504,886.93	\$ 525.45	\$ (190,258.40)

EXPENSES

Total Administration	\$ 4,014,902.00	\$ 2,676,601.33	\$ 107.06	\$ 1,908,679.38	\$ 76.35	\$ 767,055.67	\$ 774,359.00	\$ 516,239.33	\$ 180.25	\$ 319,153.15	\$ 111.33	\$ 197,086.18
Total Tenant Services	\$ 155,413.00	\$ 103,608.67	\$ 4.14	\$ 84,007.22	\$ 3.36	\$ 19,601.45	\$ 30,758.00	\$ 20,505.33	\$ 7.16	\$ 16,151.18	\$ 5.64	\$ 4,354.15
Total Utilities	\$ 3,974,761.00	\$ 2,649,840.67	\$ 105.99	\$ 2,553,564.98	\$ 102.14	\$ 96,275.69	\$ 377,000.00	\$ 251,333.33	\$ 87.76	\$ 258,666.66	\$ 90.32	\$ (7,333.33)
Sub-total Ord Maint Salaries	\$ 2,061,738.00	\$ 1,374,492.00	\$ 54.98	\$ 1,124,604.44	\$ 44.98	\$ 249,887.56	\$ 407,422.00	\$ 271,614.67	\$ 94.84	\$ 146,021.38	\$ 50.99	\$ 125,593.29
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ 427,316.00	\$ 17.09	\$ 279,213.92	\$ 11.17	\$ 148,102.08	\$ 118,240.00	\$ 78,826.67	\$ 27.52	\$ 52,929.47	\$ 18.48	\$ 25,897.20
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ 1,193,185.33	\$ 47.73	\$ 1,027,288.75	\$ 41.09	\$ 165,896.58	\$ 336,240.00	\$ 224,160.00	\$ 78.27	\$ 191,829.71	\$ 66.98	\$ 32,330.29
Total Protective Services	\$ 1,488,794.00	\$ 992,529.33	\$ 39.70	\$ 201,779.07	\$ 8.07	\$ 790,750.26	\$ 354,571.00	\$ 236,380.67	\$ 82.54	\$ 672.50	\$ 0.23	\$ 235,708.17
Total General	\$ 3,662,128.00	\$ 2,441,418.67	\$ 97.66	\$ 2,354,297.23	\$ 94.17	\$ 87,121.44	\$ 144,128.00	\$ 96,085.33	\$ 33.55	\$ 72,652.89	\$ 25.37	\$ 23,432.44
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 468,520.03	\$ 18.74	\$ (468,520.03)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,788,488.00	\$ 11,858,992.67	\$ 474.36	\$ 12,010,788.57	\$ 480.43	\$ 151,795.90	\$ 2,542,718.00	\$ 1,695,145.33	\$ 591.88	\$ 1,504,886.93	\$ 525.45	\$ (190,258.40)
Total Operating Expenses	\$ 17,788,488.00	\$ 11,858,992.00	\$ 474.36	\$ 10,001,955.02	\$ 400.08	\$ 1,856,170.70	\$ 2,542,718.00	\$ 1,695,145.33	\$ 591.88	\$ 1,058,076.94	\$ 369.34	\$ 637,068.39
Net Cash Flow from Operations	\$ -	\$ 0.67	\$ 0.00	\$ 2,008,833.55	\$ 80.35	\$ (2,008,832.88)	\$ -	\$ -	\$ -	\$ 446,809.99	\$ 156.11	\$ 446,809.99
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ 0.67	\$ 0.00	\$ 2,008,833.55	\$ 80.35	\$ (2,008,832.88)	\$ -	\$ -	\$ -	\$ 446,809.99	\$ 156.11	\$ 446,809.99

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 197,333.33	\$ 195.77	\$ 169,810.00	\$ 168.46	\$ (27,523.33)	\$ 265,035.00	\$ 176,690.00	\$ 204.50	\$ 175,428.00	\$ 203.04	\$ (1,262.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 800.00	\$ 0.79	\$ 113.95	\$ 0.11	\$ (686.05)	\$ 450.00	\$ 300.00	\$ 0.35	\$ 30.00	\$ 0.03	\$ (270.00)
Other Charges / Late Fees	\$ 1,500.00	\$ 1,000.00	\$ 0.99	\$ 12,780.00	\$ 12.68	\$ 11,780.00	\$ 5,000.00	\$ 3,333.33	\$ 3.86	\$ 5,709.00	\$ 6.61	\$ 2,375.67
Legal Charges	\$ 1,532.00	\$ 1,021.33	\$ 1.01	\$ -	\$ -	\$ (1,021.33)	\$ 3,000.00	\$ 2,000.00	\$ 2.31	\$ -	\$ -	\$ (2,000.00)
Vacate Charges	\$ 1,750.00	\$ 1,166.67	\$ 1.16	\$ 1,770.00	\$ 1.76	\$ 603.33	\$ -	\$ -	\$ -	\$ 1,380.00	\$ 1.60	\$ 1,380.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 381,740.00	\$ 254,493.33	\$ 252.47	\$ 271,157.00	\$ 269.00	\$ 16,663.67	\$ 383,737.00	\$ 255,824.67	\$ 296.09	\$ 269,227.00	\$ 311.61	\$ 13,402.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 191,100.00	\$ 127,400.00	\$ 126.39	\$ 127,400.00	\$ 126.39	\$ -	\$ 205,620.00	\$ 137,080.00	\$ 158.66	\$ 137,080.00	\$ 158.66	\$ -
Investment Income	\$ 421.00	\$ 280.67	\$ 0.28	\$ 109.34	\$ 0.11	\$ (171.33)	\$ 368.00	\$ 245.33	\$ 0.28	\$ 338.96	\$ 0.39	\$ 93.63
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,707.00	\$ 2,471.33	\$ 2.45	\$ 6,944.42	\$ 6.89	\$ 4,473.09	\$ 3,351.00	\$ 2,234.00	\$ 2.59	\$ 4,742.78	\$ 5.49	\$ 2,508.78
Total Receipts	\$ 878,950.00	\$ 585,966.67	\$ 581.32	\$ 590,084.71	\$ 585.40	\$ 4,118.04	\$ 866,561.00	\$ 577,707.33	\$ 668.64	\$ 593,935.74	\$ 687.43	\$ 16,228.41
EXPENSES												
Total Administration	\$ 252,660.00	\$ 168,440.00	\$ 167.10	\$ 120,454.06	\$ 119.50	\$ 47,985.94	\$ 235,707.00	\$ 157,138.00	\$ 181.87	\$ 107,426.28	\$ 124.34	\$ 49,711.72
Total Tenant Services	\$ 15,844.00	\$ 10,562.67	\$ 10.48	\$ 6,469.81	\$ 6.42	\$ 4,092.86	\$ 11,447.00	\$ 7,631.33	\$ 8.83	\$ 6,875.94	\$ 7.96	\$ 755.39
Total Utilities	\$ 169,300.00	\$ 112,866.67	\$ 111.97	\$ 109,458.17	\$ 108.59	\$ 3,408.50	\$ 188,000.00	\$ 125,333.33	\$ 145.06	\$ 120,468.43	\$ 139.43	\$ 4,864.90
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 119,564.00	\$ 118.62	\$ 78,918.22	\$ 78.29	\$ 40,645.78	\$ 190,253.00	\$ 126,835.33	\$ 146.80	\$ 114,971.06	\$ 133.07	\$ 11,864.27
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 18,600.00	\$ 18.45	\$ 25,060.23	\$ 24.86	\$ (6,460.23)	\$ 54,050.00	\$ 36,033.33	\$ 41.71	\$ 28,746.37	\$ 33.27	\$ 7,286.96
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 71,043.33	\$ 70.48	\$ 65,879.71	\$ 65.36	\$ 5,163.62	\$ 93,435.00	\$ 62,290.00	\$ 72.09	\$ 63,796.98	\$ 73.84	\$ (1,506.98)
Total Protective Services	\$ 54,378.00	\$ 36,252.00	\$ 35.96	\$ 46,398.95	\$ 46.03	\$ (10,146.95)	\$ 56,430.00	\$ 37,620.00	\$ 43.54	\$ 31,970.14	\$ 37.00	\$ 5,649.86
Total General	\$ 72,960.00	\$ 48,640.00	\$ 48.25	\$ 42,316.16	\$ 41.98	\$ 6,323.84	\$ 37,243.00	\$ 24,828.67	\$ 28.74	\$ 19,092.78	\$ 22.10	\$ 5,735.89
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 878,950.00	\$ 585,966.67	\$ 581.32	\$ 590,084.71	\$ 585.40	\$ 4,118.04	\$ 866,561.00	\$ 577,707.33	\$ 668.64	\$ 593,935.74	\$ 687.43	\$ 16,228.41
Total Operating Expenses	\$ 878,953.00	\$ 585,968.67	\$ 581.32	\$ 494,955.31	\$ 491.03	\$ 91,013.36	\$ 866,565.00	\$ 577,710.00	\$ 668.65	\$ 493,347.98	\$ 571.00	\$ 84,362.02
Net Cash Flow from Operations	\$ (3.00)	\$ (2.00)	\$ (0.00)	\$ 95,129.40	\$ 94.37	\$ 95,131.40	\$ (4.00)	\$ (2.67)	\$ (0.00)	\$ 100,587.76	\$ 116.42	\$ 100,590.43
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (3.00)	\$ (2.00)	\$ (0.00)	\$ 95,129.40	\$ 94.37	\$ 95,131.40	\$ (4.00)	\$ (2.67)	\$ (0.00)	\$ 100,587.76	\$ 116.42	\$ 100,590.43

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 183,877.33	\$ 232.17	\$ 194,024.03	\$ 244.98	\$ 10,146.70	\$ 720,020.00	\$ 480,013.33	\$ 203.40	\$ 496,691.27	\$ 210.46	\$ 16,677.94
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 2,666.67	\$ 3.37	\$ 10.00	\$ 0.01	\$ (2,656.67)	\$ 4,850.00	\$ 3,233.33	\$ 1.37	\$ 2,697.00	\$ 1.14	\$ (536.33)
Other Charges/ Late Fees	\$ 1,000.00	\$ 666.67	\$ 0.84	\$ 4,845.00	\$ 6.12	\$ 4,178.33	\$ 7,000.00	\$ 4,666.67	\$ 1.98	\$ 17,177.90	\$ 7.28	\$ 12,511.23
Legal Charges	\$ 3,000.00	\$ 2,000.00	\$ 2.53	\$ -	\$ -	\$ (2,000.00)	\$ 5,000.00	\$ 3,333.33	\$ 1.41	\$ -	\$ -	\$ (3,333.33)
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 333.33	\$ 0.14	\$ 8,664.50	\$ 3.67	\$ 8,331.17
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 8,800.00	\$ 3.73	\$ 7,700.00	\$ 3.26	\$ (1,100.00)
*Operating/Utility Subsidy	\$ 289,291.00	\$ 192,860.67	\$ 243.51	\$ 204,071.50	\$ 257.67	\$ 11,210.83	\$ 895,695.00	\$ 597,130.00	\$ 253.02	\$ 639,625.00	\$ 271.03	\$ 42,495.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 281,844.00	\$ 187,896.00	\$ 237.24	\$ 187,896.00	\$ 237.24	\$ -	\$ 177,600.00	\$ 118,400.00	\$ 50.17	\$ 118,400.00	\$ 50.17	\$ -
Investment Income	\$ 317.00	\$ 211.33	\$ 0.27	\$ 98.27	\$ 0.12	\$ (113.06)	\$ 298.00	\$ 198.67	\$ 0.08	\$ 273.28	\$ 0.12	\$ 74.61
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,316.61	\$ 188.27	\$ 444,316.61
Other Income	\$ 3,647.00	\$ 2,431.33	\$ 3.07	\$ 1,619.09	\$ 2.04	\$ (812.24)	\$ 8,008.00	\$ 5,338.67	\$ 2.26	\$ 13,435.08	\$ 5.69	\$ 8,096.41
Total Receipts	\$ 858,915.00	\$ 572,610.00	\$ 722.99	\$ 592,563.89	\$ 748.19	\$ 19,953.89	\$ 1,832,171.00	\$ 1,221,447.33	\$ 517.56	\$ 1,748,980.64	\$ 741.09	\$ 527,533.31

EXPENSES

Total Administration	\$ 233,451.00	\$ 155,634.00	\$ 196.51	\$ 93,275.15	\$ 117.77	\$ 62,358.85	\$ 508,628.00	\$ 339,085.33	\$ 143.68	\$ 222,504.45	\$ 94.28	\$ 116,580.88
Total Tenant Services	\$ 13,201.00	\$ 8,800.67	\$ 11.11	\$ 5,522.27	\$ 6.97	\$ 3,278.40	\$ 23,830.00	\$ 15,886.67	\$ 6.73	\$ 10,700.42	\$ 4.53	\$ 5,186.25
Total Utilities	\$ 159,000.00	\$ 106,000.00	\$ 133.84	\$ 117,029.29	\$ 147.76	\$ (11,029.29)	\$ 338,700.00	\$ 225,800.00	\$ 95.68	\$ 214,145.81	\$ 90.74	\$ 11,654.19
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 123,827.33	\$ 156.35	\$ 112,369.81	\$ 141.88	\$ 11,457.52	\$ 362,339.00	\$ 241,559.33	\$ 102.36	\$ 241,645.57	\$ 102.39	\$ (86.24)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 20,556.00	\$ 25.95	\$ 24,256.37	\$ 30.63	\$ (3,700.37)	\$ 94,750.00	\$ 63,166.67	\$ 26.77	\$ 54,801.60	\$ 23.22	\$ 8,365.07
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 82,980.00	\$ 104.77	\$ 59,587.62	\$ 75.24	\$ 23,392.38	\$ 233,083.00	\$ 155,388.67	\$ 65.84	\$ 153,526.88	\$ 65.05	\$ 1,861.79
Total Protective Services	\$ 52,626.00	\$ 35,084.00	\$ 44.30	\$ 42,586.55	\$ 53.77	\$ (7,502.55)	\$ 108,500.00	\$ 72,333.33	\$ 30.65	\$ 44,441.96	\$ 18.83	\$ 27,891.37
Total General	\$ 59,584.00	\$ 39,722.67	\$ 50.15	\$ 34,375.99	\$ 43.40	\$ 5,346.68	\$ 162,368.00	\$ 108,245.33	\$ 45.87	\$ 82,027.19	\$ 34.76	\$ 26,218.14
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,520.03	\$ 198.53	\$ (468,520.03)
Total Revenues	\$ 858,915.00	\$ 572,610.00	\$ 722.99	\$ 592,563.89	\$ 748.19	\$ 19,953.89	\$ 1,832,171.00	\$ 1,221,447.33	\$ 517.56	\$ 1,748,980.64	\$ 741.09	\$ 527,533.31
Total Operating Expenses	\$ 858,907.00	\$ 572,604.67	\$ 722.99	\$ 489,003.05	\$ 617.43	\$ 83,601.62	\$ 1,832,198.00	\$ 1,221,465.33	\$ 517.57	\$ 1,492,313.91	\$ 632.34	\$ (270,848.58)
Net Cash Flow from Operations	\$ 8.00	\$ 5.33	\$ 0.01	\$ 103,560.84	\$ 130.76	\$ 103,555.51	\$ (27.00)	\$ (18.00)	\$ (0.01)	\$ 256,666.73	\$ 108.76	\$ 256,684.73
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8.00	\$ 5.33	\$ 0.01	\$ 103,560.84	\$ 130.76	\$ 103,555.51	\$ (27.00)	\$ (18.00)	\$ (0.01)	\$ 256,666.73	\$ 108.76	\$ 256,684.73

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 186,000.00	\$ 192.15	\$ 187,313.00	\$ 193.51	\$ 1,313.00	\$ 336,000.00	\$ 224,000.00	\$ 189.19	\$ 233,486.00	\$ 197.20	\$ 9,486.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,166.67)	\$ (1.21)	\$ (1,107.00)	\$ (1.14)	\$ 59.67	\$ (29,000.00)	\$ (19,333.33)	\$ (16.33)	\$ (35,485.00)	\$ (29.97)	\$ (16,151.67)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 666.67	\$ 0.69	\$ 3,203.00	\$ 3.31	\$ 2,536.33	\$ 2,300.00	\$ 1,533.33	\$ 1.30	\$ (3,533.48)	\$ (2.98)	\$ (5,066.81)
Other Charges / Late Fees	\$ 6,000.00	\$ 4,000.00	\$ 4.13	\$ 6,750.00	\$ 6.97	\$ 2,750.00	\$ 1,720.00	\$ 1,146.67	\$ 0.97	\$ 9,390.00	\$ 7.93	\$ 8,243.33
Legal Charges	\$ 4,000.00	\$ 2,666.67	\$ 2.75	\$ 3,900.00	\$ 4.03	\$ 1,233.33	\$ 2,080.00	\$ 1,386.67	\$ 1.17	\$ (90.00)	\$ (0.08)	\$ (1,476.67)
Vacate Charges	\$ 1,000.00	\$ 666.67	\$ 0.69	\$ 2,106.00	\$ 2.18	\$ 1,439.33	\$ 1,000.00	\$ 666.67	\$ 0.56	\$ 979.00	\$ 0.83	\$ 312.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 341,268.00	\$ 227,512.00	\$ 235.03	\$ 256,208.00	\$ 264.68	\$ 28,696.00	\$ 694,544.00	\$ 463,029.33	\$ 391.07	\$ 474,854.50	\$ 401.06	\$ 11,825.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 274,260.00	\$ 182,840.00	\$ 188.88	\$ 182,840.00	\$ 188.88	\$ -	\$ 146,581.00	\$ 97,720.67	\$ 82.53	\$ -	\$ -	\$ (97,720.67)
Investment Income	\$ 120.00	\$ 80.00	\$ 0.08	\$ 105.96	\$ 0.11	\$ 25.96	\$ 99.00	\$ 66.00	\$ 0.06	\$ 36.42	\$ 0.03	\$ (29.58)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,156.00	\$ 2,770.67	\$ 2.86	\$ 5,864.95	\$ 6.06	\$ 3,094.28	\$ 11,630.00	\$ 7,753.33	\$ 6.55	\$ 19,276.52	\$ 16.28	\$ 11,523.19
Total Receipts	\$ 909,054.00	\$ 606,036.00	\$ 626.07	\$ 647,183.91	\$ 668.58	\$ 41,147.91	\$ 1,166,954.00	\$ 777,969.33	\$ 657.07	\$ 698,913.96	\$ 590.30	\$ (79,055.37)

