



ST. LOUIS  
**HOUSING**  
AUTHORITY

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# MONTHLY ACTIVITY REPORTS


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September 2022

## Executive Department

# MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: October 14, 2022

Subject: Monthly Activities Report

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

**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 8/31/2022
- Public Housing AMP Budgets as of 8/31/2022
- Financial Condition Indicators as of 8/31/2022
- Management Operations Indicator as of 8/31/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

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

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

**III. Finance**

- Income Statement as of 8/31/2022

**IV. Development Activities**

- Development and Modernization

**V. Resident Initiatives**

**VI. Legal Activities**

- Procurement

**VII. Human Resources Activities**

**VIII. Complaint Report**

# **PUBLIC HOUSING PROGRAM**

## MEMORANDUM

TO: Alana C. Green, Executive Director

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

DATE: October 12, 2022

SUBJECT: Asset Management Board Report

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

**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). Asset Management conducts monthly meetings with the private management companies to review property performance. 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 accounts 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 off all public housing developments. In advance of HUD NSPIRE inspections, Asset Management conducts pre-inspections of sites and working to prepare.
- **Management** – Starting in June, Asset Management held 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.** SLHA hired a Senior Maintenance technician who started in October. However, NSSS continues to have challenges to quality candidates for Maintenance and currently has 1 vacant maintenance position. Until fully staffed, NSSS plans to utilize contractors and staffing services to handle work orders and make readies with focus on increasing occupancy.

**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		McMillan Manor II	18	2	15	94%	2	15	94%	2	15	94%	2	16	100%	2	16	100%
520	MO001000052	King Louis III	24	1	22	96%	1	22	96%	1	22	96%	2	22	100%	2	21	95%
470	MO001000047	King Louis Square	36		35	97%		35	97%		35	97%		34	94%		34	94%
490	MO001000049	King Louis Square II	44	2	40	95%	2	39	93%	2	39	93%	2	38	90%	2	36	86%
440	MO001000044	Murphy Park I	93		76	82%		77	83%		77	83%		77	83%		76	82%
450	MO001000045	Murphy Park II	64		55	86%		55	86%		55	86%		55	86%		55	86%
460	MO001000046	Murphy Park III	65		61	94%		60	92%		60	92%		60	92%		61	94%
500	MO001000050	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%
	<b>TOTAL</b>		<b>2,790</b>	<b>77</b>	<b>2,431</b>		<b>77</b>	<b>2,447</b>		<b>76</b>	<b>2,413</b>		<b>79</b>	<b>2,409</b>		<b>83</b>	<b>2,392</b>	

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 HUD 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%
<b>TOTAL</b>			<b>2,790</b>	<b>83</b>	<b>2,392</b>		<b>86</b>	<b>2,388</b>		<b>102</b>	<b>2,383</b>		<b>106</b>	<b>2,381</b>		<b>108</b>	<b>2,355</b>	

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 HUD approval from HUD these units are not monthly Occupancy Calculation

# Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	8/1/2022			9/1/2022		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	32	205	63%	32	195	60%
340	MO001000034	LaSalle Park	148	2	143	98%	2	143	98%
370	MO001000037	Cochran Plaza	78	7	68	96%	7	69	97%
220	MO001000038	Lafayette Apartments	26		23	88%		25	96%
230		California Gardens	28		21	75%		19	68%
350		Armand & Ohio	4		4	100%		3	75%
380		Folsom	6		5	83%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%
420		Lafayette Townhomes	38	4	27	79%	4	27	79%
421		Tiffany Turnkey	25		24	96%		24	96%
150	MO001000041	Towne XV	8	2	5	83%	2	5	83%
160		McMillan Manor	20	5	12	80%	4	12	75%
260		Page Manor	10		5	50%	3	5	71%
381		Samuel Shepard	16	3	12	92%	3	12	92%
383		Cupples	4	1	3	100%	1	1	33%
384		Hodiamont	22	22	0	-	22	0	-
411		Walnut Park	13	4	8	89%	4	8	89%
412		Lookaway	17		16	94%		16	94%
510		McMillan Manor II	18	0	18	100%	0	18	100%
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%
470	MO001000047	King Louis Square	36		34	94%		34	94%
490	MO001000049	King Louis Square II	44	2	39	93%	2	39	93%
440	MO001000044	Murphy Park I	93		80	86%		80	86%
450	MO001000045	Murphy Park II	64		52	81%		52	81%
460	MO001000046	Murphy Park III	65		59	91%		59	91%
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%
540	MO001000054	Sr. Living at Renaissance Pl	75		67	89%		65	87%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%
560	MO001000056	Cahill House	80	1	70	89%	1	71	90%
570	MO001000057	Renaissance Pl @ Grand II	36	3	29	88%	0	28	78%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		73	97%
630	MO001000063	Arlington Grove	70		63	90%		64	91%
640	MO001000064	North Sarah	59		53	90%		51	86%
650	MO001000065	North Sarah II	46		37	80%		35	76%
660	MO001000066	North Sarah III	35		32	91%		31	89%
580	MO001000058	Cambridge Heights	46	3	31	72%	4	31	74%
600	MO001000060	Cambridge Heights II	44		30	68%		31	70%
100	MO001000010	James House	126		123	98%		122	97%
132	MO001000013	Euclid Plaza Elderly	108		106	98%		106	98%
170	MO001000017	West Pine	99		95	96%		97	98%
190	MO001000019	Parkview Elderly	295	13	250	89%	13	247	88%
280	MO001000028	Badenhaus Elderly	100		91	91%		90	90%
390		Badenfest Elderly	21		21	100%		20	95%
661	MO001000061	Kingsbury Terrace	120		119	99%		118	98%
480	MO001000048	Les Chateaux	40	1	33	85%	1	33	85%
	<b>TOTAL</b>		<b>2,790</b>	<b>108</b>	<b>2,349</b>		<b>108</b>	<b>2,326</b>	

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 HUD approval from HUD these units are not monthly Occupancy Calculation



**Work Order Activity  
Emergencies**

September 1 - September 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	40	3	1	15	42	111
100	James House	9	1	3	88	7	104
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	5	0	1	254	4	345
160	McMillan Manor	6	2	2	321	6	236
170	West Pine	0	2	1	1	1	2
190	Parkview Elderly	4	13	8	1	9	44
220	Lafayette Apartments	0	1	1	1	0	-
230	California Gardens	1	2	2	24	1	1
260	Page Manor	8	1	2	320	7	306
280	Badenhaus Elderly	-	-	-	-	-	-
340	LaSalle Park	29	10	2	184	37	106
350	Armand & Ohio	0	1	1	1	0	-
370	Cochran Plaza	83	0	0	-	83	445
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	14	2	2	32	14	313
382	Marie Fanger	0	3	1	1	2	-
383	Cupples	1	0	0	-	1	343
384	Hodiamont	10	0	10	576	0	0
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	0	2	0	-	2	20
411	Walnut Park	3	0	1	302	2	54
412	Lookaway	20	4	2	33	22	326
420	Lafayette Townhomes	2	2	2	15	2	26
421	Tiffany Turnkey	1	0	0	15	1	78
440	Murphy Park I	3	1	0	-	4	85
450	Murphy Park II	1	0	0	-	1	101
460	Murphy Park III	2	0	0	-	2	89
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	3	0	0	-	3	87
500	Renaissance Pl @ Grand	11	20	24	8	7	21
510	McMillan Manor II	25	3	4	329	24	201
520	King Louis III	23	0	0	-	23	334
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	10	7	11	6	6	259
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	4	12	13	16	3	78
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	1	2	1	3	2	8
<b>Total</b>		<b>319</b>	<b>94</b>	<b>95</b>		<b>318</b>	

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

**Work Order Activity  
Non-Emergencies**

September 1 - September 30, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	213	85	34	38	264	59
100	James House	8	14	12	12	10	60
132	Euclid Plaza Elderly	12	30	35	7	7	104
150	Towne XV	20	3	8	206	15	220
160	McMillan Manor	39	8	13	106	34	135
170	West Pine	3	53	44	1	12	6
190	Parkview Elderly	70	112	99	1	83	78
220	Lafayette Apartments	4	23	16	7	11	15
230	California Gardens	2	9	6	8	5	7
260	Page Manor	17	0	3	286	14	169
280	Badenhaus Elderly	9	9	7	4	11	368
340	LaSalle Park	67	22	9	1	80	133
350	Armand & Ohio	1	4	0	-	5	31
370	Cochran Plaza	16	24	27	1	13	109
380	Folsom	1	10	4	35	7	7
381	Samuel Shepard	21	0	0	-	21	225
382	Marie Fanger	2	6	1	29	7	12
383	Cupples	1	0	0	-	1	53
384	Hodiamont	4	0	4	483	0	-
390	Badenfest Elderly	3	5	5	2	3	55
410	South Broadway	6	13	0	-	19	23
411	Walnut Park	20	3	4	288	19	180
412	Lookaway	58	2	5	93	55	164
420	Lafayette Townhomes	4	11	5	14	10	15
421	Tiffany Turnkey	6	23	4	35	25	23
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	101
460	Murphy Park III	2	0	0	-	2	68
470	King Louis Square	1	0	0	-	1	135
480	Les Chateaux	-	-	-	-	-	-
490	King Louis Square II	3	0	0	-	3	141
500	Renaissance Pl @ Grand	2	6	6	10	2	24
510	McMillan Manor II	68	15	10	185	73	171
520	King Louis III	2	5	4	1	3	157
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	3	0	0	-	3	804
570	Renaissance Pl @ Grand II	1	0	0	-	1	337
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	2	1	2	32	1	63
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	1	-	-	1	24
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	9	26	9	4	26	14
<b>Total</b>		<b>701</b>	<b>523</b>	<b>376</b>	<b>-</b>	<b>848</b>	<b>-</b>

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

**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

September 1 - September 30, 2022

	September		October 2021 – September 2022	
Abandonment of Unit	1	7.7%	63	16.3%
Deceased	1	7.7%	41	10.6%
Did Not Like Unit	-	-	6	1.6%
Evicted-Legal Action*	-	-	3	0.8%
Incarcerated	-	-	1	0.3%
Moved- In Legal			2	0.5%
Moved to HCV Prog S8	-	-	4	1.0%
Moved with Notice	7	53.8%	188	48.7%
One Strike	1	7.7%	11	2.8%
Nursing Home Placement	-	-	6	1.6%
Purchased Home	-	-	3	0.8%
Relocation Transfer	-	-	15	3.9%
Transfer to Diff PH Unit	3	23.1%	43	12.7%
	-	-		
<b>Total</b>	<b>13</b>	<b>100.0%</b>	<b>386</b>	<b>100.0%</b>

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

**Demographic Report  
Public Housing**

September 1 - September 30, 2022

	Disabled	Non-Disabled	Total
Number of Families	775	1,584	<b>2,359</b>
Average Family Size	1.3	2.5	<b>2.1</b>
Average Age of Head of Household	58.6	43.8	<b>48.7</b>
Number of Youth Family Members (<18)	-	-	<b>2,157</b>
Average Age of Youth Family Members	-	-	<b>9.8</b>
Number of Senior (62+) Head of Household	352	288	<b>640</b>
Average Household Income	\$11,941.57	\$11,362.09	<b>\$11,552.48</b>
Number of Head of Households Employed	757	1,107	<b>1,864</b>
Average Monthly Rent	\$242.94	\$204.44	<b>\$217.09</b>
Average Cost of Utilities Paid by SLHA	\$0.89	\$21.61	<b>\$14.80</b>
Average Length of Occupancy (Years)	10.7	6.2	<b>7.7</b>

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	6	2,301	2,307
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	36	38
White, Black/African American	0	6	6
<b>Total</b>	<b>10</b>	<b>2,349</b>	<b>2,359</b>

## PUBLIC HOUSING CASH ACTIVITY AS OF 08/31/2022

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	8/31/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,271,252.87
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$211,128.18
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$836,329.49
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$831,754.26
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$276,430.33
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$189,449.38
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$239,742.12
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$5,975.99
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$452,187.15
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$236,061.09
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$373,191.71
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$374,196.76
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$628,909.50
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,411,842.03
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$21,338,450.86</b>

PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS

BANK AND TYPE OF INVESTMENT	MATURITY DATE	VALUE
WASATCH PEAKS FCU CD	8/17/2023	\$245,000.00
HINGHAM INSTITUTION	3/29/2023	\$245,000.00
CONSUMER CREDIT UNION CD	8/4/2023	\$245,000.00
US TRESURY	9/30/2022	\$249,130.86
US TRESURY	9/30/2022	\$249,130.86
CALIFORNIA BK OF COMMERCE	9/20/2022	\$245,000.00
<b>INVESTMENTS-NON-FEDERAL/PROGRAM INCOME</b>		<b>\$1,478,261.72</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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	\$ 2,898,030.67	\$ 84.31	\$ 2,776,933.04	\$ 80.78	\$ (121,097.63)	\$ 360,000.00	\$ 330,000.00	\$ 83.80	\$ 254,519.47	\$ 64.63	\$ (75,480.53)
Negative Rents - Utility Allowances (SLHA)	\$ (286,764.00)	\$ (262,867.00)	\$ (7.65)	\$ (289,283.00)	\$ (8.42)	\$ (26,416.00)	\$ (115,000.00)	\$ (105,416.67)	\$ (26.77)	\$ (102,158.00)	\$ (25.94)	\$ 3,258.67
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 22,695.00	\$ 20,803.75	\$ 0.61	\$ 7,637.17	\$ 0.22	\$ (13,166.58)	\$ 2,500.00	\$ 2,291.67	\$ 0.58	\$ 230.09	\$ 0.06	\$ (2,061.58)
Other Charges/ Late Fees	\$ 35,192.00	\$ 32,259.33	\$ 0.94	\$ 142,321.05	\$ 4.14	\$ 110,061.72	\$ 7,800.00	\$ 7,150.00	\$ 1.82	\$ 21,815.00	\$ 5.54	\$ 14,665.00
Legal Charges	\$ 27,737.00	\$ 25,425.58	\$ 0.74	\$ 3,810.00	\$ 0.11	\$ (21,615.58)	\$ 3,000.00	\$ 2,750.00	\$ 0.70	\$ -	\$ -	\$ (2,750.00)
Vacate Charges	\$ 13,140.00	\$ 12,045.00	\$ 0.35	\$ 30,568.84	\$ 0.89	\$ 18,523.84	\$ -	\$ -	\$ -	\$ 2,878.00	\$ 0.73	\$ 2,878.00
Non-Dwelling Rents	\$ 14,400.00	\$ 13,200.00	\$ 0.38	\$ 13,200.00	\$ 0.38	\$ -	\$ 1,200.00	\$ 1,100.00	\$ 0.28	\$ 1,100.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 11,796,598.00	\$ 10,813,548.17	\$ 314.58	\$ 11,877,569.78	\$ 345.53	\$ 1,064,021.61	\$ 1,904,222.00	\$ 1,745,536.83	\$ 443.25	\$ 1,983,624.00	\$ 503.71	\$ 238,087.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 2,917,558.00	\$ 2,674,428.17	\$ 77.80	\$ 1,641,253.13	\$ 47.75	\$ (1,033,175.04)	\$ 354,571.00	\$ 325,023.42	\$ 82.54	\$ -	\$ -	\$ (325,023.42)
Investment Income	\$ 2,144.00	\$ 1,965.33	\$ 0.06	\$ 2,073.78	\$ 0.06	\$ 108.45	\$ 260.00	\$ 238.33	\$ 0.06	\$ 555.66	\$ 0.14	\$ 317.33
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 831,047.23	\$ 24.18	\$ 831,047.23	\$ -	\$ -	\$ -	\$ 34,296.08	\$ 8.71	\$ 34,296.08
Other Income	\$ 84,300.00	\$ 77,275.92	\$ 2.25	\$ 129,432.52	\$ 3.88	\$ 52,156.60	\$ 24,165.00	\$ 22,151.25	\$ 5.63	\$ 36,928.78	\$ 9.38	\$ 14,777.53
Total Receipts	\$ 17,788,488.00	\$ 16,306,114.92	\$ 474.36	\$ 17,166,563.54	\$ 499.39	\$ 860,448.62	\$ 2,542,718.00	\$ 2,330,824.83	\$ 591.88	\$ 2,233,789.08	\$ 567.24	\$ (97,035.75)
EXPENSES												
Total Administration	\$ 4,014,902.00	\$ 3,680,326.83	\$ 107.06	\$ 2,724,730.20	\$ 79.26	\$ 954,280.35	\$ 774,359.00	\$ 709,829.08	\$ 180.25	\$ 462,541.60	\$ 117.42	\$ 247,287.48
Total Tenant Services	\$ 155,413.00	\$ 142,461.92	\$ 4.14	\$ 116,042.10	\$ 3.38	\$ 26,419.82	\$ 30,758.00	\$ 28,194.83	\$ 7.16	\$ 22,003.50	\$ 5.59	\$ 6,191.33
Total Utilities	\$ 3,974,761.00	\$ 3,643,530.92	\$ 105.99	\$ 3,941,176.02	\$ 114.65	\$ (297,645.10)	\$ 377,000.00	\$ 345,583.33	\$ 87.76	\$ 412,281.02	\$ 104.69	\$ (66,697.69)
Sub-total Ord Maint Salaries	\$ 2,061,738.00	\$ 1,889,926.50	\$ 54.98	\$ 1,626,843.67	\$ 47.33	\$ 263,082.83	\$ 407,422.00	\$ 373,470.17	\$ 94.84	\$ 244,982.06	\$ 62.21	\$ 128,488.11
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ 587,559.50	\$ 17.09	\$ 439,962.89	\$ 12.80	\$ 147,596.61	\$ 118,240.00	\$ 108,386.67	\$ 27.52	\$ 87,596.12	\$ 22.24	\$ 20,790.55
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ 1,640,629.83	\$ 47.73	\$ 1,799,285.90	\$ 52.34	\$ (158,656.07)	\$ 336,240.00	\$ 308,220.00	\$ 78.27	\$ 298,969.69	\$ 75.92	\$ 9,250.31
Total Protective Services	\$ 1,488,794.00	\$ 1,364,727.83	\$ 39.70	\$ 282,120.52	\$ 8.21	\$ 1,082,607.31	\$ 354,571.00	\$ 325,023.42	\$ 82.54	\$ 672.50	\$ 0.17	\$ 324,350.92
Total General	\$ 3,662,128.00	\$ 3,356,950.67	\$ 97.66	\$ 3,348,963.67	\$ 97.42	\$ 7,987.00	\$ 144,128.00	\$ 132,117.33	\$ 33.55	\$ 108,867.62	\$ 27.65	\$ 23,249.71
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 557,818.35	\$ 16.23	\$ (557,818.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 17,788,488.00	\$ 16,306,114.92	\$ 474.36	\$ 17,166,563.54	\$ 499.39	\$ 860,448.62	\$ 2,542,718.00	\$ 2,330,824.83	\$ 591.88	\$ 2,233,789.08	\$ 567.24	\$ (97,035.75)
Total Operating Expenses	\$ 17,788,488.00	\$ 16,306,114.00	\$ 474.36	\$ 14,836,943.32	\$ 431.62	\$ 1,467,854.40	\$ 2,542,718.00	\$ 2,330,824.83	\$ 591.88	\$ 1,637,914.11	\$ 415.89	\$ 692,910.72
Net Cash Flow from Operations	\$ -	\$ 0.92	\$ 0.00	\$ 2,329,620.22	\$ 67.77	\$ (2,329,619.30)	\$ -	\$ -	\$ -	\$ 595,874.97	\$ 151.35	\$ 595,874.97
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ 0.92	\$ 0.00	\$ 2,329,620.22	\$ 67.77	\$ (2,329,619.30)	\$ -	\$ -	\$ -	\$ 595,874.97	\$ 151.35	\$ 595,874.97

