



ST. LOUIS
HOUSING
AUTHORITY

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MONTHLY ACTIVITY REPORTS

August 2022

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: September 16, 2022

Subject: Monthly Activities Report

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

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Work Order Emergency Activity Report
- Work Order Non-Emergency Activity Report
- Move-Out Analysis
- Demographic Summary Report
- Public Housing Cash Activity as of 7/31/2022
- Public Housing AMP Budgets as of 7/31/2022
- Financial Condition Indicators as of 7/31/2022
- Management Operations Indicator as of 7/31/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 7/31/2022
- HCV Budget as of 7/31/2022
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- HCV Demographic Summary Report

III. Finance

- Income Statement as of 7/31/2022

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Human Resources Activities

VIII. Complaint Report

IX. Compliance

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Alana C. Green, Executive Director

FROM: Paul Werner, Acting Director of Operations for Public Housing

DATE: September 7, 2022

SUBJECT: Asset Management Board Report

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

Management Transition/The Habitat Co. As of October 1, 2021, 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 of cooperation resulted in challenges for THC, including outstanding bills, deferred maintenance, a large number of vacant units and missing resident files. THC continues to hire staff, despite COVID-related hiring challenges, to fill vacancies, including assistant community managers, maintenance technicians and janitorial positions.

Public Housing Assessment (PHA) Indicators. In order to monitor performance of SLHA's public housing portfolio, Asset Management utilizes a monthly scorecard to track key performance indicators (occupancy, late recertifications, receivables, and work orders). 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 conduct regular inspections of all public housing developments.
- **Management** – Starting in June, Asset Management has conducted weekly meetings with targeted sites that have low occupancy (<97%) to increase occupancy and track progress readying vacant units, contacting applicants from the waitlist and completing move-ins.

Northside Scattered Sites. While SLHA hired a groundskeeper in June, NSSS continues to have challenges identifying quality candidates for maintenance and currently has two vacant maintenance positions. Until qualified staff can be hired, NSSS plans to utilize contractors and staffing services 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.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2021 Occupied	Occ. %	Offline	11/1/2021 Occupied	Occ. %	Offline	12/1/2021 Occupied	Occ. %	Offline	1/1/2022 Occupied	Occ. %	Offline	2/1/2022 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	27	235	71%	27	235	71%	27	228	69%	27	228	69%	27	220	66%
340	MO001000034	LaSalle Park	148	1	140	95%	1	142	97%	1	140	95%	2	138	95%	2	138	95%
370	MO001000037	Cochran Plaza	78		70	90%		69	88%		68	87%		66	85%		66	85%
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		24	92%		24	92%		22	85%
230		California Gardens	28		25	89%		25	89%		24	86%		24	86%		24	86%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6		5	83%		5	83%		5	83%		5	83%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	4	31	91%	4	32	94%	4	31	91%	4	31	91%	4	31	91%
421		Tiffany Turnkey	25		24	96%		24	96%		24	96%		25	100%		25	100%
150	MO001000041	Towne XV	8		8	100%		8	100%		8	100%		6	75%		6	75%
160		McMillan Manor	20	6	10	71%	6	10	71%	6	10	71%	6	10	71%	8	10	83%
260		Page Manor	10		9	90%		9	90%		9	90%		8	80%		6	60%
381		Samuel Shepard	16	3	12	92%	3	12	92%	3	12	92%	3	12	92%	3	12	92%
383		Cupples	4	1	3	100%	1	3	100%	1	3	100%	1	3	100%	1	3	100%
384		Hodiamont	22	7	14	93%	7	14	93%	7	14	93%	8	12	86%	10	10	83%
411		Walnut Park	13	4	8	89%	4	8	89%	4	8	89%	4	8	89%	4	8	89%
412		Lookaway	17		16	94%		15	88%		15	88%		17	100%		17	100%
510	MO001000052	McMillan Manor II	18	2	15	94%	2	15	94%	2	15	94%	2	16	100%	2	16	100%
520		King Louis III	24	1	22	96%	1	22	96%	1	22	96%	2	22	100%	2	21	95%
470		King Louis Square	36		35	97%		35	97%		35	97%		34	94%		34	94%
490		King Louis Square II	44	2	40	95%	2	39	93%	2	39	93%	2	38	90%	2	36	86%
440		Murphy Park I	93		76	82%		77	83%		77	83%		77	83%		76	82%
450		Murphy Park II	64		55	86%		55	86%		55	86%		55	86%		55	86%
460		Murphy Park III	65		61	94%		60	92%		60	92%		60	92%		61	94%
500		Renaissance PI @ Grand	62		59	95%		58	94%		58	94%		59	95%		57	92%
540	MO001000054	Sr. Living at Renaissance PI	75		72	96%		75	100%		72	96%		72	96%		73	97%
550	MO001000055	Gardens at Renaissance PI	22		22	100%		20	91%		20	91%		22	100%		22	100%
560	MO001000056	Cahill House	80		76	95%		78	98%		76	95%		76	95%		76	95%
570	MO001000057	Renaissance PI @ Grand II	36	3	29	88%	3	30	91%	3	30	91%	3	28	85%	3	29	88%
590	MO001000059	Renaissance Place @ Grand III	50		47	94%		48	96%		48	96%		47	94%		49	98%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		71	95%		70	93%		72	96%		71	95%
630	MO001000063	Arlington Grove	70		58	83%		60	86%		59	84%		60	86%		61	87%
640	MO001000064	North Sarah	59		53	90%		52	88%		52	88%		53	90%		54	92%
650	MO001000065	North Sarah II	46		42	91%		41	89%		41	89%		41	89%		41	89%
660	MO001000066	North Sarah III	35		34	97%		34	97%		33	94%		33	94%		33	94%
580	MO001000058	Cambridge Heights	46	3	33	77%	3	33	77%	3	33	77%	3	34	79%	3	33	77%
600	MO001000060	Cambridge Heights II	44		31	70%		32	73%		31	70%		31	70%		31	70%
100	MO001000010	James House	126		118	94%		120	95%		119	94%		116	92%		118	94%
132	MO001000013	Euclid Plaza Elderly	108		106	98%		105	97%		105	97%		108	100%		105	97%
170	MO001000017	West Pine	99	1	94	96%	1	95	97%		94	95%		95	96%		93	94%
190	MO001000019	Parkview Elderly	295	10	264	93%	10	270	95%	10	264	93%	10	262	92%	10	265	93%
280	MO001000028	Badenhaus Elderly	100		95	95%		96	96%		95	95%		95	95%		93	93%
390		Badenfest Elderly	21		21	100%		21	100%		21	100%		20	95%		20	95%
661	MO001000061	Kingsbury Terrace	120		113	94%		115	96%		114	95%		113	94%		114	95%
480	MO001000048	Les Chateaux	40	1	34	87%	1	34	87%	1	33	85%	1	34	87%	1	33	85%
	TOTAL		2,790	77	2,431		77	2,447		76	2,413		79	2,409		83	2,392	

Please Note - The format of the Occupancy Report has been updated to include the number of units currently approved by HUD for Modernization Status. After approval from HUD, these units are not monthly Occupancy Calculation.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	3/1/2022			4/1/2022			5/1/2022			6/1/2022			7/1/2022		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	27	218	66%	27	214	65%	28	212	64%	28	212	64%	32	207	63%
340	MO001000034	LaSalle Park	148	2	141	97%	2	143	98%	2	143	98%	2	143	98%	2	142	97%
370	MO001000037	Cochran Plaza	78		66	85%		67	86%	7	67	94%	7	65	92%	7	65	92%
220	MO001000038	Lafayette Apartments	26		22	85%		23	88%		23	88%		24	92%		23	88%
230		California Gardens	28		23	82%		23	82%		23	82%		23	82%		22	79%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6		5	83%		5	83%		5	83%		5	83%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	4	31	91%	4	31	91%	4	31	91%	4	31	91%	4	27	79%
421		Tiffany Turnkey	25		25	100%		24	96%		24	96%		24	96%		24	96%
150	MO001000041	Towne XV	8		6	75%		5	63%	1	5	71%	2	5	83%	2	5	83%
160		McMillan Manor	20	8	10	83%	8	9	75%	8	9	75%	6	11	79%	5	12	80%
260		Page Manor	10		6	60%		5	50%		5	50%		5	50%		5	50%
381		Samuel Shepard	16	3	12	92%	3	12	92%	3	12	92%	3	12	92%	3	12	92%
383		Cupples	4	1	3	100%	1	3	100%	1	3	100%	1	3	100%	1	3	100%
384		Hodiamont	22	10	10	83%	13	6	67%	16	4	67%	22	0	-	22	0	-
411		Walnut Park	13	4	8	89%	4	8	89%	4	8	89%	4	9	100%	4	8	89%
412		Lookaway	17		17	100%		16	94%		16	94%		17	100%		16	94%
510		McMillan Manor II	18	2	16	100%	2	16	100%	2	16	100%	1	16	94%	0	18	100%
520	MO001000052	King Louis III	24	2	21	95%	2	20	91%	2	20	91%	2	20	91%	2	20	91%
470	MO001000047	King Louis Square	36		34	94%		35	97%		35	97%		36	100%		34	94%
490	MO001000049	King Louis Square II	44	2	37	88%	2	37	88%	2	37	88%	2	38	90%	2	39	93%
440	MO001000044	Murphy Park I	93		76	82%		80	86%		80	86%		79	85%		80	86%
450	MO001000045	Murphy Park II	64		54	84%		56	88%		55	86%		54	84%		52	81%
460	MO001000046	Murphy Park III	65		60	92%		61	94%		61	94%		60	92%		59	91%
500	MO001000050	Renaissance PI @ Grand	62		57	92%		61	98%		61	98%		62	100%		59	95%
540	MO001000054	Sr. Living at Renaissance PI	75		71	95%		70	93%		70	93%		68	91%		67	89%
550	MO001000055	Gardens at Renaissance PI	22		22	100%		22	100%		22	100%		21	95%		21	95%
560	MO001000056	Cahill House	80		78	98%		76	95%	1	76	96%	1	76	96%	1	75	95%
570	MO001000057	Renaissance PI @ Grand II	36	3	29	88%	3	31	94%	3	31	94%	3	31	94%	3	29	88%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		46	92%		47	94%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		71	95%		72	96%		73	97%		73	97%
630	MO001000063	Arlington Grove	70		62	89%		63	90%		63	90%		63	90%		63	90%
640	MO001000064	North Sarah	59		54	92%		55	93%		55	93%		55	93%		53	90%
650	MO001000065	North Sarah II	46		42	91%		42	91%		41	89%		40	87%		38	83%
660	MO001000066	North Sarah III	35		34	97%		33	94%		33	94%		33	94%		32	91%
580	MO001000058	Cambridge Heights	46	3	33	77%	3	31	72%	3	31	72%	3	32	74%	3	32	74%
600	MO001000060	Cambridge Heights II	44		31	70%		31	70%		31	70%		31	70%		30	68%
100	MO001000010	James House	126		119	94%		122	97%		122	97%		122	97%		122	97%
132	MO001000013	Euclid Plaza Elderly	108		104	96%		106	98%		106	98%		106	98%		108	100%
170	MO001000017	West Pine	99		92	93%		95	96%		95	96%		94	95%		95	96%
190	MO001000019	Parkview Elderly	295	10	258	91%	10	249	87%	13	252	89%	13	251	89%	13	248	88%
280	MO001000028	Badenhaus Elderly	100		94	94%		92	92%		90	90%		91	91%		93	93%
390		Badenfest Elderly	21		20	95%		21	100%		21	100%		21	100%		21	100%
661	MO001000061	Kingsbury Terrace	120		115	96%		117	98%		118	98%		119	99%		119	99%
480	MO001000048	Les Chateaux	40	1	34	87%	1	34	87%	1	34	87%	1	34	87%	1	33	85%
	TOTAL		2,790	83	2,392		86	2,388		102	2,383		106	2,381		108	2,355	

Please Note - The format of the Occupancy Report has been updated to include the number of units currently approved by HUD for Modernization Status. After approval from HUD, these units are not monthly Occupancy Calculation.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	8/1/2022		
				Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	32	205	63%
340	MO001000034	LaSalle Park	148	2	143	98%
370	MO001000037	Cochran Plaza	78	7	68	96%
220	MO001000038	Lafayette Apartments	26		23	88%
230		California Gardens	28		21	75%
350		Armand & Ohio	4		4	100%
380		Folsom	6		5	83%
382		Marie Fanger	6	1	5	100%
410		South Broadway	10		10	100%
420		Lafayette Townhomes	38	4	27	79%
421		Tiffany Turnkey	25		24	96%
150	MO001000041	Towne XV	8	2	5	83%
160		McMillan Manor	20	5	12	80%
260		Page Manor	10		5	50%
381		Samuel Shepard	16	3	12	92%
383		Cupples	4	1	3	100%
384		Hodiamont	22	22	0	-
411		Walnut Park	13	4	8	89%
412		Lookaway	17		16	94%
510		McMillan Manor II	18	0	18	100%
520	MO001000052	King Louis III	24	2	20	91%
470	MO001000047	King Louis Square	36		34	94%
490	MO001000049	King Louis Square II	44	2	39	93%
440	MO001000044	Murphy Park I	93		80	86%
450	MO001000045	Murphy Park II	64		52	81%
460	MO001000046	Murphy Park III	65		59	91%
500	MO001000050	Renaissance PI @ Grand	62		59	95%
540	MO001000054	Sr. Living at Renaissance PI	75		67	89%
550	MO001000055	Gardens at Renaissance PI	22		21	95%
560	MO001000056	Cahill House	80	1	70	89%
570	MO001000057	Renaissance PI @ Grand II	36	3	29	88%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%
630	MO001000063	Arlington Grove	70		63	90%
640	MO001000064	North Sarah	59		53	90%
650	MO001000065	North Sarah II	46		37	80%
660	MO001000066	North Sarah III	35		32	91%
580	MO001000058	Cambridge Heights	46	3	31	72%
600	MO001000060	Cambridge Heights II	44		30	68%
100	MO001000010	James House	126		123	98%
132	MO001000013	Euclid Plaza Elderly	108		106	98%
170	MO001000017	West Pine	99		95	96%
190	MO001000019	Parkview Elderly	295	13	250	89%
280	MO001000028	Badenhaus Elderly	100		91	91%
390		Badenfest Elderly	21		21	100%
661	MO001000061	Kingsbury Terrace	120		119	99%
480	MO001000048	Les Chateaux	40	1	33	85%
	TOTAL		2,790	108	2,349	

Please Note - The format of the Occupancy Report has been updated to include the number of units currently approved by HUD for Modernization Status. After approval from HUD, these units are not monthly Occupancy Calculation.

**Work Order Activity
Emergencies**

August 1 - August 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	29	13	2	6	40	86
100	James House	10	5	4	24	11	69
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	5	0	0	-	5	301*
160	McMillan Manor	6	1	0	-	7	327*
170	West Pine	0	4	4	3	0	-
190	Parkview Elderly	4	4	2	0	6	38
220	Lafayette Apartments	0	1	1	22	0	-
230	California Gardens	1	1	1	21	1	36
260	Page Manor	8	0	0	-	8	321*
280	Badenhaus Elderly	-	-	-	-	-	-
340	LaSalle Park	23	14	7	7	30	123
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	94	3	1	0	96	398**
380	Folsom	-	1	1	18	-	-
381	Samuel Shepard	13	1	0	-	14	287*
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	1	0	0	-	1	313*
384	Hodiamont	10	0	0	-	10	568*
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	2	0	0	-	2	165*
412	Lookaway	19	1	0	-	20	329*
420	Lafayette Townhomes	0	2	0	-	2	18
421	Tiffany Turnkey	2	1	2	25	1	48
440	Murphy Park I	3	0	0	-	3	75
450	Murphy Park II	1	0	0	-	1	71
460	Murphy Park III	2	0	0	-	2	59
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	2	1	0	-	3	59
500	Renaissance Pl @ Grand	4	13	15	12	2	8
510	McMillan Manor II	21	4	0	-	25	214*
520	King Louis III	25	1	0	-	26	299**
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	8	5	7	17	6	229
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	4	12	16	5	0	-
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	1	0	0	-	1	93
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	1	4	4	38	1	1
Total		299	92	67		324	

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 "-"

* NSSS is conducting an analysis of all open work orders. There are several open work orders for vacant units (IE: Hodiamont) that will be closed, other work orders may have already been completed (prior to SLHA assuming management) but have not been closed. Staff will be contacting residents to update/close old work orders

** Cochran/King Louis - work orders have been completed, but due to computer issues they have been unable to update yardi. Asset Management staff is following up to ensure all work order activity is accurately reported.

**Work Order Activity
Non-Emergencies**

August 1 - August 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	152	87	26	25	213	46
100	James House	6	14	10	2	10	46
132	Euclid Plaza Elderly	10	42	40	6	12	52
150	Towne XV	17	4	0	-	21	214*
160	McMillan Manor	38	3	0	-	41	132*
170	West Pine	1	32	24	1	9	6
190	Parkview Elderly	44	149	110	1	83	52
220	Lafayette Apartments	1	4	0	-	5	19
230	California Gardens	0	2	0	-	2	9
260	Page Manor	16	1	0	-	17	164*
280	Badenhaus Elderly	11	16	15	3	12	313*
340	LaSalle Park	46	30	5	1	71	121
350	Armand & Ohio	1	0	0	-	1	110
370	Cochran Plaza	4	19	2	0	21	55**
380	Folsom	1	0	0	-	1	113
381	Samuel Shepard	17	5	0	-	22	205*
382	Marie Fanger	0	2	0	-	2	11
383	Cupples	0	1	0	-	1	23
384	Hodiamont	4	0	0	-	4	475*
390	Badenfest Elderly	2	4	3	5	3	25
410	South Broadway	1	6	1	8	6	15
411	Walnut Park	16	5	0	-	21	192*
412	Lookaway	41	17	0	-	58	134*
420	Lafayette Townhomes	2	6	4	10	4	13
421	Tiffany Turnkey	7	4	5	43	6	54
440	Murphy Park I	0	0	0	-	0	-
450	Murphy Park II	1	0	0	-	1	71
460	Murphy Park III	1	1	0	-	2	38
470	King Louis Square	1	0	0	-	1	105
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	3	0	0	-	3	111
500	Renaissance Pl @ Grand	0	2	2	4	0	-
510	McMillan Manor II	59	9	0	-	68	179*
520	King Louis III	2	0	0	-	2	191**
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	3	0	0	-	3	774
570	Renaissance Pl @ Grand II	1	0	0	-	1	307
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	0	1	1	8	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	4	29	24	4	9	5
	Total	513	495	272	-	736	-

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 "-"

* NSSS is conducting an analysis of all open work orders. There are several open work orders for vacant units (IE: Hodiamont) that will be closed, other work orders may have already been completed (prior to SLHA assuming management) but have not been closed. Staff will be contacting residents to update/close old work orders

** Cochran/King Louis - work orders have been completed, but due to computer issues they have been unable to update yardi. Asset Management staff is following up to ensure all work order activity is accurately reported.

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

August 1 - August 31, 2022

	August		October 2021 – August 2022	
Abandonment of Unit	14	35.0%	60	16.6%
Deceased	3	7.5%	38	10.5%
Did Not Like Unit	1	2.5%	6	1.7%
Evicted-Legal Action*	-	-	3	0.8%
Incarcerated	-	-	1	0.3%
Moved- In Legal			2	0.6%
Moved to HCV Prog S8	1	2.5%	4	1.1%
Moved with Notice	16	40.0%	174	48.1%
One Strike	4	10.0%	10	2.8%
Nursing Home Placement	-	-	6	1.7%
Purchased Home	-	-	2	0.6%
Relocation Transfer	-	-	15	4.1%
Transfer to Diff PH Unit	1	2.5%	41	12.7%
	-	-		
Total	40	100.0%	362	100.0%

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

**Demographic Report
Public Housing**

August 1 - August 31, 2022

	Disabled	Non-Disabled	Total
Number of Families	783	1,603	2,386
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	58.6	43.9	48.7
Number of Youth Family Members (<18)	-	-	2,181
Average Age of Youth Family Members	-	-	9.9
Number of Senior (62+) Head of Household	357	297	657
Average Household Income	\$11,943.19	\$11,107.26	\$11,381.58
Number of Head of Households Employed	763	1,124	1,187
Average Monthly Rent	\$248.04	\$206.69	\$220.26
Average Cost of Utilities Paid by SLHA	\$1.15	\$21.41	\$14.76
Average Length of Occupancy (Years)	10.8	6.2	7.7

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	2,329	2,334
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	36	38
White, Black/African American	0	6	6
Total	9	2,377	2,386

PUBLIC HOUSING CASH ACTIVITY AS OF 07/31/2022

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	7/31/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,905,326.17
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$175,565.19
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$835,666.66
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$828,981.38
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,211.29
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$189,299.26
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$239,552.14
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,971.27
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$521,149.90
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$235,874.01
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$372,895.98
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$373,900.24
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$628,656.53
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,412,718.37
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,001,768.39

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	8/1/2022	\$251,005.86
CALIFORNIA BK OF COMMERC	9/20/2022	\$245,000.00
INVESTMENTS-NON-FEDERAL/PROGRAM INCOME		\$2,232,134.77

