

# MONTHLY ACTIVITY REPORTS

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MAY 4


2023



## Executive Department

# MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: April 21, 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 March.

**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 3/31/2023
- Public Housing AMP Budgets as of 3/31/2023
- Financial Condition Indicators as of 3/31/2023
- Management Operations Indicator as of 3/31/2023
- Integrated Pest Management Report
- Housing Authority Unit/Housing Crime Summary

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

- Section 8 Cash Activity as of 3/31/2023
- HCV Budget as of 3/31/2023
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- Demographic Summary Report

**III. Finance**

- Income Statement as of 3/31/2023

**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: April 12, 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 issues a monthly property performance letter to each management company that tracks 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 sites with low-occupancy, including Clinton-Peabody (Habitat), Parkview (Habitat), Southside Scattered Sites (Habitat) and Cambridge Heights I/II (East Pointe), to track management's progress on make-readies and move-ins. Cambridge Heights I/II is undergoing a management change and meetings will resume in April after the new management company is in place.

**Cambridge Heights Phase I and II.** In March, East Pointe Realty issued notice to the ownership of Cambridge Heights that effective April 30<sup>th</sup> they would cease management operations. Ownership has engaged Carleton Property Management to replace East Pointe and indicated plans to maintain existing management in the transition. SLHA's Asset Management plans to work closely with the new management to address longstanding occupancy issues at the site.

**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's Public Housing Assessment (PHA) scores. THC continues to experience unusually high staff turnover. In addition to the Regional Manager position, now vacant for almost six months, SLHA was recently made aware of two other key positions vacated in March, including a General Manager and VP of THC's Affordable Group. Vacancies in these positions have had an immediate and direct and negative impact on THC's daily operations and 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.

**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>	96%
<b>HUD GOAL</b>	<b>95%</b>

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

<b>February</b>	<b>January</b>	<b>December</b>
95.76%	95.62%	95.25%

**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. 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.	Facilities Specialist continues to 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.	Habitat has improved reporting of Pest Management Activity for some sites. Facilities Specialist will continue to monitor and work to ensure all sites are reporting.
West Pine	Bed Bug Activity. Habitat has contracted with a vendor and treatment is ongoing.	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):	203
New Requests Submitted to HUD	34
Extension Requests Submitted to HUD	0

**New Requests:** Murphy Park I, II and II – 34 units

**Extensions:** None

**NSPIRE.** Asset Management staff has continued to work with multiple sites to resolve outstanding deficiencies from recent NSPIRE inspections. Primarily due to staffing issues, multiple sites, including LaSalle Park (THC), Southside Scattered Sites (THC), Murphy Park (MBM), Cahill House (MBM), Arlington Grove (MBM), and Cambridge Heights (East Pointe), have failed to submit evidence of mitigation to HUD within the required timeframe. Asset Management staff has been regularly communicating with all sites regarding the status of their deficiencies. In March, the Facilities Specialist conducted additional on-site technical assistance for all sites with outstanding deficiencies to help management access the NSPIRE site, learn how to search inspections/violations online and submit evidence of mitigation through the online portal site.

**Northside Scattered Sites.** Contractors started construction in March on five (5) make-readies following a solicitation issued in January and all units are expected to be completed in May 2023. Two other contracts have also been approved that will prepare two units at 5520-24 Cates for occupancy. Construction is anticipated to start in April on replacement of a damaged sewer line and repairs on the vandalized and water damaged units using insurance proceeds. NSSS maintenance is currently working on three make-readies to be completed by the end of April.

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 have 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 collection rate and PHA score. NSSS plans to start in-person, monthly resident meetings in April and is currently developing meeting materials in advance of planned resident outreach.

### **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. Meetings continue on a bi-weekly basis with the Police Housing Unit, SLHA and Habitat. SLHA has also invited representatives from the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Police Districts to address any issues at other non-HAU sites, such as 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 parked cars in the parking lot. Replacement of the trash compactor, which has been delayed for several months, is also anticipated in April. Once replaced, this should have an immediate impact on staffing and allow the maintenance staff to spend less time on trash and focus on other building needs.

- 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, which is anticipated to be completed in April. SLHA anticipates opening the wait list for several sites in the near future.
- d. Senior Public Housing Wait List. SLHA's senior public housing waiting lists are continuously 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 was trained on using the self-service kiosks and are assisting one to two seniors per week to complete applications for housing online. Asset Management distributed flyers to several senior centers in March to advertise and promote the open wait lists. In addition, Asset Management has revised its notification process so that key agencies that serve seniors will be included in the normal notification process when a wait list is opened.
- e. Resident/Community Meetings. 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. Following direction by SLHA, THC resumed resident meetings in March.
- 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 in 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. %	Offline	3/1/2023 Occupied
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%	120	189	79%	120	175	74%	123	175
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%	2	139	95%	2	138	95%	2	137
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%	6	69	96%	6	68	94%	6	68
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%		26	100%		25	96%		24
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%	1	18	67%	1	18	67%	9	18
350		Armand & Ohio	4		3	75%		4	100%		4	100%		4	100%		4	100%		4
380		Folsom	6		4	67%		4	67%		5	83%		5	83%		5	83%	1	5
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%		10
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%	4	24	71%	4	26	76%	4	25
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%		21	84%		21	84%		20
150	MO001000041	Towne XV	8	2	4	67%	2	3	50%	2	3	50%	2	3	50%	2	2	33%	5	2
160		McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%	2	14	78%	2	15	83%	5	15
260		Page Manor	10	3	5	71%	3	5	71%	3	5	71%	3	5	71%	3	5	71%	5	5
381		Samuel Shepard	16	3	11	85%	3	11	85%	3	10	77%	3	11	85%	3	11	85%	5	11
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%	1	1	33%	1	0	0%	3	0
384		Hodiamont	22	22	0	-	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%		12
412		Lookaway	17		16	94%		14	82%		13	76%		13	76%		13	76%	4	13
510		McMillan Manor II	18	0	18	100%	0	18	100%	0	18	100%	0	18	100%	0	18	100%		18
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%	2	21	95%	2	20	91%	2	20	91%	2	20
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%		32	89%		33	92%		34
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%	0	40	91%		41	93%		41
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%		78	84%		74	80%		74
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%		51	80%		50	78%		49
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%		58	89%		59	91%		59
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%		59	95%		59	95%		60
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%		67	89%		66	88%		67
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%		21	95%		21	95%		21	95%		20
560	MO001000056	Cahill House	80	1	77	97%	1	77	97%	1	76	96%	1	75	95%	1	75	95%	1	76
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%		32	89%		32	89%		33
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%		47	94%		47	94%		48
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%		72	96%		72	96%		72
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%		63	90%		60	86%		61
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%		55	93%		54	92%		54
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%		37	80%		38	83%		36
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		32	91%		31
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%		17	89%		19	100%		19
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%	14	29	91%	14	29	91%	14	27
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%	11	30	91%	11	30	91%	11	30
100	MO001000010	James House	126		124	98%		123	98%		123	98%		123	98%		120	95%		119
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%		108	100%		106	98%		103
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%		95	96%		95	96%		95
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%	13	254	90%	13	255	90%	12	256
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%		87	87%		88	88%		87
390		Badenfest Elderly	21		20	95%		20	95%		20	95%		20	95%		19	90%		18
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%		117	98%		116	97%		117
480	MO001000048	Les Chateaux	40	1	32	82%	1	33	85%	1	32	82%	1	31	79%	1	31	79%	1	30
	<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>		<b>236</b>	<b>2,303</b>

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

# Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	Occ. %
20	MO001000002	Clinton-Peabody	358	74%
340	MO001000034	LaSalle Park	148	94%
370	MO001000037	Cochran Plaza	78	94%
220	MO001000038	Lafayette Apartments	26	92%
230		California Gardens	28	95%
350		Armand & Ohio	4	100%
380		Folsom	6	100%
382		Marie Fanger	6	100%
410		South Broadway	10	100%
420		Lafayette Townhomes	38	74%
421		Tiffany Turnkey	25	80%
150	MO001000041	Towne XV	8	67%
160		McMillan Manor	20	100%
260		Page Manor	10	100%
381		Samuel Shepard	16	100%
383		Cupples	4	0%
384		Hodiamont	22	-
411		Walnut Park	13	92%
412		Lookaway	17	100%
510		McMillan Manor II	18	100%
520	MO001000052	King Louis III	24	91%
470	MO001000047	King Louis Square	36	94%
490	MO001000049	King Louis Square II	44	93%
440	MO001000044	Murphy Park I	93	80%
450	MO001000045	Murphy Park II	64	77%
460	MO001000046	Murphy Park III	65	91%
500	MO001000050	Renaissance Pl @ Grand	62	97%
540	MO001000054	Sr. Living at Renaissance Pl	75	89%
550	MO001000055	Gardens at Renaissance Pl	22	91%
560	MO001000056	Cahill House	80	96%
570	MO001000057	Renaissance Pl @ Grand II	36	92%
590	MO001000059	Renaissance Place @ Grand III	50	96%
620	MO001000062	Sr. Living at Cambridge Heights	75	96%
630	MO001000063	Arlington Grove	70	87%
640	MO001000064	North Sarah	59	92%
650	MO001000065	North Sarah II	46	78%
660	MO001000066	North Sarah III	35	89%
670	MO001000067	Preservation Square I	19	100%
580	MO001000058	Cambridge Heights	46	84%
600	MO001000060	Cambridge Heights II	44	91%
100	MO001000010	James House	126	94%
132	MO001000013	Euclid Plaza Elderly	108	95%
170	MO001000017	West Pine	99	96%
190	MO001000019	Parkview Elderly	295	90%
280	MO001000028	Badenhaus Elderly	100	87%
390		Badenfest Elderly	21	86%
661	MO001000061	Kingsbury Terrace	120	98%
480	MO001000048	Les Chateaux	40	77%
	<b>TOTAL</b>		<b>2,809</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**

March 1 - March 31, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	15	19	28	35	6	5
100	James House	-	-	-	-	-	-
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	3	0	3	87	0	-
170	West Pine	-	-	-	-	-	-
190	Parkview Elderly	0	10	0	-	10	10
220	Lafayette Apartments	-	-	-	-	-	-
230	California Gardens	-	-	-	-	-	-
260	Page Manor	2	0	2	409	0	-
280	Badenhaus Elderly	1	2	2	0	1	44
340	LaSalle Park	46	3	1	63	48	195
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	66	0	0	0	66	656
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	4	0	2	296	2	367
382	Marie Fanger	-	1	1	1	0	-
383	Cupples	1	0	1	85	0	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	3	4	55	0	-
412	Lookaway	2	1	3	261	0	-
420	Lafayette Townhomes	6	1	0	-	7	71
421	Tiffany Turnkey	1	0	0	-	1	260
440	Murphy Park I	6	0	0	-	6	199
450	Murphy Park II	5	0	0	-	5	193
460	Murphy Park III	2	0	0	-	2	271
470	King Louis Square	-	18	-	-	18	15
480	Les Chateaux	3	0	0	-	3	155
490	King Louis Square II	4	4	0	-	8	117
500	Renaissance Pl @ Grand	3	0	0	-	3	160
510	McMillan Manor II	7	0	2	298	5	503
520	King Louis III	28	2	0	-	30	396
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	7	0	0	-	7	398
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	2	0	0	-	2	54
600	Cambridge Heights II	-	-	-	-	-	-
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	1	0	0	-	1	32
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	-	-	-	-	-
<b>Total</b>		<b>201</b>	<b>45</b>	<b>21</b>		<b>225</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**