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 296,000.00	\$ 271,333.33	\$ 195.77	\$ 252,697.00	\$ 182.32	\$ (18,636.33)	\$ 265,035.00	\$ 242,948.75	\$ 204.50	\$ 237,620.00	\$ 200.02	\$ (5,328.75)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 1,100.00	\$ 0.79	\$ 728.00	\$ 0.53	\$ (372.00)	\$ 450.00	\$ 412.50	\$ 0.35	\$ 670.00	\$ 0.56	\$ 257.50
Other Charges/ Late Fees	\$ 1,500.00	\$ 1,375.00	\$ 0.99	\$ 21,100.00	\$ 15.22	\$ 19,725.00	\$ 5,000.00	\$ 4,583.33	\$ 3.86	\$ 8,342.00	\$ 7.02	\$ 3,758.67
Legal Charges	\$ 1,532.00	\$ 1,404.33	\$ 1.01	\$ -	\$ -	\$ (1,404.33)	\$ 3,000.00	\$ 2,750.00	\$ 2.31	\$ -	\$ -	\$ (2,750.00)
Vacate Charges	\$ 1,750.00	\$ 1,604.17	\$ 1.16	\$ 2,568.00	\$ 1.85	\$ 963.83	\$ -	\$ -	\$ -	\$ 1,940.50	\$ 1.63	\$ 1,940.50
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 381,740.00	\$ 349,928.33	\$ 252.47	\$ 381,166.00	\$ 275.01	\$ 31,237.67	\$ 383,737.00	\$ 351,758.92	\$ 296.09	\$ 379,559.66	\$ 319.49	\$ 27,800.74
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 191,100.00	\$ 175,175.00	\$ 126.39	\$ 175,175.00	\$ 126.39	\$ -	\$ 205,620.00	\$ 188,485.00	\$ 158.66	\$ 188,485.00	\$ 158.66	\$ -
Investment Income	\$ 421.00	\$ 385.92	\$ 0.28	\$ 155.26	\$ 0.11	\$ (230.66)	\$ 368.00	\$ 337.33	\$ 0.28	\$ 471.60	\$ 0.40	\$ 134.27
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 3,707.00	\$ 3,398.08	\$ 2.45	\$ 7,115.82	\$ 5.13	\$ 3,717.74	\$ 3,351.00	\$ 3,071.75	\$ 2.59	\$ 4,895.14	\$ 4.12	\$ 1,823.39
<b>Total Receipts</b>	<b>\$ 878,950.00</b>	<b>\$ 805,704.17</b>	<b>\$ 581.32</b>	<b>\$ 840,705.08</b>	<b>\$ 606.57</b>	<b>\$ 35,000.91</b>	<b>\$ 866,561.00</b>	<b>\$ 794,347.58</b>	<b>\$ 668.64</b>	<b>\$ 821,983.90</b>	<b>\$ 691.91</b>	<b>\$ 27,636.32</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 252,660.00</b>	<b>\$ 231,605.00</b>	<b>\$ 167.10</b>	<b>\$ 171,975.71</b>	<b>\$ 124.08</b>	<b>\$ 59,629.29</b>	<b>\$ 235,707.00</b>	<b>\$ 216,064.75</b>	<b>\$ 181.87</b>	<b>\$ 155,526.62</b>	<b>\$ 130.91</b>	<b>\$ 60,538.13</b>
<b>Total Tenant Services</b>	<b>\$ 15,844.00</b>	<b>\$ 14,523.67</b>	<b>\$ 10.48</b>	<b>\$ 9,251.61</b>	<b>\$ 6.68</b>	<b>\$ 5,272.06</b>	<b>\$ 11,447.00</b>	<b>\$ 10,493.08</b>	<b>\$ 8.83</b>	<b>\$ 9,805.32</b>	<b>\$ 8.25</b>	<b>\$ 687.76</b>
<b>Total Utilities</b>	<b>\$ 169,300.00</b>	<b>\$ 155,191.67</b>	<b>\$ 111.97</b>	<b>\$ 162,683.74</b>	<b>\$ 117.38</b>	<b>\$ (7,492.07)</b>	<b>\$ 188,000.00</b>	<b>\$ 172,333.33</b>	<b>\$ 145.06</b>	<b>\$ 182,040.36</b>	<b>\$ 153.23</b>	<b>\$ (9,707.03)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 179,346.00</b>	<b>\$ 164,400.50</b>	<b>\$ 118.62</b>	<b>\$ 116,237.74</b>	<b>\$ 83.87</b>	<b>\$ 48,162.76</b>	<b>\$ 190,253.00</b>	<b>\$ 174,398.58</b>	<b>\$ 146.80</b>	<b>\$ 177,790.78</b>	<b>\$ 149.66</b>	<b>\$ (3,392.20)</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 27,900.00</b>	<b>\$ 25,575.00</b>	<b>\$ 18.45</b>	<b>\$ 31,500.64</b>	<b>\$ 22.73</b>	<b>\$ (5,925.64)</b>	<b>\$ 54,050.00</b>	<b>\$ 49,545.83</b>	<b>\$ 41.71</b>	<b>\$ 40,720.55</b>	<b>\$ 34.28</b>	<b>\$ 8,825.28</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 106,565.00</b>	<b>\$ 97,684.58</b>	<b>\$ 70.48</b>	<b>\$ 106,978.46</b>	<b>\$ 77.19</b>	<b>\$ (9,293.88)</b>	<b>\$ 93,435.00</b>	<b>\$ 85,648.75</b>	<b>\$ 72.09</b>	<b>\$ 86,579.23</b>	<b>\$ 71.36</b>	<b>\$ (930.48)</b>
<b>Total Protective Services</b>	<b>\$ 54,378.00</b>	<b>\$ 49,846.50</b>	<b>\$ 35.96</b>	<b>\$ 66,602.32</b>	<b>\$ 48.05</b>	<b>\$ (16,755.82)</b>	<b>\$ 56,430.00</b>	<b>\$ 51,727.50</b>	<b>\$ 43.54</b>	<b>\$ 43,719.82</b>	<b>\$ 36.80</b>	<b>\$ 8,007.68</b>
<b>Total General</b>	<b>\$ 72,960.00</b>	<b>\$ 66,880.00</b>	<b>\$ 48.25</b>	<b>\$ 58,460.77</b>	<b>\$ 42.18</b>	<b>\$ 8,419.23</b>	<b>\$ 37,243.00</b>	<b>\$ 34,139.42</b>	<b>\$ 28.74</b>	<b>\$ 26,458.39</b>	<b>\$ 22.27</b>	<b>\$ 7,681.03</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 878,950.00</b>	<b>\$ 805,704.17</b>	<b>\$ 581.32</b>	<b>\$ 840,705.08</b>	<b>\$ 606.57</b>	<b>\$ 35,000.91</b>	<b>\$ 866,561.00</b>	<b>\$ 794,347.58</b>	<b>\$ 668.64</b>	<b>\$ 821,983.90</b>	<b>\$ 691.91</b>	<b>\$ 27,636.32</b>
<b>Total Operating Expenses</b>	<b>\$ 878,953.00</b>	<b>\$ 805,706.92</b>	<b>\$ 581.32</b>	<b>\$ 723,690.99</b>	<b>\$ 522.14</b>	<b>\$ 82,015.93</b>	<b>\$ 866,565.00</b>	<b>\$ 794,351.25</b>	<b>\$ 668.65</b>	<b>\$ 722,641.07</b>	<b>\$ 606.77</b>	<b>\$ 71,710.18</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (3.00)</b>	<b>\$ (2.75)</b>	<b>\$ (0.00)</b>	<b>\$ 117,014.09</b>	<b>\$ 84.43</b>	<b>\$ 117,016.84</b>	<b>\$ (4.00)</b>	<b>\$ (3.67)</b>	<b>\$ (0.00)</b>	<b>\$ 99,342.83</b>	<b>\$ 85.14</b>	<b>\$ 99,346.50</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (3.00)</b>	<b>\$ (2.75)</b>	<b>\$ (0.00)</b>	<b>\$ 117,014.09</b>	<b>\$ 84.43</b>	<b>\$ 117,016.84</b>	<b>\$ (4.00)</b>	<b>\$ (3.67)</b>	<b>\$ (0.00)</b>	<b>\$ 99,342.83</b>	<b>\$ 85.14</b>	<b>\$ 99,346.50</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 275,816.00	\$ 252,831.33	\$ 232.17	\$ 234,854.03	\$ 215.66	\$ (17,977.30)	\$ 720,020.00	\$ 660,018.33	\$ 203.40	\$ 657,367.08	\$ 202.58	\$ (2,651.25)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 4,000.00	\$ 3,666.67	\$ 3.37	\$ 30.00	\$ 0.03	\$ (3,636.67)	\$ 4,850.00	\$ 4,445.83	\$ 1.37	\$ 3,882.00	\$ 1.20	\$ (563.83)
Other Charges/ Late Fees	\$ 1,000.00	\$ 916.67	\$ 0.84	\$ 7,873.00	\$ 7.23	\$ 6,956.33	\$ 7,000.00	\$ 6,416.67	\$ 1.98	\$ 26,026.90	\$ 8.02	\$ 19,610.23
Legal Charges	\$ 3,000.00	\$ 2,750.00	\$ 2.53	\$ -	\$ -	\$ (2,750.00)	\$ 5,000.00	\$ 4,583.33	\$ 1.41	\$ -	\$ -	\$ (4,583.33)
Vacate Charges	\$ -	\$ -	\$ -	\$ 175.00	\$ 0.16	\$ 175.00	\$ 500.00	\$ 458.33	\$ 0.14	\$ 16,603.34	\$ 5.12	\$ 16,145.01
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 12,100.00	\$ 3.73	\$ 12,100.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 289,291.00	\$ 265,183.42	\$ 243.51	\$ 277,045.00	\$ 254.40	\$ 11,861.58	\$ 895,695.00	\$ 821,053.75	\$ 253.02	\$ 893,281.34	\$ 275.28	\$ 72,227.59
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 281,844.00	\$ 258,357.00	\$ 237.24	\$ 258,357.00	\$ 237.24	\$ -	\$ 177,600.00	\$ 162,800.00	\$ 50.17	\$ 162,800.00	\$ 50.17	\$ -
Investment Income	\$ 317.00	\$ 290.58	\$ 0.27	\$ 161.57	\$ 0.15	\$ (129.01)	\$ 298.00	\$ 273.17	\$ 0.08	\$ 420.42	\$ 0.13	\$ 147.25
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727,038.65	\$ 224.05	\$ 727,038.65
Other Income	\$ 3,647.00	\$ 3,343.08	\$ 3.07	\$ 1,835.55	\$ 1.69	\$ (1,507.53)	\$ 8,008.00	\$ 7,340.67	\$ 2.26	\$ 13,836.88	\$ 4.26	\$ 6,496.21
<b>Total Receipts</b>	<b>\$ 858,915.00</b>	<b>\$ 787,338.75</b>	<b>\$ 722.99</b>	<b>\$ 780,331.15</b>	<b>\$ 716.56</b>	<b>\$ (7,007.60)</b>	<b>\$ 1,832,171.00</b>	<b>\$ 1,679,490.08</b>	<b>\$ 517.56</b>	<b>\$ 2,513,356.61</b>	<b>\$ 774.53</b>	<b>\$ 833,866.53</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 233,451.00</b>	<b>\$ 213,996.75</b>	<b>\$ 196.51</b>	<b>\$ 127,971.16</b>	<b>\$ 117.51</b>	<b>\$ 86,025.59</b>	<b>\$ 508,628.00</b>	<b>\$ 466,242.33</b>	<b>\$ 143.68</b>	<b>\$ 322,384.97</b>	<b>\$ 99.35</b>	<b>\$ 143,857.36</b>
<b>Total Tenant Services</b>	<b>\$ 13,201.00</b>	<b>\$ 12,100.92</b>	<b>\$ 11.11</b>	<b>\$ 6,996.00</b>	<b>\$ 6.42</b>	<b>\$ 5,104.92</b>	<b>\$ 23,830.00</b>	<b>\$ 21,844.17</b>	<b>\$ 6.73</b>	<b>\$ 17,126.95</b>	<b>\$ 5.28</b>	<b>\$ 4,717.22</b>
<b>Total Utilities</b>	<b>\$ 159,000.00</b>	<b>\$ 145,750.00</b>	<b>\$ 133.84</b>	<b>\$ 166,056.31</b>	<b>\$ 152.49</b>	<b>\$ (20,306.31)</b>	<b>\$ 338,700.00</b>	<b>\$ 310,475.00</b>	<b>\$ 95.68</b>	<b>\$ 611,518.11</b>	<b>\$ 188.45</b>	<b>\$ (301,043.11)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 185,741.00</b>	<b>\$ 170,262.58</b>	<b>\$ 156.35</b>	<b>\$ 145,424.36</b>	<b>\$ 133.54</b>	<b>\$ 24,838.22</b>	<b>\$ 362,339.00</b>	<b>\$ 332,144.08</b>	<b>\$ 102.36</b>	<b>\$ 336,686.96</b>	<b>\$ 103.76</b>	<b>\$ (4,542.88)</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 30,834.00</b>	<b>\$ 28,264.50</b>	<b>\$ 25.95</b>	<b>\$ 36,870.71</b>	<b>\$ 33.86</b>	<b>\$ (8,606.21)</b>	<b>\$ 94,750.00</b>	<b>\$ 86,854.17</b>	<b>\$ 26.77</b>	<b>\$ 89,825.74</b>	<b>\$ 27.68</b>	<b>\$ (2,971.57)</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 124,470.00</b>	<b>\$ 114,097.50</b>	<b>\$ 104.77</b>	<b>\$ 97,233.73</b>	<b>\$ 89.29</b>	<b>\$ 16,863.77</b>	<b>\$ 233,083.00</b>	<b>\$ 213,659.42</b>	<b>\$ 65.84</b>	<b>\$ 279,457.40</b>	<b>\$ 86.12</b>	<b>\$ (65,797.98)</b>
<b>Total Protective Services</b>	<b>\$ 52,626.00</b>	<b>\$ 48,240.50</b>	<b>\$ 44.30</b>	<b>\$ 59,898.29</b>	<b>\$ 55.00</b>	<b>\$ (11,657.79)</b>	<b>\$ 108,500.00</b>	<b>\$ 99,458.33</b>	<b>\$ 30.65</b>	<b>\$ 61,194.59</b>	<b>\$ 18.86</b>	<b>\$ 38,263.74</b>
<b>Total General</b>	<b>\$ 59,584.00</b>	<b>\$ 54,618.67</b>	<b>\$ 50.15</b>	<b>\$ 47,139.12</b>	<b>\$ 43.29</b>	<b>\$ 7,479.55</b>	<b>\$ 162,368.00</b>	<b>\$ 148,837.33</b>	<b>\$ 45.87</b>	<b>\$ 114,565.25</b>	<b>\$ 35.31</b>	<b>\$ 34,272.08</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 557,818.35</b>	<b>\$ 171.90</b>	<b>\$ (557,818.35)</b>
<b>Total Revenues</b>	<b>\$ 858,915.00</b>	<b>\$ 787,338.75</b>	<b>\$ 722.99</b>	<b>\$ 780,331.15</b>	<b>\$ 716.56</b>	<b>\$ (7,007.60)</b>	<b>\$ 1,832,171.00</b>	<b>\$ 1,679,490.08</b>	<b>\$ 517.56</b>	<b>\$ 2,513,356.61</b>	<b>\$ 774.53</b>	<b>\$ 833,866.53</b>
<b>Total Operating Expenses</b>	<b>\$ 858,907.00</b>	<b>\$ 787,331.42</b>	<b>\$ 722.99</b>	<b>\$ 687,589.68</b>	<b>\$ 631.40</b>	<b>\$ 99,741.74</b>	<b>\$ 1,832,198.00</b>	<b>\$ 1,679,514.83</b>	<b>\$ 517.57</b>	<b>\$ 2,390,578.32</b>	<b>\$ 736.70</b>	<b>\$ (711,063.49)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 8.00</b>	<b>\$ 7.33</b>	<b>\$ 0.01</b>	<b>\$ 92,741.47</b>	<b>\$ 85.16</b>	<b>\$ 92,734.14</b>	<b>\$ (27.00)</b>	<b>\$ (24.75)</b>	<b>\$ (0.01)</b>	<b>\$ 122,778.29</b>	<b>\$ 37.84</b>	<b>\$ 122,803.04</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 8.00</b>	<b>\$ 7.33</b>	<b>\$ 0.01</b>	<b>\$ 92,741.47</b>	<b>\$ 85.16</b>	<b>\$ 92,734.14</b>	<b>\$ (27.00)</b>	<b>\$ (24.75)</b>	<b>\$ (0.01)</b>	<b>\$ 122,778.29</b>	<b>\$ 37.84</b>	<b>\$ 122,803.04</b>