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 2,634,573.33	\$ 84.31	\$ 2,569,917.04	\$ 82.24	\$ (64,656.29)	\$ 360,000.00	\$ 300,000.00	\$ 83.80	\$ 238,438.47	\$ 66.60	\$ (61,561.53)
Negative Rents - Utility Allowances (SLHA)	\$ (286,764.00)	\$ (238,970.00)	\$ (7.65)	\$ (262,336.00)	\$ (8.39)	\$ (23,366.00)	\$ (115,000.00)	\$ (95,833.33)	\$ (26.77)	\$ (94,428.00)	\$ (26.38)	\$ 1,405.33
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 22,695.00	\$ 18,912.50	\$ 0.61	\$ 6,165.64	\$ 0.20	\$ (12,746.86)	\$ 2,500.00	\$ 2,083.33	\$ 0.58	\$ 185.09	\$ 0.05	\$ (1,898.24)
Other Charges/ Late Fees	\$ 35,192.00	\$ 29,326.67	\$ 0.94	\$ 126,636.05	\$ 4.05	\$ 97,309.38	\$ 7,800.00	\$ 6,500.00	\$ 1.82	\$ 18,905.00	\$ 5.28	\$ 12,405.00
Legal Charges	\$ 27,737.00	\$ 23,114.17	\$ 0.74	\$ 3,810.00	\$ 0.12	\$ (19,304.17)	\$ 3,000.00	\$ 2,500.00	\$ 0.70	\$ -	\$ -	\$ (2,500.00)
Vacate Charges	\$ 13,140.00	\$ 10,950.00	\$ 0.35	\$ 28,509.84	\$ 0.91	\$ 17,559.84	\$ -	\$ -	\$ -	\$ 2,541.00	\$ 0.71	\$ 2,541.00
Non-Dwelling Rents	\$ 14,400.00	\$ 12,000.00	\$ 0.38	\$ 10,800.00	\$ 0.35	\$ (1,200.00)	\$ 1,200.00	\$ 1,000.00	\$ 0.28	\$ 900.00	\$ 0.25	\$ (100.00)
*Operating/Utility Subsidy	\$ 11,796,598.00	\$ 9,830,498.33	\$ 314.58	\$ 10,545,476.14	\$ 337.46	\$ 714,977.81	\$ 1,904,222.00	\$ 1,586,851.67	\$ 443.25	\$ 1,792,328.00	\$ 500.65	\$ 205,476.33
Transfer from Capital Fund	\$ 2,917,558.00	\$ 2,431,298.33	\$ 77.80	\$ 1,492,048.30	\$ 47.75	\$ (939,250.03)	\$ 354,571.00	\$ 295,475.83	\$ 82.54	\$ -	\$ -	\$ (295,475.83)
Investment Income	\$ 2,144.00	\$ 1,786.67	\$ 0.06	\$ 1,835.24	\$ 0.06	\$ 48.57	\$ 260.00	\$ 216.67	\$ 0.06	\$ 555.66	\$ 0.16	\$ 338.99
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 548,325.19	\$ 17.55	\$ 548,325.19	\$ -	\$ -	\$ -	\$ 34,296.08	\$ 9.58	\$ 34,296.08
Other Income	\$ 84,300.00	\$ 70,250.83	\$ 2.25	\$ 128,818.96	\$ 4.25	\$ 58,568.13	\$ 24,165.00	\$ 20,137.50	\$ 5.63	\$ 36,763.87	\$ 10.27	\$ 16,626.37
Total Receipts	\$ 17,788,488.00	\$ 14,823,740.83	\$ 474.36	\$ 15,200,006.40	\$ 486.40	\$ 376,265.57	\$ 2,542,718.00	\$ 2,118,931.67	\$ 591.88	\$ 2,030,485.17	\$ 567.17	\$ (88,446.50)

EXPENSES

Total Administration	\$ 4,014,902.00	\$ 3,345,751.67	\$ 107.06	\$ 2,472,771.00	\$ 79.13	\$ 871,814.39	\$ 774,359.00	\$ 645,299.17	\$ 180.25	\$ 419,355.12	\$ 117.14	\$ 225,944.05
Total Tenant Services	\$ 155,413.00	\$ 129,510.83	\$ 4.14	\$ 106,038.48	\$ 3.39	\$ 23,472.35	\$ 30,758.00	\$ 25,631.67	\$ 7.16	\$ 20,108.84	\$ 5.62	\$ 5,522.83
Total Utilities	\$ 3,974,761.00	\$ 3,312,300.83	\$ 105.99	\$ 3,526,958.50	\$ 112.86	\$ (214,657.67)	\$ 377,000.00	\$ 314,166.67	\$ 87.76	\$ 347,956.07	\$ 97.19	\$ (33,789.40)
Sub-total Ord Maint Salaries	\$ 2,061,738.00	\$ 1,718,115.00	\$ 54.98	\$ 1,540,738.71	\$ 49.30	\$ 177,376.29	\$ 407,422.00	\$ 339,518.33	\$ 94.84	\$ 230,063.10	\$ 64.26	\$ 109,455.23
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ 534,145.00	\$ 17.09	\$ 383,093.79	\$ 12.26	\$ 151,051.21	\$ 118,240.00	\$ 98,533.33	\$ 27.52	\$ 78,860.81	\$ 22.03	\$ 19,672.52
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ 1,491,481.67	\$ 47.73	\$ 1,452,448.01	\$ 46.48	\$ 39,033.66	\$ 336,240.00	\$ 280,200.00	\$ 78.27	\$ 257,535.52	\$ 71.94	\$ 22,664.48
Total Protective Services	\$ 1,488,794.00	\$ 1,240,661.67	\$ 39.70	\$ 255,884.62	\$ 8.19	\$ 984,777.05	\$ 354,571.00	\$ 295,475.83	\$ 82.54	\$ 672.50	\$ 0.19	\$ 294,803.33
Total General	\$ 3,662,128.00	\$ 3,051,773.33	\$ 97.66	\$ 2,984,852.30	\$ 95.52	\$ 66,921.03	\$ 144,128.00	\$ 120,106.67	\$ 33.55	\$ 91,628.71	\$ 25.59	\$ 28,477.96
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 468,520.03	\$ 14.99	\$ (468,520.03)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,788,488.00	\$ 14,823,740.83	\$ 474.36	\$ 15,200,006.40	\$ 486.40	\$ 376,265.57	\$ 2,542,718.00	\$ 2,118,931.67	\$ 591.88	\$ 2,030,485.17	\$ 567.17	\$ (88,446.50)
Total Operating Expenses	\$ 17,788,488.00	\$ 14,823,740.00	\$ 474.36	\$ 13,191,305.44	\$ 422.12	\$ 1,631,268.28	\$ 2,542,718.00	\$ 2,118,931.67	\$ 591.88	\$ 1,446,180.67	\$ 403.96	\$ 672,751.00
Net Cash Flow from Operations	\$ -	\$ 0.83	\$ 0.00	\$ 2,008,700.96	\$ 64.28	\$ (2,008,700.13)	\$ -	\$ -	\$ -	\$ 584,304.50	\$ 163.21	\$ 584,304.50
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ 0.83	\$ 0.00	\$ 2,008,700.96	\$ 64.28	\$ (2,008,700.13)	\$ -	\$ -	\$ -	\$ 584,304.50	\$ 163.21	\$ 584,304.50

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 246,666.67	\$ 195.77	\$ 228,015.00	\$ 180.96	\$ (18,651.67)		\$ 265,035.00	\$ 220,862.50	\$ 204.50	\$ 216,949.00	\$ 200.88	\$ (3,913.50)	
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Charges / Work Orders	\$ 1,200.00	\$ 1,000.00	\$ 0.79	\$ 313.95	\$ 0.25	\$ (686.05)		\$ 450.00	\$ 375.00	\$ 0.35	\$ 330.00	\$ 0.31	\$ (45.00)	
Other Charges/ Late Fees	\$ 1,500.00	\$ 1,250.00	\$ 0.99	\$ 18,990.00	\$ 15.07	\$ 17,740.00		\$ 5,000.00	\$ 4,166.67	\$ 3.86	\$ 7,562.00	\$ 7.00	\$ 3,395.33	
Legal Charges	\$ 1,532.00	\$ 1,276.67	\$ 1.01	\$ -	\$ -	\$ (1,276.67)		\$ 3,000.00	\$ 2,500.00	\$ 2.31	\$ -	\$ -	\$ (2,500.00)	
Vacate Charges	\$ 1,750.00	\$ 1,458.33	\$ 1.16	\$ 2,568.00	\$ 2.04	\$ 1,109.67		\$ -	\$ -	\$ -	\$ 1,940.50	\$ 1.80	\$ 1,940.50	
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
*Operating/Utility Subsidy	\$ 381,740.00	\$ 318,116.67	\$ 252.47	\$ 346,530.00	\$ 275.02	\$ 28,413.33		\$ 383,737.00	\$ 319,780.83	\$ 296.09	\$ 344,424.33	\$ 318.91	\$ 24,643.50	
Transfer from Capital Fund	\$ 191,100.00	\$ 159,250.00	\$ 126.39	\$ 159,250.00	\$ 126.39	\$ -		\$ 205,620.00	\$ 171,350.00	\$ 158.66	\$ 171,350.00	\$ 158.66	\$ -	
Investment Income	\$ 421.00	\$ 350.83	\$ 0.28	\$ 140.80	\$ 0.11	\$ (210.03)		\$ 368.00	\$ 306.67	\$ 0.28	\$ 428.00	\$ 0.40	\$ 121.33	
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Income	\$ 3,707.00	\$ 3,089.17	\$ 2.45	\$ 7,091.11	\$ 5.63	\$ 4,001.94		\$ 3,351.00	\$ 2,792.50	\$ 2.59	\$ 4,872.17	\$ 4.51	\$ 2,079.67	
Total Receipts	\$ 878,950.00	\$ 732,458.33	\$ 581.32	\$ 762,898.86	\$ 605.48	\$ 30,440.53		\$ 866,561.00	\$ 722,134.17	\$ 668.64	\$ 747,856.00	\$ 692.46	\$ 25,721.83	
EXPENSES														
Total Administration	\$ 252,660.00	\$ 210,550.00	\$ 167.10	\$ 157,516.72	\$ 125.01	\$ 53,033.28		\$ 235,707.00	\$ 196,422.50	\$ 181.87	\$ 146,149.90	\$ 135.32	\$ 50,272.60	
Total Tenant Services	\$ 15,844.00	\$ 13,203.33	\$ 10.48	\$ 8,447.76	\$ 6.70	\$ 4,755.57		\$ 11,447.00	\$ 9,539.17	\$ 8.83	\$ 8,823.00	\$ 8.17	\$ 716.17	
Total Utilities	\$ 169,300.00	\$ 141,083.33	\$ 111.97	\$ 141,177.00	\$ 112.05	\$ (93.67)		\$ 188,000.00	\$ 156,666.67	\$ 145.06	\$ 154,166.36	\$ 142.75	\$ 2,500.31	
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 149,455.00	\$ 118.62	\$ 103,737.59	\$ 82.33	\$ 45,717.41		\$ 190,253.00	\$ 158,544.17	\$ 146.80	\$ 167,661.90	\$ 155.24	\$ (9,117.73)	
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 23,250.00	\$ 18.45	\$ 27,580.58	\$ 21.89	\$ (4,330.58)		\$ 54,050.00	\$ 45,041.67	\$ 41.71	\$ 36,459.59	\$ 33.76	\$ 8,582.08	
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 88,804.17	\$ 70.48	\$ 89,789.29	\$ 71.26	\$ (985.12)		\$ 93,435.00	\$ 77,862.50	\$ 72.09	\$ 78,680.69	\$ 71.19	\$ (818.19)	
Total Protective Services	\$ 54,378.00	\$ 45,315.00	\$ 35.96	\$ 63,184.76	\$ 50.15	\$ (17,869.76)		\$ 56,430.00	\$ 47,025.00	\$ 43.54	\$ 40,853.19	\$ 37.83	\$ 6,171.81	
Total General	\$ 72,960.00	\$ 60,800.00	\$ 48.25	\$ 54,957.32	\$ 43.62	\$ 5,842.68		\$ 37,243.00	\$ 31,035.83	\$ 28.74	\$ 26,110.88	\$ 24.18	\$ 4,924.95	
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenues	\$ 878,950.00	\$ 732,458.33	\$ 581.32	\$ 762,898.86	\$ 605.48	\$ 30,440.53		\$ 866,561.00	\$ 722,134.17	\$ 668.64	\$ 747,856.00	\$ 692.46	\$ 25,721.83	
Total Operating Expenses	\$ 878,953.00	\$ 732,460.83	\$ 581.32	\$ 646,391.02	\$ 513.01	\$ 86,069.81		\$ 866,565.00	\$ 722,137.50	\$ 668.65	\$ 658,905.51	\$ 608.43	\$ 63,231.99	
Net Cash Flow from Operations	\$ (3.00)	\$ (2.50)	\$ (0.00)	\$ 116,507.84	\$ 92.47	\$ 116,510.34		\$ (4.00)	\$ (3.33)	\$ (0.00)	\$ 88,950.49	\$ 84.03	\$ 88,953.82	
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Cash Flow	\$ (3.00)	\$ (2.50)	\$ (0.00)	\$ 116,507.84	\$ 92.47	\$ 116,510.34		\$ (4.00)	\$ (3.33)	\$ (0.00)	\$ 88,950.49	\$ 84.03	\$ 88,953.82	

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 229,846.67	\$ 232.17	\$ 225,224.03	\$ 227.50	\$ (4,622.64)	\$ 720,020.00	\$ 600,016.67	\$ 203.40	\$ 606,275.08	\$ 205.52	\$ 6,258.41
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 3,333.33	\$ 3.37	\$ 20.00	\$ 0.02	\$ (3,313.33)	\$ 4,850.00	\$ 4,041.67	\$ 1.37	\$ 3,687.00	\$ 1.25	\$ (354.67)
Other Charges/ Late Fees	\$ 1,000.00	\$ 833.33	\$ 0.84	\$ 6,793.00	\$ 6.86	\$ 5,959.67	\$ 7,000.00	\$ 5,833.33	\$ 1.98	\$ 23,206.90	\$ 7.87	\$ 17,373.57
Legal Charges	\$ 3,000.00	\$ 2,500.00	\$ 2.53	\$ -	\$ -	\$ (2,500.00)	\$ 5,000.00	\$ 4,166.67	\$ 1.41	\$ -	\$ -	\$ (4,166.67)
Vacate Charges	\$ -	\$ -	\$ -	\$ 175.00	\$ 0.18	\$ 175.00	\$ 500.00	\$ 416.67	\$ 0.14	\$ 14,893.34	\$ 5.05	\$ 14,476.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 11,000.00	\$ 3.73	\$ 9,900.00	\$ 3.36	\$ (1,100.00)
*Operating/Utility Subsidy	\$ 289,291.00	\$ 241,075.83	\$ 243.51	\$ 252,137.00	\$ 254.68	\$ 11,061.17	\$ 895,695.00	\$ 746,412.50	\$ 253.02	\$ 811,103.67	\$ 274.95	\$ 64,691.17
Transfer from Capital Fund	\$ 281,844.00	\$ 234,870.00	\$ 237.24	\$ 234,870.00	\$ 237.24	\$ -	\$ 177,600.00	\$ 148,000.00	\$ 50.17	\$ 148,000.00	\$ 50.17	\$ -
Investment Income	\$ 317.00	\$ 264.17	\$ 0.27	\$ 137.98	\$ 0.14	\$ (126.19)	\$ 298.00	\$ 248.33	\$ 0.08	\$ 385.70	\$ 0.13	\$ 137.37
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,316.61	\$ 150.62	\$ 444,316.61
Other Income	\$ 3,647.00	\$ 3,039.17	\$ 3.07	\$ 1,815.16	\$ 1.83	\$ (1,224.01)	\$ 8,008.00	\$ 6,673.33	\$ 2.26	\$ 13,779.03	\$ 4.67	\$ 7,105.70
Total Receipts	\$ 858,915.00	\$ 715,762.50	\$ 722.99	\$ 721,172.17	\$ 728.46	\$ 5,409.67	\$ 1,832,171.00	\$ 1,526,809.17	\$ 517.56	\$ 2,075,547.33	\$ 703.58	\$ 548,738.16
EXPENSES												
Total Administration	\$ 233,451.00	\$ 194,542.50	\$ 196.51	\$ 119,688.67	\$ 120.90	\$ 74,853.83	\$ 508,628.00	\$ 423,856.67	\$ 143.68	\$ 301,807.78	\$ 102.31	\$ 122,048.89
Total Tenant Services	\$ 13,201.00	\$ 11,000.83	\$ 11.11	\$ 6,491.70	\$ 6.56	\$ 4,509.13	\$ 23,830.00	\$ 19,858.33	\$ 6.73	\$ 15,038.66	\$ 5.10	\$ 4,819.67
Total Utilities	\$ 159,000.00	\$ 132,500.00	\$ 133.84	\$ 150,128.85	\$ 151.65	\$ (17,628.85)	\$ 338,700.00	\$ 282,250.00	\$ 95.68	\$ 563,246.56	\$ 190.93	\$ (280,996.56)
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 154,784.17	\$ 156.35	\$ 142,161.81	\$ 143.60	\$ 12,622.36	\$ 362,339.00	\$ 301,949.17	\$ 102.36	\$ 319,213.75	\$ 108.21	\$ (17,264.58)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 25,695.00	\$ 25.95	\$ 32,635.80	\$ 32.97	\$ (6,940.80)	\$ 94,750.00	\$ 78,958.33	\$ 26.77	\$ 71,516.72	\$ 24.24	\$ 7,441.61
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 103,725.00	\$ 104.77	\$ 79,872.76	\$ 80.68	\$ 23,852.24	\$ 233,083.00	\$ 194,235.83	\$ 65.84	\$ 239,668.31	\$ 81.24	\$ (45,432.48)
Total Protective Services	\$ 52,626.00	\$ 43,855.00	\$ 44.30	\$ 51,466.26	\$ 51.99	\$ (7,611.26)	\$ 108,500.00	\$ 90,416.67	\$ 30.65	\$ 55,557.59	\$ 18.83	\$ 34,859.08
Total General	\$ 59,584.00	\$ 49,653.33	\$ 50.15	\$ 45,116.10	\$ 45.57	\$ 4,537.23	\$ 162,368.00	\$ 135,306.67	\$ 45.87	\$ 106,676.42	\$ 36.16	\$ 28,630.25
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,520.03	\$ 158.82	\$ (468,520.03)
Total Revenues	\$ 858,915.00	\$ 715,762.50	\$ 722.99	\$ 721,172.17	\$ 728.46	\$ 5,409.67	\$ 1,832,171.00	\$ 1,526,809.17	\$ 517.56	\$ 2,075,547.33	\$ 703.58	\$ 548,738.16
Total Operating Expenses	\$ 858,907.00	\$ 715,755.83	\$ 722.99	\$ 627,561.95	\$ 633.90	\$ 88,193.88	\$ 1,832,198.00	\$ 1,526,831.67	\$ 517.57	\$ 2,141,245.82	\$ 725.85	\$ (614,414.15)
Net Cash Flow from Operations	\$ 8.00	\$ 6.67	\$ 0.01	\$ 93,610.22	\$ 94.56	\$ 93,603.55	\$ (27.00)	\$ (22.50)	\$ (0.01)	\$ (65,698.49)	\$ (22.27)	\$ (65,675.99)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8.00	\$ 6.67	\$ 0.01	\$ 93,610.22	\$ 94.56	\$ 93,603.55	\$ (27.00)	\$ (22.50)	\$ (0.01)	\$ (65,698.49)	\$ (22.27)	\$ (65,675.99)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 232,500.00	\$ 192.15	\$ 232,576.00	\$ 192.21	\$ 76.00	\$ 336,000.00	\$ 280,000.00	\$ 189.19	\$ 303,504.00	\$ 205.07	\$ 23,504.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,458.33)	\$ (1.21)	\$ (1,465.00)	\$ (1.21)	\$ (6.67)	\$ (29,000.00)	\$ (24,166.67)	\$ (16.33)	\$ (45,986.00)	\$ (31.07)	\$ (21,819.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 833.33	\$ 0.69	\$ 3,623.00	\$ 2.99	\$ 2,789.67	\$ 2,300.00	\$ 1,916.67	\$ 1.30	\$ (148.40)	\$ (0.10)	\$ (2,065.07)
Other Charges/ Late Fees	\$ 6,000.00	\$ 5,000.00	\$ 4.13	\$ 8,550.00	\$ 7.07	\$ 3,550.00	\$ 1,720.00	\$ 1,433.33	\$ 0.97	\$ 13,279.00	\$ 8.97	\$ 11,845.67
Legal Charges	\$ 4,000.00	\$ 3,333.33	\$ 2.75	\$ 3,900.00	\$ 3.22	\$ 566.67	\$ 2,080.00	\$ 1,733.33	\$ 1.17	\$ (90.00)	\$ (0.06)	\$ (1,823.33)
Vacate Charges	\$ 1,000.00	\$ 833.33	\$ 0.69	\$ 2,959.00	\$ 2.45	\$ 2,125.67	\$ 1,000.00	\$ 833.33	\$ 0.56	\$ 979.00	\$ 0.66	\$ 145.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 341,268.00	\$ 284,390.00	\$ 235.03	\$ 333,771.00	\$ 275.84	\$ 49,381.00	\$ 694,544.00	\$ 578,786.67	\$ 391.07	\$ 598,676.50	\$ 404.51	\$ 19,889.83
Transfer from Capital Fund	\$ 274,260.00	\$ 228,550.00	\$ 188.88	\$ 228,550.00	\$ 188.88	\$ -	\$ 146,581.00	\$ 122,150.83	\$ 82.53	\$ -	\$ -	\$ (122,150.83)
Investment Income	\$ 120.00	\$ 100.00	\$ 0.08	\$ 134.71	\$ 0.11	\$ 34.71	\$ 99.00	\$ 82.50	\$ 0.06	\$ 36.42	\$ 0.02	\$ (46.08)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,156.00	\$ 3,463.33	\$ 2.86	\$ 6,009.30	\$ 4.97	\$ 2,545.97	\$ 11,630.00	\$ 9,691.67	\$ 6.55	\$ 19,803.87	\$ 13.38	\$ 10,112.20
Total Receipts	\$ 909,054.00	\$ 757,545.00	\$ 626.07	\$ 818,608.01	\$ 676.54	\$ 61,063.01	\$ 1,166,954.00	\$ 972,461.67	\$ 657.07	\$ 890,054.39	\$ 601.39	\$ (82,407.28)
EXPENSES												
Total Administration	\$ 249,098.00	\$ 207,581.67	\$ 171.56	\$ 172,362.66	\$ 142.45	\$ 35,219.01	\$ 323,058.00	\$ 269,215.00	\$ 181.90	\$ 192,810.19	\$ 130.07	\$ 76,404.81
Total Tenant Services	\$ 6,411.00	\$ 5,342.50	\$ 4.42	\$ 2,964.93	\$ 2.45	\$ 2,377.57	\$ 13,888.00	\$ 11,573.33	\$ 7.82	\$ 11,515.27	\$ 7.78	\$ 58.06
Total Utilities	\$ 199,000.00	\$ 165,833.33	\$ 137.05	\$ 164,218.85	\$ 135.72	\$ 1,614.48	\$ 207,100.00	\$ 172,583.33	\$ 116.61	\$ 96,541.63	\$ 65.23	\$ 76,041.70
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 156,375.83	\$ 129.24	\$ 195,481.01	\$ 161.55	\$ (39,105.18)	\$ 138,608.00	\$ 115,506.67	\$ 78.05	\$ 111,011.07	\$ 75.01	\$ 4,495.60
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 32,158.33	\$ 26.58	\$ 20,486.23	\$ 16.93	\$ 11,672.10	\$ 42,540.00	\$ 35,450.00	\$ 23.95	\$ 33,111.86	\$ 22.37	\$ 2,338.14
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 101,664.17	\$ 84.02	\$ 130,536.82	\$ 107.88	\$ (28,872.65)	\$ 105,890.00	\$ 88,241.67	\$ 59.62	\$ 119,500.79	\$ 80.74	\$ (31,259.12)
Total Protective Services	\$ 61,560.00	\$ 51,300.00	\$ 42.40	\$ 40,911.82	\$ 33.81	\$ 10,388.18	\$ 147,181.00	\$ 122,650.83	\$ 82.87	\$ 648.00	\$ 0.44	\$ 122,002.83
Total General	\$ 44,769.00	\$ 37,307.50	\$ 30.83	\$ 34,509.88	\$ 28.52	\$ 2,797.62	\$ 88,054.00	\$ 73,378.33	\$ 49.58	\$ 60,656.20	\$ 40.98	\$ 12,722.13
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 909,054.00	\$ 757,545.00	\$ 626.07	\$ 818,608.01	\$ 676.54	\$ 61,063.01	\$ 1,166,954.00	\$ 972,461.67	\$ 657.07	\$ 890,054.39	\$ 601.39	\$ (82,407.28)
Total Operating Expenses	\$ 909,076.00	\$ 757,563.33	\$ 626.09	\$ 761,472.20	\$ 629.32	\$ (3,908.87)	\$ 1,066,319.00	\$ 888,599.17	\$ 600.40	\$ 625,795.01	\$ 422.62	\$ 262,804.16
Net Cash Flow from Operations	\$ (22.00)	\$ (18.33)	\$ (0.02)	\$ 57,135.81	\$ 47.22	\$ 57,154.14	\$ 100,635.00	\$ 83,862.50	\$ 56.66	\$ 264,259.38	\$ 178.77	\$ 180,396.88
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (22.00)	\$ (18.33)	\$ (0.02)	\$ 57,135.81	\$ 47.22	\$ 57,154.14	\$ 100,635.00	\$ 83,862.50	\$ 56.66	\$ 264,259.38	\$ 178.77	\$ 180,396.88

