

# MONTHLY ACTIVITY REPORTS

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MARCH 23

2023



## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: March 17, 2023

Subject: Monthly Activities Report

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

**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 1/31/2023
- Public Housing AMP Budgets as of 1/31/2023
- Financial Condition Indicators as of 1/31/2023
- Management Operations Indicator as of 1/31/2023
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

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

- Section 8 Cash Activity as of 1/31/2023
- HCV Budget as of 1/31/2023
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

**III. Finance**

- Income Statement as of 1/31/2023

**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: March 8, 2023

SUBJECT: Asset Management Board Report

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

**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 and 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.

In February, THC issued solicitations for contractors to complete 33 vacant units at Clinton-Peabody by March 31<sup>st</sup>. Several contractors submitted bids, which are under review by THC. Asset Management has also increased monitoring of THC's collections and lease enforcement. Focusing on occupancy and collections is expected to increase occupancy and overall PHA scores.

**Integrated Pest Management Reporting (THC).** Please note that a monthly IPM report was not included for February for THC. IPM reports are required under the management agreement with SLHA and SLHA requires that all IPM activities must be documented in Yardi. For several months now, SLHA has been working with THC to allow alternate documentation (in lieu of the required

Yardi work orders) while staff were trained on how to properly enter work orders so all IPM activity could be properly documented and tracked to identify trends. After several extensions, THC was given a deadline of February to enter all IPM activity in Yardi. As of the date of this memo, THC has failed to submit the required documentation. Since THC could not document the IPM activity reported, the report was not included in this month's board report.

**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 prioritizes sites with late recertifications. Below, please find an update on the current month's recertifications:

Number of Late Recerts (start of the month):	173
Number of Late Recerts completed (during the month):	75
Number of Late Recerts (end of the month):	98
<b>Current HUD Reporting Rate:</b>	95.76%
<b>HUD GOAL</b>	<b>95%</b>

#### **HUD Reporting Rate – Previous 3 Months Trend**

<b>January</b>	<b>December</b>	<b>November</b>
95.62%	95.25%	95.42%

**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). In February, HUD conducted multiple NSPIRE inspections throughout the SLHA portfolio. SLHA worked with sites to ensure any deficiencies were resolved promptly. Below please find an update on the current work order trends identified by the Asset Management staff:

#### **Work Order Trends**

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
King Louis III/Cochran/James House/West Pine	Unusually low number of work orders entered in Yardi for February 2023	Facilities Specialist will follow-up with Habitat to ensure maintenance is accurately reported in Yardi.
All Habitat Sites	Pest Management Activity has not been reported in Yardi for all sites	If Habitat fails to resolve, SLHA plans to issue a Notice of Non-Compliance.
West Pine	Bed Bug Activity. Residents have reported an increase in bed bug activity to management	SLHA directed Habitat to provide an analysis of issues and develop a plan to promptly resolve all issues.

**Offline Units.** Asset Management continues to 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	*
Extension Requests Submitted to HUD	*

**New Requests:** \*

**Extensions:** \*

\*Due to a staffing change at HUD, requests sent by SLHA in January and February were not acted upon. Those requests have been resubmitted and SLHA expects a response in March.

**Northside Scattered Sites.** A solicitation was issued in January for contractors to complete five make-readies for NSSS. Two contractors were selected and procurement approval is expected in early-March. Construction is expected to be completed within 30-60 days. Solicitations were also issued for 5520 Cates and procurement approval is anticipated for early-March. Two vandalized and water damaged units will be rehabilitated using insurance proceeds. NSSS anticipates having additional maintenance staff starting in March and has identified three priority vacant units for maintenance to complete make-readies. NSSS anticipates completing three to five units per month.

NSSS staff continues to implement several actions to address receivables. Staff have been working with residents to set up payment arrangements for any past due balances and implemented several new procedures to enhance monitoring of collections. NSSS, Asset Management and Finance staff have also been working to implement improved tracking of tenant payment arrangements in Yardi. In addition to improving monitoring of payment arrangements, this change is also anticipated to improve NSSS's overall collections rate and PHA score. NSSS anticipates starting in-person monthly resident meetings in April and is currently developing meeting materials and plans to conduct resident outreach in March.

**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. It is anticipated that representatives from the 3<sup>rd</sup> and 5<sup>th</sup> Police Districts 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. Recent staffing changes at Parkview, including the recent hiring of a new property manager and a new building engineer, in February have started to have a positive impact on the overall

cleanliness of the building. Replacement of the trash compactor, which has been delayed for several months, is also anticipated in March.

- c. Public Housing Waiting List. 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. Asset Management is working with IT and Yardi to implement additional changes to the functionality of the wait list menus. SLHA also anticipates opening the wait list for several sites in the next 30 days.
- d. Senior Public Housing Wait List. SLHA's senior public housing waiting lists are open and all sites have available public housing units. Since SLHA re-opened the main office, Asset Management has noticed a steady stream of seniors inquiring about available housing. In February, SLHA staff were trained on using the self-service kiosks and are assisting one to two seniors per week to complete applications for housing online. Asset Management also plans to distribute flyers to several senior centers in March to advertise and promote the open wait lists.
- e. Resident/Community Meetings. In January, Asset Management attended meetings with members of the Laclede Place Neighborhood Association, 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. SLHA requested Habitat provide a schedule for meetings to resume in February. However, as of the date of this report, the schedule has not been provided.
- f. Work Order Satisfaction Survey. Asset Management developed a brief online survey designed to be automatically emailed to residents once a work order was completed in Yardi. Asset Management 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. %	Offline	2/1/2023 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%	120	189	79%	120	175	74%
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%	2	139	95%	2	138	95%
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%	6	69	96%	6	68	94%
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%		26	100%		25	96%
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%	1	18	67%	1	18	67%
350		Armand & Ohio	4		3	75%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6		4	67%		4	67%		5	83%		5	83%		5	83%
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%	4	24	71%	4	26	76%
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%		21	84%		21	84%
150		Towne XV	8	2	4	67%	2	3	50%	2	3	50%	2	3	50%	2	2	33%
160	MO001000041	McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%	2	14	78%	2	15	83%
260		Page Manor	10	3	5	71%	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%	3	11	85%
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%	1	1	33%	1	0	0%
384		Hodiamont	22	22	0	-	22	0	-	22	0	-	22	0	-	22	0	-
411		Walnut Park	13	0	9	69%	0	9	69%	0	11	85%	0	12	92%	0	12	92%
412		Lookaway	17		16	94%		14	82%		13	76%		13	76%		13	76%
510		McMillan Manor II	18	0	18	100%	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%	2	20	91%
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%		32	89%		33	92%
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%	0	40	91%		41	93%
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%		78	84%		74	80%
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%		51	80%		50	78%
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%		58	89%		59	91%
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%		59	95%		59	95%
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%		67	89%		66	88%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		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%	1	75	95%
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%		32	89%		32	89%
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%		47	94%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%		72	96%		72	96%
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%		63	90%		60	86%
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%		55	93%		54	92%
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%		37	80%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		32	91%
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%		17	89%		19	100%
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%	14	29	91%	14	29	91%
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%	11	30	91%	11	30	91%
100	MO001000010	James House	126		124	98%		123	98%		123	98%		123	98%		120	95%
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%		108	100%		106	98%
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%		95	96%		95	96%
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%	13	254	90%	13	255	90%
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%		87	87%		88	88%
390		Badenfest Elderly	21		20	95%		20	95%		20	95%		20	95%		19	90%
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%		117	98%		116	97%
480	MO001000048	Les Chateaux	40	1	32	82%	1	33	85%	1	32	82%	1	31	79%	1	31	79%
	<b>TOTAL</b>		<b>2,809</b>	<b>102</b>	<b>2,360</b>		<b>211</b>	<b>2,355</b>		<b>209</b>	<b>2,348</b>		<b>209</b>	<b>2,338</b>		<b>209</b>	<b>2,312</b>	

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

**Work Order Activity**  
**Emergencies**  
February 1 - February 28, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	14	1	0	-	15	32
100	James House	-	-	-	-	-	-
132	Euclid Plaza Elderly	-	4	4	1	-	-
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	4	0	0	-	4	68
170	West Pine	1	1	2	31	0	-
190	Parkview Elderly	10	0	10	186	0	-
220	Lafayette Apartments	0	2	2	0	0	-
230	California Gardens	-	-	-	-	-	-
260	Page Manor	2	0	0	-	2	390
280	Badenhaus Elderly	0	12	11	1	1	13
340	LaSalle Park	45	2	1	77	46	174
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	78	1	1	0	78	608
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	5	0	0	-	5	345
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	1	0	0	-	1	64
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	2	2	0	0	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	0	0	-	1	193
412	Lookaway	5	0	0	-	5	561
420	Lafayette Townhomes	2	6	2	0	6	49
421	Tiffany Turnkey	1	1	1	0	1	229
440	Murphy Park I	5	1	0	-	6	168
450	Murphy Park II	5	0	0	-	5	162
460	Murphy Park III	2	0	0	-	2	240
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	3	0	0	-	3	124
490	King Louis Square II	4	0	0	-	4	187
500	Renaissance Pl @ Grand	3	0	0	-	3	129
510	McMillan Manor II	9	1	1	0	9	371
520	King Louis III	30	0	0	-	30	379
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	7	0	0	-	7	367
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	0	2	0	-	2	23
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	0	1	0	-	1	1
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	-	-	-	-	-
<b>Total</b>		<b>237</b>	<b>37</b>	<b>37</b>		<b>237</b>	

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

**Work Order Activity  
Non-Emergencies**

February 1 - February 28, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	32	91	2	0	121	20
100	James House	-	-	-	-	-	-
132	Euclid Plaza Elderly	1	23	20	1	4	11
150	Towne XV	9	1	0	-	10	221
160	McMillan Manor	31	9	4	1	36	195
170	West Pine	7	14	9	67	12	19
190	Parkview Elderly	126	3	118	176	11	179
220	Lafayette Apartments	3	2	1	0	4	27
230	California Gardens	0	1	0	-	1	5
260	Page Manor	6	0	0	-	6	305
280	Badenhaus Elderly	10	28	28	4	10	479
340	LaSalle Park	127	22	1	1	148	139
350	Armand & Ohio	1	0	0	-	1	46
370	Cochran Plaza	19	10	7	1	22	160
380	Folsom	0	2	1	0	1	0
381	Samuel Shepard	1	3	3	3	1	69
382	Marie Fanger	0	2	0	-	2	7
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	1	1	11	-	-
390	Badenfest Elderly	0	9	7	1	2	-
410	South Broadway	6	2	1	0	7	10
411	Walnut Park	13	6	6	-	13	91
412	Lookaway	28	14	12	9	30	264
420	Lafayette Townhomes	8	2	2	1	8	88
421	Tiffany Turnkey	18	1	0	-	19	116
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	252
460	Murphy Park III	2	0	0	-	2	219
470	King Louis Square	1	0	0	-	1	286
480	Les Chateaux	5	0	0	-	5	113
490	King Louis Square II	3	0	0	-	3	292
500	Renaissance Pl @ Grand	1	0	0	-	1	89
510	McMillan Manor II	59	5	7	5	57	340
520	King Louis III	6	1	0	-	7	172
540	Sr. Living at Renaissance Pl	1	0	0	-	1	150
550	Gardens at Renaissance Pl	1	0	0	-	1	150
560	Cahill House	3	0	0	-	3	955
570	Renaissance Pl @ Grand II	1	0	0	-	1	488
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	4	-	-	4	-
600	Cambridge Heights II	2	-	-	-	2	75
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	1	3	0	-	4	45
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	35	25	2	1	58	85
	<b>Total</b>	<b>568</b>	<b>284</b>	<b>232</b>	<b>-</b>	<b>620</b>	<b>-</b>

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

***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

February 1 - February 28, 2023

	February 2023		October 2022 – February 2023	
Abandonment of Unit	1	5.3%	20	13.6%
Deceased	3	15.8%	18	12.2%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	1	5.3%	13	8.8%
Incarcerated	-	-	-	-
Moved- In Legal	-		3	2.0%
Moved to HCV Prog S8	-	-	2	1.4%
Moved with Notice	10	52.6%	64	43.5%
One Strike	-	-	-	-
Nursing Home Placement	-	-	1	0.7%
Purchased Home	-	-	1	0.7%
Relocation Transfer	2	-	5	3.4%
Transfer to Diff PH Unit	2	10.5%	20	13.6%
<b>Total</b>	<b>19</b>	<b>100.0%</b>	<b>147</b>	<b>100.0%</b>

**Demographic Report  
Public Housing**

February 1 - February 28, 2023

	Disabled	Non-Disabled	Total
Number of Families	764	1,603	<b>2,367</b>
Average Family Size	1.3	2.5	<b>2.1</b>
Average Age of Head of Household	59.1	44.6	<b>49.3</b>
Number of Youth Family Members (<18)	-	-	<b>2,155</b>
Average Age of Youth Family Members	-	-	<b>10.5</b>
Number of Senior (62+) Head of Household	366	314	<b>680</b>
Average Household Income	\$12,119.25	\$11,560.09	<b>\$11,740.57</b>
Number of Head of Households Employed	746	1,098	<b>1,844</b>
Average Monthly Rent	\$251.71	\$214.80	<b>\$226.71</b>
Average Cost of Utilities Paid by SLHA	\$1.11	\$21.72	<b>\$15.07</b>
Average Length of Occupancy (Years)	11.3	6.7	<b>8.2</b>

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	2	3
Asian Only	0	2	2
Black/African American Only	8	2,308	2,316
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	2	34	36
White, Black/African American	0	7	7
<b>Total</b>	<b>12</b>	<b>2,355</b>	<b>2,367</b>

## PUBLIC HOUSING CASH ACTIVITY AS OF 1/31/2023

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	1/31/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	1/31/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,846,871.48	WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$177,559.41	HINGHAM INSTITUTION	3/29/2023	0.30%	\$245,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$845,030.91	FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$790,749.61	CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$279,306.38	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$170,375.12	JEFFERSON FIN CREDIT UNION CD	3/20/2023	3.05%	\$135,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$149,090.40	US TRESURY BILL	3/30/2023	0.00%	\$245,495.11
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,038.22	CUSTOMERS BANK CD	6/29/2023	4.05%	\$245,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$428,574.73	US TRESURY NOTES	9/30/2023	1.38%	\$243,457.03
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$113,636.76	VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$377,074.51	CITIBANK NA CD	4/24/2023	3.00%	\$248,839.91
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$416,381.02	CAPITAL ONE BANK USA NA CD	4/17/2023	1.40%	\$243,114.60
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$637,036.72	FNB OF MCGREGOR TX CE	5/26/2023	0.55%	\$98,172.61
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,413,238.96	MORGAN STANLEY BANK NA CD	4/26/2023	3.00%	\$248,711.02
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,650,964.23	OPEN BANK CD	2/28/2023	2.60%	\$243,880.42
		RCB BANK CD	6/20/2023	3.15%	\$99,404.09
		STATE BANK OF INDIA CD	8/8/2023	3.10%	\$243,030.22
		TOTAL INVESTMENTS			

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

	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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 3,074,850.00	\$ 1,024,950.00	\$ 91.22	\$ 1,001,071.07	\$ 89.09	\$ (23,878.93)	\$ 265,000.00	\$ 88,333.33	\$ 61.69	\$ 72,910.00	\$ 50.91	\$ (15,423.33)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (106,026.67)	\$ (9.44)	\$ (85,120.00)	\$ (7.58)	\$ 20,906.67	\$ (114,000.00)	\$ (38,000.00)	\$ (26.54)	\$ (29,336.00)	\$ (20.49)	\$ 8,664.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 2,603.33	\$ 0.23	\$ (11,468.70)	\$ (1.02)	\$ (14,072.03)	\$ 100.00	\$ 33.33	\$ 0.02	\$ (1,830.80)	\$ (1.28)	\$ (1,864.13)
Other Charges/ Late Fees	\$ 141,930.00	\$ 47,310.00	\$ 4.21	\$ 69,248.50	\$ 6.16	\$ 21,938.50	\$ 21,310.00	\$ 7,103.33	\$ 4.96	\$ 9,270.00	\$ 6.47	\$ 2,166.67
Legal Charges	\$ 8,200.00	\$ 2,733.33	\$ 0.24	\$ -	\$ -	\$ (2,733.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 8,933.33	\$ 0.80	\$ 11,924.00	\$ 1.06	\$ 2,990.67	\$ 3,100.00	\$ 1,033.33	\$ 0.72	\$ -	\$ -	\$ (1,033.33)
Non-Dwelling Rents	\$ 14,400.00	\$ 4,800.00	\$ 0.43	\$ 4,700.00	\$ 0.42	\$ (100.00)	\$ 1,200.00	\$ 400.00	\$ 0.28	\$ 300.00	\$ 0.21	\$ (100.00)
*Operating/Utility Subsidy	\$ 12,782,095.00	\$ 4,260,698.33	\$ 379.20	\$ 4,462,689.40	\$ 397.18	\$ 201,991.07	\$ 1,919,389.00	\$ 639,796.33	\$ 446.79	\$ 745,734.80	\$ 520.76	\$ 105,938.47
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 1,624,405.33	\$ 144.57	\$ 2,141,728.61	\$ 190.61	\$ 517,323.28	\$ 1,603,633.00	\$ 534,544.33	\$ 373.29	\$ 697,288.05	\$ 486.93	\$ 162,743.72
Investment Income	\$ 2,484.00	\$ 828.00	\$ 0.07	\$ 645.94	\$ 0.06	\$ (182.06)	\$ 840.00	\$ 280.00	\$ 0.20	\$ 2.00	\$ 0.00	\$ (278.00)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 114,552.49	\$ 10.20	\$ 114,552.49	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.07	\$ 100.00
Other Income	\$ 126,800.00	\$ 42,266.67	\$ 3.76	\$ 107,889.50	\$ 9.59	\$ 65,622.83	\$ 34,524.00	\$ 11,508.00	\$ 8.04	\$ 36,557.32	\$ 25.53	\$ 25,049.32
<b>Total Receipts</b>	<b>\$ 20,740,505.00</b>	<b>\$ 6,913,501.67</b>	<b>\$ 615.30</b>	<b>\$ 7,817,860.81</b>	<b>\$ 695.79</b>	<b>\$ 904,359.14</b>	<b>\$ 3,735,096.00</b>	<b>\$ 1,245,032.00</b>	<b>\$ 869.44</b>	<b>\$ 1,530,995.37</b>	<b>\$ 1,069.13</b>	<b>\$ 285,963.37</b>
<b>EXPENSES</b>												
Total Administration	\$ 4,106,693.00	\$ 1,368,898.67	\$ 121.83	\$ 863,060.05	\$ 76.81	\$ 505,238.62	\$ 776,735.00	\$ 258,911.67	\$ 180.80	\$ 141,961.99	\$ 98.55	\$ 116,949.68
Total Tenant Services	\$ 141,791.00	\$ 47,263.67	\$ 4.21	\$ 41,793.41	\$ 3.72	\$ 5,470.26	\$ 27,246.00	\$ 9,082.00	\$ 6.34	\$ 7,447.77	\$ 5.20	\$ 1,634.23
Total Utilities	\$ 4,148,273.00	\$ 1,382,757.67	\$ 123.06	\$ 1,360,211.96	\$ 121.06	\$ 22,545.71	\$ 410,400.00	\$ 136,800.00	\$ 95.53	\$ 128,267.60	\$ 89.57	\$ 8,532.40
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 724,690.00	\$ 64.50	\$ 707,872.46	\$ 63.00	\$ 16,817.54	\$ 407,422.00	\$ 135,807.33	\$ 94.84	\$ 119,795.56	\$ 83.66	\$ 16,011.77
Sub-total Ordinary Maint Materials	\$ 626,324.00	\$ 208,774.67	\$ 18.58	\$ 234,482.48	\$ 20.87	\$ (25,707.81)	\$ 118,240.00	\$ 39,413.33	\$ 27.52	\$ 54,459.90	\$ 38.03	\$ (15,046.57)
Sub-total Ord Maint Contracts	\$ 3,754,094.00	\$ 1,251,364.67	\$ 111.37	\$ 691,640.39	\$ 61.56	\$ 559,724.28	\$ 1,423,605.00	\$ 474,535.00	\$ 331.38	\$ 107,970.52	\$ 75.40	\$ 366,564.48
Total Protective Services	\$ 1,453,516.00	\$ 484,505.33	\$ 43.12	\$ 999,208.33	\$ 88.93	\$ (514,703.00)	\$ 347,617.00	\$ 115,872.33	\$ 80.92	\$ 278,616.05	\$ 194.56	\$ (162,743.72)
Total General	\$ 4,315,744.00	\$ 1,438,581.33	\$ 128.03	\$ 1,399,575.20	\$ 124.56	\$ 39,006.13	\$ 192,885.00	\$ 64,295.00	\$ 44.90	\$ 56,801.08	\$ 39.67	\$ 7,493.92
Total Non-Routine Maint.	\$ 20,000.00	\$ 6,666.67	\$ 0.59	\$ 168,534.03	\$ 15.00	\$ (161,867.36)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 20,740,505.00</b>	<b>\$ 6,913,501.67</b>	<b>\$ 615.30</b>	<b>\$ 7,817,860.81</b>	<b>\$ 695.79</b>	<b>\$ 904,359.14</b>	<b>\$ 3,735,096.00</b>	<b>\$ 1,245,032.00</b>	<b>\$ 869.44</b>	<b>\$ 1,530,995.37</b>	<b>\$ 1,069.13</b>	<b>\$ 285,963.37</b>
<b>Total Operating Expenses</b>	<b>\$ 20,740,505.00</b>	<b>\$ 6,913,502.67</b>	<b>\$ 615.30</b>	<b>\$ 6,466,378.31</b>	<b>\$ 575.51</b>	<b>\$ 446,524.36</b>	<b>\$ 3,704,150.00</b>	<b>\$ 1,234,716.67</b>	<b>\$ 862.23</b>	<b>\$ 895,320.47</b>	<b>\$ 624.64</b>	<b>\$ 339,396.20</b>
Net Cash Flow from Operations	\$ -	\$ (1.00)	\$ (0.00)	\$ 1,351,482.50	\$ 120.28	\$ (1,351,483.50)	\$ 30,946.00	\$ 10,315.33	\$ 7.20	\$ 635,674.90	\$ 444.49	\$ 625,359.57
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ (1.00)	\$ (0.00)	\$ 1,351,482.50	\$ 120.28	\$ (1,351,483.50)	\$ 30,946.00	\$ 10,315.33	\$ 7.20	\$ 635,674.90	\$ 444.49	\$ 625,359.57