St. Louis Housing Authority  
Public Housing AMP Budgets  
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	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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 279,000.00	\$ 255,750.00	\$ 192.15	\$ 258,532.00	\$ 194.24	\$ 2,782.00	\$ 336,000.00	\$ 308,000.00	\$ 189.19	\$ 330,810.31	\$ 203.20	\$ 22,810.31
Negative Rents - Utility Allowances (SLHA)	\$ (1,750.00)	\$ (1,604.17)	\$ (1.21)	\$ (1,644.00)	\$ (1.24)	\$ (39.83)	\$ (29,000.00)	\$ (26,583.33)	\$ (16.33)	\$ (51,945.00)	\$ (31.91)	\$ (25,361.67)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 916.67	\$ 0.69	\$ 3,925.00	\$ 2.95	\$ 3,008.33	\$ 2,300.00	\$ 2,108.33	\$ 1.30	\$ (732.92)	\$ (0.45)	\$ (2,841.25)
Other Charges/ Late Fees	\$ 6,000.00	\$ 5,500.00	\$ 4.13	\$ 9,570.00	\$ 7.19	\$ 4,070.00	\$ 1,720.00	\$ 1,576.67	\$ 0.97	\$ 14,464.00	\$ 8.88	\$ 12,887.33
Legal Charges	\$ 4,000.00	\$ 3,666.67	\$ 2.75	\$ 3,900.00	\$ 2.93	\$ 233.33	\$ 2,080.00	\$ 1,906.67	\$ 1.17	\$ (90.00)	\$ (0.06)	\$ (1,996.67)
Vacate Charges	\$ 1,000.00	\$ 916.67	\$ 0.69	\$ 2,959.00	\$ 2.22	\$ 2,042.33	\$ 1,000.00	\$ 916.67	\$ 0.56	\$ 979.00	\$ 0.60	\$ 62.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 341,268.00	\$ 312,829.00	\$ 235.03	\$ 368,283.00	\$ 276.70	\$ 55,454.00	\$ 694,544.00	\$ 636,665.33	\$ 391.07	\$ 659,081.50	\$ 404.84	\$ 22,416.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 274,260.00	\$ 251,405.00	\$ 188.88	\$ 251,405.00	\$ 188.88	\$ -	\$ 146,581.00	\$ 134,365.92	\$ 82.53	\$ -	\$ -	\$ (134,365.92)
Investment Income	\$ 120.00	\$ 110.00	\$ 0.08	\$ 142.40	\$ 0.11	\$ 32.40	\$ 99.00	\$ 90.75	\$ 0.06	\$ 36.42	\$ 0.02	\$ (54.33)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,156.00	\$ 3,809.67	\$ 2.86	\$ 6,033.62	\$ 4.53	\$ 2,223.95	\$ 11,630.00	\$ 10,660.83	\$ 6.55	\$ 19,892.70	\$ 12.22	\$ 9,231.87
<b>Total Receipts</b>	<b>\$ 909,054.00</b>	<b>\$ 833,299.50</b>	<b>\$ 626.07</b>	<b>\$ 903,106.02</b>	<b>\$ 678.52</b>	<b>\$ 69,806.52</b>	<b>\$ 1,166,954.00</b>	<b>\$ 1,069,707.83</b>	<b>\$ 657.07</b>	<b>\$ 972,496.01</b>	<b>\$ 597.36</b>	<b>\$ (97,211.82)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 249,098.00</b>	<b>\$ 228,339.83</b>	<b>\$ 171.56</b>	<b>\$ 183,287.80</b>	<b>\$ 137.71</b>	<b>\$ 45,052.03</b>	<b>\$ 323,058.00</b>	<b>\$ 296,136.50</b>	<b>\$ 181.90</b>	<b>\$ 215,568.92</b>	<b>\$ 132.17</b>	<b>\$ 80,567.58</b>
<b>Total Tenant Services</b>	<b>\$ 6,411.00</b>	<b>\$ 5,876.75</b>	<b>\$ 4.42</b>	<b>\$ 3,244.28</b>	<b>\$ 2.44</b>	<b>\$ 2,632.47</b>	<b>\$ 13,888.00</b>	<b>\$ 12,730.67</b>	<b>\$ 7.82</b>	<b>\$ 12,535.81</b>	<b>\$ 7.70</b>	<b>\$ 194.86</b>
<b>Total Utilities</b>	<b>\$ 199,000.00</b>	<b>\$ 182,416.67</b>	<b>\$ 137.05</b>	<b>\$ 179,287.39</b>	<b>\$ 134.70</b>	<b>\$ 3,129.28</b>	<b>\$ 207,100.00</b>	<b>\$ 189,841.67</b>	<b>\$ 116.61</b>	<b>\$ 112,335.03</b>	<b>\$ 69.00</b>	<b>\$ 77,506.64</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 187,651.00</b>	<b>\$ 172,013.42</b>	<b>\$ 129.24</b>	<b>\$ 206,354.46</b>	<b>\$ 155.04</b>	<b>\$ (34,341.04)</b>	<b>\$ 138,608.00</b>	<b>\$ 127,057.33</b>	<b>\$ 78.05</b>	<b>\$ 115,782.58</b>	<b>\$ 71.12</b>	<b>\$ 11,274.75</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 38,590.00</b>	<b>\$ 35,374.17</b>	<b>\$ 26.58</b>	<b>\$ 23,004.24</b>	<b>\$ 17.28</b>	<b>\$ 12,369.93</b>	<b>\$ 42,540.00</b>	<b>\$ 38,995.00</b>	<b>\$ 23.95</b>	<b>\$ 41,439.73</b>	<b>\$ 25.45</b>	<b>\$ (2,444.73)</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 121,997.00</b>	<b>\$ 111,830.58</b>	<b>\$ 84.02</b>	<b>\$ 138,447.38</b>	<b>\$ 104.02</b>	<b>\$ (26,616.80)</b>	<b>\$ 105,890.00</b>	<b>\$ 97,065.83</b>	<b>\$ 59.62</b>	<b>\$ 137,897.17</b>	<b>\$ 84.70</b>	<b>\$ (40,831.34)</b>
<b>Total Protective Services</b>	<b>\$ 61,560.00</b>	<b>\$ 56,430.00</b>	<b>\$ 42.40</b>	<b>\$ 46,794.50</b>	<b>\$ 35.16</b>	<b>\$ 9,635.50</b>	<b>\$ 147,181.00</b>	<b>\$ 134,915.92</b>	<b>\$ 82.87</b>	<b>\$ 648.00</b>	<b>\$ 0.40</b>	<b>\$ 134,267.92</b>
<b>Total General</b>	<b>\$ 44,769.00</b>	<b>\$ 41,038.25</b>	<b>\$ 30.83</b>	<b>\$ 35,951.93</b>	<b>\$ 27.01</b>	<b>\$ 5,086.32</b>	<b>\$ 88,054.00</b>	<b>\$ 80,716.17</b>	<b>\$ 49.58</b>	<b>\$ 80,900.33</b>	<b>\$ 49.69</b>	<b>\$ (184.16)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 909,054.00</b>	<b>\$ 833,299.50</b>	<b>\$ 626.07</b>	<b>\$ 903,106.02</b>	<b>\$ 678.52</b>	<b>\$ 69,806.52</b>	<b>\$ 1,166,954.00</b>	<b>\$ 1,069,707.83</b>	<b>\$ 657.07</b>	<b>\$ 972,496.01</b>	<b>\$ 597.36</b>	<b>\$ (97,211.82)</b>
<b>Total Operating Expenses</b>	<b>\$ 909,076.00</b>	<b>\$ 833,319.67</b>	<b>\$ 626.09</b>	<b>\$ 816,371.98</b>	<b>\$ 613.35</b>	<b>\$ 16,947.69</b>	<b>\$ 1,066,319.00</b>	<b>\$ 977,459.08</b>	<b>\$ 600.40</b>	<b>\$ 717,107.57</b>	<b>\$ 440.24</b>	<b>\$ 260,351.51</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (22.00)</b>	<b>\$ (20.17)</b>	<b>\$ (0.02)</b>	<b>\$ 86,734.04</b>	<b>\$ 65.16</b>	<b>\$ 86,754.21</b>	<b>\$ 100,635.00</b>	<b>\$ 92,248.75</b>	<b>\$ 56.66</b>	<b>\$ 255,388.44</b>	<b>\$ 157.11</b>	<b>\$ 163,139.69</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (22.00)</b>	<b>\$ (20.17)</b>	<b>\$ (0.02)</b>	<b>\$ 86,734.04</b>	<b>\$ 65.16</b>	<b>\$ 86,754.21</b>	<b>\$ 100,635.00</b>	<b>\$ 92,248.75</b>	<b>\$ 56.66</b>	<b>\$ 255,388.44</b>	<b>\$ 157.11</b>	<b>\$ 163,139.69</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 122,100.00	\$ 111,925.00	\$ 130.45	\$ 104,505.00	\$ 121.80	\$ (7,420.00)	\$ 286,517.00	\$ 262,640.58	\$ 166.97	\$ 242,138.00	\$ 153.93	\$ (20,502.58)
Negative Rents - Utility Allowances (SLHA)	\$ (37,675.00)	\$ (34,535.42)	\$ (40.25)	\$ (39,351.00)	\$ (45.86)	\$ (4,815.58)	\$ (31,280.00)	\$ (28,673.33)	\$ (18.23)	\$ (31,649.00)	\$ (20.12)	\$ (2,975.67)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 2,435.00	\$ 2,232.08	\$ 2.60	\$ (1,854.00)	\$ (2.16)	\$ (4,086.08)	\$ 1,500.00	\$ 1,375.00	\$ 0.87	\$ 759.00	\$ 0.48	\$ (616.00)
Other Charges/ Late Fees	\$ 1,252.00	\$ 1,147.67	\$ 1.34	\$ 5,855.15	\$ 6.82	\$ 4,707.48	\$ 1,500.00	\$ 1,375.00	\$ 0.87	\$ 18,199.00	\$ 11.57	\$ 16,824.00
Legal Charges	\$ 1,425.00	\$ 1,306.25	\$ 1.52	\$ -	\$ -	\$ (1,306.25)	\$ 2,500.00	\$ 2,291.67	\$ 1.46	\$ -	\$ -	\$ (2,291.67)
Vacate Charges	\$ 7,300.00	\$ 6,691.67	\$ 7.80	\$ 1,000.00	\$ 1.17	\$ (5,691.67)	\$ -	\$ -	\$ -	\$ 1,266.00	\$ 0.80	\$ 1,266.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 485,576.00	\$ 445,111.33	\$ 518.78	\$ 502,654.00	\$ 585.84	\$ 57,542.67	\$ 583,760.00	\$ 535,113.33	\$ 340.19	\$ 590,141.66	\$ 375.17	\$ 55,028.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 155,073.00	\$ 142,150.25	\$ 165.68	\$ 71,335.00	\$ 83.14	\$ (70,815.25)	\$ 84,118.00	\$ 77,108.17	\$ 49.02	\$ 77,108.13	\$ 49.02	\$ (0.04)
Investment Income	\$ 58.00	\$ 53.17	\$ 0.06	\$ 129.39	\$ 0.15	\$ 76.22	\$ 62.00	\$ 56.83	\$ 0.04	\$ 0.56	\$ 0.00	\$ (56.27)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 6,694.00	\$ 6,136.17	\$ 7.15	\$ 11,277.78	\$ 13.14	\$ 5,141.61	\$ 5,978.00	\$ 5,479.83	\$ 3.48	\$ 9,919.38	\$ 6.31	\$ 4,439.55
<b>Total Receipts</b>	<b>\$ 744,238.00</b>	<b>\$ 682,218.17</b>	<b>\$ 795.13</b>	<b>\$ 655,551.32</b>	<b>\$ 764.05</b>	<b>\$ (26,666.85)</b>	<b>\$ 934,655.00</b>	<b>\$ 856,767.08</b>	<b>\$ 544.67</b>	<b>\$ 907,882.73</b>	<b>\$ 577.17</b>	<b>\$ 51,115.65</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 184,026.00</b>	<b>\$ 168,690.50</b>	<b>\$ 196.61</b>	<b>\$ 143,954.43</b>	<b>\$ 167.78</b>	<b>\$ 24,736.07</b>	<b>\$ 270,760.00</b>	<b>\$ 248,196.67</b>	<b>\$ 157.79</b>	<b>\$ 163,651.73</b>	<b>\$ 104.04</b>	<b>\$ 84,544.94</b>
<b>Total Tenant Services</b>	<b>\$ 8,107.00</b>	<b>\$ 7,431.42</b>	<b>\$ 8.66</b>	<b>\$ 6,880.98</b>	<b>\$ 8.02</b>	<b>\$ 550.44</b>	<b>\$ 7,333.00</b>	<b>\$ 6,721.92</b>	<b>\$ 4.27</b>	<b>\$ 5,939.10</b>	<b>\$ 3.78</b>	<b>\$ 782.82</b>
<b>Total Utilities</b>	<b>\$ 194,100.00</b>	<b>\$ 177,925.00</b>	<b>\$ 207.37</b>	<b>\$ 154,356.85</b>	<b>\$ 179.90</b>	<b>\$ 23,568.15</b>	<b>\$ 185,000.00</b>	<b>\$ 169,583.33</b>	<b>\$ 107.81</b>	<b>\$ 197,775.81</b>	<b>\$ 125.73</b>	<b>\$ (28,192.48)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 62,999.00</b>	<b>\$ 57,749.08</b>	<b>\$ 67.31</b>	<b>\$ 57,206.32</b>	<b>\$ 66.67</b>	<b>\$ 542.76</b>	<b>\$ 167,179.00</b>	<b>\$ 153,247.42</b>	<b>\$ 97.42</b>	<b>\$ 124,450.68</b>	<b>\$ 79.12</b>	<b>\$ 28,796.74</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 50,340.00</b>	<b>\$ 46,145.00</b>	<b>\$ 53.78</b>	<b>\$ 31,966.90</b>	<b>\$ 37.26</b>	<b>\$ 14,178.10</b>	<b>\$ 71,090.00</b>	<b>\$ 65,165.83</b>	<b>\$ 41.43</b>	<b>\$ 29,317.77</b>	<b>\$ 18.64</b>	<b>\$ 35,848.06</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 121,630.00</b>	<b>\$ 111,494.17</b>	<b>\$ 129.95</b>	<b>\$ 135,031.53</b>	<b>\$ 157.38</b>	<b>\$ (23,537.36)</b>	<b>\$ 156,920.00</b>	<b>\$ 143,843.33</b>	<b>\$ 91.45</b>	<b>\$ 229,325.81</b>	<b>\$ 145.79</b>	<b>\$ (85,482.48)</b>
<b>Total Protective Services</b>	<b>\$ 77,253.00</b>	<b>\$ 70,815.25</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,815.25</b>	<b>\$ 14,400.00</b>	<b>\$ 13,200.00</b>	<b>\$ 8.39</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,200.00</b>
<b>Total General</b>	<b>\$ 45,737.00</b>	<b>\$ 41,925.58</b>	<b>\$ 48.86</b>	<b>\$ 23,309.33</b>	<b>\$ 27.17</b>	<b>\$ 18,616.25</b>	<b>\$ 61,984.00</b>	<b>\$ 56,818.67</b>	<b>\$ 36.12</b>	<b>\$ 46,282.93</b>	<b>\$ 29.42</b>	<b>\$ 10,535.74</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 744,238.00</b>	<b>\$ 682,218.17</b>	<b>\$ 795.13</b>	<b>\$ 655,551.32</b>	<b>\$ 764.05</b>	<b>\$ (26,666.85)</b>	<b>\$ 934,655.00</b>	<b>\$ 856,767.08</b>	<b>\$ 544.67</b>	<b>\$ 907,882.73</b>	<b>\$ 577.17</b>	<b>\$ 51,115.65</b>
<b>Total Operating Expenses</b>	<b>\$ 744,192.00</b>	<b>\$ 682,176.00</b>	<b>\$ 795.08</b>	<b>\$ 552,706.34</b>	<b>\$ 644.18</b>	<b>\$ 129,469.66</b>	<b>\$ 934,666.00</b>	<b>\$ 856,777.17</b>	<b>\$ 544.68</b>	<b>\$ 796,743.83</b>	<b>\$ 506.51</b>	<b>\$ 60,033.34</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 46.00</b>	<b>\$ 42.17</b>	<b>\$ 0.05</b>	<b>\$ 102,844.98</b>	<b>\$ 119.87</b>	<b>\$ 102,802.81</b>	<b>\$ (11.00)</b>	<b>\$ (10.08)</b>	<b>\$ (0.01)</b>	<b>\$ 111,138.90</b>	<b>\$ 70.65</b>	<b>\$ 111,148.98</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 46.00</b>	<b>\$ 42.17</b>	<b>\$ 0.05</b>	<b>\$ 102,844.98</b>	<b>\$ 119.87</b>	<b>\$ 102,802.81</b>	<b>\$ (11.00)</b>	<b>\$ (10.08)</b>	<b>\$ (0.01)</b>	<b>\$ 111,138.90</b>	<b>\$ 70.65</b>	<b>\$ 111,148.98</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 163,200.00	\$ 149,600.00	\$ 106.25	\$ 150,782.15	\$ 107.09	\$ 1,182.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (59,542.08)	\$ (42.29)	\$ (53,979.00)	\$ (38.34)	\$ 5,563.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,500.00	\$ 1,375.00	\$ 0.98	\$ -	\$ -	\$ (1,375.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 2,000.00	\$ 1,833.33	\$ 1.30	\$ 7,200.00	\$ 5.11	\$ 5,366.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 2,000.00	\$ 1,833.33	\$ 1.30	\$ -	\$ -	\$ (1,833.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,590.00	\$ 1,457.50	\$ 1.04	\$ 100.00	\$ 0.07	\$ (1,357.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 952,122.00	\$ 872,778.50	\$ 619.87	\$ 937,344.66	\$ 665.73	\$ 64,566.16	\$ 445,633.00	\$ 408,496.92	\$ 399.31	\$ 453,784.00	\$ 443.58	\$ 45,287.08
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 212,856.00	\$ 195,118.00	\$ 138.58	\$ 195,118.00	\$ 138.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 108.00	\$ 99.00	\$ 0.07	\$ 0.43	\$ 0.00	\$ (98.57)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 69,712.50	\$ 49.51	\$ 69,712.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,300.00	\$ 10,358.33	\$ 7.36	\$ 15,249.80	\$ 10.83	\$ 4,891.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 1,281,721.00</b>	<b>\$ 1,174,910.92</b>	<b>\$ 834.45</b>	<b>\$ 1,321,528.54</b>	<b>\$ 938.59</b>	<b>\$ 146,617.62</b>	<b>\$ 445,633.00</b>	<b>\$ 408,496.92</b>	<b>\$ 399.31</b>	<b>\$ 453,784.00</b>	<b>\$ 443.58</b>	<b>\$ 45,287.08</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 304,523.00</b>	<b>\$ 279,146.08</b>	<b>\$ 198.26</b>	<b>\$ 243,101.57</b>	<b>\$ 172.66</b>	<b>\$ 36,044.51</b>	<b>\$ 65,391.00</b>	<b>\$ 59,941.75</b>	<b>\$ 58.59</b>	<b>\$ 54,251.92</b>	<b>\$ 53.03</b>	<b>\$ 5,689.83</b>
<b>Total Tenant Services</b>	<b>\$ 13,375.00</b>	<b>\$ 12,260.42</b>	<b>\$ 8.71</b>	<b>\$ 14,068.37</b>	<b>\$ 9.99</b>	<b>\$ (1,807.95)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 275,900.00</b>	<b>\$ 252,908.33</b>	<b>\$ 179.62</b>	<b>\$ 252,156.58</b>	<b>\$ 179.09</b>	<b>\$ 751.75</b>	<b>\$ 125,879.00</b>	<b>\$ 115,389.08</b>	<b>\$ 112.79</b>	<b>\$ 115,389.12</b>	<b>\$ 112.79</b>	<b>\$ (0.04)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 155,778.00</b>	<b>\$ 142,796.50</b>	<b>\$ 101.42</b>	<b>\$ 91,074.73</b>	<b>\$ 64.68</b>	<b>\$ 51,721.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 100,500.00</b>	<b>\$ 92,125.00</b>	<b>\$ 65.43</b>	<b>\$ 27,720.49</b>	<b>\$ 19.69</b>	<b>\$ 64,404.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 354,148.00</b>	<b>\$ 324,635.67</b>	<b>\$ 230.57</b>	<b>\$ 271,103.34</b>	<b>\$ 192.54</b>	<b>\$ 53,532.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 13,200.00</b>	<b>\$ 12,100.00</b>	<b>\$ 8.59</b>	<b>\$ 2,590.50</b>	<b>\$ 1.84</b>	<b>\$ 9,509.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 64,297.00</b>	<b>\$ 58,938.92</b>	<b>\$ 41.86</b>	<b>\$ 48,338.57</b>	<b>\$ 34.33</b>	<b>\$ 10,600.35</b>	<b>\$ 320,424.00</b>	<b>\$ 293,722.00</b>	<b>\$ 287.12</b>	<b>\$ 306,889.00</b>	<b>\$ 299.99</b>	<b>\$ (13,167.00)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 1,281,721.00</b>	<b>\$ 1,174,910.92</b>	<b>\$ 834.45</b>	<b>\$ 1,321,528.54</b>	<b>\$ 938.59</b>	<b>\$ 146,617.62</b>	<b>\$ 445,633.00</b>	<b>\$ 408,496.92</b>	<b>\$ 399.31</b>	<b>\$ 453,784.00</b>	<b>\$ 443.58</b>	<b>\$ 45,287.08</b>
<b>Total Operating Expenses</b>	<b>\$ 1,281,721.00</b>	<b>\$ 1,174,910.92</b>	<b>\$ 834.45</b>	<b>\$ 950,154.15</b>	<b>\$ 674.83</b>	<b>\$ 224,756.77</b>	<b>\$ 511,694.00</b>	<b>\$ 469,052.83</b>	<b>\$ 458.51</b>	<b>\$ 476,530.04</b>	<b>\$ 465.82</b>	<b>\$ (7,477.21)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 371,374.39</b>	<b>\$ 263.76</b>	<b>\$ 371,374.39</b>	<b>\$ (66,061.00)</b>	<b>\$ (60,555.92)</b>	<b>\$ (59.19)</b>	<b>\$ (22,746.04)</b>	<b>\$ (22.23)</b>	<b>\$ 37,809.88</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 371,374.39</b>	<b>\$ 263.76</b>	<b>\$ 371,374.39</b>	<b>\$ (66,061.00)</b>	<b>\$ (60,555.92)</b>	<b>\$ (59.19)</b>	<b>\$ (22,746.04)</b>	<b>\$ (22.23)</b>	<b>\$ 37,809.88</b>