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 101,750.00	\$ 130.45	\$ 97,494.00	\$ 124.99	\$ (4,256.00)	\$ 286,517.00	\$ 238,764.17	\$ 166.97	\$ 223,309.00	\$ 156.16	\$ (15,455.17)
Negative Rents - Utility Allowances (SLHA)	\$ (37,675.00)	\$ (31,395.83)	\$ (40.25)	\$ (35,323.00)	\$ (45.29)	\$ (3,927.17)	\$ (31,280.00)	\$ (26,066.67)	\$ (18.23)	\$ (28,684.00)	\$ (20.06)	\$ (2,617.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 2,435.00	\$ 2,029.17	\$ 2.60	\$ (1,854.00)	\$ (2.38)	\$ (3,883.17)	\$ 1,500.00	\$ 1,250.00	\$ 0.87	\$ 9.00	\$ 0.01	\$ (1,241.00)
Other Charges/ Late Fees	\$ 1,252.00	\$ 1,043.33	\$ 1.34	\$ 5,075.15	\$ 6.51	\$ 4,031.82	\$ 1,500.00	\$ 1,250.00	\$ 0.87	\$ 16,189.00	\$ 11.32	\$ 14,939.00
Legal Charges	\$ 1,425.00	\$ 1,187.50	\$ 1.52	\$ -	\$ -	\$ (1,187.50)	\$ 2,500.00	\$ 2,083.33	\$ 1.46	\$ -	\$ -	\$ (2,083.33)
Vacate Charges	\$ 7,300.00	\$ 6,083.33	\$ 7.80	\$ 1,000.00	\$ 1.28	\$ (5,083.33)	\$ -	\$ -	\$ -	\$ 1,254.00	\$ 0.88	\$ 1,254.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 485,576.00	\$ 404,646.67	\$ 518.78	\$ 455,433.00	\$ 583.89	\$ 50,786.33	\$ 583,760.00	\$ 486,466.67	\$ 340.19	\$ 535,152.33	\$ 374.23	\$ 48,685.66
Transfer from Capital Fund	\$ 155,073.00	\$ 129,227.50	\$ 165.68	\$ 64,850.00	\$ 83.14	\$ (64,377.50)	\$ 84,118.00	\$ 70,098.33	\$ 49.02	\$ 70,098.30	\$ 49.02	\$ (0.03)
Investment Income	\$ 58.00	\$ 48.33	\$ 0.06	\$ 14.92	\$ 0.02	\$ (33.41)	\$ 62.00	\$ 51.67	\$ 0.04	\$ 0.56	\$ 0.00	\$ (51.12)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 6,694.00	\$ 5,578.33	\$ 7.15	\$ 11,210.76	\$ 14.37	\$ 5,632.43	\$ 5,978.00	\$ 4,981.67	\$ 3.48	\$ 9,874.87	\$ 6.91	\$ 4,893.20
Total Receipts	\$ 744,238.00	\$ 620,198.33	\$ 795.13	\$ 597,900.83	\$ 766.54	\$ (22,297.50)	\$ 934,655.00	\$ 778,879.17	\$ 544.67	\$ 827,203.05	\$ 578.46	\$ 48,323.88
EXPENSES												
Total Administration	\$ 184,026.00	\$ 153,355.00	\$ 196.61	\$ 138,501.11	\$ 177.57	\$ 14,853.89	\$ 270,760.00	\$ 225,633.33	\$ 157.79	\$ 142,683.31	\$ 99.78	\$ 82,950.02
Total Tenant Services	\$ 8,107.00	\$ 6,755.83	\$ 8.66	\$ 6,288.48	\$ 8.06	\$ 467.35	\$ 7,333.00	\$ 6,110.83	\$ 4.27	\$ 5,427.71	\$ 3.80	\$ 683.12
Total Utilities	\$ 194,100.00	\$ 161,750.00	\$ 207.37	\$ 144,440.31	\$ 185.18	\$ 17,309.69	\$ 185,000.00	\$ 154,166.67	\$ 107.81	\$ 169,357.04	\$ 118.43	\$ (15,190.37)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 52,499.17	\$ 67.31	\$ 53,118.31	\$ 68.10	\$ (619.14)	\$ 167,179.00	\$ 139,315.83	\$ 97.42	\$ 119,845.66	\$ 83.81	\$ 19,470.17
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 41,950.00	\$ 53.78	\$ 30,437.06	\$ 39.02	\$ 11,512.94	\$ 71,090.00	\$ 59,241.67	\$ 41.43	\$ 25,040.29	\$ 17.51	\$ 34,201.38
Sub-total Ord Maint Contracts	\$ 121,630.00	\$ 101,358.33	\$ 129.95	\$ 99,321.24	\$ 127.33	\$ 2,037.09	\$ 156,920.00	\$ 130,766.67	\$ 91.45	\$ 82,740.44	\$ 57.86	\$ 48,026.23
Total Protective Services	\$ 77,253.00	\$ 64,377.50	\$ 82.54	\$ -	\$ -	\$ 64,377.50	\$ 14,400.00	\$ 12,000.00	\$ 8.39	\$ -	\$ -	\$ 12,000.00
Total General	\$ 45,737.00	\$ 38,114.17	\$ 48.86	\$ 37,956.36	\$ 48.66	\$ 157.81	\$ 61,984.00	\$ 51,653.33	\$ 36.12	\$ 41,731.74	\$ 29.18	\$ 9,921.59
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 744,238.00	\$ 620,198.33	\$ 795.13	\$ 597,900.83	\$ 766.54	\$ (22,297.50)	\$ 934,655.00	\$ 778,879.17	\$ 544.67	\$ 827,203.05	\$ 578.46	\$ 48,323.88
Total Operating Expenses	\$ 744,192.00	\$ 620,160.00	\$ 795.08	\$ 510,062.87	\$ 653.93	\$ 110,097.13	\$ 934,666.00	\$ 778,888.33	\$ 544.68	\$ 586,826.19	\$ 410.37	\$ 192,062.14
Net Cash Flow from Operations	\$ 46.00	\$ 38.33	\$ 0.05	\$ 87,837.96	\$ 112.61	\$ 87,799.63	\$ (11.00)	\$ (9.17)	\$ (0.01)	\$ 240,376.86	\$ 168.10	\$ 240,386.03
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 46.00	\$ 38.33	\$ 0.05	\$ 87,837.96	\$ 112.61	\$ 87,799.63	\$ (11.00)	\$ (9.17)	\$ (0.01)	\$ 240,376.86	\$ 168.10	\$ 240,386.03

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 136,000.00	\$ 106.25	\$ 150,262.46	\$ 117.39	\$ 14,262.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (54,129.17)	\$ (42.29)	\$ (48,786.00)	\$ (38.11)	\$ 5,343.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,500.00	\$ 1,250.00	\$ 0.98	\$ -	\$ -	\$ (1,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,666.67	\$ 1.30	\$ 6,390.00	\$ 4.99	\$ 4,723.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 2,000.00	\$ 1,666.67	\$ 1.30	\$ -	\$ -	\$ (1,666.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,590.00	\$ 1,325.00	\$ 1.04	\$ 100.00	\$ 0.08	\$ (1,225.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 952,122.00	\$ 793,435.00	\$ 619.87	\$ 849,091.33	\$ 663.35	\$ 55,656.33	\$ 445,633.00	\$ 371,360.83	\$ 399.31	\$ 411,122.00	\$ 442.07	\$ 39,761.17
Transfer from Capital Fund	\$ 212,856.00	\$ 177,380.00	\$ 138.58	\$ 177,380.00	\$ 138.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 108.00	\$ 90.00	\$ 0.07	\$ 0.43	\$ 0.00	\$ (89.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 69,712.50	\$ 54.46	\$ 69,712.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,300.00	\$ 9,416.67	\$ 7.36	\$ 15,162.73	\$ 11.85	\$ 5,746.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,281,721.00	\$ 1,068,100.83	\$ 834.45	\$ 1,219,313.45	\$ 952.59	\$ 151,212.62	\$ 445,633.00	\$ 371,360.83	\$ 399.31	\$ 411,122.00	\$ 442.07	\$ 39,761.17
EXPENSES												
Total Administration	\$ 304,523.00	\$ 253,769.17	\$ 198.26	\$ 215,177.64	\$ 168.11	\$ 38,591.53	\$ 65,391.00	\$ 54,492.50	\$ 58.59	\$ 47,235.41	\$ 50.79	\$ 7,257.09
Total Tenant Services	\$ 13,375.00	\$ 11,145.83	\$ 8.71	\$ 13,068.11	\$ 10.21	\$ (1,922.28)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 275,900.00	\$ 229,916.67	\$ 179.62	\$ 224,273.98	\$ 175.21	\$ 5,642.69	\$ 125,879.00	\$ 104,899.17	\$ 112.79	\$ 104,899.20	\$ 112.79	\$ (0.03)
Sub-total Ord Maint Salaries	\$ 155,778.00	\$ 129,815.00	\$ 101.42	\$ 87,934.43	\$ 68.70	\$ 41,880.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 100,500.00	\$ 83,750.00	\$ 65.43	\$ 26,964.85	\$ 21.07	\$ 56,785.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 354,148.00	\$ 295,123.33	\$ 230.57	\$ 257,689.99	\$ 201.32	\$ 37,433.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 13,200.00	\$ 11,000.00	\$ 8.59	\$ 2,590.50	\$ 2.02	\$ 8,409.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 64,297.00	\$ 53,580.83	\$ 41.86	\$ 43,944.39	\$ 34.33	\$ 9,636.44	\$ 320,424.00	\$ 267,020.00	\$ 287.12	\$ 279,494.00	\$ 300.53	\$ (12,474.00)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,281,721.00	\$ 1,068,100.83	\$ 834.45	\$ 1,219,313.45	\$ 952.59	\$ 151,212.62	\$ 445,633.00	\$ 371,360.83	\$ 399.31	\$ 411,122.00	\$ 442.07	\$ 39,761.17
Total Operating Expenses	\$ 1,281,721.00	\$ 1,068,100.83	\$ 834.45	\$ 871,643.89	\$ 680.97	\$ 196,456.94	\$ 511,694.00	\$ 426,411.67	\$ 458.51	\$ 431,628.61	\$ 464.12	\$ (5,216.94)
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 347,669.56	\$ 271.62	\$ 347,669.56	\$ (66,061.00)	\$ (55,050.83)	\$ (59.19)	\$ (20,506.61)	\$ (22.05)	\$ 34,544.22
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ 347,669.56	\$ 271.62	\$ 347,669.56	\$ (66,061.00)	\$ (55,050.83)	\$ (59.19)	\$ (20,506.61)	\$ (22.05)	\$ 34,544.22

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 236,444.17	\$ 369.44	\$ 260,920.33	\$ 407.69	\$ 24,476.16	\$ 309,014.00	\$ 257,511.67	\$ 396.17	\$ 279,519.33	\$ 430.03	\$ 22,007.66
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 283,733.00	\$ 236,444.17	\$ 369.44	\$ 260,920.33	\$ 407.69	\$ 24,476.16	\$ 309,014.00	\$ 257,511.67	\$ 396.17	\$ 279,519.33	\$ 430.03	\$ 22,007.66
EXPENSES												
Total Administration	\$ 43,916.00	\$ 36,596.67	\$ 57.18	\$ 30,741.50	\$ 48.03	\$ 5,855.17	\$ 47,453.00	\$ 39,544.17	\$ 60.84	\$ 33,240.54	\$ 51.14	\$ 6,303.63
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 89,638.00	\$ 74,698.33	\$ 116.72	\$ 49,798.30	\$ 77.81	\$ 24,900.03	\$ 73,871.00	\$ 61,559.17	\$ 94.71	\$ 61,558.30	\$ 94.71	\$ 0.87
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 226,917.00	\$ 189,097.50	\$ 295.46	\$ 196,228.30	\$ 306.61	\$ (7,130.80)	\$ 194,777.00	\$ 162,314.17	\$ 249.71	\$ 156,307.10	\$ 240.47	\$ 6,007.07
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 283,733.00	\$ 236,444.17	\$ 369.44	\$ 260,920.33	\$ 407.69	\$ 24,476.16	\$ 309,014.00	\$ 257,511.67	\$ 396.17	\$ 279,519.33	\$ 430.03	\$ 22,007.66
Total Operating Expenses	\$ 360,471.00	\$ 300,392.50	\$ 469.36	\$ 276,768.10	\$ 432.45	\$ 23,624.40	\$ 316,101.00	\$ 263,417.50	\$ 405.26	\$ 251,105.94	\$ 386.32	\$ 12,311.56
Net Cash Flow from Operations	\$ (76,738.00)	\$ (63,948.33)	\$ (99.92)	\$ (15,847.77)	\$ (24.76)	\$ 48,100.56	\$ (7,087.00)	\$ (5,905.83)	\$ (9.09)	\$ 28,413.39	\$ 43.71	\$ 34,319.22
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (76,738.00)	\$ (63,948.33)	\$ (99.92)	\$ (15,847.77)	\$ (24.76)	\$ 48,100.56	\$ (7,087.00)	\$ (5,905.83)	\$ (9.09)	\$ 28,413.39	\$ 43.71	\$ 34,319.22

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
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	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	\$ 117,251.67	\$ 325.70	\$ 119,840.33	\$ 332.89	\$ 2,588.66	\$ 148,216.00	\$ 123,513.33	\$ 308.78	\$ 130,058.33	\$ 325.15	\$ 6,545.00
Transfer from Capital Fund	\$ 35,655.00	\$ 29,712.50	\$ 82.53	\$ -	\$ -	\$ (29,712.50)	\$ 39,617.00	\$ 33,014.17	\$ 82.54	\$ -	\$ -	\$ (33,014.17)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 176,357.00	\$ 146,964.17	\$ 408.23	\$ 119,840.33	\$ 332.89	\$ (27,123.84)	\$ 187,833.00	\$ 156,527.50	\$ 391.32	\$ 130,058.33	\$ 325.15	\$ (26,469.17)
EXPENSES												
Total Administration	\$ 19,652.00	\$ 16,376.67	\$ 45.49	\$ 13,509.88	\$ 37.53	\$ 2,866.79	\$ 14,011.00	\$ 11,675.83	\$ 29.19	\$ 10,533.00	\$ 26.33	\$ 1,142.83
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 500.00	\$ 1.25	\$ 600.00	\$ 1.50	\$ (100.00)
Total Utilities	\$ 15,500.00	\$ 12,916.67	\$ 35.88	\$ 12,916.70	\$ 35.88	\$ (0.03)	\$ 64,592.00	\$ 53,826.67	\$ 134.57	\$ 53,826.70	\$ 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	\$ 29,712.50	\$ 82.53	\$ -	\$ -	\$ 29,712.50	\$ 39,617.00	\$ 33,014.17	\$ 82.54	\$ -	\$ -	\$ 33,014.17
Total General	\$ 49,570.00	\$ 41,308.33	\$ 114.75	\$ 41,308.30	\$ 114.75	\$ 0.03	\$ 62,069.00	\$ 51,724.17	\$ 129.31	\$ 51,723.80	\$ 129.31	\$ 0.37
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 176,357.00	\$ 146,964.17	\$ 408.23	\$ 119,840.33	\$ 332.89	\$ (27,123.84)	\$ 187,833.00	\$ 156,527.50	\$ 391.32	\$ 130,058.33	\$ 325.15	\$ (26,469.17)
Total Operating Expenses	\$ 120,377.00	\$ 100,314.17	\$ 278.65	\$ 67,734.88	\$ 188.15	\$ 32,579.29	\$ 180,889.00	\$ 150,740.83	\$ 376.85	\$ 116,683.50	\$ 291.71	\$ 34,057.33
Net Cash Flow from Operations	\$ 55,980.00	\$ 46,650.00	\$ 129.58	\$ 52,105.45	\$ 144.74	\$ 5,455.45	\$ 6,944.00	\$ 5,786.67	\$ 14.47	\$ 13,374.83	\$ 33.44	\$ 7,588.16
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 55,980.00	\$ 46,650.00	\$ 129.58	\$ 52,105.45	\$ 144.74	\$ 5,455.45	\$ 6,944.00	\$ 5,786.67	\$ 14.47	\$ 13,374.83	\$ 33.44	\$ 7,588.16

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 160,777.50	\$ 365.40	\$ 168,421.67	\$ 382.78	\$ 7,644.17	\$ 232,701.00	\$ 193,917.50	\$ 312.77	\$ 219,464.67	\$ 353.98	\$ 25,547.17
Transfer from Capital Fund	\$ 43,579.00	\$ 36,315.83	\$ 82.54	\$ -	\$ -	\$ (36,315.83)	\$ 61,407.00	\$ 51,172.50	\$ 82.54	\$ -	\$ -	\$ (51,172.50)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 236,512.00	\$ 197,093.33	\$ 447.94	\$ 168,421.67	\$ 382.78	\$ (28,671.66)	\$ 294,108.00	\$ 245,090.00	\$ 395.31	\$ 219,464.67	\$ 353.98	\$ (25,625.33)
EXPENSES												
Total Administration	\$ 24,594.00	\$ 20,495.00	\$ 46.58	\$ 17,076.40	\$ 38.81	\$ 3,418.60	\$ 41,546.00	\$ 34,621.67	\$ 55.84	\$ 29,388.53	\$ 47.40	\$ 5,233.14
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 775.00	\$ 1.25	\$ 1,380.00	\$ 2.23	\$ (605.00)
Total Utilities	\$ 27,500.00	\$ 22,916.67	\$ 52.08	\$ 22,916.70	\$ 52.08	\$ (0.03)	\$ 84,169.00	\$ 70,140.83	\$ 113.13	\$ 70,140.80	\$ 113.13	\$ 0.03
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 43,579.00	\$ 36,315.83	\$ 82.54	\$ -	\$ -	\$ 36,315.83	\$ 61,407.00	\$ 51,172.50	\$ 82.54	\$ -	\$ -	\$ 51,172.50
Total General	\$ 83,845.00	\$ 69,870.83	\$ 158.80	\$ 69,870.80	\$ 158.80	\$ 0.03	\$ 125,165.00	\$ 104,304.17	\$ 168.23	\$ 101,046.80	\$ 162.98	\$ 3,257.37
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 236,512.00	\$ 197,093.33	\$ 447.94	\$ 168,421.67	\$ 382.78	\$ (28,671.66)	\$ 294,108.00	\$ 245,090.00	\$ 395.31	\$ 219,464.67	\$ 353.98	\$ (25,625.33)
Total Operating Expenses	\$ 179,518.00	\$ 149,598.33	\$ 340.00	\$ 109,863.90	\$ 249.69	\$ 39,734.43	\$ 313,217.00	\$ 261,014.17	\$ 420.99	\$ 201,956.13	\$ 325.74	\$ 59,058.04
Net Cash Flow from Operations	\$ 56,994.00	\$ 47,495.00	\$ 107.94	\$ 58,557.77	\$ 133.09	\$ 11,062.77	\$ (19,109.00)	\$ (15,924.17)	\$ (25.68)	\$ 17,508.54	\$ 28.24	\$ 33,432.71
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 56,994.00	\$ 47,495.00	\$ 107.94	\$ 58,557.77	\$ 133.09	\$ 11,062.77	\$ (19,109.00)	\$ (15,924.17)	\$ (25.68)	\$ 17,508.54	\$ 28.24	\$ 33,432.71