EXPENSES

Total Administration	\$ 249,098.00	\$ 166,065.33	\$ 171.56	\$ 132,870.13	\$ 137.26	\$ 33,195.20	\$ 323,058.00	\$ 215,372.00	\$ 181.90	\$ 144,298.90	\$ 121.67	\$ 71,073.10
Total Tenant Services	\$ 6,411.00	\$ 4,274.00	\$ 4.42	\$ 2,381.40	\$ 2.46	\$ 1,892.60	\$ 13,888.00	\$ 9,258.67	\$ 7.82	\$ 9,383.49	\$ 7.93	\$ (124.82)
Total Utilities	\$ 199,000.00	\$ 132,666.67	\$ 137.05	\$ 122,457.57	\$ 126.51	\$ 10,209.10	\$ 207,100.00	\$ 138,066.67	\$ 116.61	\$ 76,277.86	\$ 64.42	\$ 61,788.81
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 125,100.67	\$ 129.24	\$ 140,861.55	\$ 145.52	\$ (15,760.88)	\$ 138,608.00	\$ 92,405.33	\$ 78.05	\$ 75,869.19	\$ 64.08	\$ 16,536.14
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 25,726.67	\$ 26.58	\$ 16,700.44	\$ 17.25	\$ 9,026.23	\$ 42,540.00	\$ 28,360.00	\$ 23.95	\$ 20,926.09	\$ 17.67	\$ 7,433.91
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 81,331.33	\$ 84.02	\$ 104,488.54	\$ 107.94	\$ (23,157.21)	\$ 105,890.00	\$ 70,593.33	\$ 59.62	\$ 75,110.88	\$ 63.44	\$ (4,517.55)
Total Protective Services	\$ 61,560.00	\$ 41,040.00	\$ 42.40	\$ 32,704.47	\$ 33.79	\$ 8,335.53	\$ 147,181.00	\$ 98,120.67	\$ 82.87	\$ 414.00	\$ 0.35	\$ 97,706.67
Total General	\$ 44,769.00	\$ 29,846.00	\$ 30.83	\$ 25,780.58	\$ 26.63	\$ 4,065.42	\$ 88,054.00	\$ 58,702.67	\$ 49.58	\$ 47,108.28	\$ 39.79	\$ 11,594.39
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909,054.00	\$ 606,036.00	\$ 626.07	\$ 647,183.91	\$ 668.58	\$ 41,147.91	\$ 1,166,954.00	\$ 777,969.33	\$ 657.07	\$ 698,913.96	\$ 590.30	\$ (79,055.37)
Total Operating Expenses	\$ 909,076.00	\$ 606,050.67	\$ 626.09	\$ 578,244.68	\$ 597.36	\$ 27,805.99	\$ 1,066,319.00	\$ 710,879.33	\$ 600.40	\$ 449,388.69	\$ 379.35	\$ 261,490.64
Net Cash Flow from Operations	\$ (22.00)	\$ (14.67)	\$ (0.02)	\$ 68,939.23	\$ 71.22	\$ 68,953.90	\$ 100,635.00	\$ 67,090.00	\$ 56.66	\$ 249,525.27	\$ 210.95	\$ 182,435.27
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (22.00)	\$ (14.67)	\$ (0.02)	\$ 68,939.23	\$ 71.22	\$ 68,953.90	\$ 100,635.00	\$ 67,090.00	\$ 56.66	\$ 249,525.27	\$ 210.95	\$ 182,435.27

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 81,400.00	\$ 130.45	\$ 84,898.00	\$ 136.05	\$ 3,498.00	\$ 286,517.00	\$ 191,011.33	\$ 166.97	\$ 183,323.50	\$ 160.25	\$ (7,687.83)
Negative Rents - Utility Allowances (SLHA)	\$ (37,675.00)	\$ (25,116.67)	\$ (40.25)	\$ (27,611.00)	\$ (44.25)	\$ (2,494.33)	\$ (31,280.00)	\$ (20,853.33)	\$ (18.23)	\$ (20,520.00)	\$ (17.94)	\$ 333.33
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 2,435.00	\$ 1,623.33	\$ 2.60	\$ (1,067.00)	\$ (1.71)	\$ (2,690.33)	\$ 1,500.00	\$ 1,000.00	\$ 0.87	\$ 9.00	\$ 0.01	\$ (991.00)
Other Charges/ Late Fees	\$ 1,252.00	\$ 834.67	\$ 1.34	\$ 3,842.15	\$ 6.16	\$ 3,007.48	\$ 1,500.00	\$ 1,000.00	\$ 0.87	\$ 12,049.00	\$ 10.53	\$ 11,049.00
Legal Charges	\$ 1,425.00	\$ 950.00	\$ 1.52	\$ -	\$ -	\$ (950.00)	\$ 2,500.00	\$ 1,666.67	\$ 1.46	\$ -	\$ -	\$ (1,666.67)
Vacate Charges	\$ 7,300.00	\$ 4,866.67	\$ 7.80	\$ 905.00	\$ 1.45	\$ (3,961.67)	\$ -	\$ -	\$ -	\$ 1,254.00	\$ 1.10	\$ 1,254.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 485,576.00	\$ 323,717.33	\$ 518.78	\$ 344,941.50	\$ 552.79	\$ 21,224.17	\$ 583,760.00	\$ 389,173.33	\$ 340.19	\$ 415,241.00	\$ 362.97	\$ 26,067.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 155,073.00	\$ 103,382.00	\$ 165.68	\$ 51,880.00	\$ 83.14	\$ (51,502.00)	\$ 84,118.00	\$ 56,078.67	\$ 49.02	\$ 56,078.67	\$ 49.02	\$ 0.00
Investment Income	\$ 58.00	\$ 38.67	\$ 0.06	\$ 98.54	\$ 0.16	\$ 59.87	\$ 62.00	\$ 41.33	\$ 0.04	\$ 0.56	\$ 0.00	\$ (40.77)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 6,694.00	\$ 4,462.67	\$ 7.15	\$ 10,891.54	\$ 17.45	\$ 6,428.87	\$ 5,978.00	\$ 3,985.33	\$ 3.48	\$ 9,610.61	\$ 8.40	\$ 5,625.28
Total Receipts	\$ 744,238.00	\$ 496,158.67	\$ 795.13	\$ 468,778.73	\$ 751.25	\$ (27,379.94)	\$ 934,655.00	\$ 623,103.33	\$ 544.67	\$ 657,046.34	\$ 574.34	\$ 33,943.01

EXPENSES

Total Administration	\$ 184,026.00	\$ 122,684.00	\$ 196.61	\$ 110,945.88	\$ 177.80	\$ 11,738.12	\$ 270,760.00	\$ 180,506.67	\$ 157.79	\$ 113,883.66	\$ 99.55	\$ 66,623.01
Total Tenant Services	\$ 8,107.00	\$ 5,404.67	\$ 8.66	\$ 5,050.83	\$ 8.09	\$ 353.84	\$ 7,333.00	\$ 4,888.67	\$ 4.27	\$ 4,359.47	\$ 3.81	\$ 529.20
Total Utilities	\$ 194,100.00	\$ 129,400.00	\$ 207.37	\$ 119,130.60	\$ 190.91	\$ 10,269.40	\$ 185,000.00	\$ 123,333.33	\$ 107.81	\$ 138,851.99	\$ 121.37	\$ (15,518.66)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 41,999.33	\$ 67.31	\$ 35,321.82	\$ 56.61	\$ 6,677.51	\$ 167,179.00	\$ 111,452.67	\$ 97.42	\$ 91,547.36	\$ 80.02	\$ 19,905.31
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 33,560.00	\$ 53.78	\$ 19,826.05	\$ 31.77	\$ 13,733.95	\$ 71,090.00	\$ 47,393.33	\$ 41.43	\$ 13,595.45	\$ 11.88	\$ 33,797.88
Sub-total Ord Maint Contracts	\$ 121,630.00	\$ 81,086.67	\$ 129.95	\$ 60,553.08	\$ 97.04	\$ 20,533.59	\$ 156,920.00	\$ 104,613.33	\$ 91.45	\$ 59,025.72	\$ 51.60	\$ 45,587.61
Total Protective Services	\$ 77,253.00	\$ 51,502.00	\$ 82.54	\$ -	\$ -	\$ 51,502.00	\$ 14,400.00	\$ 9,600.00	\$ 8.39	\$ -	\$ -	\$ 9,600.00
Total General	\$ 45,737.00	\$ 30,491.33	\$ 48.86	\$ 28,832.54	\$ 46.21	\$ 1,658.79	\$ 61,984.00	\$ 41,322.67	\$ 36.12	\$ 32,515.84	\$ 28.42	\$ 8,806.83
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 744,238.00	\$ 496,158.67	\$ 795.13	\$ 468,778.73	\$ 751.25	\$ (27,379.94)	\$ 934,655.00	\$ 623,103.33	\$ 544.67	\$ 657,046.34	\$ 574.34	\$ 33,943.01
Total Operating Expenses	\$ 744,192.00	\$ 496,128.00	\$ 795.08	\$ 379,660.80	\$ 608.43	\$ 116,467.20	\$ 934,666.00	\$ 623,110.67	\$ 544.68	\$ 453,779.49	\$ 396.66	\$ 169,331.18
Net Cash Flow from Operations	\$ 46.00	\$ 30.67	\$ 0.05	\$ 89,117.93	\$ 142.82	\$ 89,087.26	\$ (11.00)	\$ (7.33)	\$ (0.01)	\$ 203,266.85	\$ 177.68	\$ 203,274.18
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 46.00	\$ 30.67	\$ 0.05	\$ 89,117.93	\$ 142.82	\$ 89,087.26	\$ (11.00)	\$ (7.33)	\$ (0.01)	\$ 203,266.85	\$ 177.68	\$ 203,274.18

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 108,800.00	\$ 106.25	\$ 137,189.46	\$ 133.97	\$ 28,389.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (43,303.33)	\$ (42.29)	\$ (41,661.00)	\$ (40.68)	\$ 1,642.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,500.00	\$ 1,000.00	\$ 0.98	\$ -	\$ -	\$ (1,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Late Fees	\$ 2,000.00	\$ 1,333.33	\$ 1.30	\$ 4,950.00	\$ 4.83	\$ 3,616.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 2,000.00	\$ 1,333.33	\$ 1.30	\$ -	\$ -	\$ (1,333.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,590.00	\$ 1,060.00	\$ 1.04	\$ -	\$ -	\$ (1,060.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 952,122.00	\$ 634,748.00	\$ 619.87	\$ 653,845.00	\$ 638.52	\$ 19,097.00	\$ 445,633.00	\$ 297,088.67	\$ 399.31	\$ 308,146.00	\$ 414.17	\$ 11,057.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 212,856.00	\$ 141,904.00	\$ 138.58	\$ 141,904.00	\$ 138.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 108.00	\$ 72.00	\$ 0.07	\$ 0.43	\$ 0.00	\$ (71.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 8,500.00	\$ 8.30	\$ 8,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,300.00	\$ 7,533.33	\$ 7.36	\$ 14,645.86	\$ 14.30	\$ 7,112.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,281,721.00	\$ 854,480.67	\$ 834.45	\$ 919,373.75	\$ 897.83	\$ 64,893.08	\$ 445,633.00	\$ 297,088.67	\$ 399.31	\$ 308,146.00	\$ 414.17	\$ 11,057.33

EXPENSES

Total Administration	\$ 304,523.00	\$ 203,015.33	\$ 198.26	\$ 176,029.32	\$ 171.90	\$ 26,986.01	\$ 65,391.00	\$ 43,594.00	\$ 58.59	\$ 37,384.63	\$ 50.25	\$ 6,209.37
Total Tenant Services	\$ 13,375.00	\$ 8,916.67	\$ 8.71	\$ 9,961.92	\$ 9.73	\$ (1,045.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 275,900.00	\$ 183,933.33	\$ 179.62	\$ 180,434.69	\$ 176.21	\$ 3,498.64	\$ 125,879.00	\$ 83,919.33	\$ 112.79	\$ 83,919.36	\$ 112.79	\$ (0.03)
Sub-total Ord Maint Salaries	\$ 155,778.00	\$ 103,852.00	\$ 101.42	\$ 79,701.72	\$ 77.83	\$ 24,150.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 100,500.00	\$ 67,000.00	\$ 65.43	\$ 22,371.85	\$ 21.85	\$ 44,628.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 354,148.00	\$ 236,098.67	\$ 230.57	\$ 177,648.10	\$ 173.48	\$ 58,450.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 8,800.00	\$ 8.59	\$ 2,590.50	\$ 2.53	\$ 6,209.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 64,297.00	\$ 42,864.67	\$ 41.86	\$ 35,231.61	\$ 34.41	\$ 7,633.06	\$ 320,424.00	\$ 213,616.00	\$ 287.12	\$ 224,704.00	\$ 302.02	\$ (11,088.00)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,281,721.00	\$ 854,480.67	\$ 834.45	\$ 919,373.75	\$ 897.83	\$ 64,893.08	\$ 445,633.00	\$ 297,088.67	\$ 399.31	\$ 308,146.00	\$ 414.17	\$ 11,057.33
Total Operating Expenses	\$ 1,281,721.00	\$ 854,480.67	\$ 834.45	\$ 683,969.71	\$ 667.94	\$ 170,510.96	\$ 511,694.00	\$ 341,129.33	\$ 458.51	\$ 346,007.99	\$ 465.06	\$ (4,878.66)
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 235,404.04	\$ 229.89	\$ 235,404.04	\$ (66,061.00)	\$ (44,040.67)	\$ (59.19)	\$ (37,861.99)	\$ (50.89)	\$ 6,178.68
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 235,404.04	\$ 229.89	\$ 235,404.04	\$ (66,061.00)	\$ (44,040.67)	\$ (59.19)	\$ (37,861.99)	\$ (50.89)	\$ 6,178.68

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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
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	\$ 283,733.00	\$ 189,155.33	\$ 369.44	\$ 205,765.00	\$ 401.88	\$ 16,609.67	\$ 309,014.00	\$ 206,009.33	\$ 396.17	\$ 212,861.50	\$ 409.35	\$ 6,852.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 283,733.00	\$ 189,155.33	\$ 369.44	\$ 205,765.00	\$ 401.88	\$ 16,609.67	\$ 309,014.00	\$ 206,009.33	\$ 396.17	\$ 212,861.50	\$ 409.35	\$ 6,852.17
EXPENSES												
Total Administration	\$ 43,916.00	\$ 29,277.33	\$ 57.18	\$ 24,149.04	\$ 47.17	\$ 5,128.29	\$ 47,453.00	\$ 31,635.33	\$ 60.84	\$ 26,112.23	\$ 50.22	\$ 5,523.10
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 89,638.00	\$ 59,758.67	\$ 116.72	\$ 39,838.64	\$ 77.81	\$ 19,920.03	\$ 73,871.00	\$ 49,247.33	\$ 94.71	\$ 49,246.64	\$ 94.71	\$ 0.69
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 226,917.00	\$ 151,278.00	\$ 295.46	\$ 151,278.64	\$ 295.47	\$ (0.64)	\$ 194,777.00	\$ 129,851.33	\$ 249.71	\$ 123,844.28	\$ 238.16	\$ 6,007.05
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 283,733.00	\$ 189,155.33	\$ 369.44	\$ 205,765.00	\$ 401.88	\$ 16,609.67	\$ 309,014.00	\$ 206,009.33	\$ 396.17	\$ 212,861.50	\$ 409.35	\$ 6,852.17
Total Operating Expenses	\$ 360,471.00	\$ 240,314.00	\$ 469.36	\$ 215,266.32	\$ 420.44	\$ 25,047.68	\$ 316,101.00	\$ 210,734.00	\$ 405.26	\$ 199,203.15	\$ 383.08	\$ 11,530.85
Net Cash Flow from Operations	\$ (76,738.00)	\$ (51,158.67)	\$ (99.92)	\$ (9,501.32)	\$ (18.56)	\$ 41,657.35	\$ (7,087.00)	\$ (4,724.67)	\$ (9.09)	\$ 13,658.35	\$ 26.27	\$ 18,383.02
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (76,738.00)	\$ (51,158.67)	\$ (99.92)	\$ (9,501.32)	\$ (18.56)	\$ 41,657.35	\$ (7,087.00)	\$ (4,724.67)	\$ (9.09)	\$ 13,658.35	\$ 26.27	\$ 18,383.02

