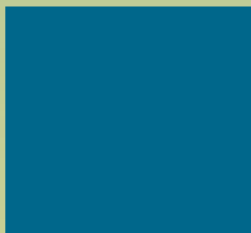


MONTHLY ACTIVITY REPORTS


February 23

2023



MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: February 17, 2023

Subject: Monthly Activities Report

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

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Work Order Emergency Activity Report
- Work Order Non-Emergency Activity Report
- Move-Out Analysis
- Demographic Summary Report
- Public Housing Cash Activity as of 12/31/2022
- Public Housing AMP Budgets as of 12/31/2022
- Financial Condition Indicators as of 12/31/2022
- Management Operations Indicator as of 12/31/2022
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 12/31/2022
- HCV Budget as of 12/31/2022
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of 12/31/2022

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Alana C. Green, Executive Director

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

DATE: February 8, 2023

SUBJECT: Asset Management Board Report

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

Management Meetings. 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) and holds regular monthly meetings with each of the six management agents. Weekly "Occupancy Action Plan" meetings continue for several sites with low-occupancy, including Clinton-Peabody (Habitat), Parkview (Habitat), and Cambridge Heights I/II (East Pointe) to track management's progress on make-readies and move-ins.

The Habitat Company (THC). Since THC manages 58% of SLHA's public housing portfolio, Asset Management closely monitors their performance as it has a significant impact on SLHA Public Housing Assessment (PHA) scores. Recently, THC has experienced significant staff turnover in several positions, including, but not limited to, regional manager, property managers and maintenance tech positions, which has had a direct negative impact on THC's productivity across all key indicators. To mitigate the impact from loss of staff, THC is pooling resources to assist short-staffed sites in daily operations. Asset Management continues to work closely with THC in an advisory role to identify weaknesses and suggest alternative solutions. Deficiencies are discussed during regular monthly meetings with THC's management and Asset Management continues to issue notices of noncompliance to THC, outlining deficiencies in performance in key HUD indicators. THC is planning to issue a solicitation in February for contractors to complete 33 vacant units at Clinton-Peabody by March 31st. In addition, THC is prioritizing make-readies at Parkview and anticipates completing 30 units by March 31st. Completion and occupancy at both sites are expected to increase occupancy and overall PHA scores.

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). In an effort to exceed HUD's required 95% Reporting Rate, Asset Management monitors sites for trends and prioritize sites with late recertifications. Below please find an update on the current month's recertifications:

Number of Late Recerts (start of the month):	180
Number of Late Recerts completed (during the month):	99
Number of Late Recerts (end of the month):	91
Current HUD Reporting Rate:	95.62%
HUD GOAL	95%

HUD Reporting Rate – Previous 3 Months Trend

December	November	October
95.25%	95.42%	93.83%

Inspections and Work Order Trends. Asset Management continues to review work order activity in Yardi, conduct regular inspections of all public housing developments and work with management to resolve issues as they are identified. In addition, Asset Management helps sites to prepare for annual HUD NSPIRE Inspections (formerly REAC). Below please find an update on the current work order trends identified by Asset Management staff:

Work Order Trends

Development(s):	Issue/Trend Identified:	Action:
Clinton-Peabody	Unusually high number of work orders were completed in January	Facilities Specialist will follow up with management to confirm work orders were completed and residents were contacted prior to work orders being closed in the system.
Cochran	Continues to have a high number of open emergency workers for longer than 24 hours	SLHA staff has made several attempts to address with no noted improvement. Habitat will be issued a notice of non-compliance and will be required to develop and action plan to resolve.
Habitat Portfolio	Noted an increase in the number of pest issues reported, along with a lack of preventative treatment in documented in Yardi	Facilities Specialist will follow up with Habitat's IPM Coordinator and Facilities Director to ensure all preventative treatments are tracked in Yardi. Habitat will be required to develop and implement action plans for sites with an increase in activity.

Offline Units. Asset Management continues identify offline units throughout the SLHA portfolio and submit requests to HUD so that those units are excluded from SLHA's Occupancy Rate. In accordance with HUD regulations, offline units can include units identified for major repair/renovation), casualty loss and units approved for non-housing uses (such as an office).

Below please find and update on the current HUD Approved Offline Units:

Number of HUD Approved Units (Start of the month):	211
New Requests Submitted to HUD	18
Extension Requests Submitted to HUD	19

New Requests: Cochran (2), Southside Scattered Sites (10), Clinton Peabody (6)

Extensions: LaSalle (2), King Louis III (1), Cambridge (3), Parkview (12), McMillan (1)

Northside Scattered Sites. A solicitation was issued in January for contractors to complete five make-readies for NSSS. Two contractors were selected and pending procurement approval. Construction is expected to be completed within 30-60 days. NSSS had previously identified five priority vacant units for maintenance to complete make-readies. However, due to staffing issues, completion of these make-readies had been delayed. NSSS has also identified another 21 vacant units that will be submitted to HUD for approval for Mod status in early-February. All units require major repairs, including several with mold damage and water damage due to frozen pipes in December.

NSSS staff continues to implement several actions to address receivables. Staff have been assisting residents to apply for available rental assistance and working with residents to set up payment arrangements for any past due balances. In addition, NSSS staff have been working with residents to ensure that all utilities are established in the resident's name according to their lease. NSSS, Asset Management and Finance staff have also been working to implement improved tracking of tenant payment arrangements in Yardi. In addition, to improved monitoring of payment arrangements, this change is also anticipated to improve NSSS's overall collections rate and PHA Score.

Ongoing Projects

- a. **SLMPD Housing Unit.** Starting in January, SLHA implemented regular coordination meetings with the Police Housing Unit and Habitat to share information, track activity and follow up on crime and security issues in LaSalle Park and Clinton-Peabody. Starting in February, it is anticipated that representatives from the 3rd and 5th Police District will also be present to address issues at non-HAU sites, specifically Parkview and California Gardens.
- b. **Parkview.** As a part of SLHA's agency-wide efforts to address concerns at Parkview, Asset Management has been conducting frequent site visits at least two times per week. In addition to monitoring the cleanliness of the building, especially the stairwells, trash rooms and elevators, Asset Management has also been working to address several concerns with management, including safety/security issues and parking enforcement to reduce the number of derelict and/or illegally park cars in the parking lot.
- c. **Public Housing Wait List.** In an effort to increase occupancy throughout the SLHA portfolio, Asset Management continues to undertake efforts to revise SLHA's wait list process in advance of a planned opening for all developments. SLHA instructed all sites to purge their lists in advance of a planned opening, however, majority of the sites reported delays in purging their lists. In January, SLHA's IT department implemented the first of several changes to Yardi, which provided sites with improved functionality to better manage their wait lists. Asset Management expects to see changes in the next 30 days, as sites begin to contact applicants and purge their lists.
- d. **Senior Public Housing Wait List.** Since SLHA re-opened the main office, Asset Management has noticed a steady stream of seniors inquiring about available housing. SLHA's senior public housing waiting lists are open and all sites have available public housing units. Staff has observed a reluctance of senior applicants to use the new SLHA kiosks, which allows prospective residents to apply online in just a few minutes to any open wait list. Asset

Management will hold in-house training in February to train multiple front-line staff on how to better utilize the kiosks and assist seniors apply for housing.

- e. 5520-5524 Cates (NSSS). Due to significant water damage as a result of vandalism both units in this duplex will require complete restoration/reconstruction. Mitigation work has already been completed and repairs will be funded through an insurance claim. SLHA issued a solicitation in late-October and bids were received in November. Procurement approval is pending and NSSS anticipates awarding a contract in the next 30 days. Construction is anticipated to start approximately 60 days from contract award and should take three to six months to complete. In addition to the rehabilitation of both units, Cates also has a damaged sewer lateral line that will need to be replaced prior to occupancy. A contractor was approved to complete the repair, but backed out after contract approval. Staff is working on issuing a revised solicitation. Typically, a sewer lateral would be covered under the City's sewer lateral program, however since SLHA does not pay property taxes and the sewer lateral fee repairs will be paid by the site budget.
- f. Resident/Community Meetings. In January, Asset Management attended meetings with members of the Laclede Place Neighborhood Association related to Parkview and Fox Grove Management/Habitat for Humanity related to crime issues around Hickory. For several months, Asset Management has been pushing sites to resume regular monthly community meetings—many of which were cancelled as a result of COVID and have not resumed. Habitat was requested to provide a schedule for meetings to resume in February. However, as of the date of this report, the schedule had not been provided.
- g. Work Order Satisfaction Survey. Asset Management developed a brief online survey designed to be automatically emailed to residents once a work order was completed in Yardi. Asset Management is working with SLHA IT and Yardi to implement the survey to all public housing developments.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2022 Occupied	Occ. %	Offline	11/1/2022 Occupied	Occ. %	Offline	12/1/2022 Occupied	Occ. %	Offline	1/1/2023 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%	120	189	79%
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%	2	139	95%
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%	6	69	96%
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%		26	100%
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%	1	18	67%
350		Armand & Ohio	4		3	75%		4	100%		4	100%		4	100%
380		Folsom	6		4	67%		4	67%		5	83%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%	4	24	71%
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%		21	84%
150		Towne XV	8	2	4	67%	2	3	50%	2	3	50%	2	3	50%
160	MO001000041	McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%	2	14	78%
260		Page Manor	10	3	5	71%	3	5	71%	3	5	71%	3	5	71%
381		Samuel Shepard	16	3	11	85%	3	11	85%	3	10	77%	3	11	85%
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%	1	1	33%
384		Hodiamont	22	22	0	-	22	0	-	22	0	-	22	0	-
411		Walnut Park	13	0	9	69%	0	9	69%	0	11	85%	0	12	92%
412		Lookaway	17		16	94%		14	82%		13	76%		13	76%
510		McMillan Manor II	18	0	18	100%	0	18	100%	0	18	100%	0	18	100%
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%	2	21	95%	2	20	91%
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%		32	89%
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%	0	40	91%
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%		78	84%
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%		51	80%
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%		58	89%
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%		59	95%
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%		67	89%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%		21	95%		21	95%
560	MO001000056	Cahill House	80	1	77	97%	1	77	97%	1	76	96%	1	75	95%
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%		32	89%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%		72	96%
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%		63	90%
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%		55	93%
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%		37	80%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%		17	89%
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%	14	29	91%
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%	11	30	91%
100	MO001000010	James House	126		124	98%		123	98%		123	98%		123	98%
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%		108	100%
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%		95	96%
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%	13	254	90%
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%		87	87%
390		Badenfest Elderly	21		20	95%		20	95%		20	95%		20	95%
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%		117	98%
480	MO001000048	Les Chateaux	40	1	32	82%	1	33	85%	1	32	82%	1	31	79%
	TOTAL		2,809	102	2,360		211	2,355		209	2,348		209	2,338	

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**

January 1 - January 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
100	James House	1	3	4	26	0	-
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	7	2	5	9	4	40
170	West Pine	4	5	0	-	9	35
190	Parkview Elderly	10	0	0	-	10	161
220	Lafayette Apartments	0	2	2	0	0	-
230	California Gardens	0	1	1	0	0	-
260	Page Manor	2	1	1		2	362
280	Badenhaus Elderly	0	6	6	1	0	-
340	LaSalle Park	57	1	13	75	45	151
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	81	0	0	-	81	566
380	Folsom	0	3	3	3	0	-
381	Samuel Shepard	15	0	10	353	5	317
382	Marie Fanger	0	1	1	0	0	-
383	Cupples	2	0	1	7	1	36
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	0	0	-	1	165
412	Lookaway	15	0	10	342	5	533
420	Lafayette Townhomes	2	2	2	0	2	109
421	Tiffany Turnkey	1	0	0	-	1	201
440	Murphy Park I	4	1	0	-	5	168
450	Murphy Park II	5	0	0	-	5	137
460	Murphy Park III	2	0	0	-	2	213
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	3	0	0	-	3	96
490	King Louis Square II	3	1	0	-	4	159
500	Renaissance Pl @ Grand	2	1	0	-	3	101
510	McMillan Manor II	10	2	3	61	9	343
520	King Louis III	26	4	0		30	351
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	7	0	0	-	7	339
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
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	2	1	1	3	2	131
020	Clinton-Peabody	61	29	76	125	14	5
Total		323	66	139		250	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

**Work Order Activity
Non-Emergencies**

January 1 - January 31, 2022

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	321	75	364	125	32	9
100	James House	3	1	4	17	0	-
132	Euclid Plaza Elderly	5	12	15	40	2	0
150	Towne XV	16	2	7	330	11	250
160	McMillan Manor	31	11	8	3	34	199
170	West Pine	50	1	2	38	49	70
190	Parkview Elderly	126	0	0	-	126	155
220	Lafayette Apartments	0	3	0	-	3	8
230	California Gardens	0	8	8	0	0	-
260	Page Manor	8	3	3	6	8	282
280	Badenhaus Elderly	7	31	28	2	10	458
340	LaSalle Park	134	40	47	50	127	131
350	Armand & Ohio	0	2	1	0	1	18
370	Cochran Plaza	27	23	14	9	36	100
380	Folsom	0	3	3	0	0	-
381	Samuel Shepard	7	2	8	173	1	41
382	Marie Fanger	0	2	2	1	0	-
383	Cupples	1	0	1	170	0	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	0	2	2	4	0	-
410	South Broadway	3	4	1	0	6	51
411	Walnut Park	16	14	17	132	13	75
412	Lookaway	46	10	27	227	29	255
420	Lafayette Townhomes	5	10	7	2	8	60
421	Tiffany Turnkey	16	2	0	-	18	95
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	224
460	Murphy Park III	2	0	0	-	2	191
470	King Louis Square	1	0	0	-	1	258
480	Les Chateaux	5	0	0	-	5	85
490	King Louis Square II	3	0	0	-	3	264
500	Renaissance Pl @ Grand	1	0	0	-	1	61
510	McMillan Manor II	60	16	17	52	59	302
520	King Louis III	6	4	3	7	7	145
540	Sr. Living at Renaissance Pl	1	0	0	-	1	122
550	Gardens at Renaissance Pl	1	0	0	-	1	122
560	Cahill House	3	0	0	-	3	927
570	Renaissance Pl @ Grand II	1	0	0	-	1	460
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	2	-	-	-	2	47
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	1	0	0	-	1	147
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	31	33	26	2	38	103
	Total	941	314	615	-	640	-

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

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

Move-Out Analysis

January 1 - January 31, 2022

	January		October 2022 – January 2022	
Abandonment of Unit	10	24.4%	19	15.1%
Deceased	5	12.2%	14	11.1%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	1	2.4%	12	9.5%
Incarcerated		-	-	-
Moved- In Legal	2		3	2.4%
Moved to HCV Prog S8	1	-	2	1.6%
Moved with Notice	13	31.7%	53	42.1%
One Strike	-	-	-	-
Nursing Home Placement	-	-	1	0.8%
Purchased Home	-	-	1	0.8%
Relocation Transfer	-	-	3	2.4%
Transfer to Diff PH Unit	9	22.0%	18	14.3%
Total	41	100.0%	126	100.0%

**Demographic Report
Public Housing**

January 1 - January 31, 2023

	Disabled	Non-Disabled	Total
Number of Families	772	1,622	2,394
Average Family Size	1.3	2.5	2.1
Average Age of Head of Household	58.3	43.6	48.3
Number of Youth Family Members (<18)	-	-	2,193
Average Age of Youth Family Members	-	-	9.6
Number of Senior (62+) Head of Household	348	300	648
Average Household Income	\$12,130.37	\$11,432.53	\$11,657.57
Number of Head of Households Employed	756	1,122	1,878
Average Monthly Rent	\$251.76	\$211.46	\$224.49
Average Cost of Utilities Paid by SLHA	\$0.83	\$20.97	\$14.47
Average Length of Occupancy (Years)	10.5	5.8	7.3

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	7	2,336	2,345
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	35	38
White, Black/African American	0	6	6
Total	11	2,383	2,394

PUBLIC HOUSING CASH ACTIVITY AS OF 12/31/2022

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	12/31/22 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	12/31/22 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,847,982.08	WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$169,615.75	HINGHAM INSTITUTION	3/29/2023	0.30%	\$245,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$842,582.81	FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$788,458.78	CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$278,497.21	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$169,881.51	JEFFERSON FIN CREDIT UNION CD	3/20/2023	3.05%	\$135,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$148,658.47	US TREASURY BILL	3/30/2023	0.00%	\$245,495.11
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,020.68	CUSTOMERS BANK CD	6/29/2023	4.05%	\$245,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$427,333.15	US TREASURY NOTES	9/30/2023	1.38%	\$243,457.03
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$113,307.55	VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$375,982.08	CITIBANK NA CD	4/24/2023	3.00%	\$248,839.91
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$415,174.71	WELLS FARGO BANK NA CD	1/19/2023	2.65%	\$249,501.11
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$635,191.16	FNB OF MCGREGOR TX CE	5/26/2023	0.55%	\$98,172.61
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,412,737.78	MORGAN STANLEY BANK NA CD	4/26/2023	3.00%	\$248,711.02
		OPEN BANK CD	2/28/2023	2.60%	\$243,880.42
		RCB BANK CD	6/20/2023	3.15%	\$99,404.09
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,631,423.72	TOTAL INVESTMENTS			\$3,784,477.76