March 1 - March 31, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	123	116	101	19	138	34
100	James House	-	1	1	0	0	-
132	Euclid Plaza Elderly	4	21	18	2	7	21
150	Towne XV	8	0	1	7	7	225
160	McMillan Manor	30	6	18	122	18	220
170	West Pine	10	4	0	-	14	40
190	Parkview Elderly	11	29	10	5	30	77
220	Lafayette Apartments	3	7	3	3	7	39
230	California Gardens	1	4	0	-	5	17
260	Page Manor	5	4	6	193	3	133
280	Badenhaus Elderly	9	16	23	128	5	510
340	LaSalle Park	148	26	25	36	149	163
350	Armand & Ohio	1	0	1	-	0	-
370	Cochran Plaza	4	33	27	6	10	153
380	Folsom	1	0	1	1	0	-
381	Samuel Shepard	1	4	4	7	1	100
382	Marie Fanger	2	1	2	-	1	44
383	Cupples	0	1	1	1	0	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	2	3	4	1	1	50
410	South Broadway	7	3	0	-	10	75
411	Walnut Park	11	12	16	23	7	130
412	Lookaway	20	15	25	123	10	216
420	Lafayette Townhomes	8	10	4	4	14	74
421	Tiffany Turnkey	18	1	0	-	19	146
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	283
460	Murphy Park III	2	0	0	-	2	250
470	King Louis Square	1	0	0	-	1	317
480	Les Chateaux	5	0	0	-	5	144
490	King Louis Square II	3	0	0	-	3	323
500	Renaissance Pl @ Grand	1	0	0	-	1	120
510	McMillan Manor II	32	7	13	212	26	325
520	King Louis III	7	9	9	-	7	203
540	Sr. Living at Renaissance Pl	1	0	0	-	1	181
550	Gardens at Renaissance Pl	1	0	0	-	1	181
560	Cahill House	3	2	1	0	4	740
570	Renaissance Pl @ Grand II	1	0	0	-	1	519
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	4	0	0	-	4	54
600	Cambridge Heights II	2	-	-	-	2	106
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	4	0	0	-	4	76
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	58	8	5	0	61	111
	<b>Total</b>	<b>430</b>	<b>227</b>	<b>218</b>	<b>874</b>	<b>442</b>	<b>6366</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

March 1 - March 31, 2023

	March 2023		October 2022 – March 2023	
Abandonment of Unit	2	8.3%	22	12.6%
Deceased	4	16.7%	22	12.6%
Did Not Like Unit	1	4.2%	1	-
Evicted-Legal Action	2	8.3%	14	8.0%
Incarcerated	-	-	-	-
Moved- In Legal	-		3	1.7%
Moved to HCV Prog S8	-	-	2	1.1%
Moved with Notice	7	29.2%	76	43.7%
One Strike	-	-	-	-
Nursing Home Placement	-	-	1	0.6%
Purchased Home	-	-	1	0.6%
Relocation Transfer	-	-	4	2.3%
Transfer to Diff PH Unit	8	33.3%	28	16.1%
<b>Total</b>	<b>24</b>	<b>100.0%</b>	<b>174</b>	<b>100.0%</b>

**Demographic Report  
Public Housing**

March 1 - March 31, 2023

	Disabled	Non-Disabled	Total
Number of Families	753	1,593	<b>2,346</b>
Average Family Size	1.3	2.4	<b>2.1</b>
Average Age of Head of Household	59.0	44.7	<b>49.3</b>
Number of Youth Family Members (<18)	-	-	<b>2,101</b>
Average Age of Youth Family Members	-	-	<b>10.5</b>
Number of Senior (62+) Head of Household	352	318	<b>670</b>
Average Household Income	\$12,237.15	\$11,710.37	<b>\$11,879.45</b>
Number of Head of Households Employed	734	1,098	<b>1,832</b>
Average Monthly Rent	\$253.37	\$216.33	<b>\$228.22</b>
Average Cost of Utilities Paid by SLHA	\$1.22	\$21.57	<b>\$15.04</b>
Average Length of Occupancy (Years)	11.3	6.6	<b>8.1</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	9	2,286	2,295
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>13</b>	<b>2,333</b>	<b>2,346</b>

## PUBLIC HOUSING CASH ACTIVITY AS OF 2/28/2023

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS

BANK AND TYPE OF ACCOUNT	2/28/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,625,006.91
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$177,573.03
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$829,392.60
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$793,220.67
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$280,179.15
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$170,907.55
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$149,556.30
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,057.05
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$429,913.94
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$113,991.88
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$359,964.81
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$410,854.18
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$639,027.41
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,413,732.63
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$21,399,378.11</b>

PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS

BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	2/28/23 VALUE
WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
HINGHAM INSTITUTION	3/29/2023	0.30%	\$245,000.00
FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
JEFFERSON FIN CREDIT UNION CD	3/20/2023	3.05%	\$135,000.00
US TREASURY BILL	3/30/2023	0.00%	\$245,495.11
CUSTOMERS BANK CD	6/29/2023	4.05%	\$245,000.00
US TREASURY NOTES	9/30/2023	1.38%	\$243,457.03
VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
CITIBANK NA CD	4/24/2023	3.00%	\$248,839.91
CAPITAL ONE BANK USA NA CD	4/17/2023	1.40%	\$243,114.60
FNB OF MCGREGOR TX CE	5/26/2023	0.55%	\$98,172.61
MORGAN STANLEY BANK NA CD	4/26/2023	3.00%	\$248,711.02
RCB BANK CD	6/20/2023	3.15%	\$99,404.09
STATE BANK OF INDIA CD	8/8/2023	3.10%	\$243,030.22
<b>TOTAL INVESTMENTS</b>			<b>\$3,777,241.05</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 1,281,187.50	\$ 91.22	\$ 1,202,464.07	\$ 85.62	\$ (78,723.43)	\$ 265,000.00	\$ 110,416.67	\$ 61.69	\$ 84,689.00	\$ 47.31	\$ (25,727.67)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (132,533.33)	\$ (9.44)	\$ (109,774.00)	\$ (7.82)	\$ 22,759.33	\$ (114,000.00)	\$ (47,500.00)	\$ (26.54)	\$ (36,499.00)	\$ (20.39)	\$ 11,001.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 3,254.17	\$ 0.23	\$ 1,629.51	\$ 0.12	\$ (1,624.66)	\$ 100.00	\$ 41.67	\$ 0.02	\$ (96.00)	\$ (0.05)	\$ (137.67)
Other Charges/ Late Fees	\$ 141,930.00	\$ 59,137.50	\$ 4.21	\$ 85,808.50	\$ 6.11	\$ 26,671.00	\$ 21,310.00	\$ 8,879.17	\$ 4.96	\$ 10,890.00	\$ 6.08	\$ 2,010.83
Legal Charges	\$ 8,200.00	\$ 3,416.67	\$ 0.24	\$ -	\$ -	\$ (3,416.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 11,166.67	\$ 0.80	\$ 12,022.00	\$ 0.86	\$ 855.33	\$ 3,100.00	\$ 1,291.67	\$ 0.72	\$ -	\$ -	\$ (1,291.67)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ 14,400.00	\$ 6,000.00	\$ 0.43	\$ 4,700.00	\$ 0.33	\$ (1,300.00)	\$ 1,200.00	\$ 500.00	\$ 0.28	\$ 300.00	\$ 0.17	\$ (200.00)
*Operating/Utility Subsidy	\$ 12,782,095.00	\$ 5,325,872.92	\$ 379.20	\$ 5,365,705.80	\$ 382.04	\$ 39,832.88	\$ 1,919,389.00	\$ 799,745.42	\$ 446.79	\$ 906,743.60	\$ 506.56	\$ 106,998.18
Transfer from Capital Fund	\$ 4,873,216.00	\$ 2,030,506.67	\$ 144.57	\$ 2,455,746.61	\$ 174.85	\$ 425,239.94	\$ 1,603,633.00	\$ 668,180.42	\$ 373.29	\$ 801,956.05	\$ 448.02	\$ 133,775.63
Investment Income	\$ 2,484.00	\$ 1,035.00	\$ 0.07	\$ 778.71	\$ 0.06	\$ (256.29)	\$ 840.00	\$ 350.00	\$ 0.20	\$ 2.00	\$ 0.00	\$ (348.00)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 114,552.49	\$ 8.16	\$ 114,552.49	\$ -	\$ -	\$ -	\$ 100.00	\$ 0.06	\$ 100.00
Other Income	\$ 126,800.00	\$ 52,833.33	\$ 3.76	\$ 147,215.26	\$ 10.47	\$ 94,381.93	\$ 34,524.00	\$ 14,385.00	\$ 8.04	\$ 36,570.69	\$ 20.43	\$ 22,185.69
Total Receipts	\$ 20,740,505.00	\$ 8,641,877.08	\$ 615.30	\$ 9,280,848.95	\$ 660.79	\$ 638,971.87	\$ 3,735,096.00	\$ 1,556,290.00	\$ 869.44	\$ 1,804,656.34	\$ 1,008.19	\$ 248,366.34
<b>EXPENSES</b>												
Total Administration	\$ 4,106,693.00	\$ 1,711,123.33	\$ 121.83	\$ 1,127,958.56	\$ 80.31	\$ 582,414.77	\$ 776,735.00	\$ 323,639.58	\$ 180.80	\$ 177,453.44	\$ 98.67	\$ 146,186.14
Total Tenant Services	\$ 141,791.00	\$ 59,079.58	\$ 4.21	\$ 56,507.71	\$ 4.02	\$ 2,571.87	\$ 27,246.00	\$ 11,352.50	\$ 6.34	\$ 9,539.81	\$ 5.33	\$ 1,812.69
Total Utilities	\$ 4,148,273.00	\$ 1,728,447.08	\$ 123.06	\$ 1,751,327.20	\$ 124.69	\$ (22,880.12)	\$ 410,400.00	\$ 171,000.00	\$ 95.53	\$ 196,404.70	\$ 109.72	\$ (25,404.70)
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 905,862.50	\$ 64.50	\$ 849,806.29	\$ 60.51	\$ 56,056.21	\$ 407,422.00	\$ 169,759.17	\$ 94.84	\$ 140,955.56	\$ 78.75	\$ 28,803.61
Sub-total Ordinary Maint Materials	\$ 626,324.00	\$ 260,968.33	\$ 18.58	\$ 251,172.01	\$ 17.88	\$ 9,796.32	\$ 118,240.00	\$ 49,266.67	\$ 27.52	\$ 55,069.56	\$ 30.77	\$ (5,802.89)
Sub-total Ord Maint Contracts	\$ 3,754,094.00	\$ 1,564,205.83	\$ 111.37	\$ 846,458.29	\$ 60.27	\$ 717,747.54	\$ 1,423,605.00	\$ 593,168.75	\$ 331.38	\$ 134,521.99	\$ 75.15	\$ 458,646.76
Total Protective Services	\$ 1,453,516.00	\$ 605,631.67	\$ 43.12	\$ 1,043,684.03	\$ 74.31	\$ (438,052.36)	\$ 347,617.00	\$ 144,840.42	\$ 80.92	\$ 281,075.05	\$ 157.03	\$ (136,234.63)
Total General	\$ 4,315,744.00	\$ 1,798,226.67	\$ 128.03	\$ 1,720,131.50	\$ 122.47	\$ 78,095.17	\$ 192,885.00	\$ 80,368.75	\$ 44.90	\$ 70,197.87	\$ 39.22	\$ 10,170.88
Total Non-Routine Maint.	\$ 20,000.00	\$ 8,333.33	\$ 0.59	\$ 168,534.03	\$ 12.00	\$ (160,200.70)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,740,505.00	\$ 8,641,877.08	\$ 615.30	\$ 9,280,848.95	\$ 660.79	\$ 638,971.87	\$ 3,735,096.00	\$ 1,556,290.00	\$ 869.44	\$ 1,804,656.34	\$ 1,008.19	\$ 248,366.34
Total Operating Expenses	\$ 20,740,505.00	\$ 8,641,878.33	\$ 615.30	\$ 7,815,579.62	\$ 556.47	\$ 825,548.71	\$ 3,704,150.00	\$ 1,543,395.83	\$ 862.23	\$ 1,065,217.98	\$ 594.62	\$ 478,177.85
Net Cash Flow from Operations	\$ -	\$ (1.25)	\$ (0.00)	\$ 1,465,269.33	\$ 104.33	\$ (1,465,270.58)	\$ 30,946.00	\$ 12,894.17	\$ 7.20	\$ 739,438.36	\$ 413.56	\$ 726,544.19
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ (1.25)	\$ (0.00)	\$ 1,465,269.33	\$ 104.33	\$ (1,465,270.58)	\$ 30,946.00	\$ 12,894.17	\$ 7.20	\$ 739,438.36	\$ 413.56	\$ 726,544.19