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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
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	\$ 140,702.00	\$ 93,801.33	\$ 325.70	\$ 88,085.00	\$ 305.85	\$ (5,716.33)	\$ 148,216.00	\$ 98,810.67	\$ 308.78	\$ 99,558.00	\$ 311.12	\$ 747.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 35,655.00	\$ 23,770.00	\$ 82.53	\$ -	\$ -	\$ (23,770.00)	\$ 39,617.00	\$ 26,411.33	\$ 82.54	\$ -	\$ -	\$ (26,411.33)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 176,357.00	\$ 117,571.33	\$ 408.23	\$ 88,085.00	\$ 305.85	\$ (29,486.33)	\$ 187,833.00	\$ 125,222.00	\$ 391.32	\$ 99,558.00	\$ 311.12	\$ (25,664.00)
EXPENSES												
Total Administration	\$ 19,652.00	\$ 13,101.33	\$ 45.49	\$ 10,605.17	\$ 36.82	\$ 2,496.16	\$ 14,011.00	\$ 9,340.67	\$ 29.19	\$ 8,237.82	\$ 25.74	\$ 1,102.85
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 400.00	\$ 1.25	\$ 600.00	\$ 1.88	\$ (200.00)
Total Utilities	\$ 15,500.00	\$ 10,333.33	\$ 35.88	\$ 10,333.36	\$ 35.88	\$ (0.03)	\$ 64,592.00	\$ 43,061.33	\$ 134.57	\$ 43,061.36	\$ 134.57	\$ (0.03)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 35,655.00	\$ 23,770.00	\$ 82.53	\$ -	\$ -	\$ 23,770.00	\$ 39,617.00	\$ 26,411.33	\$ 82.54	\$ -	\$ -	\$ 26,411.33
Total General	\$ 49,570.00	\$ 33,046.67	\$ 114.75	\$ 33,046.64	\$ 114.75	\$ 0.03	\$ 62,069.00	\$ 41,379.33	\$ 129.31	\$ 41,379.04	\$ 129.31	\$ 0.29
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 176,357.00	\$ 117,571.33	\$ 408.23	\$ 88,085.00	\$ 305.85	\$ (29,486.33)	\$ 187,833.00	\$ 125,222.00	\$ 391.32	\$ 99,558.00	\$ 311.12	\$ (25,664.00)
Total Operating Expenses	\$ 120,377.00	\$ 80,251.33	\$ 278.65	\$ 53,985.17	\$ 187.45	\$ 26,266.16	\$ 180,889.00	\$ 120,592.67	\$ 376.85	\$ 93,278.22	\$ 291.49	\$ 27,314.45
Net Cash Flow from Operations	\$ 55,980.00	\$ 37,320.00	\$ 129.58	\$ 34,099.83	\$ 118.40	\$ (3,220.17)	\$ 6,944.00	\$ 4,629.33	\$ 14.47	\$ 6,279.78	\$ 19.62	\$ 1,650.45
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 55,980.00	\$ 37,320.00	\$ 129.58	\$ 34,099.83	\$ 118.40	\$ (3,220.17)	\$ 6,944.00	\$ 4,629.33	\$ 14.47	\$ 6,279.78	\$ 19.62	\$ 1,650.45

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 128,622.00	\$ 365.40	\$ 121,125.00	\$ 344.11	\$ (7,497.00)	\$ 232,701.00	\$ 155,134.00	\$ 312.77	\$ 156,112.00	\$ 314.74
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 43,579.00	\$ 29,052.67	\$ 82.54	\$ -	\$ -	\$ (29,052.67)	\$ 61,407.00	\$ 40,938.00	\$ 82.54	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 236,512.00	\$ 157,674.67	\$ 447.94	\$ 121,125.00	\$ 344.11	\$ (36,549.67)	\$ 294,108.00	\$ 196,072.00	\$ 395.31	\$ 156,112.00	\$ 314.74

EXPENSES

Total Administration	\$ 24,594.00	\$ 16,396.00	\$ 46.58	\$ 13,404.70	\$ 38.08	\$ 2,991.30	\$ 41,546.00	\$ 27,697.33	\$ 55.84	\$ 23,138.74	\$ 46.65
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 620.00	\$ 1.25	\$ 930.00	\$ 1.88
Total Utilities	\$ 27,500.00	\$ 18,333.33	\$ 52.08	\$ 18,333.36	\$ 52.08	\$ (0.03)	\$ 84,169.00	\$ 56,112.67	\$ 113.13	\$ 56,112.64	\$ 113.13
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 43,579.00	\$ 29,052.67	\$ 82.54	\$ -	\$ -	\$ 29,052.67	\$ 61,407.00	\$ 40,938.00	\$ 82.54	\$ -	\$ -
Total General	\$ 83,845.00	\$ 55,896.67	\$ 158.80	\$ 55,896.64	\$ 158.80	\$ 0.03	\$ 125,165.00	\$ 83,443.33	\$ 168.23	\$ 80,909.84	\$ 163.12
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 236,512.00	\$ 157,674.67	\$ 447.94	\$ 121,125.00	\$ 344.11	\$ (36,549.67)	\$ 294,108.00	\$ 196,072.00	\$ 395.31	\$ 156,112.00	\$ 314.74
Total Operating Expenses	\$ 179,518.00	\$ 119,678.67	\$ 340.00	\$ 87,634.70	\$ 248.96	\$ 32,043.97	\$ 313,217.00	\$ 208,811.33	\$ 420.99	\$ 161,091.22	\$ 324.78
Net Cash Flow from Operations	\$ 56,994.00	\$ 37,996.00	\$ 107.94	\$ 33,490.30	\$ 95.14	\$ (4,505.70)	\$ (19,109.00)	\$ (12,739.33)	\$ (25.68)	\$ (4,979.22)	\$ (10.04)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 56,994.00	\$ 37,996.00	\$ 107.94	\$ 33,490.30	\$ 95.14	\$ (4,505.70)	\$ (19,109.00)	\$ (12,739.33)	\$ (25.68)	\$ (4,979.22)	\$ (10.04)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 38,533.33	\$ 200.69	\$ 37,132.00	\$ 193.40	\$ (1,401.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (7,104.00)	\$ (4,736.00)	\$ (24.67)	\$ (6,214.00)	\$ (32.36)	\$ (1,478.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 640.00	\$ 3.33	\$ -	\$ -	\$ (640.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Late Fees	\$ 420.00	\$ 280.00	\$ 1.46	\$ 1,290.00	\$ 6.72	\$ 1,010.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 133.33	\$ 0.69	\$ -	\$ -	\$ (133.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.52	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 107,892.00	\$ 71,928.00	\$ 374.63	\$ 82,173.50	\$ 427.99	\$ 10,245.50	\$ 272,068.00	\$ 181,378.67	\$ 302.30	\$ 186,729.00	\$ 311.22	\$ 5,350.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 52,211.00	\$ 34,807.33	\$ 181.29	\$ 18,960.00	\$ 98.75	\$ (15,847.33)	\$ 74,281.00	\$ 49,520.67	\$ 82.53	\$ -	\$ -	\$ (49,520.67)
Investment Income	\$ 33.00	\$ 22.00	\$ 0.11	\$ 0.07	\$ 0.00	\$ (21.93)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,665.00	\$ 1,110.00	\$ 5.78	\$ 2,370.90	\$ 12.35	\$ 1,260.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 214,077.00	\$ 142,718.00	\$ 743.32	\$ 135,812.47	\$ 707.36	\$ (6,905.53)	\$ 346,349.00	\$ 230,899.33	\$ 384.83	\$ 186,729.00	\$ 311.22	\$ (44,170.33)

EXPENSES

Total Administration	\$ 56,730.00	\$ 37,820.00	\$ 196.98	\$ 32,269.84	\$ 168.07	\$ 5,550.16	\$ 22,027.00	\$ 14,684.67	\$ 24.47	\$ 12,044.88	\$ 20.07	\$ 2,639.79
Total Tenant Services	\$ 1,844.00	\$ 1,229.33	\$ 6.40	\$ 1,075.49	\$ 5.60	\$ 153.84	\$ 1,125.00	\$ 750.00	\$ 1.25	\$ 1,125.00	\$ 1.88	\$ (375.00)
Total Utilities	\$ 44,500.00	\$ 29,666.67	\$ 154.51	\$ 26,707.40	\$ 139.10	\$ 2,959.27	\$ 113,979.00	\$ 75,986.00	\$ 126.64	\$ 75,985.36	\$ 126.64	\$ 0.64
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 16,281.33	\$ 84.80	\$ 7,376.76	\$ 38.42	\$ 8,904.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 8,093.33	\$ 42.15	\$ -	\$ -	\$ 8,093.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 23,600.00	\$ 122.92	\$ 15,841.53	\$ 82.51	\$ 7,758.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,771.00	\$ 15,847.33	\$ 82.54	\$ -	\$ -	\$ 15,847.33	\$ 74,281.00	\$ 49,520.67	\$ 82.53	\$ -	\$ -	\$ 49,520.67
Total General	\$ 15,225.00	\$ 10,150.00	\$ 52.86	\$ 12,528.64	\$ 65.25	\$ (2,378.64)	\$ 112,749.00	\$ 75,166.00	\$ 125.28	\$ 75,166.00	\$ 125.28	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 214,077.00	\$ 142,718.00	\$ 743.32	\$ 135,812.47	\$ 707.36	\$ (6,905.53)	\$ 346,349.00	\$ 230,899.33	\$ 384.83	\$ 186,729.00	\$ 311.22	\$ (44,170.33)
Total Operating Expenses	\$ 214,032.00	\$ 142,688.00	\$ 743.17	\$ 95,799.66	\$ 498.96	\$ 46,888.34	\$ 324,161.00	\$ 216,107.33	\$ 360.18	\$ 164,321.24	\$ 273.87	\$ 51,786.09
Net Cash Flow from Operations	\$ 45.00	\$ 30.00	\$ 0.16	\$ 40,012.81	\$ 208.40	\$ 39,982.81	\$ 22,188.00	\$ 14,792.00	\$ 24.65	\$ 22,407.76	\$ 37.35	\$ 7,615.76
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 45.00	\$ 30.00	\$ 0.16	\$ 40,012.81	\$ 208.40	\$ 39,982.81	\$ 22,188.00	\$ 14,792.00	\$ 24.65	\$ 22,407.76	\$ 37.35	\$ 7,615.76

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 69,989.33	\$ 397.67	\$ 71,776.00	\$ 407.82	\$ 1,786.67	\$ 278,959.00	\$ 185,972.67	\$ 290.58	\$ 190,914.50	\$ 298.30
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,789.00	\$ 14,526.00	\$ 82.53	\$ -	\$ -	\$ (14,526.00)	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 126,773.00	\$ 84,515.33	\$ 480.20	\$ 71,776.00	\$ 407.82	\$ (12,739.33)	\$ 278,959.00	\$ 185,972.67	\$ 290.58	\$ 190,914.50	\$ 298.30

EXPENSES

Total Administration	\$ 6,622.00	\$ 4,414.67	\$ 25.08	\$ 3,570.79	\$ 20.29	\$ 843.88	\$ 22,295.00	\$ 14,863.33	\$ 23.22	\$ 12,418.65	\$ 19.40
Total Tenant Services	\$ 330.00	\$ 220.00	\$ 1.25	\$ 330.00	\$ 1.88	\$ (110.00)	\$ 1,200.00	\$ 800.00	\$ 1.25	\$ -	\$ -
Total Utilities	\$ 40,149.00	\$ 26,766.00	\$ 152.08	\$ 26,766.64	\$ 152.08	\$ (0.64)	\$ 130,751.00	\$ 87,167.33	\$ 136.20	\$ 87,167.36	\$ 136.20
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,789.00	\$ 14,526.00	\$ 82.53	\$ -	\$ -	\$ 14,526.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 50,564.00	\$ 33,709.33	\$ 191.53	\$ 33,709.12	\$ 191.53	\$ 0.21	\$ 137,816.00	\$ 91,877.33	\$ 143.56	\$ 91,877.76	\$ 143.56
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 126,773.00	\$ 84,515.33	\$ 480.20	\$ 71,776.00	\$ 407.82	\$ (12,739.33)	\$ 278,959.00	\$ 185,972.67	\$ 290.58	\$ 190,914.50	\$ 298.30
Total Operating Expenses	\$ 119,454.00	\$ 79,636.00	\$ 452.48	\$ 64,376.55	\$ 365.78	\$ 15,259.45	\$ 292,062.00	\$ 194,708.00	\$ 304.23	\$ 191,463.77	\$ 299.16
Net Cash Flow from Operations	\$ 7,319.00	\$ 4,879.33	\$ 27.72	\$ 7,399.45	\$ 42.04	\$ 2,520.12	\$ (13,103.00)	\$ (8,735.33)	\$ (13.65)	\$ (549.27)	\$ (0.86)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 7,319.00	\$ 4,879.33	\$ 27.72	\$ 7,399.45	\$ 42.04	\$ 2,520.12	\$ (13,103.00)	\$ (8,735.33)	\$ (13.65)	\$ (549.27)	\$ (0.86)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 107,986.00	\$ 374.95	\$ 117,346.50	\$ 407.45	\$ 9,360.50	\$ 215,759.00	\$ 143,839.33	\$ 390.87	\$ 150,218.00	\$ 408.20	\$ 6,378.67		
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		
Transfer from Capital Fund	\$ 35,655.00	\$ 23,770.00	\$ 82.53	\$ -	\$ -	\$ (23,770.00)	\$ 45,560.00	\$ 30,373.33	\$ 82.54	\$ -	\$ -	\$ (30,373.33)		
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Receipts	\$ 197,634.00	\$ 131,756.00	\$ 457.49	\$ 117,346.50	\$ 407.45	\$ (14,409.50)	\$ 261,319.00	\$ 174,212.67	\$ 473.40	\$ 150,218.00	\$ 408.20	\$ (23,994.67)		

EXPENSES

Total Administration	\$ 21,510.00	\$ 14,340.00	\$ 49.79	\$ 11,719.64	\$ 40.69	\$ 2,620.36	\$ 28,029.00	\$ 18,686.00	\$ 50.78	\$ 15,485.00	\$ 42.08	\$ 3,201.00
Total Tenant Services	\$ 540.00	\$ 360.00	\$ 1.25	\$ 540.00	\$ 1.88	\$ (180.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 53,328.00	\$ 35,552.00	\$ 123.44	\$ 35,552.00	\$ 123.44	\$ -	\$ 66,859.00	\$ 44,572.67	\$ 121.12	\$ 43,989.79	\$ 119.54	\$ 582.88
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 35,655.00	\$ 23,770.00	\$ 82.53	\$ -	\$ -	\$ 23,770.00	\$ 45,560.00	\$ 30,373.33	\$ 82.54	\$ -	\$ -	\$ 30,373.33
Total General	\$ 94,085.00	\$ 62,723.33	\$ 217.79	\$ 58,697.44	\$ 203.81	\$ 4,025.89	\$ 141,657.00	\$ 94,438.00	\$ 256.63	\$ 94,089.38	\$ 255.68	\$ 348.62
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 197,634.00	\$ 131,756.00	\$ 457.49	\$ 117,346.50	\$ 407.45	\$ (14,409.50)	\$ 261,319.00	\$ 174,212.67	\$ 473.40	\$ 150,218.00	\$ 408.20	\$ (23,994.67)
Total Operating Expenses	\$ 205,118.00	\$ 136,745.33	\$ 474.81	\$ 106,509.08	\$ 369.82	\$ 30,236.25	\$ 282,105.00	\$ 188,070.00	\$ 511.06	\$ 153,564.17	\$ 417.29	\$ 34,505.83
Net Cash Flow from Operations	\$ (7,484.00)	\$ (4,989.33)	\$ (17.32)	\$ 10,837.42	\$ 37.63	\$ 15,826.75	\$ (20,786.00)	\$ (13,857.33)	\$ (37.66)	\$ (3,346.17)	\$ (9.09)	\$ 10,511.16
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (7,484.00)	\$ (4,989.33)	\$ (17.32)	\$ 10,837.42	\$ 37.63	\$ 15,826.75	\$ (20,786.00)	\$ (13,857.33)	\$ (37.66)	\$ (3,346.17)	\$ (9.09)	\$ 10,511.16

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 171,566.00	\$ 428.92	\$ 178,884.50	\$ 447.21	\$ 7,318.50	\$ 255,077.00	\$ 170,051.33	\$ 483.10	\$ 170,474.50	\$ 484.30
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 49,521.00	\$ 33,014.00	\$ 82.54	\$ -	\$ -	\$ (33,014.00)	\$ 43,579.00	\$ 29,052.67	\$ 82.54	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 306,870.00	\$ 204,580.00	\$ 511.45	\$ 178,884.50	\$ 447.21	\$ (25,695.50)	\$ 298,656.00	\$ 199,104.00	\$ 565.64	\$ 170,474.50	\$ 484.30

EXPENSES

Total Administration	\$ 41,220.00	\$ 27,480.00	\$ 68.70	\$ 19,920.92	\$ 49.80	\$ 7,559.08	\$ 33,133.00	\$ 22,088.67	\$ 62.75	\$ 18,194.62	\$ 51.69
Total Tenant Services	\$ 750.00	\$ 500.00	\$ 1.25	\$ 750.00	\$ 1.88	\$ (250.00)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 81,203.00	\$ 54,135.33	\$ 135.34	\$ 54,135.36	\$ 135.34	\$ (0.03)	\$ 67,591.00	\$ 45,060.67	\$ 128.01	\$ 45,060.00	\$ 128.01
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 49,521.00	\$ 33,014.00	\$ 82.54	\$ -	\$ -	\$ 33,014.00	\$ 43,579.00	\$ 29,052.67	\$ 82.54	\$ -	\$ -
Total General	\$ 132,881.00	\$ 88,587.33	\$ 221.47	\$ 88,587.92	\$ 221.47	\$ (0.59)	\$ 156,206.00	\$ 104,137.33	\$ 295.84	\$ 103,615.76	\$ 294.36
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 306,870.00	\$ 204,580.00	\$ 511.45	\$ 178,884.50	\$ 447.21	\$ (25,695.50)	\$ 298,656.00	\$ 199,104.00	\$ 565.64	\$ 170,474.50	\$ 484.30
Total Operating Expenses	\$ 305,575.00	\$ 203,716.67	\$ 509.29	\$ 163,394.20	\$ 408.49	\$ 40,322.47	\$ 300,509.00	\$ 200,339.33	\$ 569.15	\$ 166,870.38	\$ 474.06
Net Cash Flow from Operations	\$ 1,295.00	\$ 863.33	\$ 2.16	\$ 15,490.30	\$ 38.73	\$ 14,626.97	\$ (1,853.00)	\$ (1,235.33)	\$ (3.51)	\$ 3,604.12	\$ 10.24
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 1,295.00	\$ 863.33	\$ 2.16	\$ 15,490.30	\$ 38.73	\$ 14,626.97	\$ (1,853.00)	\$ (1,235.33)	\$ (3.51)	\$ 3,604.12	\$ 10.24