St. Louis Housing Authority
Public Housing AMP Budgets
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	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	\$ 3,074,850.00	\$ 768,712.50	\$ 91.22	\$ 728,610.14	\$ 86.46	\$ (40,102.36)	\$ 265,000.00	\$ 66,250.00	\$ 61.69	\$ 53,770.00	\$ 50.07	\$ (12,480.00)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (79,520.00)	\$ (9.44)	\$ (59,980.00)	\$ (7.12)	\$ 19,540.00	\$ (114,000.00)	\$ (28,500.00)	\$ (26.54)	\$ (20,762.00)	\$ (19.33)	\$ 7,738.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 1,952.50	\$ 0.23	\$ (12,320.61)	\$ (1.46)	\$ (14,273.11)	\$ 100.00	\$ 25.00	\$ 0.02	\$ (1,830.80)	\$ (1.70)	\$ (1,855.80)
Other Charges/ Late Fees	\$ 141,930.00	\$ 35,482.50	\$ 4.21	\$ 44,201.50	\$ 5.25	\$ 8,719.00	\$ 21,310.00	\$ 5,327.50	\$ 4.96	\$ 6,810.00	\$ 6.34	\$ 1,482.50
Legal Charges	\$ 8,200.00	\$ 2,050.00	\$ 0.24	\$ -	\$ -	\$ (2,050.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 6,700.00	\$ 0.80	\$ 10,594.00	\$ 1.26	\$ 3,894.00	\$ 3,100.00	\$ 775.00	\$ 0.72	\$ -	\$ -	\$ (775.00)
Non-Dwelling Rents	\$ 14,400.00	\$ 3,600.00	\$ 0.43	\$ 3,600.00	\$ 0.43	\$ -	\$ 1,200.00	\$ 300.00	\$ 0.28	\$ 300.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 12,782,095.00	\$ 3,195,523.75	\$ 379.20	\$ 3,399,483.00	\$ 403.40	\$ 203,959.25	\$ 1,919,389.00	\$ 479,847.25	\$ 446.79	\$ 584,836.00	\$ 544.54	\$ 104,988.75
Transfer from Capital Fund	\$ 4,873,216.00	\$ 1,218,304.00	\$ 144.57	\$ 942,054.00	\$ 111.79	\$ (276,250.00)	\$ 1,603,633.00	\$ 400,908.25	\$ 373.29	\$ 314,004.00	\$ 292.37	\$ (86,904.25)
Investment Income	\$ 2,484.00	\$ 621.00	\$ 0.07	\$ 472.90	\$ 0.06	\$ (148.10)	\$ 840.00	\$ 210.00	\$ 0.20	\$ 2.00	\$ 0.00	\$ (208.00)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 110,104.01	\$ 13.07	\$ 110,104.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 31,700.00	\$ 3.76	\$ 125,045.25	\$ 14.83	\$ 93,345.25	\$ 34,524.00	\$ 8,631.00	\$ 8.04	\$ 36,517.49	\$ 34.00	\$ 27,886.49
Total Receipts	\$ 20,740,505.00	\$ 5,185,126.25	\$ 615.30	\$ 5,291,864.19	\$ 627.97	\$ 106,737.94	\$ 3,735,096.00	\$ 933,774.00	\$ 869.44	\$ 973,646.69	\$ 906.56	\$ 39,872.69
EXPENSES												
Total Administration	\$ 4,106,693.00	\$ 1,026,674.00	\$ 121.83	\$ 677,998.28	\$ 80.46	\$ 348,225.72	\$ 776,735.00	\$ 194,183.75	\$ 180.80	\$ 113,655.88	\$ 105.28	\$ 80,527.87
Total Tenant Services	\$ 141,791.00	\$ 35,447.75	\$ 4.21	\$ 32,795.43	\$ 3.89	\$ 2,652.32	\$ 27,246.00	\$ 6,811.50	\$ 6.34	\$ 5,444.56	\$ 5.07	\$ 1,366.94
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 543,517.50	\$ 64.50	\$ 552,042.72	\$ 65.51	\$ (8,525.22)	\$ 407,422.00	\$ 101,855.50	\$ 94.84	\$ 92,968.35	\$ 86.56	\$ 8,887.15
Sub-total Ordinary Maint Materials	\$ 626,324.00	\$ 156,581.00	\$ 18.58	\$ 193,212.72	\$ 22.93	\$ (36,631.72)	\$ 118,240.00	\$ 29,560.00	\$ 27.52	\$ 40,135.61	\$ 37.37	\$ (10,575.61)
Sub-total Ord Maint Contracts	\$ 3,754,094.00	\$ 938,523.50	\$ 111.37	\$ 562,695.63	\$ 66.77	\$ 375,827.87	\$ 1,423,605.00	\$ 355,901.25	\$ 331.38	\$ 92,619.74	\$ 86.24	\$ 263,281.51
Total Protective Services	\$ 1,453,516.00	\$ 363,379.00	\$ 43.12	\$ 81,916.91	\$ 9.72	\$ 281,462.09	\$ 347,617.00	\$ 86,904.25	\$ 80.92	\$ -	\$ -	\$ 86,904.25
Total General	\$ 4,315,744.00	\$ 1,078,936.00	\$ 128.03	\$ 1,042,784.25	\$ 123.74	\$ 36,151.75	\$ 192,885.00	\$ 48,221.25	\$ 44.90	\$ 41,402.43	\$ 38.55	\$ 6,818.82
Total Non-Routine Maint.	\$ 20,000.00	\$ 5,000.00	\$ 0.59	\$ 168,534.03	\$ 20.00	\$ (163,534.03)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,740,505.00	\$ 5,185,126.25	\$ 615.30	\$ 5,291,864.19	\$ 627.97	\$ 106,737.94	\$ 3,735,096.00	\$ 933,774.00	\$ 869.44	\$ 973,646.69	\$ 906.56	\$ 39,872.69
Total Operating Expenses	\$ 20,740,505.00	\$ 5,185,127.00	\$ 615.30	\$ 4,325,578.77	\$ 513.30	\$ 859,098.23	\$ 3,704,150.00	\$ 926,037.50	\$ 862.23	\$ 483,522.26	\$ 449.66	\$ 442,515.24
Net Cash Flow from Operations	\$ -	\$ (0.75)	\$ (0.00)	\$ 966,285.42	\$ 114.67	\$ (966,286.17)	\$ 30,946.00	\$ 7,736.50	\$ 7.20	\$ 490,124.43	\$ 456.90	\$ 482,387.93
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ (0.75)	\$ (0.00)	\$ 966,285.42	\$ 114.67	\$ (966,286.17)	\$ 30,946.00	\$ 7,736.50	\$ 7.20	\$ 490,124.43	\$ 456.90	\$ 482,387.93

St. Louis Housing Authority
Public Housing AMP Budgets
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	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 270,000.00	\$ 67,500.00	\$ 178.57	\$ 67,957.18	\$ 179.78	\$ 457.18	\$ 265,000.00	\$ 66,250.00	\$ 204.48	\$ 43,665.00	\$ 134.77	\$ (22,585.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 300.00	\$ 0.79	\$ 95.00	\$ 0.25	\$ (205.00)	\$ 100.00	\$ 25.00	\$ 0.08	\$ 153.42	\$ 0.47	\$ 128.42
Other Charges/ Late Fees	\$ 21,000.00	\$ 5,250.00	\$ 13.89	\$ 69.00	\$ 0.18	\$ (5,181.00)	\$ 8,500.00	\$ 2,125.00	\$ 6.56	\$ 2,335.00	\$ 7.21	\$ 210.00
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 575.00	\$ 1.52	\$ 150.00	\$ 0.40	\$ (425.00)	\$ 1,950.00	\$ 487.50	\$ 1.50	\$ 3,465.00	\$ 10.69	\$ 2,977.50
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 110,866.50	\$ 293.30	\$ 105,871.00	\$ 280.08	\$ (4,995.50)	\$ 428,793.00	\$ 107,198.25	\$ 330.86	\$ 107,395.00	\$ 331.47	\$ 196.75
Transfer from Capital Fund	\$ 160,788.00	\$ 40,197.00	\$ 106.34	\$ 40,197.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 45,840.00	\$ 141.48	\$ 45,840.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 32.75	\$ 0.09	\$ 45.67	\$ 0.12	\$ 12.92	\$ 468.00	\$ 117.00	\$ 0.36	\$ 179.72	\$ 0.55	\$ 62.72
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 40,349.13	\$ 106.74	\$ 40,349.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 1,418.00	\$ 3.75	\$ 5,471.12	\$ 14.47	\$ 4,053.12	\$ 4,598.00	\$ 1,149.50	\$ 3.55	\$ 4,863.20	\$ 15.01	\$ 3,713.70
Total Receipts	\$ 904,557.00	\$ 226,139.25	\$ 598.25	\$ 260,205.10	\$ 688.37	\$ 34,065.85	\$ 892,769.00	\$ 223,192.25	\$ 688.86	\$ 207,896.34	\$ 641.66	\$ (15,295.91)
EXPENSES												
Total Administration	\$ 267,839.00	\$ 66,959.75	\$ 177.14	\$ 49,278.53	\$ 130.37	\$ 17,681.22	\$ 237,091.00	\$ 59,272.75	\$ 182.94	\$ 48,828.21	\$ 150.70	\$ 10,444.54
Total Tenant Services	\$ 10,573.00	\$ 2,643.25	\$ 6.99	\$ 2,655.73	\$ 7.03	\$ (12.48)	\$ 11,696.00	\$ 2,924.00	\$ 9.02	\$ 2,825.08	\$ 8.72	\$ 98.92
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 44,836.50	\$ 118.62	\$ 36,177.79	\$ 95.71	\$ 8,658.71	\$ 190,553.00	\$ 47,638.25	\$ 147.03	\$ 55,727.43	\$ 172.00	\$ (8,089.18)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 6,975.00	\$ 18.45	\$ 36,189.28	\$ 95.74	\$ (29,214.28)	\$ 54,050.00	\$ 13,512.50	\$ 41.71	\$ 23,857.59	\$ 73.63	\$ (10,345.09)
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 26,641.25	\$ 70.48	\$ 50,294.90	\$ 133.06	\$ (23,653.65)	\$ 93,435.00	\$ 23,358.75	\$ 72.09	\$ 41,958.93	\$ 129.50	\$ (18,600.18)
Total Protective Services	\$ 54,382.00	\$ 13,595.50	\$ 35.97	\$ 29,847.88	\$ 78.96	\$ (16,252.38)	\$ 56,442.00	\$ 14,110.50	\$ 43.55	\$ 3,737.51	\$ 11.54	\$ 10,372.99
Total General	\$ 87,676.00	\$ 21,919.00	\$ 57.99	\$ 20,181.35	\$ 53.39	\$ 1,737.65	\$ 47,253.00	\$ 11,813.25	\$ 36.46	\$ 17,511.36	\$ 54.05	\$ (5,698.11)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 226,139.25	\$ 598.25	\$ 260,205.10	\$ 688.37	\$ 34,065.85	\$ 892,769.00	\$ 223,192.25	\$ 688.86	\$ 207,896.34	\$ 641.66	\$ (15,295.91)
Total Operating Expenses	\$ 904,281.00	\$ 226,070.25	\$ 598.07	\$ 269,121.02	\$ 711.96	\$ (43,050.77)	\$ 892,520.00	\$ 223,130.00	\$ 688.67	\$ 242,153.82	\$ 747.39	\$ (19,023.82)
Net Cash Flow from Operations	\$ 276.00	\$ 69.00	\$ 0.18	\$ (8,915.92)	\$ (23.59)	\$ (8,984.92)	\$ 249.00	\$ 62.25	\$ 0.19	\$ (34,257.48)	\$ (105.73)	\$ (34,319.73)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 69.00	\$ 0.18	\$ (8,915.92)	\$ (23.59)	\$ (8,984.92)	\$ 249.00	\$ 62.25	\$ 0.19	\$ (34,257.48)	\$ (105.73)	\$ (34,319.73)

St. Louis Housing Authority
Public Housing AMP Budgets
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	WEST PINE - AMP 000017						PARKVIEW ELDERLY - AMP 000019					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 278,750.00	\$ 69,687.50	\$ 234.64	\$ 72,197.00	\$ 243.09	\$ 2,509.50	\$ 735,000.00	\$ 183,750.00	\$ 207.63	\$ 177,705.00	\$ 200.80	\$ (6,045.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 12.50	\$ 0.04	\$ 153.12	\$ 0.52	\$ 140.62	\$ 4,150.00	\$ 1,037.50	\$ 1.17	\$ 45.00	\$ 0.05	\$ (992.50)
Other Charges/ Late Fees	\$ 7,500.00	\$ 1,875.00	\$ 6.31	\$ 4,350.00	\$ 14.65	\$ 2,475.00	\$ 26,700.00	\$ 6,675.00	\$ 7.54	\$ 11,550.00	\$ 13.05	\$ 4,875.00
Legal Charges	\$ 3,000.00	\$ 750.00	\$ 2.53	\$ -	\$ -	\$ (750.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 62.50	\$ 0.21	\$ -	\$ -	\$ (62.50)	\$ 11,500.00	\$ 2,875.00	\$ 3.25	\$ 2,923.00	\$ 3.30	\$ 48.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 3,300.00	\$ 3.73	\$ 3,300.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 83,978.25	\$ 282.76	\$ 76,134.00	\$ 256.34	\$ (7,844.25)	\$ 922,014.00	\$ 230,503.50	\$ 260.46	\$ 251,198.00	\$ 283.84	\$ 20,694.50
Transfer from Capital Fund	\$ 258,168.00	\$ 64,542.00	\$ 217.31	\$ 64,542.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 89,034.00	\$ 100.60	\$ 89,034.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 29.25	\$ 0.10	\$ 67.89	\$ 0.23	\$ 38.64	\$ 448.00	\$ 112.00	\$ 0.13	\$ 111.67	\$ 0.13	\$ (0.33)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 4,469.00	\$ 1,117.25	\$ 3.76	\$ 1,624.84	\$ 5.47	\$ 507.59	\$ 12,560.00	\$ 3,140.00	\$ 3.55	\$ 12,809.36	\$ 14.47	\$ 9,669.36
Total Receipts	\$ 888,217.00	\$ 222,054.25	\$ 747.66	\$ 219,068.85	\$ 737.61	\$ (2,985.40)	\$ 2,081,708.00	\$ 520,427.00	\$ 588.05	\$ 548,676.03	\$ 619.97	\$ 28,249.03
	\$ (369,747.21)											
EXPENSES												
Total Administration	\$ 231,755.00	\$ 57,938.75	\$ 195.08	\$ 20,966.72	\$ 70.60	\$ 36,972.03	\$ 524,812.00	\$ 131,203.00	\$ 148.25	\$ 81,088.21	\$ 91.63	\$ 50,114.79
Total Tenant Services	\$ 7,911.00	\$ 1,977.75	\$ 6.66	\$ 1,565.43	\$ 5.27	\$ 412.32	\$ 22,082.00	\$ 5,520.50	\$ 6.24	\$ 3,779.84	\$ 4.27	\$ 1,740.66
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 46,435.25	\$ 156.35	\$ 37,928.42	\$ 127.71	\$ 8,506.83	\$ 362,339.00	\$ 90,584.75	\$ 102.36	\$ 106,794.03	\$ 120.67	\$ (16,209.28)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 7,708.50	\$ 25.95	\$ 14,090.51	\$ 47.44	\$ (6,382.01)	\$ 94,750.00	\$ 23,687.50	\$ 26.77	\$ 14,146.58	\$ 15.98	\$ 9,540.92
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 31,117.50	\$ 104.77	\$ 15,712.94	\$ 52.91	\$ 15,404.56	\$ 233,083.00	\$ 58,270.75	\$ 65.84	\$ 60,854.38	\$ 68.76	\$ (2,583.63)
Total Protective Services	\$ 52,632.00	\$ 13,158.00	\$ 44.30	\$ 13,419.14	\$ 45.18	\$ (261.14)	\$ 108,500.00	\$ 27,125.00	\$ 30.65	\$ 25,471.57	\$ 28.78	\$ 1,653.43
Total General	\$ 71,147.00	\$ 17,786.75	\$ 59.89	\$ 15,971.98	\$ 53.78	\$ 1,814.77	\$ 194,501.00	\$ 48,625.25	\$ 54.94	\$ 41,462.75	\$ 46.85	\$ 7,162.50
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,259.63	\$ 94.08	\$ (83,259.63)
Total Revenues	\$ 888,217.00	\$ 222,054.25	\$ 747.66	\$ 219,068.85	\$ 737.61	\$ (2,985.40)	\$ 2,081,708.00	\$ 520,427.00	\$ 588.05	\$ 548,676.03	\$ 619.97	\$ 28,249.03
Total Operating Expenses	\$ 887,990.00	\$ 221,997.50	\$ 747.47	\$ 171,080.32	\$ 576.03	\$ 50,917.18	\$ 2,081,067.00	\$ 520,266.75	\$ 587.87	\$ 541,444.72	\$ 611.80	\$ (21,177.97)
Net Cash Flow from Operations	\$ 227.00	\$ 56.75	\$ 0.19	\$ 47,988.53	\$ 161.58	\$ 47,931.78	\$ 641.00	\$ 160.25	\$ 0.18	\$ 7,231.31	\$ 8.17	\$ 7,071.06
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 56.75	\$ 0.19	\$ 47,988.53	\$ 161.58	\$ 47,931.78	\$ 641.00	\$ 160.25	\$ 0.18	\$ 7,231.31	\$ 8.17	\$ 7,071.06