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 2023

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 270,000.00	\$ 112,500.00	\$ 178.57	\$ 111,852.18	\$ 177.54	\$ (647.82)	\$ 265,000.00	\$ 110,416.67	\$ 204.48	\$ 108,037.00	\$ 200.07	\$ (2,379.67)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 500.00	\$ 0.79	\$ 345.00	\$ 0.55	\$ (155.00)	\$ 100.00	\$ 41.67	\$ 0.08	\$ 434.42	\$ 0.80	\$ 392.75
Other Charges/ Late Fees	\$ 21,000.00	\$ 8,750.00	\$ 13.89	\$ 12,480.00	\$ 19.81	\$ 3,730.00	\$ 8,500.00	\$ 3,541.67	\$ 6.56	\$ 3,861.00	\$ 7.15	\$ 319.33
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 958.33	\$ 1.52	\$ 900.00	\$ 1.43	\$ (58.33)	\$ 1,950.00	\$ 812.50	\$ 1.50	\$ 4,043.00	\$ 7.49	\$ 3,230.50
Non-Dwelling Rents		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 184,777.50	\$ 293.30	\$ 180,508.60	\$ 286.52	\$ (4,268.90)	\$ 428,793.00	\$ 178,663.75	\$ 330.86	\$ 17,994.20	\$ 33.32	\$ (160,669.55)
Transfer from Capital Fund	\$ 160,788.00	\$ 66,995.00	\$ 106.34	\$ 66,995.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 76,400.00	\$ 141.48	\$ 76,400.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 54.58	\$ 0.09	\$ 71.51	\$ 0.11	\$ 16.93	\$ 468.00	\$ 195.00	\$ 0.36	\$ 264.14	\$ 0.49	\$ 69.14
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 40,349.13	\$ 64.05	\$ 40,349.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 2,363.33	\$ 3.75	\$ 5,479.09	\$ 8.70	\$ 3,115.76	\$ 4,598.00	\$ 1,915.83	\$ 3.55	\$ 4,870.28	\$ 9.02	\$ 2,954.45
Total Receipts	\$ 904,557.00	\$ 376,898.75	\$ 598.25	\$ 418,980.51	\$ 665.05	\$ 42,081.76	\$ 892,769.00	\$ 371,987.08	\$ 688.86	\$ 215,904.04	\$ 399.82	\$ (156,083.04)
EXPENSES												
Total Administration	\$ 267,839.00	\$ 111,599.58	\$ 177.14	\$ 73,037.69	\$ 115.93	\$ 38,561.89	\$ 237,091.00	\$ 98,787.92	\$ 182.94	\$ 79,442.70	\$ 147.12	\$ 19,345.22
Total Tenant Services	\$ 10,573.00	\$ 4,405.42	\$ 6.99	\$ 4,620.85	\$ 7.33	\$ (215.43)	\$ 11,696.00	\$ 4,873.33	\$ 9.02	\$ 5,153.52	\$ 9.54	\$ (280.19)
Total Utilities	\$ 170,000.00	\$ 70,833.33	\$ 112.43	\$ 77,189.77	\$ 122.52	\$ (6,356.44)	\$ 202,000.00	\$ 84,166.67	\$ 155.86	\$ 86,710.19	\$ 160.57	\$ (2,543.52)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 74,727.50	\$ 118.62	\$ 52,248.31	\$ 82.93	\$ 22,479.19	\$ 190,553.00	\$ 79,397.08	\$ 147.03	\$ 82,197.08	\$ 152.22	\$ (2,800.00)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 11,625.00	\$ 18.45	\$ 42,101.24	\$ 66.83	\$ (30,476.24)	\$ 54,050.00	\$ 22,520.83	\$ 41.71	\$ 27,214.06	\$ 50.40	\$ (4,693.23)
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 44,402.08	\$ 70.48	\$ 73,067.53	\$ 115.98	\$ (28,665.45)	\$ 93,435.00	\$ 38,931.25	\$ 72.09	\$ 58,408.36	\$ 108.16	\$ (19,477.11)
Total Protective Services	\$ 54,382.00	\$ 22,659.17	\$ 35.97	\$ 60,006.01	\$ 95.25	\$ (37,346.84)	\$ 56,442.00	\$ 23,517.50	\$ 43.55	\$ 5,437.51	\$ 10.07	\$ 18,079.99
Total General	\$ 87,676.00	\$ 36,531.67	\$ 57.99	\$ 34,930.42	\$ 55.45	\$ 1,601.25	\$ 47,253.00	\$ 19,688.75	\$ 36.46	\$ 30,620.96	\$ 56.71	\$ (10,932.21)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 376,898.75	\$ 598.25	\$ 418,980.51	\$ 665.05	\$ 42,081.76	\$ 892,769.00	\$ 371,987.08	\$ 688.86	\$ 215,904.04	\$ 399.82	\$ (156,083.04)
Total Operating Expenses	\$ 904,281.00	\$ 376,783.75	\$ 598.07	\$ 417,201.82	\$ 662.23	\$ (40,418.07)	\$ 892,520.00	\$ 371,883.33	\$ 688.67	\$ 375,184.38	\$ 694.79	\$ (3,301.05)
Net Cash Flow from Operations	\$ 276.00	\$ 115.00	\$ 0.18	\$ 1,778.69	\$ 2.82	\$ 1,663.69	\$ 249.00	\$ 103.75	\$ 0.19	\$ (159,280.34)	\$ (294.96)	\$ (159,384.09)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 115.00	\$ 0.18	\$ 1,778.69	\$ 2.82	\$ 1,663.69	\$ 249.00	\$ 103.75	\$ 0.19	\$ (159,280.34)	\$ (294.96)	\$ (159,384.09)

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 2023

	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	\$ 116,145.83	\$ 234.64	\$ 117,725.00	\$ 237.83	\$ 1,579.17	\$ 735,000.00	\$ 306,250.00	\$ 207.63	\$ 292,949.00	\$ 198.61	\$ (13,301.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 20.83	\$ 0.04	\$ 12.12	\$ 0.02	\$ (8.71)	\$ 4,150.00	\$ 1,729.17	\$ 1.17	\$ 45.00	\$ 0.03	\$ (1,684.17)
Other Charges/ Late Fees	\$ 7,500.00	\$ 3,125.00	\$ 6.31	\$ 6,840.00	\$ 13.82	\$ 3,715.00	\$ 26,700.00	\$ 11,125.00	\$ 7.54	\$ 24,120.00	\$ 16.35	\$ 12,995.00
Legal Charges	\$ 3,000.00	\$ 1,250.00	\$ 2.53	\$ -	\$ -	\$ (1,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 104.17	\$ 0.21	\$ -	\$ -	\$ (104.17)	\$ 11,500.00	\$ 4,791.67	\$ 3.25	\$ 2,923.00	\$ 1.98	\$ (1,868.67)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 5,500.00	\$ 3.73	\$ 4,400.00	\$ 2.98	\$ (1,100.00)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 5,500.00	\$ 3.73	\$ 4,400.00	\$ 2.98	\$ (1,100.00)
*Operating/Utility Subsidy	\$ 335,913.00	\$ 139,963.75	\$ 282.76	\$ 127,830.00	\$ 258.24	\$ (12,133.75)	\$ 922,014.00	\$ 384,172.50	\$ 260.46	\$ 417,634.80	\$ 283.14	\$ 33,462.30
Transfer from Capital Fund	\$ 258,168.00	\$ 107,570.00	\$ 217.31	\$ 107,570.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 148,390.00	\$ 100.60	\$ 148,390.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 48.75	\$ 0.10	\$ 123.28	\$ 0.25	\$ 74.53	\$ 448.00	\$ 186.67	\$ 0.13	\$ 224.68	\$ 0.15	\$ 38.01
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,348.48	\$ 2.95	\$ 4,348.48
Other Income	\$ 4,469.00	\$ 1,862.08	\$ 3.76	\$ 1,631.41	\$ 3.30	\$ (230.67)	\$ 12,560.00	\$ 5,233.33	\$ 3.55	\$ 12,828.02	\$ 8.70	\$ 7,594.69
Total Receipts	\$ 888,217.00	\$ 370,090.42	\$ 747.66	\$ 361,731.81	\$ 730.77	\$ (8,358.61)	\$ 2,081,708.00	\$ 867,378.33	\$ 588.05	\$ 907,862.98	\$ 615.50	\$ 40,484.65
<b>EXPENSES</b>												
Total Administration	\$ 231,755.00	\$ 96,564.58	\$ 195.08	\$ 42,625.38	\$ 86.11	\$ 53,939.20	\$ 524,812.00	\$ 218,671.67	\$ 148.25	\$ 146,103.13	\$ 99.05	\$ 72,568.54
Total Tenant Services	\$ 7,911.00	\$ 3,296.25	\$ 6.66	\$ 2,465.77	\$ 4.98	\$ 830.48	\$ 22,082.00	\$ 9,200.83	\$ 6.24	\$ 5,184.90	\$ 3.52	\$ 4,015.93
Total Utilities	\$ 183,500.00	\$ 76,458.33	\$ 154.46	\$ 81,701.77	\$ 165.05	\$ (5,243.44)	\$ 541,000.00	\$ 225,416.67	\$ 152.82	\$ 218,820.74	\$ 148.35	\$ 6,595.93
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 77,392.08	\$ 156.35	\$ 70,633.84	\$ 142.69	\$ 6,758.24	\$ 362,339.00	\$ 150,974.58	\$ 102.36	\$ 158,499.50	\$ 107.46	\$ (7,524.92)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 12,847.50	\$ 25.95	\$ 15,624.31	\$ 31.56	\$ (2,776.81)	\$ 94,750.00	\$ 39,479.17	\$ 26.77	\$ 14,500.64	\$ 9.83	\$ 24,978.53
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 51,862.50	\$ 104.77	\$ 35,188.48	\$ 71.09	\$ 16,674.02	\$ 233,083.00	\$ 97,117.92	\$ 65.84	\$ 91,727.45	\$ 62.19	\$ 5,390.47
Total Protective Services	\$ 52,632.00	\$ 21,930.00	\$ 44.30	\$ 30,874.24	\$ 62.37	\$ (8,944.24)	\$ 108,500.00	\$ 45,208.33	\$ 30.65	\$ 27,714.96	\$ 18.79	\$ 17,493.37
Total General	\$ 71,147.00	\$ 29,644.58	\$ 59.89	\$ 27,781.93	\$ 56.13	\$ 1,862.65	\$ 194,501.00	\$ 81,042.08	\$ 54.94	\$ 73,581.21	\$ 49.89	\$ 7,460.87
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,259.63	\$ 56.45	\$ (83,259.63)
Total Revenues	\$ 888,217.00	\$ 370,090.42	\$ 747.66	\$ 361,731.81	\$ 730.77	\$ (8,358.61)	\$ 2,081,708.00	\$ 867,378.33	\$ 588.05	\$ 907,862.98	\$ 615.50	\$ 40,484.65
Total Operating Expenses	\$ 887,990.00	\$ 369,995.83	\$ 747.47	\$ 306,895.72	\$ 619.99	\$ 63,100.11	\$ 2,081,067.00	\$ 867,111.25	\$ 587.87	\$ 819,392.16	\$ 555.52	\$ 47,719.09
Net Cash Flow from Operations	\$ 227.00	\$ 94.58	\$ 0.19	\$ 54,836.09	\$ 110.78	\$ 54,741.51	\$ 641.00	\$ 267.08	\$ 0.18	\$ 88,470.82	\$ 59.98	\$ 88,203.74
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 94.58	\$ 0.19	\$ 54,836.09	\$ 110.78	\$ 54,741.51	\$ 641.00	\$ 267.08	\$ 0.18	\$ 88,470.82	\$ 59.98	\$ 88,203.74