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 252,132.00	\$ 262.64	\$ 260,597.50	\$ 271.46	\$ 8,465.50	\$ 185,584.00	\$ 123,722.67	\$ 206.20	\$ 122,738.50	\$ 204.56	\$ (984.17)				
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -				
Transfer from Capital Fund	\$ 256,800.00	\$ 171,200.00	\$ 178.33	\$ 171,200.00	\$ 178.33	\$ -	\$ 74,281.00	\$ 49,520.67	\$ 82.53	\$ -	\$ -	\$ (49,520.67)				
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Total Receipts	\$ 634,998.00	\$ 423,332.00	\$ 440.97	\$ 431,797.50	\$ 449.79	\$ 8,465.50	\$ 259,865.00	\$ 173,243.33	\$ 288.74	\$ 122,738.50	\$ 204.56	\$ (50,504.83)				

EXPENSES

Total Administration	\$ 32,633.00	\$ 21,755.33	\$ 22.66	\$ 18,064.89	\$ 18.82	\$ 3,690.44	\$ 29,440.00	\$ 19,626.67	\$ 32.71	\$ 12,123.83	\$ 20.21	\$ 7,502.84
Total Tenant Services	\$ 1,800.00	\$ 1,200.00	\$ 1.25	\$ 1,800.00	\$ 1.88	\$ (600.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 216,000.00	\$ 144,000.00	\$ 150.00	\$ 143,000.00	\$ 148.96	\$ 1,000.00	\$ 104,967.00	\$ 69,978.00	\$ 116.63	\$ 69,978.00	\$ 116.63	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,281.00	\$ 49,520.67	\$ 82.53	\$ -	\$ -	\$ 49,520.67
Total General	\$ 362,098.00	\$ 241,398.67	\$ 251.46	\$ 221,781.95	\$ 231.02	\$ 19,616.72	\$ 36,783.00	\$ 24,522.00	\$ 40.87	\$ 24,522.00	\$ 40.87	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 634,998.00	\$ 423,332.00	\$ 440.97	\$ 431,797.50	\$ 449.79	\$ 8,465.50	\$ 259,865.00	\$ 173,243.33	\$ 288.74	\$ 122,738.50	\$ 204.56	\$ (50,504.83)
Total Operating Expenses	\$ 612,531.00	\$ 408,354.00	\$ 425.37	\$ 384,646.84	\$ 400.67	\$ 23,707.16	\$ 245,471.00	\$ 163,647.33	\$ 272.75	\$ 106,623.83	\$ 177.71	\$ 57,023.50
Net Cash Flow from Operations	\$ 22,467.00	\$ 14,978.00	\$ 15.60	\$ 47,150.66	\$ 49.12	\$ 32,172.66	\$ 14,394.00	\$ 9,596.00	\$ 15.99	\$ 16,114.67	\$ 26.86	\$ 6,518.67
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 22,467.00	\$ 14,978.00	\$ 15.60	\$ 47,150.66	\$ 49.12	\$ 32,172.66	\$ 14,394.00	\$ 9,596.00	\$ 15.99	\$ 16,114.67	\$ 26.86	\$ 6,518.67

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 232,227.33	\$ 414.69	\$ 244,299.00	\$ 436.25	\$ 12,071.67	\$ 217,097.00	\$ 144,731.33	\$ 306.63	\$ 148,497.00	\$ 314.61	\$ 3,765.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 348,341.00	\$ 232,227.33	\$ 414.69	\$ 244,299.00	\$ 436.25	\$ 12,071.67	\$ 217,097.00	\$ 144,731.33	\$ 306.63	\$ 148,497.00	\$ 314.61	\$ 3,765.67
EXPENSES												
Total Administration	\$ 42,777.00	\$ 28,518.00	\$ 50.93	\$ 23,535.49	\$ 42.03	\$ 4,982.51	\$ 37,211.00	\$ 24,807.33	\$ 52.56	\$ 20,273.11	\$ 42.95	\$ 4,534.22
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 590.00	\$ 1.25	\$ -	\$ -	\$ 590.00
Total Utilities	\$ 134,460.00	\$ 89,640.00	\$ 160.07	\$ 89,640.00	\$ 160.07	\$ -	\$ 63,925.00	\$ 42,616.67	\$ 90.29	\$ 42,616.64	\$ 90.29	\$ 0.03
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 202,709.00	\$ 135,139.33	\$ 241.32	\$ 154,734.44	\$ 276.31	\$ (19,595.11)	\$ 109,931.00	\$ 73,287.33	\$ 155.27	\$ 73,286.72	\$ 155.27	\$ 0.61
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 348,341.00	\$ 232,227.33	\$ 414.69	\$ 244,299.00	\$ 436.25	\$ 12,071.67	\$ 217,097.00	\$ 144,731.33	\$ 306.63	\$ 148,497.00	\$ 314.61	\$ 3,765.67
Total Operating Expenses	\$ 379,946.00	\$ 253,297.33	\$ 452.32	\$ 267,909.93	\$ 478.41	\$ (14,612.60)	\$ 211,952.00	\$ 141,301.33	\$ 299.37	\$ 136,176.47	\$ 288.51	\$ 5,124.86
Net Cash Flow from Operations	\$ (31,605.00)	\$ (21,070.00)	\$ (37.63)	\$ (23,610.93)	\$ (42.16)	\$ (2,540.93)	\$ 5,145.00	\$ 3,430.00	\$ 7.27	\$ 12,320.53	\$ 26.10	\$ 8,890.53
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (31,605.00)	\$ (21,070.00)	\$ (37.63)	\$ (23,610.93)	\$ (42.16)	\$ (2,540.93)	\$ 5,145.00	\$ 3,430.00	\$ 7.27	\$ 12,320.53	\$ 26.10	\$ 8,890.53

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF MAY 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	\$ 145,545.33	\$ 395.50	\$ 154,576.00	\$ 420.04	\$ 9,030.67	\$ 130,106.00	\$ 86,737.33	\$ 309.78	\$ 93,324.00	\$ 333.30	\$ 6,586.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 218,318.00	\$ 145,545.33	\$ 395.50	\$ 154,576.00	\$ 420.04	\$ 9,030.67	\$ 130,106.00	\$ 86,737.33	\$ 309.78	\$ 93,324.00	\$ 333.30	\$ 6,586.67
EXPENSES												
Total Administration	\$ 25,263.00	\$ 16,842.00	\$ 45.77	\$ 14,009.91	\$ 38.07	\$ 2,832.09	\$ 23,179.00	\$ 15,452.67	\$ 55.19	\$ 11,174.50	\$ 39.91	\$ 4,278.17
Total Tenant Services	\$ 690.00	\$ 460.00	\$ 1.25	\$ -	\$ -	\$ 460.00	\$ 525.00	\$ 350.00	\$ 1.25	\$ -	\$ -	\$ 350.00
Total Utilities	\$ 47,628.00	\$ 31,752.00	\$ 86.28	\$ 31,752.00	\$ 86.28	\$ -	\$ 35,172.00	\$ 23,448.00	\$ 83.74	\$ 23,448.00	\$ 83.74	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 177,253.00	\$ 118,168.67	\$ 321.11	\$ 135,738.56	\$ 368.85	\$ (17,569.89)	\$ 88,280.00	\$ 58,853.33	\$ 210.19	\$ 54,968.60	\$ 196.32	\$ 3,884.73
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 218,318.00	\$ 145,545.33	\$ 395.50	\$ 154,576.00	\$ 420.04	\$ 9,030.67	\$ 130,106.00	\$ 86,737.33	\$ 309.78	\$ 93,324.00	\$ 333.30	\$ 6,586.67
Total Operating Expenses	\$ 250,834.00	\$ 167,222.67	\$ 454.41	\$ 181,500.47	\$ 493.21	\$ (14,277.80)	\$ 147,156.00	\$ 98,104.00	\$ 350.37	\$ 89,591.10	\$ 319.97	\$ 8,512.90
Net Cash Flow from Operations	\$ (32,516.00)	\$ (21,677.33)	\$ (58.91)	\$ (26,924.47)	\$ (73.16)	\$ (5,247.14)	\$ (17,050.00)	\$ (11,366.67)	\$ (40.60)	\$ 3,732.90	\$ 13.33	\$ 15,099.57
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (32,516.00)	\$ (21,677.33)	\$ (58.91)	\$ (26,924.47)	\$ (73.16)	\$ (5,247.14)	\$ (17,050.00)	\$ (11,366.67)	\$ (40.60)	\$ 3,732.90	\$ 13.33	\$ 15,099.57

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 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	\$	1,594,234.93	\$	275,871.01	\$	136,406.34	\$	173,257.56					
114 Cash - tenant security deposits	\$	37,095.17	\$	23,899.99	\$	24,622.29	\$	68,748.56	\$	24,430.62			
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-			
120 Total Receivables	\$	143,358.02	\$	66,616.59	\$	9,771.12	\$	39,257.66	\$	125,538.99	\$	26,332.29	
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets	\$	373,716.33	\$	91,767.38	\$	61,735.39	\$	65,102.69	\$	180,284.11	\$	72,200.26	
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:	\$	2,148,404.45	\$	458,154.97	\$	370,392.33	\$	265,388.98	\$	1,235,286.59	\$	296,220.73	
310 Total Current Liabilities	\$	100,354.31	\$	41,111.75	\$	37,736.51	\$	41,128.01	\$	108,894.81	\$	45,162.95	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:	\$	100,354.31	\$	41,111.75	\$	37,736.51	\$	41,128.01	\$	108,894.81	\$	45,162.95	
Quick Ratio:		21.41		11.14		9.82		6.45		11.34		6.56	
Quick Ratio Score (max points 12):		12		12		12		12		12		12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)													
FDS #													
111 Cash -unrestricted	\$	1,594,234.93	\$	275,871.01	\$	276,126.16	\$	136,406.34	\$	860,714.93	\$	173,257.56	
114 Cash - tenant security deposits	\$	37,095.17	\$	23,899.99	\$	22,759.66	\$	24,622.29	\$	68,748.56	\$	24,430.62	
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables	\$	143,358.02	\$	66,616.59	\$	9,771.12	\$	39,257.66	\$	125,538.99	\$	26,332.29	
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets	\$	373,716.33	\$	91,767.38	\$	61,735.39	\$	65,102.69	\$	180,284.11	\$	72,200.26	
310 (-) Total Current Liabilities	\$	100,354.31	\$	41,111.75	\$	37,736.51	\$	41,128.01	\$	108,894.81	\$	45,162.95	
MENAR Numerator Total:	\$	2,048,050.14	\$	417,043.22	\$	332,655.82	\$	224,260.97	\$	1,126,391.78	\$	251,057.78	
Average Monthly Operating Expenses:													
96900 Total Operating Expenses	\$	1,058,076.94	\$	494,955.31	\$	493,347.98	\$	489,003.05	\$	1,023,793.88	\$	578,244.68	
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	2,950.00	\$	-	
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	465,570.03	\$	-	
MENAR Denominator Total:	\$	132,259.62	\$	61,869.41	\$	61,668.50	\$	61,125.38	\$	186,539.24	\$	72,280.59	
MENAR:		15.49		6.74		5.39		3.67		6.04		3.47	
MENAR Score (max points 11):		11		11		11		10.5		11		10.21	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 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 #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 446,810.00	\$ (32,270.60)	\$ (36,492.24)	\$ (84,335.16)	\$ 138,266.73	\$ (113,900.77)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 446,810.00	\$ (32,270.60)	\$ (36,492.24)	\$ (84,335.16)	\$ 138,266.73	\$ (113,900.77)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	10.5	11	10.21
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	24.5	25	24.21
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)	38520.268	8300	3150	2700	2401	7175	2929
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.40	25.00	25.00	25.00	24.50	25.00	24.21
<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 May 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
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,055,029.19	\$ 619,983.61	\$ 449,874.90	\$ 293,135.91	\$ 250,845.01
114 Cash - tenant security deposits	\$ 47,494.02	\$ 16,342.00	\$ 28,764.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 70,937.11	\$ 14,473.48	\$ 144,509.04	\$ 90,906.60	\$ 16,246.81
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 176,696.68	\$ 114,893.86	\$ 115,033.81	\$ 210,622.14	\$ 19,752.93
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,350,157.00	\$ 765,692.95	\$ 738,182.25	\$ 622,470.65	\$ 292,115.75
310 Total Current Liabilities	\$ 99,291.68	\$ 510,829.78	\$ 49,039.69	\$ 476,960.33	\$ 14,534.12
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 500,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 99,291.68	\$ 10,829.78	\$ 49,039.69	\$ 476,960.33	\$ 11,914.16
Quick Ratio:	13.60	70.70	15.05	1.31	24.52
Quick Ratio Score (max points 12):	12	12	12	8.688	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,055,029.19	\$ 619,983.61	\$ 449,874.90	\$ 293,135.91	\$ 250,845.01
114 Cash - tenant security deposits	\$ 47,494.02	\$ 16,342.00	\$ 28,764.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 70,937.11	\$ 14,473.48	\$ 144,509.04	\$ 90,906.60	\$ 16,246.81
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 176,696.68	\$ 114,893.86	\$ 115,033.81	\$ 210,622.14	\$ 19,752.93
310 (-) Total Current Liabilities	\$ 99,291.68	\$ 510,829.78	\$ 49,039.69	\$ 476,960.33	\$ 14,534.12
MENAR Numerator Total:	\$ 1,250,865.32	\$ 254,863.17	\$ 689,142.56	\$ 145,510.32	\$ 277,581.63
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 449,388.69	\$ 379,660.80	\$ 449,779.49	\$ 683,969.71	\$ 95,799.66
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 56,173.59	\$ 47,457.60	\$ 56,222.44	\$ 85,496.21	\$ 11,974.96
MENAR:	22.27	5.37	12.26	1.70	23.18
MENAR Score (max points 11):	11	11	11	7.62	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 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
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 249,525.27	\$ 37,237.93	\$ 151,188.18	\$ 93,500.04	\$ 21,052.81
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 249,525.27	\$ 37,237.93	\$ 151,188.18	\$ 93,500.04	\$ 21,052.81
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	8.688	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	7.62	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	18.308	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	2215.268	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	18.31	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of May 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
Indicator #1 - Occupancy Rate (OR)								
FDS #								
11210 Unit Months Leased		1,794	956	846	752	2,092	911	1,127
OR Numerator Total:		1,794	956	846	752	2,092	911	1,127
11190 Unit Months Available		2,647	1,008	864	790	2,276	968	1,170
OR Denominator Total:		2,647	1,008	864	790	2,276	968	1,170
Occupancy Rate:		0.67775	0.94841	0.97917	0.95190	0.91916	0.94112	0.96325
Occupancy Rate Score (max points 16):		0	8	12	8	1	8	12
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #								
(Maximum points 5)								
126 Accounts Receivable - Tenants		\$ 141,224.26	\$ 66,242.25	\$ 9,771.12	\$ 39,257.66	\$ 120,334.41	\$ 25,833.17	\$ 76,408.74
TAR Numerator Total:		\$ 141,224.26	\$ 66,242.25	\$ 9,771.12	\$ 39,257.66	\$ 120,334.41	\$ 25,833.17	\$ 76,408.74
70500 Total Tenant Revenue		\$ 204,910.29	\$ 282,744.93	\$ 273,792.00	\$ 300,785.58	\$ 777,076.61	\$ 304,645.35	\$ 325,884.78
TAR Denominator Total:		\$ 204,910.29	\$ 282,744.93	\$ 273,792.00	\$ 300,785.58	\$ 777,076.61	\$ 304,645.35	\$ 325,884.78
TAR:		69.0%	23.0%	4.0%	13.0%	15.0%	8.0%	23.0%
TAR Score (max points 5):		0	2	5	5	5	5	2
Indicator #3 - Accounts Payable (AP)								
FDS #								
(Maximum points 4)								
312 Accounts Payable - Current		\$ 24,109.59	\$ 1,636.25	\$ 3,328.71	\$ 4,136.79	\$ 18,855.95	\$ 9,538.32	\$ 1,771.37
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 24,109.59	\$ 1,636.25	\$ 3,328.71	\$ 4,136.79	\$ 18,855.95	\$ 9,538.32	\$ 1,771.37
96900 Total Operating Expenses /12		\$ 132,259.62	\$ 61,869.41	\$ 61,668.50	\$ 61,125.38	\$ 127,974.24	\$ 72,280.59	\$ 56,173.59
AP Denominator Total:		\$ 132,259.62	\$ 61,869.41	\$ 61,668.50	\$ 61,125.38	\$ 127,974.24	\$ 72,280.59	\$ 56,173.59
AP:		0.18	0.03	0.05	0.07	0.15	0.13	0.03
AP Score (max points 4):		4	4	4	4	4	4	4
Overall AMP Score								
Indicator #1 - Occupancy Rate (OR)		0	8	12	8	1	8	12
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	15	23	18	11	18	20
Number of units in Project	1579	332	126	108	98	287	121	146
Weighted Value (Project MASS score times number)	19241	1992	1890	2484	1764	3157	2178	2920
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121	146
MPs Management Operations Indicator Score:	12.19	6.00	15.00	23.00	18.00	11.00	18.00	20.00