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
REVENUE												
Dwelling Rental Income	\$ 280,000.00	\$ 70,000.00	\$ 192.84	\$ 62,607.00	\$ 172.47	\$ (7,393.00)	\$ 345,000.00	\$ 86,250.00	\$ 194.26	\$ 98,277.00	\$ 221.34	\$ 12,027.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (450.00)	\$ (1.24)	\$ (958.00)	\$ (2.64)	\$ (508.00)	\$ (55,000.00)	\$ (13,750.00)	\$ (30.97)	\$ (15,598.00)	\$ (35.13)	\$ (1,848.00)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 250.00	\$ 0.69	\$ 320.00	\$ 0.88	\$ 70.00	\$ -	\$ -	\$ -	\$ 185.00	\$ 0.42	\$ 185.00
Other Charges/ Late Fees	\$ 10,000.00	\$ 2,500.00	\$ 6.89	\$ 3,870.00	\$ 10.66	\$ 1,370.00	\$ 15,000.00	\$ 3,750.00	\$ 8.45	\$ 5,613.00	\$ 12.64	\$ 1,863.00
Legal Charges	\$ 5,000.00	\$ 1,250.00	\$ 3.44	\$ -	\$ -	\$ (1,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 875.00	\$ 2.41	\$ 527.00	\$ 1.45	\$ (348.00)	\$ 1,300.00	\$ 325.00	\$ 0.73	\$ 857.00	\$ 1.93	\$ 532.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 108,015.00	\$ 297.56	\$ 105,499.00	\$ 290.63	\$ (2,516.00)	\$ 682,076.00	\$ 170,519.00	\$ 384.05	\$ 184,630.00	\$ 415.83	\$ 14,111.00
Transfer from Capital Fund	\$ 188,136.00	\$ 47,034.00	\$ 129.57	\$ 47,034.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 92,203.50	\$ 207.67	\$ 56,277.00	\$ 126.75	\$ (35,926.50)
Investment Income	\$ 170.00	\$ 42.50	\$ 0.12	\$ 41.95	\$ 0.12	\$ (0.55)	\$ 124.00	\$ 31.00	\$ 0.07	\$ 1.00	\$ 0.00	\$ (30.00)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,017.38	\$ 103.64	\$ 46,017.38
Other Income	\$ 5,490.00	\$ 1,372.50	\$ 3.78	\$ 5,384.27	\$ 14.83	\$ 4,011.77	\$ 18,596.00	\$ 4,649.00	\$ 10.47	\$ 19,669.97	\$ 44.30	\$ 15,020.97
Total Receipts	\$ 923,556.00	\$ 230,889.00	\$ 636.06	\$ 224,325.22	\$ 617.98	\$ (6,563.78)	\$ 1,375,910.00	\$ 343,977.50	\$ 774.72	\$ 395,929.35	\$ 891.73	\$ 51,951.85
EXPENSES												
Total Administration	\$ 251,252.00	\$ 62,813.00	\$ 173.04	\$ 33,738.43	\$ 92.94	\$ 29,074.57	\$ 329,000.00	\$ 82,250.00	\$ 185.25	\$ 63,671.23	\$ 142.96	\$ 18,578.77
Total Tenant Services	\$ 4,870.00	\$ 1,217.50	\$ 3.35	\$ 802.77	\$ 2.21	\$ 414.73	\$ 14,888.00	\$ 3,722.00	\$ 8.38	\$ 2,932.71	\$ 6.61	\$ 789.29
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 46,912.75	\$ 129.24	\$ 44,048.92	\$ 121.35	\$ 2,863.83	\$ 158,608.00	\$ 39,652.00	\$ 89.31	\$ 51,886.48	\$ 116.86	\$ (12,234.48)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 9,647.50	\$ 26.58	\$ 5,527.59	\$ 15.23	\$ 4,119.91	\$ 42,540.00	\$ 10,635.00	\$ 23.95	\$ 21,131.21	\$ 47.59	\$ (10,496.21)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 30,499.25	\$ 84.02	\$ 27,729.12	\$ 76.39	\$ 2,770.13	\$ 453,196.00	\$ 113,299.00	\$ 255.18	\$ 53,633.41	\$ 120.80	\$ 59,665.59
Total Protective Services	\$ 61,560.00	\$ 15,390.00	\$ 42.40	\$ 7,164.77	\$ 19.74	\$ 8,225.23	\$ 144,306.00	\$ 36,076.50	\$ 81.25	\$ 207.00	\$ 0.47	\$ 35,869.50
Total General	\$ 55,360.00	\$ 13,840.00	\$ 38.13	\$ 12,920.08	\$ 35.59	\$ 919.92	\$ 110,579.00	\$ 27,644.75	\$ 62.26	\$ 22,126.17	\$ 49.83	\$ 5,518.58
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,220.05	\$ 34.28	\$ (15,220.05)
Total Revenues	\$ 923,556.00	\$ 230,889.00	\$ 636.06	\$ 224,325.22	\$ 617.98	\$ (6,563.78)	\$ 1,375,910.00	\$ 343,977.50	\$ 774.72	\$ 395,929.35	\$ 891.73	\$ 51,951.85
Total Operating Expenses	\$ 923,280.00	\$ 230,820.00	\$ 635.87	\$ 181,979.60	\$ 501.32	\$ 48,840.40	\$ 1,374,917.00	\$ 343,729.25	\$ 774.16	\$ 267,974.95	\$ 603.10	\$ 75,754.30
Net Cash Flow from Operations	\$ 276.00	\$ 69.00	\$ 0.19	\$ 42,345.62	\$ 116.65	\$ 42,276.62	\$ 993.00	\$ 248.25	\$ 0.56	\$ 127,954.40	\$ 288.63	\$ 127,706.15
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 69.00	\$ 0.19	\$ 42,345.62	\$ 116.65	\$ 42,276.62	\$ 993.00	\$ 248.25	\$ 0.56	\$ 127,954.40	\$ 288.63	\$ 127,706.15

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 122,100.00	\$ 30,525.00	\$ 130.45	\$ 25,825.00	\$ 110.36	\$ (4,700.00)	\$ 278,000.00	\$ 69,500.00	\$ 162.00	\$ 61,464.00	\$ 143.27	\$ (8,036.00)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (10,500.00)	\$ (44.87)	\$ (11,634.00)	\$ (49.72)	\$ (1,134.00)	\$ (31,325.00)	\$ (7,831.25)	\$ (18.25)	\$ (5,568.00)	\$ (12.98)	\$ 2,263.25
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 62.50	\$ 0.27	\$ 122.50	\$ 0.52	\$ 60.00	\$ -	\$ -	\$ -	\$ (13,655.32)	\$ (31.83)	\$ (13,655.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 1,500.00	\$ 6.41	\$ 2,195.00	\$ 9.38	\$ 695.00	\$ 18,000.00	\$ 4,500.00	\$ 10.49	\$ 4,140.00	\$ 9.65	\$ (360.00)
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 325.00	\$ 1.39	\$ 280.00	\$ 1.20	\$ (45.00)	\$ 1,600.00	\$ 400.00	\$ 0.93	\$ 2,365.00	\$ 5.51	\$ 1,965.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 589,126.00	\$ 147,281.50	\$ 629.41	\$ 144,351.00	\$ 616.88	\$ (2,930.50)	\$ 638,664.00	\$ 159,666.00	\$ 372.18	\$ 168,099.00	\$ 391.84	\$ 8,433.00
Transfer from Capital Fund	\$ 340,243.00	\$ 85,060.75	\$ 363.51	\$ 66,126.00	\$ 282.59	\$ (18,934.75)	\$ 179,280.00	\$ 44,820.00	\$ 104.48	\$ 44,820.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 10.75	\$ 0.05	\$ 19.00	\$ 0.08	\$ 8.25	\$ 37.00	\$ 9.25	\$ 0.02	\$ -	\$ -	\$ (7.25)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 2,699.00	\$ 11.53	\$ 11,289.49	\$ 48.25	\$ 8,590.49	\$ 9,329.00	\$ 2,332.25	\$ 5.44	\$ 9,856.69	\$ 22.98	\$ 7,524.44
Total Receipts	\$ 1,027,858.00	\$ 256,964.50	\$ 1,098.14	\$ 238,573.99	\$ 1,019.55	\$ (18,390.51)	\$ 1,093,585.00	\$ 273,396.25	\$ 637.29	\$ 271,523.37	\$ 632.92	\$ (1,872.88)
EXPENSES												
Total Administration	\$ 187,635.00	\$ 46,908.75	\$ 200.46	\$ 34,455.60	\$ 147.25	\$ 12,453.15	\$ 273,940.00	\$ 68,485.00	\$ 159.64	\$ 47,667.67	\$ 111.11	\$ 20,817.33
Total Tenant Services	\$ 8,689.00	\$ 2,172.25	\$ 9.28	\$ 1,702.65	\$ 7.28	\$ 469.60	\$ 7,835.00	\$ 1,958.75	\$ 4.57	\$ 1,469.60	\$ 3.43	\$ 489.15
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 15,749.75	\$ 67.31	\$ 22,410.36	\$ 95.77	\$ (6,660.61)	\$ 167,179.00	\$ 41,794.75	\$ 97.42	\$ 75,396.44	\$ 175.75	\$ (33,601.69)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 12,585.00	\$ 53.78	\$ 19,733.63	\$ 84.33	\$ (7,148.63)	\$ 71,090.00	\$ 17,772.50	\$ 41.43	\$ 7,783.71	\$ 18.14	\$ 9,988.79
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 100,606.75	\$ 429.94	\$ 84,830.58	\$ 362.52	\$ 15,776.17	\$ 280,578.00	\$ 70,144.50	\$ 163.51	\$ 60,606.43	\$ 141.27	\$ 9,538.07
Total Protective Services	\$ 75,739.00	\$ 18,934.75	\$ 80.92	\$ -	\$ -	\$ 18,934.75	\$ 14,400.00	\$ 3,600.00	\$ 8.39	\$ 702.54	\$ 1.64	\$ 2,897.46
Total General	\$ 51,052.00	\$ 12,763.00	\$ 54.54	\$ 12,584.31	\$ 53.78	\$ 178.69	\$ 80,566.00	\$ 20,141.50	\$ 46.95	\$ 19,144.06	\$ 44.62	\$ 997.44
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,027,858.00	\$ 256,964.50	\$ 1,098.14	\$ 238,573.99	\$ 1,019.55	\$ (18,390.51)	\$ 1,093,585.00	\$ 273,396.25	\$ 637.29	\$ 271,523.37	\$ 632.92	\$ (1,872.88)
Total Operating Expenses	\$ 1,027,281.00	\$ 256,820.25	\$ 1,097.52	\$ 218,518.27	\$ 933.84	\$ 38,301.98	\$ 1,093,088.00	\$ 273,272.00	\$ 637.00	\$ 267,993.32	\$ 624.69	\$ 5,278.68
Net Cash Flow from Operations	\$ 577.00	\$ 144.25	\$ 0.62	\$ 20,055.72	\$ 85.71	\$ 19,911.47	\$ 497.00	\$ 124.25	\$ 0.29	\$ 3,530.05	\$ 8.23	\$ 3,405.80
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 577.00	\$ 144.25	\$ 0.62	\$ 20,055.72	\$ 85.71	\$ 19,911.47	\$ 497.00	\$ 124.25	\$ 0.29	\$ 3,530.05	\$ 8.23	\$ 3,405.80

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
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	NORTHSIDE SCATTERED SITES - AMP 000041						MURPHY PARK I - AMP 000044					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 180,000.00	\$ 45,000.00	\$ 117.19	\$ 49,622.96	\$ 129.23	\$ 4,622.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (16,238.75)	\$ (42.29)	\$ (3,099.00)	\$ (8.07)	\$ 13,139.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 2,091.47	\$ 5.45	\$ 2,091.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 1,875.00	\$ 4.88	\$ 2,580.00	\$ 6.72	\$ 705.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 27.00	\$ 0.07	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 246,499.00	\$ 641.92	\$ 269,776.00	\$ 702.54	\$ 23,277.00	\$ 490,828.00	\$ 122,707.00	\$ 439.81	\$ 130,402.00	\$ 467.39	\$ 7,695.00
Transfer from Capital Fund	\$ 395,688.00	\$ 98,922.00	\$ 257.61	\$ 98,922.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 18.25	\$ 0.05	\$ -	\$ -	\$ (18.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 61.82	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 4,556.75	\$ 11.87	\$ 15,127.21	\$ 39.39	\$ 10,570.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 380,632.25	\$ 991.23	\$ 458,785.14	\$ 1,194.75	\$ 78,152.89	\$ 490,828.00	\$ 122,707.00	\$ 439.81	\$ 130,402.00	\$ 467.39	\$ 7,695.00
EXPENSES												
Total Administration	\$ 315,700.00	\$ 78,925.00	\$ 205.53	\$ 62,728.61	\$ 163.36	\$ 16,196.39	\$ 68,694.00	\$ 17,173.50	\$ 61.55	\$ 11,788.76	\$ 42.25	\$ 5,384.74
Total Tenant Services	\$ 15,858.00	\$ 3,964.50	\$ 10.32	\$ 9,254.51	\$ 24.10	\$ (5,290.01)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 61,952.50	\$ 161.33	\$ 25,659.71	\$ 66.82	\$ 36,292.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 21,462.50	\$ 55.89	\$ 10,617.01	\$ 27.65	\$ 10,845.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 110,814.50	\$ 288.58	\$ 52,644.48	\$ 137.10	\$ 58,170.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 1,366.50	\$ 3.56	\$ (1,366.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 23,368.25	\$ 60.85	\$ 21,065.86	\$ 54.86	\$ 2,302.39	\$ 371,916.00	\$ 92,979.00	\$ 333.26	\$ 92,852.00	\$ 332.80	\$ 127.00
Total Non-Routine Maint.	\$ 20,000.00	\$ 5,000.00	\$ 13.02	\$ 70,054.35	\$ 182.43	\$ (65,054.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 380,632.25	\$ 991.23	\$ 458,785.14	\$ 1,194.75	\$ 78,152.89	\$ 490,828.00	\$ 122,707.00	\$ 439.81	\$ 130,402.00	\$ 467.39	\$ 7,695.00
Total Operating Expenses	\$ 1,521,549.00	\$ 380,387.25	\$ 990.59	\$ 316,839.07	\$ 825.10	\$ 63,548.18	\$ 573,514.00	\$ 143,378.50	\$ 513.90	\$ 137,866.73	\$ 494.15	\$ 5,511.77
Net Cash Flow from Operations	\$ 980.00	\$ 245.00	\$ 0.64	\$ 141,946.07	\$ 369.65	\$ 141,701.07	\$ (82,686.00)	\$ (20,671.50)	\$ (74.09)	\$ (7,464.73)	\$ (26.76)	\$ 13,206.77
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 245.00	\$ 0.64	\$ 141,946.07	\$ 369.65	\$ 141,701.07	\$ (82,686.00)	\$ (20,671.50)	\$ (74.09)	\$ (7,464.73)	\$ (26.76)	\$ 13,206.77

St. Louis Housing Authority
Public Housing AMP Budgets
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	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 70,737.50	\$ 368.42	\$ 78,914.00	\$ 411.01	\$ 8,176.50	\$ 325,246.00	\$ 81,311.50	\$ 416.98	\$ 87,420.00	\$ 448.31	\$ 6,108.50
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 70,737.50	\$ 368.42	\$ 78,914.00	\$ 411.01	\$ 8,176.50	\$ 325,246.00	\$ 81,311.50	\$ 416.98	\$ 87,420.00	\$ 448.31	\$ 6,108.50
EXPENSES												
Total Administration	\$ 46,147.00	\$ 11,536.75	\$ 60.09	\$ 7,889.31	\$ 41.09	\$ 3,647.44	\$ 49,861.00	\$ 12,465.25	\$ 63.92	\$ 8,530.34	\$ 43.75	\$ 3,934.91
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 69,121.25	\$ 360.01	\$ 69,078.24	\$ 359.78	\$ 43.01	\$ 214,068.00	\$ 53,517.00	\$ 274.45	\$ 53,429.52	\$ 274.00	\$ 87.48
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 70,737.50	\$ 368.42	\$ 78,914.00	\$ 411.01	\$ 8,176.50	\$ 325,246.00	\$ 81,311.50	\$ 416.98	\$ 87,420.00	\$ 448.31	\$ 6,108.50
Total Operating Expenses	\$ 391,807.00	\$ 97,951.75	\$ 510.17	\$ 94,261.29	\$ 490.94	\$ 3,690.46	\$ 342,956.00	\$ 85,739.00	\$ 439.69	\$ 81,716.60	\$ 419.06	\$ 4,022.40
Net Cash Flow from Operations	\$ (108,857.00)	\$ (27,214.25)	\$ (141.74)	\$ (15,347.29)	\$ (79.93)	\$ 11,866.96	\$ (17,710.00)	\$ (4,427.50)	\$ (22.71)	\$ 5,703.40	\$ 29.25	\$ 10,130.90
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (27,214.25)	\$ (141.74)	\$ (15,347.29)	\$ (79.93)	\$ 11,866.96	\$ (17,710.00)	\$ (4,427.50)	\$ (22.71)	\$ 5,703.40	\$ 29.25	\$ 10,130.90