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 116,666.67	\$ 192.84	\$ 106,756.00	\$ 176.46	\$ (9,910.67)	\$ 345,000.00	\$ 143,750.00	\$ 194.26	\$ 152,807.00	\$ 206.50	\$ 9,057.00
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (750.00)	\$ (1.24)	\$ (1,230.00)	\$ (2.03)	\$ (480.00)	\$ (55,000.00)	\$ (22,916.67)	\$ (30.97)	\$ (26,651.00)	\$ (36.01)	\$ (3,734.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 416.67	\$ 0.69	\$ 345.00	\$ 0.57	\$ (71.67)	\$ -	\$ -	\$ -	\$ (340.00)	\$ (0.46)	\$ (340.00)
Other Charges/ Late Fees	\$ 10,000.00	\$ 4,166.67	\$ 6.89	\$ 5,880.00	\$ 9.72	\$ 1,713.33	\$ 15,000.00	\$ 6,250.00	\$ 8.45	\$ 8,103.00	\$ 10.95	\$ 1,853.00
Legal Charges	\$ 5,000.00	\$ 2,083.33	\$ 3.44	\$ -	\$ -	\$ (2,083.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 1,458.33	\$ 2.41	\$ 527.00	\$ 0.87	\$ (931.33)	\$ 1,300.00	\$ 541.67	\$ 0.73	\$ 857.00	\$ 1.16	\$ 315.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 180,025.00	\$ 297.56	\$ 175,927.80	\$ 290.79	\$ (4,097.20)	\$ 682,076.00	\$ 284,198.33	\$ 384.05	\$ 301,183.60	\$ 407.00	\$ 16,985.27
Transfer from Capital Fund	\$ 188,136.00	\$ 78,390.00	\$ 129.57	\$ 78,390.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 153,672.50	\$ 207.67	\$ 208,977.05	\$ 282.40	\$ 55,304.55
Investment Income	\$ 170.00	\$ 70.83	\$ 0.12	\$ 69.10	\$ 0.11	\$ (1.73)	\$ 124.00	\$ 51.67	\$ 0.07	\$ 1.00	\$ 0.00	\$ (50.67)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,017.38	\$ 62.19	\$ 46,017.38
Other Income	\$ 5,490.00	\$ 2,287.50	\$ 3.78	\$ 5,392.11	\$ 8.91	\$ 3,104.61	\$ 18,596.00	\$ 7,748.33	\$ 10.47	\$ 19,698.62	\$ 26.62	\$ 11,950.29
Total Receipts	\$ 923,556.00	\$ 384,815.00	\$ 636.06	\$ 372,057.01	\$ 614.97	\$ (12,757.99)	\$ 1,375,910.00	\$ 573,295.83	\$ 774.72	\$ 710,653.65	\$ 960.34	\$ 137,357.82
<b>EXPENSES</b>												
Total Administration	\$ 251,252.00	\$ 104,688.33	\$ 173.04	\$ 60,074.70	\$ 99.30	\$ 44,613.63	\$ 329,000.00	\$ 137,083.33	\$ 185.25	\$ 97,179.80	\$ 130.85	\$ 39,903.53
Total Tenant Services	\$ 4,870.00	\$ 2,029.17	\$ 3.35	\$ 1,393.37	\$ 2.30	\$ 635.80	\$ 14,888.00	\$ 6,203.33	\$ 8.38	\$ 5,090.29	\$ 6.88	\$ 1,113.04
Total Utilities	\$ 202,000.00	\$ 84,166.67	\$ 139.12	\$ 89,948.76	\$ 148.68	\$ (5,782.09)	\$ 121,800.00	\$ 50,750.00	\$ 68.58	\$ 74,829.56	\$ 101.12	\$ (24,079.56)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 78,187.92	\$ 129.24	\$ 61,322.43	\$ 101.36	\$ 16,865.49	\$ 158,608.00	\$ 66,086.67	\$ 89.31	\$ 75,076.99	\$ 101.46	\$ (8,990.32)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 16,079.17	\$ 26.58	\$ 6,026.99	\$ 9.96	\$ 10,052.18	\$ 42,540.00	\$ 17,725.00	\$ 23.95	\$ 22,232.91	\$ 30.04	\$ (4,507.91)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 50,832.08	\$ 84.02	\$ 59,413.17	\$ 98.20	\$ (8,581.09)	\$ 453,196.00	\$ 188,831.67	\$ 255.18	\$ 69,990.87	\$ 94.58	\$ 118,840.80
Total Protective Services	\$ 61,560.00	\$ 25,650.00	\$ 42.40	\$ 22,538.81	\$ 37.25	\$ 3,111.19	\$ 144,306.00	\$ 60,127.50	\$ 81.25	\$ 117,559.05	\$ 158.86	\$ (57,431.55)
Total General	\$ 55,360.00	\$ 23,066.67	\$ 38.13	\$ 22,800.15	\$ 37.69	\$ 266.52	\$ 110,579.00	\$ 46,074.58	\$ 62.26	\$ 37,485.90	\$ 50.66	\$ 8,588.68
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,220.05	\$ 20.57	\$ (15,220.05)
Total Revenues	\$ 923,556.00	\$ 384,815.00	\$ 636.06	\$ 372,057.01	\$ 614.97	\$ (12,757.99)	\$ 1,375,910.00	\$ 573,295.83	\$ 774.72	\$ 710,653.65	\$ 960.34	\$ 137,357.82
Total Operating Expenses	\$ 923,280.00	\$ 384,700.00	\$ 635.87	\$ 323,518.38	\$ 534.74	\$ 61,181.62	\$ 1,374,917.00	\$ 572,882.08	\$ 774.16	\$ 514,665.42	\$ 695.02	\$ 58,216.66
Net Cash Flow from Operations	\$ 276.00	\$ 115.00	\$ 0.19	\$ 48,538.63	\$ 80.23	\$ 48,423.63	\$ 993.00	\$ 413.75	\$ 0.56	\$ 195,988.23	\$ 265.33	\$ 195,574.48
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 115.00	\$ 0.19	\$ 48,538.63	\$ 80.23	\$ 48,423.63	\$ 993.00	\$ 413.75	\$ 0.56	\$ 195,988.23	\$ 265.33	\$ 195,574.48

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 50,875.00	\$ 130.45	\$ 54,649.00	\$ 140.13	\$ 3,774.00	\$ 278,000.00	\$ 115,833.33	\$ 162.00	\$ 85,993.00	\$ 120.27	\$ (29,840.33)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (17,500.00)	\$ (44.87)	\$ (18,919.00)	\$ (48.51)	\$ (1,419.00)	\$ (31,325.00)	\$ (13,052.08)	\$ (18.25)	\$ (9,712.00)	\$ (13.58)	\$ 3,340.08
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 104.17	\$ 0.27	\$ 187.50	\$ 0.48	\$ 83.33	\$ -	\$ -	\$ -	\$ (1,111.00)	\$ (1.55)	\$ (1,111.00)
Other Charges/ Late Fees	\$ 6,000.00	\$ 2,500.00	\$ 6.41	\$ 3,935.00	\$ 10.09	\$ 1,435.00	\$ 18,000.00	\$ 7,500.00	\$ 10.49	\$ 5,430.00	\$ 7.59	\$ (2,070.00)
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 541.67	\$ 1.39	\$ 280.00	\$ 0.72	\$ (261.67)	\$ 1,600.00	\$ 666.67	\$ 0.93	\$ 2,465.00	\$ 3.45	\$ 1,798.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 589,126.00	\$ 245,469.17	\$ 629.41	\$ 230,387.80	\$ 590.74	\$ (15,081.37)	\$ 638,664.00	\$ 266,110.00	\$ 372.18	\$ 272,255.00	\$ 380.78	\$ 6,145.00
Transfer from Capital Fund	\$ 340,243.00	\$ 141,767.92	\$ 363.51	\$ 170,914.06	\$ 438.24	\$ 29,146.14	\$ 179,280.00	\$ 74,700.00	\$ 104.48	\$ 74,700.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 17.92	\$ 0.05	\$ 19.00	\$ 0.05	\$ 1.08	\$ 37.00	\$ 15.42	\$ 0.02	\$ -	\$ -	\$ (13.42)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 4,498.33	\$ 11.53	\$ 11,406.27	\$ 29.25	\$ 6,907.94	\$ 9,329.00	\$ 3,887.08	\$ 5.44	\$ 9,871.05	\$ 13.81	\$ 5,983.97
Total Receipts	\$ 1,027,858.00	\$ 428,274.17	\$ 1,098.14	\$ 452,859.63	\$ 1,161.18	\$ 24,585.46	\$ 1,093,585.00	\$ 455,660.42	\$ 637.29	\$ 439,893.05	\$ 615.24	\$ (15,767.37)
<b>EXPENSES</b>												
Total Administration	\$ 187,635.00	\$ 78,181.25	\$ 200.46	\$ 59,387.79	\$ 152.28	\$ 18,793.46	\$ 273,940.00	\$ 114,141.67	\$ 159.64	\$ 78,240.02	\$ 109.43	\$ 35,901.65
Total Tenant Services	\$ 8,689.00	\$ 3,620.42	\$ 9.28	\$ 2,955.30	\$ 7.58	\$ 665.12	\$ 7,835.00	\$ 3,264.58	\$ 4.57	\$ 2,563.78	\$ 3.59	\$ 700.80
Total Utilities	\$ 188,400.00	\$ 78,500.00	\$ 201.28	\$ 75,919.28	\$ 194.66	\$ 2,580.72	\$ 197,500.00	\$ 82,291.67	\$ 115.09	\$ 96,217.49	\$ 134.57	\$ (13,925.82)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 26,249.58	\$ 67.31	\$ 33,060.33	\$ 84.77	\$ (6,810.75)	\$ 167,179.00	\$ 69,657.92	\$ 97.42	\$ 130,359.32	\$ 182.32	\$ (60,701.40)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 20,975.00	\$ 53.78	\$ 41,622.91	\$ 106.73	\$ (20,647.91)	\$ 71,090.00	\$ 29,620.83	\$ 41.43	\$ 11,402.55	\$ 15.95	\$ 18,218.28
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 167,677.92	\$ 429.94	\$ 121,819.82	\$ 312.36	\$ 45,858.10	\$ 280,578.00	\$ 116,907.50	\$ 163.51	\$ 102,941.26	\$ 143.97	\$ 13,966.24
Total Protective Services	\$ 75,739.00	\$ 31,557.92	\$ 80.92	\$ 63,264.06	\$ 162.22	\$ (31,706.14)	\$ 14,400.00	\$ 6,000.00	\$ 8.39	\$ 2,402.54	\$ 3.36	\$ 3,597.46
Total General	\$ 51,052.00	\$ 21,271.67	\$ 54.54	\$ 21,169.39	\$ 54.28	\$ 102.28	\$ 80,566.00	\$ 33,569.17	\$ 46.95	\$ 32,704.06	\$ 45.74	\$ 865.11
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,027,858.00	\$ 428,274.17	\$ 1,098.14	\$ 452,859.63	\$ 1,161.18	\$ 24,585.46	\$ 1,093,585.00	\$ 455,660.42	\$ 637.29	\$ 439,893.05	\$ 615.24	\$ (15,767.37)
Total Operating Expenses	\$ 1,027,281.00	\$ 428,033.75	\$ 1,097.52	\$ 419,198.88	\$ 1,074.87	\$ 8,834.87	\$ 1,093,088.00	\$ 455,453.33	\$ 637.00	\$ 456,831.02	\$ 638.92	\$ (1,377.69)
Net Cash Flow from Operations	\$ 577.00	\$ 240.42	\$ 0.62	\$ 33,660.75	\$ 86.31	\$ 33,420.33	\$ 497.00	\$ 207.08	\$ 0.29	\$ (16,937.97)	\$ (23.69)	\$ (17,145.05)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 577.00	\$ 240.42	\$ 0.62	\$ 33,660.75	\$ 86.31	\$ 33,420.33	\$ 497.00	\$ 207.08	\$ 0.29	\$ (16,937.97)	\$ (23.69)	\$ (17,145.05)