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

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 283,733.00	\$ 260,088.58	\$ 369.44	\$ 286,740.66	\$ 407.30	\$ 26,652.08	\$ 309,014.00	\$ 283,262.83	\$ 396.17	\$ 308,119.66	\$ 430.94	\$ 24,856.83
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 283,733.00</b>	<b>\$ 260,088.58</b>	<b>\$ 369.44</b>	<b>\$ 286,740.66</b>	<b>\$ 407.30</b>	<b>\$ 26,652.08</b>	<b>\$ 309,014.00</b>	<b>\$ 283,262.83</b>	<b>\$ 396.17</b>	<b>\$ 308,119.66</b>	<b>\$ 430.94</b>	<b>\$ 24,856.83</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 43,916.00</b>	<b>\$ 40,256.33</b>	<b>\$ 57.18</b>	<b>\$ 35,437.39</b>	<b>\$ 50.34</b>	<b>\$ 4,818.94</b>	<b>\$ 47,453.00</b>	<b>\$ 43,498.58</b>	<b>\$ 60.84</b>	<b>\$ 38,318.64</b>	<b>\$ 53.59</b>	<b>\$ 5,179.94</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 89,638.00</b>	<b>\$ 82,168.17</b>	<b>\$ 116.72</b>	<b>\$ 54,778.13</b>	<b>\$ 77.81</b>	<b>\$ 27,390.04</b>	<b>\$ 73,871.00</b>	<b>\$ 67,715.08</b>	<b>\$ 94.71</b>	<b>\$ 67,714.13</b>	<b>\$ 94.71</b>	<b>\$ 0.95</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 226,917.00</b>	<b>\$ 208,007.25</b>	<b>\$ 295.46</b>	<b>\$ 287,851.13</b>	<b>\$ 408.88</b>	<b>\$ (79,843.88)</b>	<b>\$ 194,777.00</b>	<b>\$ 178,545.58</b>	<b>\$ 249.71</b>	<b>\$ 178,407.51</b>	<b>\$ 249.52</b>	<b>\$ 138.07</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 283,733.00</b>	<b>\$ 260,088.58</b>	<b>\$ 369.44</b>	<b>\$ 286,740.66</b>	<b>\$ 407.30</b>	<b>\$ 26,652.08</b>	<b>\$ 309,014.00</b>	<b>\$ 283,262.83</b>	<b>\$ 396.17</b>	<b>\$ 308,119.66</b>	<b>\$ 430.94</b>	<b>\$ 24,856.83</b>
<b>Total Operating Expenses</b>	<b>\$ 360,471.00</b>	<b>\$ 330,431.75</b>	<b>\$ 469.36</b>	<b>\$ 378,066.65</b>	<b>\$ 537.03</b>	<b>\$ (47,634.90)</b>	<b>\$ 316,101.00</b>	<b>\$ 289,759.25</b>	<b>\$ 405.26</b>	<b>\$ 284,440.28</b>	<b>\$ 397.82</b>	<b>\$ 5,318.97</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (76,738.00)</b>	<b>\$ (70,343.17)</b>	<b>\$ (99.92)</b>	<b>\$ (91,325.99)</b>	<b>\$ (129.72)</b>	<b>\$ (20,982.82)</b>	<b>\$ (7,087.00)</b>	<b>\$ (6,496.42)</b>	<b>\$ (9.09)</b>	<b>\$ 23,679.38</b>	<b>\$ 33.12</b>	<b>\$ 30,175.80</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (76,738.00)</b>	<b>\$ (70,343.17)</b>	<b>\$ (99.92)</b>	<b>\$ (91,325.99)</b>	<b>\$ (129.72)</b>	<b>\$ (20,982.82)</b>	<b>\$ (7,087.00)</b>	<b>\$ (6,496.42)</b>	<b>\$ (9.09)</b>	<b>\$ 23,679.38</b>	<b>\$ 33.12</b>	<b>\$ 30,175.80</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
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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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 140,702.00	\$ 128,976.83	\$ 325.70	\$ 132,453.66	\$ 334.48	\$ 3,476.83	\$ 148,216.00	\$ 135,864.67	\$ 308.78	\$ 143,260.66	\$ 325.59	\$ 7,395.99
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 35,655.00	\$ 32,683.75	\$ 82.53	\$ -	\$ -	\$ (32,683.75)	\$ 39,617.00	\$ 36,315.58	\$ 82.54	\$ -	\$ -	\$ (36,315.58)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 176,357.00</b>	<b>\$ 161,660.58</b>	<b>\$ 408.23</b>	<b>\$ 132,453.66</b>	<b>\$ 334.48</b>	<b>\$ (29,206.92)</b>	<b>\$ 187,833.00</b>	<b>\$ 172,180.25</b>	<b>\$ 391.32</b>	<b>\$ 143,260.66</b>	<b>\$ 325.59</b>	<b>\$ (28,919.59)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 19,652.00</b>	<b>\$ 18,014.33</b>	<b>\$ 45.49</b>	<b>\$ 15,477.60</b>	<b>\$ 39.08</b>	<b>\$ 2,536.73</b>	<b>\$ 14,011.00</b>	<b>\$ 12,843.42</b>	<b>\$ 29.19</b>	<b>\$ 11,898.08</b>	<b>\$ 27.04</b>	<b>\$ 945.34</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ 550.00</b>	<b>\$ 1.25</b>	<b>\$ 600.00</b>	<b>\$ 1.36</b>	<b>\$ (50.00)</b>
<b>Total Utilities</b>	<b>\$ 15,500.00</b>	<b>\$ 14,208.33</b>	<b>\$ 35.88</b>	<b>\$ 14,208.37</b>	<b>\$ 35.88</b>	<b>\$ (0.04)</b>	<b>\$ 64,592.00</b>	<b>\$ 59,209.33</b>	<b>\$ 134.57</b>	<b>\$ 59,209.37</b>	<b>\$ 134.57</b>	<b>\$ (0.04)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 35,655.00</b>	<b>\$ 32,683.75</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,683.75</b>	<b>\$ 39,617.00</b>	<b>\$ 36,315.58</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,315.58</b>
<b>Total General</b>	<b>\$ 49,570.00</b>	<b>\$ 45,439.17</b>	<b>\$ 114.75</b>	<b>\$ 45,439.13</b>	<b>\$ 114.75</b>	<b>\$ 0.04</b>	<b>\$ 62,069.00</b>	<b>\$ 56,896.58</b>	<b>\$ 129.31</b>	<b>\$ 56,896.18</b>	<b>\$ 129.31</b>	<b>\$ 0.40</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 176,357.00</b>	<b>\$ 161,660.58</b>	<b>\$ 408.23</b>	<b>\$ 132,453.66</b>	<b>\$ 334.48</b>	<b>\$ (29,206.92)</b>	<b>\$ 187,833.00</b>	<b>\$ 172,180.25</b>	<b>\$ 391.32</b>	<b>\$ 143,260.66</b>	<b>\$ 325.59</b>	<b>\$ (28,919.59)</b>
<b>Total Operating Expenses</b>	<b>\$ 120,377.00</b>	<b>\$ 110,345.58</b>	<b>\$ 278.65</b>	<b>\$ 75,125.10</b>	<b>\$ 189.71</b>	<b>\$ 35,220.48</b>	<b>\$ 180,889.00</b>	<b>\$ 165,814.92</b>	<b>\$ 376.85</b>	<b>\$ 128,603.63</b>	<b>\$ 292.28</b>	<b>\$ 37,211.29</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 55,980.00</b>	<b>\$ 51,315.00</b>	<b>\$ 129.58</b>	<b>\$ 57,328.56</b>	<b>\$ 144.77</b>	<b>\$ 6,013.56</b>	<b>\$ 6,944.00</b>	<b>\$ 6,365.33</b>	<b>\$ 14.47</b>	<b>\$ 14,657.03</b>	<b>\$ 33.31</b>	<b>\$ 8,291.70</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 55,980.00</b>	<b>\$ 51,315.00</b>	<b>\$ 129.58</b>	<b>\$ 57,328.56</b>	<b>\$ 144.77</b>	<b>\$ 6,013.56</b>	<b>\$ 6,944.00</b>	<b>\$ 6,365.33</b>	<b>\$ 14.47</b>	<b>\$ 14,657.03</b>	<b>\$ 33.31</b>	<b>\$ 8,291.70</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
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	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 192,933.00	\$ 176,855.25	\$ 365.40	\$ 186,502.34	\$ 385.34	\$ 9,647.09	\$ 232,701.00	\$ 213,309.25	\$ 312.77	\$ 243,191.34	\$ 356.59	\$ 29,882.09
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 43,579.00	\$ 39,947.42	\$ 82.54	\$ -	\$ -	\$ (39,947.42)	\$ 61,407.00	\$ 56,289.75	\$ 82.54	\$ -	\$ -	\$ (56,289.75)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 236,512.00</b>	<b>\$ 216,802.67</b>	<b>\$ 447.94</b>	<b>\$ 186,502.34</b>	<b>\$ 385.34</b>	<b>\$ (30,300.33)</b>	<b>\$ 294,108.00</b>	<b>\$ 269,599.00</b>	<b>\$ 395.31</b>	<b>\$ 243,191.34</b>	<b>\$ 356.59</b>	<b>\$ (26,407.66)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 24,594.00</b>	<b>\$ 22,544.50</b>	<b>\$ 46.58</b>	<b>\$ 19,562.85</b>	<b>\$ 40.42</b>	<b>\$ 2,981.65</b>	<b>\$ 41,546.00</b>	<b>\$ 38,083.83</b>	<b>\$ 55.84</b>	<b>\$ 33,811.39</b>	<b>\$ 49.58</b>	<b>\$ 4,272.44</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 930.00</b>	<b>\$ 852.50</b>	<b>\$ 1.25</b>	<b>\$ 1,580.00</b>	<b>\$ 2.32</b>	<b>\$ (727.50)</b>
<b>Total Utilities</b>	<b>\$ 27,500.00</b>	<b>\$ 25,208.33</b>	<b>\$ 52.08</b>	<b>\$ 25,208.37</b>	<b>\$ 52.08</b>	<b>\$ (0.04)</b>	<b>\$ 84,169.00</b>	<b>\$ 77,154.92</b>	<b>\$ 113.13</b>	<b>\$ 77,154.88</b>	<b>\$ 113.13</b>	<b>\$ 0.04</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 43,579.00</b>	<b>\$ 39,947.42</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,947.42</b>	<b>\$ 61,407.00</b>	<b>\$ 56,289.75</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,289.75</b>
<b>Total General</b>	<b>\$ 83,845.00</b>	<b>\$ 76,857.92</b>	<b>\$ 158.80</b>	<b>\$ 76,857.88</b>	<b>\$ 158.80</b>	<b>\$ 0.04</b>	<b>\$ 125,165.00</b>	<b>\$ 114,734.58</b>	<b>\$ 168.23</b>	<b>\$ 111,115.28</b>	<b>\$ 162.93</b>	<b>\$ 3,619.30</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 236,512.00</b>	<b>\$ 216,802.67</b>	<b>\$ 447.94</b>	<b>\$ 186,502.34</b>	<b>\$ 385.34</b>	<b>\$ (30,300.33)</b>	<b>\$ 294,108.00</b>	<b>\$ 269,599.00</b>	<b>\$ 395.31</b>	<b>\$ 243,191.34</b>	<b>\$ 356.59</b>	<b>\$ (26,407.66)</b>
<b>Total Operating Expenses</b>	<b>\$ 179,518.00</b>	<b>\$ 164,558.17</b>	<b>\$ 340.00</b>	<b>\$ 121,629.10</b>	<b>\$ 251.30</b>	<b>\$ 42,929.07</b>	<b>\$ 313,217.00</b>	<b>\$ 287,115.58</b>	<b>\$ 420.99</b>	<b>\$ 223,661.55</b>	<b>\$ 327.95</b>	<b>\$ 63,454.03</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 56,994.00</b>	<b>\$ 52,244.50</b>	<b>\$ 107.94</b>	<b>\$ 64,873.24</b>	<b>\$ 134.04</b>	<b>\$ 12,628.74</b>	<b>\$ (19,109.00)</b>	<b>\$ (17,516.58)</b>	<b>\$ (25.68)</b>	<b>\$ 19,529.79</b>	<b>\$ 28.64</b>	<b>\$ 37,046.37</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 56,994.00</b>	<b>\$ 52,244.50</b>	<b>\$ 107.94</b>	<b>\$ 64,873.24</b>	<b>\$ 134.04</b>	<b>\$ 12,628.74</b>	<b>\$ (19,109.00)</b>	<b>\$ (17,516.58)</b>	<b>\$ (25.68)</b>	<b>\$ 19,529.79</b>	<b>\$ 28.64</b>	<b>\$ 37,046.37</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 57,800.00	\$ 52,983.33	\$ 200.69	\$ 53,108.00	\$ 201.17	\$ 124.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (7,104.00)	\$ (6,512.00)	\$ (24.67)	\$ (8,557.00)	\$ (32.41)	\$ (2,045.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 880.00	\$ 3.33	\$ -	\$ -	\$ (880.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 385.00	\$ 1.46	\$ 1,876.00	\$ 7.11	\$ 1,491.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 183.33	\$ 0.69	\$ -	\$ -	\$ (183.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.38	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 107,892.00	\$ 98,901.00	\$ 374.63	\$ 125,110.66	\$ 473.90	\$ 26,209.66	\$ 272,068.00	\$ 249,395.67	\$ 302.30	\$ 263,242.00	\$ 319.08	\$ 13,846.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 52,211.00	\$ 47,860.08	\$ 181.29	\$ 26,070.00	\$ 98.75	\$ (21,790.08)	\$ 74,281.00	\$ 68,090.92	\$ 82.53	\$ -	\$ -	\$ (68,090.92)
Investment Income	\$ 33.00	\$ 30.25	\$ 0.11	\$ 0.07	\$ 0.00	\$ (30.18)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 1,665.00	\$ 1,526.25	\$ 5.78	\$ 2,447.07	\$ 9.27	\$ 920.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 214,077.00</b>	<b>\$ 196,237.25</b>	<b>\$ 743.32</b>	<b>\$ 200,154.80</b>	<b>\$ 758.16</b>	<b>\$ 3,917.55</b>	<b>\$ 346,349.00</b>	<b>\$ 317,486.58</b>	<b>\$ 384.83</b>	<b>\$ 263,242.00</b>	<b>\$ 319.08</b>	<b>\$ (54,244.58)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 56,730.00</b>	<b>\$ 52,002.50</b>	<b>\$ 196.98</b>	<b>\$ 42,735.45</b>	<b>\$ 161.88</b>	<b>\$ 9,267.05</b>	<b>\$ 22,027.00</b>	<b>\$ 20,191.42</b>	<b>\$ 24.47</b>	<b>\$ 17,557.59</b>	<b>\$ 21.28</b>	<b>\$ 2,633.83</b>
<b>Total Tenant Services</b>	<b>\$ 1,844.00</b>	<b>\$ 1,690.33</b>	<b>\$ 6.40</b>	<b>\$ 1,465.18</b>	<b>\$ 5.55</b>	<b>\$ 225.15</b>	<b>\$ 1,125.00</b>	<b>\$ 1,031.25</b>	<b>\$ 1.25</b>	<b>\$ 1,125.00</b>	<b>\$ 1.36</b>	<b>\$ (93.75)</b>
<b>Total Utilities</b>	<b>\$ 44,500.00</b>	<b>\$ 40,791.67</b>	<b>\$ 154.51</b>	<b>\$ 37,741.30</b>	<b>\$ 142.96</b>	<b>\$ 3,050.37</b>	<b>\$ 113,979.00</b>	<b>\$ 104,480.75</b>	<b>\$ 126.64</b>	<b>\$ 104,479.87</b>	<b>\$ 126.64</b>	<b>\$ 0.88</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 24,422.00</b>	<b>\$ 22,386.83</b>	<b>\$ 84.80</b>	<b>\$ 10,853.00</b>	<b>\$ 41.11</b>	<b>\$ 11,533.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 12,140.00</b>	<b>\$ 11,128.33</b>	<b>\$ 42.15</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,128.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 35,400.00</b>	<b>\$ 32,450.00</b>	<b>\$ 122.92</b>	<b>\$ 18,262.16</b>	<b>\$ 69.17</b>	<b>\$ 14,187.84</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 23,771.00</b>	<b>\$ 21,790.08</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,790.08</b>	<b>\$ 74,281.00</b>	<b>\$ 68,090.92</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,090.92</b>
<b>Total General</b>	<b>\$ 15,225.00</b>	<b>\$ 13,956.25</b>	<b>\$ 52.86</b>	<b>\$ 19,336.69</b>	<b>\$ 73.25</b>	<b>\$ (5,380.44)</b>	<b>\$ 112,749.00</b>	<b>\$ 103,353.25</b>	<b>\$ 125.28</b>	<b>\$ 103,353.25</b>	<b>\$ 125.28</b>	<b>\$ -</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 214,077.00</b>	<b>\$ 196,237.25</b>	<b>\$ 743.32</b>	<b>\$ 200,154.80</b>	<b>\$ 758.16</b>	<b>\$ 3,917.55</b>	<b>\$ 346,349.00</b>	<b>\$ 317,486.58</b>	<b>\$ 384.83</b>	<b>\$ 263,242.00</b>	<b>\$ 319.08</b>	<b>\$ (54,244.58)</b>
<b>Total Operating Expenses</b>	<b>\$ 214,032.00</b>	<b>\$ 196,196.00</b>	<b>\$ 743.17</b>	<b>\$ 130,393.78</b>	<b>\$ 493.92</b>	<b>\$ 65,802.22</b>	<b>\$ 324,161.00</b>	<b>\$ 297,147.58</b>	<b>\$ 360.18</b>	<b>\$ 226,515.71</b>	<b>\$ 274.56</b>	<b>\$ 70,631.87</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 45.00</b>	<b>\$ 41.25</b>	<b>\$ 0.16</b>	<b>\$ 69,761.02</b>	<b>\$ 264.25</b>	<b>\$ 69,719.77</b>	<b>\$ 22,188.00</b>	<b>\$ 20,339.00</b>	<b>\$ 24.65</b>	<b>\$ 36,726.29</b>	<b>\$ 44.52</b>	<b>\$ 16,387.29</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 45.00</b>	<b>\$ 41.25</b>	<b>\$ 0.16</b>	<b>\$ 69,761.02</b>	<b>\$ 264.25</b>	<b>\$ 69,719.77</b>	<b>\$ 22,188.00</b>	<b>\$ 20,339.00</b>	<b>\$ 24.65</b>	<b>\$ 36,726.29</b>	<b>\$ 44.52</b>	<b>\$ 16,387.29</b>

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

	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 104,984.00	\$ 96,235.33	\$ 397.67	\$ 104,598.66	\$ 432.23	\$ 8,363.33	\$ 278,959.00	\$ 255,712.42	\$ 290.58	\$ 268,785.66	\$ 305.44	\$ 13,073.24
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,789.00	\$ 19,973.25	\$ 82.53	\$ -	\$ -	\$ (19,973.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 126,773.00</b>	<b>\$ 116,208.58</b>	<b>\$ 480.20</b>	<b>\$ 104,598.66</b>	<b>\$ 432.23</b>	<b>\$ (11,609.92)</b>	<b>\$ 278,959.00</b>	<b>\$ 255,712.42</b>	<b>\$ 290.58</b>	<b>\$ 268,785.66</b>	<b>\$ 305.44</b>	<b>\$ 13,073.24</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 6,622.00</b>	<b>\$ 6,070.17</b>	<b>\$ 25.08</b>	<b>\$ 5,204.77</b>	<b>\$ 21.51</b>	<b>\$ 865.40</b>	<b>\$ 22,295.00</b>	<b>\$ 20,437.08</b>	<b>\$ 23.22</b>	<b>\$ 18,090.76</b>	<b>\$ 20.56</b>	<b>\$ 2,346.32</b>
<b>Total Tenant Services</b>	<b>\$ 330.00</b>	<b>\$ 302.50</b>	<b>\$ 1.25</b>	<b>\$ 330.00</b>	<b>\$ 1.36</b>	<b>\$ (27.50)</b>	<b>\$ 1,200.00</b>	<b>\$ 1,100.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100.00</b>
<b>Total Utilities</b>	<b>\$ 40,149.00</b>	<b>\$ 36,803.25</b>	<b>\$ 152.08</b>	<b>\$ 36,804.13</b>	<b>\$ 152.08</b>	<b>\$ (0.88)</b>	<b>\$ 130,751.00</b>	<b>\$ 119,855.08</b>	<b>\$ 136.20</b>	<b>\$ 119,855.12</b>	<b>\$ 136.20</b>	<b>\$ (0.04)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 21,789.00</b>	<b>\$ 19,973.25</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,973.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 50,564.00</b>	<b>\$ 46,350.33</b>	<b>\$ 191.53</b>	<b>\$ 46,350.04</b>	<b>\$ 191.53</b>	<b>\$ 0.29</b>	<b>\$ 137,816.00</b>	<b>\$ 126,331.33</b>	<b>\$ 143.56</b>	<b>\$ 127,006.92</b>	<b>\$ 144.33</b>	<b>\$ (675.59)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 126,773.00</b>	<b>\$ 116,208.58</b>	<b>\$ 480.20</b>	<b>\$ 104,598.66</b>	<b>\$ 432.23</b>	<b>\$ (11,609.92)</b>	<b>\$ 278,959.00</b>	<b>\$ 255,712.42</b>	<b>\$ 290.58</b>	<b>\$ 268,785.66</b>	<b>\$ 305.44</b>	<b>\$ 13,073.24</b>
<b>Total Operating Expenses</b>	<b>\$ 119,454.00</b>	<b>\$ 109,499.50</b>	<b>\$ 452.48</b>	<b>\$ 88,688.94</b>	<b>\$ 366.48</b>	<b>\$ 20,810.56</b>	<b>\$ 292,062.00</b>	<b>\$ 267,723.50</b>	<b>\$ 304.23</b>	<b>\$ 264,952.80</b>	<b>\$ 301.08</b>	<b>\$ 2,770.70</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 7,319.00</b>	<b>\$ 6,709.08</b>	<b>\$ 27.72</b>	<b>\$ 15,909.72</b>	<b>\$ 65.74</b>	<b>\$ 9,200.64</b>	<b>\$ (13,103.00)</b>	<b>\$ (12,011.08)</b>	<b>\$ (13.65)</b>	<b>\$ 3,832.86</b>	<b>\$ 4.36</b>	<b>\$ 15,843.94</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 7,319.00</b>	<b>\$ 6,709.08</b>	<b>\$ 27.72</b>	<b>\$ 15,909.72</b>	<b>\$ 65.74</b>	<b>\$ 9,200.64</b>	<b>\$ (13,103.00)</b>	<b>\$ (12,011.08)</b>	<b>\$ (13.65)</b>	<b>\$ 3,832.86</b>	<b>\$ 4.36</b>	<b>\$ 15,843.94</b>