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
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 38,045.00	\$ 352.27	\$ 38,557.00	\$ 357.01	\$ 512.00	\$ 149,541.00	\$ 37,385.25	\$ 311.54	\$ 40,354.00	\$ 336.28	\$ 2,968.75
Transfer from Capital Fund	\$ 34,956.00	\$ 8,739.00	\$ 80.92	\$ -	\$ -	\$ (8,739.00)	\$ 38,840.00	\$ 9,710.00	\$ 80.92	\$ -	\$ -	\$ (9,710.00)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 46,784.00	\$ 433.19	\$ 38,557.00	\$ 357.01	\$ (8,227.00)	\$ 188,381.00	\$ 47,095.25	\$ 392.46	\$ 40,354.00	\$ 336.28	\$ (6,741.25)
EXPENSES												
Total Administration	\$ 20,723.00	\$ 5,180.75	\$ 47.97	\$ 3,520.14	\$ 32.59	\$ 1,660.61	\$ 14,636.00	\$ 3,659.00	\$ 30.49	\$ 2,861.56	\$ 23.85	\$ 797.44
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 150.00	\$ 1.25	\$ -	\$ -	\$ 150.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 8,739.00	\$ 80.92	\$ -	\$ -	\$ 8,739.00	\$ 38,840.00	\$ 9,710.00	\$ 80.92	\$ -	\$ -	\$ 9,710.00
Total General	\$ 65,867.00	\$ 16,466.75	\$ 152.47	\$ 17,893.83	\$ 165.68	\$ (1,427.08)	\$ 93,212.00	\$ 23,303.00	\$ 194.19	\$ 23,256.39	\$ 193.80	\$ 46.61
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 46,784.00	\$ 433.19	\$ 38,557.00	\$ 357.01	\$ (8,227.00)	\$ 188,381.00	\$ 47,095.25	\$ 392.46	\$ 40,354.00	\$ 336.28	\$ (6,741.25)
Total Operating Expenses	\$ 133,746.00	\$ 33,436.50	\$ 309.60	\$ 22,663.98	\$ 209.85	\$ 10,772.52	\$ 195,540.00	\$ 48,885.00	\$ 407.38	\$ 38,180.95	\$ 318.17	\$ 10,704.05
Net Cash Flow from Operations	\$ 53,390.00	\$ 13,347.50	\$ 123.59	\$ 15,893.02	\$ 147.16	\$ 2,545.52	\$ (7,159.00)	\$ (1,789.75)	\$ (14.91)	\$ 2,173.05	\$ 18.11	\$ 3,962.80
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 13,347.50	\$ 123.59	\$ 15,893.02	\$ 147.16	\$ 2,545.52	\$ (7,159.00)	\$ (1,789.75)	\$ (14.91)	\$ 2,173.05	\$ 18.11	\$ 3,962.80

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)												
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 47,778.00	\$ 361.95	\$ 55,274.00	\$ 418.74	\$ 7,496.00	\$ 251,295.00	\$ 62,823.75	\$ 337.76	\$ 72,540.00	\$ 390.00	\$ 9,716.25
Transfer from Capital Fund	\$ 42,724.00	\$ 10,681.00	\$ 80.92	\$ -	\$ -	\$ (10,681.00)	\$ 60,203.00	\$ 15,050.75	\$ 80.92	\$ -	\$ -	\$ (15,050.75)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 58,459.00	\$ 442.87	\$ 55,274.00	\$ 418.74	\$ (3,185.00)	\$ 311,498.00	\$ 77,874.50	\$ 418.68	\$ 72,540.00	\$ 390.00	\$ (5,334.50)
EXPENSES												
Total Administration	\$ 25,918.00	\$ 6,479.50	\$ 49.09	\$ 4,449.74	\$ 33.71	\$ 2,029.76	\$ 43,662.00	\$ 10,915.50	\$ 58.69	\$ 7,491.54	\$ 40.28	\$ 3,423.96
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 232.50	\$ 1.25	\$ -	\$ -	\$ 232.50
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 10,681.00	\$ 80.92	\$ -	\$ -	\$ 10,681.00	\$ 60,203.00	\$ 15,050.75	\$ 80.92	\$ -	\$ -	\$ 15,050.75
Total General	\$ 93,873.00	\$ 23,468.25	\$ 177.79	\$ 30,030.57	\$ 227.50	\$ (6,562.32)	\$ 153,921.00	\$ 38,480.25	\$ 206.88	\$ 39,598.98	\$ 212.90	\$ (1,118.73)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 58,459.00	\$ 442.87	\$ 55,274.00	\$ 418.74	\$ (3,185.00)	\$ 311,498.00	\$ 77,874.50	\$ 418.68	\$ 72,540.00	\$ 390.00	\$ (5,334.50)
Total Operating Expenses	\$ 186,765.00	\$ 46,691.25	\$ 353.72	\$ 37,542.80	\$ 284.42	\$ 9,148.45	\$ 331,451.00	\$ 82,862.75	\$ 445.50	\$ 65,274.27	\$ 350.94	\$ 17,588.48
Net Cash Flow from Operations	\$ 47,071.00	\$ 11,767.75	\$ 89.15	\$ 17,731.20	\$ 134.33	\$ 5,963.45	\$ (19,953.00)	\$ (4,988.25)	\$ (26.82)	\$ 7,265.73	\$ 39.06	\$ 12,253.98
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 11,767.75	\$ 89.15	\$ 17,731.20	\$ 134.33	\$ 5,963.45	\$ (19,953.00)	\$ (4,988.25)	\$ (26.82)	\$ 7,265.73	\$ 39.06	\$ 12,253.98

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 56,000.00	\$ 14,000.00	\$ 194.44	\$ 15,520.00	\$ 215.56	\$ 1,520.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (2,250.00)	\$ (31.25)	\$ (2,361.00)	\$ (32.79)	\$ (111.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 240.00	\$ 3.33	\$ -	\$ -	\$ (240.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 105.00	\$ 1.46	\$ 689.50	\$ 9.58	\$ 584.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 50.00	\$ 0.69	\$ -	\$ -	\$ (50.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 33,300.00	\$ 462.50	\$ 36,896.00	\$ 512.44	\$ 3,596.00	\$ 289,526.00	\$ 72,381.50	\$ 321.70	\$ 73,186.00	\$ 325.27	\$ 804.50
Transfer from Capital Fund	\$ 67,536.00	\$ 16,884.00	\$ 234.50	\$ 11,058.00	\$ 153.58	\$ (5,826.00)	\$ 72,825.00	\$ 18,206.25	\$ 80.92	\$ -	\$ -	\$ (18,206.25)
Investment Income	\$ 33.00	\$ 8.25	\$ 0.11	\$ 2.00	\$ 0.03	\$ (6.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 634.75	\$ 8.82	\$ 2,431.61	\$ 33.77	\$ 1,796.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 62,972.00	\$ 874.61	\$ 64,236.11	\$ 892.17	\$ 1,264.11	\$ 362,351.00	\$ 90,587.75	\$ 402.61	\$ 73,186.00	\$ 325.27	\$ (17,401.75)
EXPENSES												
Total Administration	\$ 57,796.00	\$ 14,449.00	\$ 200.68	\$ 12,020.88	\$ 166.96	\$ 2,428.12	\$ 23,161.00	\$ 5,790.25	\$ 25.73	\$ 4,010.28	\$ 17.82	\$ 1,779.97
Total Tenant Services	\$ 1,968.00	\$ 492.00	\$ 6.83	\$ 362.55	\$ 5.04	\$ 129.45	\$ 1,125.00	\$ 281.25	\$ 1.25	\$ -	\$ -	\$ 281.25
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 6,105.50	\$ 84.80	\$ 3,044.79	\$ 42.29	\$ 3,060.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 3,035.00	\$ 42.15	\$ -	\$ -	\$ 3,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 17,870.00	\$ 248.19	\$ 21,810.72	\$ 302.93	\$ (3,940.72)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 5,826.00	\$ 80.92	\$ -	\$ -	\$ 5,826.00	\$ 72,825.00	\$ 18,206.25	\$ 80.92	\$ -	\$ -	\$ 18,206.25
Total General	\$ 19,655.00	\$ 4,913.75	\$ 68.25	\$ 4,337.21	\$ 60.24	\$ 576.54	\$ 113,866.00	\$ 28,466.50	\$ 126.52	\$ 28,362.51	\$ 126.06	\$ 103.99
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 62,972.00	\$ 874.61	\$ 64,236.11	\$ 892.17	\$ 1,264.11	\$ 362,351.00	\$ 90,587.75	\$ 402.61	\$ 73,186.00	\$ 325.27	\$ (17,401.75)
Total Operating Expenses	\$ 251,765.00	\$ 62,941.25	\$ 874.18	\$ 50,819.27	\$ 705.82	\$ 12,121.98	\$ 322,060.00	\$ 80,515.00	\$ 357.84	\$ 60,143.55	\$ 267.30	\$ 20,371.45
Net Cash Flow from Operations	\$ 123.00	\$ 30.75	\$ 0.43	\$ 13,416.84	\$ 186.35	\$ 13,386.09	\$ 40,291.00	\$ 10,072.75	\$ 44.77	\$ 13,042.45	\$ 57.97	\$ 2,969.70
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 30.75	\$ 0.43	\$ 13,416.84	\$ 186.35	\$ 13,386.09	\$ 40,291.00	\$ 10,072.75	\$ 44.77	\$ 13,042.45	\$ 57.97	\$ 2,969.70

St. Louis Housing Authority
Public Housing AMP Budgets
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	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 29,430.25	\$ 445.91	\$ 29,782.00	\$ 451.24	\$ 351.75	\$ 301,119.00	\$ 75,279.75	\$ 313.67	\$ 74,877.00	\$ 311.99	\$ (402.75)
Transfer from Capital Fund	\$ 21,363.00	\$ 5,340.75	\$ 80.92	\$ -	\$ -	\$ (5,340.75)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 34,771.00	\$ 526.83	\$ 29,782.00	\$ 451.24	\$ (4,989.00)	\$ 301,119.00	\$ 75,279.75	\$ 313.67	\$ 74,877.00	\$ 311.99	\$ (402.75)
EXPENSES												
Total Administration	\$ 6,981.00	\$ 1,745.25	\$ 26.44	\$ 1,189.10	\$ 18.02	\$ 556.15	\$ 23,492.00	\$ 5,873.00	\$ 24.47	\$ 4,144.29	\$ 17.27	\$ 1,728.71
Total Tenant Services	\$ 330.00	\$ 82.50	\$ 1.25	\$ -	\$ -	\$ 82.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 5,340.75	\$ 80.92	\$ -	\$ -	\$ 5,340.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 13,722.00	\$ 207.91	\$ 13,679.88	\$ 207.27	\$ 42.12	\$ 125,555.00	\$ 31,388.75	\$ 130.79	\$ 31,254.36	\$ 130.23	\$ 134.39
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 34,771.00	\$ 526.83	\$ 29,782.00	\$ 451.24	\$ (4,989.00)	\$ 301,119.00	\$ 75,279.75	\$ 313.67	\$ 74,877.00	\$ 311.99	\$ (402.75)
Total Operating Expenses	\$ 128,497.00	\$ 32,124.25	\$ 486.73	\$ 26,102.72	\$ 395.50	\$ 6,021.53	\$ 266,368.00	\$ 66,592.00	\$ 277.47	\$ 64,729.14	\$ 269.70	\$ 1,862.86
Net Cash Flow from Operations	\$ 10,587.00	\$ 2,646.75	\$ 40.10	\$ 3,679.28	\$ 55.75	\$ 1,032.53	\$ 34,751.00	\$ 8,687.75	\$ 36.20	\$ 10,147.86	\$ 42.28	\$ 1,460.11
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 2,646.75	\$ 40.10	\$ 3,679.28	\$ 55.75	\$ 1,032.53	\$ 34,751.00	\$ 8,687.75	\$ 36.20	\$ 10,147.86	\$ 42.28	\$ 1,460.11

St. Louis Housing Authority
Public Housing AMP Budgets
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	RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 61,170.00	\$ 566.39	\$ 55,904.00	\$ 517.63	\$ (5,266.00)	\$ 220,567.00	\$ 55,141.75	\$ 399.58	\$ 60,386.00	\$ 437.58	\$ 5,244.25
Transfer from Capital Fund	\$ 34,956.00	\$ 8,739.00	\$ 80.92	\$ -	\$ -	\$ (8,739.00)	\$ 44,667.00	\$ 11,166.75	\$ 80.92	\$ -	\$ -	\$ (11,166.75)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 69,909.00	\$ 647.31	\$ 55,904.00	\$ 517.63	\$ (14,005.00)	\$ 265,234.00	\$ 66,308.50	\$ 480.50	\$ 60,386.00	\$ 437.58	\$ (5,922.50)
EXPENSES												
Total Administration	\$ 22,624.00	\$ 5,656.00	\$ 52.37	\$ 3,836.25	\$ 35.52	\$ 1,819.75	\$ 29,474.00	\$ 7,368.50	\$ 53.39	\$ 5,064.57	\$ 36.70	\$ 2,303.93
Total Tenant Services	\$ 540.00	\$ 135.00	\$ 1.25	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 8,739.00	\$ 80.92	\$ -	\$ -	\$ 8,739.00	\$ 44,667.00	\$ 11,166.75	\$ 80.92	\$ -	\$ -	\$ 11,166.75
Total General	\$ 107,353.00	\$ 26,838.25	\$ 248.50	\$ 24,313.65	\$ 225.13	\$ 2,524.60	\$ 146,157.00	\$ 36,539.25	\$ 264.78	\$ 42,437.90	\$ 307.52	\$ (5,898.65)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 69,909.00	\$ 647.31	\$ 55,904.00	\$ 517.63	\$ (14,005.00)	\$ 265,234.00	\$ 66,308.50	\$ 480.50	\$ 60,386.00	\$ 437.58	\$ (5,922.50)
Total Operating Expenses	\$ 215,246.00	\$ 53,811.50	\$ 498.25	\$ 40,593.39	\$ 375.86	\$ 13,218.11	\$ 295,657.00	\$ 73,914.25	\$ 535.61	\$ 64,654.46	\$ 468.51	\$ 9,259.79
Net Cash Flow from Operations	\$ 64,390.00	\$ 16,097.50	\$ 149.05	\$ 15,310.61	\$ 141.76	\$ (786.89)	\$ (30,423.00)	\$ (7,605.75)	\$ (55.11)	\$ (4,268.46)	\$ (30.93)	\$ 3,337.29
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 16,097.50	\$ 149.05	\$ 15,310.61	\$ 141.76	\$ (786.89)	\$ (30,423.00)	\$ (7,605.75)	\$ (55.11)	\$ (4,268.46)	\$ (30.93)	\$ 3,337.29

St. Louis Housing Authority
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October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 70,323.25	\$ 468.82	\$ 81,607.00	\$ 544.05	\$ 11,283.75	\$ 255,775.00	\$ 63,943.75	\$ 484.42	\$ 75,193.00	\$ 569.64	\$ 11,249.25
Transfer from Capital Fund	\$ 48,551.00	\$ 12,137.75	\$ 80.92	\$ -	\$ -	\$ (12,137.75)	\$ 42,724.00	\$ 10,681.00	\$ 80.92	\$ -	\$ -	\$ (10,681.00)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 82,461.00	\$ 549.74	\$ 81,607.00	\$ 544.05	\$ (854.00)	\$ 298,499.00	\$ 74,624.75	\$ 565.34	\$ 75,193.00	\$ 569.64	\$ 568.25
EXPENSES												
Total Administration	\$ 38,071.00	\$ 9,517.75	\$ 63.45	\$ 6,522.15	\$ 43.48	\$ 2,995.60	\$ 34,836.00	\$ 8,709.00	\$ 65.98	\$ 6,000.43	\$ 45.46	\$ 2,708.57
Total Tenant Services	\$ 750.00	\$ 187.50	\$ 1.25	\$ -	\$ -	\$ 187.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 12,137.75	\$ 80.92	\$ -	\$ -	\$ 12,137.75	\$ 42,724.00	\$ 10,681.00	\$ 80.92	\$ -	\$ -	\$ 10,681.00
Total General	\$ 208,873.00	\$ 52,218.25	\$ 348.12	\$ 52,149.69	\$ 347.66	\$ 68.56	\$ 157,007.00	\$ 39,251.75	\$ 297.36	\$ 40,343.49	\$ 305.63	\$ (1,091.74)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 82,461.00	\$ 549.74	\$ 81,607.00	\$ 544.05	\$ (854.00)	\$ 298,499.00	\$ 74,624.75	\$ 565.34	\$ 75,193.00	\$ 569.64	\$ 568.25
Total Operating Expenses	\$ 371,792.00	\$ 92,948.00	\$ 619.65	\$ 77,558.58	\$ 517.06	\$ 15,389.42	\$ 306,651.00	\$ 76,662.75	\$ 580.78	\$ 63,241.42	\$ 479.10	\$ 13,421.33
Net Cash Flow from Operations	\$ (41,948.00)	\$ (10,487.00)	\$ (69.91)	\$ 4,048.42	\$ 26.99	\$ 14,535.42	\$ (8,152.00)	\$ (2,038.00)	\$ (15.44)	\$ 11,951.58	\$ 90.54	\$ 13,989.58
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (10,487.00)	\$ (69.91)	\$ 4,048.42	\$ 26.99	\$ 14,535.42	\$ (8,152.00)	\$ (2,038.00)	\$ (15.44)	\$ 11,951.58	\$ 90.54	\$ 13,989.58

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 104,538.00	\$ 290.38	\$ 103,893.00	\$ 288.59	\$ (645.00)	\$ 196,499.00	\$ 49,124.75	\$ 218.33	\$ 49,507.00	\$ 220.03	\$ 382.25
Transfer from Capital Fund	\$ 256,800.00	\$ 64,200.00	\$ 178.33	\$ 64,200.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 18,206.25	\$ 80.92	\$ -	\$ -	\$ (18,206.25)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 168,738.00	\$ 468.72	\$ 168,093.00	\$ 466.93	\$ (645.00)	\$ 269,324.00	\$ 67,331.00	\$ 299.25	\$ 49,507.00	\$ 220.03	\$ (17,824.00)
EXPENSES												
Total Administration	\$ 34,257.00	\$ 8,564.25	\$ 23.79	\$ 5,880.36	\$ 16.33	\$ 2,683.89	\$ 22,554.00	\$ 5,638.50	\$ 25.06	\$ 3,918.15	\$ 17.41	\$ 1,720.35
Total Tenant Services	\$ 1,800.00	\$ 450.00	\$ 1.25	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 18,206.25	\$ 80.92	\$ -	\$ -	\$ 18,206.25
Total General	\$ 403,085.00	\$ 100,771.25	\$ 279.92	\$ 91,087.20	\$ 253.02	\$ 9,684.05	\$ 38,736.00	\$ 9,684.00	\$ 43.04	\$ 9,589.59	\$ 42.62	\$ 94.41
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 168,738.00	\$ 468.72	\$ 168,093.00	\$ 466.93	\$ (645.00)	\$ 269,324.00	\$ 67,331.00	\$ 299.25	\$ 49,507.00	\$ 220.03	\$ (17,824.00)
Total Operating Expenses	\$ 658,142.00	\$ 164,535.50	\$ 457.04	\$ 151,717.56	\$ 421.44	\$ 12,817.94	\$ 239,689.00	\$ 59,922.25	\$ 266.32	\$ 39,900.99	\$ 177.34	\$ 20,021.26
Net Cash Flow from Operations	\$ 16,810.00	\$ 4,202.50	\$ 11.67	\$ 16,375.44	\$ 45.49	\$ 12,172.94	\$ 29,635.00	\$ 7,408.75	\$ 32.93	\$ 9,606.01	\$ 42.69	\$ 2,197.26
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 4,202.50	\$ 11.67	\$ 16,375.44	\$ 45.49	\$ 12,172.94	\$ 29,635.00	\$ 7,408.75	\$ 32.93	\$ 9,606.01	\$ 42.69	\$ 2,197.26