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

	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)				
FDS #				
11210 Unit Months Leased	546	1,019	716	168
OR Numerator Total:	546	1,019	716	168
11190 Unit Months Available	617	1,104	817	179
OR Denominator Total:	617	1,104	817	179
Occupancy Rate:	0.88493	0.92301	0.87638	0.93855
Occupancy Rate Score (max points 16):	0	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)				
FDS # (Maximum points 5)				
126 Accounts Receivable - Tenants	\$ 19,306.47	\$ 139,903.20	\$ 88,550.18	\$ 14,532.13
TAR Numerator Total:	\$ 19,306.47	\$ 139,903.20	\$ 88,550.18	\$ 14,532.13
70500 Total Tenant Revenue	\$ 93,920.79	\$ 265,986.75	\$ 151,902.69	\$ 52,676.63
TAR Denominator Total:	\$ 93,920.79	\$ 265,986.75	\$ 151,902.69	\$ 52,676.63
TAR:	21.0%	53.0%	58.0%	28.0%
TAR Score (max points 5):	2	0	0	2
Indicator #3 - Accounts Payable (AP)				
FDS # (Maximum points 4)				
312 Accounts Payable - Current	\$ 583.87	\$ 4,481.99	\$ 33,248.00	\$ -
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 583.87	\$ 4,481.99	\$ 33,248.00	\$ -
96900 Total Operating Expenses /12	\$ 47,457.60	\$ 56,222.44	\$ 85,496.21	\$ 11,974.96
AP Denominator Total:	\$ 47,457.60	\$ 56,222.44	\$ 85,496.21	\$ 11,974.96
AP:	0.01	0.08	0.39	0
AP Score (max points 4):	4	4	4	4
Overall AMP Score				
Indicator #1 - Occupancy Rate (OR)	0	4	0	4
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	11
Number of units in Project	78	138	121	24
Weighted Value (Project MASS score times number)	624	1242	726	264
Total number of units in PHA's portfolio	78	138	121	24
MPs Management Operations Indicator Score:	8.00	9.00	6.00	11.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 6/30/2022

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	20	1	1	1	0	246	13
April	4	171	19	5	3	2	5	246	13
May	8	255	18	4	3	3	3	267	13
June	4	250	20	4	4	4	14	260	13
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
TOTAL	22	2053	174	31	25	21	26	2231	139

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 *Shirley Sutherlin* 31-May-22
 Prepared By Date
 Sarina Hill/Shirley Sutherlin

Shirley Sutherlin 31-May-22
 Approved By Date
 Shirley Sutherlin

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 6/30/2022

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	19	15
May	0	17	30	0	1	0	0	59	0
June	0	1	2	1	4	0	0	0	0
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	248	115	4	9	1	15	229	64

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

DocuSigned by:  7/12/2022
Prepared By _____ Date _____

DocuSigned by:  7/12/2022
Approved By _____ Date _____



Housing Crime Summary June 1 – 30, 2022

Blumeyer Complex June			
	2021	2022	% Change
Homicide	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Carjackings	0	0	NA
Aggravated Assault	1	0	-100%
Burglary	0	0	NA
Larceny	3	0	-300%
Vehicle Theft	0	6	600%
Arson	0	0	NA
Crime Total	4	6	50%

Break Down of Crimes June		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	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	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	1	0
Larceny Shoplifting	0	0
Vehicle Theft	0	6
Arson	0	0
Total	4	6

LaSalle Complex June			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	1	100%
CarJackings	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Larceny	0	0	N/A
Vehicle Theft	1	1	NA
Arson	0	0	N/A
Crime Total	1	2	100%

Break Down of Crimes June		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	1
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
CarJackings	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	1
Arson	0	0
Total	1	2

Cochran Complex June			
	2021	2022	% Change
Homicide	1	0	-100%
Rape	0	0	0
Robbery	0	0	0
Carjacking's	0	0	0
Aggravated Assault	4	2	-200%
Burglary	0	1	100%
Larceny	0	1	100%
Vehicle Theft	0	2	200%
Arson	0	0	0
Crime Total	5	6	20%

Break Down of Crimes June		
	2021	2022
Homicide	1	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking's	0	0
Aggravated Assault with Firearm	4	2
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	1
Larceny Shoplifting	0	0
Vehicle Theft	0	2
Arson	0	0
Total	5	6

Peabody Complex June			
	2021	2022	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
CarJackings	0	0	N/A
Aggravated Assault	5	1	-80%
Burglary	1	1	N/A
Larceny	0	0	N/A
Vehicle Theft	1	0	-100%
Arson	0	0	N/A
Crime Total	7	2	70%

Break Down of Crimes June		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
CarJackings	0	0
Aggravated Assault with Firearm	4	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	1	1
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	1	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	0
Arson	0	0
Total	7	2

HOUSING CHOICE VOUCHER PROGRAM

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	FYTD	CYTD
Budget Authority	\$4,324,099	\$4,311,784	\$4,136,900	\$4,136,900	\$4,136,898	\$3,858,253	\$3,897,375	\$3,881,526	\$37,007,828	\$24,047,852
Budget Received - Cash Management	\$2,337,592	\$4,013,374	\$4,043,259	\$3,966,974	\$3,832,164	\$3,815,231	\$3,791,147	\$2,856,095	\$32,789,098	\$22,304,870
Actual HAP As of the First of the Month	\$3,791,611	\$3,738,934	\$3,874,819	\$3,859,113	\$3,812,636	\$3,761,197	\$3,650,673	\$3,526,985	\$33,940,369	\$22,485,423
Actual HAP After the First of the Month	\$19,038	\$24,700	\$45,585	\$27,345	\$27,979	\$11,623	\$25,161	\$17,245	\$215,224	\$154,938
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$513,450	-\$548,150	-\$216,496	-\$250,442	-\$296,283	-\$85,433	-\$221,541	-\$337,296	\$2,852,235	\$1,407,491
Variance (Cash Management)	\$1,473,057	-\$249,740	-\$122,855	-\$80,516	\$8,451	-\$42,411	-\$115,313	\$688,135	-\$1,366,495	-\$335,491
Percent Variance	38.66%	-6.64%	-3.13%	-2.07%	0.22%	-1.12%	-3.14%	19.42%	4.15%	1.69%
YTD Variance	\$1,280,744	\$1,031,004	\$908,149	\$827,633	\$836,084	\$793,673	\$678,360	\$1,366,495		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$9,688	\$0	\$0	\$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
Restricted Net Position HCV	\$232,153	\$481,893	\$604,748	\$694,952	\$686,501	\$728,912	\$844,225	\$156,090		
PUC										
HUD Funded PUC	\$644.61	\$644.61	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$628.73	\$620.79
Actual PUC	\$593.27	\$582.75	\$617.01	\$611.20	\$602.98	\$592.03	\$576.00	\$552.13	\$593.51	\$591.89
Variance	-\$51.34	-\$61.86	-\$3.78	-\$9.59	-\$17.81	-\$28.76	-\$44.79	-\$68.66	-\$35.22	-\$28.90
Percent Variance	-8.65%	-10.61%	-0.61%	-1.57%	-2.95%	-4.86%	-7.78%	-12.44%	-6.05%	-5.03%
UNITS										
HUD Baseline Units	7,105	7,105	7,105	7,105	7,125	7,145	7,150	7,150	64,095	42,780
New Increments not in baseline	45	45	65	65	45	25	20	20	375	240
HUD Funded Units	3,626	6,226	6,513	6,390	6,173	6,146	6,107	4,601	52,194	35,930
Funded units based on actual HAP	3,896	6,808	6,488	6,422	6,287	6,373	6,509	5,121	54,554	37,198
Actual Units	6,391	6,416	6,280	6,314	6,323	6,353	6,338	6,388	57,192	37,996
Variance to Funded Units	-2,495	392	208	108	-36	20	171	-1,267	-2,638	-798
Variance to baseline	-714	-689	-825	-791	-802	-792	-812	-762	-6,903	-4,784
YTD var to baseline	-1430	-2119	-2944	-3735	-4537	-5329	-6141	-6903		
Variance funded	2765	190	-233	-76	150	207	231	1787	4,998	2,066
YTD var to funded	2742	2932	2698	2622	2772	2979	3210	4998		
ADMIN FEES										
HUD Funded Fees	\$280,443	\$280,442	\$394,319	\$394,319	\$394,319	\$382,650	\$512,826	\$392,807	\$3,388,098	\$2,471,240
Actual Expenses	\$422,546	\$360,757	\$306,362	\$289,414	\$342,790	\$557,104	\$337,660	\$390,776	\$3,046,030	\$2,224,107
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	\$142,103	\$80,315	-\$87,957	-\$104,905	-\$51,529	\$174,454	-\$175,166	-\$2,031	-\$342,068	-\$247,133
Percent Variance	33.63%	22.26%	-28.71%	-36.25%	-15.03%	31.31%	-51.88%	-0.52%	11.23%	11.11%
Cumulative Variance	\$142,103	\$80,315	-\$87,957	-\$104,905	-\$51,529	\$174,454	-\$175,166	-\$2,031		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$12,590	\$0	\$0	\$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	\$5,861,963	\$5,781,648	\$5,882,195	\$5,987,100	\$6,038,629	\$5,864,175	\$6,039,341	\$6,041,371		
Unrestricted Net Position per VMS	\$5,544,610	\$5,464,295	\$5,476,885	\$5,476,885	\$5,476,885	\$5,302,431	\$5,302,431	\$5,302,431		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									92.29%	94.15%
Unit Utilization Percentage									89.23%	88.82%

*See Narrative

SECTION 8 CASH ACTIVITY AS OF 5/31/2022

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 7,308,576.10

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 256,241.97
	TOTAL INVESTED		\$ 256,241.97

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

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Section 8 Administrative Fees	\$ 4,396,490.00	\$ 2,930,993.33	\$ 38.02	\$ 3,024,959.00	\$ 39.23	\$ 93,965.67
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 333.33	\$ 0.00	\$ 12,590.48	\$ 0.16	\$ 12,257.15
Total Receipts	\$ 4,396,990.00	\$ 2,931,326.67	\$ 38.02	\$ 3,037,549.48	\$ 39.40	\$ 106,222.81
EXPENSES						
	Some Salaries charged to CARES Act					
Total Administration	\$ 4,122,249.00	\$ 2,748,166.00	\$ 35.64	\$ 2,480,909.32	\$ 32.18	\$ 267,256.68
Total Tenant Services	\$ 5,000.00	\$ 3,333.33	\$ 0.04	\$ 9,518.30	\$ 0.12	\$ (6,184.97)
Total Utilities	\$ 47,580.00	\$ 31,720.00	\$ 0.41	\$ 25,655.87	\$ 0.33	\$ 6,064.13
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 1,600.00	\$ 0.02	\$ 1,021.24	\$ 0.01	\$ 578.76
Sub-total Ord Maint Contracts	\$ 85,202.00	\$ 56,801.33	\$ 0.74	\$ 126,651.05	\$ 1.64	\$ (69,849.72)
Total Protective Services	\$ 30,316.00	\$ 20,210.67	\$ 0.26	\$ 20,274.24	\$ 0.26	\$ (63.57)
Total General	\$ 104,243.00	\$ 69,495.33	\$ 0.90	\$ 71,814.84	\$ 0.93	\$ (2,319.51)
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 4,396,990.00	\$ 2,931,326.67	\$ 38.02	\$ 3,037,549.48	\$ 39.40	\$ 106,222.81
Total Expenses	\$ 4,396,990.00	\$ 2,931,326.67	\$ 38.02	\$ 2,735,844.86	\$ 35.48	\$ 195,481.81
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 301,704.62	\$ 3.91	\$ 301,704.62
Net Cash Flow	\$ -	\$ -	\$ -	\$ 301,704.62	\$ 3.91	\$ 301,704.62

FINANCE

Balance Sheet

Period = May 2022

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS:****CASH**

Unrestricted Cash

Cash HCV Admin	5,790,074.20
Cash Non-Fed Gala Fundraiser	14,453.91
Cash Private Management-ELM	7,499.63
Cash Private Management	2,914,885.75
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	8,499,079.65
Cash Non-Fed Rent	233,481.36
Cash Clinton Peabody TAB	265.23
Cash City Faces	24,679.97
Cash James House TAB	12,693.20
Cash Euclid TAB	48,969.87
Cash Parkview TAB	16,231.33
Cash Lafayette Sr TAB	5,702.80
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	1,893.63
Cash Les Chateaux TAB	61.51
Cash Cambridge Sr TAB	613.92
Cash Payroll	138,743.87
Total Unrestricted Cash	17,715,711.95

Restricted Cash

Cash Restricted-Security Deposits	314,208.79
Cash Restricted-FSS Escrow	431,792.45
Cash Restricted-HAP	1,851,421.91
Cash Restricted-Trust/Escrow Reser	4,472,835.09
Cash Restricted-ELM Security Depos	13,347.02
Cash Restricted-Endowment/Homec	915,085.62
Cash Restricted-Cochran Program I	222,632.80
Cash Restricted-Rev Bonds Debt Se	25,188.03
Total Restricted Cash	8,246,511.71

TOTAL CASH	25,962,223.66
------------	---------------

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	1,915,648.96
Allowance for Doubtful Accounts-Tenar	-113,898.08
A/R Repayment Agreement	643.65
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R- HUD Lawsuit Settlement	5,395,862.00

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
A/R Other-Private Management	-741.72
Accrued Interest Receivable	7,213.41
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVAB	7,306,654.86
 OTHER CURRENT ASSETS	
Investments-Unrestricted	1,742,134.77
Investments-Restricted	2,709,111.34
Investments Restricted -WC Self Insura	368,696.08
Prepaid Insurance Auto	3,771.58
Prepaid Insurance Property	186,820.64
Prepaid Insurance Liability	10,766.71
Prepaid Insurance Fidelity Bond	902.96
Prepaid Insurance Workers Comp	22,352.85
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,287,053.54
TOTAL OTHER CURRENT ASSETS	6,334,533.39
TOTAL CURRENT ASSETS	39,603,411.91
 NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	404,266.70
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	6,512,604.91
Accum Depreciation-Buildings	-175,000,640.78
Accum Depreciation-Furn & Equip Dwe	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-392,385.42
Accum Depreciation-Vehicles	-296,331.17
Accum Depreciation-Leashold Improver	-233,514.63
Accum Depreciation-Site Improvement	-3,968,866.93
Operations	5,232,339.05
Administration & Other Costs	4,849,742.44
Project Coordinator	1,111,947.49
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
Rent Incentives	1,112,980.00
Training Costs	1,395.88
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	1,678,281.91
Soft Cost Contra	-15,912,595.41
CFG-Hard Cost Contra	-9,851,937.25
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	10,083,806.01
CFG-Dwelling Structure-Soft	57,812.60
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
TOTAL FIXED ASSETS (NET)	80,254,172.94
NOTES, LOANS & MORTGAGES RECEIVABLE	
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
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-64,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-64,000.00
Darst HO- Discount Notes/Amortization	-37,081.89
Darst HO- Discount Notes/Amortization	-94,052.50
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-83,115.55
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-73,796.15
Darst HO- Discount Notes/Amortization	-108,843.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,940.12
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-83,115.55

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	-73,270.00
Darst HO- Discount Notes/Amortization	-100,712.35
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-79,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-82,900.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-88,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	29,588.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00

Balance Sheet

Period = May 2022

Book = Accrual

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

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-49,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-58,600.00
Cochran HO- Discount Notes/Amortizat	-27,040.80
Cochran HO- Discount Notes/Amortizat	-20,280.60
Cochran HO- Discount Notes/Amortizat	-10,981.60
Cochran HO- Discount Notes/Amortizat	-5,440.80
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-39,807.00
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-40,000.00
Notes & Mortgages - SOLAR	495,857.00
Notes & Mortgages - SOLAR	763,951.00
Notes & Mortgages - SOLAR	378,694.00
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECI	81,037,196.68
TOTAL NONCURRENT ASSETS	161,291,369.62
TOTAL ASSETS	200,894,781.53
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-417,462.00

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
A/P Vendors and Contractors	150,520.10
Tenant Security Deposits	296,642.70
Security Deposit Clearing Account	2,238.50
Security Deposit-Pet	1,727.00
PM Employee Deposit	3,600.99
Dental Deduction	-998.18
Retirement Insurance	-173.44
Section 125 Childcare Deduction	1,820.04
Section 125 Medical Deduction	7,038.65
Medical Insurance	-5,960.24
Long Term Disability	97.51
Vision Insurance	412.97
Voluntary/Term Life Ins Deduction	93.77
Colonial Life Ins Deduction	252.58
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	795,000.00
Accrued Interest Payable-Bonds	14.52
Accrued Payroll & Payroll Taxes	86,666.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	9,261.33
Accrued Compensated Absences-Currei	108,994.89
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-19,648.51
TOTAL CURRENT LIABILITIES	1,460,678.23
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	400,660.25
FSS Escrow	456,079.55
Loan Payable LT-Solar Panels	320,293.29
Bonds Payable-Long Term	3,750,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,927,033.09
 TOTAL LIABILITIES	6,387,711.32
 EQUITY	
 RESERVED FUND BALANCE:	
Restricted Net Position	90,510,725.05
Restricted Net Position	49,952.90
TOTAL RESERVED FUND BALANCE	90,560,677.95

Balance Sheet

Period = May 2022

Book = Accrual

	Current Balance
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	74,598,570.73
Unrestricted Net Assets-Retained Earni	28,399,582.80
Unrestricted Net Assets -Retained Earn	948,238.73
TOTAL RETAINED EARNINGS:	103,946,392.26
TOTAL EQUITY	194,507,070.21
TOTAL LIABILITIES AND EQUITY	200,894,781.53