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 75,000.00	\$ 117.19	\$ 55,155.89	\$ 86.18	\$ (19,844.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (27,064.58)	\$ (42.29)	\$ (13,352.00)	\$ (20.86)	\$ 13,712.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 1,807.47	\$ 2.82	\$ 1,807.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 3,125.00	\$ 4.88	\$ 3,160.00	\$ 4.94	\$ 35.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 27.00	\$ 0.04	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 410,831.67	\$ 641.92	\$ 441,780.00	\$ 690.28	\$ 30,948.33	\$ 490,828.00	\$ 204,511.67	\$ 439.81	\$ 211,139.60	\$ 454.06	\$ 6,627.93
Transfer from Capital Fund	\$ 395,688.00	\$ 164,870.00	\$ 257.61	\$ 164,870.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 30.42	\$ 0.05	\$ -	\$ -	\$ (30.42)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 37.09	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 7,594.58	\$ 11.87	\$ 37,032.57	\$ 57.86	\$ 29,437.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 634,387.08	\$ 991.23	\$ 714,218.43	\$ 1,115.97	\$ 79,831.35	\$ 490,828.00	\$ 204,511.67	\$ 439.81	\$ 211,139.60	\$ 454.06	\$ 6,627.93
<b>EXPENSES</b>												
Total Administration	\$ 315,700.00	\$ 131,541.67	\$ 205.53	\$ 102,290.27	\$ 159.83	\$ 29,251.40	\$ 68,694.00	\$ 28,622.50	\$ 61.55	\$ 20,614.33	\$ 44.33	\$ 8,008.17
Total Tenant Services	\$ 15,858.00	\$ 6,607.50	\$ 10.32	\$ 16,910.84	\$ 26.42	\$ (10,303.34)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 124,833.33	\$ 195.05	\$ 97,340.80	\$ 152.10	\$ 27,492.53	\$ 132,904.00	\$ 55,376.67	\$ 119.09	\$ 44,301.29	\$ 95.27	\$ 11,075.38
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 103,254.17	\$ 161.33	\$ 40,340.38	\$ 63.03	\$ 62,913.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 35,770.83	\$ 55.89	\$ 15,376.84	\$ 24.03	\$ 20,393.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 184,690.83	\$ 288.58	\$ 71,043.15	\$ 111.00	\$ 113,647.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 1,657.35	\$ 2.59	\$ (1,657.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 38,947.08	\$ 60.85	\$ 34,947.00	\$ 54.60	\$ 4,000.08	\$ 371,916.00	\$ 154,965.00	\$ 333.26	\$ 123,802.67	\$ 266.24	\$ 31,162.33
Total Non-Routine Maint.	\$ 20,000.00	\$ 8,333.33	\$ 13.02	\$ 70,054.35	\$ 109.46	\$ (61,721.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 634,387.08	\$ 991.23	\$ 714,218.43	\$ 1,115.97	\$ 79,831.35	\$ 490,828.00	\$ 204,511.67	\$ 439.81	\$ 211,139.60	\$ 454.06	\$ 6,627.93
Total Operating Expenses	\$ 1,521,549.00	\$ 633,978.75	\$ 990.59	\$ 449,960.98	\$ 703.06	\$ 184,017.77	\$ 573,514.00	\$ 238,964.17	\$ 513.90	\$ 188,718.29	\$ 405.85	\$ 50,245.88
Net Cash Flow from Operations	\$ 980.00	\$ 408.33	\$ 0.64	\$ 264,257.45	\$ 412.90	\$ 263,849.12	\$ (82,686.00)	\$ (34,452.50)	\$ (74.09)	\$ 22,421.31	\$ 48.22	\$ 56,873.81
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 408.33	\$ 0.64	\$ 264,257.45	\$ 412.90	\$ 263,849.12	\$ (82,686.00)	\$ (34,452.50)	\$ (74.09)	\$ 22,421.31	\$ 48.22	\$ 56,873.81

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 117,895.83	\$ 368.42	\$ 126,223.60	\$ 394.45	\$ 8,327.77	\$ 325,246.00	\$ 135,519.17	\$ 416.98	\$ 144,268.00	\$ 443.90	\$ 8,748.83
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 282,950.00</b>	<b>\$ 117,895.83</b>	<b>\$ 368.42</b>	<b>\$ 126,223.60</b>	<b>\$ 394.45</b>	<b>\$ 8,327.77</b>	<b>\$ 325,246.00</b>	<b>\$ 135,519.17</b>	<b>\$ 416.98</b>	<b>\$ 144,268.00</b>	<b>\$ 443.90</b>	<b>\$ 8,748.83</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 46,147.00</b>	<b>\$ 19,227.92</b>	<b>\$ 60.09</b>	<b>\$ 13,795.59</b>	<b>\$ 43.11</b>	<b>\$ 5,432.33</b>	<b>\$ 49,861.00</b>	<b>\$ 20,775.42</b>	<b>\$ 63.92</b>	<b>\$ 14,916.66</b>	<b>\$ 45.90</b>	<b>\$ 5,858.76</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>\$ 28,822.92</b>	<b>\$ 90.07</b>	<b>\$ 23,058.32</b>	<b>\$ 72.06</b>	<b>\$ 5,764.60</b>	<b>\$ 79,027.00</b>	<b>\$ 32,927.92</b>	<b>\$ 101.32</b>	<b>\$ 32,927.90</b>	<b>\$ 101.32</b>	<b>\$ 0.02</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>\$ 115,202.08</b>	<b>\$ 360.01</b>	<b>\$ 115,005.40</b>	<b>\$ 359.39</b>	<b>\$ 196.68</b>	<b>\$ 214,068.00</b>	<b>\$ 89,195.00</b>	<b>\$ 274.45</b>	<b>\$ 89,281.27</b>	<b>\$ 274.71</b>	<b>\$ (86.27)</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>\$ 117,895.83</b>	<b>\$ 368.42</b>	<b>\$ 126,223.60</b>	<b>\$ 394.45</b>	<b>\$ 8,327.77</b>	<b>\$ 325,246.00</b>	<b>\$ 135,519.17</b>	<b>\$ 416.98</b>	<b>\$ 144,268.00</b>	<b>\$ 443.90</b>	<b>\$ 8,748.83</b>
<b>Total Operating Expenses</b>	<b>\$ 391,807.00</b>	<b>\$ 163,252.92</b>	<b>\$ 510.17</b>	<b>\$ 151,859.31</b>	<b>\$ 474.56</b>	<b>\$ 11,393.61</b>	<b>\$ 342,956.00</b>	<b>\$ 142,898.33</b>	<b>\$ 439.69</b>	<b>\$ 137,125.83</b>	<b>\$ 421.93</b>	<b>\$ 5,772.50</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (108,857.00)</b>	<b>\$ (45,357.08)</b>	<b>\$ (141.74)</b>	<b>\$ (25,635.71)</b>	<b>\$ (80.11)</b>	<b>\$ 19,721.37</b>	<b>\$ (17,710.00)</b>	<b>\$ (7,379.17)</b>	<b>\$ (22.71)</b>	<b>\$ 7,142.17</b>	<b>\$ 21.98</b>	<b>\$ 14,521.34</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>\$ (45,357.08)</b>	<b>\$ (141.74)</b>	<b>\$ (25,635.71)</b>	<b>\$ (80.11)</b>	<b>\$ 19,721.37</b>	<b>\$ (17,710.00)</b>	<b>\$ (7,379.17)</b>	<b>\$ (22.71)</b>	<b>\$ 7,142.17</b>	<b>\$ 21.98</b>	<b>\$ 14,521.34</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 63,408.33	\$ 352.27	\$ 64,125.00	\$ 356.25	\$ 716.67	\$ 149,541.00	\$ 62,308.75	\$ 311.54	\$ 65,826.80	\$ 329.13	\$ 3,518.05
Transfer from Capital Fund	\$ 34,956.00	\$ 14,565.00	\$ 80.92	\$ 28,017.26	\$ 155.65	\$ 13,452.26	\$ 38,840.00	\$ 16,183.33	\$ 80.92	\$ 31,130.29	\$ 155.65	\$ 14,946.95
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 187,136.00</b>	<b>\$ 77,973.33</b>	<b>\$ 433.19</b>	<b>\$ 92,142.26</b>	<b>\$ 511.90</b>	<b>\$ 14,168.92</b>	<b>\$ 188,381.00</b>	<b>\$ 78,492.08</b>	<b>\$ 392.46</b>	<b>\$ 96,957.09</b>	<b>\$ 484.79</b>	<b>\$ 18,465.00</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 20,723.00</b>	<b>\$ 8,634.58</b>	<b>\$ 47.97</b>	<b>\$ 6,138.64</b>	<b>\$ 34.10</b>	<b>\$ 2,495.94</b>	<b>\$ 14,636.00</b>	<b>\$ 6,098.33</b>	<b>\$ 30.49</b>	<b>\$ 4,957.28</b>	<b>\$ 24.79</b>	<b>\$ 1,141.05</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600.00</b>	<b>\$ 250.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250.00</b>
<b>Total Utilities</b>	<b>\$ 12,200.00</b>	<b>\$ 5,083.33</b>	<b>\$ 28.24</b>	<b>\$ 3,283.35</b>	<b>\$ 18.24</b>	<b>\$ 1,799.98</b>	<b>\$ 48,252.00</b>	<b>\$ 20,105.00</b>	<b>\$ 100.53</b>	<b>\$ 20,105.00</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>\$ 14,565.00</b>	<b>\$ 80.92</b>	<b>\$ 28,017.26</b>	<b>\$ 155.65</b>	<b>\$ (13,452.26)</b>	<b>\$ 38,840.00</b>	<b>\$ 16,183.33</b>	<b>\$ 80.92</b>	<b>\$ 31,130.29</b>	<b>\$ 155.65</b>	<b>\$ (14,946.95)</b>
<b>Total General</b>	<b>\$ 65,867.00</b>	<b>\$ 27,444.58</b>	<b>\$ 152.47</b>	<b>\$ 28,965.06</b>	<b>\$ 160.92</b>	<b>\$ (1,520.48)</b>	<b>\$ 93,212.00</b>	<b>\$ 38,838.33</b>	<b>\$ 194.19</b>	<b>\$ 38,854.00</b>	<b>\$ 194.27</b>	<b>\$ (15.67)</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>\$ 77,973.33</b>	<b>\$ 433.19</b>	<b>\$ 92,142.26</b>	<b>\$ 511.90</b>	<b>\$ 14,168.92</b>	<b>\$ 188,381.00</b>	<b>\$ 78,492.08</b>	<b>\$ 392.46</b>	<b>\$ 96,957.09</b>	<b>\$ 484.79</b>	<b>\$ 18,465.00</b>
<b>Total Operating Expenses</b>	<b>\$ 133,746.00</b>	<b>\$ 55,727.50</b>	<b>\$ 309.60</b>	<b>\$ 66,404.31</b>	<b>\$ 368.91</b>	<b>\$ (10,676.81)</b>	<b>\$ 195,540.00</b>	<b>\$ 81,475.00</b>	<b>\$ 407.38</b>	<b>\$ 95,046.57</b>	<b>\$ 475.23</b>	<b>\$ (13,571.57)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 53,390.00</b>	<b>\$ 22,245.83</b>	<b>\$ 123.59</b>	<b>\$ 25,737.95</b>	<b>\$ 142.99</b>	<b>\$ 3,492.12</b>	<b>\$ (7,159.00)</b>	<b>\$ (2,982.92)</b>	<b>\$ (14.91)</b>	<b>\$ 1,910.52</b>	<b>\$ 9.55</b>	<b>\$ 4,893.44</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>\$ 22,245.83</b>	<b>\$ 123.59</b>	<b>\$ 25,737.95</b>	<b>\$ 142.99</b>	<b>\$ 3,492.12</b>	<b>\$ (7,159.00)</b>	<b>\$ (2,982.92)</b>	<b>\$ (14.91)</b>	<b>\$ 1,910.52</b>	<b>\$ 9.55</b>	<b>\$ 4,893.44</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 79,630.00	\$ 361.95	\$ 89,840.40	\$ 408.37	\$ 10,210.40	\$ 251,295.00	\$ 104,706.25	\$ 337.76	\$ 121,648.00	\$ 392.41	\$ 16,941.75
Transfer from Capital Fund	\$ 42,724.00	\$ 17,801.67	\$ 80.92	\$ 34,243.31	\$ 155.65	\$ 16,441.65	\$ 60,203.00	\$ 25,084.58	\$ 80.92	\$ 48,251.94	\$ 155.65	\$ 23,167.36
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 97,431.67	\$ 442.87	\$ 124,083.71	\$ 564.02	\$ 26,652.05	\$ 311,498.00	\$ 129,790.83	\$ 418.68	\$ 169,899.94	\$ 548.06	\$ 40,109.11
<b>EXPENSES</b>												
Total Administration	\$ 25,918.00	\$ 10,799.17	\$ 49.09	\$ 7,759.42	\$ 35.27	\$ 3,039.75	\$ 43,662.00	\$ 18,192.50	\$ 58.69	\$ 13,095.06	\$ 42.24	\$ 5,097.44
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 387.50	\$ 1.25	\$ -	\$ -	\$ 387.50
Total Utilities	\$ 24,250.00	\$ 10,104.17	\$ 45.93	\$ 7,104.15	\$ 32.29	\$ 3,000.02	\$ 72,735.00	\$ 30,306.25	\$ 97.76	\$ 30,306.25	\$ 97.76	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 17,801.67	\$ 80.92	\$ 34,243.31	\$ 155.65	\$ (16,441.65)	\$ 60,203.00	\$ 25,084.58	\$ 80.92	\$ 48,251.94	\$ 155.65	\$ (23,167.36)
Total General	\$ 93,873.00	\$ 39,113.75	\$ 177.79	\$ 45,791.33	\$ 208.14	\$ (6,677.58)	\$ 153,921.00	\$ 64,133.75	\$ 206.88	\$ 66,063.48	\$ 213.11	\$ (1,929.73)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 97,431.67	\$ 442.87	\$ 124,083.71	\$ 564.02	\$ 26,652.05	\$ 311,498.00	\$ 129,790.83	\$ 418.68	\$ 169,899.94	\$ 548.06	\$ 40,109.11
Total Operating Expenses	\$ 186,765.00	\$ 77,818.75	\$ 353.72	\$ 94,898.21	\$ 431.36	\$ (17,079.46)	\$ 331,451.00	\$ 138,104.58	\$ 445.50	\$ 157,716.73	\$ 508.76	\$ (19,612.15)
Net Cash Flow from Operations	\$ 47,071.00	\$ 19,612.92	\$ 89.15	\$ 29,185.50	\$ 132.66	\$ 9,572.58	\$ (19,953.00)	\$ (8,313.75)	\$ (26.82)	\$ 12,183.21	\$ 39.30	\$ 20,496.96
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 19,612.92	\$ 89.15	\$ 29,185.50	\$ 132.66	\$ 9,572.58	\$ (19,953.00)	\$ (8,313.75)	\$ (26.82)	\$ 12,183.21	\$ 39.30	\$ 20,496.96