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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 270,000.00	\$ 90,000.00	\$ 178.57	\$ 89,069.18	\$ 176.72	\$ (930.82)	\$ 265,000.00	\$ 88,333.33	\$ 204.48	\$ 86,570.00	\$ 200.39	\$ (1,763.33)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 400.00	\$ 0.79	\$ 345.00	\$ 0.68	\$ (55.00)	\$ 100.00	\$ 33.33	\$ 0.08	\$ 481.42	\$ 1.11	\$ 448.09
Other Charges/ Late Fees	\$ 21,000.00	\$ 7,000.00	\$ 13.89	\$ 9,660.00	\$ 19.17	\$ 2,660.00	\$ 8,500.00	\$ 2,833.33	\$ 6.56	\$ 3,141.00	\$ 7.27	\$ 307.67
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 766.67	\$ 1.52	\$ 800.00	\$ 1.59	\$ 33.33	\$ 1,950.00	\$ 650.00	\$ 1.50	\$ 4,045.00	\$ 9.36	\$ 3,395.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 147,822.00	\$ 293.30	\$ 143,189.80	\$ 284.11	\$ (4,632.20)	\$ 428,793.00	\$ 142,931.00	\$ 330.86	\$ 143,344.60	\$ 331.82	\$ 413.60
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 53,596.00	\$ 106.34	\$ 53,596.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 61,120.00	\$ 141.48	\$ 61,120.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 43.67	\$ 0.09	\$ 59.45	\$ 0.12	\$ 15.78	\$ 468.00	\$ 156.00	\$ 0.36	\$ 223.17	\$ 0.52	\$ 67.17
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 40,349.13	\$ 80.06	\$ 40,349.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 1,890.67	\$ 3.75	\$ 5,477.09	\$ 10.87	\$ 3,586.42	\$ 4,598.00	\$ 1,532.67	\$ 3.55	\$ 4,868.50	\$ 11.27	\$ 3,335.83
<b>Total Receipts</b>	<b>\$ 904,557.00</b>	<b>\$ 301,519.00</b>	<b>\$ 598.25</b>	<b>\$ 342,545.65</b>	<b>\$ 679.65</b>	<b>\$ 41,026.65</b>	<b>\$ 892,769.00</b>	<b>\$ 297,589.67</b>	<b>\$ 688.86</b>	<b>\$ 303,793.69</b>	<b>\$ 703.23</b>	<b>\$ 6,204.02</b>
<b>EXPENSES</b>												
Total Administration	\$ 267,839.00	\$ 89,279.67	\$ 177.14	\$ 58,202.23	\$ 115.48	\$ 31,077.44	\$ 237,091.00	\$ 79,030.33	\$ 182.94	\$ 59,031.49	\$ 136.65	\$ 19,998.84
Total Tenant Services	\$ 10,573.00	\$ 3,524.33	\$ 6.99	\$ 3,675.85	\$ 7.29	\$ (151.52)	\$ 11,696.00	\$ 3,898.67	\$ 9.02	\$ 3,916.85	\$ 9.07	\$ (18.18)
Total Utilities	\$ 170,000.00	\$ 56,666.67	\$ 112.43	\$ 62,335.74	\$ 123.68	\$ (5,669.07)	\$ 202,000.00	\$ 67,333.33	\$ 155.86	\$ 70,492.68	\$ 163.18	\$ (3,159.35)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 59,782.00	\$ 118.62	\$ 44,097.13	\$ 87.49	\$ 15,684.87	\$ 190,553.00	\$ 63,517.67	\$ 147.03	\$ 68,008.72	\$ 157.43	\$ (4,491.05)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 9,300.00	\$ 18.45	\$ 41,019.13	\$ 81.39	\$ (31,719.13)	\$ 54,050.00	\$ 18,016.67	\$ 41.71	\$ 25,568.28	\$ 59.19	\$ (7,551.61)
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 35,521.67	\$ 70.48	\$ 63,630.12	\$ 126.25	\$ (28,108.45)	\$ 93,435.00	\$ 31,145.00	\$ 72.09	\$ 51,218.49	\$ 118.56	\$ (20,073.49)
Total Protective Services	\$ 54,382.00	\$ 18,127.33	\$ 35.97	\$ 39,400.94	\$ 78.18	\$ (21,273.61)	\$ 56,442.00	\$ 18,814.00	\$ 43.55	\$ 3,737.51	\$ 8.65	\$ 15,076.49
Total General	\$ 87,676.00	\$ 29,225.33	\$ 57.99	\$ 27,317.75	\$ 54.20	\$ 1,907.58	\$ 47,253.00	\$ 15,751.00	\$ 36.46	\$ 23,898.67	\$ 55.32	\$ (8,147.67)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 904,557.00</b>	<b>\$ 301,519.00</b>	<b>\$ 598.25</b>	<b>\$ 342,545.65</b>	<b>\$ 679.65</b>	<b>\$ 41,026.65</b>	<b>\$ 892,769.00</b>	<b>\$ 297,589.67</b>	<b>\$ 688.86</b>	<b>\$ 303,793.69</b>	<b>\$ 703.23</b>	<b>\$ 6,204.02</b>
<b>Total Operating Expenses</b>	<b>\$ 904,281.00</b>	<b>\$ 301,427.00</b>	<b>\$ 598.07</b>	<b>\$ 339,678.89</b>	<b>\$ 673.97</b>	<b>\$ (38,251.89)</b>	<b>\$ 892,520.00</b>	<b>\$ 297,506.67</b>	<b>\$ 688.67</b>	<b>\$ 305,872.69</b>	<b>\$ 708.04</b>	<b>\$ (8,366.02)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 276.00</b>	<b>\$ 92.00</b>	<b>\$ 0.18</b>	<b>\$ 2,866.76</b>	<b>\$ 5.69</b>	<b>\$ 2,774.76</b>	<b>\$ 249.00</b>	<b>\$ 83.00</b>	<b>\$ 0.19</b>	<b>\$ (2,079.00)</b>	<b>\$ (4.81)</b>	<b>\$ (2,162.00)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 276.00</b>	<b>\$ 92.00</b>	<b>\$ 0.18</b>	<b>\$ 2,866.76</b>	<b>\$ 5.69</b>	<b>\$ 2,774.76</b>	<b>\$ 249.00</b>	<b>\$ 83.00</b>	<b>\$ 0.19</b>	<b>\$ (2,079.00)</b>	<b>\$ (4.81)</b>	<b>\$ (2,162.00)</b>



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
<b>REVENUE</b>												
Dwelling Rental Income	\$ 278,750.00	\$ 92,916.67	\$ 234.64	\$ 95,634.00	\$ 241.50	\$ 2,717.33	\$ 735,000.00	\$ 245,000.00	\$ 207.63	\$ 235,953.00	\$ 199.96	\$ (9,047.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 16.67	\$ 0.04	\$ 12.12	\$ 0.03	\$ (4.55)	\$ 4,150.00	\$ 1,383.33	\$ 1.17	\$ 1,122.91	\$ 0.95	\$ (260.42)
Other Charges/ Late Fees	\$ 7,500.00	\$ 2,500.00	\$ 6.31	\$ 5,760.00	\$ 14.55	\$ 3,260.00	\$ 26,700.00	\$ 8,900.00	\$ 7.54	\$ 17,970.00	\$ 15.23	\$ 9,070.00
Legal Charges	\$ 3,000.00	\$ 1,000.00	\$ 2.53	\$ -	\$ -	\$ (1,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 83.33	\$ 0.21	\$ -	\$ -	\$ (83.33)	\$ 11,500.00	\$ 3,833.33	\$ 3.25	\$ 2,923.00	\$ 2.48	\$ (910.33)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 4,400.00	\$ 3.73	\$ 4,400.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 111,971.00	\$ 282.76	\$ 101,982.00	\$ 257.53	\$ (9,989.00)	\$ 922,014.00	\$ 307,338.00	\$ 260.46	\$ 334,416.40	\$ 283.40	\$ 27,078.40
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 86,056.00	\$ 217.31	\$ 86,056.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 118,712.00	\$ 100.60	\$ 118,712.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 39.00	\$ 0.10	\$ 97.05	\$ 0.25	\$ 58.05	\$ 448.00	\$ 149.33	\$ 0.13	\$ 184.76	\$ 0.16	\$ 35.43
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,348.48	\$ 3.69	\$ 4,348.48
Other Income	\$ 4,469.00	\$ 1,489.67	\$ 3.76	\$ 1,629.76	\$ 4.12	\$ 140.09	\$ 12,560.00	\$ 4,186.67	\$ 3.55	\$ 12,823.33	\$ 10.87	\$ 8,636.66
<b>Total Receipts</b>	<b>\$ 888,217.00</b>	<b>\$ 296,072.33</b>	<b>\$ 747.66</b>	<b>\$ 291,170.93</b>	<b>\$ 735.28</b>	<b>\$ (4,901.40)</b>	<b>\$ 2,081,708.00</b>	<b>\$ 693,902.67</b>	<b>\$ 588.05</b>	<b>\$ 732,853.88</b>	<b>\$ 621.06</b>	<b>\$ 38,951.21</b>
				\$ (297,645.13)								
<b>EXPENSES</b>												
Total Administration	\$ 231,755.00	\$ 77,251.67	\$ 195.08	\$ 26,996.50	\$ 68.17	\$ 50,255.17	\$ 524,812.00	\$ 174,937.33	\$ 148.25	\$ 98,530.66	\$ 83.50	\$ 76,406.67
Total Tenant Services	\$ 7,911.00	\$ 2,637.00	\$ 6.66	\$ 2,013.15	\$ 5.08	\$ 623.85	\$ 22,082.00	\$ 7,360.67	\$ 6.24	\$ 4,482.51	\$ 3.80	\$ 2,878.16
Total Utilities	\$ 183,500.00	\$ 61,166.67	\$ 154.46	\$ 61,965.19	\$ 156.48	\$ (798.52)	\$ 541,000.00	\$ 180,333.33	\$ 152.82	\$ 172,508.61	\$ 146.19	\$ 7,824.72
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 61,913.67	\$ 156.35	\$ 47,275.20	\$ 119.38	\$ 14,638.47	\$ 362,339.00	\$ 120,779.67	\$ 102.36	\$ 128,971.61	\$ 109.30	\$ (8,191.94)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 10,278.00	\$ 25.95	\$ 14,090.51	\$ 35.58	\$ (3,812.51)	\$ 94,750.00	\$ 31,583.33	\$ 26.77	\$ 14,146.58	\$ 11.99	\$ 17,436.75
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 41,490.00	\$ 104.77	\$ 34,555.02	\$ 87.26	\$ 6,934.98	\$ 233,083.00	\$ 77,694.33	\$ 65.84	\$ 74,673.82	\$ 63.28	\$ 3,020.51
Total Protective Services	\$ 52,632.00	\$ 17,544.00	\$ 44.30	\$ 23,956.10	\$ 60.50	\$ (6,412.10)	\$ 108,500.00	\$ 36,166.67	\$ 30.65	\$ 26,014.96	\$ 22.05	\$ 10,151.71
Total General	\$ 71,147.00	\$ 23,715.67	\$ 59.89	\$ 21,713.12	\$ 54.83	\$ 2,002.55	\$ 194,501.00	\$ 64,833.67	\$ 54.94	\$ 57,027.58	\$ 48.33	\$ 7,806.09
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,259.63	\$ 70.56	\$ (83,259.63)
<b>Total Revenues</b>	<b>\$ 888,217.00</b>	<b>\$ 296,072.33</b>	<b>\$ 747.66</b>	<b>\$ 291,170.93</b>	<b>\$ 735.28</b>	<b>\$ (4,901.40)</b>	<b>\$ 2,081,708.00</b>	<b>\$ 693,902.67</b>	<b>\$ 588.05</b>	<b>\$ 732,853.88</b>	<b>\$ 621.06</b>	<b>\$ 38,951.21</b>
<b>Total Operating Expenses</b>	<b>\$ 887,990.00</b>	<b>\$ 295,996.67</b>	<b>\$ 747.47</b>	<b>\$ 232,564.79</b>	<b>\$ 587.28</b>	<b>\$ 63,431.88</b>	<b>\$ 2,081,067.00</b>	<b>\$ 693,689.00</b>	<b>\$ 587.87</b>	<b>\$ 659,615.96</b>	<b>\$ 559.00</b>	<b>\$ 34,073.04</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 227.00</b>	<b>\$ 75.67</b>	<b>\$ 0.19</b>	<b>\$ 58,606.14</b>	<b>\$ 148.00</b>	<b>\$ 58,530.47</b>	<b>\$ 641.00</b>	<b>\$ 213.67</b>	<b>\$ 0.18</b>	<b>\$ 73,237.92</b>	<b>\$ 62.07</b>	<b>\$ 73,024.25</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 227.00</b>	<b>\$ 75.67</b>	<b>\$ 0.19</b>	<b>\$ 58,606.14</b>	<b>\$ 148.00</b>	<b>\$ 58,530.47</b>	<b>\$ 641.00</b>	<b>\$ 213.67</b>	<b>\$ 0.18</b>	<b>\$ 73,237.92</b>	<b>\$ 62.07</b>	<b>\$ 73,024.25</b>