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 48,166.67	\$ 200.69	\$ 47,870.00	\$ 199.46	\$ (296.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (7,104.00)	\$ (5,920.00)	\$ (24.67)	\$ (7,664.00)	\$ (31.93)	\$ (1,744.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 800.00	\$ 3.33	\$ -	\$ -	\$ (800.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 350.00	\$ 1.46	\$ 1,696.00	\$ 7.07	\$ 1,346.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 166.67	\$ 0.69	\$ -	\$ -	\$ (166.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.42	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 107,892.00	\$ 89,910.00	\$ 374.63	\$ 113,041.33	\$ 471.01	\$ 23,131.33	\$ 272,068.00	\$ 226,723.33	\$ 302.30	\$ 239,298.00	\$ 319.06	\$ 12,574.67
Transfer from Capital Fund	\$ 52,211.00	\$ 43,509.17	\$ 181.29	\$ 23,700.00	\$ 98.75	\$ (19,809.17)	\$ 74,281.00	\$ 61,900.83	\$ 82.53	\$ -	\$ -	\$ (61,900.83)
Investment Income	\$ 33.00	\$ 27.50	\$ 0.11	\$ 0.07	\$ 0.00	\$ (27.43)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,665.00	\$ 1,387.50	\$ 5.78	\$ 2,436.09	\$ 10.15	\$ 1,048.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 214,077.00	\$ 178,397.50	\$ 743.32	\$ 181,179.49	\$ 754.91	\$ 2,781.99	\$ 346,349.00	\$ 288,624.17	\$ 384.83	\$ 239,298.00	\$ 319.06	\$ (49,326.17)
EXPENSES												
Total Administration	\$ 56,730.00	\$ 47,275.00	\$ 196.98	\$ 40,140.64	\$ 167.25	\$ 7,134.36	\$ 22,027.00	\$ 18,355.83	\$ 24.47	\$ 15,346.14	\$ 20.46	\$ 3,009.69
Total Tenant Services	\$ 1,844.00	\$ 1,536.67	\$ 6.40	\$ 1,339.02	\$ 5.58	\$ 197.65	\$ 1,125.00	\$ 937.50	\$ 1.25	\$ 1,125.00	\$ 1.50	\$ (187.50)
Total Utilities	\$ 44,500.00	\$ 37,083.33	\$ 154.51	\$ 32,844.00	\$ 136.85	\$ 4,239.33	\$ 113,979.00	\$ 94,982.50	\$ 126.64	\$ 94,981.70	\$ 126.64	\$ 0.80
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 20,351.67	\$ 84.80	\$ 10,510.08	\$ 43.79	\$ 9,841.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 10,116.67	\$ 42.15	\$ -	\$ -	\$ 10,116.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 35,400.00	\$ 29,500.00	\$ 122.92	\$ 17,112.16	\$ 71.30	\$ 12,387.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,771.00	\$ 19,809.17	\$ 82.54	\$ -	\$ -	\$ 19,809.17	\$ 74,281.00	\$ 61,900.83	\$ 82.53	\$ -	\$ -	\$ 61,900.83
Total General	\$ 15,225.00	\$ 12,687.50	\$ 52.86	\$ 16,769.23	\$ 69.87	\$ (4,081.73)	\$ 112,749.00	\$ 93,957.50	\$ 125.28	\$ 93,957.50	\$ 125.28	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 214,077.00	\$ 178,397.50	\$ 743.32	\$ 181,179.49	\$ 754.91	\$ 2,781.99	\$ 346,349.00	\$ 288,624.17	\$ 384.83	\$ 239,298.00	\$ 319.06	\$ (49,326.17)
Total Operating Expenses	\$ 214,032.00	\$ 178,360.00	\$ 743.17	\$ 118,715.13	\$ 494.65	\$ 59,644.87	\$ 324,161.00	\$ 270,134.17	\$ 360.18	\$ 205,410.34	\$ 273.88	\$ 64,723.83
Net Cash Flow from Operations	\$ 45.00	\$ 37.50	\$ 0.16	\$ 62,464.36	\$ 260.27	\$ 62,426.86	\$ 22,188.00	\$ 18,490.00	\$ 24.65	\$ 33,887.66	\$ 45.18	\$ 15,397.66
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 45.00	\$ 37.50	\$ 0.16	\$ 62,464.36	\$ 260.27	\$ 62,426.86	\$ 22,188.00	\$ 18,490.00	\$ 24.65	\$ 33,887.66	\$ 45.18	\$ 15,397.66

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
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	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 104,984.00	\$ 87,486.67	\$ 397.67	\$ 94,855.33	\$ 431.16	\$ 7,368.66	\$ 278,959.00	\$ 232,465.83	\$ 290.58	\$ 24,289.33	\$ 30.36	\$ (208,176.50)
Transfer from Capital Fund	\$ 21,789.00	\$ 18,157.50	\$ 82.53	\$ -	\$ -	\$ (18,157.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 126,773.00	\$ 105,644.17	\$ 480.20	\$ 94,855.33	\$ 431.16	\$ (10,788.84)	\$ 278,959.00	\$ 232,465.83	\$ 290.58	\$ 24,289.33	\$ 30.36	\$ (208,176.50)
EXPENSES												
Total Administration	\$ 6,622.00	\$ 5,518.33	\$ 25.08	\$ 4,549.53	\$ 20.68	\$ 968.80	\$ 22,295.00	\$ 18,579.17	\$ 23.22	\$ 15,824.72	\$ 19.78	\$ 2,754.45
Total Tenant Services	\$ 330.00	\$ 275.00	\$ 1.25	\$ 330.00	\$ 1.50	\$ (55.00)	\$ 1,200.00	\$ 1,000.00	\$ 1.25	\$ -	\$ -	\$ 1,000.00
Total Utilities	\$ 40,149.00	\$ 33,457.50	\$ 152.08	\$ 33,458.30	\$ 152.08	\$ (0.80)	\$ 130,751.00	\$ 108,959.17	\$ 136.20	\$ 108,959.20	\$ 136.20	\$ (0.03)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,789.00	\$ 18,157.50	\$ 82.53	\$ -	\$ -	\$ 18,157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 50,564.00	\$ 42,136.67	\$ 191.53	\$ 42,136.40	\$ 191.53	\$ 0.27	\$ 137,816.00	\$ 114,846.67	\$ 143.56	\$ 115,522.20	\$ 144.40	\$ (675.53)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 126,773.00	\$ 105,644.17	\$ 480.20	\$ 94,855.33	\$ 431.16	\$ (10,788.84)	\$ 278,959.00	\$ 232,465.83	\$ 290.58	\$ 24,289.33	\$ 30.36	\$ (208,176.50)
Total Operating Expenses	\$ 119,454.00	\$ 99,545.00	\$ 452.48	\$ 80,474.23	\$ 365.79	\$ 19,070.77	\$ 292,062.00	\$ 243,385.00	\$ 304.23	\$ 240,306.12	\$ 300.38	\$ 3,078.88
Net Cash Flow from Operations	\$ 7,319.00	\$ 6,099.17	\$ 27.72	\$ 14,381.10	\$ 65.37	\$ 8,281.93	\$ (13,103.00)	\$ (10,919.17)	\$ (13.65)	\$ (216,016.79)	\$ (270.02)	\$ (205,097.62)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 7,319.00	\$ 6,099.17	\$ 27.72	\$ 14,381.10	\$ 65.37	\$ 8,281.93	\$ (13,103.00)	\$ (10,919.17)	\$ (13.65)	\$ (216,016.79)	\$ (270.02)	\$ (205,097.62)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 134,982.50	\$ 374.95	\$ 166,214.67	\$ 461.71	\$ 31,232.17	\$ 215,759.00	\$ 179,799.17	\$ 390.87	\$ 196,397.33	\$ 426.95	\$ 16,598.16
Transfer from Capital Fund	\$ 35,655.00	\$ 29,712.50	\$ 82.53	\$ -	\$ -	\$ (29,712.50)	\$ 45,560.00	\$ 37,966.67	\$ 82.54	\$ -	\$ -	\$ (37,966.67)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 197,634.00	\$ 164,695.00	\$ 457.49	\$ 166,214.67	\$ 461.71	\$ 1,519.67	\$ 261,319.00	\$ 217,765.83	\$ 473.40	\$ 196,397.33	\$ 426.95	\$ (21,368.50)
EXPENSES												
Total Administration	\$ 21,510.00	\$ 17,925.00	\$ 49.79	\$ 14,920.35	\$ 41.45	\$ 3,004.65	\$ 28,029.00	\$ 23,357.50	\$ 50.78	\$ 19,698.32	\$ 42.82	\$ 3,659.18
Total Tenant Services	\$ 540.00	\$ 450.00	\$ 1.25	\$ 540.00	\$ 1.50	\$ (90.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 53,328.00	\$ 44,440.00	\$ 123.44	\$ 44,440.00	\$ 123.44	\$ -	\$ 66,859.00	\$ 55,715.83	\$ 121.12	\$ 55,424.45	\$ 120.49	\$ 291.38
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 35,655.00	\$ 29,712.50	\$ 82.53	\$ -	\$ -	\$ 29,712.50	\$ 45,560.00	\$ 37,966.67	\$ 82.54	\$ -	\$ -	\$ 37,966.67
Total General	\$ 94,085.00	\$ 78,404.17	\$ 217.79	\$ 72,738.30	\$ 202.05	\$ 5,665.87	\$ 141,657.00	\$ 118,047.50	\$ 256.63	\$ 117,872.86	\$ 256.25	\$ 174.64
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 197,634.00	\$ 164,695.00	\$ 457.49	\$ 166,214.67	\$ 461.71	\$ 1,519.67	\$ 261,319.00	\$ 217,765.83	\$ 473.40	\$ 196,397.33	\$ 426.95	\$ (21,368.50)
Total Operating Expenses	\$ 205,118.00	\$ 170,931.67	\$ 474.81	\$ 132,638.65	\$ 368.44	\$ 38,293.02	\$ 282,105.00	\$ 235,087.50	\$ 511.06	\$ 192,995.63	\$ 419.56	\$ 42,091.87
Net Cash Flow from Operations	\$ (7,484.00)	\$ (6,236.67)	\$ (17.32)	\$ 33,576.02	\$ 93.27	\$ 39,812.69	\$ (20,786.00)	\$ (17,321.67)	\$ (37.66)	\$ 3,401.70	\$ 7.39	\$ 20,723.37
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (7,484.00)	\$ (6,236.67)	\$ (17.32)	\$ 33,576.02	\$ 93.27	\$ 39,812.69	\$ (20,786.00)	\$ (17,321.67)	\$ (37.66)	\$ 3,401.70	\$ 7.39	\$ 20,723.37

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 214,457.50	\$ 428.92	\$ 246,983.33	\$ 493.97	\$ 32,525.83	\$ 255,077.00	\$ 212,564.17	\$ 483.10	\$ 232,481.00	\$ 528.37	\$ 19,916.83
Transfer from Capital Fund	\$ 49,521.00	\$ 41,267.50	\$ 82.54	\$ -	\$ -	\$ (41,267.50)	\$ 43,579.00	\$ 36,315.83	\$ 82.54	\$ -	\$ -	\$ (36,315.83)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 306,870.00	\$ 255,725.00	\$ 511.45	\$ 246,983.33	\$ 493.97	\$ (8,741.67)	\$ 298,656.00	\$ 248,880.00	\$ 565.64	\$ 232,481.00	\$ 528.37	\$ (16,399.00)
EXPENSES												
Total Administration	\$ 41,220.00	\$ 34,350.00	\$ 68.70	\$ 25,361.69	\$ 50.72	\$ 8,988.31	\$ 33,133.00	\$ 27,610.83	\$ 62.75	\$ 23,186.83	\$ 52.70	\$ 4,424.00
Total Tenant Services	\$ 750.00	\$ 625.00	\$ 1.25	\$ 750.00	\$ 1.50	\$ (125.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 81,203.00	\$ 67,669.17	\$ 135.34	\$ 67,669.20	\$ 135.34	\$ (0.03)	\$ 67,591.00	\$ 56,325.83	\$ 128.01	\$ 56,325.00	\$ 128.01	\$ 0.83
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 49,521.00	\$ 41,267.50	\$ 82.54	\$ -	\$ -	\$ 41,267.50	\$ 43,579.00	\$ 36,315.83	\$ 82.54	\$ -	\$ -	\$ 36,315.83
Total General	\$ 132,881.00	\$ 110,734.17	\$ 221.47	\$ 110,734.90	\$ 221.47	\$ (0.73)	\$ 156,206.00	\$ 130,171.67	\$ 295.84	\$ 129,910.76	\$ 295.25	\$ 260.91
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 306,870.00	\$ 255,725.00	\$ 511.45	\$ 246,983.33	\$ 493.97	\$ (8,741.67)	\$ 298,656.00	\$ 248,880.00	\$ 565.64	\$ 232,481.00	\$ 528.37	\$ (16,399.00)
Total Operating Expenses	\$ 305,575.00	\$ 254,645.83	\$ 509.29	\$ 204,515.79	\$ 409.03	\$ 50,130.04	\$ 300,509.00	\$ 250,424.17	\$ 569.15	\$ 209,422.59	\$ 475.96	\$ 41,001.58
Net Cash Flow from Operations	\$ 1,295.00	\$ 1,079.17	\$ 2.16	\$ 42,467.54	\$ 84.94	\$ 41,388.37	\$ (1,853.00)	\$ (1,544.17)	\$ (3.51)	\$ 23,058.41	\$ 52.41	\$ 24,602.58
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 1,295.00	\$ 1,079.17	\$ 2.16	\$ 42,467.54	\$ 84.94	\$ 41,388.37	\$ (1,853.00)	\$ (1,544.17)	\$ (3.51)	\$ 23,058.41	\$ 52.41	\$ 24,602.58

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 315,165.00	\$ 262.64	\$ 335,240.67	\$ 279.37	\$ 20,075.67	\$ 185,584.00	\$ 154,653.33	\$ 206.20	\$ 160,282.00	\$ 213.71	\$ 5,628.67
Transfer from Capital Fund	\$ 256,800.00	\$ 214,000.00	\$ 178.33	\$ 214,000.00	\$ 178.33	\$ -	\$ 74,281.00	\$ 61,900.83	\$ 82.53	\$ -	\$ -	\$ (61,900.83)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 634,998.00	\$ 529,165.00	\$ 440.97	\$ 549,240.67	\$ 457.70	\$ 20,075.67	\$ 259,865.00	\$ 216,554.17	\$ 288.74	\$ 160,282.00	\$ 213.71	\$ (56,272.17)
EXPENSES												
Total Administration	\$ 32,633.00	\$ 27,194.17	\$ 22.66	\$ 22,992.53	\$ 19.16	\$ 4,201.64	\$ 29,440.00	\$ 24,533.33	\$ 32.71	\$ 15,340.38	\$ 20.45	\$ 9,192.95
Total Tenant Services	\$ 1,800.00	\$ 1,500.00	\$ 1.25	\$ 1,800.00	\$ 1.50	\$ (300.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 216,000.00	\$ 180,000.00	\$ 150.00	\$ 179,500.00	\$ 149.58	\$ 500.00	\$ 104,967.00	\$ 87,472.50	\$ 116.63	\$ 87,472.50	\$ 116.63	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,281.00	\$ 61,900.83	\$ 82.53	\$ -	\$ -	\$ 61,900.83
Total General	\$ 362,098.00	\$ 301,748.33	\$ 251.46	\$ 303,375.15	\$ 252.81	\$ (1,626.82)	\$ 36,783.00	\$ 30,652.50	\$ 40.87	\$ 30,652.50	\$ 40.87	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 634,998.00	\$ 529,165.00	\$ 440.97	\$ 549,240.67	\$ 457.70	\$ 20,075.67	\$ 259,865.00	\$ 216,554.17	\$ 288.74	\$ 160,282.00	\$ 213.71	\$ (56,272.17)
Total Operating Expenses	\$ 612,531.00	\$ 510,442.50	\$ 425.37	\$ 507,667.68	\$ 423.06	\$ 2,774.82	\$ 245,471.00	\$ 204,559.17	\$ 272.75	\$ 133,465.38	\$ 177.95	\$ 71,093.79
Net Cash Flow from Operations	\$ 22,467.00	\$ 18,722.50	\$ 15.60	\$ 41,572.99	\$ 34.64	\$ 22,850.49	\$ 14,394.00	\$ 11,995.00	\$ 15.99	\$ 26,816.62	\$ 35.76	\$ 14,821.62
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 22,467.00	\$ 18,722.50	\$ 15.60	\$ 41,572.99	\$ 34.64	\$ 22,850.49	\$ 14,394.00	\$ 11,995.00	\$ 15.99	\$ 26,816.62	\$ 35.76	\$ 14,821.62

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 290,284.17	\$ 414.69	\$ 315,171.33	\$ 450.24	\$ 24,887.16	\$ 217,097.00	\$ 180,914.17	\$ 306.63	\$ 200,592.00	\$ 339.99	\$ 19,677.83
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 348,341.00	\$ 290,284.17	\$ 414.69	\$ 315,171.33	\$ 450.24	\$ 24,887.16	\$ 217,097.00	\$ 180,914.17	\$ 306.63	\$ 200,592.00	\$ 339.99	\$ 19,677.83
EXPENSES												
Total Administration	\$ 42,777.00	\$ 35,647.50	\$ 50.93	\$ 29,973.98	\$ 42.82	\$ 5,673.52	\$ 37,211.00	\$ 31,009.17	\$ 52.56	\$ 25,811.54	\$ 43.75	\$ 5,197.63
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 737.50	\$ 1.25	\$ -	\$ -	\$ 737.50
Total Utilities	\$ 134,460.00	\$ 112,050.00	\$ 160.07	\$ 112,050.00	\$ 160.07	\$ -	\$ 63,925.00	\$ 53,270.83	\$ 90.29	\$ 53,270.80	\$ 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	\$ 168,924.17	\$ 241.32	\$ 189,739.30	\$ 271.06	\$ (20,815.13)	\$ 109,931.00	\$ 91,609.17	\$ 155.27	\$ 91,608.40	\$ 155.27	\$ 0.77
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 348,341.00	\$ 290,284.17	\$ 414.69	\$ 315,171.33	\$ 450.24	\$ 24,887.16	\$ 217,097.00	\$ 180,914.17	\$ 306.63	\$ 200,592.00	\$ 339.99	\$ 19,677.83
Total Operating Expenses	\$ 379,946.00	\$ 316,621.67	\$ 452.32	\$ 331,763.28	\$ 473.95	\$ (15,141.61)	\$ 211,952.00	\$ 176,626.67	\$ 299.37	\$ 170,690.74	\$ 289.31	\$ 5,935.93
Net Cash Flow from Operations	\$ (31,605.00)	\$ (26,337.50)	\$ (37.63)	\$ (16,591.95)	\$ (23.70)	\$ 9,745.55	\$ 5,145.00	\$ 4,287.50	\$ 7.27	\$ 29,901.26	\$ 50.68	\$ 25,613.76
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (31,605.00)	\$ (26,337.50)	\$ (37.63)	\$ (16,591.95)	\$ (23.70)	\$ 9,745.55	\$ 5,145.00	\$ 4,287.50	\$ 7.27	\$ 29,901.26	\$ 50.68	\$ 25,613.76

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2021 - September 30, 2022
AS OF JULY 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	\$ 181,931.67	\$ 395.50	\$ 194,827.33	\$ 423.54	\$ 12,895.66	\$ 130,106.00	\$ 108,421.67	\$ 309.78	\$ 117,808.67	\$ 336.60	\$ 9,387.00
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 218,318.00	\$ 181,931.67	\$ 395.50	\$ 194,827.33	\$ 423.54	\$ 12,895.66	\$ 130,106.00	\$ 108,421.67	\$ 309.78	\$ 117,808.67	\$ 336.60	\$ 9,387.00
EXPENSES												
Total Administration	\$ 25,263.00	\$ 21,052.50	\$ 45.77	\$ 17,728.02	\$ 38.54	\$ 3,324.48	\$ 23,179.00	\$ 19,315.83	\$ 55.19	\$ 14,117.97	\$ 40.34	\$ 5,197.86
Total Tenant Services	\$ 690.00	\$ 575.00	\$ 1.25	\$ -	\$ -	\$ 575.00	\$ 525.00	\$ 437.50	\$ 1.25	\$ -	\$ -	\$ 437.50
Total Utilities	\$ 47,628.00	\$ 39,690.00	\$ 86.28	\$ 39,690.00	\$ 86.28	\$ -	\$ 35,172.00	\$ 29,310.00	\$ 83.74	\$ 29,310.00	\$ 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	\$ 147,710.83	\$ 321.11	\$ 161,103.70	\$ 350.23	\$ (13,392.87)	\$ 88,280.00	\$ 73,566.67	\$ 210.19	\$ 69,464.00	\$ 198.47	\$ 4,102.67
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 218,318.00	\$ 181,931.67	\$ 395.50	\$ 194,827.33	\$ 423.54	\$ 12,895.66	\$ 130,106.00	\$ 108,421.67	\$ 309.78	\$ 117,808.67	\$ 336.60	\$ 9,387.00
Total Operating Expenses	\$ 250,834.00	\$ 209,028.33	\$ 454.41	\$ 218,521.72	\$ 475.05	\$ (9,493.39)	\$ 147,156.00	\$ 122,630.00	\$ 350.37	\$ 112,891.97	\$ 322.55	\$ 9,738.03
Net Cash Flow from Operations	\$ (32,516.00)	\$ (27,096.67)	\$ (58.91)	\$ (23,694.39)	\$ (51.51)	\$ 3,402.28	\$ (17,050.00)	\$ (14,208.33)	\$ (40.60)	\$ 4,916.70	\$ 14.05	\$ 19,125.03
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (32,516.00)	\$ (27,096.67)	\$ (58.91)	\$ (23,694.39)	\$ (51.51)	\$ 3,402.28	\$ (17,050.00)	\$ (14,208.33)	\$ (40.60)	\$ 4,916.70	\$ 14.05	\$ 19,125.03