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 92,714.75	\$ 441.50	\$ 97,213.00	\$ 462.92	\$ 4,498.25	\$ 263,864.00	\$ 65,966.00	\$ 372.69	\$ 64,611.00	\$ 365.03	\$ (1,355.00)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 92,714.75	\$ 441.50	\$ 97,213.00	\$ 462.92	\$ 4,498.25	\$ 263,864.00	\$ 65,966.00	\$ 372.69	\$ 64,611.00	\$ 365.03	\$ (1,355.00)
EXPENSES												
Total Administration	\$ 44,953.00	\$ 11,238.25	\$ 53.52	\$ 7,762.96	\$ 36.97	\$ 3,475.29	\$ 39,093.00	\$ 9,773.25	\$ 55.22	\$ 7,045.38	\$ 39.80	\$ 2,727.87
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 221.25	\$ 1.25	\$ -	\$ -	\$ 221.25
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 52,018.50	\$ 247.71	\$ 51,906.93	\$ 247.18	\$ 111.57	\$ 152,925.00	\$ 38,231.25	\$ 216.00	\$ 38,150.19	\$ 215.54	\$ 81.06
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 92,714.75	\$ 441.50	\$ 97,213.00	\$ 462.92	\$ 4,498.25	\$ 263,864.00	\$ 65,966.00	\$ 372.69	\$ 64,611.00	\$ 365.03	\$ (1,355.00)
Total Operating Expenses	\$ 388,120.00	\$ 97,030.00	\$ 462.05	\$ 93,443.38	\$ 444.97	\$ 3,586.62	\$ 255,988.00	\$ 63,997.00	\$ 361.56	\$ 60,966.81	\$ 344.45	\$ 3,030.19
Net Cash Flow from Operations	\$ (17,261.00)	\$ (4,315.25)	\$ (20.55)	\$ 3,769.62	\$ 17.95	\$ 8,084.87	\$ 7,876.00	\$ 1,969.00	\$ 11.12	\$ 3,644.19	\$ 20.59	\$ 1,675.19
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (4,315.25)	\$ (20.55)	\$ 3,769.62	\$ 17.95	\$ 8,084.87	\$ 7,876.00	\$ 1,969.00	\$ 11.12	\$ 3,644.19	\$ 20.59	\$ 1,675.19

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 57,422.00	\$ 416.10	\$ 59,411.00	\$ 430.51	\$ 1,989.00	\$ 134,975.00	\$ 33,743.75	\$ 321.37	\$ 35,767.00	\$ 340.64	\$ 2,023.25
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 57,422.00	\$ 416.10	\$ 59,411.00	\$ 430.51	\$ 1,989.00	\$ 134,975.00	\$ 33,743.75	\$ 321.37	\$ 35,767.00	\$ 340.64	\$ 2,023.25
EXPENSES												
Total Administration	\$ 26,546.00	\$ 6,636.50	\$ 48.09	\$ 4,461.25	\$ 32.33	\$ 2,175.25	\$ 21,208.00	\$ 5,302.00	\$ 50.50	\$ 3,531.75	\$ 33.64	\$ 1,770.25
Total Tenant Services	\$ 690.00	\$ 172.50	\$ 1.25	\$ -	\$ -	\$ 172.50	\$ 525.00	\$ 131.25	\$ 1.25	\$ -	\$ -	\$ 131.25
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 40,967.75	\$ 296.87	\$ 42,599.56	\$ 308.69	\$ (1,631.81)	\$ 83,002.00	\$ 20,750.50	\$ 197.62	\$ 22,062.21	\$ 210.12	\$ (1,311.71)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 57,422.00	\$ 416.10	\$ 59,411.00	\$ 430.51	\$ 1,989.00	\$ 134,975.00	\$ 33,743.75	\$ 321.37	\$ 35,767.00	\$ 340.64	\$ 2,023.25
Total Operating Expenses	\$ 241,612.00	\$ 60,403.00	\$ 437.70	\$ 59,686.82	\$ 432.51	\$ 716.18	\$ 137,906.00	\$ 34,476.50	\$ 328.35	\$ 33,886.71	\$ 322.73	\$ 589.79
Net Cash Flow from Operations	\$ (11,924.00)	\$ (2,981.00)	\$ (21.60)	\$ (275.82)	\$ (2.00)	\$ 2,705.18	\$ (2,931.00)	\$ (732.75)	\$ (6.98)	\$ 1,880.29	\$ 17.91	\$ 2,613.04
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (2,981.00)	\$ (21.60)	\$ (275.82)	\$ (2.00)	\$ 2,705.18	\$ (2,931.00)	\$ (732.75)	\$ (6.98)	\$ 1,880.29	\$ 17.91	\$ 2,613.04

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

PRESERVATION SQUARE - AMP 000067						
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 25,882.00	\$ 454.07	\$ -	\$ -	\$ (25,882.00)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 25,882.00	\$ 454.07	\$ -	\$ -	\$ (25,882.00)
EXPENSES						
Total Administration	\$ 16,250.00	\$ 4,062.50	\$ 71.27	\$ -	\$ -	\$ 4,062.50
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 19,715.75	\$ 345.89	\$ -	\$ -	\$ 19,715.75
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 25,882.00	\$ 454.07	\$ -	\$ -	\$ (25,882.00)
Total Operating Expenses	\$ 95,113.00	\$ 23,778.25	\$ 417.16	\$ -	\$ -	\$ 23,778.25
Net Cash Flow from Operations	\$ 8,415.00	\$ 2,103.75	\$ 36.91	\$ -	\$ -	\$ (2,103.75)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 2,103.75	\$ 36.91	\$ -	\$ -	\$ (2,103.75)

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of December 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		\$ 3,140,651.10	\$ 275,558.83	\$ 296,494.57	\$ 275,399.66	\$ 572,315.27	\$ 265,703.33	
114 Cash - tenant security deposits		\$ 31,208.66	\$ 25,282.72	\$ 25,158.29	\$ 24,797.63	\$ 70,793.71	\$ 25,788.12	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 148,409.21	\$ 72,784.25	\$ 13,877.29	\$ 28,029.30	\$ 113,121.39	\$ 18,305.01	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 465,146.82	\$ 129,615.19	\$ 101,999.72	\$ 94,575.46	\$ 254,222.22	\$ 93,486.18	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,785,415.79	\$ 503,240.99	\$ 437,529.87	\$ 422,802.05	\$ 1,010,452.59	\$ 403,282.64	
310 Total Current Liabilities		\$ 86,459.63	\$ 41,980.53	\$ 27,715.14	\$ 39,454.30	\$ 84,866.43	\$ 42,401.93	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 86,459.63	\$ 41,980.53	\$ 27,715.14	\$ 39,454.30	\$ 84,866.43	\$ 42,401.93	
Quick Ratio:		43.78	11.99	15.79	10.72	11.91	9.51	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 3,140,651.10	\$ 275,558.83	\$ 296,494.57	\$ 275,399.66	\$ 572,315.27	\$ 265,703.33	
114 Cash - tenant security deposits		\$ 31,208.66	\$ 25,282.72	\$ 25,158.29	\$ 24,797.63	\$ 70,793.71	\$ 25,788.12	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 148,409.21	\$ 72,784.25	\$ 13,877.29	\$ 28,029.30	\$ 113,121.39	\$ 18,305.01	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 465,146.82	\$ 129,615.19	\$ 101,999.72	\$ 94,575.46	\$ 254,222.22	\$ 93,486.18	
310 (-) Total Current Liabilities		\$ 86,459.63	\$ 41,980.53	\$ 27,715.14	\$ 39,454.30	\$ 84,866.43	\$ 42,401.93	
MENAR Numerator Total:		\$ 3,698,956.16	\$ 461,260.46	\$ 409,814.73	\$ 383,347.75	\$ 925,586.16	\$ 360,880.71	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 483,522.26	\$ 269,121.02	\$ 242,235.45	\$ 171,080.32	\$ 374,925.46	\$ 181,979.60	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ 83,259.63	\$ -	
MENAR Denominator Total:		\$ 161,174.09	\$ 89,707.01	\$ 80,745.15	\$ 57,026.77	\$ 152,728.36	\$ 60,659.87	
MENAR:		22.95	5.14	5.08	6.72	6.06	5.95	
MENAR Score (max points 11):		11	11	11	11	11	11	

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 168,900.43	\$ (49,331.92)	\$ (65,979.11)	\$ (20,903.47)	\$ (16,316.06)	\$ (9,085.38)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 168,900.43	\$ (49,331.92)	\$ (65,979.11)	\$ (20,903.47)	\$ (16,316.06)	\$ (9,085.38)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	39475	8300	3150	2700	2450	7175	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,286,626.97	\$ 773,416.28	\$ 581,998.06	\$ 822,797.32	\$ 309,471.00
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,859.50	\$ 28,016.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 150,150.72	\$ 19,818.95	\$ 108,500.75	\$ 36,399.57	\$ 9,571.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 222,045.56	\$ 140,546.04	\$ 155,776.17	\$ 259,519.48	\$ 26,316.43
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,694,794.25	\$ 950,391.27	\$ 878,134.48	\$ 1,146,732.37	\$ 350,564.49
310 Total Current Liabilities	\$ 84,509.20	\$ 539,998.25	\$ 60,182.72	\$ 450,995.72	\$ 11,682.63
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 84,509.20	\$ 34,998.25	\$ 60,182.72	\$ 450,995.72	\$ 9,062.67
Quick Ratio:	20.05	27.16	14.59	2.54	38.68
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,286,626.97	\$ 773,416.28	\$ 581,998.06	\$ 822,797.32	\$ 309,471.00
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,859.50	\$ 28,016.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 150,150.72	\$ 19,818.95	\$ 108,500.75	\$ 36,399.57	\$ 9,571.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 222,045.56	\$ 140,546.04	\$ 155,776.17	\$ 259,519.48	\$ 26,316.43
310 (-) Total Current Liabilities	\$ 84,509.20	\$ 539,998.25	\$ 60,182.72	\$ 450,995.72	\$ 11,682.63
MENAR Numerator Total:	\$ 1,610,285.05	\$ 410,393.02	\$ 817,951.76	\$ 695,736.65	\$ 338,881.86
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 237,584.89	\$ 218,518.27	\$ 268,093.32	\$ 176,730.37	\$ 50,819.27
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ 15,220.05	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 84,268.31	\$ 72,839.42	\$ 89,364.44	\$ 82,261.57	\$ 16,939.76
MENAR:	19.11	5.63	9.15	8.46	20.01
MENAR Score (max points 11):	11	11	11	11	11

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 80,377.41	\$ (48,545.28)	\$ (47,894.95)	\$ 110,471.42	\$ 1,669.34
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 80,377.41	\$ (48,545.28)	\$ (47,894.95)	\$ 110,471.42	\$ 1,669.34
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)								
FDS #	11210 Unit Months Leased		589	370	317	286	765	333
	OR Numerator Total:		589	370	317	286	765	333
	11190 Unit Months Available		802	378	324	297	846	363
	OR Denominator Total:		802	378	324	297	846	363
	Occupancy Rate:		0.73441	0.97884	0.97840	0.96296	0.90426	0.91736
	Occupancy Rate Score (max points 16):		0	12	12	12	1	1
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #	(Maximum points 5) 126 Accounts Receivable - Tenants							
	TAR Numerator Total:		\$ 148,409.21	\$ 72,784.25	\$ 13,877.29	\$ 28,029.30	\$ 113,121.39	\$ 18,305.01
	70500 Total Tenant Revenue		\$ 151,948.80	\$ 300,408.72	\$ 278,473.68	\$ 306,800.48	\$ 768,892.00	\$ 265,464.00
	TAR Denominator Total:		\$ 151,948.80	\$ 300,408.72	\$ 278,473.68	\$ 306,800.48	\$ 768,892.00	\$ 265,464.00
	TAR:		98.0%	24.0%	5.0%	9.0%	15.0%	7.0%
	TAR Score (max points 5):		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current		\$ 18,339.17	\$ 3,436.08	\$ 449.91	\$ 5,260.14	\$ 3,583.35	\$ 14,688.77
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 18,339.17	\$ 3,436.08	\$ 449.91	\$ 5,260.14	\$ 3,583.35	\$ 14,688.77
	96900 Total Operating Expenses /12		\$ 161,174.09	\$ 89,707.01	\$ 80,745.15	\$ 57,026.77	\$ 124,975.15	\$ 60,659.87
	AP Denominator Total:		\$ 161,174.09	\$ 89,707.01	\$ 80,745.15	\$ 57,026.77	\$ 124,975.15	\$ 60,659.87
	AP:		0.11	0.04	0.01	0.09	0.03	0.24
	AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score								
Indicator #1 - Occupancy Rate (OR)			0	12	12	12	1	1
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	19	23	22	11	11
Number of units in Project		1446	238	126	108	99	282	121
Weighted Value (Project MASS score times number of units)		18735	1428	2394	2484	2178	3102	1331
Total number of units in PHA's portfolio		1446	238	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		12.96	6.00	19.00	23.00	22.00	11.00	11.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		428	205	339	228	61
OR Numerator Total:		428	205	339	228	61
11190 Unit Months Available		438	216	411	285	66
OR Denominator Total:		438	216	411	285	66
Occupancy Rate:		0.97717	0.94907	0.82482	0.80000	0.92424
Occupancy Rate Score (max points 16):		12	8	0	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 150,150.72	\$ 19,818.95	\$ 108,500.75	\$ 36,399.57	\$ 9,571.06
TAR Numerator Total:		\$ 150,150.72	\$ 19,818.95	\$ 108,500.75	\$ 36,399.57	\$ 9,571.06
70500 Total Tenant Revenue		\$ 357,336.00	\$ 67,154.00	\$ 194,982.72	\$ 204,889.72	\$ 55,394.00
TAR Denominator Total:		\$ 357,336.00	\$ 67,154.00	\$ 194,982.72	\$ 204,889.72	\$ 55,394.00
TAR:		42.0%	30.0%	56.0%	18.0%	17.0%
TAR Score (max points 5):		0	2	0	5	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 2,823.73	\$ 13,112.42	\$ 8,129.73	\$ 17,712.65	\$ 1,491.86
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 2,823.73	\$ 13,112.42	\$ 8,129.73	\$ 17,712.65	\$ 1,491.86
96900 Total Operating Expenses /12		\$ 79,194.96	\$ 72,839.42	\$ 89,364.44	\$ 58,910.12	\$ 16,939.76
AP Denominator Total:		\$ 79,194.96	\$ 72,839.42	\$ 89,364.44	\$ 58,910.12	\$ 16,939.76
AP:		0.04	0.18	0.09	0.3	0.09
AP Score (max points 4):		4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		12	8	0	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	0	5	5
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)		18	16	5	11	14
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		2628	1152	685	1045	308
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		18.00	16.00	5.00	11.00	14.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING:

2/5/2022

SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	No. of Request	Units Treated	Buildings/ Floors Treated
October	7	240	21	3	3	3	1	240	18
November	13	320	57	7	7	1	1	320	57
December	4	529	58	7	7	1	1	529	58
January	3	374	61	9	9	2	7	380	61
February									
March									
April									
May									
June									
July									
August									
September									

INSTRUCTIONS

Attach all supporting documentation including, but not limited to, summary sheets for all SLHA developments.

All activities must be entered in entered in SLHA's work order system

Completed reports should be submitted to SLHA within 5 days following the end of the month.

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
TOTAL	27	1463	197	26	26	7	10	1469	194

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.