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

	BADENHAUS/BADENFEST - AMP 000028						LASALLE PARK - AMP 000034					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ 280,000.00	\$ 93,333.33	\$ 192.84	\$ 83,470.00	\$ 172.46	\$ (9,863.33)	\$ 345,000.00	\$ 115,000.00	\$ 194.26	\$ 126,934.00	\$ 214.42	\$ 11,934.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (600.00)	\$ (1.24)	\$ (1,094.00)	\$ (2.26)	\$ (494.00)	\$ (55,000.00)	\$ (18,333.33)	\$ (30.97)	\$ (20,648.00)	\$ (34.88)	\$ (2,314.67)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 333.33	\$ 0.69	\$ 320.00	\$ 0.66	\$ (13.33)	\$ -	\$ -	\$ -	\$ 185.00	\$ 0.31	\$ 185.00
Other Charges/ Late Fees	\$ 10,000.00	\$ 3,333.33	\$ 6.89	\$ 4,800.00	\$ 9.92	\$ 1,466.67	\$ 15,000.00	\$ 5,000.00	\$ 8.45	\$ 7,743.00	\$ 13.08	\$ 2,743.00
Legal Charges	\$ 5,000.00	\$ 1,666.67	\$ 3.44	\$ -	\$ -	\$ (1,666.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 1,166.67	\$ 2.41	\$ 527.00	\$ 1.09	\$ (639.67)	\$ 1,300.00	\$ 433.33	\$ 0.73	\$ 857.00	\$ 1.45	\$ 423.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 144,020.00	\$ 297.56	\$ 140,713.40	\$ 290.73	\$ (3,306.60)	\$ 682,076.00	\$ 227,358.67	\$ 384.05	\$ 242,906.80	\$ 410.32	\$ 15,548.13
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 62,712.00	\$ 129.57	\$ 62,712.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 122,938.00	\$ 207.67	\$ 190,218.05	\$ 321.31	\$ 67,280.05
Investment Income	\$ 170.00	\$ 56.67	\$ 0.12	\$ 55.51	\$ 0.11	\$ (1.16)	\$ 124.00	\$ 41.33	\$ 0.07	\$ 1.00	\$ 0.00	\$ (40.33)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,017.38	\$ 77.73	\$ 46,017.38
Other Income	\$ 5,490.00	\$ 1,830.00	\$ 3.78	\$ 5,390.14	\$ 11.14	\$ 3,560.14	\$ 18,596.00	\$ 6,198.67	\$ 10.47	\$ 19,691.42	\$ 33.26	\$ 13,492.75
<b>Total Receipts</b>	<b>\$ 923,556.00</b>	<b>\$ 307,852.00</b>	<b>\$ 636.06</b>	<b>\$ 296,894.05</b>	<b>\$ 613.42</b>	<b>\$ (10,957.95)</b>	<b>\$ 1,375,910.00</b>	<b>\$ 458,636.67</b>	<b>\$ 774.72</b>	<b>\$ 613,905.65</b>	<b>\$ 1,037.00</b>	<b>\$ 155,268.99</b>
<b>EXPENSES</b>												
Total Administration	\$ 251,252.00	\$ 83,750.67	\$ 173.04	\$ 43,302.25	\$ 89.47	\$ 40,448.42	\$ 329,000.00	\$ 109,666.67	\$ 185.25	\$ 79,738.26	\$ 134.23	\$ 29,928.41
Total Tenant Services	\$ 4,870.00	\$ 1,623.33	\$ 3.35	\$ 1,098.13	\$ 2.27	\$ 525.20	\$ 14,888.00	\$ 4,962.67	\$ 8.38	\$ 4,011.72	\$ 6.78	\$ 950.95
Total Utilities	\$ 202,000.00	\$ 67,333.33	\$ 139.12	\$ 60,643.28	\$ 125.30	\$ 6,690.05	\$ 121,800.00	\$ 40,600.00	\$ 68.58	\$ 51,025.97	\$ 86.19	\$ (10,425.97)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 62,550.33	\$ 129.24	\$ 53,741.92	\$ 111.04	\$ 8,808.41	\$ 158,608.00	\$ 52,869.33	\$ 89.31	\$ 61,627.13	\$ 104.10	\$ (8,757.80)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 12,863.33	\$ 26.58	\$ 5,871.17	\$ 12.13	\$ 6,992.16	\$ 42,540.00	\$ 14,180.00	\$ 23.95	\$ 21,296.46	\$ 35.97	\$ (7,116.46)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 40,665.67	\$ 84.02	\$ 35,384.67	\$ 73.11	\$ 5,281.00	\$ 453,196.00	\$ 151,065.33	\$ 255.18	\$ 65,521.75	\$ 110.68	\$ 85,543.58
Total Protective Services	\$ 61,560.00	\$ 20,520.00	\$ 42.40	\$ 17,875.32	\$ 36.93	\$ 2,644.68	\$ 144,306.00	\$ 48,102.00	\$ 81.25	\$ 115,389.05	\$ 194.91	\$ (67,287.05)
Total General	\$ 55,360.00	\$ 18,453.33	\$ 38.13	\$ 17,757.00	\$ 36.69	\$ 696.33	\$ 110,579.00	\$ 36,859.67	\$ 62.26	\$ 30,281.60	\$ 51.15	\$ 6,578.07
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,220.05	\$ 25.71	\$ (15,220.05)
<b>Total Revenues</b>	<b>\$ 923,556.00</b>	<b>\$ 307,852.00</b>	<b>\$ 636.06</b>	<b>\$ 296,894.05</b>	<b>\$ 613.42</b>	<b>\$ (10,957.95)</b>	<b>\$ 1,375,910.00</b>	<b>\$ 458,636.67</b>	<b>\$ 774.72</b>	<b>\$ 613,905.65</b>	<b>\$ 1,037.00</b>	<b>\$ 155,268.99</b>
<b>Total Operating Expenses</b>	<b>\$ 923,280.00</b>	<b>\$ 307,760.00</b>	<b>\$ 635.87</b>	<b>\$ 235,673.74</b>	<b>\$ 486.93</b>	<b>\$ 72,086.26</b>	<b>\$ 1,374,917.00</b>	<b>\$ 458,305.67</b>	<b>\$ 774.16</b>	<b>\$ 444,111.99</b>	<b>\$ 749.72</b>	<b>\$ 14,193.67</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 276.00</b>	<b>\$ 92.00</b>	<b>\$ 0.19</b>	<b>\$ 61,220.31</b>	<b>\$ 126.49</b>	<b>\$ 61,128.31</b>	<b>\$ 993.00</b>	<b>\$ 331.00</b>	<b>\$ 0.56</b>	<b>\$ 169,793.66</b>	<b>\$ 287.28</b>	<b>\$ 169,462.66</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 276.00</b>	<b>\$ 92.00</b>	<b>\$ 0.19</b>	<b>\$ 61,220.31</b>	<b>\$ 126.49</b>	<b>\$ 61,128.31</b>	<b>\$ 993.00</b>	<b>\$ 331.00</b>	<b>\$ 0.56</b>	<b>\$ 169,793.66</b>	<b>\$ 287.28</b>	<b>\$ 169,462.66</b>

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

	COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ 122,100.00	\$ 40,700.00	\$ 130.45	\$ 45,701.00	\$ 146.48	\$ 5,001.00	\$ 278,000.00	\$ 92,666.67	\$ 162.00	\$ 74,827.00	\$ 130.82	\$ (17,839.67)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (14,000.00)	\$ (44.87)	\$ (15,277.00)	\$ (48.96)	\$ (1,277.00)	\$ (31,325.00)	\$ (10,441.67)	\$ (18.25)	\$ (8,272.00)	\$ (14.46)	\$ 2,169.67
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 83.33	\$ 0.27	\$ 187.50	\$ 0.60	\$ 104.17	\$ -	\$ -	\$ -	\$ (14,099.32)	\$ (24.65)	\$ (14,099.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 2,000.00	\$ 6.41	\$ 3,095.00	\$ 9.92	\$ 1,095.00	\$ 18,000.00	\$ 6,000.00	\$ 10.49	\$ 3,660.00	\$ 6.40	\$ (2,340.00)
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 433.33	\$ 1.39	\$ 280.00	\$ 0.90	\$ (153.33)	\$ 1,600.00	\$ 533.33	\$ 0.93	\$ 2,465.00	\$ 4.31	\$ 1,931.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 589,126.00	\$ 196,375.33	\$ 629.41	\$ 187,369.40	\$ 600.54	\$ (9,005.93)	\$ 638,664.00	\$ 212,888.00	\$ 372.18	\$ 220,177.00	\$ 384.92	\$ 7,289.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 113,414.33	\$ 363.51	\$ 148,872.06	\$ 477.15	\$ 35,457.72	\$ 179,280.00	\$ 59,760.00	\$ 104.48	\$ 59,760.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 14.33	\$ 0.05	\$ 19.00	\$ 0.06	\$ 4.67	\$ 37.00	\$ 12.33	\$ 0.02	\$ -	\$ -	\$ (10.33)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 3,598.67	\$ 11.53	\$ 11,350.37	\$ 36.38	\$ 7,751.70	\$ 9,329.00	\$ 3,109.67	\$ 5.44	\$ 9,867.44	\$ 17.25	\$ 6,757.77
<b>Total Receipts</b>	<b>\$ 1,027,858.00</b>	<b>\$ 342,619.33</b>	<b>\$ 1,098.14</b>	<b>\$ 381,597.33</b>	<b>\$ 1,223.07</b>	<b>\$ 38,977.99</b>	<b>\$ 1,093,585.00</b>	<b>\$ 364,528.33</b>	<b>\$ 637.29</b>	<b>\$ 348,387.12</b>	<b>\$ 609.07</b>	<b>\$ (16,141.21)</b>
<b>EXPENSES</b>												
Total Administration	\$ 187,635.00	\$ 62,545.00	\$ 200.46	\$ 44,621.92	\$ 143.02	\$ 17,923.08	\$ 273,940.00	\$ 91,313.33	\$ 159.64	\$ 59,917.99	\$ 104.75	\$ 31,395.34
Total Tenant Services	\$ 8,689.00	\$ 2,896.33	\$ 9.28	\$ 2,329.10	\$ 7.47	\$ 567.23	\$ 7,835.00	\$ 2,611.67	\$ 4.57	\$ 2,010.30	\$ 3.51	\$ 601.37
Total Utilities	\$ 188,400.00	\$ 62,800.00	\$ 201.28	\$ 58,992.92	\$ 189.08	\$ 3,807.08	\$ 197,500.00	\$ 65,833.33	\$ 115.09	\$ 70,380.32	\$ 123.04	\$ (4,546.99)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 20,999.67	\$ 67.31	\$ 29,732.58	\$ 95.30	\$ (8,732.91)	\$ 167,179.00	\$ 55,726.33	\$ 97.42	\$ 114,954.50	\$ 200.97	\$ (59,228.17)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 16,780.00	\$ 53.78	\$ 32,922.23	\$ 105.52	\$ (16,142.23)	\$ 71,090.00	\$ 23,696.67	\$ 41.43	\$ 10,366.93	\$ 18.12	\$ 13,329.74
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 134,142.33	\$ 429.94	\$ 95,273.04	\$ 305.36	\$ 38,869.29	\$ 280,578.00	\$ 93,526.00	\$ 163.51	\$ 72,316.17	\$ 126.43	\$ 21,209.83
Total Protective Services	\$ 75,739.00	\$ 25,246.33	\$ 80.92	\$ 60,704.06	\$ 194.56	\$ (35,457.72)	\$ 14,400.00	\$ 4,800.00	\$ 8.39	\$ 702.54	\$ 1.23	\$ 4,097.46
Total General	\$ 51,052.00	\$ 17,017.33	\$ 54.54	\$ 17,084.86	\$ 54.76	\$ (67.53)	\$ 80,566.00	\$ 26,855.33	\$ 46.95	\$ 26,081.48	\$ 45.60	\$ 773.85
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,027,858.00</b>	<b>\$ 342,619.33</b>	<b>\$ 1,098.14</b>	<b>\$ 381,597.33</b>	<b>\$ 1,223.07</b>	<b>\$ 38,977.99</b>	<b>\$ 1,093,585.00</b>	<b>\$ 364,528.33</b>	<b>\$ 637.29</b>	<b>\$ 348,387.12</b>	<b>\$ 609.07</b>	<b>\$ (16,141.21)</b>
<b>Total Operating Expenses</b>	<b>\$ 1,027,281.00</b>	<b>\$ 342,427.00</b>	<b>\$ 1,097.52</b>	<b>\$ 341,660.71</b>	<b>\$ 1,095.07</b>	<b>\$ 766.29</b>	<b>\$ 1,093,088.00</b>	<b>\$ 364,362.67</b>	<b>\$ 637.00</b>	<b>\$ 356,730.23</b>	<b>\$ 623.65</b>	<b>\$ 7,632.44</b>
Net Cash Flow from Operations	\$ 577.00	\$ 192.33	\$ 0.62	\$ 39,936.62	\$ 128.00	\$ 39,744.29	\$ 497.00	\$ 165.67	\$ 0.29	\$ (8,343.11)	\$ (14.59)	\$ (8,508.78)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Cash Flow</b>	<b>\$ 577.00</b>	<b>\$ 192.33</b>	<b>\$ 0.62</b>	<b>\$ 39,936.62</b>	<b>\$ 128.00</b>	<b>\$ 39,744.29</b>	<b>\$ 497.00</b>	<b>\$ 165.67</b>	<b>\$ 0.29</b>	<b>\$ (8,343.11)</b>	<b>\$ (14.59)</b>	<b>\$ (8,508.78)</b>

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

	NORTHSIDE SCATTERED SITES - AMP 000041						MURPHY PARK I - AMP 000044					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ 180,000.00	\$ 60,000.00	\$ 117.19	\$ 62,681.89	\$ 122.43	\$ 2,681.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (21,651.67)	\$ (42.29)	\$ (8,070.00)	\$ (15.76)	\$ 13,581.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 1,807.47	\$ 3.53	\$ 1,807.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 2,500.00	\$ 4.88	\$ 3,220.00	\$ 6.29	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 27.00	\$ 0.05	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 328,665.33	\$ 641.92	\$ 355,778.00	\$ 694.88	\$ 27,112.67	\$ 490,828.00	\$ 163,609.33	\$ 439.81	\$ 170,770.80	\$ 459.06	\$ 7,161.47
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 131,896.00	\$ 257.61	\$ 131,896.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 24.33	\$ 0.05	\$ -	\$ -	\$ (24.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 46.36	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 6,075.67	\$ 11.87	\$ (2,200.13)	\$ (4.30)	\$ (8,275.80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 1,522,529.00</b>	<b>\$ 507,509.67</b>	<b>\$ 991.23</b>	<b>\$ 568,877.73</b>	<b>\$ 1,111.09</b>	<b>\$ 61,368.06</b>	<b>\$ 490,828.00</b>	<b>\$ 163,609.33</b>	<b>\$ 439.81</b>	<b>\$ 170,770.80</b>	<b>\$ 459.06</b>	<b>\$ 7,161.47</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 315,700.00</b>	<b>\$ 105,233.33</b>	<b>\$ 205.53</b>	<b>\$ 83,137.52</b>	<b>\$ 162.38</b>	<b>\$ 22,095.81</b>	<b>\$ 68,694.00</b>	<b>\$ 22,898.00</b>	<b>\$ 61.55</b>	<b>\$ 16,486.06</b>	<b>\$ 44.32</b>	<b>\$ 6,411.94</b>
<b>Total Tenant Services</b>	<b>\$ 15,858.00</b>	<b>\$ 5,286.00</b>	<b>\$ 10.32</b>	<b>\$ 10,312.09</b>	<b>\$ 20.14</b>	<b>\$ (5,026.09)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 299,600.00</b>	<b>\$ 99,866.67</b>	<b>\$ 195.05</b>	<b>\$ 88,022.05</b>	<b>\$ 171.92</b>	<b>\$ 11,844.62</b>	<b>\$ 132,904.00</b>	<b>\$ 44,301.33</b>	<b>\$ 119.09</b>	<b>\$ 44,301.29</b>	<b>\$ 119.09</b>	<b>\$ 0.04</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 247,810.00</b>	<b>\$ 82,603.33</b>	<b>\$ 161.33</b>	<b>\$ 35,419.20</b>	<b>\$ 69.18</b>	<b>\$ 47,184.13</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 85,850.00</b>	<b>\$ 28,616.67</b>	<b>\$ 55.89</b>	<b>\$ 14,741.29</b>	<b>\$ 28.79</b>	<b>\$ 13,875.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 443,258.00</b>	<b>\$ 147,752.67</b>	<b>\$ 288.58</b>	<b>\$ 66,323.45</b>	<b>\$ 129.54</b>	<b>\$ 81,429.22</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,657.35</b>	<b>\$ 3.24</b>	<b>\$ (1,657.35)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 93,473.00</b>	<b>\$ 31,157.67</b>	<b>\$ 60.85</b>	<b>\$ 31,499.84</b>	<b>\$ 61.52</b>	<b>\$ (342.17)</b>	<b>\$ 371,916.00</b>	<b>\$ 123,972.00</b>	<b>\$ 333.26</b>	<b>\$ 123,802.67</b>	<b>\$ 332.80</b>	<b>\$ 169.33</b>
<b>Total Non-Routine Maint.</b>	<b>\$ 20,000.00</b>	<b>\$ 6,666.67</b>	<b>\$ 13.02</b>	<b>\$ 70,054.35</b>	<b>\$ 136.82</b>	<b>\$ (63,387.68)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 1,522,529.00</b>	<b>\$ 507,509.67</b>	<b>\$ 991.23</b>	<b>\$ 568,877.73</b>	<b>\$ 1,111.09</b>	<b>\$ 61,368.06</b>	<b>\$ 490,828.00</b>	<b>\$ 163,609.33</b>	<b>\$ 439.81</b>	<b>\$ 170,770.80</b>	<b>\$ 459.06</b>	<b>\$ 7,161.47</b>
<b>Total Operating Expenses</b>	<b>\$ 1,521,549.00</b>	<b>\$ 507,183.00</b>	<b>\$ 990.59</b>	<b>\$ 401,167.14</b>	<b>\$ 783.53</b>	<b>\$ 106,015.86</b>	<b>\$ 573,514.00</b>	<b>\$ 191,171.33</b>	<b>\$ 513.90</b>	<b>\$ 184,590.02</b>	<b>\$ 496.21</b>	<b>\$ 6,581.31</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 980.00</b>	<b>\$ 326.67</b>	<b>\$ 0.64</b>	<b>\$ 167,710.59</b>	<b>\$ 327.56</b>	<b>\$ 167,383.92</b>	<b>\$ (82,686.00)</b>	<b>\$ (27,562.00)</b>	<b>\$ (74.09)</b>	<b>\$ (13,819.22)</b>	<b>\$ (37.15)</b>	<b>\$ 13,742.78</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 980.00</b>	<b>\$ 326.67</b>	<b>\$ 0.64</b>	<b>\$ 167,710.59</b>	<b>\$ 327.56</b>	<b>\$ 167,383.92</b>	<b>\$ (82,686.00)</b>	<b>\$ (27,562.00)</b>	<b>\$ (74.09)</b>	<b>\$ (13,819.22)</b>	<b>\$ (37.15)</b>	<b>\$ 13,742.78</b>

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

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 94,316.67	\$ 368.42	\$ 102,568.80	\$ 400.66	\$ 8,252.13	\$ 325,246.00	\$ 108,415.33	\$ 416.98	\$ 115,844.00	\$ 445.55	\$ 7,428.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 282,950.00</b>	<b>\$ 94,316.67</b>	<b>\$ 368.42</b>	<b>\$ 102,568.80</b>	<b>\$ 400.66</b>	<b>\$ 8,252.13</b>	<b>\$ 325,246.00</b>	<b>\$ 108,415.33</b>	<b>\$ 416.98</b>	<b>\$ 115,844.00</b>	<b>\$ 445.55</b>	<b>\$ 7,428.67</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 46,147.00</b>	<b>\$ 15,382.33</b>	<b>\$ 60.09</b>	<b>\$ 11,033.02</b>	<b>\$ 43.10</b>	<b>\$ 4,349.31</b>	<b>\$ 49,861.00</b>	<b>\$ 16,620.33</b>	<b>\$ 63.92</b>	<b>\$ 11,929.94</b>	<b>\$ 45.88</b>	<b>\$ 4,690.39</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 69,175.00</b>	<b>\$ 23,058.33</b>	<b>\$ 90.07</b>	<b>\$ 23,058.32</b>	<b>\$ 90.07</b>	<b>\$ 0.01</b>	<b>\$ 79,027.00</b>	<b>\$ 26,342.33</b>	<b>\$ 101.32</b>	<b>\$ 26,342.32</b>	<b>\$ 101.32</b>	<b>\$ 0.01</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 276,485.00</b>	<b>\$ 92,161.67</b>	<b>\$ 360.01</b>	<b>\$ 92,104.32</b>	<b>\$ 359.78</b>	<b>\$ 57.35</b>	<b>\$ 214,068.00</b>	<b>\$ 71,356.00</b>	<b>\$ 274.45</b>	<b>\$ 71,239.36</b>	<b>\$ 274.00</b>	<b>\$ 116.64</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 282,950.00</b>	<b>\$ 94,316.67</b>	<b>\$ 368.42</b>	<b>\$ 102,568.80</b>	<b>\$ 400.66</b>	<b>\$ 8,252.13</b>	<b>\$ 325,246.00</b>	<b>\$ 108,415.33</b>	<b>\$ 416.98</b>	<b>\$ 115,844.00</b>	<b>\$ 445.55</b>	<b>\$ 7,428.67</b>
<b>Total Operating Expenses</b>	<b>\$ 391,807.00</b>	<b>\$ 130,602.33</b>	<b>\$ 510.17</b>	<b>\$ 126,195.66</b>	<b>\$ 492.95</b>	<b>\$ 4,406.67</b>	<b>\$ 342,956.00</b>	<b>\$ 114,318.67</b>	<b>\$ 439.69</b>	<b>\$ 109,511.62</b>	<b>\$ 421.20</b>	<b>\$ 4,807.05</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (108,857.00)</b>	<b>\$ (36,285.67)</b>	<b>\$ (141.74)</b>	<b>\$ (23,626.86)</b>	<b>\$ (92.29)</b>	<b>\$ 12,658.81</b>	<b>\$ (17,710.00)</b>	<b>\$ (5,903.33)</b>	<b>\$ (22.71)</b>	<b>\$ 6,332.38</b>	<b>\$ 24.36</b>	<b>\$ 12,235.71</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (108,857.00)</b>	<b>\$ (36,285.67)</b>	<b>\$ (141.74)</b>	<b>\$ (23,626.86)</b>	<b>\$ (92.29)</b>	<b>\$ 12,658.81</b>	<b>\$ (17,710.00)</b>	<b>\$ (5,903.33)</b>	<b>\$ (22.71)</b>	<b>\$ 6,332.38</b>	<b>\$ 24.36</b>	<b>\$ 12,235.71</b>