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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		\$	1,730,887.84	\$	253,838.26	\$	246,026.62	\$	100,150.50	\$	524,271.09	\$	131,642.16	
114 Cash - tenant security deposits		\$	35,923.09	\$	23,850.19	\$	23,418.63	\$	24,679.51	\$	69,144.68	\$	24,726.59	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	163,224.90	\$	99,080.64	\$	14,055.62	\$	30,370.66	\$	139,096.97	\$	28,398.29	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	356,785.85	\$	82,369.86	\$	57,925.71	\$	57,755.31	\$	161,526.37	\$	66,938.40	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	2,286,821.68	\$	459,138.95	\$	341,426.58	\$	212,955.98	\$	894,039.11	\$	251,705.44
310 Total Current Liabilities		\$	101,940.15	\$	55,567.29	\$	54,721.75	\$	44,619.63	\$	119,613.08	\$	58,161.10	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds						\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	101,940.15	\$	55,567.29	\$	54,721.75	\$	44,619.63	\$	119,613.08	\$	58,161.10
Quick Ratio:				22.43		8.26		6.24		4.77		7.47		4.33
Quick Ratio Score (max points 12):				12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	1,730,887.84	\$	253,838.26	\$	246,026.62	\$	100,150.50	\$	524,271.09	\$	131,642.16	
114 Cash - tenant security deposits		\$	35,923.09	\$	23,850.19	\$	23,418.63	\$	24,679.51	\$	69,144.68	\$	24,726.59	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	163,224.90	\$	99,080.64	\$	14,055.62	\$	30,370.66	\$	139,096.97	\$	28,398.29	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	356,785.85	\$	82,369.86	\$	57,925.71	\$	57,755.31	\$	161,526.37	\$	66,938.40	
310 (-) Total Current Liabilities		\$	101,940.15	\$	55,567.29	\$	54,721.75	\$	44,619.63	\$	119,613.08	\$	58,161.10	
MENAR Numerator Total:			\$	2,184,881.53	\$	403,571.66	\$	286,704.83	\$	168,336.35	\$	774,426.03	\$	193,544.34
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	1,447,468.69	\$	649,391.02	\$	658,949.73	\$	626,561.95	\$	1,672,725.79	\$	761,472.22	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	2,950.00	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	465,570.03	\$	-	
MENAR Denominator Total:			\$	144,746.87	\$	64,939.10	\$	65,894.97	\$	62,656.20	\$	214,124.58	\$	76,147.22
MENAR:				15.09		6.22		4.35		2.69		3.62		2.54
MENAR Score (max points 11):				11		11		11		9.06		10.42		8.85

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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		\$ 583,016.48	\$ (45,742.16)	\$ (82,443.53)	\$ (140,259.78)	\$ (213,698.49)	\$ (171,414.21)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 583,016.48	\$ (45,742.16)	\$ (82,443.53)	\$ (140,259.78)	\$ (213,698.49)	\$ (171,414.21)
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	9.06	10.42	8.85
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	23.06	24.42	22.85
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)	38297.464	8300	3150	2700	2259.88	7008.54	2765
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.25	25.00	25.00	25.00	23.06	24.42	22.85
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 31, 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	\$ 1,053,872.70	\$ 616,376.67	\$ 469,597.86	\$ 385,055.30	\$ 269,442.46
114 Cash - tenant security deposits	\$ 47,694.02	\$ 16,342.00	\$ 28,764.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 102,079.11	\$ 16,694.48	\$ 158,487.65	\$ 71,509.60	\$ 18,125.81
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 166,996.70	\$ 109,397.56	\$ 107,412.65	\$ 201,992.28	\$ 18,264.45
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,370,642.53	\$ 758,810.71	\$ 764,262.66	\$ 686,363.18	\$ 311,103.72
310 Total Current Liabilities	\$ 104,114.05	\$ 517,130.95	\$ 55,701.72	\$ 464,113.34	\$ 14,602.54
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 500,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 104,114.05	\$ 17,130.95	\$ 55,701.72	\$ 464,113.34	\$ 11,982.58
Quick Ratio:	13.16	44.29	13.72	1.48	25.96
Quick Ratio Score (max points 12):	12	12	12	9.504	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,053,872.70	\$ 616,376.67	\$ 469,597.86	\$ 385,055.30	\$ 269,442.46
114 Cash - tenant security deposits	\$ 47,694.02	\$ 16,342.00	\$ 28,764.50	\$ 27,806.00	\$ 5,271.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 102,079.11	\$ 16,694.48	\$ 158,487.65	\$ 71,509.60	\$ 18,125.81
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 166,996.70	\$ 109,397.56	\$ 107,412.65	\$ 201,992.28	\$ 18,264.45
310 (-) Total Current Liabilities	\$ 104,114.05	\$ 517,130.95	\$ 55,701.72	\$ 464,113.34	\$ 14,602.54
MENAR Numerator Total:	\$ 1,266,528.48	\$ 241,679.76	\$ 708,560.94	\$ 222,249.84	\$ 296,501.18
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 625,948.96	\$ 510,062.87	\$ 586,826.19	\$ 871,693.89	\$ 118,715.13
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 62,594.90	\$ 51,006.29	\$ 58,682.62	\$ 87,169.39	\$ 11,871.51
MENAR:	20.23	4.74	12.07	2.55	24.98
MENAR Score (max points 11):	11	11	11	8.86	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 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	\$ 264,105.43	\$ 22,987.96	\$ 170,278.56	\$ 170,239.56	\$ 38,764.36
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 264,105.43	\$ 22,987.96	\$ 170,278.56	\$ 170,239.56	\$ 38,764.36
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	9.504	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	8.86	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	20.364	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	2464.044	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	20.36	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 July 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 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		2,211	1,198	1,059	942	2,583	1,141
OR Numerator Total:		2,211	1,198	1,059	942	2,583	1,141
11190 Unit Months Available		3,302	1,260	1,080	988	2,837	1,210
OR Denominator Total:		3,302	1,260	1,080	988	2,837	1,210
Occupancy Rate:		0.66959	0.95079	0.98056	0.95344	0.91047	0.94298
Occupancy Rate Score (max points 16):		0	8	16	8	1	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS # (Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 161,091.14	\$ 98,706.30	\$ 14,055.62	\$ 30,370.66	\$ 133,892.39	\$ 27,899.17
TAR Numerator Total:		\$ 161,091.14	\$ 98,706.30	\$ 14,055.62	\$ 30,370.66	\$ 133,892.39	\$ 27,899.17
70500 Total Tenant Revenue		\$ 203,317.87	\$ 303,717.20	\$ 272,074.20	\$ 281,836.46	\$ 770,350.03	\$ 300,423.48
TAR Denominator Total:		\$ 203,317.87	\$ 303,717.20	\$ 272,074.20	\$ 281,836.46	\$ 770,350.03	\$ 300,423.48
TAR:		79.0%	32.0%	5.0%	11.0%	17.0%	9.0%
TAR Score (max points 5):		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS # (Maximum points 4)							
312 Accounts Payable - Current		\$ 3,123.62	\$ 9,329.24	\$ 7,623.82	\$ 705.14	\$ 10,043.28	\$ 12,750.93
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 3,123.62	\$ 9,329.24	\$ 7,623.82	\$ 705.14	\$ 10,043.28	\$ 12,750.93
96900 Total Operating Expenses /12		\$ 144,746.87	\$ 64,939.10	\$ 65,894.97	\$ 62,656.20	\$ 167,272.58	\$ 76,147.22
AP Denominator Total:		\$ 144,746.87	\$ 64,939.10	\$ 65,894.97	\$ 62,656.20	\$ 167,272.58	\$ 76,147.22
AP:		0.02	0.14	0.12	0.01	0.06	0.17
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	8	16	8	1	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	15	25	18	11	18
Number of units in Project	1531	330	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	18806	1980	1890	2700	1782	3102	2178
Total number of units in PHA's portfolio	1531	330	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:	12.28	6.00	15.00	25.00	18.00	11.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of July 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 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		1,410	669	1,262	866	210
OR Numerator Total:		1,410	669	1,262	866	210
11190 Unit Months Available		1,462	752	1,380	993	223
OR Denominator Total:		1,462	752	1,380	993	223
Occupancy Rate:		0.96443	0.88963	0.91449	0.87210	0.94170
Occupancy Rate Score (max points 16):		12	0	1	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 107,550.74	\$ 21,527.47	\$ 153,881.81	\$ 69,153.18	\$ 16,411.13
TAR Numerator Total:		\$ 107,550.74	\$ 21,527.47	\$ 153,881.81	\$ 69,153.18	\$ 16,411.13
70500 Total Tenant Revenue		\$ 335,968.32	\$ 79,852.63	\$ 255,589.33	\$ 123,419.35	\$ 52,010.10
TAR Denominator Total:		\$ 335,968.32	\$ 79,852.63	\$ 255,589.33	\$ 123,419.35	\$ 52,010.10
TAR:		32.0%	27.0%	60.0%	56.0%	32.0%
TAR Score (max points 5):		2	2	0	0	2
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 740.93	\$ 3,703.25	\$ 7,129.45	\$ 30,617.01	\$ -
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 740.93	\$ 3,703.25	\$ 7,129.45	\$ 30,617.01	\$ -
96900 Total Operating Expenses /12		\$ 62,594.90	\$ 51,006.29	\$ 58,682.62	\$ 87,169.39	\$ 11,871.51
AP Denominator Total:		\$ 62,594.90	\$ 51,006.29	\$ 58,682.62	\$ 87,169.39	\$ 11,871.51
AP:		0.01	0.07	0.12	0.35	0
AP Score (max points 4):		4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		12	0	1	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)		2	2	0	0	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		20	8	6	6	15
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		2920	568	828	528	330
Total number of units in PHA's portfolio		146	71	138	88	22
Overall AMPs Management Operations Indicator Score:		20.00	8.00	6.00	6.00	15.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT:

St. Louis Housing Authority

PERIOD ENDING:

7/31/2022

SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	8	30	12	0	0	0	5	8	3
November	1	42	1	0	0	0	6	45	5
December	1	32	29	0	0	0	2	33	29
January	0	46	2	0	0	0	1	47	7
February	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	0	51	21	0	0	0	0	0	0
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	299	136	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 Managemet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

DocuSigned by:

Elonie Turner

9/14/2022

Prepared By

Date

DocuSigned by:

John Young

9/14/2022

Approved By

Date

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT:

St. Louis Housing Authority

PERIOD ENDING:

8/31/2022

SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	8	30	12	0	0	0	5	8	3
November	1	42	1	0	0	0	6	45	5
December	1	32	29	0	0	0	2	33	29
January	0	46	2	0	0	0	1	47	7
February	0	10	3	0	0	0	0	10	3
March	0	50	33	2	4	1	0	8	2
0	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	0	51	21	0	0	0	0	0	0
August	13	10	7	0	0	0	1	9	2
September									

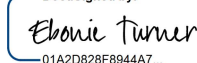
INSTRUCTIONS

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	23	309	143	4	9	1	16	238	66

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

DocuSigned by:



01A2D828F8944A7...

9/14/2022

Prepared By

Date

DocuSigned by:



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9/14/2022

Approved By

Date

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 7/31/2022

SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
October	0	243	18	3	3	2	0	243	18
November	0	243	18	5	4	3	1	243	18
December	1	244	21	5	4	3	0	243	17
January	0	237	20	3	2	2	2	237	21
February	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	8	200	18	4	4	4	3	200	9
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	30	2253	192	35	29	25	29	2431	148

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.

9/13/2022

Sarina Hill Shirley Sutherlin

31-May-22

Prepared By

Sarina Hill/Shirley Sutherlin

Date

DocuSigned by:

Shirley Sutherlin

Approved By...

Shirley Sutherlin

Date

INTEGRATED PEST MANAGEMENT REPORT**MANAGEMENT AGENT:** The Habitat Company**PERIOD ENDING:**

8/31/2022

SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
October	0	243	18	3	3	2	0	243	18
November	0	243	18	5	4	3	1	243	18
December	1	244	21	5	4	3	0	243	17
January	0	237	20	3	2	2	2	237	21
February	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	8	242	22	4	4	4	4	242	12
August	4	208	16	4	4	4	5	132	8
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	34	2503	212	39	33	29	35	2605	159

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.

*DeMarco Jones*Prepared By
DeMarco Jones

2-Sep-22

Date

DocuSigned by:

*Shirley Sutherland*Approved By
Shirley Sutherland

9/13/2022

Date



Housing Crime Summary August 1 – 31, 2022

Blumeyer Complex August 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	0	1	100%
Burglary	0	0	0
Larceny	0	3	300%
Vehicle Theft	0	1	100%
Arson	0	0	0
Crime Total	0	5	500%

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

LaSalle Complex August 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	2	1	-100%
Burglary	0	0	0
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	0	0
Crime Total	2	1	-100%

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

Cochran Complex August 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjacking	0	0	0
Aggravated Assault	1	0	-100%
Burglary	0	2	200%
Larceny	0	1	100%
Vehicle Theft	0	2	200%
Arson	0	0	0
Crime Total	1	5	400%

Break Down of Crimes August 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking	0	0
Aggravated Assault with Firearm	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	2
Larceny from Motor Vehicle	0	1
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting/OTHER	0	0
Vehicle Theft	0	2
Arson	0	0
Total	1	5

Peabody Complex August 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	1	0	-100%
Carjacking	0	0	0
Aggravated Assault	4	2	-200%
Burglary	0	0	0
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	0	0
Crime Total	5	2	-60%

Break Down of Crimes August 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	1	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking	0	0
Aggravated Assault with Firearm	3	1
Aggravated Assault with Knife	1	0
Aggravated Assault with Other Weapon	0	1
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	5	2

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 7/31/2022

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,604,193.48

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 256,235.35
	TOTAL INVESTED		\$ 256,235.35

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

	HOUSING CHOICE VOUCHER PROGRAM						
	BUDGET						
	12 MONTH BUDGET	BUDGET YTD	YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	
REVENUE							
Section 8 Administrative Fees	\$ 4,396,490.00	\$ 3,663,741.67	\$ 47.52	\$ 2,814,765.00	\$ 36.51	\$ (848,976.67)	
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 416.67	\$ 0.01	\$ 22,278.09	\$ 0.29	\$ 21,861.42	
Total Receipts	\$ 4,396,990.00	\$ 3,664,158.33	\$ 47.52	\$ 2,837,043.09	\$ 36.80	\$ (827,115.24)	
EXPENSES							
	Some Salaries charged to CARES Act						
Total Administration	\$ 4,122,249.00	\$ 3,435,207.50	\$ 44.56	\$ 3,180,930.66	\$ 41.26	\$ 254,276.84	
Total Tenant Services	\$ 5,000.00	\$ 4,166.67	\$ 0.05	\$ 9,764.12	\$ 0.13	\$ (5,597.45)	
Total Utilities	\$ 47,580.00	\$ 39,650.00	\$ 0.51	\$ 34,052.23	\$ 0.44	\$ 5,597.77	
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 2,000.00	\$ 0.03	\$ 1,507.30	\$ 0.02	\$ 492.70	
Sub-total Ord Maint Contracts	\$ 85,202.00	\$ 71,001.67	\$ 0.92	\$ 137,696.01	\$ 1.79	\$ (66,694.34)	
Total Protective Services	\$ 30,316.00	\$ 25,263.33	\$ 0.33	\$ 25,864.97	\$ 0.34	\$ (601.64)	
Total General	\$ 104,243.00	\$ 86,869.17	\$ 1.13	\$ 83,567.50	\$ 1.08	\$ 3,301.67	
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenues	\$ 4,396,990.00	\$ 3,664,158.33	\$ 47.52	\$ 2,837,043.09	\$ 36.80	\$ (827,115.24)	
Total Expenses	\$ 4,396,990.00	\$ 3,664,158.33	\$ 47.52	\$ 3,473,382.79	\$ 45.05	\$ 190,775.54	
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ (636,339.70)	\$ (8.25)	\$ (636,339.70)	
Net Cash Flow	\$ -	\$ -	\$ -	\$ (636,339.70)	\$ (8.25)	\$ (636,339.70)	

HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	FYTD	CYTD
Budget Authority	\$4,152,292	\$4,152,290	\$4,139,976	\$4,010,503	\$3,900,455	\$3,881,526	\$3,881,526	\$3,881,526	\$44,960,070	\$32,000,094
Budget Received - Cash Management	\$4,043,259	\$3,966,974	\$3,832,164	\$3,815,231	\$3,791,147	\$2,856,095	\$3,760,112	\$3,600,182	\$40,149,392	\$29,665,164
Actual HAP As of the First of the Month	\$3,918,339	\$3,905,890	\$3,873,166	\$3,854,736	\$3,750,580	\$3,647,532	\$3,756,873	\$3,647,042	\$41,809,104	\$30,354,158
Actual HAP After the First of the Month	\$45,585	\$27,345	\$30,097	\$12,572	\$26,477	\$22,431	\$13,940	\$4,295	\$243,028	\$182,742
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$188,368	-\$219,055	-\$236,713	-\$143,195	-\$123,398	-\$211,563	-\$110,713	-\$230,189	\$2,907,938	\$1,463,194
Variance (Cash Management)	-\$79,335	-\$33,739	\$71,099	\$52,077	-\$14,090	\$813,868	\$10,701	\$51,155	-\$1,902,740	-\$871,736
Percent Variance	-2.00%	-0.86%	1.82%	1.35%	-0.37%	22.18%	0.28%	1.40%	4.63%	2.97%
YTD Variance	\$951,669	\$917,930	\$989,029	\$1,041,106	\$1,027,016	\$1,840,884	\$1,851,585	\$1,902,740		
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	\$9,688	\$0	\$0	\$0	\$0	\$0	\$0	\$9,688	\$9,688
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	\$561,228	\$604,655	\$533,556	\$481,479	\$495,569	(\$318,299)	(\$329,000)	(\$380,155)		
PUC										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$627.29	\$620.79
Actual PUC	\$624.44	\$618.90	\$612.94	\$607.43	\$592.70	\$572.61	\$595.10	\$578.62	\$599.36	\$600.34
Variance	\$3.65	-\$1.89	-\$7.85	-\$13.36	-\$28.09	-\$48.18	-\$25.69	-\$42.17	-\$27.92	-\$20.45
Percent Variance	0.58%	-0.31%	-1.28%	-2.20%	-4.74%	-8.41%	-4.32%	-7.29%	-4.74%	-3.50%
UNITS										
HUD Baseline Units	7,105	7,105	7,125	7,145	7,150	7,150	7,150	7,150	78,395	57,080
New Increments not in baseline	55	55	35	15	10	10	10	10	335	200
HUD Funded Units	6,513	6,390	6,173	6,146	6,107	4,601	6,057	5,799	64,051	47,786
Funded units based on actual HAP	6,408	6,341	6,184	6,209	6,322	4,934	6,250	6,160	66,164	48,808
Actual Units	6,275	6,311	6,319	6,346	6,328	6,370	6,313	6,303	69,761	50,565
Variance to Funded Units	133	30	-135	-137	-6	-1,436	-63	-143	-3,597	-1,757
Variance to baseline	-830	-794	-806	-799	-822	-780	-837	-847	-8,634	-6,515
YTD var to baseline	-2949	-3743	-4549	-5348	-6170	-6950	-7787	-8634		
Variance funded	-238	-79	146	200	221	1769	256	504	5,710	2,779
YTD var to funded	2693	2614	2760	2960	3181	4951	5207	5710		
ADMIN FEES										
HUD Funded Fees	\$394,319	\$394,319	\$394,319	\$382,650	\$512,826	\$392,807	\$392,327	\$392,327	\$4,172,752	\$3,255,894
Actual Expenses	\$353,353	\$288,485	\$344,230	\$555,480	\$337,660	\$390,776	\$345,174	\$518,666	\$3,955,747	\$3,133,824
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$40,966	-\$105,834	-\$50,089	\$172,830	-\$175,166	-\$2,031	-\$47,153	\$126,339	-\$217,005	-\$122,070
Percent Variance	-11.59%	-36.69%	-14.55%	31.11%	-51.88%	-0.52%	-13.66%	24.36%	5.49%	3.90%
Cumulative Variance	-\$40,966	-\$105,834	-\$50,089	\$172,830	-\$175,166	-\$2,031	-\$47,153	\$126,339		
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)	\$12,590	\$0	\$0	\$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	\$5,835,205	\$5,941,039	\$5,991,128	\$5,818,298	\$5,993,464	\$5,995,494	\$6,042,647	\$5,916,308		
Unrestricted Net Position per VMS	\$5,476,885	\$5,476,885	\$5,476,885	\$5,304,056	\$5,304,056	\$5,304,056	\$5,304,056	\$5,177,717		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									93.53%	95.43%
Unit Utilization Percentage									88.99%	88.59%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

From: Constance Johnson, Director of Operations for Housing Choice Voucher

Date: September 7, 2022

Subject: Housing Choice Voucher Board Report

YARDI Software Update

Registration for Rent Café currently stands at 1,852 (30%) registered HCV participants and 1,494 (47%) landlords. Staff continues to encourage participants to sign up during the recertification process and landlord outreach.

Bridge to Homeownership

The Bridge to Homeownership program has 30 participants receiving mortgage assistance through the Housing Choice Voucher program. Periodic briefings educate potential homeowners on the home buying process and connect them with community partners. Due to staff turnover, the briefings are placed on hold and will resume in FY2023.

Landlord Briefings

Owners' briefings are typically held on the first Tuesday of each month and are designed to educate prospective property owners regarding general program guidelines and requirements. Due to staff turnover, no briefing was held during this reporting period. The next briefing is scheduled for October 11, 2022.

Veterans Affairs Supportive Housing (VASH)

There are 242 active participants in the VASH program. During this reporting period, no referrals were received. Thirteen 13 families are currently searching for housing.

Mainstream Voucher Program

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 37 Mainstream vouchers, with 28 active families under lease and nine families searching for housing. This reporting period remains the same.

Foster Youth Initiative

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

Housing Quality Standards Inspections

During the month of August, 488 inspections were conducted; 188 initial inspections, 185 biennials inspections, 80 special inspections and 35 quality inspections.

SLHA is continuing biennial inspections scheduled for the month of August. The Inspections Department continues to conduct in-person initial, biennial, and tenant complaint inspections.

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

Emergency Housing Vouchers

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

Since the program was implemented in July 2021, 79 families are currently under lease.

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

Waiting List

The HCV waiting list is closed. There are currently 14,064 applicants. The number has decreased due to applicant selections and applicants being withdrawn due to their interest letters being returned by the post office as undeliverable with no forwarding address. During this reporting period, 63 vouchers were issued. Staff continued to perform wait list updates.

The Department received four project-based referrals that are in various stages of processing for eligibility and lease-up. The importance of project-based referrals is necessary to prevent long-term vacancies and to avoid vacancy loss payments.

Rent Reasonableness

During the month of August, 186 rent increases were approved and 60 rents were negotiated for newly leased units.

Recertification

There were 279 annual recertifications completed. Due to recent staff shortages, the focus has been shifted to processing late yearly recertifications. Approximately, 3,000 recertification packets were mailed to participants who have not responded to recertification notices. The participants will be allowed two weeks to return documents via mail, email, fax, or walk-in before being sent a second and final request for information.

Program Utilization

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

In August, eligibility briefings were conducted at the Al Chappelle Community Center. In preparation for the briefings, 1,392 letters were mailed to wait list applicants. Eligibility appointments were scheduled twice a week, with 100 applicants scheduled for each session in August.