St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 23,333.33	\$ 194.44	\$ 31,851.00	\$ 265.43	\$ 8,517.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (3,750.00)	\$ (31.25)	\$ (3,411.00)	\$ (28.43)	\$ 339.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 400.00	\$ 3.33	\$ -	\$ -	\$ (400.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 175.00	\$ 1.46	\$ 1,109.50	\$ 9.25	\$ 934.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 83.33	\$ 0.69	\$ -	\$ -	\$ (83.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 55,500.00	\$ 462.50	\$ 60,498.40	\$ 504.15	\$ 4,998.40	\$ 289,526.00	\$ 120,635.83	\$ 321.70	\$ 121,690.00	\$ 324.51	\$ 1,054.17
Transfer from Capital Fund	\$ 67,536.00	\$ 28,140.00	\$ 234.50	\$ 37,108.17	\$ 309.23	\$ 8,968.17	\$ 72,825.00	\$ 30,343.75	\$ 80.92	\$ 58,369.28	\$ 155.65	\$ 28,025.53
Investment Income	\$ 33.00	\$ 13.75	\$ 0.11	\$ 2.00	\$ 0.02	\$ (11.75)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 1,057.92	\$ 8.82	\$ 2,435.15	\$ 20.29	\$ 1,377.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 104,953.33	\$ 874.61	\$ 129,593.22	\$ 1,079.94	\$ 24,639.89	\$ 362,351.00	\$ 150,979.58	\$ 402.61	\$ 180,059.28	\$ 480.16	\$ 29,079.70
<b>EXPENSES</b>												
Total Administration	\$ 57,796.00	\$ 24,081.67	\$ 200.68	\$ 19,685.60	\$ 164.05	\$ 4,396.07	\$ 23,161.00	\$ 9,650.42	\$ 25.73	\$ 6,988.40	\$ 18.64	\$ 2,662.02
Total Tenant Services	\$ 1,968.00	\$ 820.00	\$ 6.83	\$ 629.28	\$ 5.24	\$ 190.72	\$ 1,125.00	\$ 468.75	\$ 1.25	\$ -	\$ -	\$ 468.75
Total Utilities	\$ 41,000.00	\$ 17,083.33	\$ 142.36	\$ 17,123.29	\$ 142.69	\$ (39.96)	\$ 111,083.00	\$ 46,284.58	\$ 123.43	\$ 46,284.60	\$ 123.43	\$ (0.02)
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 10,175.83	\$ 84.80	\$ 5,112.55	\$ 42.60	\$ 5,063.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 5,058.33	\$ 42.15	\$ -	\$ -	\$ 5,058.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 29,783.33	\$ 248.19	\$ 28,336.21	\$ 236.14	\$ 1,447.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 9,710.00	\$ 80.92	\$ 18,678.17	\$ 155.65	\$ (8,968.17)	\$ 72,825.00	\$ 30,343.75	\$ 80.92	\$ 58,369.28	\$ 155.65	\$ (28,025.53)
Total General	\$ 19,655.00	\$ 8,189.58	\$ 68.25	\$ 7,831.36	\$ 65.26	\$ 358.22	\$ 113,866.00	\$ 47,444.17	\$ 126.52	\$ 47,399.18	\$ 126.40	\$ 44.99
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 104,953.33	\$ 874.61	\$ 129,593.22	\$ 1,079.94	\$ 24,639.89	\$ 362,351.00	\$ 150,979.58	\$ 402.61	\$ 180,059.28	\$ 480.16	\$ 29,079.70
Total Operating Expenses	\$ 251,765.00	\$ 104,902.08	\$ 874.18	\$ 97,396.46	\$ 811.64	\$ 7,505.62	\$ 322,060.00	\$ 134,191.67	\$ 357.84	\$ 159,041.46	\$ 424.11	\$ (24,849.80)
Net Cash Flow from Operations	\$ 123.00	\$ 51.25	\$ 0.43	\$ 32,196.76	\$ 268.31	\$ 32,145.51	\$ 40,291.00	\$ 16,787.92	\$ 44.77	\$ 21,017.82	\$ 56.05	\$ 4,229.90
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 51.25	\$ 0.43	\$ 32,196.76	\$ 268.31	\$ 32,145.51	\$ 40,291.00	\$ 16,787.92	\$ 44.77	\$ 21,017.82	\$ 56.05	\$ 4,229.90