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 161,979.00	\$ 148,480.75	\$ 374.95	\$ 184,502.34	\$ 465.92	\$ 36,021.59	\$ 215,759.00	\$ 197,779.08	\$ 390.87	\$ 216,153.66	\$ 427.18	\$ 18,374.58
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 35,655.00	\$ 32,683.75	\$ 82.53	\$ -	\$ -	\$ (32,683.75)	\$ 45,560.00	\$ 41,763.33	\$ 82.54	\$ -	\$ -	\$ (41,763.33)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 197,634.00</b>	<b>\$ 181,164.50</b>	<b>\$ 457.49</b>	<b>\$ 184,502.34</b>	<b>\$ 465.92</b>	<b>\$ 3,337.84</b>	<b>\$ 261,319.00</b>	<b>\$ 239,542.42</b>	<b>\$ 473.40</b>	<b>\$ 216,153.66</b>	<b>\$ 427.18</b>	<b>\$ (23,388.76)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 21,510.00</b>	<b>\$ 19,717.50</b>	<b>\$ 49.79</b>	<b>\$ 17,186.39</b>	<b>\$ 43.40</b>	<b>\$ 2,531.11</b>	<b>\$ 28,029.00</b>	<b>\$ 25,693.25</b>	<b>\$ 50.78</b>	<b>\$ 24,646.89</b>	<b>\$ 48.71</b>	<b>\$ 1,046.36</b>
<b>Total Tenant Services</b>	<b>\$ 540.00</b>	<b>\$ 495.00</b>	<b>\$ 1.25</b>	<b>\$ 540.00</b>	<b>\$ 1.36</b>	<b>\$ (45.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 53,328.00</b>	<b>\$ 48,884.00</b>	<b>\$ 123.44</b>	<b>\$ 48,884.00</b>	<b>\$ 123.44</b>	<b>\$ -</b>	<b>\$ 66,859.00</b>	<b>\$ 61,287.42</b>	<b>\$ 121.12</b>	<b>\$ 61,141.78</b>	<b>\$ 120.83</b>	<b>\$ 145.64</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 35,655.00</b>	<b>\$ 32,683.75</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,683.75</b>	<b>\$ 45,560.00</b>	<b>\$ 41,763.33</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,763.33</b>
<b>Total General</b>	<b>\$ 94,085.00</b>	<b>\$ 86,244.58</b>	<b>\$ 217.79</b>	<b>\$ 79,758.73</b>	<b>\$ 201.41</b>	<b>\$ 6,485.85</b>	<b>\$ 141,657.00</b>	<b>\$ 129,852.25</b>	<b>\$ 256.63</b>	<b>\$ 129,764.60</b>	<b>\$ 256.45</b>	<b>\$ 87.65</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 197,634.00</b>	<b>\$ 181,164.50</b>	<b>\$ 457.49</b>	<b>\$ 184,502.34</b>	<b>\$ 465.92</b>	<b>\$ 3,337.84</b>	<b>\$ 261,319.00</b>	<b>\$ 239,542.42</b>	<b>\$ 473.40</b>	<b>\$ 216,153.66</b>	<b>\$ 427.18</b>	<b>\$ (23,388.76)</b>
<b>Total Operating Expenses</b>	<b>\$ 205,118.00</b>	<b>\$ 188,024.83</b>	<b>\$ 474.81</b>	<b>\$ 146,369.12</b>	<b>\$ 369.62</b>	<b>\$ 41,655.71</b>	<b>\$ 282,105.00</b>	<b>\$ 258,596.25</b>	<b>\$ 511.06</b>	<b>\$ 215,553.27</b>	<b>\$ 425.99</b>	<b>\$ 43,042.98</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (7,484.00)</b>	<b>\$ (6,860.33)</b>	<b>\$ (17.32)</b>	<b>\$ 38,133.22</b>	<b>\$ 96.30</b>	<b>\$ 44,993.55</b>	<b>\$ (20,786.00)</b>	<b>\$ (19,053.83)</b>	<b>\$ (37.66)</b>	<b>\$ 600.39</b>	<b>\$ 1.19</b>	<b>\$ 19,654.22</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (7,484.00)</b>	<b>\$ (6,860.33)</b>	<b>\$ (17.32)</b>	<b>\$ 38,133.22</b>	<b>\$ 96.30</b>	<b>\$ 44,993.55</b>	<b>\$ (20,786.00)</b>	<b>\$ (19,053.83)</b>	<b>\$ (37.66)</b>	<b>\$ 600.39</b>	<b>\$ 1.19</b>	<b>\$ 19,654.22</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
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	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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 257,349.00	\$ 235,903.25	\$ 428.92	\$ 273,677.66	\$ 497.60	\$ 37,774.41	\$ 255,077.00	\$ 233,820.58	\$ 483.10	\$ 257,077.00	\$ 531.15	\$ 23,256.42
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 49,521.00	\$ 45,394.25	\$ 82.54	\$ -	\$ -	\$ (45,394.25)	\$ 43,579.00	\$ 39,947.42	\$ 82.54	\$ -	\$ -	\$ (39,947.42)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 306,870.00</b>	<b>\$ 281,297.50</b>	<b>\$ 511.45</b>	<b>\$ 273,677.66</b>	<b>\$ 497.60</b>	<b>\$ (7,619.84)</b>	<b>\$ 298,656.00</b>	<b>\$ 273,768.00</b>	<b>\$ 565.64</b>	<b>\$ 257,077.00</b>	<b>\$ 531.15</b>	<b>\$ (16,691.00)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 41,220.00</b>	<b>\$ 37,785.00</b>	<b>\$ 68.70</b>	<b>\$ 29,211.22</b>	<b>\$ 53.11</b>	<b>\$ 8,573.78</b>	<b>\$ 33,133.00</b>	<b>\$ 30,371.92</b>	<b>\$ 62.75</b>	<b>\$ 26,681.44</b>	<b>\$ 55.13</b>	<b>\$ 3,690.48</b>
<b>Total Tenant Services</b>	<b>\$ 750.00</b>	<b>\$ 687.50</b>	<b>\$ 1.25</b>	<b>\$ 750.00</b>	<b>\$ 1.36</b>	<b>\$ (62.50)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 81,203.00</b>	<b>\$ 74,436.08</b>	<b>\$ 135.34</b>	<b>\$ 74,436.12</b>	<b>\$ 135.34</b>	<b>\$ (0.04)</b>	<b>\$ 67,591.00</b>	<b>\$ 61,958.42</b>	<b>\$ 128.01</b>	<b>\$ 61,957.50</b>	<b>\$ 128.01</b>	<b>\$ 0.92</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 49,521.00</b>	<b>\$ 45,394.25</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,394.25</b>	<b>\$ 43,579.00</b>	<b>\$ 39,947.42</b>	<b>\$ 82.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,947.42</b>
<b>Total General</b>	<b>\$ 132,881.00</b>	<b>\$ 121,807.58</b>	<b>\$ 221.47</b>	<b>\$ 121,808.39</b>	<b>\$ 221.47</b>	<b>\$ (0.81)</b>	<b>\$ 156,206.00</b>	<b>\$ 143,188.83</b>	<b>\$ 295.84</b>	<b>\$ 143,058.26</b>	<b>\$ 295.57</b>	<b>\$ 130.57</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 306,870.00</b>	<b>\$ 281,297.50</b>	<b>\$ 511.45</b>	<b>\$ 273,677.66</b>	<b>\$ 497.60</b>	<b>\$ (7,619.84)</b>	<b>\$ 298,656.00</b>	<b>\$ 273,768.00</b>	<b>\$ 565.64</b>	<b>\$ 257,077.00</b>	<b>\$ 531.15</b>	<b>\$ (16,691.00)</b>
<b>Total Operating Expenses</b>	<b>\$ 305,575.00</b>	<b>\$ 280,110.42</b>	<b>\$ 509.29</b>	<b>\$ 226,205.73</b>	<b>\$ 411.28</b>	<b>\$ 53,904.69</b>	<b>\$ 300,509.00</b>	<b>\$ 275,466.58</b>	<b>\$ 569.15</b>	<b>\$ 231,697.20</b>	<b>\$ 478.71</b>	<b>\$ 43,769.38</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 1,295.00</b>	<b>\$ 1,187.08</b>	<b>\$ 2.16</b>	<b>\$ 47,471.93</b>	<b>\$ 86.31</b>	<b>\$ 46,284.85</b>	<b>\$ (1,853.00)</b>	<b>\$ (1,698.58)</b>	<b>\$ (3.51)</b>	<b>\$ 25,379.80</b>	<b>\$ 52.44</b>	<b>\$ 27,078.38</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 1,295.00</b>	<b>\$ 1,187.08</b>	<b>\$ 2.16</b>	<b>\$ 47,471.93</b>	<b>\$ 86.31</b>	<b>\$ 46,284.85</b>	<b>\$ (1,853.00)</b>	<b>\$ (1,698.58)</b>	<b>\$ (3.51)</b>	<b>\$ 25,379.80</b>	<b>\$ 52.44</b>	<b>\$ 27,078.38</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
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	KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 378,198.00	\$ 346,681.50	\$ 262.64	\$ 369,230.34	\$ 279.72	\$ 22,548.84	\$ 185,584.00	\$ 170,118.67	\$ 206.20	\$ 176,477.00	\$ 213.91	\$ 6,358.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 235,400.00	\$ 178.33	\$ 235,400.00	\$ 178.33	\$ -	\$ 74,281.00	\$ 68,090.92	\$ 82.53	\$ -	\$ -	\$ (68,090.92)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 634,998.00</b>	<b>\$ 582,081.50</b>	<b>\$ 440.97</b>	<b>\$ 604,630.34</b>	<b>\$ 458.05</b>	<b>\$ 22,548.84</b>	<b>\$ 259,865.00</b>	<b>\$ 238,209.58</b>	<b>\$ 288.74</b>	<b>\$ 176,477.00</b>	<b>\$ 213.91</b>	<b>\$ (61,732.58)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 32,633.00</b>	<b>\$ 29,913.58</b>	<b>\$ 22.66</b>	<b>\$ 26,541.74</b>	<b>\$ 20.11</b>	<b>\$ 3,371.84</b>	<b>\$ 29,440.00</b>	<b>\$ 26,986.67</b>	<b>\$ 32.71</b>	<b>\$ 17,469.91</b>	<b>\$ 21.18</b>	<b>\$ 9,516.76</b>
<b>Total Tenant Services</b>	<b>\$ 1,800.00</b>	<b>\$ 1,650.00</b>	<b>\$ 1.25</b>	<b>\$ 1,800.00</b>	<b>\$ 1.36</b>	<b>(150.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 216,000.00</b>	<b>\$ 198,000.00</b>	<b>\$ 150.00</b>	<b>\$ 197,750.00</b>	<b>\$ 149.81</b>	<b>\$ 250.00</b>	<b>\$ 104,967.00</b>	<b>\$ 96,219.75</b>	<b>\$ 116.63</b>	<b>\$ 96,219.75</b>	<b>\$ 116.63</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,281.00</b>	<b>\$ 68,090.92</b>	<b>\$ 82.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,090.92</b>
<b>Total General</b>	<b>\$ 362,098.00</b>	<b>\$ 331,923.17</b>	<b>\$ 251.46</b>	<b>\$ 333,104.25</b>	<b>\$ 252.35</b>	<b>\$ (1,181.08)</b>	<b>\$ 36,783.00</b>	<b>\$ 33,717.75</b>	<b>\$ 40.87</b>	<b>\$ 33,717.75</b>	<b>\$ 40.87</b>	<b>\$ -</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 634,998.00</b>	<b>\$ 582,081.50</b>	<b>\$ 440.97</b>	<b>\$ 604,630.34</b>	<b>\$ 458.05</b>	<b>\$ 22,548.84</b>	<b>\$ 259,865.00</b>	<b>\$ 238,209.58</b>	<b>\$ 288.74</b>	<b>\$ 176,477.00</b>	<b>\$ 213.91</b>	<b>\$ (61,732.58)</b>
<b>Total Operating Expenses</b>	<b>\$ 612,531.00</b>	<b>\$ 561,486.75</b>	<b>\$ 425.37</b>	<b>\$ 559,195.99</b>	<b>\$ 423.63</b>	<b>\$ 2,290.76</b>	<b>\$ 245,471.00</b>	<b>\$ 225,015.08</b>	<b>\$ 272.75</b>	<b>\$ 147,407.41</b>	<b>\$ 178.68</b>	<b>\$ 77,607.67</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 22,467.00</b>	<b>\$ 20,594.75</b>	<b>\$ 15.60</b>	<b>\$ 45,434.35</b>	<b>\$ 34.42</b>	<b>\$ 24,839.60</b>	<b>\$ 14,394.00</b>	<b>\$ 13,194.50</b>	<b>\$ 15.99</b>	<b>\$ 29,069.59</b>	<b>\$ 35.24</b>	<b>\$ 15,875.09</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 22,467.00</b>	<b>\$ 20,594.75</b>	<b>\$ 15.60</b>	<b>\$ 45,434.35</b>	<b>\$ 34.42</b>	<b>\$ 24,839.60</b>	<b>\$ 14,394.00</b>	<b>\$ 13,194.50</b>	<b>\$ 15.99</b>	<b>\$ 29,069.59</b>	<b>\$ 35.24</b>	<b>\$ 15,875.09</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
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	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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 348,341.00	\$ 319,312.58	\$ 414.69	\$ 346,972.66	\$ 450.61	\$ 27,660.08	\$ 217,097.00	\$ 199,005.58	\$ 306.63	\$ 221,729.00	\$ 341.65	\$ 22,723.42
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 348,341.00</b>	<b>\$ 319,312.58</b>	<b>\$ 414.69</b>	<b>\$ 346,972.66</b>	<b>\$ 450.61</b>	<b>\$ 27,660.08</b>	<b>\$ 217,097.00</b>	<b>\$ 199,005.58</b>	<b>\$ 306.63</b>	<b>\$ 221,729.00</b>	<b>\$ 341.65</b>	<b>\$ 22,723.42</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 42,777.00</b>	<b>\$ 39,212.25</b>	<b>\$ 50.93</b>	<b>\$ 34,424.14</b>	<b>\$ 44.71</b>	<b>\$ 4,788.11</b>	<b>\$ 37,211.00</b>	<b>\$ 34,110.08</b>	<b>\$ 52.56</b>	<b>\$ 29,715.67</b>	<b>\$ 45.79</b>	<b>\$ 4,394.41</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 885.00</b>	<b>\$ 811.25</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 811.25</b>
<b>Total Utilities</b>	<b>\$ 134,460.00</b>	<b>\$ 123,255.00</b>	<b>\$ 160.07</b>	<b>\$ 123,255.00</b>	<b>\$ 160.07</b>	<b>\$ -</b>	<b>\$ 63,925.00</b>	<b>\$ 58,597.92</b>	<b>\$ 90.29</b>	<b>\$ 58,597.88</b>	<b>\$ 90.29</b>	<b>\$ 0.04</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 202,709.00</b>	<b>\$ 185,816.58</b>	<b>\$ 241.32</b>	<b>\$ 207,241.73</b>	<b>\$ 269.15</b>	<b>\$ (21,425.15)</b>	<b>\$ 109,931.00</b>	<b>\$ 100,770.08</b>	<b>\$ 155.27</b>	<b>\$ 100,769.24</b>	<b>\$ 155.27</b>	<b>\$ 0.84</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 348,341.00</b>	<b>\$ 319,312.58</b>	<b>\$ 414.69</b>	<b>\$ 346,972.66</b>	<b>\$ 450.61</b>	<b>\$ 27,660.08</b>	<b>\$ 217,097.00</b>	<b>\$ 199,005.58</b>	<b>\$ 306.63</b>	<b>\$ 221,729.00</b>	<b>\$ 341.65</b>	<b>\$ 22,723.42</b>
<b>Total Operating Expenses</b>	<b>\$ 379,946.00</b>	<b>\$ 348,283.83</b>	<b>\$ 452.32</b>	<b>\$ 364,920.87</b>	<b>\$ 473.92</b>	<b>\$ (16,637.04)</b>	<b>\$ 211,952.00</b>	<b>\$ 194,289.33</b>	<b>\$ 299.37</b>	<b>\$ 189,082.79</b>	<b>\$ 291.34</b>	<b>\$ 5,206.54</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (31,605.00)</b>	<b>\$ (28,971.25)</b>	<b>\$ (37.63)</b>	<b>\$ (17,948.21)</b>	<b>\$ (23.31)</b>	<b>\$ 11,023.04</b>	<b>\$ 5,145.00</b>	<b>\$ 4,716.25</b>	<b>\$ 7.27</b>	<b>\$ 32,646.21</b>	<b>\$ 50.30</b>	<b>\$ 27,929.96</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (31,605.00)</b>	<b>\$ (28,971.25)</b>	<b>\$ (37.63)</b>	<b>\$ (17,948.21)</b>	<b>\$ (23.31)</b>	<b>\$ 11,023.04</b>	<b>\$ 5,145.00</b>	<b>\$ 4,716.25</b>	<b>\$ 7.27</b>	<b>\$ 32,646.21</b>	<b>\$ 50.30</b>	<b>\$ 27,929.96</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2021 - September 30, 2022  
AS OF AUGUST 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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 218,318.00	\$ 200,124.83	\$ 395.50	\$ 214,263.66	\$ 423.45	\$ 14,138.83	\$ 130,106.00	\$ 119,263.83	\$ 309.78	\$ 129,516.34	\$ 336.41	\$ 10,252.51
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 218,318.00</b>	<b>\$ 200,124.83</b>	<b>\$ 395.50</b>	<b>\$ 214,263.66</b>	<b>\$ 423.45</b>	<b>\$ 14,138.83</b>	<b>\$ 130,106.00</b>	<b>\$ 119,263.83</b>	<b>\$ 309.78</b>	<b>\$ 129,516.34</b>	<b>\$ 336.41</b>	<b>\$ 10,252.51</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 25,263.00</b>	<b>\$ 23,157.75</b>	<b>\$ 45.77</b>	<b>\$ 20,348.97</b>	<b>\$ 40.22</b>	<b>\$ 2,808.78</b>	<b>\$ 23,179.00</b>	<b>\$ 21,247.42</b>	<b>\$ 55.19</b>	<b>\$ 16,192.88</b>	<b>\$ 42.06</b>	<b>\$ 5,054.54</b>
<b>Total Tenant Services</b>	<b>\$ 690.00</b>	<b>\$ 632.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 632.50</b>	<b>\$ 525.00</b>	<b>\$ 481.25</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 481.25</b>
<b>Total Utilities</b>	<b>\$ 47,628.00</b>	<b>\$ 43,659.00</b>	<b>\$ 86.28</b>	<b>\$ 43,659.00</b>	<b>\$ 86.28</b>	<b>\$ -</b>	<b>\$ 35,172.00</b>	<b>\$ 32,241.00</b>	<b>\$ 83.74</b>	<b>\$ 32,241.00</b>	<b>\$ 83.74</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 177,253.00</b>	<b>\$ 162,481.92</b>	<b>\$ 321.11</b>	<b>\$ 171,544.77</b>	<b>\$ 339.02</b>	<b>\$ (9,062.85)</b>	<b>\$ 88,280.00</b>	<b>\$ 80,923.33</b>	<b>\$ 210.19</b>	<b>\$ 78,418.70</b>	<b>\$ 203.68</b>	<b>\$ 2,504.63</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 218,318.00</b>	<b>\$ 200,124.83</b>	<b>\$ 395.50</b>	<b>\$ 214,263.66</b>	<b>\$ 423.45</b>	<b>\$ 14,138.83</b>	<b>\$ 130,106.00</b>	<b>\$ 119,263.83</b>	<b>\$ 309.78</b>	<b>\$ 129,516.34</b>	<b>\$ 336.41</b>	<b>\$ 10,252.51</b>
<b>Total Operating Expenses</b>	<b>\$ 250,834.00</b>	<b>\$ 229,931.17</b>	<b>\$ 454.41</b>	<b>\$ 235,552.74</b>	<b>\$ 465.52</b>	<b>\$ (5,621.57)</b>	<b>\$ 147,156.00</b>	<b>\$ 134,893.00</b>	<b>\$ 350.37</b>	<b>\$ 126,852.58</b>	<b>\$ 329.49</b>	<b>\$ 8,040.42</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (32,516.00)</b>	<b>\$ (29,806.33)</b>	<b>\$ (58.91)</b>	<b>\$ (21,289.08)</b>	<b>\$ (42.07)</b>	<b>\$ 8,517.25</b>	<b>\$ (17,050.00)</b>	<b>\$ (15,629.17)</b>	<b>\$ (40.60)</b>	<b>\$ 2,663.76</b>	<b>\$ 6.92</b>	<b>\$ 18,292.93</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (32,516.00)</b>	<b>\$ (29,806.33)</b>	<b>\$ (58.91)</b>	<b>\$ (21,289.08)</b>	<b>\$ (42.07)</b>	<b>\$ 8,517.25</b>	<b>\$ (17,050.00)</b>	<b>\$ (15,629.17)</b>	<b>\$ (40.60)</b>	<b>\$ 2,663.76</b>	<b>\$ 6.92</b>	<b>\$ 18,292.93</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of August 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		\$	1,727,794.23	\$	227,353.22	\$	231,449.92	\$	80,443.79	\$	781,059.63	\$	123,631.93	
114 Cash - tenant security deposits		\$	33,850.90	\$	23,775.39	\$	23,610.02	\$	24,683.18	\$	69,154.94	\$	25,126.68	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	170,062.20	\$	103,896.85	\$	12,592.62	\$	30,902.66	\$	135,918.21	\$	33,580.27	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	348,318.69	\$	77,668.69	\$	56,018.01	\$	54,079.21	\$	152,136.37	\$	64,301.46	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	2,280,026.02	\$	432,694.15	\$	323,670.57	\$	190,108.84	\$	1,138,269.15	\$	246,640.34
310 Total Current Liabilities		\$	83,078.91	\$	41,541.24	\$	43,664.68	\$	36,542.55	\$	190,166.87	\$	46,352.85	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds						\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	83,078.91	\$	41,541.24	\$	43,664.68	\$	36,542.55	\$	190,166.87	\$	46,352.85
Quick Ratio:														
Quick Ratio Score (max points 12):														
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	1,727,794.23	\$	227,353.22	\$	231,449.92	\$	80,443.79	\$	781,059.63	\$	123,631.93	
114 Cash - tenant security deposits		\$	33,850.90	\$	23,775.39	\$	23,610.02	\$	24,683.18	\$	69,154.94	\$	25,126.68	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	170,062.20	\$	103,896.85	\$	12,592.62	\$	30,902.66	\$	135,918.21	\$	33,580.27	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	348,318.69	\$	77,668.69	\$	56,018.01	\$	54,079.21	\$	152,136.37	\$	64,301.46	
310 (-) Total Current Liabilities		\$	83,078.91	\$	41,541.24	\$	43,664.68	\$	36,542.55	\$	190,166.87	\$	46,352.85	
MENAR Numerator Total:			\$	2,196,947.11	\$	391,152.91	\$	280,005.89	\$	153,566.29	\$	948,102.28	\$	200,287.49
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	1,637,914.11	\$	723,690.99	\$	722,641.07	\$	687,003.99	\$	1,832,759.97	\$	816,372.08	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	2,950.00	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	554,868.35	\$	-	
MENAR Denominator Total:			\$	148,901.28	\$	65,790.09	\$	65,694.64	\$	62,454.91	\$	217,325.30	\$	74,215.64
MENAR:														
MENAR Score (max points 11):														

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 595,874.97	\$ (58,160.91)	\$ (89,142.17)	\$ (165,029.84)	\$ (40,022.24)	\$ (164,671.06)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 595,874.97	\$ (58,160.91)	\$ (89,142.17)	\$ (165,029.84)	\$ (40,022.24)	\$ (164,671.06)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
<b>Overall AMP Score</b>							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	8.73	11	9.08
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	22.73	25	23.08
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)	38488.14	8300	3150	2700	2227.54	7175	2793
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.38	25.00	25.00	25.00	22.73	25.00	23.08
<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 August 31, 2022

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,035,235.66	\$ 608,348.77	\$ 468,983.38	\$ 403,397.62	\$ 270,362.80
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,242.00	\$ 29,266.50	\$ 27,706.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 118,316.05	\$ 23,855.47	\$ 155,743.81	\$ 59,605.29	\$ 18,275.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 160,619.84	\$ 106,647.48	\$ 103,016.39	\$ 197,677.35	\$ 17,519.26
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,350,142.55</b>	<b>\$ 755,093.72</b>	<b>\$ 757,010.08</b>	<b>\$ 688,386.26</b>	<b>\$ 311,363.06</b>
310 Total Current Liabilities	\$ 94,100.54	\$ 507,944.71	\$ 55,965.03	\$ 460,219.59	\$ 11,727.35
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 500,000.00	\$ -		\$ 2,619.96
<b>QR Denominator Total:</b>	<b>\$ 94,100.54</b>	<b>\$ 7,944.71</b>	<b>\$ 55,965.03</b>	<b>\$ 460,219.59</b>	<b>\$ 9,107.39</b>
<b>Quick Ratio:</b>	<b>14.35</b>	<b>95.04</b>	<b>13.53</b>	<b>1.50</b>	<b>34.19</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>9.6</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,035,235.66	\$ 608,348.77	\$ 468,983.38	\$ 403,397.62	\$ 270,362.80
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,242.00	\$ 29,266.50	\$ 27,706.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 118,316.05	\$ 23,855.47	\$ 155,743.81	\$ 59,605.29	\$ 18,275.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 160,619.84	\$ 106,647.48	\$ 103,016.39	\$ 197,677.35	\$ 17,519.26
310 (-) Total Current Liabilities	\$ 94,100.54	\$ 507,944.71	\$ 55,965.03	\$ 460,219.59	\$ 11,727.35
<b>MENAR Numerator Total:</b>	<b>\$ 1,256,042.01</b>	<b>\$ 247,149.01</b>	<b>\$ 701,045.05</b>	<b>\$ 228,166.67</b>	<b>\$ 299,635.71</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 717,108.05	\$ 552,706.34	\$ 667,683.92	\$ 950,154.15	\$ 130,373.78
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 65,191.64</b>	<b>\$ 50,246.03</b>	<b>\$ 60,698.54</b>	<b>\$ 86,377.65</b>	<b>\$ 11,852.16</b>
<b>MENAR:</b>	<b>19.27</b>	<b>4.92</b>	<b>11.55</b>	<b>2.64</b>	<b>25.28</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>11</b>



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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 255,387.96	\$ 31,509.98	\$ 163,090.67	\$ 176,256.39	\$ 43,710.89
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 255,387.96	\$ 31,509.98	\$ 163,090.67	\$ 176,256.39	\$ 43,710.89
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
Indicator #1 - Quick Ratio (QR)	12	12	12	9.6	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	9	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	20.6	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	2492.6	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	20.60	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Occupancy Rate (OR)</b>								
FDS #	11210 Unit Months Leased		2,416	1,321	1,165	1,037	2,833	1,253
	OR Numerator Total:		2,416	1,321	1,165	1,037	2,833	1,253
	11190 Unit Months Available		3,628	1,386	1,188	1,087	3,119	1,331
	OR Denominator Total:		3,628	1,386	1,188	1,087	3,119	1,331
	Occupancy Rate:		0.66593	0.95310	0.98064	0.95400	0.90830	0.94140
	Occupancy Rate Score (max points 16):		0	8	16	8	1	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>								
FDS #	(Maximum points 5) 126 Accounts Receivable - Tenants							
	TAR Numerator Total:		\$ 170,062.20	\$ 103,896.85	\$ 12,592.62	\$ 20,902.66	\$ 132,086.21	\$ 33,580.27
	70500 Total Tenant Revenue		\$ 195,552.50	\$ 306,414.24	\$ 271,199.45	\$ 268,723.33	\$ 764,893.48	\$ 302,517.82
	TAR Denominator Total:		\$ 195,552.50	\$ 306,414.24	\$ 271,199.45	\$ 268,723.33	\$ 764,893.48	\$ 302,517.82
	TAR:		87.0%	34.0%	5.0%	8.0%	17.0%	11.0%
	TAR Score (max points 5):		0	2	5	5	5	5
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current		\$ 12,386.25	\$ 3,494.42	\$ 10,994.75	\$ 2,136.14	\$ 101,482.44	\$ 14,952.47
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 12,386.25	\$ 3,494.42	\$ 10,994.75	\$ 2,136.14	\$ 101,482.44	\$ 14,952.47
	96900 Total Operating Expenses /12		\$ 148,901.28	\$ 65,790.09	\$ 65,694.64	\$ 62,454.91	\$ 166,614.54	\$ 74,215.64
	AP Denominator Total:		\$ 148,901.28	\$ 65,790.09	\$ 65,694.64	\$ 62,454.91	\$ 166,614.54	\$ 74,215.64
	AP:		0.08	0.05	0.17	0.03	0.61	0.2
	AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>								
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)		18718	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:		12.23	6.00	15.00	25.00	18.00	11.00	18.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210 Unit Months Leased		1,553	737	1,381	945	230
OR Numerator Total:		1,553	737	1,381	945	230
11190 Unit Months Available		1,608	823	1,518	1,084	245
OR Denominator Total:		1,608	823	1,518	1,084	245
Occupancy Rate:		0.96580	0.89550	0.90975	0.87177	0.93878
Occupancy Rate Score (max points 16):		12	0	1	0	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 118,316.05	\$ 23,855.47	\$ 155,743.81	\$ 57,248.87	\$ 18,275.00
TAR Numerator Total:		\$ 118,316.05	\$ 23,855.47	\$ 155,743.81	\$ 57,248.87	\$ 18,275.00
70500 Total Tenant Revenue		\$ 327,690.97	\$ 76,775.85	\$ 254,143.76	\$ 107,774.35	\$ 51,555.00
TAR Denominator Total:		\$ 327,690.97	\$ 76,775.85	\$ 254,143.76	\$ 107,774.35	\$ 51,555.00
TAR:		36.0%	31.0%	61.0%	53.0%	35.0%
TAR Score (max points 5):		2	2	0	0	2
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 3,053.19	\$ 1,848.26	\$ 12,030.98	\$ 26,916.26	\$ -
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 3,053.19	\$ 1,848.26	\$ 12,030.98	\$ 26,916.26	\$ -
96900 Total Operating Expenses /12		\$ 65,191.64	\$ 50,246.03	\$ 60,698.54	\$ 86,377.65	\$ 11,852.16
AP Denominator Total:		\$ 65,191.64	\$ 50,246.03	\$ 60,698.54	\$ 86,377.65	\$ 11,852.16
AP:		0.05	0.04	0.2	0.31	0
AP Score (max points 4):		4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		12	0	1	0	4
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	11
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		2920	568	828	528	242
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	11.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 5/31/2022

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)	

		Roaches		Bed Bugs		Mice			
Month	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	Buildings/ Floors Treated	Units Treated	Buildings/ Floors Treated
October	4	237	19	3	3	2	1	237	19
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	16
March	2	204	20	1	1	1	0	246	16
April	4	171	19	5	3	2	5	246	16
May	8	255	18	4	3	3	3	267	16
June	4	250	20	4	4	4	14	260	16
July	8	242	22	4	4	4	4	259	15
August	5	241	20	4	4	4	5	234	14
September	9	266	24	2	2	2	3	262	15

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.