3-Feb-23

Prepared By
DeMarco Jones

Approved By

3-Feb-23

Date

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 1/31/2023

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	0	46	13	0	0	0	0	0	0
November	4	23	6	0	0	0	0	0	0
December	16	25	22	0	0	0	0	0	0
January	10	55	14	0	0	0	3	3	3
February									
March									
April									
May									
June									
July									
August									
September									

INSTRUCTIONS

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

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated
TOTAL	30	149	55	0	0	0	3	3	3

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

DocuSigned by: 2/14/2023
Ebonie Turner
01A2D82BF8944A7...
Prepared By Date

DocuSigned by: 2/14/2023
John Young
D7C294990A45478...
Approved By Date



Housing Crime Summary January 1 – 31, 2023

Blumeyer Complex January 2023			
	2022	2023	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjacking	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Larceny	0	0	N/A
Vehicle Theft	1	1	N/A
Arson	0	0	N/A
Crime Total	1	1	N/A

Break Down of Crimes January 2023		
	2022	2023
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjackings	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	1
Arson	0	0
Total	1	1

LaSalle Complex January 2023			
	2022	2023	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	0	1	100%
Burglary	0	0	N/A
Larceny	2	0	-200%
Vehicle Theft	0	0	N/A
Arson	0	0	N/A
Crime Total	2	1	-50%

Break Down of Crimes January 2023		
	2022	2023
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking	0	0
Aggravated Assault with Firearm	0	1
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	2	1
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
Total	2	1

Cochran Complex January 2023			
	2022	2023	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	1	0	N/A
Burglary	1	1	N/A
Larceny	0	0	N/A
Vehicle Theft	1	0	N/A
Arson	0	0	N/A
Crime Total	3	1	-66%

Break Down of Crimes January 2023		
	2022	2023
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	1	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	0
Arson	0	0
Total	3	1

Peabody Complex January 2023			
	2022	2023	% Change
Homicide	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Carjackings	0	0	N/A
Aggravated Assault	0	2	200%
Burglary	2	0	-200%
Larceny	1	0	-100%
Vehicle Theft	0	2	200%
Arson	0	0	N/A
Crime Total	3	4	33%

Break Down of Crimes January 2023		
	2022	2023
Homicide	0	0
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Aggravated Assault with Firearm	0	2
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	2	0
Burglary Residence	0	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	1	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	2
Arson	0	0
Total	3	4

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 12/31/2022

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 3,749,284.52

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 213,042.29
	TOTAL INVESTED		\$ 213,042.29

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2022 - September 30, 2023
AS OF DECEMBER 31, 2022

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Section 8 Administrative Fees	\$ 4,925,403.00	\$ 1,231,350.75	\$ 15.97	\$ 1,249,357.00	\$ 16.20	\$ 18,006.25
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 2,564.27	\$ 0.03	\$ 2,564.27
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 63,988.75	\$ 0.83	\$ -	\$ -	\$ (63,988.75)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 5,181,358.00	\$ 1,295,339.50	\$ 16.80	\$ 1,251,921.27	\$ 16.24	\$ (43,418.23)
EXPENSES						
Total Administration	\$ 4,874,358.00	\$ 1,218,589.50	\$ 15.81	\$ 804,926.25	\$ 10.44	\$ 413,663.25
Total Tenant Services	\$ 5,000.00	\$ 1,250.00	\$ 0.02	\$ 1,526.56	\$ 0.02	\$ (276.56)
Total Utilities	\$ 47,040.00	\$ 11,760.00	\$ 0.15	\$ 12,725.56	\$ 0.17	\$ (965.56)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 600.00	\$ 0.01	\$ 736.06	\$ 0.01	\$ (136.06)
Sub-total Ord Maint Contracts	\$ 88,892.00	\$ 22,223.00	\$ 0.29	\$ 26,325.42	\$ 0.34	\$ (4,102.42)
Total Protective Services	\$ 33,494.00	\$ 8,373.50	\$ 0.11	\$ 8,250.08	\$ 0.11	\$ 123.42
Total General	\$ 130,174.00	\$ 32,543.50	\$ 0.42	\$ 24,169.41	\$ 0.31	\$ 8,374.09
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 5,181,358.00	\$ 1,295,339.50	\$ 16.80	\$ 1,251,921.27	\$ 16.24	\$ (43,418.23)
Total Expenses	\$ 5,181,358.00	\$ 1,295,339.50	\$ 16.80	\$ 878,659.34	\$ 11.40	\$ 416,680.17
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 373,261.94	\$ 4.84	\$ 373,261.94
Net Cash Flow	\$ -	\$ -	\$ -	\$ 373,261.94	\$ 4.84	\$ 373,261.94

HOUSING CHOICE VOUCHER/VASH PROGRAM
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	FYTD	CYTD
Budget Authority	\$3,881,526	\$3,881,526	\$3,881,526	\$3,881,526	\$4,003,209	\$4,077,799	\$4,077,799	\$4,181,954	\$16,340,761	\$4,181,954
Budget Received - Cash Management	\$2,856,095	\$3,760,117	\$3,600,182	\$3,652,206	\$5,189,219	\$3,651,615	\$3,848,891	\$3,824,681	\$16,514,406	\$3,824,681
Actual HAP As of the First of the Month	\$3,859,885	\$3,841,282	\$3,816,395	\$3,735,179	\$3,675,524	\$3,607,483	\$3,542,437	\$3,470,899	\$14,296,343	\$3,470,899
Actual HAP After the First of the Month	\$33,524	\$15,835	\$16,343	\$23,992	\$21,233	\$18,227	\$16,900	\$10,233	\$66,593	\$10,233
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	\$11,883	-\$24,409	-\$48,788	-\$122,355	-\$306,452	-\$452,089	-\$518,462	-\$700,822	\$1,977,825	\$700,822
Variance (Cash Management)	\$1,037,314	\$97,000	\$232,556	\$106,965	-\$1,492,462	-\$25,905	-\$289,554	-\$343,549	\$2,151,470	\$343,549
Percent Variance	26.64%	2.51%	6.07%	2.85%	-40.37%	-0.71%	-8.14%	-9.87%	-14.77%	-9.87%
FYTD Variance	\$2,827,863	\$2,924,863	\$3,157,419	\$3,264,384	-\$1,492,462	-\$1,518,367	-\$1,807,921	-\$2,151,470		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$7,659	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	(\$1,425,616)	(\$1,522,616)	(\$1,755,172)	(\$1,862,137)	(\$369,675)	(\$343,770)	(\$54,216)	\$289,333		
PUC										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79
Actual PUC	\$624.17	\$623.08	\$622.78	\$620.26	\$612.08	\$600.75	\$588.25	\$651.32	\$613.10	\$651.32
Variance	\$3.38	\$2.29	\$1.99	-\$0.53	-\$8.71	-\$20.04	-\$32.54	\$30.53	-\$7.69	\$30.53
Percent Variance	0.54%	0.37%	0.32%	-0.09%	-1.42%	-3.34%	-5.53%	4.69%	-1.40%	4.69%
UNITS										
HUD Baseline Units	7,155	7,155	7,155	7,155	7,155	7,155	7,155	7,165	28,630	7,165
New Increments not in baseline	10	10	10	10	48	48	48	39	183	39
HUD Funded Units	4,601	6,057	5,799	5,883	8,359	5,882	6,200	6,161	26,602	6,161
Funded units based on actual HAP	4,527	5,964	5,715	5,823	8,383	6,009	6,467	6,344	27,202	6,344
Actual Units	6,184	6,165	6,128	6,022	6,005	6,005	6,022	5,329	23,361	5,329
Variance to Funded Units	-1,657	-201	-413	-199	2,378	4	445	1,015	3,841	1,015
Variance to baseline	-971	-990	-1027	-1133	-1150	-1150	-1133	-1836	-5,269	-1,836
FYTD var to baseline	-8065	-9055	-10082	-11215	-1150	-2300	-3433	-5269		
Variance funded	1583	108	329	139	-2354	123	-178	-832	-3,241	-832
FYTD var to funded	3866	3974	4302	4441	-2354	-2231	-2409	-3241		
ADMIN FEES										
HUD Funded Fees	\$392,827	\$392,327	\$392,327	\$423,080	\$420,827	\$412,751	\$396,962	\$397,712	\$1,628,252	\$397,712
Actual Expenses	\$391,079	\$344,083	\$517,525	\$562,679	\$238,573	\$313,770	\$300,053	\$289,761	\$1,142,158	\$289,761
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$1,748	-\$48,244	\$125,198	\$139,599	-\$182,254	-\$98,981	-\$96,909	-\$107,951	-\$486,094	-\$107,951
Percent Variance	-0.45%	-14.02%	24.19%	24.81%	-76.39%	-31.55%	-32.30%	-37.26%	42.56%	37.26%
Cumulative Variance (FY)	-\$295,908	-\$344,152	-\$218,954	-\$79,355	-\$182,254	-\$281,235	-\$378,143	-\$486,094		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$0	\$12	\$833	\$697	\$854	\$1,014	\$0	\$2,564	\$0
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$5,995,210	\$6,043,455	\$5,918,269	\$5,779,504	\$5,962,455	\$6,062,290	\$6,160,213	\$6,268,164		
Unrestricted Net Position per VMS	\$5,304,055	\$5,304,055	\$5,178,869	\$5,779,504	\$5,780,200	\$5,781,054	\$5,782,068	\$5,782,068		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									87.90%	83.24%
Unit Utilization Percentage									81.60%	74.38%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: February 8, 2023

Subject: Housing Choice Voucher Board Report

YARDI Software Update

Registration for Rent Café currently stands at 1,883 (28%) registered HCV participants and 1,546 (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 January 3, 2023 briefing.

Veterans Affairs Supportive Housing (VASH)

There are 248 active participants in the VASH program. During this reporting period, 12 referrals were received and five families are currently searching for housing.

Mainstream Voucher Program

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 35 Mainstream vouchers, with 32 active families under lease and three 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 January, 185 inspections were conducted; 92 initial inspections, 73 biennial inspections and 20 special inspections. Quality Control Inspections will resume next month.

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

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, 108 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 13,934 applicants. The number has increased due to applicants being withdrawn from the waitlist in error. During this reporting period, no vouchers were issued. The department is in leasing mode.

Recertification

There were 872 annual recertifications completed. 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.

Program Utilization

The utilization rate based on budget authority during this reporting period is 88%.

The department is in the process of pulling 1,000 applicants from the waitlist.

Family Self Sufficiency

The Family Self Sufficiency program has 19 mandatory slots. Currently, 45 participants are enrolled and approximately 32 participants have escrow accounts.

SEMAP Indicators

SLHA has requested that HUD waive the application of SEMAP in its entirety through January 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	7117	4646	1599	442	97	28	4	13934
	1	7117	4646	1599	442	97	28	4	13934

Filters:

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

St. Louis Housing Authority

Inspection Activity Summary Report For the Month of January 2023

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	24	20	4	4	0	16	0	0	0	4	83.33%
Biennials	109	73	36	19	18	54	8	0	1	9	66.97%
Initials	139	92	47	51	41	41	0	2	0	4	66.19%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
Total	272	185	87	74	59	111	8	2	1	17	68.01%

Property: HCV

Inspected Date: 01/01/2023 - 01/31/2023

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
All burners not working (all burners have to be operable)	14
All operating knobs must be present	1
Badly cracked outlet	6
Badly cracked outlets	1
Broken or frayed wire	3
Broken/missing steps or boards	3
Cannot open	11
Ceiling material is bulging and/or buckling and must be repaired	6
Ceiling surface is wet and has mold-like substances	4
Clogged	9
Cracked pane	8
Damaged floor boards	6
Dangerously loose, cracked panes	1
Does not shut	5
Door lock(s) are not operable	5
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	4
Exhaust fan does not work	1
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Exposed fuse/breaker box connections	1
Falling material	14
Falling surface materials (other than wall paper or paint)	2
Gutter in poor condition	1
Gutters, downspouts and sumps have serious decay allowing significant water and air infiltration	1
Hall/stair lights do not function	1
Handrail missing (4 or more steps)	3
Heating equipment not capable of providing adequate heat	5
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	40
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	10
Internal water damage	9
Lack of security for the unit (24 hr)	1
Large holes (8 1/2 x 11")	4
Large piles of garbage	2
Large sections of crumbling brick, stone or concrete	2
Large sections of damaged or missing parts (floor boards)	2
Leaking	20
Leaks	2
Lock(s) not fasten securely to door	3
Lock(s) striker plate not operable or fasten securely to frame (jamb)	14
Locks exterior door	3
Loose or damaged structural members	2

Major leak at main water drain and feed pipes	3
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	2
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	1
Missing cover plate	9
Missing cover plate on switch or outlets	9
Missing handrail	8
Missing pane	1
No cold water	4
No discharge feed line	1
No fixture or outlet	3
No flush toilet	5
No hot water	4
No hot water (24hr)	1
No Oven	3
No railing	1
No Refrigerator	4
No smoke detector	15
No storage space	1
No Stove	6
No water service (Annual only 24 hr)	1
No window	1
No window or exhaust fan	3
Not connected to an acceptable drainage system	5
Not weatherized	12
Other hazards-tripping	5
Oven does not work	3
Overall Poor Condition	1
Overloaded circuits evidenced by frequently "blown/tripped" fuses	2
Permanent floor covering or floor boards which present serious tripping hazards	3
Presence of sewer gas	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	5
Refrigerator not present	4
Roof in poor condition	1
Roof leaks	7
Severe buckling or movement under walking stress	4
Severe buckling, bulging or leaning	4
Severe bulging	23
Severe leakage of water	1
Severe leaning	5
Severe structural defects indicating the potential for collapse	1
Sewer gas	3
Signs of rats, mice or vermin	7
Sink connectors have severe leakage of water or escape of sewer gas	2
Smoke detector not working	28
Stove does not work	4
Stove is missing oven door handle	2
Temperature too high	4
Toilet does not flush	1
Toilet does not work	5

Tripping hazard	9
Unit has evidence of roach infestation	16
Unit has mice or rats as evidenced by mice and rat holes and or droppings	7
Unsafe hallway	2
Unsecured handrail	1
Unsupported fixture	6
Water damage to interior ceiling (indicating leaks)	10
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window must be openable to provide adequate ventilation (Bathroom)	4
Window not openable designed to be opened	1
Window(s) accessible from outside does not lock	8
Total	532

FINANCE

Balance Sheet

Period = Dec 2022

Book = Accrual

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

Cash HCV Admin	6,191,904.66
Cash Non-Fed Gala Fundraiser	13,281.02
Cash Private Management	2,080,210.23
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	15,101,329.89
Cash Non-Fed Rent	254,014.67
Cash-Non-Fed-Link Market	15,146.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	13,996.04
Cash Euclid TAB	51,187.82
Cash Parkview TAB	28,769.06
Cash Lafayette Sr TAB	6,258.20
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	2,563.86
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	7,653.86
Cash Cambridge Sr TAB	613.92
Cash Payroll	117,153.05
Total Unrestricted Cash	23,915,486.25

Restricted Cash

Cash Restricted-Security Deposits	320,363.63
Cash Restricted-FSS Escrow	382,647.65
Cash Restricted-HAP	144,658.65
Cash Restricted-Trust/Escrow Reser	4,783,889.48
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	920,973.79
Cash Restricted-Cochran Program I	220,770.31
Cash Restricted-Rev Bonds Debt Se	25,459.47
Total Restricted Cash	6,799,090.98

TOTAL CASH	30,714,577.23
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	1,788,798.25
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	844.81

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	691.00
A/R Fraudulent	11,636.38
Accrued Interest Receivable	594.06
TOTAL ACCOUNTS AND NOTES RECEIVAB	1,727,837.82
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,292,461.30
Investments-Restricted	1,926,524.55
Investments Restricted -WC Self Insura	368,788.52
Prepaid Insurance Auto	32,533.89
Prepaid Insurance Property	515,455.77
Prepaid Insurance Liability	166,379.68
Prepaid Insurance Liability	12,402.25
Prepaid Insurance Fidelity Bond	2,285.55
Prepaid Insurance Workers Comp	40,010.03
Insurance Surplus Deposits	1,318,504.16
TOTAL OTHER CURRENT ASSETS	7,675,345.70
TOTAL CURRENT ASSETS	40,117,760.75

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	490,680.70
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	8,468,078.78
Accum Depreciation-Buildings	-180,208,631.07
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-400,755.44
Accum Depreciation-Vehicles	-313,692.17
Accum Depreciation-Leashold Improver	-255,406.63
Accum Depreciation-Site Improvements	-4,297,098.25
Operations	9,895,920.45
Administration & Other Costs	5,460,575.65
Project Coordinator	562,956.11

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	1,828,139.67
Soft Cost Contra	-21,112,452.79
CFG-Hard Cost Contra	-12,517,523.76
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	11,466,240.73
CFG-Dwelling Structure-Soft	303,951.69
CFG-Dwelling Equipment	112,056.80
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	3,251,380.00
CFG-Contra Bond Debt Obligation	-3,251,380.00
TOTAL FIXED ASSETS (NET)	75,528,778.01
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,603,727.30
Discount Notes/Amortization	-38,975,316.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	69,939.00

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
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	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-18,540.95
Darst HO- Discount Notes/Amortization	-110,650.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-97,783.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-86,819.00

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
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	-104,710.00
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	-97,783.00
Darst HO- Discount Notes/Amortization	-86,200.00
Darst HO- Discount Notes/Amortization	-118,891.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-79,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-82,900.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-88,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
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	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
Blumeyer HO- Discount Notes/Amortiza	-60,000.00

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
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	-33,801.00
Cochran HO- Discount Notes/Amortizat	-27,040.80
Cochran HO- Discount Notes/Amortizat	-16,322.40
Cochran HO- Discount Notes/Amortizat	-10,881.60
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-39,807.00
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-40,000.00
Notes & Mortgages - SOLAR	495,857.00
Notes & Mortgages - SOLAR	763,951.00
Notes & Mortgages - SOLAR	378,694.00
Notes & Mortgages - SOLAR	729,267.00

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
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	79,226,631.84
TOTAL NONCURRENT ASSETS	154,755,409.85
TOTAL ASSETS	194,873,170.60

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

A/P Vendors and Contractors	-686,978.82
A/P Vendors and Contractors	50,051.00
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	276,939.70
Security Deposit Clearing Account	1,191.43
Security Deposit-Pet	1,988.00
Dental Deduction	-1,395.97
Retirement Insurance	274.76
Section 125 Childcare Deduction	5.00
Section 125 Medical Deduction	9,953.86
Medical Insurance	-12,432.87
Long Term Disability	32.80
Vision Insurance	313.97
Voluntary/Term Life Ins Deduction	-43.99
Colonial Life Ins Deduction	664.46
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	825,000.00
Accrued Interest Payable-Bonds	14.77
Accrued Payroll & Payroll Taxes	56,916.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	-11,412.19
Accrued Compensated Absences-Current	61,709.95
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	21,403.65
TOTAL CURRENT LIABILITIES	1,037,092.56