These efforts resulted in the issuance of 66 vouchers. Presently, these voucher holders are still searching for units.

Family Self Sufficiency

The Family Self Sufficiency program has 19 mandatory slots. Currently, 50 participants are enrolled and approximately 36 participants have escrow accounts.

SEMAP Indicators

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	1	7180	4693	1611	449	98	28	4	14064
	1	7180	4693	1611	449	98	28	4	14064

Filters:

ApplicationDate = ALL &
WLStatus = 'n ' &
WaitingList = 'housing choice voucher pgm ' &
ZeroBdr = ALL &
OneBdr = ALL &
TwoBdr = ALL &
ThreeBdr = ALL &
FourBdr = ALL &
FiveBdr = ALL &
SixBdr = ALL &
OtherBdr = ALL

St. Louis Housing Authority

Inspection Activity Summary Report For the Month of August 2022

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Number Canceled	Percent Complete
Specials	80	53	27	12	1	42	5	2	18	66.25%
Biennials	185	119	66	52	3	67	55	2	6	64.32%
Initials	188	151	37	116	8	35	15	6	8	80.32%
Quality Control	35	18	17	6	2	12	6	1	8	51.43%
Total	488	341	147	186	14	156	81	11	40	69.88%

Property: HCV
Inspected Date: 08/01/2022 - 08/31/2022
Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	3
All burners not working (all burners have to be operable)	1
Broken/missing steps or boards	1
Cannot open	3
Ceiling material is bulging and/or buckling and must be repaired	6
Ceiling surface is wet and has mold-like substances	6
Clogged	1
Cracked pane	4
Dangerously loose, cracked panes	1
Door leading to outside or common public hall does not lock	2
Entry of significant ground water into unit (flooding of basement)	3
Evidence of sewer back-up	1
Falling material	8
Falling surface materials (other than wall paper or paint)	3
Gutter in poor condition	2
Gutters not securely attached	2
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Handrail missing (4 or more steps)	1
Holes or cracks	12
Holes or cracks - air penetration	2
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	7
Internal water damage	4
Lack of security for the unit (24 hr)	2
Large cracks or holes	4
Large sections of crumbling brick, stone or concrete	2
Large sections of damaged or missing parts (floor boards)	1
Leaking	5
Leaks	2
Locks porch	2
Loose sections of plaster which are in danger of falling	2
Loose, broken or missing step(s)	2
Major leak at main water drain and feed pipes	1
Many missing parts such as ceiling tile	2
Missing cover plate	1
Missing pane	2
No flush toilet	1
No hot water (24hr)	5
No ventilation system, no window Install exhaust fan (Bathroom)	1
No window or exhaust fan	1
Not connected to a system that delivers hot and cold running water	1
Not weatherized	2
Other hazards-tripping	1

Oven does not work	2
Overall Fair Condition	1
Overall Poor Condition	35
Overloaded circuits evidenced by frequently "blown/tripped" fuses	1
Poor condition	2
Presence of large holes	1
Presence of sewer gas	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Roof in poor condition	1
Roof leaks	5
Severe buckling or movement under walking stress	1
Severe bulging	3
Severe leakage of water	1
Severe structural defects indicating the potential for collapse	1
Sewer gas	1
Signs of rats, mice or vermin	1
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	1
Stove does not work	3
Stove is missing oven door handle	1
Structural instability indicated by evidence of major recent settling	1
Toilet does not flush	1
Toilet does not work	2
Tripping hazard	1
Undermining of footings, walls, posts or slabs	1
Unit has evidence of roach infestation	3
Unsafe hallway	2
Water damage to interior ceiling (indicating leaks)	3
Window must be openable to provide adequate ventilation (Bathroom)	2
Window not openable designed to be opened	2
Total	200

Demographic Report
Housing Choice Voucher Program

August 1 - August 31, 2022

	Disabled	Non-Disabled	Total
Number of Familes	2,336	3,685	6,021
Average Family Size	1.5	2.9	2.3
Average Age of Head of Household	50.6	23.7	37.2
Number of Youth Family Members (<18)	-	-	6,439
Average Age of Youth Family Members	-	-	11.2
Number of Senior (62+) Head of Household	1038	407	1445
Average Household Income	\$13,196.64	\$14,875.87	\$14,224.37
Number of Head of Households Employed	2,304	2,794	5,098
Average Monthly HAP	\$466.93	\$595.04	\$545.34
Average Monthly URP	\$2.65	\$36.16	\$23.16
Average Length of Occupancy (Years)	8.2	6.6	7.3

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	2	6	8
Any Other Combination	0	10	10
Asian Only	0	11	11
Black/African American Only	12	5,715	2,334
Native Hawaiian/Other Pacific Islander Only	0	4	4
White Only	4	249	253
White, Black/African American	0	7	7
UnKnown		1	1
Total	18	6,003	6,021

FINANCE

Balance Sheet

Period = Jul 2022

Book = Accrual

Current Balance**ASSETS****CURRENT ASSETS:****CASH****Unrestricted Cash**

Cash HCV Admin	5,863,935.08
Cash Non-Fed Gala Fundraiser	13,281.02
Cash Private Management-ELM	7,499.63
Cash Private Management	2,975,791.89
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	14,187,485.63
Cash Non-Fed Rent	239,348.02
Cash Clinton Peabody TAB	273.46
Cash City Faces	24,679.97
Cash James House TAB	12,898.71
Cash Euclid TAB	49,924.47
Cash Parkview TAB	19,809.60
Cash Lafayette Sr TAB	5,970.34
Cash California Gard TAB	3,503.55
Cash Badenhause TAB	2,054.74
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,060.49
Cash Cambridge Sr TAB	613.92
Cash Payroll	133,463.50
Total Unrestricted Cash	23,546,534.10

Restricted Cash

Cash Restricted-Security Deposits	315,009.19
Cash Restricted-FSS Escrow	431,800.50
Cash Restricted-HAP	79,326.76
Cash Restricted-Trust/Escrow Reser	4,340,851.39
Cash Restricted-ELM Security Depos	13,347.02
Cash Restricted-Endowment/Homeec	914,456.65
Cash Restricted-Cochran Program I	222,178.26
Cash Restricted-Rev Bonds Debt Se	25,209.43
Total Restricted Cash	6,342,179.20

TOTAL CASH	29,888,713.30
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	2,316,215.93
Allowance for Doubtful Accounts-Tenar	-113,898.08
A/R Repayment Agreement	443.65

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R Other-Private Management	-741.72
Accrued Interest Receivable	7,213.41
Accrued Interest Rec Non-Fed Develop	94.64
TOTAL ACCOUNTS AND NOTES RECEIVAB	2,311,159.83
OTHER CURRENT ASSETS	
Investments-Unrestricted	1,742,134.77
Investments-Restricted	2,707,927.54
Investments Restricted -WC Self Insura	368,742.04
Prepaid Insurance Auto	1,885.72
Prepaid Insurance Property	93,410.20
Prepaid Insurance Liability	6,857.37
Prepaid Insurance Fidelity Bond	451.50
Prepaid Insurance Workers Comp	15,966.31
Prepaid Expense	2,922.92
Insurance Surplus Deposits	1,287,053.54
TOTAL OTHER CURRENT ASSETS	6,227,351.91
TOTAL CURRENT ASSETS	38,427,225.04

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	6,806,783.24
Accum Depreciation-Buildings	-175,000,640.78
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-392,385.42
Accum Depreciation-Vehicles	-296,331.17
Accum Depreciation-Leashold Improver	-233,514.63
Accum Depreciation-Site Improvements	-3,968,866.93
Operations	5,328,483.99
Administration & Other Costs	5,021,789.58
Project Coordinator	1,143,774.24

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Training Costs	1,395.88
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	1,681,814.41
Soft Cost Contra	-16,406,884.84
CFG-Hard Cost Contra	-10,856,783.24
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	10,269,543.10
CFG-Dwelling Structure-Soft	276,974.02
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	3,143,241.00
CFG-Contra Bond Debt Obligation	-3,143,241.00
TOTAL FIXED ASSETS (NET)	79,757,665.69
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,460,149.96
Discount Notes/Amortization	-36,473,078.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-64,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-64,000.00
Darst HO- Discount Notes/Amortization	-37,081.89
Darst HO- Discount Notes/Amortization	-94,052.50
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-83,115.55
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-73,796.15
Darst HO- Discount Notes/Amortization	-108,843.00

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,940.12
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-83,115.55
Darst HO- Discount Notes/Amortization	-73,270.00
Darst HO- Discount Notes/Amortization	-100,712.35
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-99,101.50
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-79,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-82,900.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-88,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00

Balance Sheet

Period = Jul 2022

Book = Accrual

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

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-39,626.39
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-49,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-58,600.00
Cochran HO- Discount Notes/Amortizat	-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

Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	81,747,864.34
TOTAL NONCURRENT ASSETS	161,505,530.03
TOTAL ASSETS	199,932,755.07

LIABILITIES & EQUITY**LIABILITIES:****CURRENT LIABILITIES:**

A/P Vendors and Contractors	-622,677.28
A/P Vendors and Contractors	160,759.83
Tenant Security Deposits	283,215.70
Security Deposit Clearing Account	1,738.43
Security Deposit-Pet	2,227.00
PM Employee Deposit	3,600.99
Dental Deduction	-1,589.49
Retirement Insurance	-393.96
Section 125 Childcare Deduction	950.86
Section 125 Medical Deduction	8,336.41
Medical Insurance	-13,893.85
Long Term Disability	-257.97
Vision Insurance	270.07
Voluntary/Term Life Ins Deduction	-38.44
Colonial Life Ins Deduction	4,232.01
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	177,876.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	25,200.43
Accrued Compensated Absences-Current	108,994.89
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-51,918.47
TOTAL CURRENT LIABILITIES	1,322,186.73

NONCURRENT LIABILITIES:

Accrued Compensated Absences-LT	400,660.25
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Balance Sheet

Period = Jul 2022

Book = Accrual

	Current Balance
FSS Escrow	488,791.55
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	4,959,745.09
TOTAL LIABILITIES	6,281,931.82
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
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	74,598,570.73
Unrestricted Net Assets-Retained Earnings	27,543,335.84
Unrestricted Net Assets -Retained Earnings	948,238.73
TOTAL RETAINED EARNINGS:	103,090,145.30
TOTAL EQUITY	193,650,823.25
TOTAL LIABILITIES AND EQUITY	199,932,755.07

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	495,237.06	4,757,622.34
Utility Reimb.-LIPH	-38,974.00	-367,994.00
Utility Reimbursement Refund	-1,320.00	-1,819.00
Less: Concessions	0.00	-142.80
Total Rental Income	454,943.06	4,387,666.54
Other Tenant Income		
Cleaning Fee	100.00	2,574.52
Damages/Maintenance	1,040.00	4,967.95
Late Charges	28,215.00	227,226.05
Legal Fees - Tenant	0.00	3,810.00
NSF Charges	0.00	90.00
Tenant Owed Utilities	53.44	53.44
Tenant Screening	0.00	-302.00
Misc TPA Bal Forward	100.00	1,000.00
PA account for MiscPABF	-100.00	-1,000.00
Misc.Tenant Income	58.00	3,221.06
Vacate Charges	8,660.34	28,888.84
Total Other Tenant Income	38,126.78	270,529.86
NET TENANT INCOME	493,069.84	4,658,196.40
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	876,178.01	8,474,441.42
HUD PHA Operating Subsidy-COVID	0.00	369,416.27
HUD PHA Operating Grants/Subsidy	248,289.92	2,482,899.70
Capital Fund Revenue	-127,804.83	-1,278,048.30
Capital Fund Revenue-PMC	127,804.83	1,278,048.30
Section 8 HAP Earned	3,767,561.00	36,878,420.00
Section 8 Admin. Fee Income	393,853.00	3,805,915.00
HCV Admin Fee Grant-COVID	0.00	310,970.94
Section 8 -Placement/Issuance Fees	1,100.00	8,850.00
Capital Fund Grants	290,246.56	2,784,880.01
Capital Fund Grants-Soft Costs	308,779.42	3,284,701.34
TOTAL GRANT INCOME	5,886,007.91	58,400,494.68
OTHER INCOME		
Interest Income -Private Management	137.71	1,819.78

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Investment Income - Unrestricted	7.46	1,385.61
Investment Inc -Restricted Non-Allocated	1,621.28	5,555.07
Investment Income - WC Self Insurance	45.96	184.32
Fraud Recovery PH	0.00	-7,286.96
Market Value Adjustment	-490.00	-1,705.15
Non-Dwelling Rent	0.00	10,800.00
Vending Income-Peabody TAB	0.00	69.24
Vending Income-James House TAB	0.00	1,445.18
Vending Income-Euclid TAB	0.00	2,354.95
Vending Income-Parkview	0.00	20,211.89
Vending Income-Lafayette TAB	0.00	1,195.23
Vending Income-Badenhaus TAB	0.00	421.00
Contributions-Rental	0.00	1,237.10
Contributions-Circle of Friends (SLU)	0.00	2,441.29
Other Miscellaneous Income	69.17	389,234.16
Other Income-Bank Rent	2,933.33	34,082.53
Other Miscellaneous Income-PMC	0.00	404.48
Other Misc Income-Renaissance	0.00	3,510.49
Pension Forfeitures	2,714.02	7,702.85
Insurance Proceeds	0.00	548,325.19
PH & HAP FSS Forfeitures	-1,242.00	31,397.61
TOTAL OTHER INCOME	5,796.93	1,054,785.86
TOTAL INCOME	6,384,874.68	64,113,476.94
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	304,048.63	2,790,608.58
Admin Salaries-COVID	0.00	177,330.95
Administrative Salaries	130,355.56	721,976.51
Administrative Salaries-PT	9,795.86	55,319.10
Admin Salaries-Overtime	0.00	28.12
FICA	22,110.04	199,699.35
Health Benefits	41,139.80	393,764.03
Retirement Benefits	30,051.63	312,485.04
Unemployment Insurance	-877.00	6,072.90
Long Term Disability	312.24	3,233.09
Dental	1,786.11	17,438.85
Cell Phones	883.74	19,273.21

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Beneflex HSA	11,198.02	33,997.12
Cell Phones -COVID	0.00	3,703.30
Employee Benefit Contribution-Admin	12,218.73	94,646.51
WC MO 2nd Injury Fund	0.00	907.48
WC Self-Insurers Qtrly Taxes	0.00	267.20
FICA-COVID	0.00	12,981.92
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	563,023.36	4,877,666.99
Legal Expense		
Legal Services	197.67	8,050.38
Legal Services	751.50	11,672.96
Total Legal Expense	949.17	19,723.34
Other Admin Expenses		
Staff Training	6,670.00	14,959.25
Staff Training COVID	0.00	9,200.00
Staff Training	634.99	7,381.92
Travel	0.00	81.65
Auditing Fees	0.00	172,513.50
Audit Fees-Allocated	0.00	1,837.50
Port Out Admin Fee Paid	1,937.44	18,524.14
Total Other Admin Expenses	9,242.43	224,497.96
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	94.82
Office Supplies	411.56	28,456.24
Office Supplies-COVID 19	0.00	1,294.24
Office Supplies	3,312.81	20,721.04
Temporary Admin Labor	2,020.72	27,171.02
Temporary Admin Labor	0.00	8,387.18
Postage	3,407.67	14,863.81
Postage -Covid	0.00	346.09
Postage	1,537.58	8,816.02
Advertising	8,664.15	20,818.90
Fiscal Agent Fees	0.00	2,500.00
Printing & Publications	927.58	4,244.24
Printing & Publications	64.22	5,231.01
Membership Fees	0.00	22,520.88
Telephone	1,770.89	23,244.54
Telephone -COVID	0.00	337.50

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Telephone	14,864.13	108,510.98
Court Costs	0.00	2,524.78
Maint Agreement-Office Equipment	1,019.69	3,059.07
Maint Agreement-Office Equipment	1,600.00	6,917.00
Private Management Fees	35,445.45	348,590.77
Professional/Technical Services	56,605.27	723,817.85
Professional/Tech Srv -COVID	0.00	92,737.26
Software License Fees	0.00	113,193.56
Software License Fees	1,078.56	6,935.95
Internet / Cable	3,610.49	31,778.59
Computer Supplies	942.38	46,931.31
Computer Supplies COVID	0.00	29,785.90
Other Admin Expense	3,700.72	30,591.98
Other Admin-COVID	0.00	1,354.35
Other Admin Expense	3,023.64	13,751.06
Bank Fees	1,398.94	21,275.65
Bank Fees -FSS	4.26	200.89
Bank Fees	3,644.79	33,890.02
Office Equipment Repairs	0.00	416.98
Subscription-News/Magazines	0.00	149.17
D/A Testings/Results	234.63	1,369.52
Copying Expense	4,245.75	63,038.96
Copy Expense-COVID	0.00	253.03
Copying Expense	150.00	6,787.39
Lease Expense -Non-Allocated	225.88	3,595.41
Landlord Late Fees	0.00	213.00
Allocated OH-Administrative Expense	6,465.99	62,943.82
Allocated OH-Legal Expense	34.88	861.58
Allocated OH-Utilities Expense	1,197.01	8,556.80
Allocated OH-Materials Expense	77.11	356.83
Allocated OH-Maintenance Expense	681.96	11,794.08
Allocated OH-Protective Services Expen	669.65	5,577.58
Allocated OH-Insurance Expense	0.00	19,015.07
Allocated OH-General Expense	18.96	51.63
Total Miscellaneous Admin Expenses	163,057.32	1,989,662.35
TOTAL ADMINISTRATIVE EXPENSES	736,272.28	7,111,550.64
TENANT SERVICES		
Tenant Services Salaries	5,266.25	53,837.59
Tenant Services Sal-COVID	0.00	987.08
FICA	394.94	4,062.36
Health Benefits	721.67	7,023.77

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Retirement Benefits	691.46	7,231.65
Unemployment Insurance	0.00	-212.68
Long Term Disability	7.54	70.12
Dental	36.10	366.87
Cell Phones	46.60	428.32
Cell Phones -COVID	0.00	120.96
Tenant Srv FICA-COVID	0.00	75.23
Relocation Costs	0.00	2,781.22
Relocation Costs -COVID	0.00	1,583.22
Relocation Costs	0.00	1,016.76
Tenant Srv Rec/Pub/Other	1,307.97	4,394.02
Tenant Services -Gala	0.00	2,003.95
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	1,711.58
Tenant Srv Rec/Pub/Other-James House T.	0.00	66.15
Tenant Srv Rec/Pub/Other-Euclid TAB	200.00	351.80
Tenant Srv Rec/Pub/Other-Parkview	1,000.00	8,648.02
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 TAB	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-Renaissance	450.00	1,585.86
Tenant Srv Rec/Pub/Other-Cambridge	0.00	225.00
Tenant Srv Rec/Pub/Other-North Sarah	0.00	35.00
Tenant Services Screening	0.00	7,280.15
Tenant Services -COVID	0.00	9,746.02
Tenant Participation Funds	0.00	7,560.00
Tenant Srv Lobby Monitors	2,370.00	20,360.00
Tenant Services -Other	0.00	11,517.64
Tenant Services Other-Circle of Friends (SL	0.00	400.00
TOTAL TENANT SERVICES EXPENSES	12,492.53	155,708.76
UTILITIES		
Mixed Finance Utilities	134,335.67	1,338,607.85
Water	12,189.67	310,798.19
Electricity	102,452.06	746,637.94
Gas	15,773.80	213,537.69
Sewer	270,136.65	965,901.97
TOTAL UTILITY EXPENSES	534,887.85	3,575,483.64
MAINTENANCE AND OPERATIONS		
General Maint Expense		

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Maintenance Salaries	0.00	655.75
Maintenance Labor-Grounds	50,229.70	394,149.80
Maint Labor -Janitorial Cleaning	107,959.24	562,112.59
Employee Benefit Contribution-Maint.	84,962.77	574,536.53
Maintenance Labor-Overtime	0.00	12,284.04
Total General Maint Expense	243,151.71	1,543,738.71
Materials		
Materials COVID	0.00	16,178.61
Materials-Custodial	436.98	1,260.01
Materials-Custodial	5,592.39	59,195.71
Materials-Electrical	0.00	762.08
Materials-Electrical	2,233.72	30,462.15
Materials-Plumbing	3,564.12	36,765.52
Materials-Tools/Equipment	0.00	7,474.99
Materials-Boiler	0.00	9,339.10
Materials-Other	0.00	7,881.32
Materials Other - Covid	0.00	43.87
Materials-Other	1,349.90	7,865.49
Materials-HVAC	10,881.28	55,034.74
Materials-Gas/Oil Vehicles	0.00	79.94
Materials-Appliances	21,652.78	102,658.83
Materials-Hardware	0.00	2,085.70
Materials-Hardware	1,262.14	13,604.40
Materials-Paint	0.00	237.19
Materials-Paint	1,248.88	5,812.84
Materials-Flooring	2,488.65	6,749.68
Materials-Cabinets/Countertops Doors/'	0.00	2,964.25
Materials-Cabinets/Countertops Doors/'	3,535.40	45,940.28
Total Materials	54,246.24	412,396.70
Contract Costs		
Contracts COVID	0.00	24,603.12
Contract-Elevators	0.00	421.98
Contract-Elevators	34,840.70	157,748.58
Contract-Trash Removal	1,086.64	38,977.43
Contract-Trash Removal	11,422.96	153,585.02
Contract-Custodian	2,245.76	42,849.23
Contract-Custodian	11,948.67	88,556.86
Contract-Plumbing	0.00	625.00
Contract-Plumbing	8,435.21	101,593.61
Contract-Uniform Cleaning	15,731.18	35,833.85
Contract-Snow Removal	821.95	5,816.55
Contract-Snow Removal	0.00	68,814.00