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	512,844.40	3,753,546.78
Utility Reimb.-LIPH	-42,724.00	-292,773.00
Utility Reimbursement Refund	68.00	-499.00
Less: Concessions	0.00	-111.40
Total Rental Income	470,188.40	3,460,163.38
Other Tenant Income		
Cleaning Fee	0.00	-1,481.18
Damages/Maintenance	445.00	3,352.95
Late Charges	23,754.90	173,772.05
Legal Fees - Tenant	-90.00	3,810.00
NSF Charges	0.00	90.00
Tenant Screening	0.00	-302.00
Misc TPA Bal Forward	100.00	800.00
PA account for MiscPABF	-100.00	-800.00
Misc.Tenant Income	-79.00	3,162.98
Vacate Charges	491.00	19,099.50
Total Other Tenant Income	24,521.90	201,504.30
NET TENANT INCOME	494,710.30	3,661,667.68
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,232,570.44	6,352,503.32
HUD PHA Operating Subsidy-COVID	0.00	369,416.27
HUD PHA Operating Grants/Subsidy	248,289.92	1,986,319.86
Capital Fund Revenue	-127,804.83	-1,022,438.64
Capital Fund Revenue-PMC	127,804.83	1,022,438.64
Section 8 HAP Earned	3,804,747.00	30,254,764.00
Section 8 Admin. Fee Income	514,721.00	3,017,709.00
HCV Admin Fee Grant-COVID	0.00	310,970.94
Section 8 -Placement/Issuance Fees	1,000.00	7,250.00
Capital Fund Grants	276,682.02	2,515,719.69
Capital Fund Grants-Soft Costs	81,122.95	2,708,905.67
TOTAL GRANT INCOME	6,159,133.33	47,523,558.75
OTHER INCOME		
Interest Income -Private Management	144.24	1,519.20
Investment Income - Unrestricted	40.27	1,329.32
Investment Inc -Restricted Non-Allocated	131.51	2,637.14
Investment Income - WC Self Insurance	0.00	138.36

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Fraud Recovery PH	0.00	-7,286.96
Market Value Adjustment	-1,215.15	-1,215.15
Non-Dwelling Rent	0.00	8,400.00
Vending Income-Peabody TAB	0.00	61.01
Vending Income-James House TAB	0.00	1,239.67
Vending Income-Euclid TAB	0.00	1,400.35
Vending Income-Parkview	0.00	16,633.62
Vending Income-Lafayette TAB	0.00	927.69
Vending Income-Badenhaus TAB	0.00	259.89
Contributions-Rental	0.00	587.10
Contributions-Circle of Friends (SLU)	0.00	2,441.29
Other Miscellaneous Income	49.02	388,930.18
Other Income-Bank Rent	7,682.56	28,215.87
Other Miscellaneous Income-PMC	0.00	329.48
Pension Forfeitures	27.37	4,261.66
Insurance Proceeds	0.00	487,112.69
PH & HAP FSS Forfeitures	5,888.00	32,639.61
TOTAL OTHER INCOME	12,747.82	970,562.02
TOTAL INCOME	6,666,591.45	52,155,788.45
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	271,034.19	2,209,106.80
Admin Salaries-COVID	0.00	177,330.95
Administrative Salaries	63,158.93	519,385.71
Administrative Salaries-PT	10,225.59	38,269.18
Admin Salaries-Overtime	11.25	28.12
FICA	19,327.47	157,846.41
Health Benefits	40,593.60	310,949.82
Retirement Benefits	31,241.51	251,785.93
Unemployment Insurance	289.75	6,763.16
Long Term Disability	312.42	2,601.87
Dental	1,729.15	13,863.84
Cell Phones	951.86	17,488.70
Beneflex HSA	8,551.04	22,644.57
Cell Phones -COVID	0.00	3,703.30
Employee Benefit Contribution-Admin	5,303.69	71,372.03
WC MO 2nd Injury Fund	0.00	519.70
WC Self-Insurers Qtrly Taxes	53.60	267.20
FICA-COVID	0.00	12,981.92

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
HEALTH BENEFITS- COVID	0.00	18,369.29
RETIREMENT BENEFITS-COVID	0.00	14,517.53
Unemployment Ins-COVID	0.00	12.88
LONG TERM DISABILITY- COVID	0.00	155.30
DENTAL-COVID	0.00	878.73
Total Administrative Salaries	452,784.05	3,850,842.94
Legal Expense		
Legal Services	395.34	4,216.82
Legal Services	1,088.50	10,921.46
Total Legal Expense	1,483.84	15,138.28
Other Admin Expenses		
Staff Training	245.65	6,525.05
Staff Training COVID	0.00	9,200.00
Staff Training	634.99	5,966.19
Travel	0.00	81.65
Auditing Fees	6,272.15	168,373.15
Audit Fees-Allocated	1,106.85	1,106.85
Port Out Admin Fee Paid	1,810.79	14,659.53
Total Other Admin Expenses	10,070.43	205,912.42
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	94.82
Office Supplies	1,804.70	22,686.49
Office Supplies-COVID 19	0.00	1,294.24
Office Supplies	1,248.10	13,898.89
Temporary Admin Labor	8,525.34	19,930.06
Temporary Admin Labor	967.40	4,979.21
Postage	782.94	11,316.93
Postage -Covid	0.00	346.09
Postage	1,560.07	6,777.49
Advertising	2,135.76	12,050.76
Fiscal Agent Fees	0.00	2,500.00
Printing & Publications	1,067.62	2,641.41
Printing & Publications	0.00	480.00
Membership Fees	5,678.85	22,520.88
Telephone	896.69	20,810.89
Telephone -COVID	0.00	337.50
Telephone	4,050.79	84,059.16
Court Costs	255.28	2,554.78
Maint Agreement-Office Equipment	0.00	2,039.38
Maint Agreement-Office Equipment	750.00	5,369.00
Private Management Fees	33,702.92	280,037.30
Professional/Technical Services	54,696.14	547,254.57
Professional/Tech Srv -COVID	0.00	92,737.26
Software License Fees	21,334.88	44,688.05

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Software License Fees	963.19	4,931.25
Internet / Cable	0.00	24,557.61
Computer Supplies	6,799.91	40,440.12
Computer Supplies COVID	0.00	29,785.90
Other Admin Expense	4,185.88	22,933.84
Other Admin-COVID	0.00	1,354.35
Other Admin Expense	593.27	7,615.64
Bank Fees	2,096.61	18,618.81
Bank Fees -FSS	24.98	194.27
Bank Fees	3,778.33	26,676.32
Office Equipment Repairs	0.00	416.98
Subscription-News/Magazines	0.00	149.17
D/A Testings/Results	52.14	1,134.89
Copying Expense	3,653.73	44,522.73
Copy Expense-COVID	0.00	253.03
Copying Expense	500.00	5,082.26
Lease Expense -Non-Allocated	225.55	2,462.75
Landlord Late Fees	0.00	150.00
Allocated OH-Administrative Expense	6,086.26	36,423.16
Allocated OH-Legal Expense	69.76	279.04
Allocated OH-Utilities Expense	748.44	6,457.70
Allocated OH-Materials Expense	50.62	235.32
Allocated OH-Maintenance Expense	1,917.44	9,109.76
Allocated OH-Protective Services Exper	541.20	4,357.73
Allocated OH-Insurance Expense	0.00	18,918.13
Allocated OH-General Expense	17.66	32.54
Total Miscellaneous Admin Expenses	171,762.45	1,508,348.46
TOTAL ADMINISTRATIVE EXPENSES	636,100.77	5,580,242.10
TENANT SERVICES		
Tenant Services Salaries	5,262.81	43,305.06
Tenant Services Sal-COVID	0.00	987.08
FICA	394.68	3,272.47
Health Benefits	721.68	5,580.42
Retirement Benefits	691.46	5,848.73
Unemployment Insurance	-324.08	-213.01
Long Term Disability	7.54	55.04
Dental	36.10	294.67
Cell Phones	46.60	335.12
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
Tenant Srv Rec/Pub/Other	1,500.00	2,677.55

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Tenant Services -Gala	0.00	831.06
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	66.15
Tenant Srv Rec/Pub/Other-James House T	0.00	66.15
Tenant Srv Rec/Pub/Other-Euclid TAB	85.65	151.80
Tenant Srv Rec/Pub/Other-Parkview	392.00	4,832.27
Tenant Srv Rec/Pub/Other-Lafayette TAB	0.00	66.15
Tenant Srv Rec/Pub/Other-Calif Gard TAB	0.00	66.15
Tenant Srv Rec/Pub/Other-Badenhaus TAE	0.00	332.30
Tenant Srv Rec/Pub/Other	0.00	-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	209.67	6,730.67
Tenant Services -COVID	0.00	9,746.02
Tenant Participation Funds	0.00	7,560.00
Tenant Srv Lobby Monitors	2,010.00	15,925.00
Tenant Services -Other	6,000.00	11,517.64
Tenant Services Other-Circle of Friends (SL	0.00	400.00
TOTAL TENANT SERVICES EXPENSES	17,034.11	123,509.12
UTILITIES		
Mixed Finance Utilities	134,335.67	1,069,936.51
Water	42,960.52	189,105.41
Electricity	54,047.37	550,681.53
Gas	23,854.45	186,375.74
Sewer	70,893.44	594,013.82
TOTAL UTILITY EXPENSES	326,091.45	2,590,113.01
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	-459.80	3,515.08
Maintenance Labor-Grounds	36,043.58	302,339.00
Maint Labor -Janitorial Cleaning	47,631.93	402,491.32
Employee Benefit Contribution-Maint.	57,135.77	404,288.70
Maintenance Labor-Overtime	1,234.84	11,970.34
Total General Maint Expense	141,586.32	1,124,604.44
Materials		
Materials COVID	0.00	16,178.61
Materials-Custodial	286.84	571.43
Materials-Custodial	9,017.27	47,033.18
Materials-Electrical	0.00	762.08
Materials-Electrical	10,969.92	26,352.43
Materials-Plumbing	4,233.00	30,613.68
Materials-Tools/Equipment	0.00	7,419.68
Materials-Boiler	1,060.96	9,339.10

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Materials-Other	0.00	7,881.32
Materials Other - Covid	0.00	43.87
Materials-Other	1,210.90	4,129.23
Materials-HVAC	10,190.00	32,815.34
Materials-Gas/Oil Vehicles	0.00	79.94
Materials-Appliances	11,192.29	66,913.40
Materials-Hardware	0.00	2,085.70
Materials-Hardware	1,422.45	9,899.68
Materials-Paint	0.00	237.19
Materials-Paint	2,472.59	4,563.96
Materials-Flooring	725.46	1,663.99
Materials-Cabinets/Countertops Doors/'	251.00	2,964.25
Materials-Cabinets/Countertops Doors/'	2,481.92	36,280.17
Total Materials	55,514.60	307,828.23
Contract Costs		
Contracts COVID	0.00	24,603.12
Contract-Elevators	0.00	421.98
Contract-Elevators	12,618.63	115,962.33
Contract-Trash Removal	6,896.96	33,277.67
Contract-Trash Removal	10,441.26	134,888.13
Contract-Custodian	5,928.25	35,620.71
Contract-Custodian	6,630.99	69,378.04
Contract-Plumbing	0.00	400.00
Contract-Plumbing	18,766.12	71,972.75
Contract-Uniform Cleaning	1,872.24	17,609.73
Contract-Snow Removal	0.00	4,994.60
Contract-Snow Removal	5,665.00	60,308.00
Contract-Grounds/Lawn	1,128.61	8,883.96
Contract-Grounds/Lawn	17,335.41	138,645.22
Contract-Auto Gas	420.33	3,036.66
Contract-Auto Gas	618.57	3,698.81
Contract-HVAC	0.00	2,310.00
Contract-HVAC	6,818.10	53,611.57
Contract-Fire Protection	70.86	3,619.72
Contract-Fire Protection	11,334.43	67,304.53
Contract-Vehicle Repairs	206.26	13,530.95
Contract-Vehicle Repairs	0.00	6,808.05
Contract-Other	0.00	25,628.14
Contract-Other	3,757.40	24,442.29
Contract-Exterior Building Repairs	0.00	806.74
Contract-Exterior Building Repairs-Covi	0.00	1,640.00
Contract-Exterior Building Repairs	1,814.64	4,112.43
Contract-Parking Lot Repairs	38,552.80	51,753.21
Contract-Parking Lot Repairs	-150.00	0.00

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Electrical	1,879.51	5,182.33
Contract-Extermination	276.25	489.77
Contract-Extermination	10,779.00	44,756.00
Contract-Flooring Installation	5,658.30	25,309.94
Contract-Painting/Wall Repairs	11,893.85	98,474.28
Contr-Cabinet/Counters/Door/Windows	0.00	501.00
Cabinet/Doors/Window-COVID 19	0.00	810.05
Contr-Cabinet/Counters/Door/Windows	3,986.40	24,290.22
Contract-Lease Automobiles	1,690.70	17,949.10
Contract-Occupancy Permits	150.00	350.00
Contract-Section 8 Inspections	0.00	84,553.00
Contract-S8 Inspections-COVID	0.00	17,328.00
Contract-Bed Bug Eradication	5,350.00	11,575.00
Total Contract Costs	192,390.87	1,310,838.03
TOTAL MAINTENACE EXPENSES	389,491.79	2,743,270.70
PROTECTIVE SERVICES		
Security Cameras	0.00	10,123.50
Security Alarm Service	0.00	575.54
Security Alarm Service	25.50	5,750.62
Security/Law Enforcement	31,413.44	196,028.45
Security Enforcement-Police	3,066.80	24,168.47
Security Enforcement-COVID	0.00	250.00
TOTAL PROTECTIVE SERVICES	34,505.74	236,896.58
INSURANCE PREMIUMS		
Workers Comp Claims	0.00	24,590.34
Auto Insurance	942.93	15,955.44
Auto Insurance -COVID	0.00	37,342.97
Auto Insurance	585.43	5,606.12
Property Insurance	46,705.22	373,641.76
Fidelity Bond Insurance	225.73	1,805.84
Fidelity Bond Insurance	1,401.32	9,714.22
Liability Insurance	0.00	1,270.00
Liability Insurance-Covid	0.00	210,001.99
Excess Workers Comp Insurance	3,193.27	28,598.93
Excess Workers Comp Insurance	5,151.76	35,078.32
TOTAL INSURANCE PREMIUMS	58,205.66	743,605.93
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	38.00
Bad Debt-Tenant Rents	0.00	404.00
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	50,562.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	76,375.00

Income Statement

Period = May 2022

Book = Accrual

	Period to Date	Year to Date
Other General Expense	216,034.07	1,927,541.27
Other General Expense	0.00	55.00
PH FSS Escrow Expense	5,405.00	74,990.00
ACC Reserve Shortfall Disbursement	0.00	626,202.37
TOTAL GENERAL EXPENSES	221,439.07	2,756,317.64
TOTAL OPERATING EXPENSES	1,682,868.59	14,773,955.08
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	0.00	2,950.00
Casualty Loss Expense	0.00	465,570.03
TOTAL EXTRAORDINARY EXPENSES	0.00	468,520.03
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,610,638.96	29,253,437.00
Tenant Utility Payments-Voucher	168,661.86	1,303,293.86
Portable Out HAP Payments	51,848.00	420,800.39
FSS Escrow Payments	236.00	61,107.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,831,384.82	31,038,638.25
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	0.00	1,514,043.43
Equity Transfer Capital Assets OUT	0.00	1,514,043.43
Operating Transfers IN	0.00	1,533,658.00
Operating Transfers OUT	0.00	1,533,658.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
TOTAL NON-OPERATING ITEMS	3,831,384.82	31,507,158.28
UTILITY CONSUMPTION		
Water Consumption	24,865.95	104,914.82
Water Consumption Contra	24,865.95	104,914.82
Electric Consumption	677,012.00	6,880,793.00
Electric Consumption Contra	677,012.00	6,880,554.00
Gas Consumption	18,169.00	176,132.00
Gas Consumption Contra	18,169.00	176,132.00
Sewer Consumption	12,494.00	104,947.00
Sewer Consumption Contra	12,494.00	104,786.00
TOTAL UTILITY CONSUMPTION	0.00	400.00
TOTAL EXPENSES	5,514,253.41	46,281,513.36
NET INCOME	1,152,338.04	5,874,275.09

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: July 13, 2022

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the months of May and June 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. Each firm was invited to make an in-person presentation to the Selection Committee on June 13th, 14th, and 15th and were given two hours to present and two hours to answer questions. The committee is in the process of scoring the firms and determining which should be chosen to enter negotiations with to become the Master Developer of the Clinton-Peabody Apartments.

Safety & Security Grant Application (Parkview) – A Safety and Security Grant application was sent in June requesting funding for a card access system for Parkview Apartments. The application detailed the need for additional security at Parkview and how a card access system could prevent unauthorized people from entering the building. A response to the application is expected in the fall.

Physical Needs Assessment & Energy Audit (PNA) – Draft reports have been received from Bureau Veritas for the Section 18 applications on Hodiadmont and Clinton-Peabody. SLHA staff are reviewing the reports and will be offering additional detail that will be incorporated.

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 has requested additional environmental activities be undertaken by SLHA before final approval is granted. The Missouri Department of Natural Resources needs one final response from a federal agency before it can begin the work of drafting a plan for the clean-up of the site.

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. Development and Modernization staff received no public comments from the public meetings held.

ACC Award 2022 – Development and Modernization staff received notice of the 2022 ACC grant from HUD in May. The ACC submission was presented to the SLHA Board in June and Resolution 2942 was approved.

Completed and Ongoing Projects

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – Four single-family units in Walnut Park currently in modernization status and will receive comprehensive renovations. A purchase order for services has been issued to Unified Contracting Services who will perform the necessary repairs. Work on all four units began in June with a 60-day duration for all four units.

Cochran Gardens Mini-Mall – The Cochran Gardens Mini-Mall will be undergoing select demolition and repairs in July.

Parkview Parking Deck Evaluation – Stabilization efforts on the Parkview Parking Deck were completed in May. Development and Modernization staff are currently working on a permanent solution for the parking deck.