TOTAL	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
	48	2796	241	41	35	31	39	2980	199

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

13-Oct-22

Prepared By

Date

DeMarco Jones

Shirley Sutherlin

13-Oct-22


Approved By

Date

Shirley Sutherlin

This report was submitted by the Habitat Company for the period of September 1 - September 30, 2022. while the report is included in this month's Board Report, after additional review, SLHA was unable to verify the information reported.

DocuSigned by:



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INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 9/30/2022

SLHA DEVELOPMENTS:

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


	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	8	30	12	0	0	0	5	8	3
November	1	42	1	0	0	0	6	45	5
December	1	32	29	0	0	0	2	33	29
January	0	46	2	0	0	0	1	47	7
February	0	10	3	0	0	0	0	10	3
March	0	50	33	2	4	1	0	8	2
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	6	8	14	0	0	0	0	0	0


INSTRUCTIONS

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

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated
TOTAL	29	317	157	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 Managemenet Agreement with the St. Louis Housing Authority and the Management Agent's Integrated Pest Management Plan.

DocuSigned by:  
  
10/13/2022  
Prepared By \_\_\_\_\_ Date \_\_\_\_\_

DocuSigned by:  
  
10/13/2022  
Approved By \_\_\_\_\_ Date \_\_\_\_\_



# Housing Crime Summary September 1 – 30, 2022

Blumeyer Complex September 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjackings	0	0	0
Aggravated Assault	1	2	-50%
Burglary	0	0	0
Larceny	3	2	-33%
Vehicle Theft	1	1	0%
Arson	0	0	0
<b>Crime Total</b>	<b>5</b>	<b>5</b>	<b>0%</b>

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

LaSalle Complex September 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Carjackings	0	0	0
Aggravated Assault	1	5	400%
Burglary	0	0	0
Larceny	0	0	0
Vehicle Theft	0	1	0
Arson	0	0	0
<b>Crime Total</b>	<b>1</b>	<b>6</b>	<b>500%</b>

Break Down of Crimes September 2022		
	2021	2022
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	0	4
Aggravated Assault with Knife	1	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	1
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	1
Arson	0	0
<b>Total</b>	<b>1</b>	<b>6</b>



Cochran Complex September 2022			
	2021	2022	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	0	1	0
Carjacking	0	0	0
Aggravated Assault	0	1	100%
Burglary	2	1	-50%
Larceny	1	1	0%
Vehicle Theft	2	0	-200%
Arson	0	0	0
<b>Crime Total</b>	<b>5</b>	<b>3</b>	<b>-40%</b>

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

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

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

# **HOUSING CHOICE VOUCHER PROGRAM**

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

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,616,274.12

### INVESTMENTS

#### VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 277,711.55
	TOTAL INVESTED		\$ 277,711.55

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

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>						
Section 8 Administrative Fees	\$ 4,396,490.00	\$ 4,030,115.83	\$ 52.27	\$ 4,211,418.00	\$ 54.62	\$ 181,302.17
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income (Fraud Recovery-SLHA)	\$ 500.00	\$ 458.33	\$ 0.01	\$ 12,590.48	\$ 0.16	\$ 12,132.15
<b>Total Receipts</b>	<b>\$ 4,396,990.00</b>	<b>\$ 4,030,574.17</b>	<b>\$ 52.28</b>	<b>\$ 4,224,008.48</b>	<b>\$ 54.79</b>	<b>\$ 193,434.31</b>
<b>EXPENSES</b>	Some Salaries charged to CARES Act					
<b>Total Administration</b>	<b>\$ 4,122,249.00</b>	<b>\$ 3,778,728.25</b>	<b>\$ 49.01</b>	<b>\$ 3,663,086.90</b>	<b>\$ 47.51</b>	<b>\$ 115,641.35</b>
<b>Total Tenant Services</b>	<b>\$ 5,000.00</b>	<b>\$ 4,583.33</b>	<b>\$ 0.06</b>	<b>\$ 11,275.19</b>	<b>\$ 0.15</b>	<b>\$ (6,691.86)</b>
<b>Total Utilities</b>	<b>\$ 47,580.00</b>	<b>\$ 43,615.00</b>	<b>\$ 0.57</b>	<b>\$ 39,045.33</b>	<b>\$ 0.51</b>	<b>\$ 4,569.67</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 2,400.00</b>	<b>\$ 2,200.00</b>	<b>\$ 0.03</b>	<b>\$ 1,507.30</b>	<b>\$ 0.02</b>	<b>\$ 692.70</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 85,202.00</b>	<b>\$ 78,101.83</b>	<b>\$ 1.01</b>	<b>\$ 143,605.28</b>	<b>\$ 1.86</b>	<b>\$ (65,503.45)</b>
<b>Total Protective Services</b>	<b>\$ 30,316.00</b>	<b>\$ 27,789.67</b>	<b>\$ 0.36</b>	<b>\$ 28,523.37</b>	<b>\$ 0.37</b>	<b>\$ (733.70)</b>
<b>Total General</b>	<b>\$ 104,243.00</b>	<b>\$ 95,556.08</b>	<b>\$ 1.24</b>	<b>\$ 105,085.80</b>	<b>\$ 1.36</b>	<b>\$ (9,529.72)</b>
<b>Total Non-Routine Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 4,396,990.00</b>	<b>\$ 4,030,574.17</b>	<b>\$ 52.28</b>	<b>\$ 4,224,008.48</b>	<b>\$ 54.79</b>	<b>\$ 193,434.31</b>
<b>Total Expenses</b>	<b>\$ 4,396,990.00</b>	<b>\$ 4,030,574.17</b>	<b>\$ 52.28</b>	<b>\$ 3,992,129.17</b>	<b>\$ 51.78</b>	<b>\$ 38,445.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 231,879.31</b>	<b>\$ 3.01</b>	<b>\$ 231,879.31</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 231,879.31</b>	<b>\$ 3.01</b>	<b>\$ 231,879.31</b>

## HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	FYTD	CYTD
Budget Authority	\$4,152,290	\$4,139,976	\$4,010,503	\$3,900,455	\$3,881,526	\$3,881,526	\$3,881,526	\$3,881,526	\$48,841,596	\$35,881,620
Budget Received - Cash Management	\$3,966,974	\$3,832,164	\$3,815,231	\$3,791,147	\$2,856,095	\$3,760,117	\$3,600,182	\$3,652,206	\$43,801,603	\$33,317,375
Actual HAP As of the First of the Month	\$3,954,074	\$3,926,949	\$3,927,674	\$3,887,698	\$3,842,695	\$3,804,501	\$3,737,800	\$3,593,202	\$46,418,992	\$34,626,171
Actual HAP After the First of the Month	\$27,577	\$31,421	\$14,056	\$31,091	\$31,243	\$14,864	\$11,198	\$10,848	\$293,724	\$217,525
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$170,639	-\$181,606	-\$68,773	\$18,334	-\$7,588	-\$62,161	-\$132,528	-\$277,476	\$2,128,880	\$1,037,924
Variance (Cash Management)	\$14,677	\$126,206	\$126,499	\$127,642	\$1,017,843	\$59,248	\$148,816	-\$48,156	-\$2,911,113	-\$1,526,321
Percent Variance	0.37%	3.19%	3.21%	3.26%	26.27%	1.55%	3.97%	-1.34%	6.22%	4.37%
YTD Variance	\$1,353,015	\$1,479,221	\$1,605,720	\$1,733,362	\$2,751,205	\$2,810,453	\$2,959,269	\$2,911,113		
<b>OTHER HAP REVENUE</b>										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$9,688	\$0	\$0	\$0	\$0	\$0	\$0	\$2,920	\$12,608	\$12,608
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Restricted Net Position HCV</b>	<b>\$49,235</b>	<b>(\$76,971)</b>	<b>(\$203,470)</b>	<b>(\$331,112)</b>	<b>(\$1,348,955)</b>	<b>(\$1,408,203)</b>	<b>(\$1,557,019)</b>	<b>(\$1,505,943)</b>		
<b>PUC</b>										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$626.75	\$620.79
Actual PUC	\$631.54	\$627.11	\$625.53	\$621.83	\$612.19	\$606.01	\$597.19	\$579.83	\$617.54	\$614.99
Variance	\$10.75	\$6.32	\$4.74	\$1.04	-\$8.60	-\$14.78	-\$23.60	-\$40.96	-\$9.21	-\$5.80
Percent Variance	1.70%	1.01%	0.76%	0.17%	-1.41%	-2.44%	-3.95%	-7.06%	-1.54%	-1.02%
<b>UNITS</b>										
HUD Baseline Units	7,105	7,125	7,145	7,150	7,150	7,150	7,150	7,150	85,545	64,230
New Increments not in baseline	55	35	15	10	10	10	10	10	345	210
HUD Funded Units	6,390	6,173	6,146	6,107	4,601	6,057	5,799	5,883	69,934	53,669
Funded units based on actual HAP	6,211	6,044	6,026	6,025	4,615	6,140	5,964	6,231	70,132	53,570
Actual Units	6,261	6,262	6,279	6,252	6,277	6,278	6,259	6,197	75,164	56,301
Variance to Funded Units	-50	-218	-253	-227	-1,662	-138	-295	34	-5,032	-2,731
Variance to baseline	-844	-863	-866	-898	-873	-872	-891	-953	-10,381	-7,929
YTD var to baseline	-4165	-5028	-5894	-6792	-7665	-8537	-9428	-10381		
Variance funded	-129	89	133	145	1676	221	460	314	5,230	2,632
YTD var to funded	2192	2281	2414	2559	4236	4457	4916	5230		
<b>ADMIN FEES</b>										
HUD Funded Fees	\$394,319	\$394,319	\$382,650	\$512,826	\$392,827	\$392,327	\$392,327	\$423,080	\$4,595,852	\$3,678,994
Actual Expenses	\$288,485	\$344,230	\$555,480	\$337,660	\$391,079	\$344,083	\$517,525	\$554,808	\$4,508,626	\$3,686,703
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$105,834	-\$50,089	\$172,830	-\$175,166	-\$1,748	-\$48,244	\$125,198	\$131,728	-\$87,226	\$7,709
Percent Variance	-36.69%	-14.55%	31.11%	-51.88%	-0.45%	-14.02%	24.19%	23.74%	1.93%	-0.21%
Cumulative Variance	-\$105,834	-\$50,089	\$172,830	-\$175,166	-\$1,748	-\$48,244	\$125,198	\$131,728		
<b>OTHER ADMIN REVENUE</b>										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$12	\$833	\$0	\$845
Miscellaneous Revenue (Unrestricted)	\$0	\$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	\$5,941,038	\$5,991,126	\$5,818,297	\$5,993,463	\$5,995,210	\$6,043,455	\$5,918,269	\$5,787,375		
<b>Unrestricted Net Position per VMS</b>	<b>\$5,476,884</b>	<b>\$5,476,884</b>	<b>\$5,304,055</b>	<b>\$5,304,055</b>	<b>\$5,304,055</b>	<b>\$5,304,055</b>	<b>\$5,178,869</b>	<b>\$5,787,375</b>		
<b>UTILIZATION PERCENTAGES</b>									<b>Utilization Percentages</b>	
Budget Authority Utilization									95.64%	97.11%
Unit Utilization Percentage									87.86%	87.66%

\$0

\*See Narrative

## MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: October 12, 2022

Subject: Housing Choice Voucher Board Report

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### **YARDI Software Update**

Registration for Rent Café currently stands at 1,864 (30%) registered HCV participants and 1,505 (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 fiscal year 2023.

### **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. An email blast went to HCV landlords inviting them to the October 11, 2022 briefing.

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

There are 240 active participants in the VASH program. During this reporting period, three referrals were received and four families are currently searching for housing.

### **Mainstream Voucher Program**

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 37 Mainstream vouchers, with 29 active families under lease and eight families are searching for housing.

## **Foster Youth Initiative**

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

## **Housing Quality Standards Inspections**

During the month of September, 355 inspections were conducted; 133 initial inspections, 184 biennials inspections, and 38 special inspections. Quality Control Inspections will resume next month.

SLHA is continuing biennial inspections scheduled for the month of September. 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, 80 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 14,059 applicants. The number has decreased due to applicant selections and applicants being withdrawn due to their appointment letters being returned by the post office as undeliverable with no forwarding address. During this reporting period, 23 vouchers were issued. The department is in leasing mode and pulled 1,000 applicants from the waitlist. The eligibility sessions are scheduled from October 24, 2022 through November 2, 2022 at the Al Chappelle Community Center.

The Department received six 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 September, 224 rent increases were processed and 144 rents were negotiated for newly leased units.

## **Recertification**

There were 344 annual recertifications completed. Due to recent staff shortages, the focus has been shifted to processing late yearly recertifications. Currently, the staff is working overtime to update participants' files. During this reporting period, recertification packets were mailed to participants who had not responded to any recertification notices. The participants were allowed to return documents via mail, email, fax, or walk-in before receiving a second and final request for information. The deadline to return the documents is October 5, 2022. The next packets will be mailed on or before October 21, 2022.

## **Program Utilization**

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

The department pulled 1,000 applicants from the waitlist. The Intake staff is gearing up for eligibility sessions scheduled for October 24, 2022 through November 2, 2022. The program leasing efforts will continue through the next few months or beyond. The department aims to lease up at least 98% of our voucher allocation.

## **Family Self Sufficiency**

The Family Self Sufficiency program has 19 mandatory slots. Currently, 47 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	4689	1611	448	98	28	4	14059
	1	7180	4689	1611	448	98	28	4	14059

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 September

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	38	30	8	3	1	27	4	0	0	3	78.95%
Biennials	184	99	85	23	3	76	55	5	16	6	53.80%
Initials	133	105	28	80	6	25	17	3	0	2	78.95%
Quality Control	8	0	8	0	0	0	0	0	0	8	0.00%
<b>Total</b>	<b>363</b>	<b>234</b>	<b>129</b>	<b>106</b>	<b>10</b>	<b>128</b>	<b>76</b>	<b>8</b>	<b>16</b>	<b>19</b>	<b>64.46%</b>

Property: HCV  
Inspected Date: 09/01/2022-09/30/2022  
Primary Status: Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	1
Absent or insecure railings	2
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)	3
All operating knobs must be present	2
Badly cracked outlet	1
Badly cracked outlets	1
Broken or frayed wire	2
Broken wiring	1
Broken/missing steps or boards	1
Cannot open	6
Ceiling material is bulging and/or buckling and must be repaired	7
Ceiling surface is wet and has mold-like substances	3
Clogged	1
Cracked pane	3
Door leading to outside or common public hall does not lock	2
Door lock(s) are not operable	1
Electrical problem or condition that could result in shock or fire (24 hr)	3
Entry of significant ground water into unit (flooding of basement)	1
Evidence of severe leakage of water or the presence of sewer gas	2
Evidence of sewer back-up	1
Exhaust fan does not work	1
Falling material	16
Falling surface materials (other than wall paper or paint)	2
Frayed wiring	1
Gutter in poor condition	6
Gutters not securely attached	4
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	6
Hall/stair lights do not function	1
Handrail missing (4 or more steps)	1
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	24
Holes or cracks - air penetration	3
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	3
Internal water damage	5
Large cracks or holes	1
Large holes (8 1/2 x 11")	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	11

Leaks	4
Lock(s) not fasten securely to door	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	2
Locks exterior door	1
Loose sections of plaster which are in danger of falling	3
Major leak at main water drain and feed pipes	1
Many missing parts such as ceiling tile	1
Missing cover plate	6
Missing cover plate on switch or outlets	5
Missing handrail	5
No cold water	3
No flush toilet	2
No hot water	5
No hot water (24hr)	5
No ventilation system, no window Install exhaust fan (Bathroom)	1
No window or exhaust fan	1
No working smoke detector present (24 hr)	3
Not connected to an acceptable drainage system	1
Not weatherized	11
One outlet	1
Other air pollution	4
Oven does not work	3
Overall Fair Condition	1
Overall Poor Condition	22
Overloaded circuits evidenced by frequently "blown/tripped" fuses	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Presence of large holes	2
Presence of sewer gas	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	2
Roof in poor condition	1
Roof leaks	7
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	6
Severe bulging	11
Severe leakage of water	2
Severe leaning	5
Sewer gas	3
Signs of rats, mice or vermin	3
Sink connectors have severe leakage of water or escape of sewer gas	2
Smoke detector not working	1
Stove and oven (or range) with top burners not present	1
Stove does not work	1
Stove is missing oven door handle	2

Toilet does not work	2
Tripping hazard	6
Unit has evidence of roach infestation	7
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unsecured handrail	2
Unsupported fixture	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	6
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window must be openable to provide adequate ventilation (Bathroom)	1
Window(s) accessible from outside does not lock	1
<b>Total</b>	<b>316</b>

**FINANCE**

Finance All SLHA Programs (.fin-all)

**Balance Sheet**

Period = Aug 2022

Book = Accrual

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

Cash HCV Admin	6,257,359.36
Cash Non-Fed Gala Fundraiser	13,281.02
Cash Private Management-ELM	4,234.92
Cash Private Management	3,347,486.95
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	14,378,346.94
Cash Non-Fed Rent	242,281.35
Cash-Non-Fed-Link Market	13,006.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	13,153.34
Cash Euclid TAB	50,011.05
Cash Parkview TAB	23,169.36
Cash Lafayette Sr TAB	6,030.83
Cash California Gard TAB	3,503.55
Cash Badenhause TAB	2,239.67
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,060.49
Cash Cambridge Sr TAB	613.92
Cash Payroll	288,805.86
Total Unrestricted Cash	24,674,485.03

**Restricted Cash**

Cash Restricted-Security Deposits	316,183.61
Cash Restricted-FSS Escrow	488,839.73
Cash Restricted-HAP	-791,344.12
Cash Restricted-Trust/Escrow Reser	4,526,860.47
Cash Restricted-ELM Security Depos	100.00
Cash Restricted-Endowment/Homeec	913,580.31
Cash Restricted-Cochran Program II	222,008.66
Cash Restricted-Rev Bonds Debt Se	25,234.76
Total Restricted Cash	5,701,463.42

<b>TOTAL CASH</b>	<b>30,375,948.45</b>
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**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants	2,079,203.11
Allowance for Doubtful Accounts-Tenar	-113,898.08



**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
A/R Repayment Agreement	1,244.81
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R Other-Private Management	2,356.42
Accrued Interest Receivable	1,677.30
<b>TOTAL ACCOUNTS AND NOTES RECEIVAB</b>	<b>2,072,415.56</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	988,261.72
Investments-Restricted	2,458,209.51
Investments Restricted -WC Self Insura	368,742.04
Prepaid Insurance Auto	942.79
Prepaid Insurance Property	46,704.98
Prepaid Insurance Liability	4,870.65
Prepaid Insurance Fidelity Bond	225.77
Prepaid Insurance Workers Comp	12,773.04
Prepaid Expense	813.25
Insurance Surplus Deposits	1,287,053.54
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>5,168,597.29</b>
<b>TOTAL CURRENT ASSETS</b>	<b>37,616,961.30</b>

**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	7,417,558.75
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	5,463,304.99
Administration & Other Costs	5,140,601.49
Project Coordinator	1,162,086.40

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Training Costs	1,395.88
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	1,683,638.41
Soft Cost Contra	-16,816,248.08
CFG-Hard Cost Contra	-11,467,558.75
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	10,527,777.50
CFG-Dwelling Structure-Soft	303,951.69
CFG-Dwelling Equipment	43,337.26
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	4,687.50
CFG-Bond Debt Obligation	3,143,241.00
CFG-Contra Bond Debt Obligation	-3,143,241.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>80,018,110.85</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
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

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
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

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
Darst HO- Discount Notes/Amortization	-73,796.15
Darst HO- Discount Notes/Amortization	-108,843.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,940.12
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-83,115.55
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

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	29,588.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	39,626.39
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	60,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Discount Notes/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

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
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	-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

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	<b>Current Balance</b>
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	81,747,864.34
TOTAL NONCURRENT ASSETS	161,765,975.19
<b>TOTAL ASSETS</b>	<b>199,382,936.49</b>

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

A/P Vendors and Contractors	-478,778.37
A/P Vendors and Contractors	144,615.08
Tenant Security Deposits	279,757.70
Security Deposit Clearing Account	-3,801.57
Security Deposit-Pet	2,227.00
PM Employee Deposit	800.00
Dental Deduction	-2,073.03
Retirement Insurance	-416.32
Section 125 Childcare Deduction	550.86
Section 125 Medical Deduction	9,164.49
Medical Insurance	-19,934.32
Long Term Disability	-201.74
Vision Insurance	207.42
Voluntary/Term Life Ins Deduction	-141.80
Colonial Life Ins Deduction	487.14
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	71,836.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	10,057.65
Accrued Compensated Absences-Current	108,994.89
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-35,029.34
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,323,875.31</b>