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 2023

	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 49,050.42	\$ 445.91	\$ 48,089.20	\$ 437.17	\$ (961.22)	\$ 301,119.00	\$ 125,466.25	\$ 313.67	\$ 124,570.60	\$ 311.43	\$ (895.65)
Transfer from Capital Fund	\$ 21,363.00	\$ 8,901.25	\$ 80.92	\$ 17,121.66	\$ 155.65	\$ 8,220.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 139,084.00</b>	<b>\$ 57,951.67</b>	<b>\$ 526.83</b>	<b>\$ 65,210.86</b>	<b>\$ 592.83</b>	<b>\$ 7,259.19</b>	<b>\$ 301,119.00</b>	<b>\$ 125,466.25</b>	<b>\$ 313.67</b>	<b>\$ 124,570.60</b>	<b>\$ 311.43</b>	<b>\$ (895.65)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 6,981.00</b>	<b>\$ 2,908.75</b>	<b>\$ 26.44</b>	<b>\$ 2,072.06</b>	<b>\$ 18.84</b>	<b>\$ 836.69</b>	<b>\$ 23,492.00</b>	<b>\$ 9,788.33</b>	<b>\$ 24.47</b>	<b>\$ 7,219.26</b>	<b>\$ 18.05</b>	<b>\$ 2,569.07</b>
<b>Total Tenant Services</b>	<b>\$ 330.00</b>	<b>\$ 137.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 137.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 44,935.00</b>	<b>\$ 18,722.92</b>	<b>\$ 170.21</b>	<b>\$ 18,722.90</b>	<b>\$ 170.21</b>	<b>\$ 0.02</b>	<b>\$ 117,321.00</b>	<b>\$ 48,883.75</b>	<b>\$ 122.21</b>	<b>\$ 48,884.15</b>	<b>\$ 122.21</b>	<b>\$ (0.40)</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>\$ 8,901.25</b>	<b>\$ 80.92</b>	<b>\$ 17,121.66</b>	<b>\$ 155.65</b>	<b>\$ (8,220.41)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total General</b>	<b>\$ 54,888.00</b>	<b>\$ 22,870.00</b>	<b>\$ 207.91</b>	<b>\$ 22,756.90</b>	<b>\$ 206.88</b>	<b>\$ 113.10</b>	<b>\$ 125,555.00</b>	<b>\$ 52,314.58</b>	<b>\$ 130.79</b>	<b>\$ 51,929.78</b>	<b>\$ 129.82</b>	<b>\$ 384.80</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>\$ 57,951.67</b>	<b>\$ 526.83</b>	<b>\$ 65,210.86</b>	<b>\$ 592.83</b>	<b>\$ 7,259.19</b>	<b>\$ 301,119.00</b>	<b>\$ 125,466.25</b>	<b>\$ 313.67</b>	<b>\$ 124,570.60</b>	<b>\$ 311.43</b>	<b>\$ (895.65)</b>
<b>Total Operating Expenses</b>	<b>\$ 128,497.00</b>	<b>\$ 53,540.42</b>	<b>\$ 486.73</b>	<b>\$ 60,673.52</b>	<b>\$ 551.58</b>	<b>\$ (7,133.10)</b>	<b>\$ 266,368.00</b>	<b>\$ 110,986.67</b>	<b>\$ 277.47</b>	<b>\$ 108,033.19</b>	<b>\$ 270.08</b>	<b>\$ 2,953.48</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 10,587.00</b>	<b>\$ 4,411.25</b>	<b>\$ 40.10</b>	<b>\$ 4,537.34</b>	<b>\$ 41.25</b>	<b>\$ 126.09</b>	<b>\$ 34,751.00</b>	<b>\$ 14,479.58</b>	<b>\$ 36.20</b>	<b>\$ 16,537.41</b>	<b>\$ 41.34</b>	<b>\$ 2,057.83</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>\$ 4,411.25</b>	<b>\$ 40.10</b>	<b>\$ 4,537.34</b>	<b>\$ 41.25</b>	<b>\$ 126.09</b>	<b>\$ 34,751.00</b>	<b>\$ 14,479.58</b>	<b>\$ 36.20</b>	<b>\$ 16,537.41</b>	<b>\$ 41.34</b>	<b>\$ 2,057.83</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 101,950.00	\$ 566.39	\$ 89,060.80	\$ 494.78	\$ (12,889.20)	\$ 220,567.00	\$ 91,902.92	\$ 399.58	\$ 99,088.40	\$ 430.82	\$ 7,185.48
Transfer from Capital Fund	\$ 34,956.00	\$ 14,565.00	\$ 80.92	\$ 28,017.26	\$ 155.65	\$ 13,452.26	\$ 44,667.00	\$ 18,611.25	\$ 80.92	\$ 35,799.83	\$ 155.65	\$ 17,188.58
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 279,636.00</b>	<b>\$ 116,515.00</b>	<b>\$ 647.31</b>	<b>\$ 117,078.06</b>	<b>\$ 650.43</b>	<b>\$ 563.06</b>	<b>\$ 265,234.00</b>	<b>\$ 110,514.17</b>	<b>\$ 480.50</b>	<b>\$ 134,888.23</b>	<b>\$ 586.47</b>	<b>\$ 24,374.06</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 22,624.00</b>	<b>\$ 9,426.67</b>	<b>\$ 52.37</b>	<b>\$ 6,705.86</b>	<b>\$ 37.25</b>	<b>\$ 2,720.81</b>	<b>\$ 29,474.00</b>	<b>\$ 12,280.83</b>	<b>\$ 53.39</b>	<b>\$ 8,847.03</b>	<b>\$ 38.47</b>	<b>\$ 3,433.80</b>
<b>Total Tenant Services</b>	<b>\$ 540.00</b>	<b>\$ 225.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 225.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 49,773.00</b>	<b>\$ 20,738.75</b>	<b>\$ 115.22</b>	<b>\$ 20,739.15</b>	<b>\$ 115.22</b>	<b>\$ (0.40)</b>	<b>\$ 75,359.00</b>	<b>\$ 31,399.58</b>	<b>\$ 136.52</b>	<b>\$ 30,086.99</b>	<b>\$ 130.81</b>	<b>\$ 1,312.59</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>\$ 14,565.00</b>	<b>\$ 80.92</b>	<b>\$ 28,017.26</b>	<b>\$ 155.65</b>	<b>\$ (13,452.26)</b>	<b>\$ 44,667.00</b>	<b>\$ 18,611.25</b>	<b>\$ 80.92</b>	<b>\$ 35,799.83</b>	<b>\$ 155.65</b>	<b>\$ (17,188.58)</b>
<b>Total General</b>	<b>\$ 107,353.00</b>	<b>\$ 44,730.42</b>	<b>\$ 248.50</b>	<b>\$ 40,452.77</b>	<b>\$ 224.74</b>	<b>\$ 4,277.65</b>	<b>\$ 146,157.00</b>	<b>\$ 60,898.75</b>	<b>\$ 264.78</b>	<b>\$ 66,307.20</b>	<b>\$ 288.29</b>	<b>\$ (5,408.45)</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>\$ 116,515.00</b>	<b>\$ 647.31</b>	<b>\$ 117,078.06</b>	<b>\$ 650.43</b>	<b>\$ 563.06</b>	<b>\$ 265,234.00</b>	<b>\$ 110,514.17</b>	<b>\$ 480.50</b>	<b>\$ 134,888.23</b>	<b>\$ 586.47</b>	<b>\$ 24,374.06</b>
<b>Total Operating Expenses</b>	<b>\$ 215,246.00</b>	<b>\$ 89,685.83</b>	<b>\$ 498.25</b>	<b>\$ 95,915.04</b>	<b>\$ 532.86</b>	<b>\$ (6,229.20)</b>	<b>\$ 295,657.00</b>	<b>\$ 123,190.42</b>	<b>\$ 535.61</b>	<b>\$ 141,041.05</b>	<b>\$ 613.22</b>	<b>\$ (17,850.63)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 64,390.00</b>	<b>\$ 26,829.17</b>	<b>\$ 149.05</b>	<b>\$ 21,163.02</b>	<b>\$ 117.57</b>	<b>\$ (5,666.15)</b>	<b>\$ (30,423.00)</b>	<b>\$ (12,676.25)</b>	<b>\$ (55.11)</b>	<b>\$ (6,152.82)</b>	<b>\$ (26.75)</b>	<b>\$ 6,523.43</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>\$ 26,829.17</b>	<b>\$ 149.05</b>	<b>\$ 21,163.02</b>	<b>\$ 117.57</b>	<b>\$ (5,666.15)</b>	<b>\$ (30,423.00)</b>	<b>\$ (12,676.25)</b>	<b>\$ (55.11)</b>	<b>\$ (6,152.82)</b>	<b>\$ (26.75)</b>	<b>\$ 6,523.43</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 117,205.42	\$ 468.82	\$ 131,605.40	\$ 526.42	\$ 14,399.98	\$ 255,775.00	\$ 106,572.92	\$ 484.42	\$ 119,530.60	\$ 543.32	\$ 12,957.68
Transfer from Capital Fund	\$ 48,551.00	\$ 20,229.58	\$ 80.92	\$ 38,912.86	\$ 155.65	\$ 18,683.27	\$ 42,724.00	\$ 17,801.67	\$ 80.92	\$ 34,243.31	\$ 155.65	\$ 16,441.65
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 329,844.00</b>	<b>\$ 137,435.00</b>	<b>\$ 549.74</b>	<b>\$ 170,518.26</b>	<b>\$ 682.07</b>	<b>\$ 33,083.26</b>	<b>\$ 298,499.00</b>	<b>\$ 124,374.58</b>	<b>\$ 565.34</b>	<b>\$ 153,773.91</b>	<b>\$ 698.97</b>	<b>\$ 29,399.33</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 38,071.00</b>	<b>\$ 15,862.92</b>	<b>\$ 63.45</b>	<b>\$ 11,400.45</b>	<b>\$ 45.60</b>	<b>\$ 4,462.47</b>	<b>\$ 34,836.00</b>	<b>\$ 14,515.00</b>	<b>\$ 65.98</b>	<b>\$ 10,482.02</b>	<b>\$ 47.65</b>	<b>\$ 4,032.98</b>
<b>Total Tenant Services</b>	<b>\$ 750.00</b>	<b>\$ 312.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 312.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 75,547.00</b>	<b>\$ 31,477.92</b>	<b>\$ 125.91</b>	<b>\$ 31,477.90</b>	<b>\$ 125.91</b>	<b>\$ 0.02</b>	<b>\$ 72,084.00</b>	<b>\$ 30,035.00</b>	<b>\$ 136.52</b>	<b>\$ 29,161.00</b>	<b>\$ 132.55</b>	<b>\$ 874.00</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>\$ 20,229.58</b>	<b>\$ 80.92</b>	<b>\$ 38,912.86</b>	<b>\$ 155.65</b>	<b>\$ (18,683.27)</b>	<b>\$ 42,724.00</b>	<b>\$ 17,801.67</b>	<b>\$ 80.92</b>	<b>\$ 34,243.31</b>	<b>\$ 155.65</b>	<b>\$ (16,441.65)</b>
<b>Total General</b>	<b>\$ 208,873.00</b>	<b>\$ 87,030.42</b>	<b>\$ 348.12</b>	<b>\$ 87,095.32</b>	<b>\$ 348.38</b>	<b>\$ (64.90)</b>	<b>\$ 157,007.00</b>	<b>\$ 65,419.58</b>	<b>\$ 297.36</b>	<b>\$ 66,413.08</b>	<b>\$ 301.88</b>	<b>\$ (993.50)</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>\$ 137,435.00</b>	<b>\$ 549.74</b>	<b>\$ 170,518.26</b>	<b>\$ 682.07</b>	<b>\$ 33,083.26</b>	<b>\$ 298,499.00</b>	<b>\$ 124,374.58</b>	<b>\$ 565.34</b>	<b>\$ 153,773.91</b>	<b>\$ 698.97</b>	<b>\$ 29,399.33</b>
<b>Total Operating Expenses</b>	<b>\$ 371,792.00</b>	<b>\$ 154,913.33</b>	<b>\$ 619.65</b>	<b>\$ 168,886.53</b>	<b>\$ 675.55</b>	<b>\$ (13,973.19)</b>	<b>\$ 306,651.00</b>	<b>\$ 127,771.25</b>	<b>\$ 580.78</b>	<b>\$ 140,299.41</b>	<b>\$ 637.72</b>	<b>\$ (12,528.16)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (41,948.00)</b>	<b>\$ (17,478.33)</b>	<b>\$ (69.91)</b>	<b>\$ 1,631.73</b>	<b>\$ 6.53</b>	<b>\$ 19,110.06</b>	<b>\$ (8,152.00)</b>	<b>\$ (3,396.67)</b>	<b>\$ (15.44)</b>	<b>\$ 13,474.50</b>	<b>\$ 61.25</b>	<b>\$ 16,871.17</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>\$ (17,478.33)</b>	<b>\$ (69.91)</b>	<b>\$ 1,631.73</b>	<b>\$ 6.53</b>	<b>\$ 19,110.06</b>	<b>\$ (8,152.00)</b>	<b>\$ (3,396.67)</b>	<b>\$ (15.44)</b>	<b>\$ 13,474.50</b>	<b>\$ 61.25</b>	<b>\$ 16,871.17</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 2023