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

	KING LOUIS SQUARE - AMP 000047						LES CHATEAUX - AMP 000048					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 50,726.67	\$ 352.27	\$ 51,341.00	\$ 356.53	\$ 614.33	\$ 149,541.00	\$ 49,847.00	\$ 311.54	\$ 53,090.40	\$ 331.82	\$ 3,243.40
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 11,652.00	\$ 80.92	\$ 28,017.26	\$ 194.56	\$ 16,365.26	\$ 38,840.00	\$ 12,946.67	\$ 80.92	\$ 31,130.29	\$ 194.56	\$ 18,183.62
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 187,136.00</b>	<b>\$ 62,378.67</b>	<b>\$ 433.19</b>	<b>\$ 79,358.26</b>	<b>\$ 551.10</b>	<b>\$ 16,979.59</b>	<b>\$ 188,381.00</b>	<b>\$ 62,793.67</b>	<b>\$ 392.46</b>	<b>\$ 84,220.69</b>	<b>\$ 526.38</b>	<b>\$ 21,427.02</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 20,723.00</b>	<b>\$ 6,907.67</b>	<b>\$ 47.97</b>	<b>\$ 4,838.12</b>	<b>\$ 33.60</b>	<b>\$ 2,069.55</b>	<b>\$ 14,636.00</b>	<b>\$ 4,878.67</b>	<b>\$ 30.49</b>	<b>\$ 3,775.44</b>	<b>\$ 23.60</b>	<b>\$ 1,103.23</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ 200.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200.00</b>
<b>Total Utilities</b>	<b>\$ 12,200.00</b>	<b>\$ 4,066.67</b>	<b>\$ 28.24</b>	<b>\$ 2,266.68</b>	<b>\$ 15.74</b>	<b>\$ 1,799.99</b>	<b>\$ 48,252.00</b>	<b>\$ 16,084.00</b>	<b>\$ 100.53</b>	<b>\$ 16,084.00</b>	<b>\$ 100.53</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 34,956.00</b>	<b>\$ 11,652.00</b>	<b>\$ 80.92</b>	<b>\$ 28,017.26</b>	<b>\$ 194.56</b>	<b>\$ (16,365.26)</b>	<b>\$ 38,840.00</b>	<b>\$ 12,946.67</b>	<b>\$ 80.92</b>	<b>\$ 31,130.29</b>	<b>\$ 194.56</b>	<b>\$ (18,183.62)</b>
<b>Total General</b>	<b>\$ 65,867.00</b>	<b>\$ 21,955.67</b>	<b>\$ 152.47</b>	<b>\$ 23,365.08</b>	<b>\$ 162.26</b>	<b>\$ (1,409.41)</b>	<b>\$ 93,212.00</b>	<b>\$ 31,070.67</b>	<b>\$ 194.19</b>	<b>\$ 31,008.52</b>	<b>\$ 193.80</b>	<b>\$ 62.15</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 187,136.00</b>	<b>\$ 62,378.67</b>	<b>\$ 433.19</b>	<b>\$ 79,358.26</b>	<b>\$ 551.10</b>	<b>\$ 16,979.59</b>	<b>\$ 188,381.00</b>	<b>\$ 62,793.67</b>	<b>\$ 392.46</b>	<b>\$ 84,220.69</b>	<b>\$ 526.38</b>	<b>\$ 21,427.02</b>
<b>Total Operating Expenses</b>	<b>\$ 133,746.00</b>	<b>\$ 44,582.00</b>	<b>\$ 309.60</b>	<b>\$ 58,487.14</b>	<b>\$ 406.16</b>	<b>\$ (13,905.14)</b>	<b>\$ 195,540.00</b>	<b>\$ 65,180.00</b>	<b>\$ 407.38</b>	<b>\$ 81,998.25</b>	<b>\$ 512.49</b>	<b>\$ (16,818.25)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 53,390.00</b>	<b>\$ 17,796.67</b>	<b>\$ 123.59</b>	<b>\$ 20,871.12</b>	<b>\$ 144.94</b>	<b>\$ 3,074.45</b>	<b>\$ (7,159.00)</b>	<b>\$ (2,386.33)</b>	<b>\$ (14.91)</b>	<b>\$ 2,222.44</b>	<b>\$ 13.89</b>	<b>\$ 4,608.77</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 53,390.00</b>	<b>\$ 17,796.67</b>	<b>\$ 123.59</b>	<b>\$ 20,871.12</b>	<b>\$ 144.94</b>	<b>\$ 3,074.45</b>	<b>\$ (7,159.00)</b>	<b>\$ (2,386.33)</b>	<b>\$ (14.91)</b>	<b>\$ 2,222.44</b>	<b>\$ 13.89</b>	<b>\$ 4,608.77</b>

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

	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 63,704.00	\$ 361.95	\$ 72,557.20	\$ 412.26	\$ 8,853.20	\$ 251,295.00	\$ 83,765.00	\$ 337.76	\$ 96,594.00	\$ 389.49	\$ 12,829.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 42,724.00	\$ 14,241.33	\$ 80.92	\$ 34,243.31	\$ 194.56	\$ 20,001.98	\$ 60,203.00	\$ 20,067.67	\$ 80.92	\$ 48,251.94	\$ 194.56	\$ 28,184.28
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 233,836.00</b>	<b>\$ 77,945.33</b>	<b>\$ 442.87</b>	<b>\$ 106,800.51</b>	<b>\$ 606.82</b>	<b>\$ 28,855.18</b>	<b>\$ 311,498.00</b>	<b>\$ 103,832.67</b>	<b>\$ 418.68</b>	<b>\$ 144,845.94</b>	<b>\$ 584.06</b>	<b>\$ 41,013.28</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 25,918.00</b>	<b>\$ 8,639.33</b>	<b>\$ 49.09</b>	<b>\$ 6,114.98</b>	<b>\$ 34.74</b>	<b>\$ 2,524.35</b>	<b>\$ 43,662.00</b>	<b>\$ 14,554.00</b>	<b>\$ 58.69</b>	<b>\$ 10,452.46</b>	<b>\$ 42.15</b>	<b>\$ 4,101.54</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 930.00</b>	<b>\$ 310.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 310.00</b>
<b>Total Utilities</b>	<b>\$ 24,250.00</b>	<b>\$ 8,083.33</b>	<b>\$ 45.93</b>	<b>\$ 5,083.32</b>	<b>\$ 28.88</b>	<b>\$ 3,000.01</b>	<b>\$ 72,735.00</b>	<b>\$ 24,245.00</b>	<b>\$ 97.76</b>	<b>\$ 24,245.00</b>	<b>\$ 97.76</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 42,724.00</b>	<b>\$ 14,241.33</b>	<b>\$ 80.92</b>	<b>\$ 34,243.31</b>	<b>\$ 194.56</b>	<b>\$ (20,001.98)</b>	<b>\$ 60,203.00</b>	<b>\$ 20,067.67</b>	<b>\$ 80.92</b>	<b>\$ 48,251.94</b>	<b>\$ 194.56</b>	<b>\$ (28,184.28)</b>
<b>Total General</b>	<b>\$ 93,873.00</b>	<b>\$ 31,291.00</b>	<b>\$ 177.79</b>	<b>\$ 37,832.40</b>	<b>\$ 214.96</b>	<b>\$ (6,541.40)</b>	<b>\$ 153,921.00</b>	<b>\$ 51,307.00</b>	<b>\$ 206.88</b>	<b>\$ 52,891.64</b>	<b>\$ 213.27</b>	<b>\$ (1,584.64)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 233,836.00</b>	<b>\$ 77,945.33</b>	<b>\$ 442.87</b>	<b>\$ 106,800.51</b>	<b>\$ 606.82</b>	<b>\$ 28,855.18</b>	<b>\$ 311,498.00</b>	<b>\$ 103,832.67</b>	<b>\$ 418.68</b>	<b>\$ 144,845.94</b>	<b>\$ 584.06</b>	<b>\$ 41,013.28</b>
<b>Total Operating Expenses</b>	<b>\$ 186,765.00</b>	<b>\$ 62,255.00</b>	<b>\$ 353.72</b>	<b>\$ 83,274.01</b>	<b>\$ 473.15</b>	<b>\$ (21,019.01)</b>	<b>\$ 331,451.00</b>	<b>\$ 110,483.67</b>	<b>\$ 445.50</b>	<b>\$ 135,841.04</b>	<b>\$ 547.75</b>	<b>\$ (25,357.38)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 47,071.00</b>	<b>\$ 15,690.33</b>	<b>\$ 89.15</b>	<b>\$ 23,526.50</b>	<b>\$ 133.67</b>	<b>\$ 7,836.17</b>	<b>\$ (19,953.00)</b>	<b>\$ (6,651.00)</b>	<b>\$ (26.82)</b>	<b>\$ 9,004.90</b>	<b>\$ 36.31</b>	<b>\$ 15,655.90</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 47,071.00</b>	<b>\$ 15,690.33</b>	<b>\$ 89.15</b>	<b>\$ 23,526.50</b>	<b>\$ 133.67</b>	<b>\$ 7,836.17</b>	<b>\$ (19,953.00)</b>	<b>\$ (6,651.00)</b>	<b>\$ (26.82)</b>	<b>\$ 9,004.90</b>	<b>\$ 36.31</b>	<b>\$ 15,655.90</b>

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

	KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ 56,000.00	\$ 18,666.67	\$ 194.44	\$ 27,321.00	\$ 284.59	\$ 8,654.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (3,000.00)	\$ (31.25)	\$ (2,423.00)	\$ (25.24)	\$ 577.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 320.00	\$ 3.33	\$ -	\$ -	\$ (320.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 140.00	\$ 1.46	\$ 929.50	\$ 9.68	\$ 789.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 66.67	\$ 0.69	\$ -	\$ -	\$ (66.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 44,400.00	\$ 462.50	\$ 48,697.20	\$ 507.26	\$ 4,297.20	\$ 289,526.00	\$ 96,508.67	\$ 321.70	\$ 97,438.00	\$ 324.79	\$ 929.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 22,512.00	\$ 234.50	\$ 33,422.17	\$ 348.15	\$ 10,910.17	\$ 72,825.00	\$ 24,275.00	\$ 80.92	\$ 58,369.28	\$ 194.56	\$ 34,094.28
Investment Income	\$ 33.00	\$ 11.00	\$ 0.11	\$ 2.00	\$ 0.02	\$ (9.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 846.33	\$ 8.82	\$ 2,434.26	\$ 25.36	\$ 1,587.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 251,888.00</b>	<b>\$ 83,962.67</b>	<b>\$ 874.61</b>	<b>\$ 110,383.13</b>	<b>\$ 1,149.82</b>	<b>\$ 26,420.46</b>	<b>\$ 362,351.00</b>	<b>\$ 120,783.67</b>	<b>\$ 402.61</b>	<b>\$ 155,807.28</b>	<b>\$ 519.36</b>	<b>\$ 35,023.62</b>
<b>EXPENSES</b>												
Total Administration	\$ 57,796.00	\$ 19,265.33	\$ 200.68	\$ 14,440.26	\$ 150.42	\$ 4,825.07	\$ 23,161.00	\$ 7,720.33	\$ 25.73	\$ 5,490.75	\$ 18.30	\$ 2,229.58
Total Tenant Services	\$ 1,968.00	\$ 656.00	\$ 6.83	\$ 495.94	\$ 5.17	\$ 160.06	\$ 1,125.00	\$ 375.00	\$ 1.25	\$ -	\$ -	\$ 375.00
Total Utilities	\$ 41,000.00	\$ 13,666.67	\$ 142.36	\$ 12,518.65	\$ 130.40	\$ 1,148.02	\$ 111,083.00	\$ 37,027.67	\$ 123.43	\$ 37,027.68	\$ 123.43	\$ (0.01)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 8,140.67	\$ 84.80	\$ 4,248.91	\$ 44.26	\$ 3,891.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 4,046.67	\$ 42.15	\$ -	\$ -	\$ 4,046.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 23,826.67	\$ 248.19	\$ 24,773.34	\$ 258.06	\$ (946.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 7,768.00	\$ 80.92	\$ 18,678.17	\$ 194.56	\$ (10,910.17)	\$ 72,825.00	\$ 24,275.00	\$ 80.92	\$ 58,369.28	\$ 194.56	\$ (34,094.28)
Total General	\$ 19,655.00	\$ 6,551.67	\$ 68.25	\$ 6,177.60	\$ 64.35	\$ 374.07	\$ 113,866.00	\$ 37,955.33	\$ 126.52	\$ 37,816.68	\$ 126.06	\$ 138.65
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 251,888.00</b>	<b>\$ 83,962.67</b>	<b>\$ 874.61</b>	<b>\$ 110,383.13</b>	<b>\$ 1,149.82</b>	<b>\$ 26,420.46</b>	<b>\$ 362,351.00</b>	<b>\$ 120,783.67</b>	<b>\$ 402.61</b>	<b>\$ 155,807.28</b>	<b>\$ 519.36</b>	<b>\$ 35,023.62</b>
<b>Total Operating Expenses</b>	<b>\$ 251,765.00</b>	<b>\$ 83,921.67</b>	<b>\$ 874.18</b>	<b>\$ 81,332.87</b>	<b>\$ 847.22</b>	<b>\$ 2,588.80</b>	<b>\$ 322,060.00</b>	<b>\$ 107,353.33</b>	<b>\$ 357.84</b>	<b>\$ 138,704.39</b>	<b>\$ 462.35</b>	<b>\$ (31,351.06)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 123.00</b>	<b>\$ 41.00</b>	<b>\$ 0.43</b>	<b>\$ 29,050.26</b>	<b>\$ 302.61</b>	<b>\$ 29,009.26</b>	<b>\$ 40,291.00</b>	<b>\$ 13,430.33</b>	<b>\$ 44.77</b>	<b>\$ 17,102.89</b>	<b>\$ 57.01</b>	<b>\$ 3,672.56</b>
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Cash Flow</b>	<b>\$ 123.00</b>	<b>\$ 41.00</b>	<b>\$ 0.43</b>	<b>\$ 29,050.26</b>	<b>\$ 302.61</b>	<b>\$ 29,009.26</b>	<b>\$ 40,291.00</b>	<b>\$ 13,430.33</b>	<b>\$ 44.77</b>	<b>\$ 17,102.89</b>	<b>\$ 57.01</b>	<b>\$ 3,672.56</b>



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
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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
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 39,240.33	\$ 445.91	\$ 38,935.60	\$ 442.45	\$ (304.73)	\$ 301,119.00	\$ 100,373.00	\$ 313.67	\$ 99,723.80	\$ 311.64	\$ (649.20)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 7,121.00	\$ 80.92	\$ 17,121.66	\$ 194.56	\$ 10,000.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 139,084.00</b>	<b>\$ 46,361.33</b>	<b>\$ 526.83</b>	<b>\$ 56,057.26</b>	<b>\$ 637.01</b>	<b>\$ 9,695.92</b>	<b>\$ 301,119.00</b>	<b>\$ 100,373.00</b>	<b>\$ 313.67</b>	<b>\$ 99,723.80</b>	<b>\$ 311.64</b>	<b>\$ (649.20)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 6,981.00</b>	<b>\$ 2,327.00</b>	<b>\$ 26.44</b>	<b>\$ 1,627.75</b>	<b>\$ 18.50</b>	<b>\$ 699.25</b>	<b>\$ 23,492.00</b>	<b>\$ 7,830.67</b>	<b>\$ 24.47</b>	<b>\$ 5,661.31</b>	<b>\$ 17.69</b>	<b>\$ 2,169.36</b>
<b>Total Tenant Services</b>	<b>\$ 330.00</b>	<b>\$ 110.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 110.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 44,935.00</b>	<b>\$ 14,978.33</b>	<b>\$ 170.21</b>	<b>\$ 14,978.32</b>	<b>\$ 170.21</b>	<b>\$ 0.01</b>	<b>\$ 117,321.00</b>	<b>\$ 39,107.00</b>	<b>\$ 122.21</b>	<b>\$ 39,107.32</b>	<b>\$ 122.21</b>	<b>\$ (0.32)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 21,363.00</b>	<b>\$ 7,121.00</b>	<b>\$ 80.92</b>	<b>\$ 17,121.66</b>	<b>\$ 194.56</b>	<b>\$ (10,000.66)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 54,888.00</b>	<b>\$ 18,296.00</b>	<b>\$ 207.91</b>	<b>\$ 18,239.84</b>	<b>\$ 207.27</b>	<b>\$ 56.16</b>	<b>\$ 125,555.00</b>	<b>\$ 41,851.67</b>	<b>\$ 130.79</b>	<b>\$ 41,672.48</b>	<b>\$ 130.23</b>	<b>\$ 179.19</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 139,084.00</b>	<b>\$ 46,361.33</b>	<b>\$ 526.83</b>	<b>\$ 56,057.26</b>	<b>\$ 637.01</b>	<b>\$ 9,695.92</b>	<b>\$ 301,119.00</b>	<b>\$ 100,373.00</b>	<b>\$ 313.67</b>	<b>\$ 99,723.80</b>	<b>\$ 311.64</b>	<b>\$ (649.20)</b>
<b>Total Operating Expenses</b>	<b>\$ 128,497.00</b>	<b>\$ 42,832.33</b>	<b>\$ 486.73</b>	<b>\$ 51,967.57</b>	<b>\$ 590.54</b>	<b>\$ (9,135.23)</b>	<b>\$ 266,368.00</b>	<b>\$ 88,789.33</b>	<b>\$ 277.47</b>	<b>\$ 86,441.11</b>	<b>\$ 270.13</b>	<b>\$ 2,348.22</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 10,587.00</b>	<b>\$ 3,529.00</b>	<b>\$ 40.10</b>	<b>\$ 4,089.69</b>	<b>\$ 46.47</b>	<b>\$ 560.69</b>	<b>\$ 34,751.00</b>	<b>\$ 11,583.67</b>	<b>\$ 36.20</b>	<b>\$ 13,282.69</b>	<b>\$ 41.51</b>	<b>\$ 1,699.02</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 10,587.00</b>	<b>\$ 3,529.00</b>	<b>\$ 40.10</b>	<b>\$ 4,089.69</b>	<b>\$ 46.47</b>	<b>\$ 560.69</b>	<b>\$ 34,751.00</b>	<b>\$ 11,583.67</b>	<b>\$ 36.20</b>	<b>\$ 13,282.69</b>	<b>\$ 41.51</b>	<b>\$ 1,699.02</b>