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Grounds/Lawn	414.02	11,674.70
Contract-Grounds/Lawn	61,488.73	227,920.89
Contract-Auto Gas	0.00	3,036.66
Contract-Auto Gas	0.00	4,468.96
Contract-HVAC	1,657.75	3,967.75
Contract-HVAC	25,333.27	96,060.81
Contract-Fire Protection	0.00	4,038.25
Contract-Fire Protection	2,331.70	76,992.03
Contract-Vehicle Repairs	2,793.78	17,148.54
Contract-Vehicle Repairs	0.00	6,808.05
Contract-Other	9,115.00	225,082.14
Contract-Other	21,150.86	49,068.94
Contract-Exterior Building Repairs	0.00	5,147.77
Contract-Exterior Building Repairs-Covi	0.00	1,640.00
Contract-Exterior Building Repairs	1,413.00	7,118.93
Contract-Parking Lot Repairs	22,972.47	76,175.44
Contract-Parking Lot Repairs	0.00	234.82
Contract-Electrical	2,437.68	8,018.94
Contract-Extermination	0.00	489.77
Contract-Extermination	7,577.00	54,267.00
Contract-Flooring Installation	2,895.23	33,323.82
Contract-Painting/Wall Repairs	37,708.00	153,902.43
Contr-Cabinet/Counters/Door/Windows	0.00	1,794.00
Cabinet/Doors/Window-COVID 19	0.00	810.05
Contr-Cabinet/Counters/Door/Windows	6,464.23	39,475.43
Contract-Lease Automobiles	3,281.00	27,585.10
Contract-Occupancy Permits	0.00	5,830.10
Contract-Section 8 Inspections	0.00	84,553.00
Contract-S8 Inspections-COVID	0.00	17,328.00
Contract-Bed Bug Eradication	2,400.00	15,675.00
Total Contract Costs	297,966.79	1,979,062.55
TOTAL MAINTENACE EXPENSES	595,364.74	3,935,197.96
PROTECTIVE SERVICES		
Security Cameras	0.00	10,123.50
Security Alarm Service	815.00	1,441.54
Security Alarm Service	429.89	6,380.01
Security/Law Enforcement	32,737.27	249,504.61
Security Enforcement-Police	2,979.67	30,214.94
Security Enforcement-COVID	0.00	250.00
TOTAL PROTECTIVE SERVICES	36,961.83	297,914.60

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
INSURANCE PREMIUMS		
Workers Comp Claims	0.00	24,590.34
Auto Insurance	942.93	17,841.30
Auto Insurance -COVID	0.00	37,342.97
Auto Insurance	585.43	6,758.10
Property Insurance	46,705.22	467,052.20
Fidelity Bond Insurance	225.73	2,257.30
Fidelity Bond Insurance	1,401.29	12,471.58
Liability Insurance	0.00	1,270.00
Liability Insurance-Covid	0.00	210,001.99
Excess Workers Comp Insurance	3,193.27	34,985.47
Excess Workers Comp Insurance	24,699.12	65,171.11
TOTAL INSURANCE PREMIUMS	77,752.99	879,742.36
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
Other General Expense	215,133.77	2,358,929.11
Other General Expense	0.00	50.00
PH FSS Escrow Expense	5,489.00	86,027.00
ACC Reserve Shortfall Disbursement	0.00	759,862.96
TOTAL GENERAL EXPENSES	220,622.77	3,332,461.07
TOTAL OPERATING EXPENSES	2,214,354.99	19,288,059.03
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	4,194,682.00	37,082,581.50
Tenant Utility Payments-Voucher	197,712.00	1,661,563.86
Portable Out HAP Payments	27,749.00	506,889.39
FSS Escrow Payments	14,618.00	81,540.00
Security Deposit Assistance	0.00	5,895.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,434,761.00	39,338,469.75
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	0.00	2,518,889.42

Income Statement

Period = Jul 2022

Book = Accrual

	Period to Date	Year to Date
Equity Transfer Capital Assets OUT	0.00	2,518,889.42
Operating Transfers IN	0.00	1,533,658.00
Operating Transfers OUT	0.00	1,533,658.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
TOTAL NON-OPERATING ITEMS	4,434,761.00	39,806,989.78
UTILITY CONSUMPTION		
Water Consumption	6,636.00	189,198.76
Water Consumption Contra	6,636.00	189,198.76
Electric Consumption	787,476.00	8,672,532.00
Electric Consumption Contra	787,913.00	8,672,747.00
Gas Consumption	8,355.00	192,891.00
Gas Consumption Contra	8,355.00	192,891.00
Sewer Consumption	51,382.00	174,880.00
Sewer Consumption Contra	50,945.00	174,665.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,649,115.99	59,095,048.81
NET INCOME	-264,241.31	5,018,428.13

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: September 7, 2022

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the months of July and August 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.

SLHA notified the highest scoring firm in August that they had been selected for negotiations to become the Master Developer for Clinton-Peabody Apartments. The SLHA Negotiation Committee began meeting internally to develop the terms to be used for the negotiations. It is expected that these negotiations will begin in September.

Safety & Security Grant Application (Parkview) – A Safety and Security Grant application was submitted 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 Hodiamont and Clinton-Peabody. SLHA staff are reviewing the reports and will be offering additional details that will be incorporated. It is expected that these will be completed in September.

Environmental Review (Clinton-Peabody) – 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 (DNR) was submitted in May. A Letter of Agreement (LOA) was received from DNR in August after an extensive comment period. The LOA will allow DNR to draft the remediation plan, which should allow for the

approval of the environmental review when complete. This is expected to be completed in October.

As background: The Phase II report for Clinton-Peabody was submitted to HUD for review during the month of January. HUD requested additional environmental activities be undertaken by SLHA before final approval is granted. 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 5-year Plan Updates – Both the Agency Annual Plan and the Five-Year Plan documents were updated and submitted by the Development and Modernization staff in April. The Development and Modernization staff received no public comments from the public meetings held.

ACC Award 2022 – The Development and Modernization staff received notice of the 2022 ACC grant from HUD in May. All documentation required by HUD has been submitted and the funds have been released for use by SLHA.

Completed and Ongoing Projects

LaSalle Park Apartments Security Cameras – SLHA was awarded a security grant through HUD for the installation of security cameras in December 2021. The project has been awarded. The acquisition plan and bid documents were submitted in April and the solicitation was released to the contracting community in June. Bids were received in July and an award to a contractor was made in August. Installation of the cameras is expected to begin in October.

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – Four single-family units in Walnut Park are 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.

The unit at 5616 Park was returned to service in August, with the remaining three units expected to be completed in September.

Cochran Gardens Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August. The next phase of the project will involve design schematics for the future use of the property.

Parkview Parking Deck Evaluation – Stabilization efforts on the Parkview Parking Deck were completed in May. The Development and Modernization staff are currently working on a permanent solution for the parking deck. This process will likely take six to nine months to complete.

Parkview Building Exterior Repairs – The 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.

Work on the front and rear of the building was 95 percent completed in August, with the remaining unforeseen condition repairs expected to be finished in October. The project is approximately six months ahead of schedule.

Lookaway Exterior Building Repairs – The construction process is ongoing for new siding at Lookaway. Preparation work was completed in June, with sidewalk repairs and tree trimming beginning. All siding products are onsite and installation began in July. Six of the 17 houses were completed by the end of August. 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 September.

Hodiamont Board Up – The property was boarded up and fenced in June. The 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. Closing on the parcels should occur in September.

Euclid Plaza Roof Replacement and Exterior Repairs – Two bids were received for this project. A recommendation was made for Raineri Construction as the apparent low bidder and a contract was signed in July. Under current market conditions, the lead time for roofing materials is running around six months, so the materials have been ordered and submittal approval is underway now. The project is anticipated to physically begin in January.

Solicitations

General Architectural and Engineering Services – Five proposals were received on April 28, 2022. The Review Committee for this solicitation has evaluated each of the proposals and invited the responding firms for interviews in July. The interviews were completed in August and each firm met the requirements of the solicitation. They were asked to provide fee schedules to compare, and each was within a comparable range. Recommendations for contracts will be made in September.

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 September 8th.

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 occurred in early-July. Bids for the project are due September 15th.

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 mid-September and the project will be resolicited in October.

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.)

Badenhaus Sewer Repair – This re-solicitation has been placed on hold.

**DEVELOPMENT AND MODERNIZATION
JULY MONTHLY ACTIVITY REPORT**

9/7/2022









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
MO001000041	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
MO001000041	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

9/7/2022

9/7/2022

DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT

9/7/2022

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	 100%	
MO001000019	Parkview Apartments	N/A	Building Security Camera System	1	0	8/10/2020	10/9/2020	10/19/2020	10/22/2020	N/A	N/A	100%	 100%	
MO001000002	Clinton-Peabody	N/A	Building Security Camera System	11	0	8/10/2020	10/9/2020	N/A	10/15/2020	N/A	N/A	100%	 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit	7	23	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	2/8/2021	2/8/2023	N/A	TBD	N/A	N/A	79%		
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%	 96%	
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%	 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	-	 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 AUGUST MONTHLY ACTIVITY REPORT

9/7/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi Impa cted Units		
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	The delay claim submitted by the contractor has been settled. Final closeout activities are on-going.
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	Bids for this solicitation are due on September 8, 2022 at 3:00pm
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	Bids are due for this solicitation on September 15, 2022 at 3:00pm
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	Work on this project is on-going. Repairs have been completed at 75% of the residential windows. Concrete and structural repairs are ongoing.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	The contract with Raineri Construction has been executed. The pre-construction meeting been held. Long lead items are being submitted for review and approval so that ordered can begin as soon as possible for this project.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has temporary shoring 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 October.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	Modernization staff has engaged an architect to add concrete stair repairs to the project scope of work. A new solicitation plan for this project will be released for approval in September.
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 35% complete. Concrete sidewalk repairs have been completed. This project completion is currently scheduled for mid-November.
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 21 bldgs. Roofing is completed on 21 bldgs. Drywall installed in 18 bldgs. and ongoing in 1 bldgs. Windows installed in 21 bldgs. Siding is complete on 19 bldgs. Interior painting prime completed in 19 bldgs. Interior doors installed in 19 bldgs. Interior carpentry finishes completed in 19 bldgs. Punch list inspections have been completed on 16 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. Closing for the final home is anticipated before the end of 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	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD.
Various	PHA Wide	N/A	A&E Design/CA		TBD	Interviews were completed in August. Final negotiations and contract awards for general architectural and engineering services will be completed by the end of September.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	Investigating funding.

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

9/7/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
				ng	cted	
				Units		
N/A	SLHA Central Office	N/A	Camera Installation	1	None	This project has been completed
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. Construction has been completed at 5616 Park Lane. Construction on all other units is scheduled to be completed by the end of September..
MO001000160	McMillan Manor	N/A	Vacant Unit Repairs	1	10	All work on this project has been completed. The property management company has access to all repaired units

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

Progress Photos



Parkview Exterior Building Repairs



Preservation Square, Phase I



Lookaway Exterior Improvements



Lookaway Exterior Improvements

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

At 8/31/2022

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	29-Apr-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	716,748.19	1,204,552.81	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	7,629,539.76	1,158,304.24	6,047,618.88	2,740,225.12	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	4,256,687.31	4,764,245.69	3,288,462.22	5,732,470.78	25-Sep-2023	25-Sep-2025
MO36P00150121	565	8,312,009.00	831,200.00	7,480,809.00	942,471.25	7,369,537.75	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	120,785.21	2,491.79	0.00	123,277.00	9-Sep-2022	9-Sep-2023
MO36P00150122	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	\$41,332,378.77	\$28,120,967.23	\$38,427,652.88	\$31,025,693.12		
			59.5%		55.3%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: September 7, 2022

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

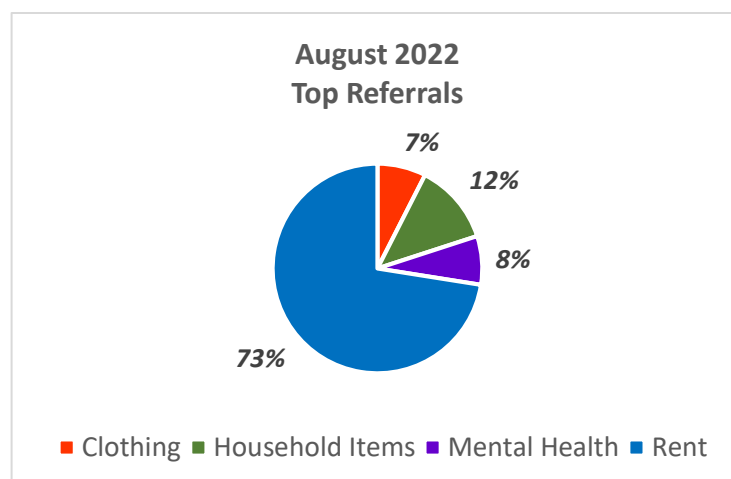
For the month of August 2022, the Service Coordinators made referrals for rental assistance (SAFHR and St. Louis Emergency Rent Assistance Program), utility assistance (People's Community Action Corporation, both LIHEAP programs), food pantry (Operation Food Search), clothing/household items (MCCB Transitions), mental health (Barnes-Jewish Hospital), household management, higher education, and childcare.

On August 20, the St. Louis Metropolitan Police Department held a back-to-school fair for residents at Lasalle Park. The Resident Initiatives (RI) staff attended the event and handed out information to link residents to the RI department and other local support services.

One of the Program Coordinating Committee's (PCC) resources, All About Care, visited several developments to offer digital inclusion to residents. This included providing them with cell phones and tablets that work using cellular data and Wi-Fi connection.

During the month, the Service Coordinators visited seven public housing developments to offer rental assistance to residents. Each development was met with an overwhelming amount of responses from residents facing economic hardships.

Caseload management: 132 participants.



Seniors/ Disabled

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

Referral Type	Source	Number
Medicaid/Medicare	Family Service	11
Housekeeping / Chore services	Area on Aging	6
Mental Health / Substance Use	Hopewell	2

Meals on Wheels Delivered – 205

On August 18, seventy-two (72) residents from multiple developments attended the St. Louis Cardinals vs. Colorado Rockies baseball game. The residents were able to provide their own transportation. *(See pictures below)*

The LifeWise Program came onsite to West Pine and Renaissance Place at Grand to meet with the Circle of Friends (COF) groups. The purpose was to discuss their senior service programs. As a result, five seniors were enrolled in a savings program offered by LifeWise.

On August 23, the RI department participated in a community fair with St. Louis University. The goal was to recruit additional volunteers to assist programs that aided residents living in public housing. Thirty-three (33) students showed an interest in volunteering. *(See pictures below)*



FSS

As of August 2022, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had fifty (50) participants, thirty-six (36) with escrow accounts and seventeen (17) actively receiving a monthly escrow credit. There were twenty-nine (29) participants in the Public Housing Family Self-Sufficiency program, of which seventeen (17) have escrow accounts and ten (10) are actively receiving a monthly escrow credit.

Two HCV-FSS graduates received disbursements for the month. *(See pictures below)*.

The FSS Coordinators participated in the back-to-school fair at LaSalle Park to introduce the FSS program to interested families. Additionally, the FSS Coordinators have continued to work on the FSS Action Plan for the U.S. Department of Housing and Urban Development (HUD) program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	50	36	0	72%
PH	30	17	0	56.7%

FSS Program	Average Escrow			
	Monthly	Total	%Change	
HCV	\$ 130.41	\$ 5,052.33	(0.05)	
PH	\$ 142.08	\$ 6,548.93	0.03	

The total HCV escrow amounts decreased for the month of August due to two graduations. It is expected that the amounts will rebound once HUD allows SLHA to resume intake of new participants to the FSS program.

TABs

On August 17, at 10:30 a.m., the Tenant Associations Board (TAB) held their monthly meeting. During this meeting, the five presidents were in attendance, along with Fran Bruce and Julie Phillips of SLHA. A roundtable was conducted to discuss matters at all the developments. The next meeting will be held on September 21, 2022 at 10:30 a.m.

Upcoming Events/Goals

The RI department will attend a wellness fair (along with other community partners) on Thursday, October 13, at the Polish Herer located at the Polish Heritage Center. There will be a promotional table onsite informing of services offered.

The FSS program will resume intake of new participants into the program in late-September through early-October. HCV and PH residents who are interested in the program are encouraged to contact the FSS Coordinators; Dream Dennis and Vera Wren.

Pictures:



St. Louis University Student Resource Fair



Kingsbury residents at the Cardinals vs. Rockies game



North Sarah residents at the Cardinals vs. Rockies game



West Pine residents at the Cardinals vs. Rockies game





Parkview residents at the Cardinals vs. Rockies game



Residents participating in the Circle of Friends crochet project



HCV-FSS graduates receiving a certification of graduation and disbursements



LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: September 7, 2022

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

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 was 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 underwent 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 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 was held on July 13, 2022 to review scores. A procurement summary is being prepared to get approval to enter into negotiations with

the top ranked firms and to request a negotiation team. Interviews were conducted in early-August. Contracts are scheduled to be awarded for general A&E services to five (5) firms in early-September.

B. Solicitations Pending

RD 21-01 Invitation for Bids (IFB) for Clinton-Peabody Fire Damage Unit Repairs for three (3) units. The Acquisition and Solicitation Plan was approved on May 7, 2021. The IFB was advertised in the May 9, 2021 edition of the St. Louis Post-Dispatch and in the May 13, 2021 edition of the St. Louis American. The IFB was released on May 13, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on May 27, 2021. Addendum No. 1, issued on June 7, 2021, provided the pre-bid meeting minutes and extended the due date for bids to June 21, 2021. SLHA received one (1) bid for the solicitation. The Modernization and Development department is completing the due diligence to approve a sole source recommendation for contract award. The recommendation for contract award is pending completion due to a delay in the environmental approval from HUD. HUD notified SLHA of the need for a phase two environmental review. It is the expectation of SLHA to release this project to the public once the phase two environmental review has been completed. The environmental review is ongoing.

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

- RD 21-09 Invitation for Bids (IFB) for Hodiament Unit Renovations and Repairs. The Acquisition and Solicitation Plan was approved on June 25, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. However, all activities related to this IFB are on hold until such time the site is made safe for access by staff and contractors. A reevaluation of the scope of work to address changing conditions is underway. All residents have been relocated. Units have been boarded and a security fence has been installed. The property is being maintained and inspected weekly until final disposition has been determined.
- RD 21-13 Invitation for Bids (IFB) for Badenhaus Sewer Repairs. The Acquisition and Solicitation Plan was approved on June 14, 2021. The IFB was advertised in the June 13, 2021 edition of the St. Louis Post-Dispatch and in the June 17, 2021 edition of the St. Louis American. The IFB was released on June 14, 2021 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 29, 2021. Addendum No. 1 was issued on June 30, 2021, offering an additional pre-bid meeting on July 7, 2021 and extending the bid due date to July 15, 2021. Addendum No. 2 was issued on July 7, 2021, offering an additional pre-bid meeting on July 14, 2021 and extending the bid due date to July 29, 2021. Addendum No. 3 issued on July 22, 2021 provided meeting information from the pre-bid meeting and revisions to the specifications. Addendum No. 4 issued on July 28, 2021 provided clarification on insurance requirements and extended the bid due date to August 18, 2021. Addendum No. 5 issued on August 9, 2021 updated the wage decision. On August 17, 2021, to encourage greater bidding participation, Addendum No. 6 was issued to extend the due date for bids to September 1, 2021. QuestCDN was reported by bidders to have issues with the upload platform. Addendum No. 7 was issued on September 21, 2021, establishing a revised bid due date of September 30, 2021. SLHA received one (1) bid and decided to reject the bid due to an insufficient number of responses. SLHA is in the process of reviewing the scope of work so that it can issue a new solicitation at some time in the future to produce a more competitive bidding environment. The Development and Modernization department is in the process of generating interest from additional general contractors. Addendum No. 8, issued on November 30, 2021, incorporated the General Wage Determination modified on September 24, 2021 and extended the due date to December 16, 2021. On December 16, 2021, SLHA received one (1) bid for the solicitation. The solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project. An additional work scope is being planned and the project is anticipated for released in October 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. The 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 to include stair repairs at two locations. This project is expected to be re-solicited once the additional scope of repair work has been completed and incorporated into the project documents. A new solicitation plan is being prepared to route for approval to re-bid the project. The project is anticipated for released in September 2022 and will be replaced by IFB RD 22-10.

- 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 (7) 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. On August 3, 2022, the evaluation summary was approved and a negotiation team has been selected. A negotiation team meeting was held on August 29, 2022 to discuss negotiation objectives. On August 19, 2022, the highest ranked firm was notified that they had been selected for negotiations.
- 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. Due to a lack of participation, the bid date for this project has been extended to September 15, 2022. Addendum No. 1 has being prepared for release.
- RD 22-06 Invitation for Bids (IFB) for Lafayette Townhomes for structural repairs and unit upgrades at 2900 Park Avenue. 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 20, 2022 online through bidding service QuestCDN. A virtual pre-bid meeting was held on June 30, 2022. On July 7, 2022, Addendum No. 1 was issued to provide pre-bid meeting minutes, revise general conditions, revise liquidated damages and to extend the bid due date July 28, 2022. On July 20, 2022, Addendum No. 2 was issued to postpone the solicitation until further notice. On August 16, 2022, Addendum No. 3 was issued to reinstate the solicitation. The addendum revised the wage decision and provided revised solicitation dates. A pre-bid meeting was held on August 18, 2022 and a site visit was conducted on August 23, 2022. On August 22, 2022, Addendum No. 4 was issued to provide pre-bid meeting minutes. Bid due date is September 1, 2022. On August 26, 2022, Addendum No. 5 was issued to provide the meeting minutes from the pre-bid site visit, revise the general conditions and to extend the due to September 8, 2022. Addendum No. 6, issued on August 30, 2022, provided architectural revisions to the construction specifications.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

FN 22-08 Request for Proposals (RFP) for Audit Services for the St. Louis Housing Authority, Ascend STL and Kingsbury Associates L.P. The Acquisition and Solicitation Plan were approved on July 13, 2022. The RFP was advertised in the July 21, 2022 edition of the St. Louis American and in the July 22, 2022 edition of the St. Louis Post-Dispatch. The RFP was released on July 25, 2022. A virtual pre-proposal meeting was held on August 3, 2022. On August 10, 2022, Addendum No. 1 was issued to provide pre-proposal meeting minutes and to extend the proposal due date August 29, 2022. On August 29, 2022, two (2) proposals were received. A request for an evaluation team was prepared and routing for approval.