Balance Sheet

Period = Dec 2022

Book = Accrual

	Current Balance
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	399,523.64
Loan Payable LT-Solar Panels	316,246.12
Bonds Payable-Long Term	3,720,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,824,749.90
TOTAL LIABILITIES	5,861,842.46
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	21,249,940.33
Unrestricted Net Assets -Retained Earn	1,598,458.79
TOTAL RETAINED EARNINGS:	95,582,952.20
TOTAL EQUITY	189,011,328.14
TOTAL LIABILITIES AND EQUITY	194,873,170.60

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	552,296.18	1,587,742.14
Utility Reimb.-LIPH	-27,090.00	-95,889.00
Utility Reimbursement Refund	0.00	-550.00
Less: Concessions	-150.00	-667.00
Total Rental Income	525,056.18	1,490,636.14
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	-1,784.80	-3,873.80
Damages/Maintenance	-6,925.00	-9,953.40
Late Charges	26,100.00	79,007.50
Tenant Owed Utilities	1,991.47	1,991.47
Misc TPA Bal Forward	100.00	300.00
PA account for MiscPABF	-100.00	-300.00
Misc.Tenant Income	0.00	124.00
Vacate Charges	679.00	10,882.00
Total Other Tenant Income	20,060.67	78,235.89
NET TENANT INCOME	545,116.85	1,568,872.03
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,109,027.88	3,123,916.47
HUD PHA Operating Grants/Subsidy	109,508.00	328,524.00
Capital Fund Revenue	-292,618.00	-877,854.00
Capital Fund Revenue-PMC	292,618.00	877,854.00
Section 8 HAP Earned	3,863,659.00	11,246,856.00
Section 8 Admin. Fee Income	422,068.00	1,249,357.00
Section 8 -Placement/Issuance Fees	600.00	600.00
Capital Fund Grants	231,430.92	514,384.29
Capital Fund Grants-Soft Costs	104,648.78	4,690,386.49
TOTAL GRANT INCOME	5,840,942.58	21,154,024.25
OTHER INCOME		
Interest Income	1,013.85	2,564.27
Interest Income -Private Management	188.77	455.90
Investment Income - Unrestricted	2,911.64	6,041.20
Investment Inc -Restricted Non-Allocated	12,504.52	29,435.36
Investment Income - WC Self Insurance	0.00	46.48

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
Fraud Recovery PH	0.00	-7,286.96
Market Value Adjustment	0.00	1,236.48
Non-Dwelling Rent	1,200.00	3,600.00
Vending Income-James House TAB	-2.39	790.38
Vending Income-Euclid TAB	423.01	691.25
Vending Income-Parkview	577.70	3,933.74
Vending Income-Lafayette TAB	128.53	205.08
Vending Income-Badenhaus TAB	76.83	244.25
Other Miscellaneous Income	124.24	173,036.40
Other Income-Bank Rent	2,933.33	8,799.99
Other Income-Link Market Ren	535.00	1,605.00
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	138.73	2,256.15
Insurance Proceeds	0.00	110,104.01
TOTAL OTHER INCOME	22,753.76	342,352.35
TOTAL INCOME	6,408,813.19	23,065,248.63
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	301,347.51	841,764.15
Administrative Salaries	55,184.04	171,196.42
Administrative Salaries-PT	6,320.43	21,498.35
FICA	21,792.83	60,361.54
Health Benefits	41,285.64	117,565.14
Retirement Benefits	31,050.73	86,041.52
Unemployment Insurance	30.14	269.74
Long Term Disability	305.13	846.53
Dental	1,856.27	5,194.01
Cell Phones	1,280.08	3,418.44
Beneflex HSA	976.75	10,238.73
Employee Benefit Contribution-Admin	18,308.79	30,974.53
WC MO 2nd Injury Fund	285.05	285.05
WC Self-Insurers Qtrly Taxes	0.00	209.70
Total Administrative Salaries	480,023.39	1,349,863.85
Legal Expense		
Legal Services	578.88	11,603.87
Legal Services	0.00	680.00
Total Legal Expense	578.88	12,283.87

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
Other Admin Expenses		
Staff Training	1,856.00	4,565.89
Staff Training	874.41	4,329.57
Travel	331.76	852.14
Travel	120.00	120.00
Auditing Fees	36,763.50	36,763.50
Port Out Admin Fee Paid	2,022.35	4,428.41
Total Other Admin Expenses	41,968.02	51,059.51
Miscellaneous Admin Expenses		
Office Supplies	7,559.00	18,075.28
Office Supplies	5,181.70	10,187.48
Temporary Admin Labor	8,878.36	8,878.36
Postage	10,104.72	24,851.71
Postage	1,251.79	3,666.24
Advertising	2,357.53	2,885.15
Fiscal Agent Fees	0.00	400.00
Printing & Publications	131.86	485.83
Printing & Publications	0.00	298.72
Telephone	3,035.53	4,068.45
Telephone	4,197.22	14,407.52
Maint Agreement-Office Equipment	0.00	1,079.68
Maint Agreement-Office Equipment	800.00	1,632.00
Leased Agreement-Office Equipment	300.00	450.00
Private Management Fees	37,457.21	107,970.11
Professional/Technical Services	15,985.06	84,180.33
Software License Fees	1,749.60	7,356.56
Software License Fees	930.36	2,976.33
Internet / Cable	11,705.99	13,010.81
Computer Supplies	720.00	23,430.83
Other Admin Expense	4,092.01	11,877.21
Other Admin Expense	3,715.58	8,640.08
Bank Fees	129.49	353.19
Bank Fees	3,268.60	10,094.30
D/A Testings/Results	0.00	26.85
Copying Expense	2,036.05	17,511.76
Copying Expense	229.71	1,442.84
Lease Expense -Non-Allocated	0.00	451.76
Landlord Late Fees	30.00	249.00
Allocated OH-Administrative Expense	2,460.61	11,296.28
Allocated OH-Legal Expense	0.00	218.77
Allocated OH-Utilities Expense	1,093.47	3,181.44
Allocated OH-Materials Expense	184.02	184.02

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Maintenance Expense	1,995.61	4,564.72
Allocated OH-Protective Services Expen	385.34	1,321.56
Allocated OH-Insurance Expense	4,881.37	9,455.08
Allocated OH-General Expense	0.07	6.87
Total Miscellaneous Admin Expenses	136,817.86	410,918.12
TOTAL ADMINISTRATIVE EXPENSES	659,388.15	1,824,125.35

TENANT SERVICES

Tenant Services Salaries	5,295.36	14,562.24
FICA	399.26	1,098.07
Health Benefits	678.66	1,866.31
Retirement Benefits	704.54	1,945.87
Long Term Disability	7.32	20.13
Dental	34.06	93.66
Cell Phones	46.16	126.94
Relocation Costs	0.00	281.21
Relocation Costs	6,376.00	6,376.00
Tenant Srv Rec/Pub/Other	259.35	1,440.03
Tenant Services -Gala	0.00	5,835.50
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	20.25
Tenant Srv Rec/Pub/Other-Parkview	500.00	2,629.25
Tenant Srv Rec/Pub/Other-Renaissance	581.00	1,439.08
Tenant Services Screening	469.95	1,960.36
Tenant Srv Lobby Monitors	2,010.00	6,425.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SL	2,582.60	4,342.60
TOTAL TENANT SERVICES EXPENSES	19,944.26	50,437.55

UTILITIES

Mixed Finance Utilities	131,652.38	390,157.15
Water	57,096.40	91,180.62
Electricity	69,127.59	223,696.28
Gas	33,085.96	68,187.78
Sewer	90,789.36	258,487.09
TOTAL UTILITY EXPENSES	381,751.69	1,031,708.92

MAINTENANCE AND OPERATIONS

General Maint Expense		
Maintenance Labor-Grounds	34,425.08	119,698.33
Maint Labor -Janitorial Cleaning	57,106.88	193,528.81
Maintenance - Temporary Labor	24,950.32	42,919.72
Employee Benefit Contribution-Maint.	66,886.30	194,722.48

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
Maintenance Labor-Overtime	265.65	1,173.38
Total General Maint Expense	183,634.23	552,042.72
Materials		
Materials-Custodial	819.97	819.97
Materials-Custodial	6,766.85	50,670.64
Materials-Electrical	268.97	268.97
Materials-Electrical	6,620.42	16,202.36
Materials-Plumbing	569.00	9,694.84
Materials-Lawn Care	0.00	89.38
Materials-Tools/Equipment	7,071.83	11,630.14
Materials-Boiler	0.00	7,819.11
Materials-Other	0.00	1,500.00
Materials-Other	394.50	1,686.64
Materials-HVAC	711.95	5,591.45
Materials-Gas/Oil Vehicles	0.00	296.70
Materials-Appliances	6,136.41	45,172.52
Materials-Hardware	13,022.01	26,965.76
Materials-Paint	174.56	951.40
Materials-Flooring	3,816.98	7,751.18
Materials-Cabinets/Countertops Doors/'	4,737.81	7,487.30
Total Materials	51,111.26	194,598.36
Contract Costs		
Contract-Elevators	0.00	2,929.53
Contract-Elevators	19,297.08	35,773.70
Contract-Trash Removal	4,662.15	12,118.82
Contract-Trash Removal	11,015.79	52,317.22
Contract-Custodian	5,700.58	16,109.19
Contract-Custodian	6,774.38	9,642.43
Contract-Plumbing	15,712.93	82,881.62
Contract-Uniform Cleaning	3,344.24	7,801.48
Contract-Snow Removal	0.00	647.00
Contract-Grounds/Lawn	11,589.15	12,642.32
Contract-Grounds/Lawn	1,645.00	40,867.57
Contract-Auto Gas	758.39	3,203.88
Contract-Auto Gas	1,637.68	2,546.24
Contract-HVAC	5,882.83	0.00
Contract-HVAC	29,815.69	76,035.89
Contract-Fire Protection	0.00	260.00
Contract-Fire Protection	3,308.90	10,760.05
Contract-Vehicle Repairs	530.39	1,243.76
Contract-Vehicle Repairs	1,767.00	1,732.34
Contract-Other	4,661.50	13,698.49

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
Contract-Exterior Building Repairs	37,299.44	39,168.52
Contract-Parking Lot Repairs	0.00	815.00
Contract-Parking Lot Repairs	12,768.00	30,498.34
Contract-Electrical	0.75	0.75
Contract-Electrical	19,787.81	22,012.63
Contract-Extermination	7,574.65	12,628.69
Contract-Flooring Installation	5,471.22	48,248.96
Contract-Painting/Wall Repairs	23,190.91	43,645.36
Contr-Cabinet/Counters/Door/Windows	3,549.33	12,813.02
Contract-Lease Automobiles	1,690.70	5,248.80
Contract-Occupancy Permits	690.00	871.50
Contract-Bed Bug Eradication	450.00	1,350.00
Total Contract Costs	240,576.49	600,513.10
TOTAL MAINTENACE EXPENSES	475,321.98	1,347,154.18
PROTECTIVE SERVICES		
Security Cameras	0.00	702.54
Security Alarm Service	2,427.19	2,598.04
Security Alarm Service	2,608.50	2,608.50
Security/Law Enforcement	53,444.40	76,250.93
Security Enforcement-Police	34,901.45	895,386.35
TOTAL PROTECTIVE SERVICES	93,381.54	977,546.36
INSURANCE PREMIUMS		
Workers Comp Claims	298.20	330.94
Auto Insurance	3,614.87	11,821.73
Auto Insurance	1,178.37	2,334.28
Property Insurance	57,272.86	171,818.58
Fidelity Bond Insurance	253.95	790.07
Fidelity Bond Insurance	621.08	3,387.87
Liability Insurance	18,486.59	56,132.32
Excess Workers Comp Insurance	6,830.50	13,217.04
Excess Workers Comp Insurance	5,216.95	15,368.96
TOTAL INSURANCE PREMIUMS	93,773.37	275,201.79
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	324.00
Other General Expense	233,997.78	718,880.80
Other General Expense	0.00	161.54
PH FSS Escrow Expense	4,392.98	13,129.99
ACC Reserve Shortfall Disbursement	29,642.00	171,178.46
TOTAL GENERAL EXPENSES	268,062.76	903,923.79

Income Statement

Period = Dec 2022

Book = Accrual

	Period to Date	Year to Date
TOTAL OPERATING EXPENSES	1,991,623.75	6,410,097.94
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	98,479.68	170,707.89
TOTAL EXTRAORDINARY EXPENSES	98,479.68	206,250.74
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,485,773.00	10,983,708.00
Tenant Utility Payments-Voucher	136,852.00	441,582.00
Portable Out HAP Payments	55,716.00	119,126.00
FSS Escrow Payments	5,641.00	17,412.00
Security Deposit Assistance	575.00	575.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,684,557.00	11,562,403.00
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	231,430.92	514,384.29
Equity Transfer Capital Assets OUT	231,430.92	514,384.29
Operating Transfers IN	0.00	3,511,416.00
Operating Transfers OUT	0.00	3,511,416.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
TOTAL NON-OPERATING ITEMS	3,783,036.68	11,768,653.74
UTILITY CONSUMPTION		
Water Consumption	34,287.71	51,943.62
Water Consumption Contra	34,287.71	51,943.62
Electric Consumption	889,283.00	2,412,107.00
Electric Consumption Contra	889,302.00	2,412,126.00
Gas Consumption	29,356.00	55,840.00
Gas Consumption Contra	29,356.00	55,840.00
Sewer Consumption	15,913.00	44,946.00
Sewer Consumption Contra	15,913.00	44,946.00
TOTAL UTILITY CONSUMPTION	-19.00	-19.00
TOTAL EXPENSES	5,774,641.43	18,178,732.68
NET INCOME	634,171.76	4,886,515.95

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: February 8, 2023

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – Seven proposals were received on April 19, 2022 in response to an RFQ seeking a master developer for the redevelopment of Clinton-Peabody. Each firm was invited to make an in-person presentation to the Selection Committee on June 13th, 14th, and 15th and were given two hours to present and two hours to answer questions.

SLHA notified the highest scoring firm, Preservation of Affordable Housing (POAH) in August 2022 that they had been selected for negotiations to become the Master Developer for the Clinton-Peabody Apartments. After the negotiations, SLHA was able to execute a Developer Designation Agreement with POAH on November 22, 2022, which will allow for a full Master Developer Agreement to be negotiated in the coming months.

POAH has been creating their Community Engagement Plan (CEP) for working with residents and getting their input on any future redevelopment. Residents were able to meet some of the POAH staff at the Harvest Festival held at the Al Chappelle Community Center on November 12, 2022 as a pre-introduction to their group.

During the month of January 2023, POAH planned an official introduction meeting with residents to be held on February 2, 2023 at the Al Chappelle Community Center. They created a flyer to mail to residents inviting them to the redevelopment kickoff meeting, which was sent on January 26, 2022. POAH and SLHA staff are planning to canvas Clinton-Peabody on February 1, 2023 to hand the flyers out to residents that may be home to invite them personally to the meeting and leave behind flyers for those who are out.

Safety & Security Grant Application (Parkview) – A Safety and Security Grant application was sent to HUD 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, but ultimately the application was not selected for funding.

Due to the critical nature of the work and the continued efforts of SLHA to improve safety for residents at Parkview, Development and Modernization staff have reviewed options for completing the safety and access system through other means.

Given the installation issues that have occurred during the LaSalle Park camera installation because of unforeseen site conditions, Development and Modernization staff have determined that a scope of work designed by a professional is required. This step is being taken to ensure that the bids for the access system are reliable and that there are not significant unforeseen conditions as a result of onsite circumstances. A professional can work through those issues in advance. It is expected that this extra step will allow for the access system to be installed over the summer.

Physical Needs Assessment & Energy Audit (PNA) – Draft reports have been received from Bureau Veritas for the Section 18 applications on Hodiament 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 2022. A Letter of Agreement (LOA) was received from DNR in August 2022 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) that was under review in December and January has been approved and was submitted to DNR in mid-January. A response from DNR is expected in February.

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

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA was approached by DeSales KLS, a developer working to rehabilitate KLS and KLSII, in 2022 with a request to submit a RAD application to HUD for the conversion of public housing units in KLS (36) and KLSII (44) to a RAD Section 8 HAP contract.

HUD has been encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. In recognition of HUD's position on RAD, Development and Modernization staff have been working with the developer to ensure that a conversion from public housing to RAD would be of benefit to residents and to the agency.

Projects

LaSalle Park Apartments Security Cameras – SLHA was awarded a security grant through HUD for the installation of security cameras in December 2021. After a thorough solicitation, an award to a contractor was made in August 2022.

Installation of the cameras has been delayed due to unforeseen conditions onsite. Initially, the cameras were to be placed on the streetlights throughout the development, but it was discovered that power was cut to the lights during the day. It would have been prohibitively expensive to correct. It was then determined that the cameras should be moved to the structures on site, however, the contractor's electrician discovered that the power supply was 240v instead of the necessary 120v for the equipment and that the power was metered to residents.

The contractor and SLHA staff met in January 2023 and reviewed the existing locations of power on the site. This review allowed them to create a strategy to pull 120v "house power" – power that is the responsibility of SLHA – to each of the camera locations. A final review of the feasibility of the strategy will occur in early-February by the contractor's electrician to ensure that it is possible to execute. When a plan is in place, the installation of the cameras can begin.

Lafayette Townhomes (2900 Park) – This project was evaluated for structural issues in the building. The results of the evaluation showed a need for shoring of the building and additional repairs and architects were engaged to create the necessary bid documents. These were completed in April 2022.

Development and Modernization issued a solicitation for 2900 Park in June 2022 and proposals were received in September 2022. A contract award recommendation was issued in October 2022. The contract was signed in December 2022, a preconstruction meeting was held January 6, 2023 and submittals are being reviewed. A notice to proceed will be issued in February.