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

	RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 81,560.00	\$ 566.39	\$ 72,482.40	\$ 503.35	\$ (9,077.60)	\$ 220,567.00	\$ 73,522.33	\$ 399.58	\$ 79,737.20	\$ 433.35	\$ 6,214.87
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 11,652.00	\$ 80.92	\$ 28,017.26	\$ 194.56	\$ 16,365.26	\$ 44,667.00	\$ 14,889.00	\$ 80.92	\$ 35,799.83	\$ 194.56	\$ 20,910.83
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 279,636.00</b>	<b>\$ 93,212.00</b>	<b>\$ 647.31</b>	<b>\$ 100,499.66</b>	<b>\$ 697.91</b>	<b>\$ 7,287.66</b>	<b>\$ 265,234.00</b>	<b>\$ 88,411.33</b>	<b>\$ 480.50</b>	<b>\$ 115,537.03</b>	<b>\$ 627.92</b>	<b>\$ 27,125.69</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 22,624.00</b>	<b>\$ 7,541.33</b>	<b>\$ 52.37</b>	<b>\$ 5,353.27</b>	<b>\$ 37.18</b>	<b>\$ 2,188.06</b>	<b>\$ 29,474.00</b>	<b>\$ 9,824.67</b>	<b>\$ 53.39</b>	<b>\$ 7,038.52</b>	<b>\$ 38.25</b>	<b>\$ 2,786.15</b>
<b>Total Tenant Services</b>	<b>\$ 540.00</b>	<b>\$ 180.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 49,773.00</b>	<b>\$ 16,591.00</b>	<b>\$ 115.22</b>	<b>\$ 16,591.32</b>	<b>\$ 115.22</b>	<b>\$ (0.32)</b>	<b>\$ 75,359.00</b>	<b>\$ 25,119.67</b>	<b>\$ 136.52</b>	<b>\$ 23,619.49</b>	<b>\$ 128.37</b>	<b>\$ 1,500.18</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 34,956.00</b>	<b>\$ 11,652.00</b>	<b>\$ 80.92</b>	<b>\$ 28,017.26</b>	<b>\$ 194.56</b>	<b>\$ (16,365.26)</b>	<b>\$ 44,667.00</b>	<b>\$ 14,889.00</b>	<b>\$ 80.92</b>	<b>\$ 35,799.83</b>	<b>\$ 194.56</b>	<b>\$ (20,910.83)</b>
<b>Total General</b>	<b>\$ 107,353.00</b>	<b>\$ 35,784.33</b>	<b>\$ 248.50</b>	<b>\$ 32,418.20</b>	<b>\$ 225.13</b>	<b>\$ 3,366.13</b>	<b>\$ 146,157.00</b>	<b>\$ 48,719.00</b>	<b>\$ 264.78</b>	<b>\$ 54,396.51</b>	<b>\$ 295.63</b>	<b>\$ (5,677.51)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 279,636.00</b>	<b>\$ 93,212.00</b>	<b>\$ 647.31</b>	<b>\$ 100,499.66</b>	<b>\$ 697.91</b>	<b>\$ 7,287.66</b>	<b>\$ 265,234.00</b>	<b>\$ 88,411.33</b>	<b>\$ 480.50</b>	<b>\$ 115,537.03</b>	<b>\$ 627.92</b>	<b>\$ 27,125.69</b>
<b>Total Operating Expenses</b>	<b>\$ 215,246.00</b>	<b>\$ 71,748.67</b>	<b>\$ 498.25</b>	<b>\$ 82,380.05</b>	<b>\$ 572.08</b>	<b>\$ (10,631.38)</b>	<b>\$ 295,657.00</b>	<b>\$ 98,552.33</b>	<b>\$ 535.61</b>	<b>\$ 120,854.35</b>	<b>\$ 656.82</b>	<b>\$ (22,302.01)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 64,390.00</b>	<b>\$ 21,463.33</b>	<b>\$ 149.05</b>	<b>\$ 18,119.61</b>	<b>\$ 125.83</b>	<b>\$ (3,343.72)</b>	<b>\$ (30,423.00)</b>	<b>\$ (10,141.00)</b>	<b>\$ (55.11)</b>	<b>\$ (5,317.32)</b>	<b>\$ (28.90)</b>	<b>\$ 4,823.68</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 64,390.00</b>	<b>\$ 21,463.33</b>	<b>\$ 149.05</b>	<b>\$ 18,119.61</b>	<b>\$ 125.83</b>	<b>\$ (3,343.72)</b>	<b>\$ (30,423.00)</b>	<b>\$ (10,141.00)</b>	<b>\$ (55.11)</b>	<b>\$ (5,317.32)</b>	<b>\$ (28.90)</b>	<b>\$ 4,823.68</b>

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

	RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 93,764.33	\$ 468.82	\$ 106,606.20	\$ 533.03	\$ 12,841.87	\$ 255,775.00	\$ 85,258.33	\$ 484.42	\$ 97,361.80	\$ 553.19	\$ 12,103.47
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 16,183.67	\$ 80.92	\$ 38,912.86	\$ 194.56	\$ 22,729.19	\$ 42,724.00	\$ 14,241.33	\$ 80.92	\$ 34,243.31	\$ 194.56	\$ 20,001.98
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 329,844.00</b>	<b>\$ 109,948.00</b>	<b>\$ 549.74</b>	<b>\$ 145,519.06</b>	<b>\$ 727.60</b>	<b>\$ 35,571.06</b>	<b>\$ 298,499.00</b>	<b>\$ 99,499.67</b>	<b>\$ 565.34</b>	<b>\$ 131,605.11</b>	<b>\$ 747.76</b>	<b>\$ 32,105.45</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 38,071.00</b>	<b>\$ 12,690.33</b>	<b>\$ 63.45</b>	<b>\$ 9,099.26</b>	<b>\$ 45.50</b>	<b>\$ 3,591.07</b>	<b>\$ 34,836.00</b>	<b>\$ 11,612.00</b>	<b>\$ 65.98</b>	<b>\$ 8,339.94</b>	<b>\$ 47.39</b>	<b>\$ 3,272.06</b>
<b>Total Tenant Services</b>	<b>\$ 750.00</b>	<b>\$ 250.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 75,547.00</b>	<b>\$ 25,182.33</b>	<b>\$ 125.91</b>	<b>\$ 25,182.32</b>	<b>\$ 125.91</b>	<b>\$ 0.01</b>	<b>\$ 72,084.00</b>	<b>\$ 24,028.00</b>	<b>\$ 136.52</b>	<b>\$ 23,029.25</b>	<b>\$ 130.85</b>	<b>\$ 998.75</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ 48,551.00</b>	<b>\$ 16,183.67</b>	<b>\$ 80.92</b>	<b>\$ 38,912.86</b>	<b>\$ 194.56</b>	<b>\$ (22,729.19)</b>	<b>\$ 42,724.00</b>	<b>\$ 14,241.33</b>	<b>\$ 80.92</b>	<b>\$ 34,243.31</b>	<b>\$ 194.56</b>	<b>\$ (20,001.98)</b>
<b>Total General</b>	<b>\$ 208,873.00</b>	<b>\$ 69,624.33</b>	<b>\$ 348.12</b>	<b>\$ 69,532.92</b>	<b>\$ 347.66</b>	<b>\$ 91.41</b>	<b>\$ 157,007.00</b>	<b>\$ 52,335.67</b>	<b>\$ 297.36</b>	<b>\$ 53,278.90</b>	<b>\$ 302.72</b>	<b>\$ (943.23)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 329,844.00</b>	<b>\$ 109,948.00</b>	<b>\$ 549.74</b>	<b>\$ 145,519.06</b>	<b>\$ 727.60</b>	<b>\$ 35,571.06</b>	<b>\$ 298,499.00</b>	<b>\$ 99,499.67</b>	<b>\$ 565.34</b>	<b>\$ 131,605.11</b>	<b>\$ 747.76</b>	<b>\$ 32,105.45</b>
<b>Total Operating Expenses</b>	<b>\$ 371,792.00</b>	<b>\$ 123,930.67</b>	<b>\$ 619.65</b>	<b>\$ 142,727.36</b>	<b>\$ 713.64</b>	<b>\$ (18,796.69)</b>	<b>\$ 306,651.00</b>	<b>\$ 102,217.00</b>	<b>\$ 580.78</b>	<b>\$ 118,891.40</b>	<b>\$ 675.52</b>	<b>\$ (16,674.40)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (41,948.00)</b>	<b>\$ (13,982.67)</b>	<b>\$ (69.91)</b>	<b>\$ 2,791.70</b>	<b>\$ 13.96</b>	<b>\$ 16,774.37</b>	<b>\$ (8,152.00)</b>	<b>\$ (2,717.33)</b>	<b>\$ (15.44)</b>	<b>\$ 12,713.71</b>	<b>\$ 72.24</b>	<b>\$ 15,431.04</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (41,948.00)</b>	<b>\$ (13,982.67)</b>	<b>\$ (69.91)</b>	<b>\$ 2,791.70</b>	<b>\$ 13.96</b>	<b>\$ 16,774.37</b>	<b>\$ (8,152.00)</b>	<b>\$ (2,717.33)</b>	<b>\$ (15.44)</b>	<b>\$ 12,713.71</b>	<b>\$ 72.24</b>	<b>\$ 15,431.04</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
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	KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 139,384.00	\$ 290.38	\$ 138,367.80	\$ 288.27	\$ (1,016.20)	\$ 196,499.00	\$ 65,499.67	\$ 218.33	\$ 66,190.20	\$ 220.63	\$ 690.53
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 85,600.00	\$ 178.33	\$ 85,600.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 24,275.00	\$ 80.92	\$ 58,369.28	\$ 194.56	\$ 34,094.28
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 674,952.00</b>	<b>\$ 224,984.00</b>	<b>\$ 468.72</b>	<b>\$ 223,967.80</b>	<b>\$ 466.60</b>	<b>\$ (1,016.20)</b>	<b>\$ 269,324.00</b>	<b>\$ 89,774.67</b>	<b>\$ 299.25</b>	<b>\$ 124,559.48</b>	<b>\$ 415.20</b>	<b>\$ 34,784.82</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 34,257.00</b>	<b>\$ 11,419.00</b>	<b>\$ 23.79</b>	<b>\$ 8,256.43</b>	<b>\$ 17.20</b>	<b>\$ 3,162.57</b>	<b>\$ 22,554.00</b>	<b>\$ 7,518.00</b>	<b>\$ 25.06</b>	<b>\$ 5,743.80</b>	<b>\$ 19.15</b>	<b>\$ 1,774.20</b>
<b>Total Tenant Services</b>	<b>\$ 1,800.00</b>	<b>\$ 600.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 219,000.00</b>	<b>\$ 73,000.00</b>	<b>\$ 152.08</b>	<b>\$ 73,000.00</b>	<b>\$ 152.08</b>	<b>\$ -</b>	<b>\$ 105,574.00</b>	<b>\$ 35,191.33</b>	<b>\$ 117.30</b>	<b>\$ 35,191.00</b>	<b>\$ 117.30</b>	<b>\$ 0.33</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,825.00</b>	<b>\$ 24,275.00</b>	<b>\$ 80.92</b>	<b>\$ 58,369.28</b>	<b>\$ 194.56</b>	<b>\$ (34,094.28)</b>
<b>Total General</b>	<b>\$ 403,085.00</b>	<b>\$ 134,361.67</b>	<b>\$ 279.92</b>	<b>\$ 125,753.63</b>	<b>\$ 261.99</b>	<b>\$ 8,608.04</b>	<b>\$ 38,736.00</b>	<b>\$ 12,912.00</b>	<b>\$ 43.04</b>	<b>\$ 12,786.12</b>	<b>\$ 42.62</b>	<b>\$ 125.88</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 674,952.00</b>	<b>\$ 224,984.00</b>	<b>\$ 468.72</b>	<b>\$ 223,967.80</b>	<b>\$ 466.60</b>	<b>\$ (1,016.20)</b>	<b>\$ 269,324.00</b>	<b>\$ 89,774.67</b>	<b>\$ 299.25</b>	<b>\$ 124,559.48</b>	<b>\$ 415.20</b>	<b>\$ 34,784.82</b>
<b>Total Operating Expenses</b>	<b>\$ 658,142.00</b>	<b>\$ 219,380.67</b>	<b>\$ 457.04</b>	<b>\$ 207,010.06</b>	<b>\$ 431.27</b>	<b>\$ 12,370.61</b>	<b>\$ 239,689.00</b>	<b>\$ 79,896.33</b>	<b>\$ 266.32</b>	<b>\$ 112,090.20</b>	<b>\$ 373.63</b>	<b>\$ (32,193.87)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 16,810.00</b>	<b>\$ 5,603.33</b>	<b>\$ 11.67</b>	<b>\$ 16,957.74</b>	<b>\$ 35.33</b>	<b>\$ 11,354.41</b>	<b>\$ 29,635.00</b>	<b>\$ 9,878.33</b>	<b>\$ 32.93</b>	<b>\$ 12,469.28</b>	<b>\$ 41.56</b>	<b>\$ 2,590.95</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 16,810.00</b>	<b>\$ 5,603.33</b>	<b>\$ 11.67</b>	<b>\$ 16,957.74</b>	<b>\$ 35.33</b>	<b>\$ 11,354.41</b>	<b>\$ 29,635.00</b>	<b>\$ 9,878.33</b>	<b>\$ 32.93</b>	<b>\$ 12,469.28</b>	<b>\$ 41.56</b>	<b>\$ 2,590.95</b>

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

	ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 123,619.67	\$ 441.50	\$ 128,178.20	\$ 457.78	\$ 4,558.53	\$ 263,864.00	\$ 87,954.67	\$ 372.69	\$ 85,124.20	\$ 360.70	\$ (2,830.47)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 370,859.00</b>	<b>\$ 123,619.67</b>	<b>\$ 441.50</b>	<b>\$ 128,178.20</b>	<b>\$ 457.78</b>	<b>\$ 4,558.53</b>	<b>\$ 263,864.00</b>	<b>\$ 87,954.67</b>	<b>\$ 372.69</b>	<b>\$ 85,124.20</b>	<b>\$ 360.70</b>	<b>\$ (2,830.47)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 44,953.00</b>	<b>\$ 14,984.33</b>	<b>\$ 53.52</b>	<b>\$ 10,742.18</b>	<b>\$ 38.36</b>	<b>\$ 4,242.15</b>	<b>\$ 39,093.00</b>	<b>\$ 13,031.00</b>	<b>\$ 55.22</b>	<b>\$ 9,659.04</b>	<b>\$ 40.93</b>	<b>\$ 3,371.96</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 885.00</b>	<b>\$ 295.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 295.00</b>
<b>Total Utilities</b>	<b>\$ 135,093.00</b>	<b>\$ 45,031.00</b>	<b>\$ 160.83</b>	<b>\$ 45,031.32</b>	<b>\$ 160.83</b>	<b>\$ (0.32)</b>	<b>\$ 63,085.00</b>	<b>\$ 21,028.33</b>	<b>\$ 89.10</b>	<b>\$ 21,028.32</b>	<b>\$ 89.10</b>	<b>\$ 0.01</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 208,074.00</b>	<b>\$ 69,358.00</b>	<b>\$ 247.71</b>	<b>\$ 69,209.24</b>	<b>\$ 247.18</b>	<b>\$ 148.76</b>	<b>\$ 152,925.00</b>	<b>\$ 50,975.00</b>	<b>\$ 216.00</b>	<b>\$ 50,866.92</b>	<b>\$ 215.54</b>	<b>\$ 108.08</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 370,859.00</b>	<b>\$ 123,619.67</b>	<b>\$ 441.50</b>	<b>\$ 128,178.20</b>	<b>\$ 457.78</b>	<b>\$ 4,558.53</b>	<b>\$ 263,864.00</b>	<b>\$ 87,954.67</b>	<b>\$ 372.69</b>	<b>\$ 85,124.20</b>	<b>\$ 360.70</b>	<b>\$ (2,830.47)</b>
<b>Total Operating Expenses</b>	<b>\$ 388,120.00</b>	<b>\$ 129,373.33</b>	<b>\$ 462.05</b>	<b>\$ 124,982.74</b>	<b>\$ 446.37</b>	<b>\$ 4,390.59</b>	<b>\$ 255,988.00</b>	<b>\$ 85,329.33</b>	<b>\$ 361.56</b>	<b>\$ 81,554.28</b>	<b>\$ 345.57</b>	<b>\$ 3,775.05</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (17,261.00)</b>	<b>\$ (5,753.67)</b>	<b>\$ (20.55)</b>	<b>\$ 3,195.46</b>	<b>\$ 11.41</b>	<b>\$ 8,949.13</b>	<b>\$ 7,876.00</b>	<b>\$ 2,625.33</b>	<b>\$ 11.12</b>	<b>\$ 3,569.92</b>	<b>\$ 15.13</b>	<b>\$ 944.59</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (17,261.00)</b>	<b>\$ (5,753.67)</b>	<b>\$ (20.55)</b>	<b>\$ 3,195.46</b>	<b>\$ 11.41</b>	<b>\$ 8,949.13</b>	<b>\$ 7,876.00</b>	<b>\$ 2,625.33</b>	<b>\$ 11.12</b>	<b>\$ 3,569.92</b>	<b>\$ 15.13</b>	<b>\$ 944.59</b>

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

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 76,562.67	\$ 416.10	\$ 78,334.20	\$ 425.73	\$ 1,771.53	\$ 134,975.00	\$ 44,991.67	\$ 321.37	\$ 47,134.20	\$ 336.67	\$ 2,142.53
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 229,688.00</b>	<b>\$ 76,562.67</b>	<b>\$ 416.10</b>	<b>\$ 78,334.20</b>	<b>\$ 425.73</b>	<b>\$ 1,771.53</b>	<b>\$ 134,975.00</b>	<b>\$ 44,991.67</b>	<b>\$ 321.37</b>	<b>\$ 47,134.20</b>	<b>\$ 336.67</b>	<b>\$ 2,142.53</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 26,546.00</b>	<b>\$ 8,848.67</b>	<b>\$ 48.09</b>	<b>\$ 6,215.88</b>	<b>\$ 33.78</b>	<b>\$ 2,632.79</b>	<b>\$ 21,208.00</b>	<b>\$ 7,069.33</b>	<b>\$ 50.50</b>	<b>\$ 5,320.83</b>	<b>\$ 38.01</b>	<b>\$ 1,748.50</b>
<b>Total Tenant Services</b>	<b>\$ 690.00</b>	<b>\$ 230.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 230.00</b>	<b>\$ 525.00</b>	<b>\$ 175.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175.00</b>
<b>Total Utilities</b>	<b>\$ 50,505.00</b>	<b>\$ 16,835.00</b>	<b>\$ 91.49</b>	<b>\$ 16,834.68</b>	<b>\$ 91.49</b>	<b>\$ 0.32</b>	<b>\$ 33,171.00</b>	<b>\$ 11,057.00</b>	<b>\$ 78.98</b>	<b>\$ 11,057.00</b>	<b>\$ 78.98</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 163,871.00</b>	<b>\$ 54,623.67</b>	<b>\$ 296.87</b>	<b>\$ 55,953.51</b>	<b>\$ 304.10</b>	<b>\$ (1,329.84)</b>	<b>\$ 83,002.00</b>	<b>\$ 27,667.33</b>	<b>\$ 197.62</b>	<b>\$ 29,765.68</b>	<b>\$ 212.61</b>	<b>\$ (2,098.35)</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 229,688.00</b>	<b>\$ 76,562.67</b>	<b>\$ 416.10</b>	<b>\$ 78,334.20</b>	<b>\$ 425.73</b>	<b>\$ 1,771.53</b>	<b>\$ 134,975.00</b>	<b>\$ 44,991.67</b>	<b>\$ 321.37</b>	<b>\$ 47,134.20</b>	<b>\$ 336.67</b>	<b>\$ 2,142.53</b>
<b>Total Operating Expenses</b>	<b>\$ 241,612.00</b>	<b>\$ 80,537.33</b>	<b>\$ 437.70</b>	<b>\$ 79,004.07</b>	<b>\$ 429.37</b>	<b>\$ 1,533.26</b>	<b>\$ 137,906.00</b>	<b>\$ 45,968.67</b>	<b>\$ 328.35</b>	<b>\$ 46,143.51</b>	<b>\$ 329.60</b>	<b>\$ (174.84)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (11,924.00)</b>	<b>\$ (3,974.67)</b>	<b>\$ (21.60)</b>	<b>\$ (669.87)</b>	<b>\$ (3.64)</b>	<b>\$ 3,304.80</b>	<b>\$ (2,931.00)</b>	<b>\$ (977.00)</b>	<b>\$ (6.98)</b>	<b>\$ 990.69</b>	<b>\$ 7.08</b>	<b>\$ 1,967.69</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ (11,924.00)</b>	<b>\$ (3,974.67)</b>	<b>\$ (21.60)</b>	<b>\$ (669.87)</b>	<b>\$ (3.64)</b>	<b>\$ 3,304.80</b>	<b>\$ (2,931.00)</b>	<b>\$ (977.00)</b>	<b>\$ (6.98)</b>	<b>\$ 990.69</b>	<b>\$ 7.08</b>	<b>\$ 1,967.69</b>