**Balance Sheet**

Period = Aug 2022

Book = Accrual

	Current Balance
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	400,660.25
FSS Escrow	456,070.55
Loan Payable LT-Solar Panels	320,293.29
Bonds Payable-Long Term	3,750,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,927,024.09
 TOTAL LIABILITIES	 6,250,899.40
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
TOTAL RESERVED FUND BALANCE	93,428,375.94
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	25,358,051.33
Unrestricted Net Assets -Retained Earn	1,611,056.74
TOTAL RETAINED EARNINGS:	99,703,661.15
 TOTAL EQUITY	 193,132,037.09
 TOTAL LIABILITIES AND EQUITY	 199,382,936.49



**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	346,367.58	5,103,989.92
Utility Reimb.-LIPH	-39,554.00	-407,548.00
Utility Reimbursement Refund	-278.00	-2,097.00
Less: Concessions	-78.00	-220.80
Total Rental Income	306,457.58	4,694,124.12
Other Tenant Income		
Cleaning Fee	280.48	2,855.00
Damages/Maintenance	994.05	5,962.00
Late Charges	15,446.00	242,672.05
Legal Fees - Tenant	0.00	3,810.00
NSF Charges	0.00	90.00
Tenant Owed Utilities	-551.12	-497.68
Tenant Screening	302.00	0.00
Misc TPA Bal Forward	100.00	1,100.00
PA account for MiscPABF	-100.00	-1,100.00
Misc.Tenant Income	760.00	3,981.06
Vacate Charges	-10,258.10	18,630.74
Total Other Tenant Income	6,973.31	277,503.17
NET TENANT INCOME	313,430.89	4,971,627.29
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	883,748.57	9,358,189.99
HUD PHA Operating Subsidy-COVID	0.00	369,416.27
HUD PHA Operating Grants/Subsidy	248,289.92	2,731,189.62
Capital Fund Revenue	-127,804.83	-1,405,853.13
Capital Fund Revenue-PMC	127,804.83	1,405,853.13
Section 8 HAP Earned	3,640,741.00	40,519,161.00
Section 8 Admin. Fee Income	393,853.00	4,199,768.00
HCV Admin Fee Grant-COVID	0.00	310,970.94
Section 8 -Placement/Issuance Fees	2,800.00	11,650.00
Capital Fund Grants	344,784.92	3,129,664.93
Capital Fund Grants-Soft Costs	129,739.17	3,414,440.51
TOTAL GRANT INCOME	5,643,956.58	64,044,451.26
OTHER INCOME		
Interest Income	12.28	12.28

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Interest Income -Private Management	124.86	1,944.64
Investment Income - Unrestricted	2,278.31	3,742.37
Investment Inc -Restricted Non-Allocated	4,558.24	10,113.31
Investment Income - WC Self Insurance	0.00	184.32
Fraud Recovery PH	0.00	-7,286.96
Market Value Adjustment	120.50	-1,584.65
Non-Dwelling Rent	2,400.00	13,200.00
Vending Income-Peabody TAB	5.97	75.21
Vending Income-James House TAB	254.63	1,699.81
Vending Income-Euclid TAB	86.58	2,441.53
Vending Income-Parkview	3,359.76	23,571.65
Vending Income-Lafayette TAB	60.49	1,255.72
Vending Income-Badenhaus TAB	184.93	605.93
Contributions-Rental	0.00	1,237.10
Contributions-Circle of Friends (SLU)	0.00	2,441.29
Other Miscellaneous Income	30,447.72	419,681.88
Other Income-Bank Rent	2,933.33	37,015.86
Other Income-Link Market Ren	13,006.94	13,006.94
Other Miscellaneous Income-PMC	-0.13	404.35
Other Misc Income-Renaissance	0.00	3,510.49
Pension Forfeitures	539.72	8,242.57
Insurance Proceeds	282,722.04	831,047.23
PH & HAP FSS Forfeitures	10,176.00	41,573.61
<b>TOTAL OTHER INCOME</b>	<b>353,272.17</b>	<b>1,408,136.48</b>
<b>TOTAL INCOME</b>	<b>6,310,659.64</b>	<b>70,424,215.03</b>
<b>EXPENSES</b>		
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE</b>		
Administrative Salaries		
Administrative Salaries	293,482.57	3,084,091.15
Admin Salaries-COVID	0.00	177,330.95
Administrative Salaries	32,985.71	754,962.22
Administrative Salaries-PT	9,082.71	64,401.81
Admin Salaries-Overtime	0.00	28.12
FICA	22,572.89	222,272.24
Health Benefits	40,293.89	434,057.92
Retirement Benefits	28,072.56	340,557.60
Unemployment Insurance	1,438.75	7,511.65
Long Term Disability	284.36	3,517.45

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Dental	1,754.09	19,192.94
Cell Phones	1,244.57	20,517.78
Beneflex HSA	2,364.12	36,361.24
Cell Phones -COVID	0.00	3,703.30
Employee Benefit Contribution-Admin	3,458.10	98,104.61
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	437,034.32	5,314,701.31
Legal Expense		
Legal Services	9,766.27	17,816.65
Legal Services	0.00	11,672.96
Total Legal Expense	9,766.27	29,489.61
Other Admin Expenses		
Staff Training	1,178.72	16,137.97
Staff Training COVID	0.00	9,200.00
Staff Training	780.74	8,162.66
Travel	1,256.65	1,338.30
Auditing Fees	0.00	172,513.50
Audit Fees-Allocated	0.00	1,837.50
Port Out Admin Fee Paid	1,644.38	20,168.52
Total Other Admin Expenses	4,860.49	229,358.45
Miscellaneous Admin Expenses		
Admin Expense COVID	0.00	94.82
Office Supplies	8,429.90	36,886.14
Office Supplies-COVID 19	0.00	1,294.24
Office Supplies	3,967.47	24,688.51
Temporary Admin Labor	14,468.00	41,639.02
Temporary Admin Labor	0.00	8,387.18
Postage	3,400.00	18,263.81
Postage -Covid	0.00	346.09
Postage	1,183.81	9,999.83
Advertising	5,289.62	26,108.52
Fiscal Agent Fees	0.00	2,500.00
Printing & Publications	4,449.98	8,694.22
Printing & Publications	624.73	5,855.74
Membership Fees	0.00	22,520.88

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Telephone	1,690.30	24,934.84
Telephone -COVID	0.00	337.50
Telephone	4,378.59	112,889.57
Court Costs	324.56	2,849.34
Maint Agreement-Office Equipment	0.00	3,059.07
Maint Agreement-Office Equipment	750.00	7,667.00
Private Management Fees	36,079.12	384,669.89
Professional/Technical Services	1,106.64	724,924.49
Professional/Tech Srv -COVID	0.00	92,737.26
Software License Fees	210,095.27	323,288.83
Software License Fees	1,189.71	8,125.66
Internet / Cable	4,847.45	36,626.04
Computer Supplies	33,572.04	80,503.35
Computer Supplies COVID	0.00	29,785.90
Other Admin Expense	2,989.04	33,581.02
Other Admin-COVID	0.00	1,354.35
Other Admin Expense	663.51	14,414.57
Bank Fees	109.38	21,385.03
Bank Fees -FSS	0.00	200.89
Bank Fees	3,389.43	37,279.45
Office Equipment Repairs	0.00	416.98
Subscription-News/Magazines	0.00	149.17
D/A Testings/Results	-360.80	1,008.72
Copying Expense	12,316.90	75,355.86
Copy Expense-COVID	0.00	253.03
Copying Expense	159.42	6,946.81
Lease Expense -Non-Allocated	225.88	3,821.29
Landlord Late Fees	469.35	682.35
Allocated OH-Administrative Expense	45,064.85	108,008.67
Allocated OH-Legal Expense	34.88	896.46
Allocated OH-Utilities Expense	1,309.43	9,866.23
Allocated OH-Materials Expense	0.00	356.83
Allocated OH-Maintenance Expense	982.43	12,776.51
Allocated OH-Protective Services Expen	570.30	6,147.88
Allocated OH-Insurance Expense	0.00	19,015.07
Allocated OH-General Expense	2.38	54.01
Total Miscellaneous Admin Expenses	403,304.22	2,392,966.57
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>854,965.30</b>	<b>7,966,515.94</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,043.20	58,880.79
Tenant Services Sal-COVID	0.00	987.08

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
FICA	379.54	4,441.90
Health Benefits	678.66	7,702.43
Retirement Benefits	670.98	7,902.63
Unemployment Insurance	0.00	-212.68
Long Term Disability	7.32	77.44
Dental	34.06	400.93
Cell Phones	46.16	474.48
Cell Phones -COVID	0.00	120.96
Tenant Srv FICA-COVID	0.00	75.23
Relocation Costs	2,990.00	5,771.22
Relocation Costs -COVID	0.00	1,583.22
Relocation Costs	0.00	1,016.76
Tenant Srv Rec/Pub/Other	862.98	5,257.00
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	0.00	351.80
Tenant Srv Rec/Pub/Other-Parkview	1,240.20	9,888.22
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	-535.00	-202.70
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	152.00	1,737.86
Tenant Srv Rec/Pub/Other-Cambridge	0.00	225.00
Tenant Srv Rec/Pub/Other-North Sarah	0.00	35.00
Tenant Services Screening	1,956.23	9,236.38
Tenant Services -COVID	0.00	9,746.02
Tenant Participation Funds	0.00	7,560.00
Tenant Srv Lobby Monitors	2,005.00	22,365.00
Tenant Services -Other	200.00	11,717.64
Tenant Services Other-Circle of Friends (SL	400.00	800.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>16,131.33</b>	<b>171,840.09</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	134,335.67	1,472,943.52
Water	31,462.39	342,260.58
Electricity	126,856.19	873,494.13
Gas	13,172.42	226,710.11
Sewer	115,431.32	1,081,333.29
<b>TOTAL UTILITY EXPENSES</b>	<b>421,257.99</b>	<b>3,996,741.63</b>

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	0.00	655.75
Maintenance Labor-Grounds	624.52	394,774.32
Maint Labor -Janitorial Cleaning	35,893.08	598,005.67
Maintenance - Temporary Labor	123.75	123.75
Employee Benefit Contribution-Maint.	47,383.70	621,920.23
Maintenance Labor-Overtime	0.00	12,284.04
Total General Maint Expense	84,025.05	1,627,763.76
Materials		
Materials COVID	0.00	16,178.61
Materials-Custodial	326.58	1,586.59
Materials-Custodial	12,422.17	71,617.88
Materials-Electrical	0.00	762.08
Materials-Electrical	1,549.95	32,012.10
Materials-Plumbing	2,453.54	39,219.06
Materials-Lawn Care	1,158.98	1,158.98
Materials-Tools/Equipment	196.87	196.87
Materials-Tools/Equipment	4,082.72	11,557.71
Materials-Boiler	2,677.83	12,016.93
Materials-Other	0.00	7,881.32
Materials Other - Covid	0.00	43.87
Materials-Other	1,946.02	9,811.51
Materials-HVAC	10,108.62	65,143.36
Materials-Gas/Oil Vehicles	0.00	79.94
Materials-Appliances	12,838.14	115,496.97
Materials-Hardware	0.00	2,085.70
Materials-Hardware	4,007.94	17,612.34
Materials-Paint	0.00	237.19
Materials-Paint	122.69	5,935.53
Materials-Flooring	215.00	6,964.68
Materials-Cabinets/Countertops Doors/'	0.00	2,964.25
Materials-Cabinets/Countertops Doors/'	2,959.00	48,899.28
Total Materials	57,066.05	469,462.75
Contract Costs		
Contracts COVID	0.00	24,603.12
Contract-Elevators	230.00	651.98
Contract-Elevators	3,043.85	160,792.43
Contract-Trash Removal	10,745.97	49,723.40
Contract-Trash Removal	26,568.24	180,153.26
Contract-Custodian	3,928.33	46,777.56
Contract-Custodian	3,291.56	91,848.42

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Plumbing	79,086.00	79,711.00
Contract-Plumbing	7,384.93	108,978.54
Contract-Uniform Cleaning	3,575.00	3,575.00
Contract-Uniform Cleaning	3,503.77	39,337.62
Contract-Snow Removal	0.00	5,816.55
Contract-Snow Removal	0.00	68,814.00
Contract-Grounds/Lawn	1,800.27	13,474.97
Contract-Grounds/Lawn	36,237.74	264,158.63
Contract-Auto Gas	2,932.82	5,969.48
Contract-Auto Gas	1,058.46	5,527.42
Contract-HVAC	0.00	3,967.75
Contract-HVAC	15,408.69	111,469.50
Contract-Fire Protection	0.00	4,038.25
Contract-Fire Protection	5,016.58	82,008.61
Contract-Vehicle Repairs	1,004.43	18,152.97
Contract-Vehicle Repairs	48.57	6,856.62
Contract-Other	105,084.22	330,166.36
Contract-Other	25,454.30	74,523.24
Contract-Exterior Building Repairs	0.00	5,147.77
Contract-Exterior Building Repairs-Covi	0.00	1,640.00
Contract-Exterior Building Repairs	0.00	7,118.93
Contract-Parking Lot Repairs	22,887.47	99,062.91
Contract-Parking Lot Repairs	0.00	234.82
Contract-Electrical	1,548.37	9,567.31
Contract-Extermination	0.00	489.77
Contract-Extermination	8,277.00	62,544.00
Contract-Flooring Installation	2,750.39	36,074.21
Contract-Painting/Wall Repairs	52,914.00	206,816.43
Contr-Cabinet/Counters/Door/Windows	0.00	1,794.00
Cabinet/Doors/Window-COVID 19	0.00	810.05
Contr-Cabinet/Counters/Door/Windows	8,763.22	48,238.65
Contract-Lease Automobiles	4,971.70	32,556.80
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	2,776.00	18,451.00
Total Contract Costs	440,291.88	2,419,354.43
TOTAL MAINTENACE EXPENSES	581,382.98	4,516,580.94
PROTECTIVE SERVICES		
Security Cameras	0.00	10,123.50
Security Alarm Service	25.50	1,467.04

**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Security Alarm Service	101.50	6,481.51
Security/Law Enforcement	26,134.40	275,639.01
Security Enforcement-Police	3,206.20	33,421.14
Security Enforcement-COVID	0.00	250.00
<b>TOTAL PROTECTIVE SERVICES</b>	<b>29,467.60</b>	<b>327,382.20</b>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	-9,600.00	14,990.34
Auto Insurance	942.93	18,784.23
Auto Insurance -COVID	0.00	37,342.97
Auto Insurance	585.44	7,343.54
Property Insurance	46,705.22	513,757.42
Fidelity Bond Insurance	225.73	2,483.03
Fidelity Bond Insurance	1,401.28	13,872.86
Liability Insurance	0.00	1,270.00
Liability Insurance-Covid	0.00	210,001.99
Excess Workers Comp Insurance	12,793.27	47,778.74
Excess Workers Comp Insurance	-15,142.78	50,028.33
<b>TOTAL INSURANCE PREMIUMS</b>	<b>37,911.09</b>	<b>917,653.45</b>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	0.00	38.00
Severance Expense	19,166.68	19,166.68
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	224,638.50	2,583,567.61
Other General Expense	0.00	50.00
PH FSS Escrow Expense	2,518.00	88,545.00
Expense Clearing	11,821.11	11,821.11
ACC Reserve Shortfall Disbursement	86,596.00	846,458.96
<b>TOTAL GENERAL EXPENSES</b>	<b>345,209.64</b>	<b>3,677,670.71</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,286,325.93</b>	<b>21,574,384.96</b>
<b>NON-OPERATING ITEMS</b>		
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	0.00	2,950.00
Extraordinancy Maint-Parkview	55,735.00	55,735.00
Casualty Loss Expense	89,298.32	554,868.35
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>145,033.32</b>	<b>613,553.35</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		



**Income Statement**

Period = Aug 2022

Book = Accrual

	Period to Date	Year to Date
Housing Assistance Payments	4,183,556.00	41,266,137.50
Tenant Utility Payments-Voucher	170,540.00	1,832,103.86
Portable Out HAP Payments	34,224.00	541,113.39
FSS Escrow Payments	9,845.00	91,385.00
Security Deposit Assistance	0.00	5,895.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,398,165.00</b>	<b>43,736,634.75</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	610,775.51	3,129,664.93
Equity Transfer Capital Assets OUT	610,775.51	3,129,664.93
Operating Transfers IN	0.00	1,533,658.00
Operating Transfers IN	254,278.87	254,278.87
Operating Transfers OUT	0.00	1,533,658.00
Operating Transfers OUT	254,278.87	254,278.87
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL NON-OPERATING ITEMS</b>	<b>4,543,198.32</b>	<b>44,350,188.10</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	16,888.46	206,087.22
Water Consumption Contra	16,888.46	206,087.22
Electric Consumption	1,111,869.00	9,784,401.00
Electric Consumption Contra	1,111,654.00	9,784,401.00
Gas Consumption	7,343.00	200,234.00
Gas Consumption Contra	7,343.00	200,234.00
Sewer Consumption	18,328.00	193,208.00
Sewer Consumption Contra	18,543.00	193,208.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,829,524.25</b>	<b>65,924,573.06</b>
<b>NET INCOME</b>	<b>-518,864.61</b>	<b>4,499,641.97</b>

# DEVELOPMENT

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: October 12, 2022

Subject: Development and Modernization Department Board Report

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The Development and Modernization Department's highlights for the month of September 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 13<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup> 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 the Clinton-Peabody Apartments. The SLHA Negotiation Committee has finalized the terms to be used for the negotiation. These negotiations will begin in October.

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

Physical Needs Assessment & Energy Audit (PNA) – Draft reports have been received from Bureau Veritas for the Section 18 applications on Hodiamont and Clinton-Peabody.

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 has been accepted by DNR and the project has been enrolled in the DNR program. A draft of the Remedial Action Plan (RAP) is under review and will be submitted to DNR in October.

As background: The Phase II report for Clinton-Peabody was submitted to HUD for review during the month of January. HUD has requested additional environmental activities be undertaken by SLHA before final approval is granted. The Missouri Department of Natural Resources needs one final response from a federal agency before it can begin the work of drafting a plan for the clean-up of the site.

Agency Annual and Five-Year Plan Updates – Both the Agency Annual Plan and the Five-Year plan documents were updated and submitted by the Development and Modernization staff in April. The Development and Modernization staff have received no public comments from the public meetings held.

### **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 will 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 October.

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

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. This project is approximately six months ahead of schedule.

Lookaway Exterior Building Repairs – The construction process is on-going for new siding at Lookaway. Preparation work was completed in June, with sidewalk repairs and tree trimming

beginning. All siding products are onsite and installation began in July. Six (6) of the seventeen (17) houses were completed by the end of September. 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 on-going 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 (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the homes and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I. This transfer will take place in November.

LaSaison Phase II – Work began in April to clear title issues related to the remaining five (5) parcels. The title issues have been resolved. Closing on the parcels should occur in the fall.

Euclid Plaza Roof Replacement and Exterior Repairs – Two (2) 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 (6) months, so the materials have been ordered and submittal approval is currently underway. The project is anticipated to physically begin in January.

## **Solicitations**

General Architectural and Engineering Services – Five (5) proposals were received on April 28, 2022. The Review Committee for the solicitation has evaluated each of the proposals and invited the responding firms for interviews in July. 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 October.

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 were received in September. A contract award recommendation will be issued in October.

## **Re-Solicitations**

Parkview Elevator Replacement – This project is being re-solicited using a pre-qualification process to increase the likelihood of receiving a greater number of bids. The acquisition plan and bid documents were approved in April. Release of the re-solicitation occurred in early-July. The bid due date for the project was extended to October 20<sup>th</sup> in an attempt to solicit from a broader pool of contractors. The Development and Modernization staff reached out to an additional six (6) contractors to accomplish this goal.

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 (6) 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  
SEPTEMBER MONTHLY ACTIVITY REPORT**

10/12/2022

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	6/6/17, 12/22/17	2/28/2022	8/13/2021	Sherman Carter Barnhart		100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	9/30/2022	8/13/2021	Grice / Trivers	On Hold	0%	0%	0%	0%	0%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	90%	25%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	2	2/14/19, 3/8/19	9/30/2022	8/13/2021	Sherman Carter Barnhart		100%	100%	100%	75%	25%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A		30%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		N/A	90%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart		100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
MO001000067	Preservation Square	I	Rehabilitation/New Construction	131		N/A	N/A	N/A	N/A	Roseman & Assoc.	N/A	100%	100%	100%	100%	N/A					
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment	2790		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA	TBD		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
N/A	SLHA Central Office	N/A	Camera Installation	1	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A	N/A	N/A
MO00100041	Hodiamont Emergency Unit Repairs	N/A	Unit Repairs	4	22	6	5/1/2021	4/30/2022	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	4	5/1/2021	4/30/2022	TBD	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	10/21/2021









## 10/12/2022

10/12/2022



# DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

10/12/2022

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	84%		
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%	 99%	
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 SEPTEMBER MONTHLY ACTIVITY REPORT

10/12/2022

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildi	Impa	
				ng	cted	
					Units	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	The delay claim submitted has been paid. Final closeout activities are on-going.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	The solicitation for this project is being evaluated in anticipation of 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 work plan has been submitted to the state and is being reviewed.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	The solicitation for this project is being evaluated in anticipation of 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 work plan has been submitted to the state and is being reviewed.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	Three bids were received for this solicitation on September 8, 2022. All bids are being evaluated for contract recommendation and award.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The bid date for this solicitation has been extended until October 20, 2022 in an efforts to increase participation.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs/Water Infiltration	1	2	Work on this project is on-going. Only concrete and structural repairs remain to be completed and these repairs are ongoing.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Long lead items are being submitted for review and approval so that ordered can begin as soon as possible for this project. The "Notice to Proceed" was issued to the contractor on September 27, 2022.
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 October.
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 work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	The installation of replacement siding is 82% 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 21 bldgs. and ongoing in 1 bldgs. Windows installed in 21 bldgs. Siding is complete on 21 bldgs. Interior painting prime completed in 21 bldgs. Interior doors installed in 21 bldgs. Interior carpentry finishes completed in 21 bldgs. Punch list inspections have been completed on 21 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 SEPTEMBER MONTHLY ACTIVITY REPORT

10/12/2022

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Build	Impa	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 and this unit has been occupied. Construction on all other units is scheduled to be completed by the end of October.
MO001000160	McMillan Manor	N/A	Vacant Unit Repairs	1	10		This project is complete.

# DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

## Progress Photos:



**Parkview Exterior Building Repairs**



**Walnut Park Vacant Unit Repairs**



**Lookaway Exterior Improvements**



**Lookaway Exterior Improvements**

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

At 9/30/2022

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	31-Aug-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-Oct-2023	31-Aug-2023
MO36R00150116	555	379,956.00	37,995.60	341,960.40	37,995.60	341,960.40	29-Oct-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-Oct-2023	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	29-Oct-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-Oct-2023	29-Apr-2025
MO36P00150118	562	10,026,279.00	10,026,279.00	0.00	10,012,439.46	13,839.54	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	7,629,539.76	1,158,304.24	6,118,132.94	2,669,711.06	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-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	1,363,457.14	6,948,551.86	1,522,342.66	6,789,666.34	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,062.43	214.57	2,277.22	120,999.78	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,596,182.00	959,618.00	8,636,564.00	157,282.00	9,438,900.00	23-May-2025	23-May-2027
<b>Totals</b>		<b>\$69,453,346.00</b>	<b>\$42,826,531.13</b>	<b>\$26,626,814.87</b>	<b>\$39,300,930.84</b>	<b>\$30,152,415.16</b>		
			<b>61.7%</b>		<b>56.6%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: October 12, 2022

Subject: Resident Initiatives Board Report

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### **ROSS/Service Coordinators**

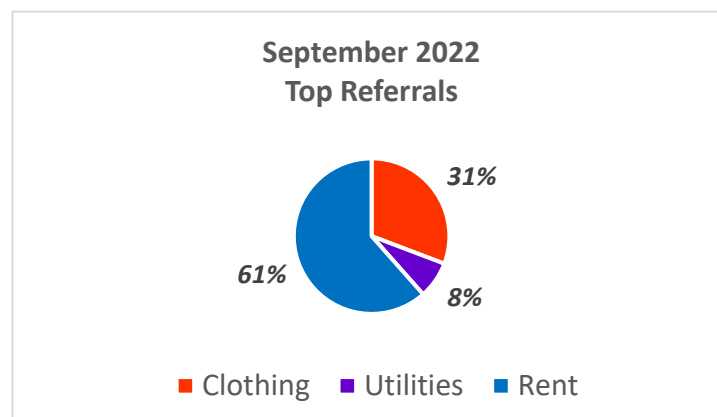
For the month of September, the Service Coordinators made referrals for rental assistance (SAFHR and St. Louis Emergency Rent Assistance Program), utility assistance (People's Community Action Corporation, both LIHEAP programs), food pantry (Operation Food Search), clothing/household items (MCCB Transitions),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

The Service Coordinators gave employment information to residents about True Management Services. They offer telecommunications job opportunities. Residents were encouraged to apply online.

During September, the Service Coordinators visited various public housing developments to complete rental assistance applications for residents. Residents were also offered assistance for clothing, school supplies, and household items.

On September 13<sup>th</sup>, the Service Coordinators joined other team members at a press conference regarding the distribution of Nalox boxes throughout St. Louis City. Nalox boxes will be installed at nine (9) SLHA public housing developments.

Caseload management: 182 participants.



### **Seniors/ Disabled**

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

Referral Type	Source	Number
Medicaid/Medicare	Family Service	13
Housekeeping / Chore services	Area on Aging	8
Mental Health / Substance Use	Hopewell	4

Meals on Wheels Delivered – 192

On September 21<sup>st</sup>, forty-eight (48) residents from Parkview, Kingsbury, West Pine, Les Chateaux, and North Sarah attended a Cardinals baseball game. Residents provided their own transportation.

On September 26<sup>th</sup>, the Elderly and Disabled Coordinator worked with the Area on Aging to conduct a virtual six-week workshop titled ***“Living a Healthy Life with Chronic Conditions”***. This class focuses on helping residents identify best practices for living with physical and mental health conditions.

### **FSS**

As of September, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty-seven (47) participants, thirty-six (36) with escrow account and seventeen (17) actively receiving a monthly escrow credit. There were twenty-eight (28) 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.



One HCV-FSS graduate received a disbursement for the month. *(See picture below)*

The FSS Coordinators hosted the quarterly PCC meeting on September 20, 2022. Various PCC members were in attendance, including St. Louis Jobs Corps and LifeWise. The FSS Coordinators discussed the major rule changes to the FSS program as required by HUD.

On September 13<sup>th</sup>, the FSS Coordinators joined other Resident Initiatives staff at a press conference regarding the distribution of Nalox boxes throughout St. Louis City.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	47	36	0	76.5%
PH	28	17	0	60.7%



FSS Program	Average Escrow			
	Monthly	Total	%Change	
HCV	\$ 111.15	\$ 4,747.88	(0.06)	
PH	\$ 166.07	\$ 7,543.36	0.13	

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

### **TABs**

There was no TAB meeting for the month of September. The next meeting will be held on October 19, 2022 at 10:30 a.m.

### **Upcoming Events/Goals**

The Resident Initiatives Department will attend a wellness fair (along with other community partners) on Thursday, October 13<sup>th</sup>, 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 once the FSS Action Plan has been approved by HUD. HCV and PH residents who are interested in the program are encouraged to contact the FSS Coordinators; Dream Dennis and Vera Wren.

The Resident Initiatives staff will participate in a trunk-or-treat event sponsored by the St. Louis Fire Department on October 22, 2022. The Resident Initiative Department will host a trunk for the event.

### **Pictures:**



Recent FSS graduate.  
She intends to use her funds to buy a home, pay off student loans, and help her family.

**LEGAL**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

CC: Sarah J. Hugg-Turner, General Counsel and Contracting Officer

Date: October 12, 2022

Subject: Procurement Board Report

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### 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 received on April 28, 2022. The Modernization and Development department completed the due diligence review and received approval for a five (5) member evaluation team on June 8, 2022. The initial evaluation committee meeting was held on June 21, 2022. A

progress meeting with the committee 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. A recommendation for award is routing for approval. Contracts are scheduled to be awarded for general A&E services to five (5) firms in October.

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 on hold. SLHA will perform a small-scale voluntary site cleanup as approved by the state of Missouri. Once this has been completed, the environmental review approval is anticipated.

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 on hold. SLHA will perform a small-scale voluntary site cleanup as approved by the state of Missouri. Once this has been completed, the environmental review approval is anticipated.

RD 21-09 Invitation for Bids (IFB) for Hodiadmont 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. This 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 online through bidding service QuestCDN. A virtual pre-bid conference was held on September 28, 2021. The bid due date was extended to October 14, 2021 in anticipation of incorporating new Section 3 regulation requirements. The bid due date was extended to November 8, 2021 by issuing Addendum No. 2 on October 27, 2021. Three (3) bids were received on November 8, 2021. This solicitation has been cancelled. A new solicitation plan is being prepared to route for approval to re-bid the project. The A&E consultant is working on revising the scope of work 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 October 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 Plan is 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 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup>. On August 3, 2022, the evaluation summary was approved and a negotiation team was 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. Negotiation objectives have been prepared with anticipated business terms. A negotiation meeting is scheduled for October 13, 2022.

- 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 was extended to September 15, 2022. On September 2, 2022, Addendum No. 1 was issued to provide pre-bid meeting minutes and formally extend the due date. On September 7, 2022, Addendum No. 2 was issued to provide the A&E specification, wage rate determination and to extend the due date to September 22, 2022. On September 13, 2022, Addendum No.3 was issued to add an additional site visit and to extend the due date to October 20, 2022.
- 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, revised the wage decision and provide 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. The 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. On September 8, 2022, three (3) bids were received. The bid verification and responsibility check are complete. Recommendation for award documents are being prepared.

### **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 was 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, three (3) proposals were received. An evaluation team was approved on September 7, 2022. Evaluation of proposals was completed on September 28, 2022. A summary of the evaluations and a request for a negotiation team is being prepared for approval.



# HUMAN RESOURCES

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: October 12, 2022

Subject: Human Resources Board Report

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### EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2022

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
64	0	2	66

### STAFFING CHANGES

#### New Employees Full-Time:

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

#### 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>
Frederick Toelle	Informal Hearing Officer

#### 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: 3****Number of Position Vacancies Carried Over From Previous Month: 4**

<b>Applications</b>	<b>Received This Month</b>
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**Position Vacancies Published this Month:**

Housing Specialist	160
Informal Hearing Officer (Part-Time)	2
Senior Maintenance Technician (Part-Time)	3

**Additional Applications Received this Month:**

Accountant	6
Financial Analyst	13
HQS Inspector	19
Senior Maintenance Technician (Full-Time)	2

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

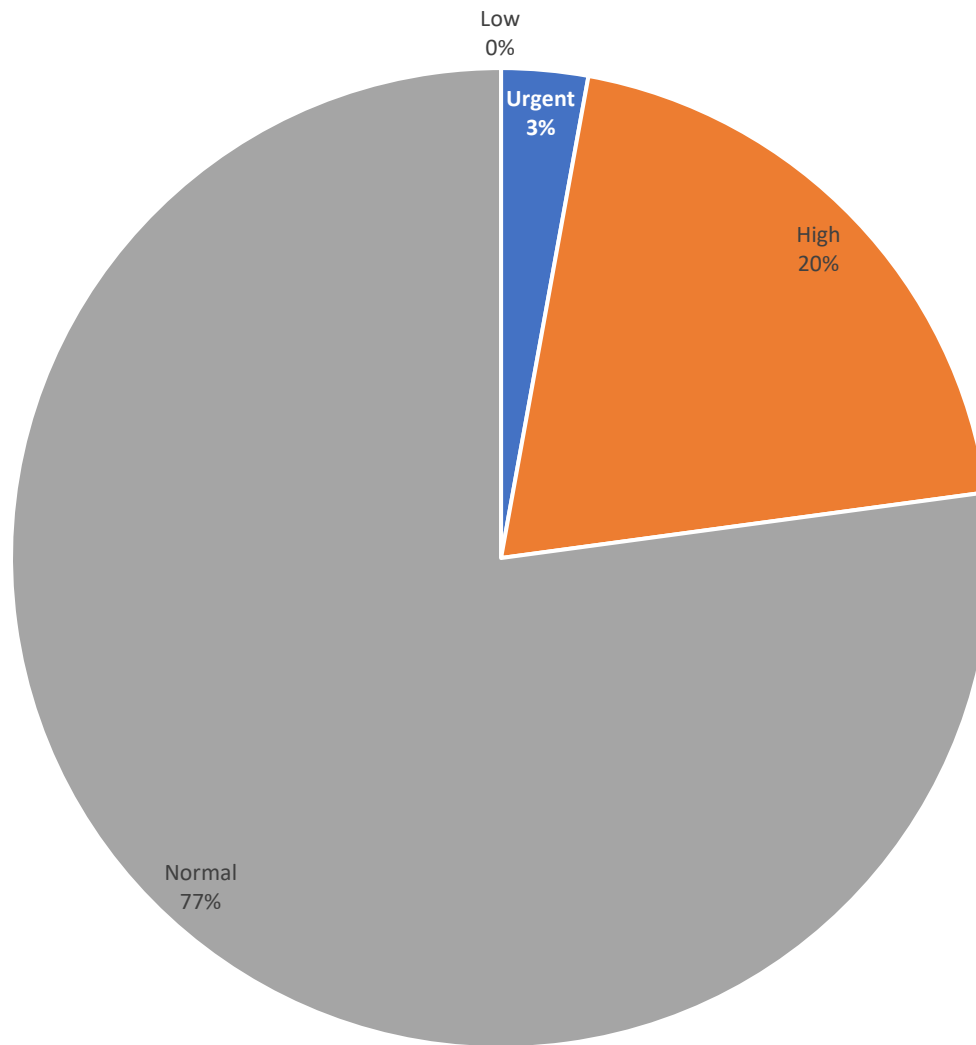
<u>Name</u>	<u>Training</u>	<u>Hour</u>
None this reporting period.		

**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.					

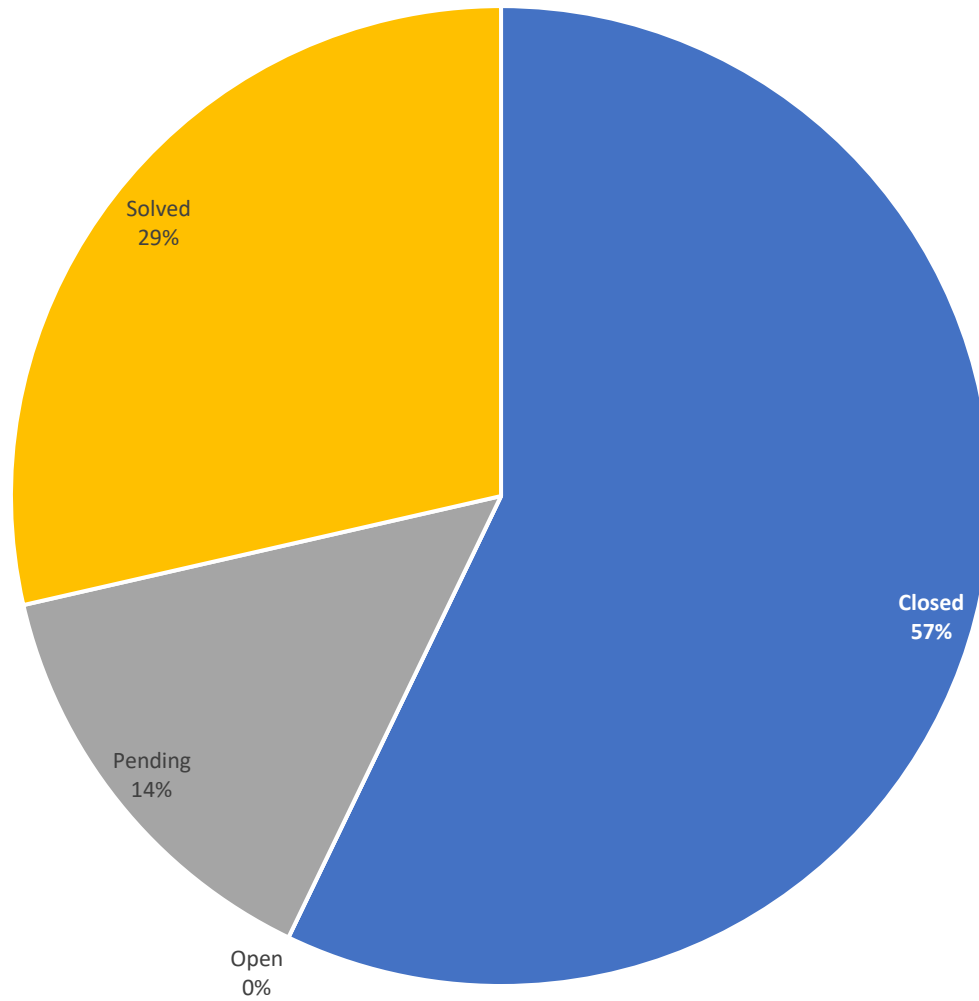
# **SUMMARY OF COMPLAINTS SEPTEMBER 2022**

## Priority

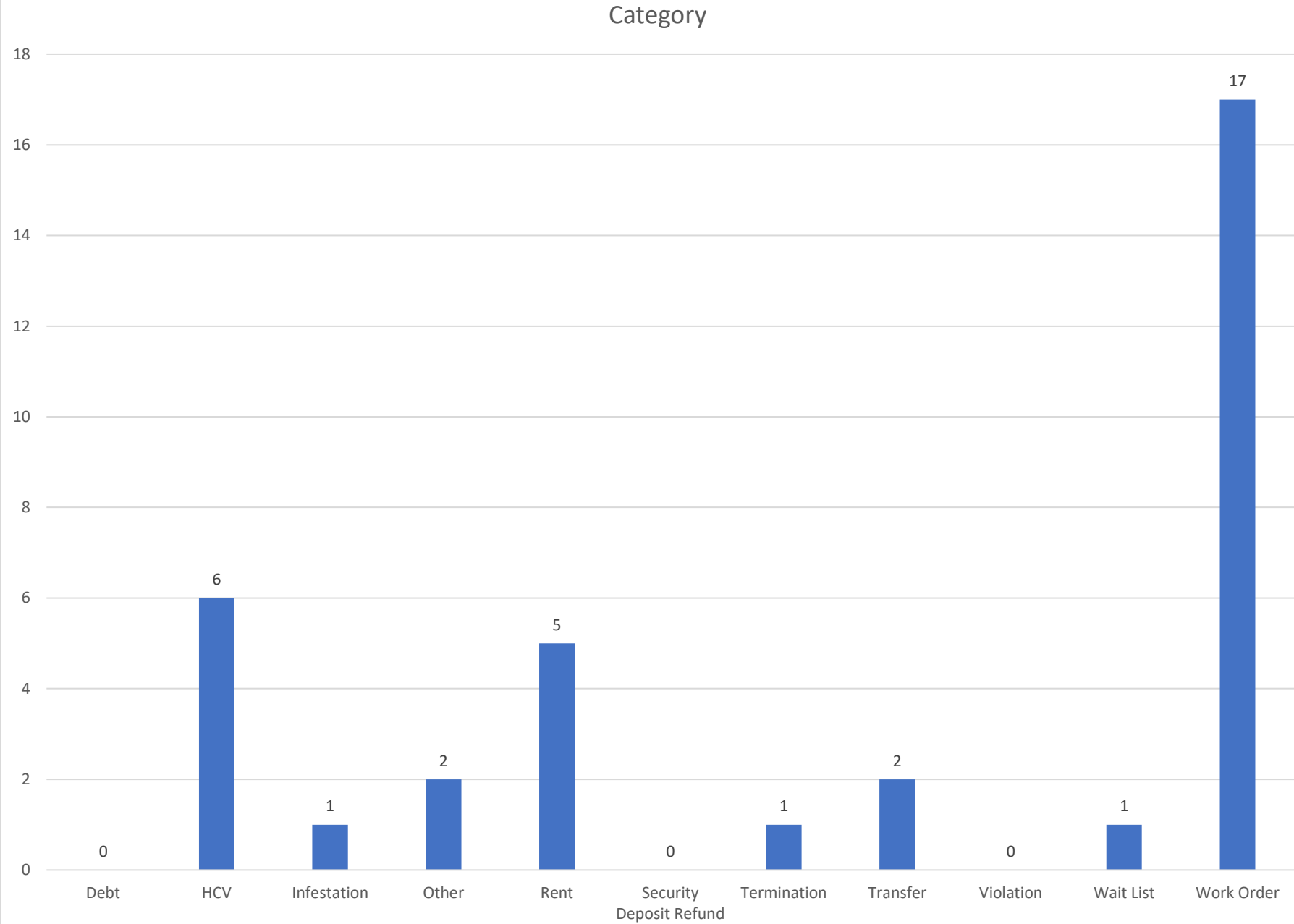


■ Urgent ■ High ■ Normal ■ Low

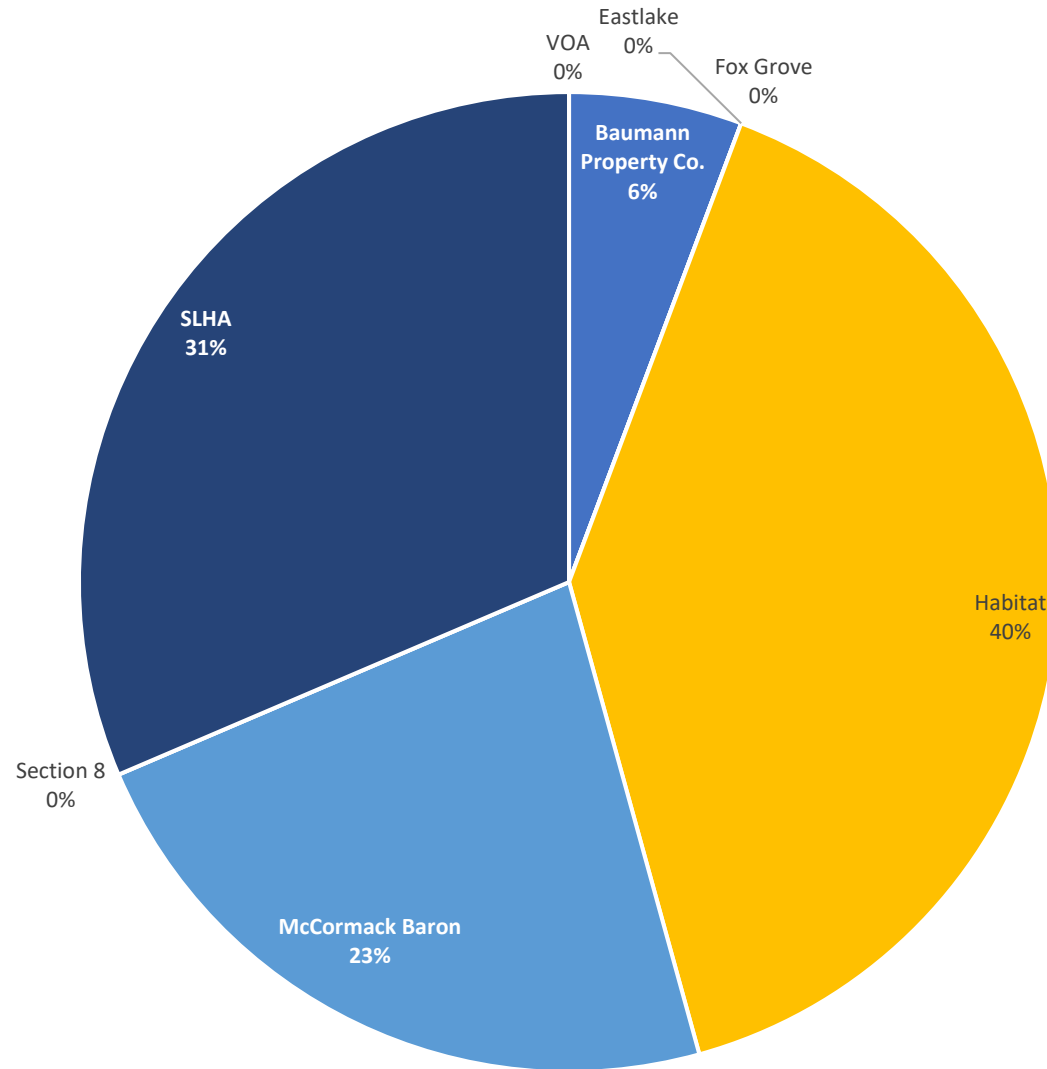
Status



■ Closed ■ Open ■ Pending ■ Solved



# PMC



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



Development