The successful completion of the project will return four (4) units of housing back to productive use and occupancy.

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – Four (4) single-family units in Walnut Park currently in modernization status have received comprehensive renovations. A purchase order for services was issued to Unified Contracting Services, an MBE contractor, who performed the necessary repairs.

Construction was completed and the final unit was occupied in December 2022. Close-out activities are underway.

Parkview Parking Deck Evaluation – Stabilization efforts on the Parkview Parking Deck were completed in May 2022. 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 2022.

Work on the front and rear of the building was 95 percent completed in August, with the remaining unforeseen condition repairs completed in December. The project was completed ahead of schedule.

The contractor is repairing some concrete sidewalks and landscaping that were unavoidably damaged by heavy machinery during construction.

Lookaway Exterior Building Repairs – The installation of the new siding on this project was completed in November 2022. Development and Modernization staff are working through final field authorization approvals and beginning the preparation of close-out documents.

Hodiamont Board Up – The property was boarded up and fenced in June 2022. Development and Modernization staff are monitoring the site until a Section 18 application can be submitted to HUD and approved for disposition. A separate environmental review is being prepared by SCI for submission to HUD. The Phase I study has been completed and it recommended a limited Phase II study be completed. A modification to the contract has been approved and SCI will perform the Phase II study in February and March.

LaSaison Phase I – LaSaison Phase I has completed construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the homes and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. An extension of the Master Developer Agreement will be submitted for approval in February.

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 responsive low bidder, and a contract was signed in July 2022.

Concrete repair began in December 2022 to take advantage of favorable weather conditions and work on the roof replacement is expected to begin in February.

Solicitations

General Architectural and Engineering Services - Five (5) proposals were received on April 28, 2022. The Review Committee for the solicitation 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 have been made. The contract to be used is under review.

Re-Solicitations

Parkview Elevator Replacement - This project was re-solicited using a pre-qualification process to increase the likelihood of the project receiving a greater number of bids. Making that change, reaching out to an additional six (6) contractors and extending the response date to October

20, 2022 resulted in receiving responses from three (3) general contractors during the re-solicitation.

After a review of the proposals, Development and Modernization staff determined that additional information was required to make a selection. Staff reached out to the firms and requested the supplementary information in late-November, with a due date of early-December. All three firms responded and the proposals were scored. A notice of award was sent to the selected contractor, Hankins Construction, dated January 23, 2023.

The California Garden Fence Replacement and Security Upgrades – This project was re-solicited in October 2022 and bids were received on December 20, 2022^h from two (2) firms.

References are being checked and the selection process is moving forward. A recommendation is expected to be completed in February.

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.

Cochran Gardens Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

DEVELOPMENT AND MODERNIZATION
JANUARY MONTHLY ACTIVITY REPORT

2/10/2023

Project Information					Mod Status				A/E Design				Contract Docs		Environmental Review						Acquisition Plan Info.					Contract Award & Performance Goals									Contract Performance Status																	
Development Number	Development Name	Phase	Work Category	Buildings Impacted	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	% Uploads d 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	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	# Sec. 3 New Hires	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE	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	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	40	\$	100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Rained Const.	\$	109,947	0%	0	\$0	0%	\$	-	0%	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	<div><div></div></div> 100%	11/11/2020					
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	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	365	\$	5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Rained Const.	\$	4,107,145	10.1%	0	\$1,003,447	24.4%	\$	1,373,351	33.4%	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%						
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1	6/30/2020	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	365	\$	4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Rained Const.	\$	3,822,703	26.6%	1	\$2,282,731	46%	\$	874,467	17.5%	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 100%						
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	23	9/30/2018	2/15/2023	TBD	Sherman Carler Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending	150	\$	1,200,000	5/9/2021	5/27/2021	REBID	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-														
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	2/15/2023	TBD	Sherman Carler Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending	90	\$	499,000	5/9/2021	5/27/2021	9/30/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-													
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	4/30/2023	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020	120	\$	558,000	6/24/2022	6/30/2022	10/15/2022	12/5/2022	Rained Const.	\$	642,034	TBD	TBD	\$165,089	26%	\$	328,862	51%	TBD	-	N/A	TBD	TBD	TBD	-							
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022	730	\$	1,000,000	6/26/2022	8/25/2022	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-										
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	2	2/14/19, 3/8/19	Ext Requested	1/25/2023	Sherman Carler Barnhart	9/17/2018	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022	365	\$	640,000	5/9/2021	5/28/2021	TBD	N/A	Roody Exteriors	\$640,000.00	TBD	TBD	\$0.00	0%	\$0.00	0%	4/7/2022	4/7/2023	N/A	TBD	TBD	TBD	85%	<div><div></div></div> 99%								
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A	N/A	100%	100%	100%	100%	100%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending	TBD	TBD	5/27/2021	6/10/2021	7/29/2021	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-									
MO001000013	Eucled Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	4/19/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020	90	\$	313,270	5/9/2021	5/27/2021	TBD	5/16/2022	Rained Const.	\$	940,140	21%	TBD	\$244,200	26%	\$	66,306	7%	9/27/2022	12/26/2022	4/18/2023	TBD	N/A	N/A	100%	<div><div></div></div> 47%						
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-						
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020	90	\$	100,000	5/27/2021	6/10/2021	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-					
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020	90	\$	250,000	11/6/2022	11/17/2022	1/11/2023	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-							
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	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-							
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carler Barnhart	2/27/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021	180	\$	100,000	5/27/2021	6/10/2021	11/2/2021	N/A	11/2/2021	\$447,514.08	4.65%	TBD	\$35,838.00	8.01%	\$76,666.08	17.13%	1/7/2022	7/6/2022	11/13/2022	11/18/2022	N/A	N/A	100%	<div><div></div></div> 100%								
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						420					6/30/2020	McCormack Baron Salazar/Altman Charter	\$	18,906,869	5%	108	\$4,418,129	23%	\$	1,006,178	11%	6/28/2020	8/22/2021	N/A	TBD			100%	<div><div></div></div> 100%							
N/A	Homeownership, La Solon	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				365	\$	1,271,329				Habitat for Humanity Saint Louis	\$	409,250	1%	0	\$308,211	24%	\$	109,816	9%	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	<div><div></div></div> 100%							
N/A	Homeownership, La Solon	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				365	\$	1,271,329				Habitat for Humanity Saint Louis	\$	409,250								TBD	-		N/A	-										
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	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	120	\$	210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	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	0%	0%	N/A	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	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	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		N/A	TBD	N/A	N/A	-								
MO001000041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	22	5/1/2021	4/30/2023	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-		TBD	TBD	N/A	N/A	-									
MO001000041	Walnut Park	N/A	Unit Repairs	4	4	0	5/1/2021	10/31/2022		N/A	N/A	N/A	N/A	N/A	100%	100%	TBD	TBD	TBD	TBD	10/21/2021	60	\$	200,000	TBD	TBD	6/2/2022	5/31/2022	Unified Contracting	\$	234,562.00	N/A	-	\$	234,562	100%	\$	-	0%	6/2/2022	8/1/2022	N/A	N/A	100%	<div><div></div></div> \$ 44,895	100%	<div><div></div></div> 100%					
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021	60	\$	123,477	5/55/22	6/7/2022	7/29/2022	N/A	Ullitra	\$120,785.21	0%	0	\$25,482	21%	\$	-	0%	11/16/2022	1/15/2023	N/A	TBD	N/A	N/A	100%	<div><div></div></div> 0%							

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/10/2023

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	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		The Notice of Award was issued to Raineri Construction on 10/24/2022. The construction contract was approved on 12/05/22 and sent to Raineri for signatures. A Pre-Construction Meeting was held on 1/4/23. Submittals and Subcontractor packages are being reviewed in anticipation of Notice to Proceed being issued in late February.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		Three bids were received for this solicitation on October 20, 2022. Notice of Award dated January 23, 2023 has been issued to the contractor.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2		All windows have been caulked and the sheet metal flashing installation is finished on the 2nd floor windows. Work to repair landscaping and broken sidewalk will occur as soon as materials are available.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0		The pre-construction meeting was held on 10/24/2022. Shop drawings are being reviewed for approval and exterior concrete repairs are ongoing. The roof replacement is scheduled to start in February.
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 is on hold.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The bids are being evaluated for contract recommendation and award.
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 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor is in the process of submitting all required closeout documents.
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.

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

2/10/2023

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		
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. Contract awards for general architectural and engineering services will be completed by the end of the year.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Investigating funding.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22		All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase 1 assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 in February.
N/A	Walnut Park	N/A	Unit Repairs	1	None		Renovations are complete on all four units and are turned over to management. units are currently occupied. Close out activities are being performed.
MO001000160	McMillan Manor	N/A	Vacant Unit Repairs	1	10		This project is complete.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A		The electricians are preparing a proposal to install the correct wiring for the security cameras.

DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT

Progress Photos: January 2023



Parkview Exterior Building Repairs



Walnut Park Vacant Unit Repairs



Lookaway Exterior Improvements



Euclid Roof Replacement & Exterior Building Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 1/31/2023

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	483,218.96	1,438,082.04	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	10,026,278.99	0.01	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	7,883,937.60	903,906.40	6,815,794.76	1,972,049.24	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	4,530,056.23	4,490,876.77	4,526,117.28	4,494,815.72	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	7,499,999.86	812,009.14	5,031,295.60	3,280,713.40	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	1,246,418.10	8,349,763.90	728,334.73	8,867,847.27	23-May-2025	23-May-2027
Totals		\$69,453,346.00	\$49,777,640.71	\$19,675,705.29	\$45,364,456.84	\$24,088,889.16		
			71.7%		65.3%			

RESIDENT INITIATIVES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Kellyn Holliday, Director of Resident and Community Engagement

Date: February 8, 2023

Subject: Resident Initiatives Board Report

ROSS/Service Coordinators

For the month of January 2023, the Service Coordinators made referrals for rental assistance (SAFHR), utility assistance, food pantry (Operation Food Search), clothing/household items (MCCB Transitions), and mental health (Barnes-Jewish Hospital). The Service Coordinators also provided bus tickets to residents in need.

Caseload management: 180 participants.

Seniors/ Disabled

For the month of January 2023, the Elderly and Disabled Services Coordinator made the following referrals at different developments:

Referral Type	Source	Number
Medicaid/Medicare	Family Service	2
Housekeeping / Chore services	Area on Aging	3

Meals on Wheels Delivered – 112



The social work practicum student is conducting post-evaluations for Circle of Friends participants. Thirty-two (32) evaluations have been completed and fourteen (14) are in process. These evaluations will be submitted to the Senior Fund as part of the mid-progress budget report. Evaluations are expected to be completed by February 20, 2023.

FSS

As of January 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty-four (44) participants, thirty-three (33) with escrow account and sixteen (16) actively receiving a monthly escrow credit. There were twenty-five (25) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have escrow accounts and seven (7) are actively receiving a monthly escrow credit.

There were no FSS-HCV/PH graduates for the month of January.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	44	33	1	75.0%
PH	25	16	2	64.0%

FSS Program	Average Escrow			
	Monthly	Total	% Change	
HCV	\$ 114.12	\$ 5,168.86	0.03	
PH	\$ 185.60	\$ 7,130.77	0.05	

Total FSS accounts are rebounding due to an increase in earned income and the number of recertifications being completed by the FSS coordinators.

TABs

The TAB held a meeting on January 25, 2023 at 10:30 a.m. Five of the TAB presidents were in attendance, including the Director of Resident Initiatives and the Planning and Procurement Manager. Information was given regarding an upcoming training for TAB members. The training will focus on duties and responsibilities of TAB officers. This training is sponsored by SLHA. The next TAB meeting will be February 15, 2023 at 10:30 a.m.

Upcoming Events/Goals

TAB members will attend a workshop with HUD officials to provide important commentary and feedback on the REAC and NSPIRE inspection process. The date for the workshop will be announced later.

LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: February 8, 2023

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation Plans were 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. The Proposal due date and virtual pre-Proposal meeting were rescheduled after the RFQ was approved. The RFQ underwent additional revisions related to the implementation of new federal guidelines for the SLHA Section 3 program. In February 2022, 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 the 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 was 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. The recommendation for award was approved on October 20, 2022. Contracts are being reviewed and are scheduled to be awarded for general A&E services to five (5) firms in February.

B. Solicitations Pending

- RD 21-01A Invitation for Bids (IFB) for Clinton-Peabody Fire Damage Unit Repairs for three (3) units. The Acquisition and Solicitation Plans were approved on October 27, 2022. This solicitation is on hold pending further discussion with the Development team for Clinton-Peabody.
- 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 Plans were 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 to 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 of the environmental review from HUD. Addendum No. 5 was issued on November 2, 2021, postponing the solicitation until further notice because HUD notified SLHA of the need for a phase two environmental review. It is the expectation of SLHA to release this project to the public once the phase two environmental review has been completed. The environmental review is ongoing.
- RD 22-04 Request for Proposals (RFP) for Parkview Elevator Replacement. The Acquisition and Solicitation Plans were 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 RFP was released on June 23, 2022 online through Proposal service QuestCDN. A virtual pre-Proposal meeting was held on June 30, 2022. Due to a lack of participation, the Proposal due date for this project was extended to September 15, 2022. On September 2, 2022, Addendum No. 1 was issued to provide the pre-Proposal meeting minutes and to formally extend the Proposal due date. On September 7, 2022, Addendum No. 2 was issued to provide the revised A&E specification, wage rate determination and to

extend the due Proposal date to September 22, 2022. On September 13, 2022, Addendum No. 3 was issued to add an additional site visit and to extend the Proposal due date to October 20, 2022. Addendum No. 4, issued on October 3, 2022, provided the meeting minutes from the pre-proposal meeting and added an additional site visit. The proposal due date remained the same for October 20, 2022. Three (3) proposals were received on October 20, 2022. The selection committee has been formed and the proposals are being evaluated. In November, the committee requested additional information from all respondents. The information from each of the respondents was received on December 2, 2022. The selection committee completed the selection process in January. A Notice of Award was issued to Hankins Construction for the proposed price amount of \$2,030,000.

RD 22-10 Invitation for Bids (IFB) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plans were approved on October 12, 2022. The IFB was advertised in the November 6, 2022 edition of the St. Louis Post-Dispatch and in the November 10, 2022 edition of the St. Louis American. Solicitation documents were approved on October 12, 2022 and the IFB was issued on November 7, 2022. A pre-bid conference was held on November 17, 2022. Addendum No. 1, issued on November 18, 2022, provided the pre-bid meeting minutes. Addendum No. 2, issued on November 29, 2022, incorporated architects' clarifications and revised administrative Section 0400 of the plans and specifications. The due date for bids was December 6, 2022. Addendum No. 3, issued December 1, 2022, extended the bid due date to December 20, 2022. Two bids were received and the responsive and responsible review of the bids is being performed.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS

MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: February 8, 2023

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	3	<ul style="list-style-type: none"> • Wi-fi Expansion • Clinton-Peabody Developer Announcement for Residents • HUD Mainstream Award
Outreach Events	2	<ul style="list-style-type: none"> • Clinton-Peabody POAH Announcement Canvass • Clinton-Peabody POAH Community Meeting
Social Media Creative	1 campaign	Monday Maintenance – weekly household maintenance tips for residents
Facebook Posts	21	Highest Performing (Facebook): <ul style="list-style-type: none"> • <i>SAFHR applications</i> 372 Reach; 72 Engagement • <i>Hiring Housing Specialist Supervisor</i> 150 Reach; 5 Engagement
Twitter Posts	20	Highest Performing (Twitter) <ul style="list-style-type: none"> • SAFHR application 298 Impressions; 27 Engagements • SAFHR application deadline 169 Impressions: 6 Engagements
LinkedIn Posts	10	Highest Performing (LinkedIn) <ul style="list-style-type: none"> • Hiring Housing Specialist Supervisor 51 Impressions; 1 Engagement • Staff Acknowledgement – Dream Dennis 153 Impressions; 10 Engagements

Website and social media analytics are as follows:

Website Analytics	JAN 2023
Total Impressions	9,866
New Users	5,487
Total Clicks (<i>Pageviews</i>)	26,077

Facebook Total Followers: 1,811	JAN 2023	DEC 2022
Reach	650	903
Visits	667	556
New Followers	20	8

Twitter Total Followers: 117	JAN 2023	DEC 2022
Tweets	20	26
Impressions	1,284	2,224
Profile Visits	178	478
Mentions	1	3
New Followers	0	6

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: February 8, 2023

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JANUARY 31, 2023

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
60	0	2	62

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>
None this reporting period.	

New Employees Temporary Part-Time:

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

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Lisa Sellgman	Construction Inspector	Capital Projects Manager
Roxanne Whiting	Intake Specialist	Intake Specialist – Team Leader

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: 10****Applications****Received This Month****Position Vacancies Published this Month:**

Housing Specialist Supervisor	25
Network Administrator	2
Accounts Payable Specialist	4

Additional Applications Received this Month:

Accountant	6
Contract & Compliance Specialist-HCV	11
Financial Analyst	2
Groundskeeper	14
HQS Inspector	9
Housing Specialist	11
Landlord Relations Specialist	11
Maintenance Technician	6
Senior Maintenance Technician (Full-Time)	2
Senior Maintenance Technician (Part-Time)	1

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Dream Dennis	Ethics for Housing Professionals (Webinar)	1.50
Vera Wren	FSS Final Rule: Practical Application for the New Rule	6.00
Nawal Odebanke	Phishing and Social Engineering Virtual Communications Awareness	0.75
Jay’la Scott	Phishing and Social Engineering Virtual Communications Awareness	0.75
Nawal Odebanke	Cyber Awareness Challenge	1.75
Jay’la Scott	Cyber Awareness Challenge	1.75

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.					