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

PRESERVATION SQUARE - AMP 000067						
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>						
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 34,509.33	\$ 454.07	\$ -	\$ -	\$ (34,509.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 103,528.00</b>	<b>\$ 34,509.33</b>	<b>\$ 454.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (34,509.33)</b>
<b>EXPENSES</b>						
<b>Total Administration</b>	<b>\$ 16,250.00</b>	<b>\$ 5,416.67</b>	<b>\$ 71.27</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,416.67</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Protective Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 78,863.00</b>	<b>\$ 26,287.67</b>	<b>\$ 345.89</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,287.67</b>
<b>Total Non-Routine Maint.</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenues</b>	<b>\$ 103,528.00</b>	<b>\$ 34,509.33</b>	<b>\$ 454.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (34,509.33)</b>
<b>Total Operating Expenses</b>	<b>\$ 95,113.00</b>	<b>\$ 31,704.33</b>	<b>\$ 417.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,704.33</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 8,415.00</b>	<b>\$ 2,805.00</b>	<b>\$ 36.91</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,805.00)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Cash Flow</b>	<b>\$ 8,415.00</b>	<b>\$ 2,805.00</b>	<b>\$ 36.91</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,805.00)</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of January 31, 2023

		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		\$	3,195,184.25	\$	287,334.04	\$	302,752.17	\$	263,045.99	\$	614,958.48	\$	265,898.82	
114 Cash - tenant security deposits		\$	30,463.77	\$	25,204.21	\$	24,779.67	\$	25,529.41	\$	70,804.74	\$	25,693.17	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	154,905.21	\$	77,097.35	\$	15,707.21	\$	33,235.30	\$	130,945.72	\$	17,486.51	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	455,848.89	\$	125,157.89	\$	98,733.89	\$	91,590.44	\$	245,143.90	\$	91,057.50	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	3,836,402.12	\$	514,793.49	\$	441,972.94	\$	413,401.14	\$	1,061,852.84	\$	400,136.00
310 Total Current Liabilities		\$	96,513.49	\$	61,980.35	\$	35,506.10	\$	40,949.81	\$	102,186.89	\$	36,358.60	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds						\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	96,513.49	\$	61,980.35	\$	35,506.10	\$	40,949.81	\$	102,186.89	\$	36,358.60
Quick Ratio:														
Quick Ratio Score (max points 12):														
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	3,195,184.25	\$	287,334.04	\$	302,752.17	\$	263,045.99	\$	614,958.48	\$	265,898.82	
114 Cash - tenant security deposits		\$	30,463.77	\$	25,204.21	\$	24,779.67	\$	25,529.41	\$	70,804.74	\$	25,693.17	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	154,905.21	\$	77,097.35	\$	15,707.21	\$	33,235.30	\$	130,945.72	\$	17,486.51	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	455,848.89	\$	125,157.89	\$	98,733.89	\$	91,590.44	\$	245,143.90	\$	91,057.50	
310 (-) Total Current Liabilities		\$	96,513.49	\$	61,980.35	\$	35,506.10	\$	40,949.81	\$	102,186.89	\$	36,358.60	
MENAR Numerator Total:			\$	3,739,888.63	\$	452,813.14	\$	406,466.84	\$	372,451.33	\$	959,665.95	\$	363,777.40
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	616,704.42	\$	339,678.89	\$	305,872.69	\$	232,564.82	\$	576,359.33	\$	235,973.74	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	83,259.63	\$	-	
MENAR Denominator Total:			\$	154,176.11	\$	84,919.72	\$	76,468.17	\$	58,141.21	\$	164,904.74	\$	58,993.44
MENAR:														
MENAR Score (max points 11):														



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of January 31, 2023

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 217,002.90	\$ (50,729.24)	\$ (63,199.00)	\$ (27,449.89)	\$ (47,722.90)	\$ (1,791.69)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 217,002.90	\$ (50,729.24)	\$ (63,199.00)	\$ (27,449.89)	\$ (47,722.90)	\$ (1,791.69)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
<b>Overall AMP Score</b>							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	39475	8300	3150	2700	2450	7175	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of January 31, 2023

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,288,216.64	\$ 761,812.77	\$ 580,556.99	\$ 907,896.67	\$ 310,666.84
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,884.50	\$ 28,770.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 170,226.72	\$ 33,203.95	\$ 102,502.75	\$ 39,770.72	\$ 19,533.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 217,332.22	\$ 138,000.57	\$ 151,079.04	\$ 259,450.57	\$ 25,357.58
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,711,746.58</b>	<b>\$ 949,627.29</b>	<b>\$ 866,023.28</b>	<b>\$ 1,235,887.96</b>	<b>\$ 360,763.48</b>
310 Total Current Liabilities	\$ 77,645.23	\$ 541,443.80	\$ 74,814.68	\$ 477,837.49	\$ 10,442.19
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
<b>QR Denominator Total:</b>	<b>\$ 77,645.23</b>	<b>\$ 36,443.80</b>	<b>\$ 74,814.68</b>	<b>\$ 477,837.49</b>	<b>\$ 7,822.23</b>
<b>Quick Ratio:</b>	<b>22.05</b>	<b>26.06</b>	<b>11.58</b>	<b>2.59</b>	<b>46.12</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,288,216.64	\$ 761,812.77	\$ 580,556.99	\$ 907,896.67	\$ 310,666.84
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,884.50	\$ 28,770.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 170,226.72	\$ 33,203.95	\$ 102,502.75	\$ 39,770.72	\$ 19,533.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 217,332.22	\$ 138,000.57	\$ 151,079.04	\$ 259,450.57	\$ 25,357.58
310 (-) Total Current Liabilities	\$ 77,645.23	\$ 541,443.80	\$ 74,814.68	\$ 477,837.49	\$ 10,442.19
<b>MENAR Numerator Total:</b>	<b>\$ 1,634,101.35</b>	<b>\$ 408,183.49</b>	<b>\$ 791,208.60</b>	<b>\$ 758,050.47</b>	<b>\$ 350,321.29</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 313,709.89	\$ 280,956.65	\$ 356,730.23	\$ 331,112.79	\$ 62,654.70
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ 15,220.05	\$ -	\$ -	\$ 70,054.35	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 82,232.49</b>	<b>\$ 70,239.16</b>	<b>\$ 89,182.56</b>	<b>\$ 100,291.79</b>	<b>\$ 15,663.68</b>
<b>MENAR:</b>	<b>19.87</b>	<b>5.81</b>	<b>8.87</b>	<b>7.56</b>	<b>22.37</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of January 31, 2023

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 94,757.66	\$ (48,231.38)	\$ (68,103.11)	\$ 78,815.23	\$ 14,306.26
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 94,757.66	\$ (48,231.38)	\$ (68,103.11)	\$ 78,815.23	\$ 14,306.26
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p><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 January 31, 2023

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Occupancy Rate (OR)</b>								
FDS #	11210 Unit Months Leased		778	493	425	381	1,019	440
	OR Numerator Total:		778	493	425	381	1,019	440
	11190 Unit Months Available		1,040	504	432	396	1,128	484
	OR Denominator Total:		1,040	504	432	396	1,128	484
	Occupancy Rate:		0.74808	0.97817	0.98380	0.96212	0.90337	0.90909
	Occupancy Rate Score (max points 16):		0	12	16	12	1	1
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>								
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		\$ 153,039.60	\$ 299,622.54	\$ 282,712.26	\$ 304,218.36	\$ 767,169.00	\$ 264,069.00
	TAR Denominator Total:		\$ 153,039.60	\$ 299,622.54	\$ 282,712.26	\$ 304,218.36	\$ 767,169.00	\$ 264,069.00
	TAR:		97.0%	24.0%	5.0%	9.0%	15.0%	7.0%
	TAR Score (max points 5):		0	2	5	5	5	5
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current		\$ 29,158.94	\$ 27,456.72	\$ 6,935.28	\$ 7,000.42	\$ 23,752.61	\$ 10,504.56
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 29,158.94	\$ 27,456.72	\$ 6,935.28	\$ 7,000.42	\$ 23,752.61	\$ 10,504.56
	96900 Total Operating Expenses /12		\$ 154,176.11	\$ 84,919.72	\$ 76,468.17	\$ 58,141.21	\$ 144,089.83	\$ 58,993.44
	AP Denominator Total:		\$ 154,176.11	\$ 84,919.72	\$ 76,468.17	\$ 58,141.21	\$ 144,089.83	\$ 58,993.44
	AP:		0.19	0.32	0.09	0.12	0.16	0.18
	AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>								
Indicator #1 - Occupancy Rate (OR)			0	12	16	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	25	22	11	11
Number of units in Project		1446	238	126	108	99	282	121
Weighted Value (Project MASS score times number of units)		18882	1428	2394	2700	2178	3102	1331
Total number of units in PHA's portfolio		1446	238	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		13.06	6.00	19.00	25.00	22.00	11.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of January 31, 2023

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210 Unit Months Leased		567	274	452	305	81
OR Numerator Total:		567	274	452	305	81
11190 Unit Months Available		584	288	548	380	88
OR Denominator Total:		584	288	548	380	88
Occupancy Rate:		0.97089	0.95139	0.82482	0.80263	0.92045
Occupancy Rate Score (max points 16):		12	8	0	0	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
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		\$ 345,213.00	\$ 101,959.50	\$ 175,742.04	\$ 130,573.08	\$ 77,482.50
TAR Denominator Total:		\$ 345,213.00	\$ 101,959.50	\$ 175,742.04	\$ 130,573.08	\$ 77,482.50
TAR:		43.0%	19.0%	62.0%	28.0%	12.0%
TAR Score (max points 5):		0	5	0	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 228.36	\$ 13,837.33	\$ 28,641.91	\$ 22,994.64	\$ 326.52
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 228.36	\$ 13,837.33	\$ 28,641.91	\$ 22,994.64	\$ 326.52
96900 Total Operating Expenses /12		\$ 78,427.47	\$ 70,239.16	\$ 89,182.56	\$ 82,778.20	\$ 15,663.68
AP Denominator Total:		\$ 78,427.47	\$ 70,239.16	\$ 89,182.56	\$ 82,778.20	\$ 15,663.68
AP:		0	0.2	0.32	0.28	0.02
AP Score (max points 4):		4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		12	8	0	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	0	2	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	19	5	8	14
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		2628	1368	685	760	308
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		18.00	19.00	5.00	8.00	14.00

# INTEGRATED PEST MANAGEMENT REPORT

**MANAGEMENT AGENT:**

St. Louis Housing Authority

**PERIOD ENDING:**

2/28/2023

**SLHA DEVELOPMENTS:**

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	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	1	23	8	0	0	0	5	11	8

**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
<b>YTD TOTALS</b>	<b>31</b>	<b>172</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>8</b>

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

DocuSigned by:

*Ebonie Turner*

01A2D828F8944A7...

Prepared By

3/7/2023

Date

DocuSigned by:

*John Yang*

D7C294990A45478...

Approved By

3/8/2023

Date



# Housing Crime Summary February 1 – 28, 2023

Blumeyer Complex February 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	2	200%
Vehicle Theft	0	2	200%
Arson	0	0	0
<b>Crime Total</b>	<b>0</b>	<b>4</b>	<b>400%</b>

Break Down of Crimes February 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	1
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	1
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	2
Arson	0	0
<b>Total</b>	<b>0</b>	<b>4</b>



LaSalle Complex February 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	2	100%
Burglary	0	1	100%
Larceny	0	0	N/A
Vehicle Theft	0	0	N/A
Arson	0	0	N/A
<b>Crime Total</b>	<b>1</b>	<b>3</b>	<b>200%</b>

Break Down of Crimes February 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	1	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	2
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>1</b>	<b>3</b>

Cochran Complex February 2023			
	2022	2023	% Change
Homicide	0	1	100%
Rape	0	0	N/A
Robbery	0	0	N/A
Car Jacking	0	0	NA
Aggravated Assault	2	0	200%
Burglary	0	2	200%
Larceny	0	0	N/A
Vehicle Theft	0	2	N/A
Arson	0	0	NA
<b>Crime Total</b>	<b>2</b>	<b>5</b>	<b>150%</b>

Break Down of Crimes February 2023		
	2022	2023
Homicide	0	1
Rape	0	0
Robbery with Firearm	0	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Car Jacking	0	0
Aggravated Assault with Firearm	2	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	2
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	2
Arson	0	0
<b>Total</b>	<b>2</b>	<b>5</b>

Peabody Complex February 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	2	-50%
Burglary	1	2	-100%
Larceny	1	1	-100%
Vehicle Theft	1	0	-100%
Arson	0	0	N/A
<b>Crime Total</b>	<b>4</b>	<b>5</b>	<b>25%</b>

Break Down of Crimes February 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	1
Aggravated Assault with Other Weapon	0	0
Aggravated Assault with Hands, Fists, Feet	0	1
Burglary Business	0	0
Burglary Residence	1	2
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	1	1
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	1	0
Arson	0	0
<b>Total</b>	<b>4</b>	<b>5</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 1/31/2023

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 6,059,619.62

### INVESTMENTS

#### VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 222,127.10
	TOTAL INVESTED		\$ 222,127.10

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

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
<b>REVENUE</b>						
Section 8 Administrative Fees	\$ 4,925,403.00	\$ 1,641,801.00	\$ 21.29	\$ 1,700,614.00	\$ 22.06	\$ 58,813.00
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 3,480.02	\$ 0.05	\$ 3,480.02
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 85,318.33	\$ 1.11	\$ -	\$ -	\$ (85,318.33)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 5,181,358.00</b>	<b>\$ 1,727,119.33</b>	<b>\$ 22.40</b>	<b>\$ 1,704,094.02</b>	<b>\$ 22.10</b>	<b>\$ (23,025.31)</b>
<b>EXPENSES</b>						
<b>Total Administration</b>	<b>\$ 4,874,358.00</b>	<b>\$ 1,624,786.00</b>	<b>\$ 21.07</b>	<b>\$ 1,112,314.60</b>	<b>\$ 14.43</b>	<b>\$ 512,471.40</b>
<b>Total Tenant Services</b>	<b>\$ 5,000.00</b>	<b>\$ 1,666.67</b>	<b>\$ 0.02</b>	<b>\$ 1,635.01</b>	<b>\$ 0.02</b>	<b>\$ 31.66</b>
<b>Total Utilities</b>	<b>\$ 47,040.00</b>	<b>\$ 15,680.00</b>	<b>\$ 0.20</b>	<b>\$ 16,589.84</b>	<b>\$ 0.22</b>	<b>\$ (909.84)</b>
<b>Sub-total Ord Maint Salaries</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 2,400.00</b>	<b>\$ 800.00</b>	<b>\$ 0.01</b>	<b>\$ 736.06</b>	<b>\$ 0.01</b>	<b>\$ 63.94</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 88,892.00</b>	<b>\$ 29,630.67</b>	<b>\$ 0.38</b>	<b>\$ 32,057.12</b>	<b>\$ 0.42</b>	<b>\$ (2,426.45)</b>
<b>Total Protective Services</b>	<b>\$ 33,494.00</b>	<b>\$ 11,164.67</b>	<b>\$ 0.14</b>	<b>\$ 13,011.68</b>	<b>\$ 0.17</b>	<b>\$ (1,847.01)</b>
<b>Total General</b>	<b>\$ 130,174.00</b>	<b>\$ 43,391.33</b>	<b>\$ 0.56</b>	<b>\$ 32,066.08</b>	<b>\$ 0.42</b>	<b>\$ 11,325.25</b>
<b>Total Non-Routine Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,173.86</b>	<b>\$ 0.03</b>	<b>\$ (2,173.86)</b>
<b>Total Revenues</b>	<b>\$ 5,181,358.00</b>	<b>\$ 1,727,119.33</b>	<b>\$ 22.40</b>	<b>\$ 1,704,094.02</b>	<b>\$ 22.10</b>	<b>\$ (23,025.31)</b>
<b>Total Expenses</b>	<b>\$ 5,181,358.00</b>	<b>\$ 1,727,119.33</b>	<b>\$ 22.40</b>	<b>\$ 1,210,584.25</b>	<b>\$ 15.70</b>	<b>\$ 516,535.08</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 493,509.77</b>	<b>\$ 6.40</b>	<b>\$ 493,509.77</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 493,509.77</b>	<b>\$ 6.40</b>	<b>\$ 493,509.77</b>

HOUSING CHOICE VOUCHER/VASH PROGRAM  
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	FYTD	CYTD
Budget Authority	\$3,881,526	\$3,881,526	\$3,881,526	\$4,003,209	\$4,077,799	\$4,077,799	\$4,181,954	\$4,181,954	\$20,522,715	\$8,363,908
Budget Received - Cash Management	\$3,760,117	\$3,600,182	\$3,652,206	\$5,189,219	\$3,651,615	\$3,848,891	\$3,824,681	\$3,824,681	\$20,339,087	\$7,649,362
Actual HAP As of the First of the Month	\$3,841,282	\$3,816,395	\$3,735,179	\$3,675,524	\$3,641,839	\$3,581,974	\$3,526,198	\$3,497,349	\$17,922,884	\$7,023,547
Actual HAP After the First of the Month	\$15,835	\$16,343	\$23,992	\$21,233	\$20,543	\$21,135	\$16,783	\$12,916	\$92,610	\$29,699
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$24,409	-\$48,788	-\$122,355	-\$306,452	-\$415,417	-\$474,690	-\$638,973	-\$671,689	\$2,507,221	\$1,310,662
Variance (Cash Management)	\$97,000	\$232,556	\$106,965	-\$1,492,462	\$10,767	-\$245,782	-\$281,700	-\$314,416	\$2,323,593	\$596,116
Percent Variance	2.51%	6.07%	2.85%	-40.37%	0.29%	-6.82%	-7.95%	-8.96%	-12.76%	-8.45%
FYTD Variance	\$2,924,863	\$3,157,419	\$3,264,384	-\$1,492,462	-\$1,481,695	-\$1,727,477	-\$2,009,177	-\$2,323,593		
<b>OTHER HAP REVENUE</b>										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$7,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Restricted Net Position HCV</b>	<b>(\$1,522,616)</b>	<b>(\$1,755,172)</b>	<b>(\$1,862,137)</b>	<b>(\$369,675)</b>	<b>(\$380,442)</b>	<b>(\$134,660)</b>	<b>\$147,040</b>	<b>\$461,456</b>		
<b>PUC</b>										
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	\$623.08	\$622.78	\$620.26	\$612.08	\$612.07	\$602.21	\$592.34	\$587.99	\$601.34	\$590.16
Variance	\$2.29	\$1.99	-\$0.53	-\$8.71	-\$8.72	-\$18.58	-\$28.45	-\$32.80	-\$19.45	-\$30.63
Percent Variance	0.37%	0.32%	-0.09%	-1.42%	-1.42%	-3.08%	-4.80%	-5.58%	-3.26%	-5.19%
<b>UNITS</b>										
HUD Baseline Units	7,155	7,155	7,155	7,155	7,155	7,155	7,165	7,165	35,795	14,330
New Increments not in baseline	10	10	10	48	48	48	39	39	222	78
HUD Funded Units	6,057	5,799	5,883	8,359	5,882	6,200	6,161	6,161	32,763	12,322
Funded units based on actual HAP	5,964	5,715	5,823	8,383	5,898	6,317	7,243	6,629	34,470	13,872
Actual Units	6,165	6,128	6,022	6,005	5,950	5,948	5,953	5,948	29,804	11,901
Variance to Funded Units	-201	-413	-199	2,378	-52	369	1,290	681	4,666	1,971
Variance to baseline	-990	-1027	-1133	-1150	-1205	-1207	-1212	-1217	-5,991	-2,429
FYTD var to baseline	-9055	-10082	-11215	-1150	-2355	-3562	-4774	-5991		
Variance funded	108	329	139	-2354	68	-252	-208	-213	-2,959	-421
FYTD var to funded	3974	4302	4441	-2354	-2286	-2538	-2746	-2959		
<b>ADMIN FEES</b>										
HUD Funded Fees	\$392,327	\$392,327	\$423,080	\$420,827	\$412,751	\$396,962	\$397,712	\$397,162	\$2,025,414	\$794,874
Actual Expenses	\$344,083	\$517,525	\$562,679	\$238,573	\$321,244	\$305,991	\$322,892	\$322,892	\$1,511,592	\$645,784
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$48,244	\$125,198	\$139,599	-\$182,254	-\$91,507	-\$90,971	-\$74,820	-\$74,270	-\$513,822	-\$149,090
Percent Variance	-14.02%	24.19%	24.81%	-76.39%	-28.49%	-29.73%	-23.17%	-23.00%	33.99%	23.09%
Cumulative Variance (FY)	-\$344,152	-\$218,954	-\$79,355	-\$182,254	-\$273,761	-\$364,732	-\$439,552	-\$513,822		
<b>OTHER ADMIN REVENUE</b>										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$0	\$12	\$833	\$697	\$854	\$1,014	\$916	\$916	\$4,396	\$1,832
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	\$6,043,455	\$5,918,269	\$5,779,504	\$5,962,455	\$6,054,816	\$6,146,801	\$6,222,538	\$6,297,724		
<b>Unrestricted Net Position per VMS</b>	<b>\$5,304,055</b>	<b>\$5,178,869</b>	<b>\$5,779,504</b>	<b>\$5,780,200</b>	<b>\$5,781,054</b>	<b>\$5,782,068</b>	<b>\$5,782,984</b>	<b>\$5,783,899</b>		
<b>UTILIZATION PERCENTAGES</b>									<b>Utilization Percentages</b>	
Budget Authority Utilization									87.78%	84.33%
Unit Utilization Percentage									83.26%	83.05%

\*See Narrative

## MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: March 8, 2023

Subject: Housing Choice Voucher Board Report

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### **YARDI Software Update**

Registration for Rent Café currently stands at 1,899 registered HCV participants and 1,567 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. Due to technical difficulties, there was no landlord briefing for the month of February.