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: September 7, 2022

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF AUGUST 31, 2022

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
67	0	0	67

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Eugenia Jamerson	Accounts Payable Specialist
Constance Johnson	Director of Operations HCV
Felicia Pattman	Housing Specialist

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT**Number of Position Vacancies Published This Month: 1****Number of Position Vacancies Carried Over From Previous Month: 6****Applications****Received This Month****Position Vacancies Published this Month:**

Senior Maintenance Technician (Part-Time)	3
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Additional Applications Received this Month:

Accountant	2
Accounts Payable Specialist	9
Director of Communications	21
Financial Analyst	9
HQS Inspector	1
Senior Maintenance Technician (Full-Time)	2

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>
Minnie Harris	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75

EMPLOYEE TRAINING – LOCAL CONTINUED:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Eugenia Jamerson	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Felicia Pattman	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
Lakeshi Perry	Housing Quality Standards (HQS) Certification	24.0

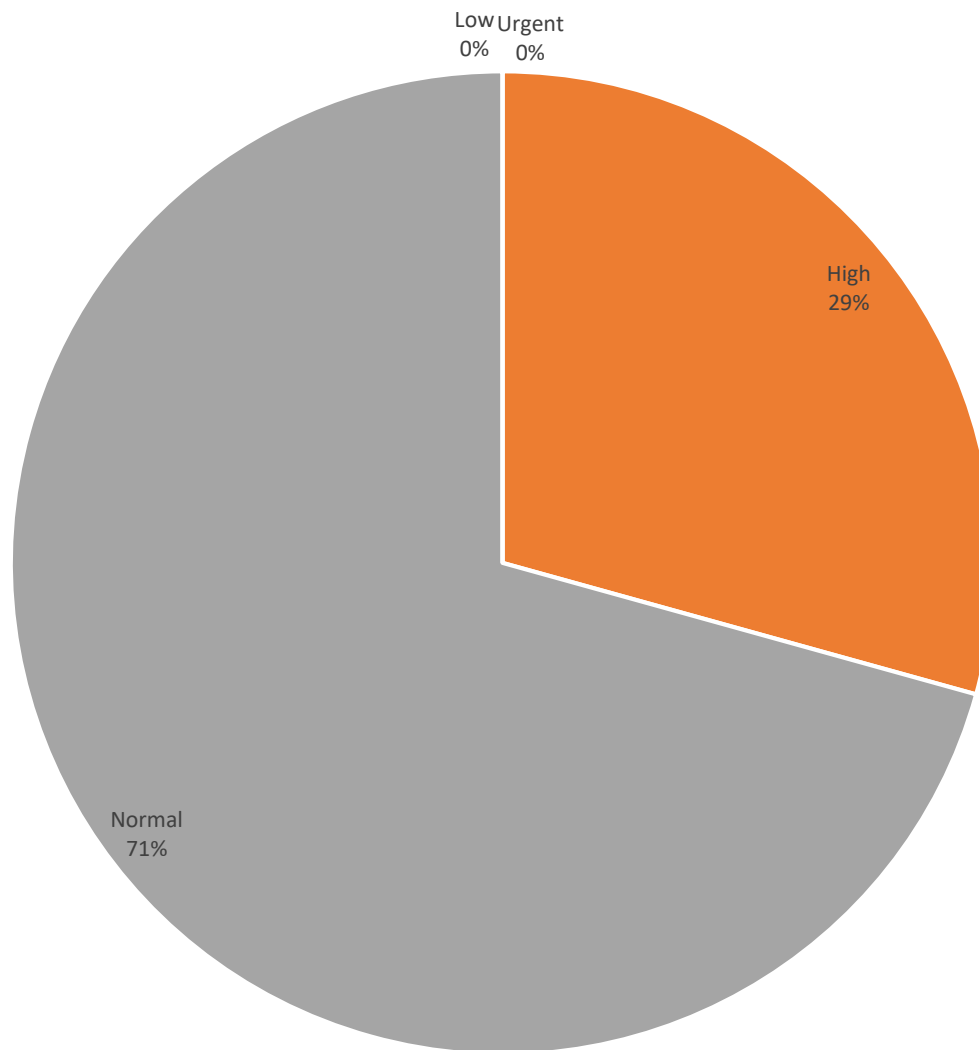
EMPLOYEE TRAINING OUT- OF- STATE:

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

SUMMARY OF COMPLAINTS

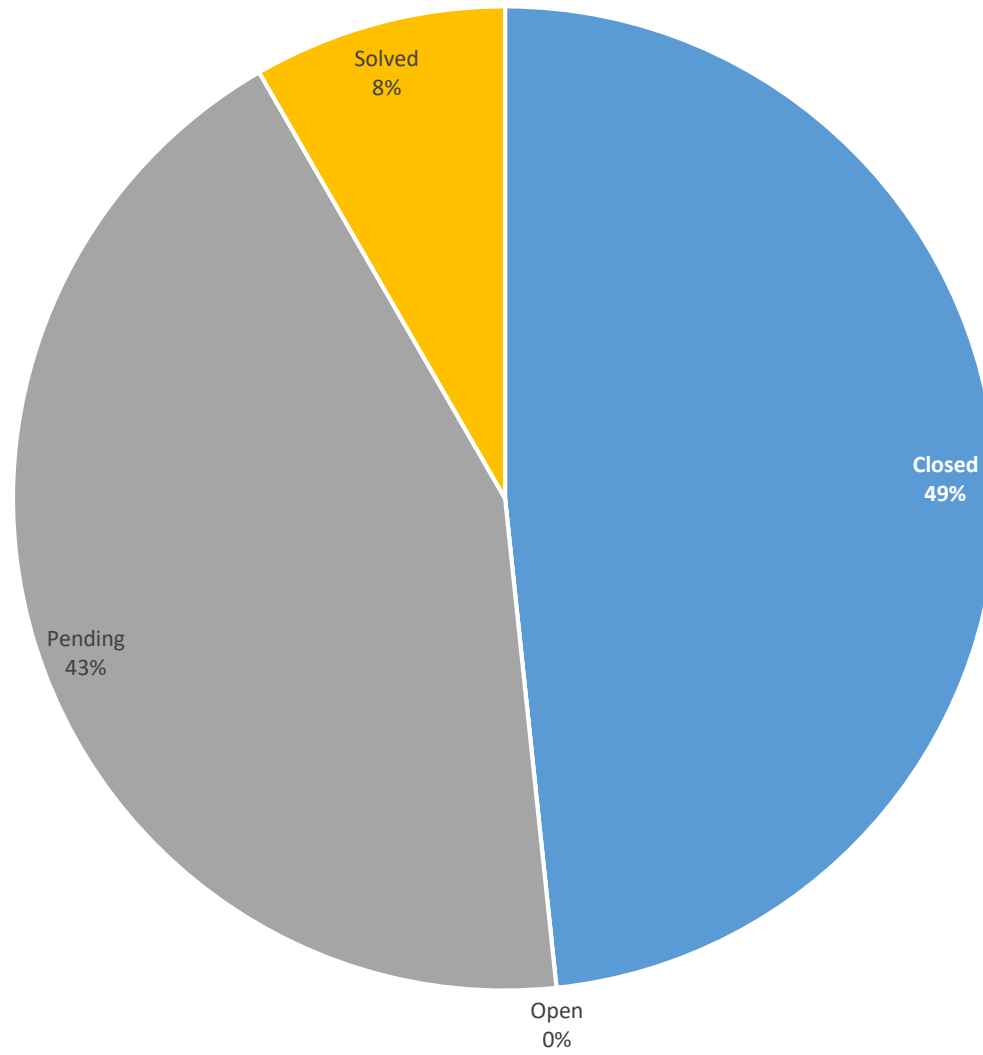
AUGUST 2022

Priority

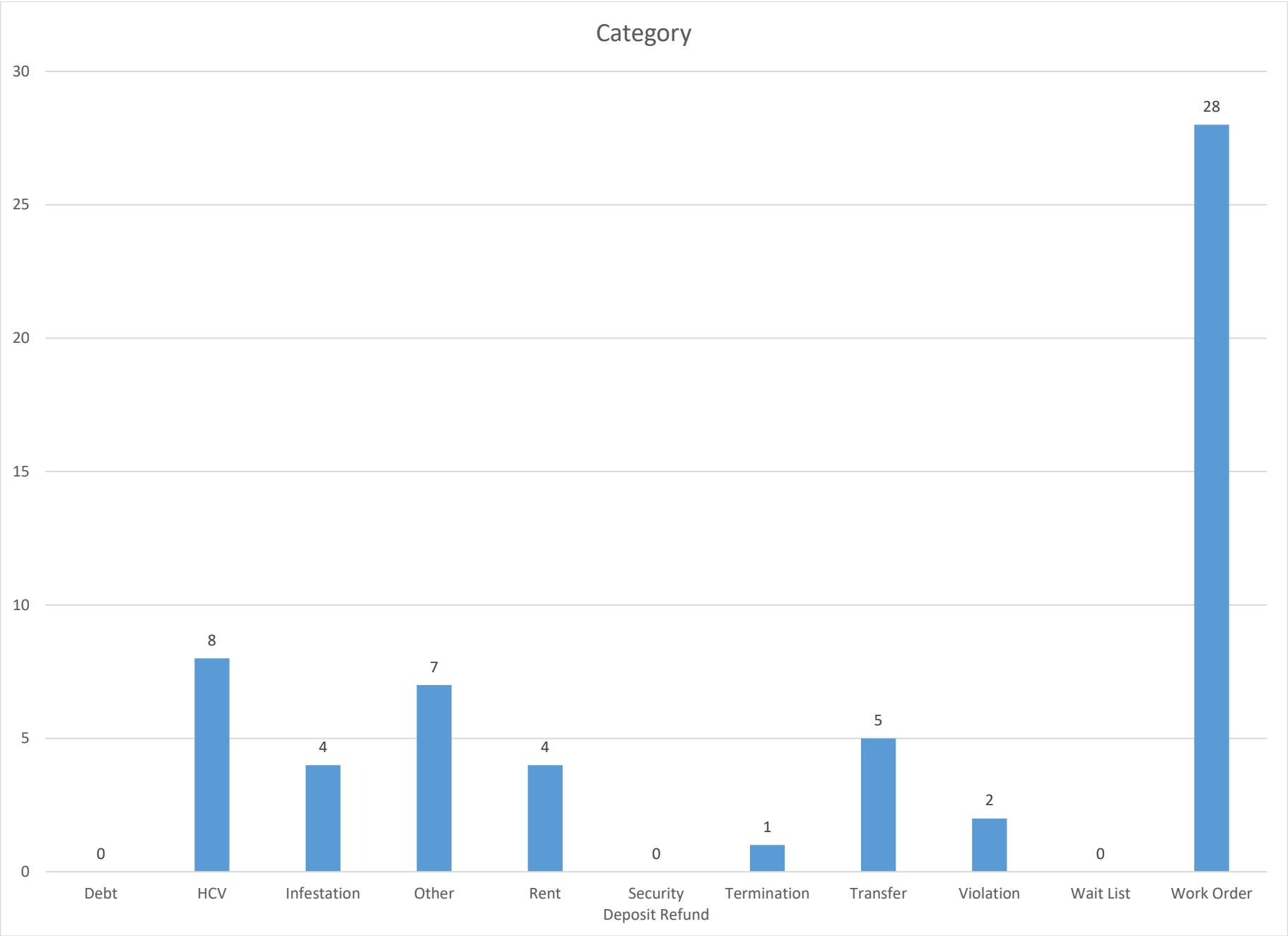


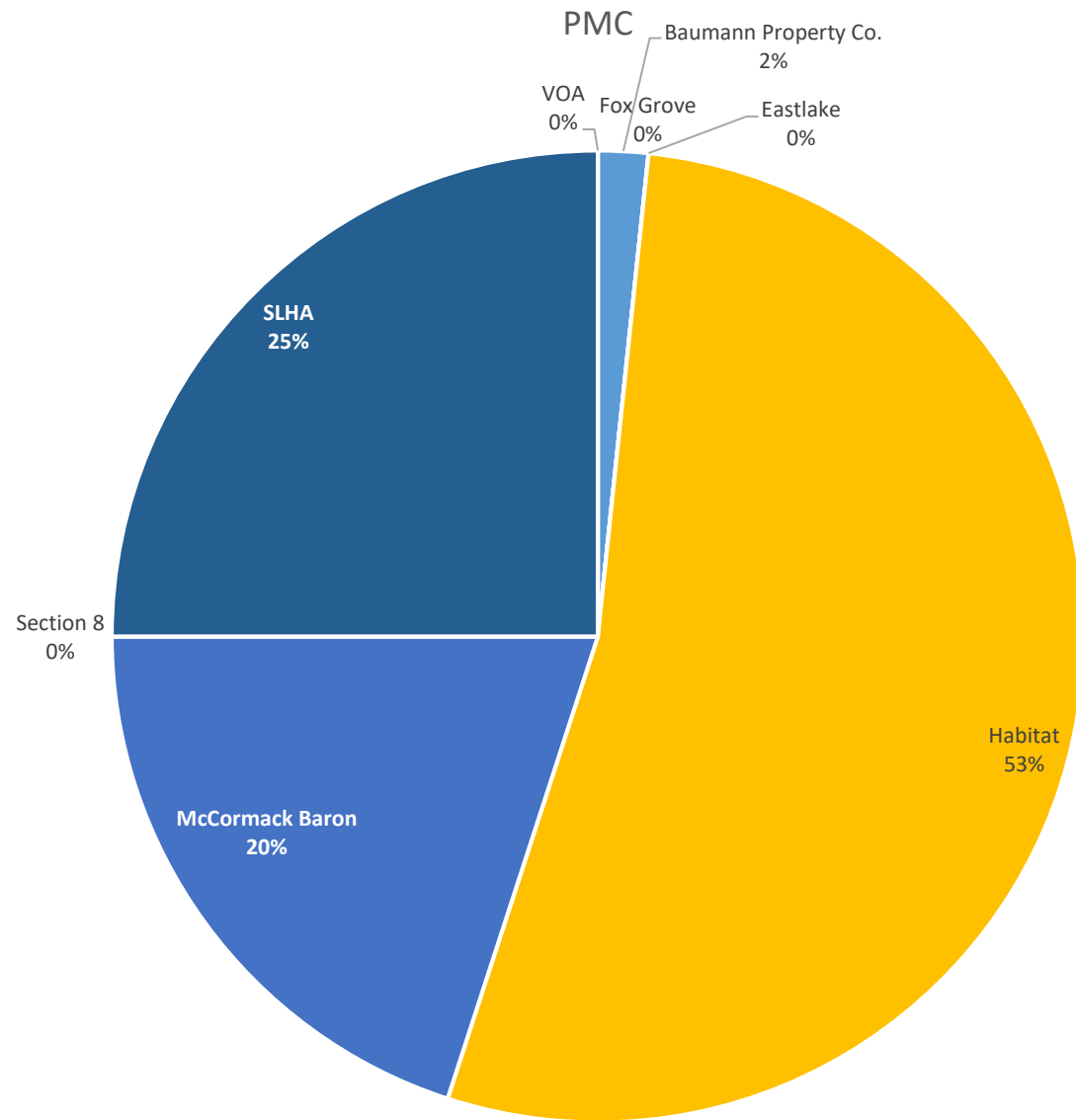
■ Urgent ■ High ■ Normal ■ Low

Status



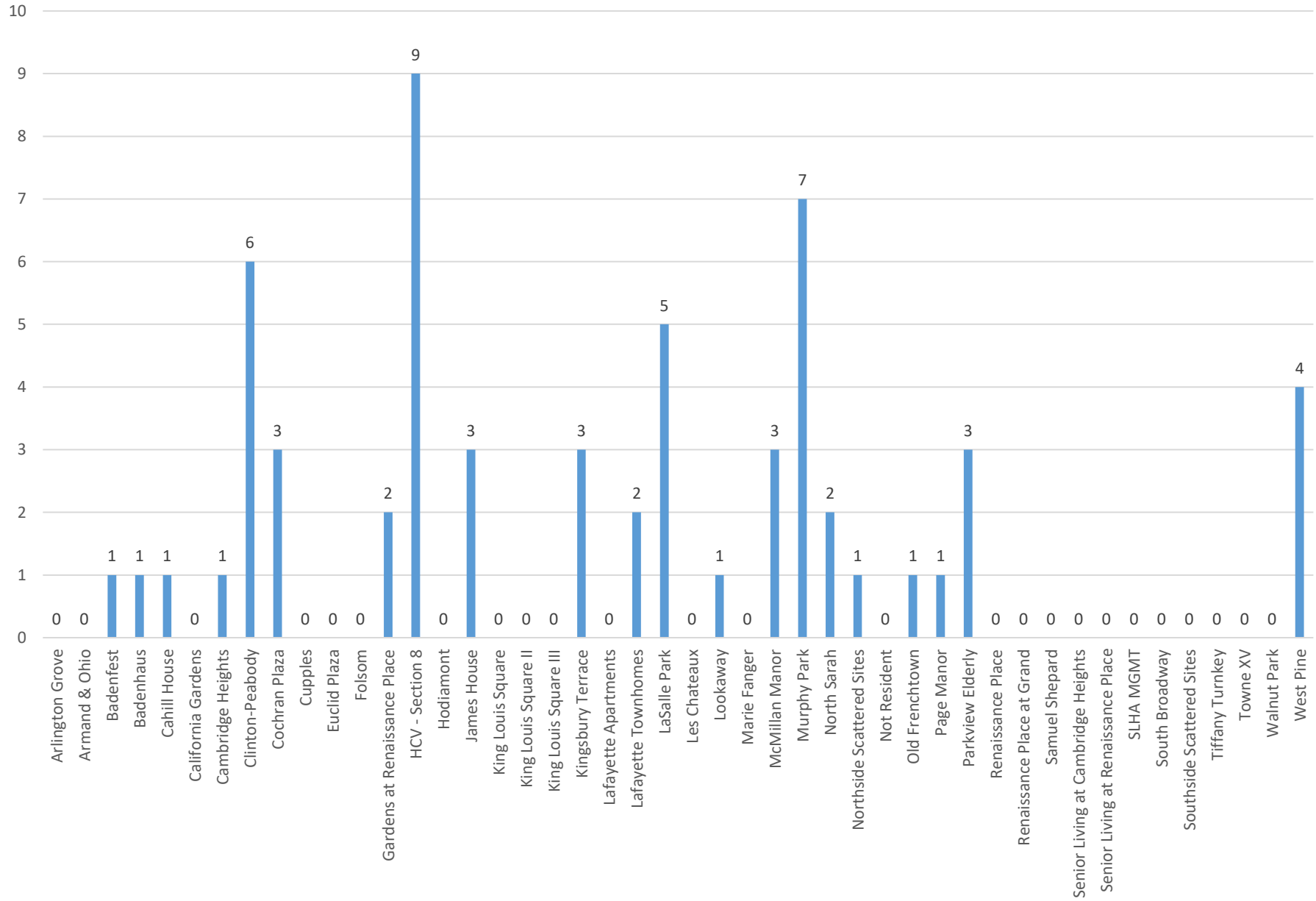
■ Closed ■ Open ■ Pending ■ Solved





■ Baumann Property Co. ■ Eastlake ■ Fox Grove ■ Habitat ■ McCormack Baron ■ Section 8 ■ SLHA ■ VOA

Development



COMPLIANCE

Executive Department

MEMORANDUM

To: Alana C. Green, Executive Director

From: Darrell Miller, Internal Auditor

Date: September 7, 2022

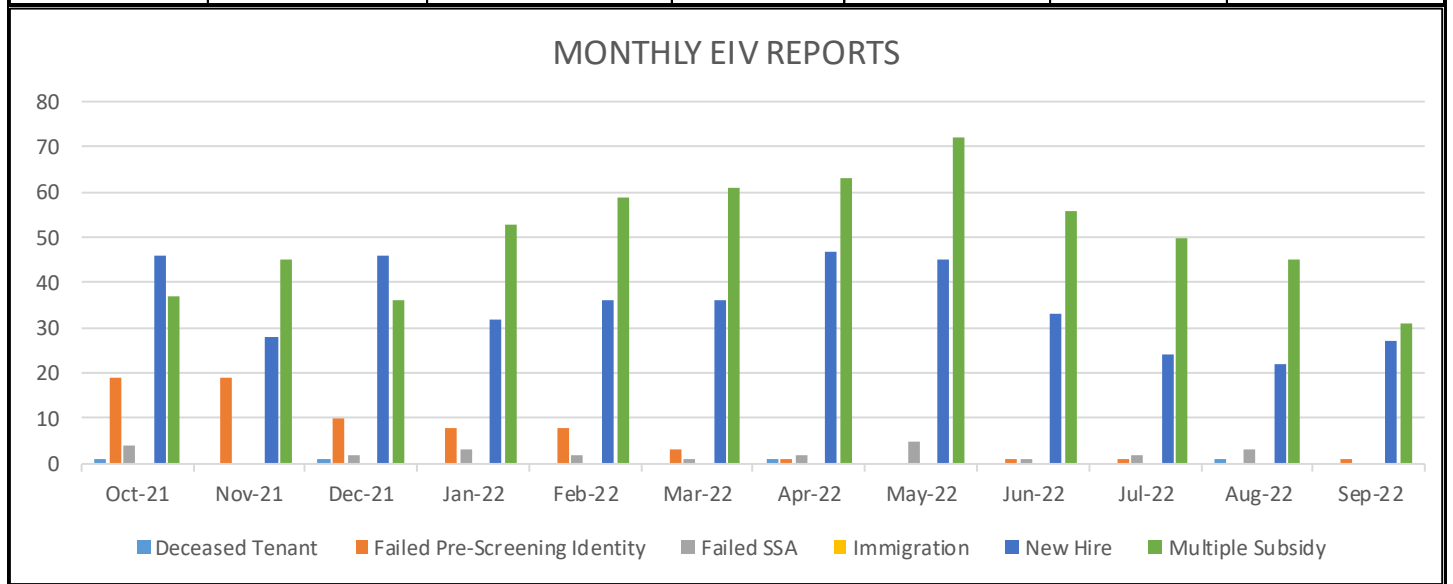
Subject: Compliance Board Report

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 September 2022:

<i>(Data by household)</i>	Public Housing	Housing Choice Voucher
Deceased Tenant <i>(matched on SSA death master file)</i>	0	0
Identity Verification <i>(failed EIV pre-screen, personal identifiers)</i>	1	23
Identity Verification <i>(failed SSA identity test, personal identifiers)</i>	0	0
Immigration <i>(SS number disclosure requirements)</i>	0	0
New Hire <i>(new employment information)</i>	27	99
Multiple Subsidy <i>(potential duplicate rental assistance)</i>	31	31

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	1	0	3	0	22	45
Sep-22	0	1	0	0	27	31



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	2	15	2	0	70	45
Sep-22	0	23	0	0	99	31