Parkview Building Exterior Repairs – This project includes the stabilization of spalling concrete and necessary repair of the failed caulk around window seals on the exterior of the building. Work began in earnest on the exterior caulking and concrete repair in May and is ongoing.

McMillan Manor (Northside Scattered Site (NSSS)) – Work began on the 10 vacant units in March and the project was completed in June. Final occupancy inspections by the City will be performed in July.

Lookaway Exterior Building Repairs – The construction process is on-going for new siding at Lookaway. Preparation work was completed in June, with sidewalk repairs and tree trimming. All siding products are on site and will begin to be installed in July. Project completion is currently scheduled for mid-November.

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

Clinton-Peabody Emergency Lighting Repairs – All emergency lighting repairs were completed in June.

Hodiamont Board Up – The property was boarded up and fenced in June. Development and Modernization staff are monitoring the site until a Section 18 application can be submitted to HUD and approved for disposition.

LaSaison Phase I – LaSaison Phase I has completed construction of five single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the

homes and four of the properties have transferred ownership. One unit remains for transfer in Phase I.

LaSaison Phase II – Work began in April to clear title issues related to the remaining five parcels. The title issues have been resolved and will be given to the developer in July.

Contract Award Recommendations

Euclid Plaza Roof Replacement and Exterior Repairs – Two 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. Recommendation will be made for Raineri Construction as the apparent low bidder. The contract is under review for signature. It is expected to be fully executed in July.

Solicitations

General Architectural and Engineering Services – Five proposals were received on April 28, 2022. The Review Committee for the solicitation has evaluated each of the proposals and invited the responding firms for interviews in July.

Lafayette Townhomes (2900 Park) – This project has been evaluated for structural issues in the building. The results of the evaluation show a need for shoring of the building and additional repairs. Bid documents for the repair of this four-unit building were completed in April. The solicitation for 2900 Park was issued in June and proposals are due at the end of July.

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 has been acknowledged and received in December 2021. The acquisition plan and bid documents were submitted in April and the solicitation was released to the contracting community in June. Bids are due back in July.

Re-Solicitations

Parkview Elevator Replacement – 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 approved in April. Release of the re-solicitation will occur in early July. Bids for the project are due in early-August.

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 design work will be complete in July and the project will be resolicited in August.

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 fire damaged units. An approved environmental review is required before the project can be officially awarded. (See Environmental Reviews.)

**DEVELOPMENT AND MODERNIZATION
JUNE MONTHLY ACTIVITY REPORT**

7/13/2022

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

7/13/2022

7/13/2022

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

7/13/2022

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	71%		
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> 90%	
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> 100%	
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 JUNE MONTHLY ACTIVITY REPORT

7/13/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
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	The solicitation was released to the public on 6/24/22. A Pre-Bid Site Visits was held on 6/3/22 and the bids are due on 7/28/22.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The solicitation will be released to the public on 7/5/22. Bids will be due 8/11/22.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	Work on this project is on-going. Repairs have been completed at 50% of the residential windows. Concrete and structural repairs are schedule to begin in July.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	The project is complete
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	The contract with Raineri Construction has been executed in June. The pre-construction meeting will be held in mid-July. Long lead items will be ordered immediately for this project.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has had temporary shoring installed to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
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	Modernization staff has engaged an architect to add stair repair to the project scope of work. This project is expected to be re-solicited once this additional scope of repair work has been completed.
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 installation of replacement siding is scheduled to begin during the second week of July. Tree trimming around the townhomes is scheduled to begin during the first week in July. Concrete sidewalk repairs are on-going. This project completion is currently scheduled for mid-November.

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

7/13/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
				ng	cted	
				Units	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 18 bldgs. Roofing is completed on 21 bldgs. Drywall installed in 17 bldgs. and ongoing in 2 bldgs. Windows installed in 21 bldgs. Siding is complete on 15 bldgs. Interior painting prime completed in 18 bldgs. Interior doors installed in 15 bldgs. Interior carpentry finishes completed in 16 bldgs. Punch completed on 13 bldgs.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	Five homes are complete and occupied. Homebuyer closings are completed on 4 homes and 1 home will close in early 2022.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment	2790		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 proposals are currently being reviewed by SLHA staff for completeness and responsiveness.
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	All residents have been relocated. All units have been boarded up and a security fence was installed around the perimeter of the property.
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 started 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. All ten units have been punched. Punch list items ongoing.

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Progress Photos



Parkview Exterior Building Repairs



Parkview Exterior Building Repairs



Lookaway Exterior Improvements



Preservation Square, Phase I

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

At 6/30/2022

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	29-Apr-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	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	9,949,106.19	77,172.81	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	7,315,329.07	1,472,514.93	5,134,418.77	3,653,425.23	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	552,832.07	7,759,176.93	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	0.00	123,277.00	0.00	123,277.00	9-Sep-2023	9-Sep-2023
MO36E00150122	567	9,596,182.00	0.00	9,596,182.00	0.00	9,596,182.00	23-May-2025	23-May-2027
Totals		\$69,453,346.00	\$40,897,382.87	\$28,555,963.13	\$37,105,769.35	\$32,347,576.65		
			58.9%		53.4%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: July 13, 2022

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

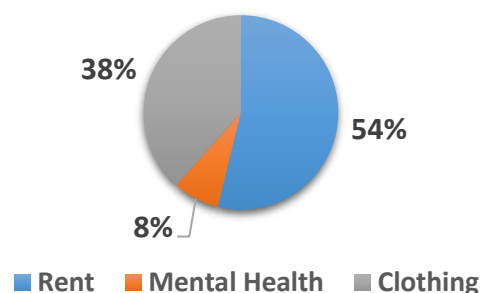
For the month of June 2022, the Service Coordinators made referrals for rental assistance (SAFHR and St. Louis Emergency Rent Assistance Program), utility assistance (Urban League and People's Community Action Corporation, both LIHEAP programs), homeownership (Urban League), food pantry (Operation Food Search, People's Community Action Corporation (PCAC), financial literacy (LifeWise), employment assistance (Employment Connection), and summer meal assistance (Influence Church).

The Saint Louis Housing Authority (SLHA) collaborated with Youth and Family Center (YFC) and the St. Louis Metropolitan Police department (SLMPD) to provide a resource fair and block party on June 18, 2022. There were 100 residents in attendance who received information on employment, healthcare, and other educational organizations. Families were able to enjoy the Polar Pop Truck and bounce house provided by SLMPD, as well as food and a Taekwondo demonstration provided by SLHA. *(Pictures below).*

The parenting class sponsored by Places for People was completed on June 2, 2022. The program graduated nine parents/grandparents who received certificates of completion, as well as gift cards. The program is anticipated to resume in fall 2022.

Caseload management: 119 participants.

Top 3 Resource Referrals June 2022



Seniors/ Disabled

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

Referral Type	Source	Number
Medicaid/Medicare	Family Service	4
Housekeeping / Chore services	Area on Aging	2
Mental Health / Substance Use	Hopewell	2

Meals on Wheels Delivered – 193

As of June 2022, the St. Louis Housing Authority (SLHA) was awarded a St. Louis City Senior Fund grant for one year, beginning the fiscal year of 2022. This grant will allow SLHA to support new and existing Circle of Friends groups at public housing developments.



Cardinals' baseball tickets are available for select games in June, July, and August. Those interested should contact Marvin Bostic, Elderly and Disability Coordinator.

FSS

As of June 2022, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program has fifty-two (52) participants, thirty-five (35) with escrow accounts and thirteen (13) are actively receiving a monthly escrow credit. There are thirty-one (31) participants in the Public Housing Family Self-Sufficiency program, of which seventeen (17) have escrow accounts and twelve (12) are actively receiving a monthly escrow credit.

Throughout the month of June, the FSS Coordinators completed extensive training for their respective positions. On June 18, 2022, both the Housing Choice Voucher (HCV) coordinator and the Public-Housing (PH) coordinator educated residents at the resource fair held on June 18, 2022 about the Family Self-Sufficiency (FSS) program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	52	35	0	63.6%
PH	31	17	0	54.8%

FSS Program	Average Escrow			
	Monthly	Total	%Change	
HCV	\$ 131.62	\$ 5,030.15	0.02	
PH	\$ 155.80	\$ 5,913.90	(0.03)	

The average total Public Housing escrow has increased over a six month period. In addition, Housing Choice Voucher escrow accounts have increased as well. This can be attributed to increased monthly deposits to the escrow accounts and the longevity of the escrow accounts.

SLHA and the FSS Coordinators hosted the quarterly Program Coordinating Committee (PCC) meeting on June 21, 2022. The PCC meeting included a presentation by Paraquad, a new member of the PCC. The following organizations were in attendance; Resident Initiatives Department, People's Community Action Corporation, College Kids (new provider/participant), Catholic Charities, Places for People, and Affinia Health.

TABs

On June 15, 2022, at 10:30 a.m. the St. Louis Tenant Affairs Board (City-Wide Tenant Association Board) held their monthly meeting. During this meeting, Edith Guthrie was voted Vice-President and Edgar Bryant was voted secretary. There was also a presentation from All About Care. The organization spoke about health and digital inclusion services. The next St. Louis Tenant Affairs Board meeting will be held July 20, 2022 at 10:30 a.m. via Zoom.

Upcoming Events/Goals

The Service Coordinators will continue visiting developments and signing families up for rental assistance through State Assistance for Housing Relief (SAFHR). Also, the Resident Initiatives Department is applying for the ROSS Service Coordinator grant, which employs both Service Coordinators. Ross Service Coordinators provide a one-on-one assessment for residents based on their needs, which can include childcare, higher education, goal setting, rental assistance, employment opportunities, and other support services.

Pictures:



Representatives from
Employment Connection



St. Louis Metropolitan Police Department



Children jumping in the bounce house



SLHA Executive Director “breaking boards” alongside our children!



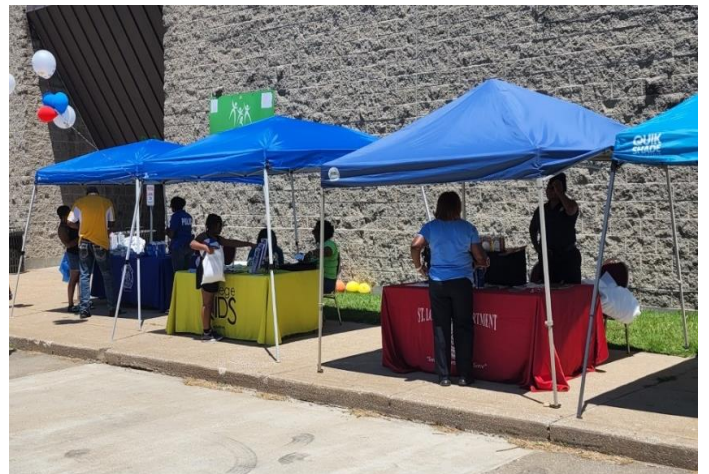
Children participating in a taekwondo demonstration



The Polar Pop Truck has arrived to serve ice cream



RI Department Intern and FSS-HCV Coordinator enjoying the event



Multiple vendors at the event

LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: July 13, 2022

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

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. A virtual pre-bid meeting was held on September 21, 2021. Bids were 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 of 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. On May 13, 2022, the recommendation for award was approved. A Notice of Award was issued to Ranieri Construction, LLC on May 24, 2022 for a base contract amount of \$940,140. The proposed contract for execution was routed for approval on June 24, 2022.

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 this 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 bid due date to October 21, 2021. Addendum No. 3 was issued on October 4, 2021 to move the pre-bid conference to the afternoon time of 1:30 pm on October 5, 2021. Addendum No. 4 was issued on October 19, 2021, extending the bid due date pending additional changes to the project design and specifications, as well as the pending approval of 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 this solicitation. The Modernization and Development department cancelled the 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. Solicitation RD 21-03 is hereby canceled and replaced with RD 22-04.

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 the 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. Five (5) proposals were received on April 28, 2022. The Modernization and Development department completed the due diligence review and received approval for a five (5) member evaluation team on June 8, 2022. The initial evaluation committee meeting was held on June 21, 2022. A progress meeting with the committee is scheduled for July 11, 2022.

RD 21-09 Invitation for Bids (IFB) for Hodiamont Unit Renovations and Repairs. The Acquisition and Solicitation Plan was approved on June 25, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. However, all activities related to this IFB are on hold until such time the site is made

safe for access by staff and contractors. A reevaluation of the scope of work to address changing conditions is underway. All residents have been relocated. Units have been boarded up and a security fence has been installed.

RD 21-13 Invitation for Bids (IFB) for Badenhause 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 this solicitation. The solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project. The project is anticipated to be released in August 2022.

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. This solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project. The A&E consultant is working on revising the scope of work. The project is anticipated for released in July 2022.

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. Evaluation Committee meetings are ongoing. In-person proposal presentations were held on June 13th, 14th and 15th. The Evaluation Committee is finalizing their evaluation forms.

RD 22-04 Request for Proposals (RFP) for Parkview Elevator Replacement. The Acquisition and Solicitation Plan was approved on June 13, 2022. The RFP was advertised in the June 23, 2022 edition of the St. Louis American and in the June 26, 2022 edition of the St. Louis Post-Dispatch. The IFB was released on June 23, 2022 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 30, 2022. Proposals are due July 26, 2022.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: July 13, 2022

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JUNE 30, 2022

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
65	0	0	65

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Alia Davis	Contract and Compliance Specialist (Financial)
Dream Dennis	FSS Program Coordinator S8
Carla Matthews	Contract and Compliance Specialist (Programmatic)
Ron Neal	Groundskeeper
Vera Wren	FSS Program Coordinator PH

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Bridgette Harvey	Acting Director of Finance	Accounting Manager

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT**Number of Position Vacancies Published This Month: 2****Number of Position Vacancies Carried Over From Previous Month: 6****Applications****Received This Month****Position Vacancies Published this Month:**

Accountant	7
Senior Maintenance Technician	1

Additional Applications Received this Month:

Accounts Payable Specialist	14
Client Analyst	27
Director of Operations HCV	10
Financial Analyst	1
Groundskeeper	12
HQS Inspector	21

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Dream Dennis	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Ron Neal	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Carla Matthews	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Alia Davis	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Sarah Hugg-Turner	Procurement & Contract Management Virtual Classroom	12.0

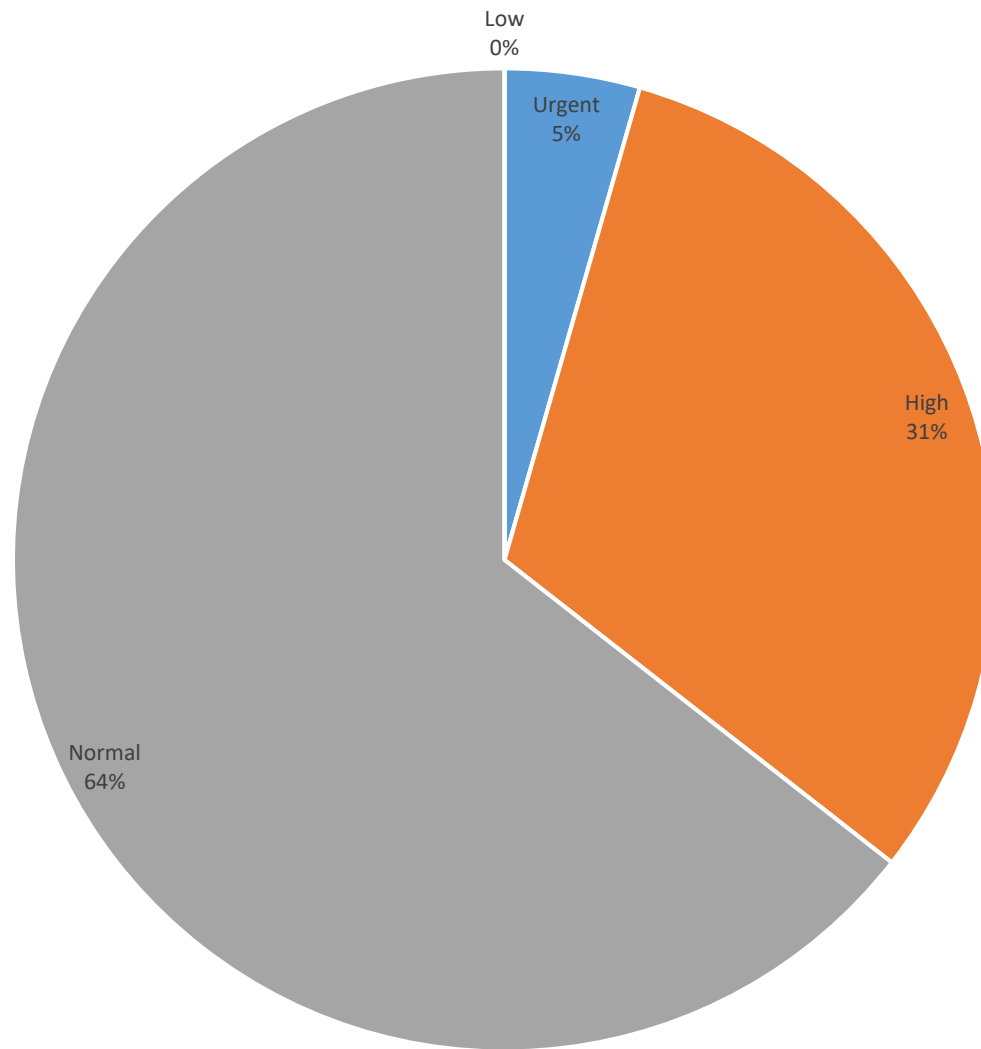
EMPLOYEE TRAINING OUT- OF- STATE:

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

SUMMARY OF COMPLAINTS

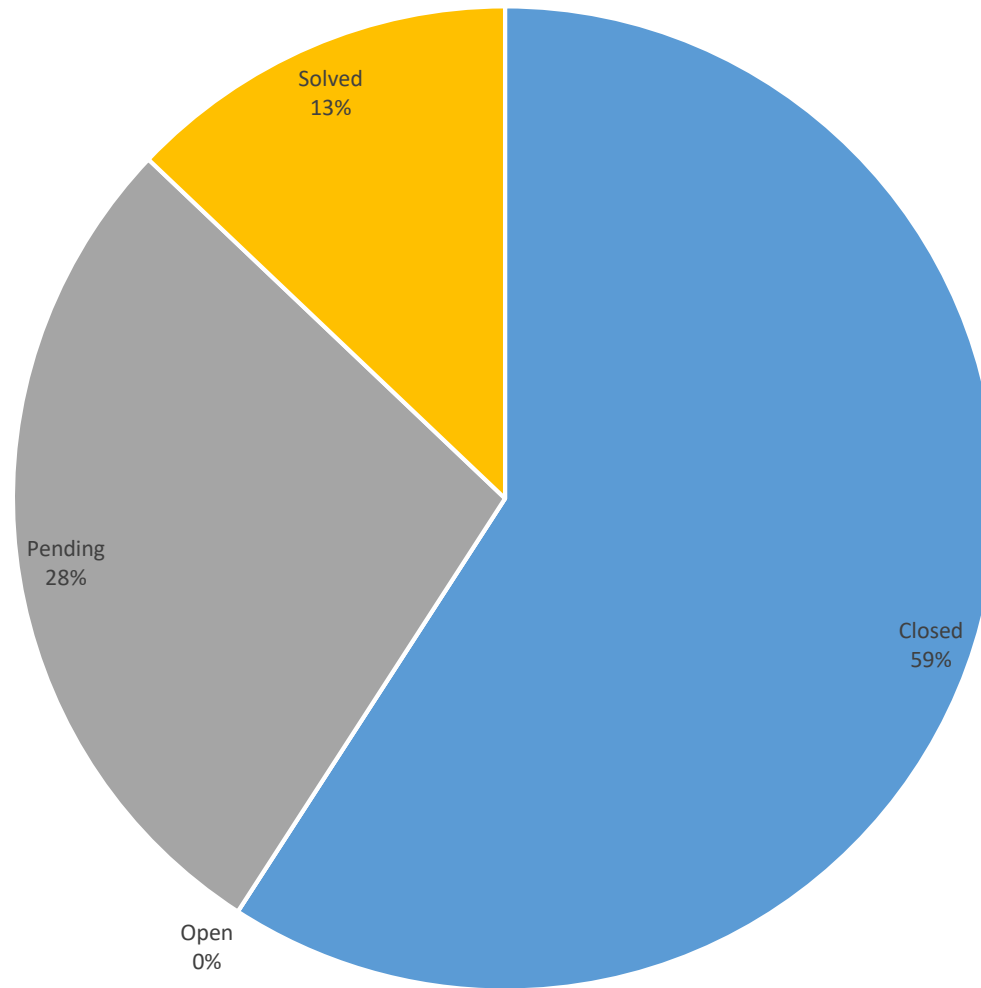
JUNE 2022

Priority

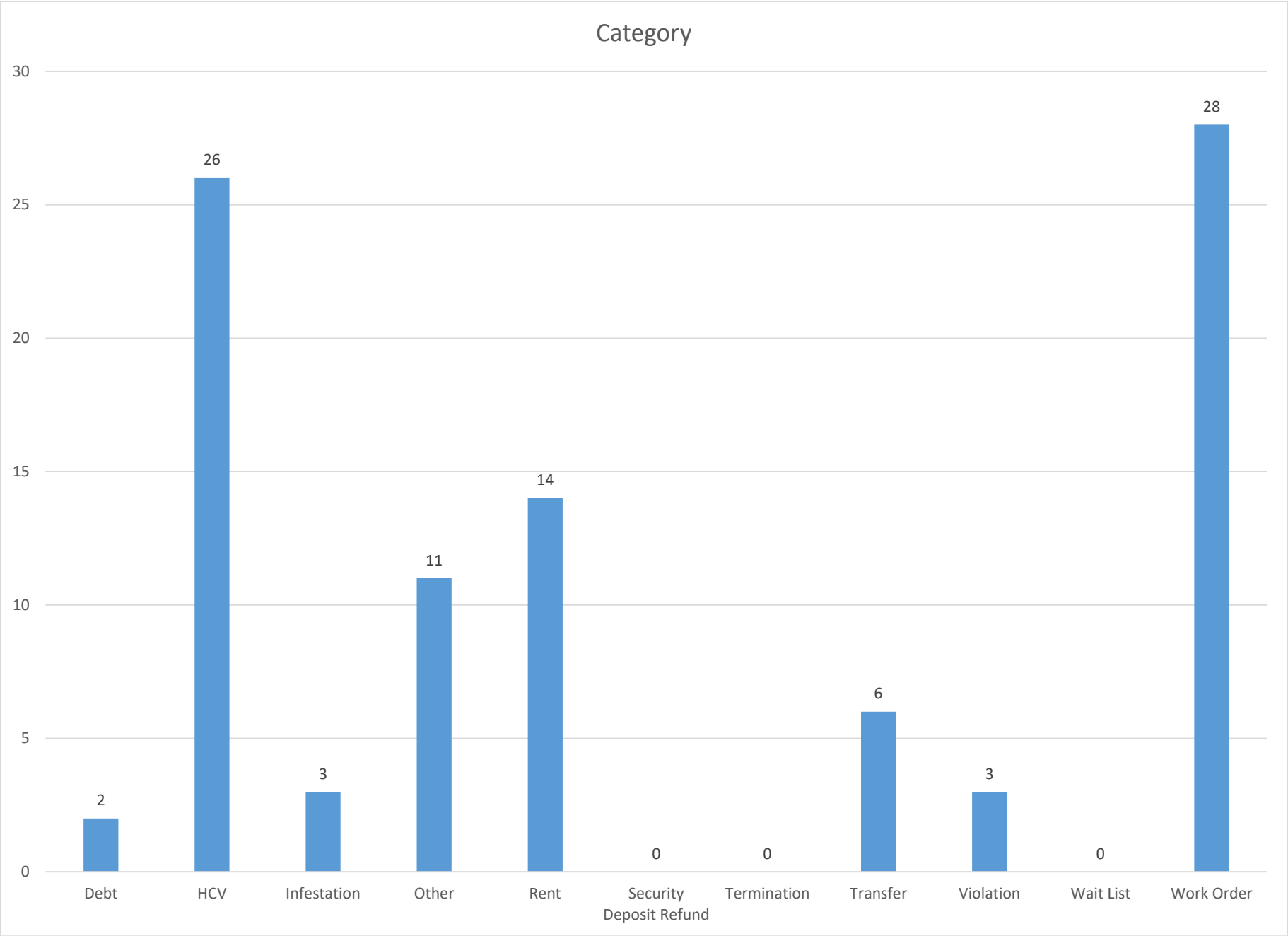


■ Urgent ■ High ■ Normal ■ Low

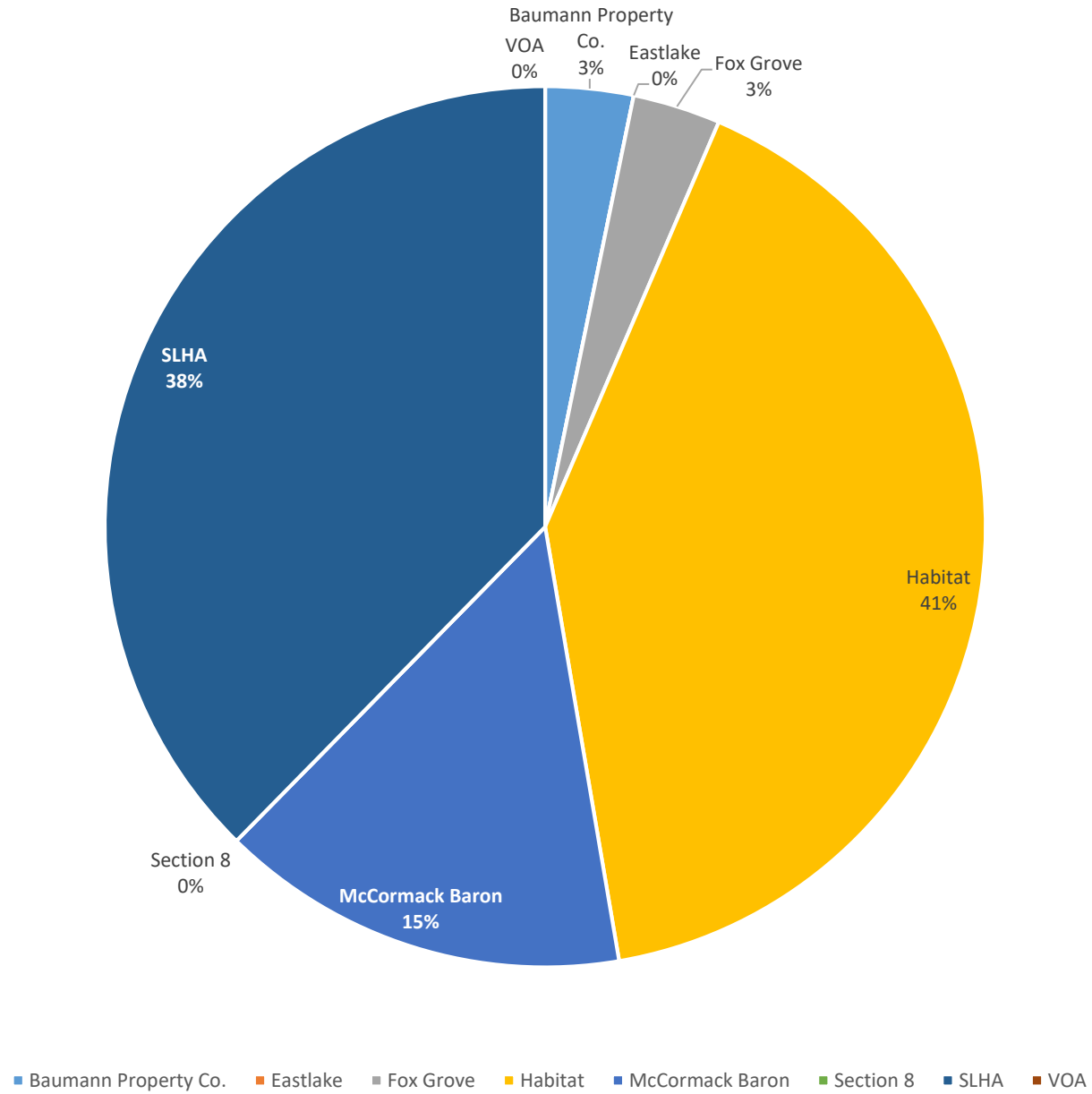
Status



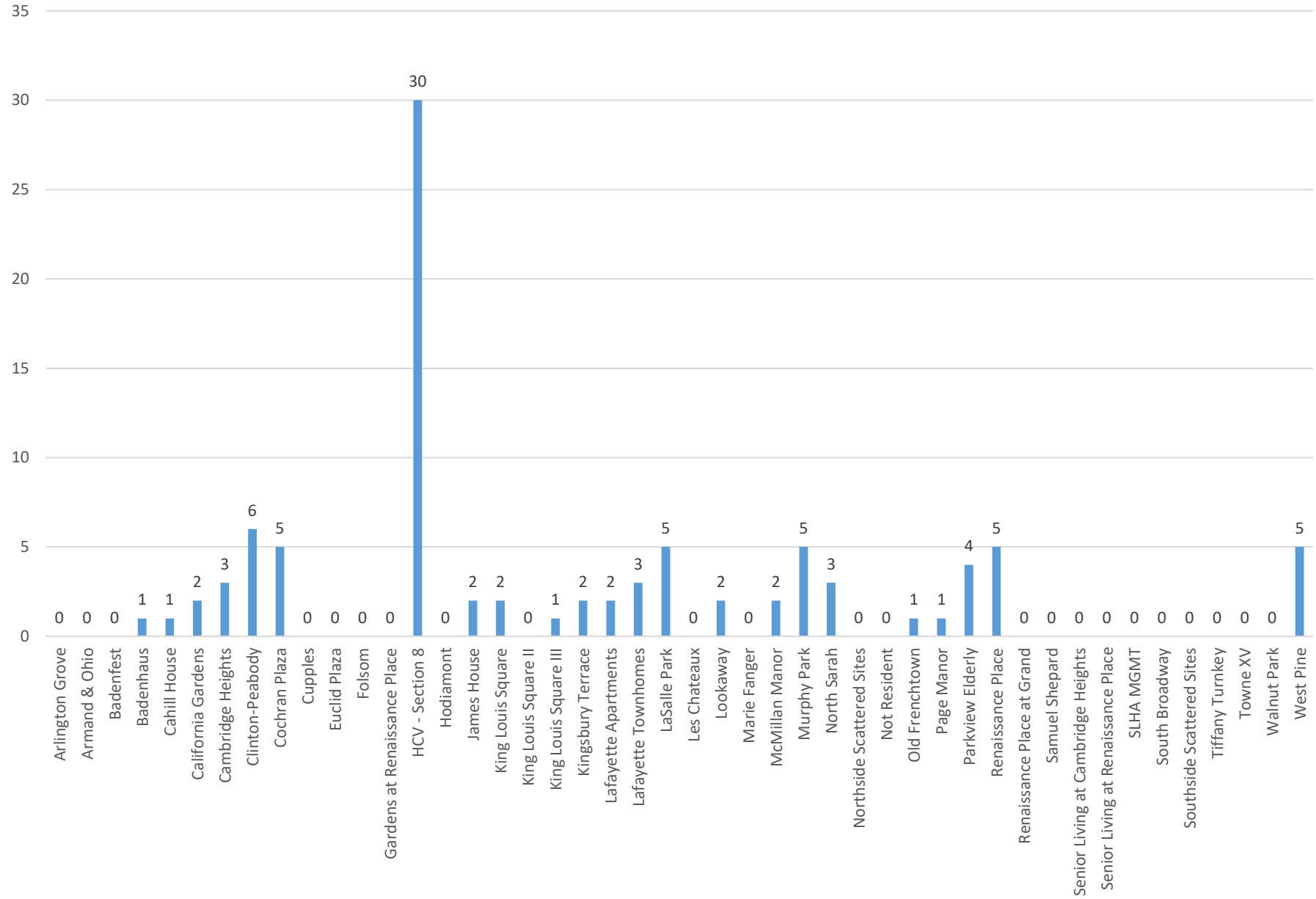
■ Closed ■ Open ■ Pending ■ Solved



PMC



Development



COMPLIANCE



Department of Operations

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

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

Date: July 13, 2022

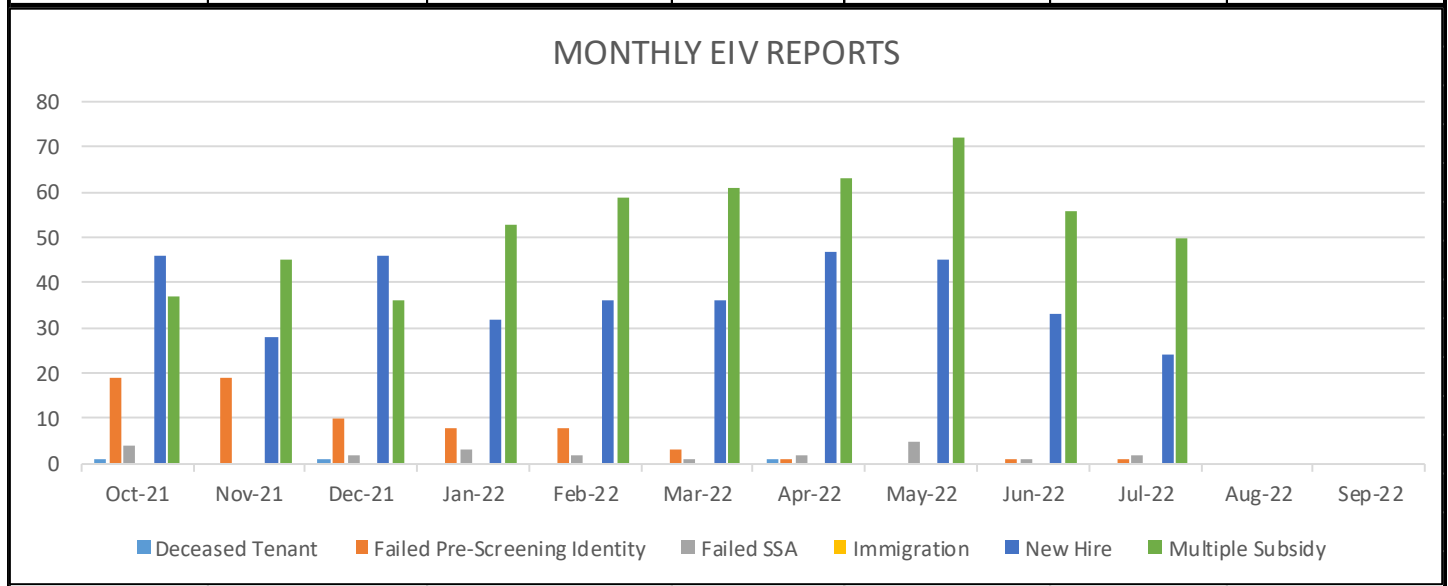
Subject: Compliance Board Report

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 July 2022:

<i>(Data by household)</i>	Public Housing	Housing Choice Voucher
Deceased Tenant <i>(matched on SSA death master file)</i>	0	2
Identity Verification <i>(failed SSA pre-screen, personal identifiers)</i>	1	23
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	2	3
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	24	86
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	50	50

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	0	1	1	0	33	56
Jul-22	0	1	2	0	24	50
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	0	13	2	0	116	56
Jul-22	2	23	3	0	86	50
Aug-22						
Sep-22						