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

There are 246 active participants in the VASH program. During this reporting period, one referral was received and 15 families are currently searching for housing.

### **Mainstream Voucher Program**

The St. Louis Housing Authority 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 February, 249 inspections were conducted; 137 Biennial inspections, 99 initial inspections and 13 special inspections. Quality Control Inspections will resume next month.

## **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, 121 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 13,402 applicants. 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 pulled 2,000 applicants from the waitlist for eligibility.

## **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 December 31, 2022 due to certain indicators being directly or indirectly affected by CARES Act waivers. The latest SEMAP score, FYE 2019, will be carried forward and SLHA will begin SEMAP reporting for FYE 2023.

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	1	6870	4442	1541	425	93	26	4	13402
	1	6870	4442	1541	425	93	26	4	13402

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 February 2023

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	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	20	13	7	2	2	11	0	0	0	5	65.00%
Biennials	194	137	57	31	11	106	36	2	2	6	70.62%
Initials	141	99	42	60	28	40	5	0	0	8	70.21%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
<b>Total</b>	<b>355</b>	<b>249</b>	<b>106</b>	<b>93</b>	<b>41</b>	<b>157</b>	<b>41</b>	<b>2</b>	<b>2</b>	<b>19</b>	70.14%

Property: HCV

Inspected Date: 02/01/2023 - 02/28/2023

	Total Observations
Absent or insecure railings	5
Accumulation of objects or debris on steps	2
All burners not working (all burners have to be operable)	36
All operating knobs must be present	6
Badly cracked outlet	12
Badly cracked outlets	1
Broken or frayed wire	4
Broken/missing steps or boards	9
Cannot open	25
Ceiling material is bulging and/or buckling and must be repaired	10
Ceiling surface is wet and has mold-like substances	16
Clogged	15
Cracked pane	23
Damaged floor boards	22
Dangerously loose, cracked panes	1
Does not shut	2
Door lock(s) are not operable	13
Entry of significant ground water into unit (flooding of basement)	2
Evidence of severe leakage of water or the presence of sewer gas	3
Evidence of sewer back-up	6
Exhaust fan does not work	5
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	5
Exposed fuse/breaker box connections	1
Falling material	39
Falling surface materials (other than wall paper or paint)	5
Frayed wiring	1
Handrail missing (4 or more steps)	2
Heating equipment not capable of providing adequate heat	8
Heavy accumulation of large piles of trash and garbage in or around unit	3
Holes or cracks	77
Holes or cracks - air penetration	3
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Improper types of wiring, connections or insulation	29
Inadequate lighting	1
Internal water damage	12
Large cracks or holes	4
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	2
Large holes (8 1/2 x 11")	8
Large piles of garbage	1
Large sections of crumbling brick, stone or concrete	2
Large sections of damaged or missing parts (floor boards)	2
Leaking	36

Leaks	6
Light fixture hanging from electrical wires without other firm support of fixture	2
Lock(s) not fasten securely to door	5
Lock(s) striker plate not operable or fasten securely to frame (jamb)	39
Locks exterior door	3
Locks porch	1
Loose or damaged structural members	3
Loose sections of plaster which are in danger of falling	2
Loose, broken or missing step(s)	1
Major leak at main water drain and feed pipes	3
Many missing parts such as ceiling tile	3
Mechanism within toilet does not work	1
Missing cover plate	28
Missing cover plate on switch or outlets	8
Missing handrail	11
Missing pane	4
No cold water	8
No discharge feed line	4
No flush toilet	2
No hot water	11
No hot water (24hr)	1
No Oven	1
No pressure relief valve	2
No railing	2
No Refrigerator	3
No smoke detector	40
No Stove	4
No window	2
No window or exhaust fan	3
Non-insulated wiring	1
Not connected to a system that delivers hot and cold running water	2
Not connected to an acceptable drainage system	5
Not weatherized	13
Other hazards-tripping	5
Oven does not work	5
Overall Poor Condition	1
Overloaded circuits evidenced by frequently "blown/tripped" fuses	1
Permanent floor covering or floor boards which present serious tripping hazards	4
Poor condition	1
Presence of large holes	4
Presence of sewer gas	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	5
Refrigerator not present	3
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	2
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2

Roof in poor condition	2
Roof leaks	6
Severe buckling or movement under walking stress	4
Severe buckling, bulging or leaning	3
Severe bulging	30
Severe floor damage caused by water from tub or shower	1
Severe leaning	2
Severe structural defects indicating the potential for collapse	2
Sewer gas	2
Signs of rats, mice or vermin	13
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	4
Smoke detector not working	42
Stove and oven (or range) with top burners not present	1
Stove does not work	6
Stove is missing oven door handle	2
Structural instability indicated by evidence of major recent settling	1
Temperature too high	5
Toilet does not flush	5
Toilet does not work	5
Tripping hazard	24
Unit has evidence of roach infestation	18
Unit has mice or rats as evidenced by mice and rat holes and or droppings	10
Unsafe hallway	3
Unsecured handrail	1
Unsecured height protection	1
Unsupported fixture	15
Wall holes allowing significant drafts to enter the unit	5
Water damage to interior ceiling (indicating leaks)	12
Window does not have a tight seal, allowing serious drafts to enter unit	2
Window must be openable to provide adequate ventilation (Bathroom)	2
Window(s) accessible from outside does not lock	9
<b>Total</b>	<b>959</b>

**FINANCE**



**Balance Sheet**

Period = Jan 2023

Book = Accrual

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

Cash HCV Admin	5,973,726.73
Cash Non-Fed Gala Fundraiser	7,095.52
Cash Private Management	2,447,049.07
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	15,104,374.58
Cash Non-Fed Rent	256,948.00
Cash-Non-Fed-Link Market	15,681.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	14,228.86
Cash Euclid TAB	51,405.30
Cash Parkview TAB	30,850.86
Cash Lafayette Sr TAB	6,698.25
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	3,226.83
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,776.92
Cash Cambridge Sr TAB	613.92
Cash Payroll	106,632.77
Total Unrestricted Cash	24,054,712.58

**Restricted Cash**

Cash Restricted-Security Deposits	320,177.47
Cash Restricted-FSS Escrow	399,676.12
Cash Restricted-HAP	419,101.52
Cash Restricted-Trust/Escrow Reser	4,796,317.34
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	921,474.97
Cash Restricted-Cochran Program I	220,770.31
Cash Restricted-Rev Bonds Debt Se	25,538.86
Total Restricted Cash	7,103,384.59

TOTAL CASH	31,158,097.17
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**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants	2,022,591.76
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	26,397.09

**Balance Sheet**

Period = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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	4,516.07
<b>TOTAL ACCOUNTS AND NOTES RECEIVAB</b>	<b>1,991,105.62</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	3,529,105.01
Investments-Restricted	1,888,501.85
Investments Restricted -WC Self Insura	368,788.52
Prepaid Insurance Auto	28,919.02
Prepaid Insurance Property	458,182.91
Prepaid Insurance Liability	147,893.09
Prepaid Insurance Liability	29,080.85
Prepaid Insurance Fidelity Bond	2,031.60
Prepaid Insurance Workers Comp	36,372.76
Insurance Surplus Deposits	1,318,504.16
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>7,807,379.77</b>
<b>TOTAL CURRENT ASSETS</b>	<b>40,956,582.56</b>

**NONCURRENT ASSETS:****FIXED ASSETS**

Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	490,680.70
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	8,730,531.65
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	10,152,720.45
Administration & Other Costs	5,519,774.71
Project Coordinator	583,263.72

**Balance Sheet**

Period = Jan 2023

Book = Accrual

	<b>Current Balance</b>
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	307,184.09
CFG-Fee & Cost-Soft	2,008,698.59
Soft Cost Contra	-21,629,318.38
CFG-Hard Cost Contra	-12,779,976.63
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	11,753,871.16
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
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,816,408.44</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
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 = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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 = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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 = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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 = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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 = Jan 2023

Book = Accrual

	<b>Current Balance</b>
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	155,043,040.28
<b>TOTAL ASSETS</b>	<b>195,999,622.84</b>

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

A/P Vendors and Contractors	-660,872.64
A/P Vendors and Contractors	156,907.84
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	278,793.70
Security Deposit Clearing Account	1,169.43
Security Deposit-Pet	2,516.00
Dental Deduction	-566.20
Retirement Insurance	240.28
Section 125 Childcare Deduction	55.00
Section 125 Medical Deduction	5,692.13
Medical Insurance	-19,640.05
Long Term Disability	-262.05
Vision Insurance	266.36
Voluntary/Term Life Ins Deduction	-107.94
Colonial Life Ins Deduction	3,977.55
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	35,496.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	4,729.37
Accrued Compensated Absences-Current	61,709.95
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	76,753.13
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,214,769.68</b>



**Balance Sheet**

Period = Jan 2023

Book = Accrual

	<b>Current Balance</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	409,282.12
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>4,834,508.38</b>
<b>TOTAL LIABILITIES</b>	<b>6,049,278.06</b>
<b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
<b>TOTAL RESERVED FUND BALANCE</b>	<b>93,428,375.94</b>
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	22,189,527.97
Unrestricted Net Assets -Retained Earn	1,598,458.79
<b>TOTAL RETAINED EARNINGS:</b>	<b>96,522,539.84</b>
<b>TOTAL EQUITY</b>	<b>189,950,915.78</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>196,000,193.84</b>
<b>TOTAL OF ALL</b>	<b>-571.00</b>

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	516,722.93	2,101,750.07
Utility Reimb.-LIPH	-36,605.00	-132,207.00
Utility Reimbursement Refund	-1,033.00	-1,583.00
Less: Concessions	-656.00	-1,323.00
Total Rental Income	478,428.93	1,966,637.07
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	0.00	-3,873.80
Damages/Maintenance	-1,102.91	-11,056.31
Late Charges	27,561.00	106,568.50
Tenant Owed Utilities	0.00	1,991.47
Misc TPA Bal Forward	100.00	400.00
PA account for MiscPABF	-100.00	-400.00
Misc.Tenant Income	365.00	489.00
Vacate Charges	524.50	11,406.50
Total Other Tenant Income	27,347.59	105,583.48
NET TENANT INCOME	505,776.52	2,072,220.55
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	963,605.64	4,087,522.11
HUD PHA Operating Grants/Subsidy	109,508.00	438,032.00
Capital Fund Revenue	-314,018.00	-1,191,872.00
Capital Fund Revenue-PMC	292,618.00	1,170,472.00
Section 8 HAP Earned	3,890,083.00	15,136,939.00
Section 8 Admin. Fee Income	449,957.00	1,699,314.00
Section 8 -Placement/Issuance Fees	700.00	1,300.00
Capital Fund Grants	262,452.87	776,837.16
Capital Fund Grants-Soft Costs	473,800.94	5,164,187.43
TOTAL GRANT INCOME	6,128,707.45	27,282,731.70
OTHER INCOME		
Interest Income	915.75	3,480.02
Interest Income -Private Management	173.04	628.94
Investment Income - Unrestricted	3,525.42	9,566.62
Investment Inc -Restricted Non-Allocated	13,453.34	42,888.70
Investment Income - WC Self Insurance	0.00	46.48

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Fraud Recovery PH	25,652.28	18,365.32
Market Value Adjustment	0.00	1,236.48
Non-Dwelling Rent	1,100.00	4,700.00
Vending Income-James House TAB	232.82	1,023.20
Vending Income-Euclid TAB	217.48	908.73
Vending Income-Parkview	2,081.80	6,015.54
Vending Income-Lafayette TAB	440.05	645.13
Vending Income-Badenhaus TAB	662.97	907.22
Other Miscellaneous Income	223.57	173,259.97
Other Income-Bank Rent	2,933.33	11,733.32
Other Income-Link Market Ren	535.00	2,140.00
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	0.00	2,256.15
Insurance Proceeds	4,448.48	114,552.49
<b>TOTAL OTHER INCOME</b>	<b>56,595.33</b>	<b>398,947.68</b>
<b>TOTAL INCOME</b>	<b>6,691,079.30</b>	<b>29,753,899.93</b>
<b>EXPENSES</b>		
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE</b>		
Administrative Salaries		
Administrative Salaries	290,841.53	1,132,605.68
Administrative Salaries	51,263.86	222,460.28
Administrative Salaries-PT	6,463.31	27,961.66
FICA	21,469.36	81,830.90
Health Benefits	42,837.97	160,403.11
Retirement Benefits	31,664.02	117,705.54
Unemployment Insurance	2,994.36	3,264.10
Long Term Disability	291.24	1,137.77
Dental	2,800.72	7,994.73
Cell Phones	1,257.00	4,675.44
Beneflex HSA	4,115.47	14,354.20
Employee Benefit Contribution-Admin	6,583.83	37,558.36
WC MO 2nd Injury Fund	0.00	285.05
WC Self-Insurers Qtrly Taxes	0.00	209.70
<b>Total Administrative Salaries</b>	<b>462,582.67</b>	<b>1,812,446.52</b>
Legal Expense		
Legal Services	2,590.50	14,194.37
Legal Services	0.00	680.00
<b>Total Legal Expense</b>	<b>2,590.50</b>	<b>14,874.37</b>

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Other Admin Expenses		
Staff Training	0.00	4,565.89
Staff Training	728.66	5,058.23
Travel	0.00	852.14
Travel	0.00	120.00
Auditing Fees	9,500.00	46,263.50
Port Out Admin Fee Paid	1,419.10	5,847.51
Total Other Admin Expenses	11,647.76	62,707.27
Miscellaneous Admin Expenses		
Office Supplies	601.05	18,676.33
Office Supplies	2,568.88	12,756.36
Temporary Admin Labor	2,705.41	11,583.77
Postage	0.00	24,851.71
Postage	1,135.47	4,801.71
Advertising	0.00	2,885.15
Fiscal Agent Fees	800.00	1,200.00
Printing & Publications	307.06	792.89
Printing & Publications	0.00	298.72
Membership Fees	14,542.13	14,542.13
Telephone	722.50	4,790.95
Telephone	5,468.74	19,876.26
Maint Agreement-Office Equipment	0.00	1,079.68
Maint Agreement-Office Equipment	698.00	2,330.00
Leased Agreement-Office Equipment	0.00	450.00
Private Management Fees	0.00	107,970.11
Professional/Technical Services	180,291.02	264,471.35
Software License Fees	25,410.00	32,766.56
Software License Fees	967.40	3,943.73
Internet / Cable	0.00	13,010.81
Computer Supplies	13,655.43	37,086.26
Other Admin Expense	2,075.20	13,952.41
Other Admin Expense	10,073.01	18,713.09
Bank Fees	4.00	357.19
Bank Fees	3,336.39	13,430.69
D/A Testings/Results	0.00	26.85
Copying Expense	6,531.55	24,043.31
Copying Expense	79.71	1,522.55
Lease Expense -Non-Allocated	451.76	903.52
Landlord Late Fees	0.00	249.00
Allocated OH-Administrative Expense	4,055.06	15,351.34
Allocated OH-Legal Expense	0.00	218.77
Allocated OH-Utilities Expense	966.08	4,147.52

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Materials Expense	0.00	184.02
Allocated OH-Maintenance Expense	1,133.17	5,697.89
Allocated OH-Protective Services Expen	864.38	2,185.94
Allocated OH-Insurance Expense	0.00	9,905.85
Allocated OH-General Expense	0.07	6.94
Total Miscellaneous Admin Expenses	279,443.47	690,812.36
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>756,264.40</b>	<b>2,580,840.52</b>

**TENANT SERVICES**

Tenant Services Salaries	5,295.36	19,857.60
FICA	398.42	1,496.49
Health Benefits	693.53	2,559.84
Retirement Benefits	704.54	2,650.41
Unemployment Insurance	57.42	57.42
Long Term Disability	7.50	27.63
Dental	50.05	143.71
Cell Phones	46.16	173.10
Relocation Costs	0.00	281.21
Relocation Costs	0.00	6,376.00
Tenant Srv Rec/Pub/Other	0.00	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	0.00	2,629.25
Tenant Srv Rec/Pub/Other-Renaissance	0.00	1,439.08
Tenant Services Screening	173.52	2,133.88
Tenant Srv Lobby Monitors	1,745.00	8,170.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SL	678.65	5,021.25
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>9,850.15</b>	<b>60,287.70</b>

**UTILITIES**

Mixed Finance Utilities	132,901.80	523,058.95
Water	13,918.68	105,099.30
Electricity	65,140.43	288,836.71
Gas	38,703.98	106,891.76
Sewer	93,170.46	351,657.55
<b>TOTAL UTILITY EXPENSES</b>	<b>343,835.35</b>	<b>1,375,544.27</b>

**MAINTENANCE AND OPERATIONS**

General Maint Expense		
Maintenance Labor-Grounds	31,220.14	150,918.47
Maint Labor -Janitorial Cleaning	62,988.99	256,517.80

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Maintenance - Temporary Labor	10,872.80	53,792.52
Employee Benefit Contribution-Maint.	50,389.56	245,112.04
Maintenance Labor-Overtime	358.25	1,531.63
Total General Maint Expense	155,829.74	707,872.46
Materials		
Materials-Custodial	0.00	819.97
Materials-Custodial	5,590.88	56,261.52
Materials-Electrical	0.00	268.97
Materials-Electrical	5,795.78	21,998.14
Materials-Plumbing	2,647.67	12,342.51
Materials-Lawn Care	0.00	89.38
Materials-Tools/Equipment	563.20	12,193.34
Materials-Boiler	0.00	7,819.11
Materials-Other	0.00	1,500.00
Materials-Other	3,851.24	5,537.88
Materials-HVAC	11,210.59	16,802.04
Materials-Gas/Oil Vehicles	0.00	296.70
Materials-Appliances	9,653.33	54,825.85
Materials-Hardware	1,333.02	28,298.78
Materials-Paint	77.73	1,029.13
Materials-Flooring	0.00	7,751.18
Materials-Cabinets/Countertops Doors/'	329.65	7,816.95
Total Materials	41,053.09	235,651.45
Contract Costs		
Contract-Elevators	0.00	2,929.53
Contract-Elevators	19,901.90	55,675.60
Contract-Trash Removal	1,097.16	13,215.98
Contract-Trash Removal	32,978.99	85,296.21
Contract-Custodian	4,877.69	20,986.88
Contract-Custodian	59.34	9,701.77
Contract-Plumbing	3,099.69	85,981.31
Contract-Uniform Cleaning	77.18	77.18
Contract-Uniform Cleaning	3,257.21	11,058.69
Contract-Snow Removal	1,785.00	1,785.00
Contract-Snow Removal	2,383.96	3,030.96
Contract-Grounds/Lawn	0.00	12,642.32
Contract-Grounds/Lawn	0.00	40,867.57
Contract-Auto Gas	672.80	3,876.68
Contract-Auto Gas	278.85	2,825.09
Contract-HVAC	7,342.09	7,342.09
Contract-HVAC	99.00	76,134.89
Contract-Fire Protection	0.00	260.00

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Fire Protection	9,831.19	20,591.24
Contract-Vehicle Repairs	79.17	1,322.93
Contract-Vehicle Repairs	1,364.24	3,096.58
Contract-Other	741.72	14,440.21
Contract-Exterior Building Repairs	12,993.00	52,161.52
Contract-Parking Lot Repairs	250.00	1,065.00
Contract-Parking Lot Repairs	0.00	30,498.34
Contract-Electrical	0.00	0.75
Contract-Electrical	0.00	22,012.63
Contract-Extermination	17,847.50	30,476.19
Contract-Flooring Installation	7,297.96	55,546.92
Contract-Painting/Wall Repairs	350.00	43,995.36
Contr-Cabinet/Counters/Door/Windows	8,940.66	21,753.68
Contract-Lease Automobiles	3,381.40	8,630.20
Contract-Occupancy Permits	600.00	1,471.50
Contract-Bed Bug Eradication	900.00	2,250.00
Total Contract Costs	142,487.70	743,000.80
TOTAL MAINTENACE EXPENSES	339,370.53	1,686,524.71
PROTECTIVE SERVICES		
Security Cameras	0.00	702.54
Security Alarm Service	2,786.81	5,384.85
Security Alarm Service	290.85	2,899.35
Security/Law Enforcement	23,578.15	99,829.08
Security Enforcement-Police	3,353.33	898,739.68
Security Enforcement-Circuit Atty	7,765.81	7,765.81
TOTAL PROTECTIVE SERVICES	37,774.95	1,015,321.31
INSURANCE PREMIUMS		
Workers Comp Claims	0.00	330.94
Auto Insurance	3,614.87	15,436.60
Auto Insurance	1,879.76	4,214.04
Property Insurance	57,272.86	229,091.44
Fidelity Bond Insurance	253.95	1,044.02
Fidelity Bond Insurance	2,562.06	5,949.93
Liability Insurance	18,486.59	74,618.91
Excess Workers Comp Insurance	3,637.27	16,854.31
Excess Workers Comp Insurance	9,933.03	25,301.99
TOTAL INSURANCE PREMIUMS	97,640.39	372,842.18
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	324.00

**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
Other General Expense	493,823.85	1,212,704.65
Other General Expense	20.01	181.55
PH FSS Escrow Expense	5,410.00	18,540.02
ACC Reserve Shortfall Disbursement	38,543.00	209,721.46
<b>TOTAL GENERAL EXPENSES</b>	<b>537,796.86</b>	<b>1,441,720.68</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,122,532.63</b>	<b>8,533,081.37</b>
<b>NON-OPERATING ITEMS</b>		
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	0.00	170,707.89
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>0.00</b>	<b>206,250.74</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	3,459,775.00	14,443,483.00
Tenant Utility Payments-Voucher	132,237.00	573,819.00
Portable Out HAP Payments	33,238.00	152,364.00
FSS Escrow Payments	4,196.00	21,608.00
Security Deposit Assistance	0.00	575.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>3,629,446.00</b>	<b>15,191,849.00</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	262,452.87	776,837.16
Equity Transfer Capital Assets OUT	262,452.87	776,837.16
Operating Transfers IN	0.00	3,511,416.00
Operating Transfers OUT	0.00	3,511,416.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL NON-OPERATING ITEMS</b>	<b>3,629,446.00</b>	<b>15,398,099.74</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	7,868.10	59,811.72
Water Consumption Contra	7,868.10	59,811.72
Electric Consumption	913,661.00	3,325,768.00
Electric Consumption Contra	913,645.00	3,325,771.00
Gas Consumption	32,426.00	88,266.00
Gas Consumption Contra	32,442.00	88,282.00
Sewer Consumption	16,219.00	61,165.00
Sewer Consumption Contra	16,219.00	61,165.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>-19.00</b>
<b>TOTAL EXPENSES</b>	<b>5,751,978.63</b>	<b>23,931,162.11</b>



**Income Statement**

Period = Jan 2023

Book = Accrual

	Period to Date	Year to Date
NET INCOME	939,100.67	5,822,737.82

# DEVELOPMENT

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason Hensley, Director of Real Estate Development

Date: March 8, 2023

Subject: Development and Modernization Department Board Report

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The Development and Modernization Department's highlights for the month of February 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 13<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup> and were given two hours to present and two hours to answer questions.

SLHA notified the highest scoring firm, 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 submitted their Community Engagement Plan (CEP) for working with residents and getting their input on any future redevelopment and it is being reviewed. Residents were able to meet some of the POAH staff at the Harvest Festival held at 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 introductory 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.

POAH held their first Community Engagement Meeting on February 2, 2023 at the Al Chappelle Community Center at 5:30 pm. Residents were introduced to the POAH staff, learned about the

process moving forward, and were asked to provide feedback on what they wanted their community to look like. In addition, SLHA staff was available to answer any questions about current conditions. The meeting was very successful, and residents had good feedback to provide.

The next Community Engagement Meeting is scheduled for March 15, 2023 at 3:30 p.m.

*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.

The contract for the engineer was approved and executed on February 24, 2023. Work has begun on the design for the new access control system.

*Physical Needs Assessment & Energy Audit (PNA)* – Draft reports have been received from Bureau Veritas for the Section 18 applications on Hodiadmont 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 was received in February and it accepted the RAP.

SCI has entered all of the information into the HUD environmental processing system, HEROS, and is waiting for a response.

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**

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 and 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 and a Notice of Award was sent to the selected contractor, Hankins Construction, dated January 23, 2023.

Hankins responded to the Notice of Award in February. The contract is being reviewed internally and will be sent to the contractor when all language is approved. This is expected to occur in March or April.

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.

As noted in previous updates, SLHA staff and the contractor are working to remedy site conditions that have prevented the installation of the cameras. SLHA received three (3) options in February from the electrical contractor and is evaluating them for cost/feasibility. A decision is expected in March 2023.

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 and subcontractors are being reviewed and approved. A Notice to Proceed will be issued in March.

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

*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 (6) to nine (9) 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. Landscaping materials need to be delivered and favorable weather occur before final work can be complete.

*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.

SCI completed their physical assessment of the site for the limited Phase II study in February. A final report is expected in March or April.

*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 is being submitted for approval in March.

Euclid Plaza Roof Replacement and Exterior Repairs – Two 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 began in February. The contractor was able to complete about half of the work.

In the course of repair, the contractor identified an additional 97 linear feet of concrete that needed repair. Finding additional areas needed for repair was not unexpected. Close inspection of concrete when equipment is available and close visual inspection can happen will reveal additional areas in need of repair that a ground inspection would not be able to discover. This additional repair has been submitted for approval, which is expected in March 2023.

### **Projects Ready for Close-Out**

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 ben 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.

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.

### **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 model contract to be used was submitted for approval in February. Approval of the model contract is expected to be approved in March and will be sent to each of the approved architecture firms for execution.

### **Re-Solicitations**

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

The original subcontractors for the apparent responsive low bidder pulled out from the project after the bid for the solicitation was accepted. The contractor is reaching out to additional subcontractors to salvage the proposal. SLHA staff are waiting to receive the new bids. This is expected to happen in March 2023.

## **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 FEBRUARY MONTHLY ACTIVITY REPORT

3/8/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% 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
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	10/1/2019	100%	100%	100%	100%	N/A	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	3/22/2016	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	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
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	23	9/30/2018	2/15/2023	TBD	Sherman Carter Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	2/15/2023	TBD	Sherman Carter Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	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
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	2	2/14/19, 3/8/19	Ext Requested	1/25/2023	Sherman Carter Barnhart	9/17/2018	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A	N/A	100%	100%	100%	100%	100%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	4/19/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/27/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	N/A	N/A	N/A	N/A	Roseman & Assoc.	N/A	100%	100%	100%	100%	N/A					
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA		TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
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	TBD	9/22/2020, Tier II required
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
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

**DEVELOPMENT AND MODERNIZATION  
FEBRUARY MONTHLY ACTIVITY REPORT**

3/8/2023

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# 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
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	60	\$ 100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Raineri Const.	\$ 109,947	0%	0	\$0	0%	\$ -	0%
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	365	\$ 5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Raineri Const.	\$ 4,107,145	10.1%	0	\$1,003,447	24.4%	\$ 1,373,351	33.4%
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	1	\$2,282,731	46%	\$ 874,467	17.5%
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	150	\$ 1,200,000	5/9/2021	5/27/2021	REBID	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	90	\$ 499,000	5/9/2021	5/27/2021	9/30/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	120	\$ 558,000	6/24/2022	6/30/2022	10/15/2022	12/5/2022	Raineri Const.	\$ 642,034	TBD	TBD	\$165,089	26%	\$ 328,862	51%
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	365	\$ 640,000	5/9/2021	5/28/2021	TBD	N/A	Roady Exteriors	\$640,000.00	TBD	TBD	\$0.00	0%	\$0.00	0%
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	TBD	5/27/2021	6/10/2021	7/29/2021	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	90	\$ 313,270	5/9/2021	5/27/2021	TBD	5/16/2022	Raineri Const.	\$ 940,140	21%	TBD	\$244,200	26%	\$ 66,306	7%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	90	\$ 100,000	5/27/2021	6/10/2021	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	1/11/2023	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	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%
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	420				6/30/2020		McCormack Baron Salazar/Altman Charter	\$ 18,906,869	5%	108	\$4,418,129	23%	\$ 1,006,178	11%
N/A	Homeownership, La Saison	I	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250	1%	0	\$308,211	24%	\$ 109,816	9%
N/A	Homeownership, La Saison	II	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250						
Various	PHA Wide	N/A	Physical Needs Assessment		2790	120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000041	Walnut Park	N/A	Unit Repairs	4	4	60	\$ 200,000	TBD	TBD	6/2/2022	5/31/2022	Unified Contracting	\$ 234,562.00	N/A	-	\$ 234,562	100%	\$ -	0%
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Utilitra	\$120,785.21	0%	0	\$25,482	21%	\$ -	0%

# DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT

3/8/2023

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	<div><div></div></div> 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	-		
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	4/7/2022	4/7/2023	N/A	TBD	TBD	TBD	92%	<div><div></div></div> 99%	
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	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	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	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	6/28/2020	8/22/2021	N/A	TBD			100%	<div><div></div></div> 100%	
N/A	Homeownership, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	<div><div></div></div> 100%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-		
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000041	Walnut Park	N/A	Unit Repairs	4	4	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	11/16/2022	1/15/2023	N/A	TBD	N/A	N/A	100%	<div><div></div></div> 0%	

# DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT

Progress Photos: February 2023



**Parkview Exterior Building Repairs**



**Walnut Park Vacant Unit Repairs**



**Euclid Roof Replacement & Exterior Building Repairs**



**Euclid Roof Replacement & Exterior Building Repairs**

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

AT 2/28/2023

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	31-Aug-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	31-Aug-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	29-Oct-2023	31-Aug-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	8,033,540.14	754,303.86	6,989,981.00	1,797,863.00	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	7,719,343.26	592,665.74	5,254,917.70	3,057,091.30	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	758,673.47	8,837,508.53	23-May-2025	23-May-2027
<b>Totals</b>		<b>\$69,453,346.00</b>	<b>\$50,146,586.65</b>	<b>\$19,306,759.35</b>	<b>\$45,792,603.92</b>	<b>\$23,660,742.08</b>		
			<b>72.2%</b>		<b>65.9%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Latasha Barnes, Chief of Staff

Date: March 8, 2023

Subject: Resident Initiatives Board Report

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Resident Initiatives Department has continued to connect with residents and engage community members around topics of interest. A summary of the same is highlighted below:

### **ROSS/Service Coordinators**

For February 2023, SLHA Service Coordinators distributed public transportation vouchers to residents in need and made several referrals to social service providers for supplemental nutrition, parenting classes, and clothing/household items.

SLHA Service Coordinators partnered with the Lincoln University Cooperative Extension and Research Department to provide health and nutrition classes at West Pine. This initiative has a total of 10 participants, including four families with children.

Caseload management: 190 participants.

### **Seniors/Disabled**

Referral data is currently unavailable.

### **FSS**

As of February 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty (40) participants, thirty-one (31) with established escrow accounts and twelve (12) 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 established escrow accounts and seven (7) are actively receiving a monthly escrow credit.

There were no reported FSS-HCV/PH graduates for February 2023.



FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	40	39	1	97.5%
PH	25	16	2	64.0%

### **TABs**

The St. Louis TAB held a meeting on Thursday, February 23, 2023, at 10:30 a.m. Five of the TAB presidents were in attendance. The TAB held a roundtable discussion on issues of importance to SLHA residents.

On February 7, 2023, the newly elected Clinton-Peabody Tenant Association held a meeting. Information and training were provided on Resident Council Resolutions.

### **Upcoming Events/Goals**

SLHA Service Coordinators are actively collaborating with representatives from Affinia Healthcare to plan a block party for SLHA residents to facilitate resource linkage and easy access to routine medical services (i.e., blood pressure monitoring, screenings, etc.). Affinia has agreed to provide cooking demonstrations, diapers, additional health resources and mental health information. The planning team hopes to incorporate child-friendly entertainment into the event and has partnered with the Program Coordinating Committee to recruit vendors for the event. The block party is tentatively scheduled for May 12, 2023, from 11:00 a.m. to 2: 00 p.m.

SLHA Services Coordinators are actively working with People's Health Centers to identify residents interested in attending virtual parenting classes. The team is discussing the logistics of this initiative and will have additional updates in the upcoming months.



**LEGAL**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: March 8, 2023

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD 21-07 Request for Qualifications (RFQ) for Architectural and Engineering Services. The Acquisition and Solicitation 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 March.

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 bidding 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 2022, 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 2023. 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

# Communications Department

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: March 8, 2023

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	<ul style="list-style-type: none"> <li>Clinton-Peabody Developer Announcement for Residents</li> </ul>
Media Inquiries, Coverage, and Mentions	4 inquiries, 4 stories	<ul style="list-style-type: none"> <li>Clinton-Peabody public housing complex in St. Louis to see \$100 million redo (Post-Dispatch; positive sentiment)</li> <li>Email Outage (St. Louis Business Journal; neutral sentiment)</li> <li>Clinton-Peabody redevelopment (KMOV-TV; positive sentiment)</li> <li>HUD Awards St. Louis Housing Authority Over \$346,000 to expand accessible, affordable housing for renters with disabilities (Post-Dispatch; positive sentiment)</li> </ul>
Outreach Events	0	
Social Media Creative	1 campaign	Black History Month: Black inventors of household appliances and goods
Facebook Posts	24	Highest Performing (Facebook): <ul style="list-style-type: none"> <li><i>C-P POAH Announcement</i> 640 Reach; 103 Engagement</li> <li><i>Staff Valentine's Celebration</i> 433 Reach; 85 Engagement</li> </ul>
Twitter Posts	23	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><i>C-P POAH Announcement</i> 2,361 Impressions; 68 Engagements</li> <li>Black History Month: Leonard Bailey, folding bed inventor 124 Impressions: 4 Engagements</li> </ul>
LinkedIn Posts	19	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><i>C-P POAH Announcement</i> 648 Impressions; 26 Engagement</li> </ul>

		<ul style="list-style-type: none"> <li>Tribute to Linda Jenkins 110 Impressions; 9 Engagements</li> </ul>
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Website and social media analytics are as follows:

<b>Website Analytics</b>	<b>FEB 2023</b>	<b>JAN 2023</b>
Total Impressions	13,203	9,866
New Users	7,461	5,487
Total Clicks ( <i>Pageviews</i> )	33,261	26,077

<b>Facebook Total Followers: 1,834</b>	<b>FEB 2023</b>	<b>JAN 2023</b>
Reach	1,412	650
Visits	725	667
New Followers	23	20

<b>Twitter Total Followers: 117</b>	<b>FEB 2023</b>	<b>JAN 2023</b>
Tweets	23	20
Impressions	2,461	1,284
Profile Visits	824	178
Mentions	9	1
New Followers	12	0

***NEW Analytics!***

<b>LinkedIn</b>	<b>FEB 2023</b>	<b>JAN 2023</b>
Impressions	1,555	422
Page Views	119	53
Unique Visitors	59	26
Post Reactions	39	7
Visitor Demographic for HR Search	13	4

# **HUMAN RESOURCES**



## MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: March 8, 2023

Subject: Human Resources Board Report

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### **EMPLOYEE CENSUS AS OF FEBRUARY 28, 2023**

<b><u>Regular Full-Time</u></b>	<b><u>Temporary Full-Time</u></b>	<b><u>Part-Time</u></b>	<b><u>Total</u></b>
60	0	1	61

### **STAFFING CHANGES**

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

<b><u>Name</u></b>	<b><u>Title</u></b>
Janelle Mack	Housing Specialist

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

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

#### **New Employees Regular Part-Time:**

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

#### **New Employees Temporary Part-Time:**

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

### **Promotions:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Reginald Burks	Housing Specialist	Landlord Relations Specialist

### **Status Change Acting Positions:**

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

**Title Change:**

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

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

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

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

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

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

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

**RECRUITMENT****Number of Position Vacancies Published This Month: 3****Number of Position Vacancies Carried Over From Previous Month: 10****Applications****Received This Month****Position Vacancies Published this Month:**

Housing Specialist Supervisor	39
Director of Resident and Community Engagement	20
Ombudsman / Legal Assistant	24

**Additional Applications Received this Month:**

Accountant	2
Accounts Payable Specialist	24
Financial Analyst	4
Groundskeeper	3
HQS Inspector	5
Housing Specialist	30
Maintenance Technician	1
Network Administrator	18
Senior Maintenance Technician (Full-Time)	0
Senior Maintenance Technician (Part-Time)	1

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Harmon Nelson	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75

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

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