	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 174,230.00	\$ 290.38	\$ 172,842.60	\$ 288.07	\$ (1,387.40)	\$ 196,499.00	\$ 81,874.58	\$ 218.33	\$ 82,873.40	\$ 221.00	\$ 998.82
Transfer from Capital Fund	\$ 256,800.00	\$ 107,000.00	\$ 178.33	\$ 107,000.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 30,343.75	\$ 80.92	\$ 58,369.28	\$ 155.65	\$ 28,025.53
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 674,952.00</b>	<b>\$ 281,230.00</b>	<b>\$ 468.72</b>	<b>\$ 279,842.60</b>	<b>\$ 466.40</b>	<b>\$ (1,387.40)</b>	<b>\$ 269,324.00</b>	<b>\$ 112,218.33</b>	<b>\$ 299.25</b>	<b>\$ 141,242.68</b>	<b>\$ 376.65</b>	<b>\$ 29,024.35</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 34,257.00</b>	<b>\$ 14,273.75</b>	<b>\$ 23.79</b>	<b>\$ 10,289.41</b>	<b>\$ 17.15</b>	<b>\$ 3,984.34</b>	<b>\$ 22,554.00</b>	<b>\$ 9,397.50</b>	<b>\$ 25.06</b>	<b>\$ 7,223.56</b>	<b>\$ 19.26</b>	<b>\$ 2,173.94</b>
<b>Total Tenant Services</b>	<b>\$ 1,800.00</b>	<b>\$ 750.00</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 750.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Utilities</b>	<b>\$ 219,000.00</b>	<b>\$ 91,250.00</b>	<b>\$ 152.08</b>	<b>\$ 91,250.00</b>	<b>\$ 152.08</b>	<b>\$ -</b>	<b>\$ 105,574.00</b>	<b>\$ 43,989.17</b>	<b>\$ 117.30</b>	<b>\$ 43,988.75</b>	<b>\$ 117.30</b>	<b>\$ 0.42</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>\$ 30,343.75</b>	<b>\$ 80.92</b>	<b>\$ 58,369.28</b>	<b>\$ 155.65</b>	<b>\$ (28,025.53)</b>
<b>Total General</b>	<b>\$ 403,085.00</b>	<b>\$ 167,952.08</b>	<b>\$ 279.92</b>	<b>\$ 160,420.06</b>	<b>\$ 267.37</b>	<b>\$ 7,532.02</b>	<b>\$ 38,736.00</b>	<b>\$ 16,140.00</b>	<b>\$ 43.04</b>	<b>\$ 16,158.05</b>	<b>\$ 43.09</b>	<b>\$ (18.05)</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>\$ 281,230.00</b>	<b>\$ 468.72</b>	<b>\$ 279,842.60</b>	<b>\$ 466.40</b>	<b>\$ (1,387.40)</b>	<b>\$ 269,324.00</b>	<b>\$ 112,218.33</b>	<b>\$ 299.25</b>	<b>\$ 141,242.68</b>	<b>\$ 376.65</b>	<b>\$ 29,024.35</b>
<b>Total Operating Expenses</b>	<b>\$ 658,142.00</b>	<b>\$ 274,225.83</b>	<b>\$ 457.04</b>	<b>\$ 261,959.47</b>	<b>\$ 436.60</b>	<b>\$ 12,266.36</b>	<b>\$ 239,689.00</b>	<b>\$ 99,870.42</b>	<b>\$ 266.32</b>	<b>\$ 125,739.64</b>	<b>\$ 335.31</b>	<b>\$ (25,869.23)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 16,810.00</b>	<b>\$ 7,004.17</b>	<b>\$ 11.67</b>	<b>\$ 17,883.13</b>	<b>\$ 29.81</b>	<b>\$ 10,878.96</b>	<b>\$ 29,635.00</b>	<b>\$ 12,347.92</b>	<b>\$ 32.93</b>	<b>\$ 15,503.04</b>	<b>\$ 41.34</b>	<b>\$ 3,155.12</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>\$ 7,004.17</b>	<b>\$ 11.67</b>	<b>\$ 17,883.13</b>	<b>\$ 29.81</b>	<b>\$ 10,878.96</b>	<b>\$ 29,635.00</b>	<b>\$ 12,347.92</b>	<b>\$ 32.93</b>	<b>\$ 15,503.04</b>	<b>\$ 41.34</b>	<b>\$ 3,155.12</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 154,524.58	\$ 441.50	\$ 159,143.40	\$ 454.70	\$ 4,618.82	\$ 263,864.00	\$ 109,943.33	\$ 372.69	\$ 105,637.40	\$ 358.09	\$ (4,305.93)
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 370,859.00</b>	<b>\$ 154,524.58</b>	<b>\$ 441.50</b>	<b>\$ 159,143.40</b>	<b>\$ 454.70</b>	<b>\$ 4,618.82</b>	<b>\$ 263,864.00</b>	<b>\$ 109,943.33</b>	<b>\$ 372.69</b>	<b>\$ 105,637.40</b>	<b>\$ 358.09</b>	<b>\$ (4,305.93)</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 44,953.00</b>	<b>\$ 18,730.42</b>	<b>\$ 53.52</b>	<b>\$ 13,551.19</b>	<b>\$ 38.72</b>	<b>\$ 5,179.23</b>	<b>\$ 39,093.00</b>	<b>\$ 16,288.75</b>	<b>\$ 55.22</b>	<b>\$ 12,013.36</b>	<b>\$ 40.72</b>	<b>\$ 4,275.39</b>
<b>Total Tenant Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 885.00</b>	<b>\$ 368.75</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 368.75</b>
<b>Total Utilities</b>	<b>\$ 135,093.00</b>	<b>\$ 56,288.75</b>	<b>\$ 160.83</b>	<b>\$ 56,289.15</b>	<b>\$ 160.83</b>	<b>\$ (0.40)</b>	<b>\$ 63,085.00</b>	<b>\$ 26,285.42</b>	<b>\$ 89.10</b>	<b>\$ 26,285.40</b>	<b>\$ 89.10</b>	<b>\$ 0.02</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>\$ 86,697.50</b>	<b>\$ 247.71</b>	<b>\$ 86,761.13</b>	<b>\$ 247.89</b>	<b>\$ (63.63)</b>	<b>\$ 152,925.00</b>	<b>\$ 63,718.75</b>	<b>\$ 216.00</b>	<b>\$ 63,794.92</b>	<b>\$ 216.25</b>	<b>\$ (76.17)</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>\$ 154,524.58</b>	<b>\$ 441.50</b>	<b>\$ 159,143.40</b>	<b>\$ 454.70</b>	<b>\$ 4,618.82</b>	<b>\$ 263,864.00</b>	<b>\$ 109,943.33</b>	<b>\$ 372.69</b>	<b>\$ 105,637.40</b>	<b>\$ 358.09</b>	<b>\$ (4,305.93)</b>
<b>Total Operating Expenses</b>	<b>\$ 388,120.00</b>	<b>\$ 161,716.67</b>	<b>\$ 462.05</b>	<b>\$ 156,601.47</b>	<b>\$ 447.43</b>	<b>\$ 5,115.20</b>	<b>\$ 255,988.00</b>	<b>\$ 106,661.67</b>	<b>\$ 361.56</b>	<b>\$ 102,093.68</b>	<b>\$ 346.08</b>	<b>\$ 4,567.99</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (17,261.00)</b>	<b>\$ (7,192.08)</b>	<b>\$ (20.55)</b>	<b>\$ 2,541.93</b>	<b>\$ 7.26</b>	<b>\$ 9,734.01</b>	<b>\$ 7,876.00</b>	<b>\$ 3,281.67</b>	<b>\$ 11.12</b>	<b>\$ 3,543.72</b>	<b>\$ 12.01</b>	<b>\$ 262.05</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>\$ (7,192.08)</b>	<b>\$ (20.55)</b>	<b>\$ 2,541.93</b>	<b>\$ 7.26</b>	<b>\$ 9,734.01</b>	<b>\$ 7,876.00</b>	<b>\$ 3,281.67</b>	<b>\$ 11.12</b>	<b>\$ 3,543.72</b>	<b>\$ 12.01</b>	<b>\$ 262.05</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 95,703.33	\$ 416.10	\$ 97,257.40	\$ 422.86	\$ 1,554.07	\$ 134,975.00	\$ 56,239.58	\$ 321.37	\$ 58,501.40	\$ 334.29	\$ 2,261.82
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 229,688.00</b>	<b>\$ 95,703.33</b>	<b>\$ 416.10</b>	<b>\$ 97,257.40</b>	<b>\$ 422.86</b>	<b>\$ 1,554.07</b>	<b>\$ 134,975.00</b>	<b>\$ 56,239.58</b>	<b>\$ 321.37</b>	<b>\$ 58,501.40</b>	<b>\$ 334.29</b>	<b>\$ 2,261.82</b>
<b>EXPENSES</b>												
<b>Total Administration</b>	<b>\$ 26,546.00</b>	<b>\$ 11,060.83</b>	<b>\$ 48.09</b>	<b>\$ 7,796.40</b>	<b>\$ 33.90</b>	<b>\$ 3,264.43</b>	<b>\$ 21,208.00</b>	<b>\$ 8,836.67</b>	<b>\$ 50.50</b>	<b>\$ 6,572.06</b>	<b>\$ 37.55</b>	<b>\$ 2,264.61</b>
<b>Total Tenant Services</b>	<b>\$ 690.00</b>	<b>\$ 287.50</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287.50</b>	<b>\$ 525.00</b>	<b>\$ 218.75</b>	<b>\$ 1.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218.75</b>
<b>Total Utilities</b>	<b>\$ 50,505.00</b>	<b>\$ 21,043.75</b>	<b>\$ 91.49</b>	<b>\$ 21,043.35</b>	<b>\$ 91.49</b>	<b>\$ 0.40</b>	<b>\$ 33,171.00</b>	<b>\$ 13,821.25</b>	<b>\$ 78.98</b>	<b>\$ 13,821.25</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>\$ 68,279.58</b>	<b>\$ 296.87</b>	<b>\$ 70,484.13</b>	<b>\$ 306.45</b>	<b>\$ (2,204.55)</b>	<b>\$ 83,002.00</b>	<b>\$ 34,584.17</b>	<b>\$ 197.62</b>	<b>\$ 37,721.35</b>	<b>\$ 215.55</b>	<b>\$ (3,137.18)</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>\$ 95,703.33</b>	<b>\$ 416.10</b>	<b>\$ 97,257.40</b>	<b>\$ 422.86</b>	<b>\$ 1,554.07</b>	<b>\$ 134,975.00</b>	<b>\$ 56,239.58</b>	<b>\$ 321.37</b>	<b>\$ 58,501.40</b>	<b>\$ 334.29</b>	<b>\$ 2,261.82</b>
<b>Total Operating Expenses</b>	<b>\$ 241,612.00</b>	<b>\$ 100,671.67</b>	<b>\$ 437.70</b>	<b>\$ 99,323.88</b>	<b>\$ 431.84</b>	<b>\$ 1,347.79</b>	<b>\$ 137,906.00</b>	<b>\$ 57,460.83</b>	<b>\$ 328.35</b>	<b>\$ 58,114.66</b>	<b>\$ 332.08</b>	<b>\$ (653.83)</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (11,924.00)</b>	<b>\$ (4,968.33)</b>	<b>\$ (21.60)</b>	<b>\$ (2,066.48)</b>	<b>\$ (8.98)</b>	<b>\$ 2,901.85</b>	<b>\$ (2,931.00)</b>	<b>\$ (1,221.25)</b>	<b>\$ (6.98)</b>	<b>\$ 386.74</b>	<b>\$ 2.21</b>	<b>\$ 1,607.99</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>\$ (4,968.33)</b>	<b>\$ (21.60)</b>	<b>\$ (2,066.48)</b>	<b>\$ (8.98)</b>	<b>\$ 2,901.85</b>	<b>\$ (2,931.00)</b>	<b>\$ (1,221.25)</b>	<b>\$ (6.98)</b>	<b>\$ 386.74</b>	<b>\$ 2.21</b>	<b>\$ 1,607.99</b>

St. Louis Housing Authority  
Public Housing AMP Budgets  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 2023

		PRESERVATION SQUARE - AMP 000067					
		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE							
Dwelling Rental Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy		\$ 103,528.00	\$ 43,136.67	\$ 454.07	\$ -	\$ -	\$ (43,136.67)
Transfer from Capital Fund		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts		\$ 103,528.00	\$ 43,136.67	\$ 454.07	\$ -	\$ -	\$ (43,136.67)
EXPENSES							
Total Administration		\$ 16,250.00	\$ 6,770.83	\$ 71.27	\$ -	\$ -	\$ 6,770.83
Total Tenant Services		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General		\$ 78,863.00	\$ 32,859.58	\$ 345.89	\$ 624.17	\$ 6.57	\$ 32,235.41
Total Non-Routine Maint.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues		\$ 103,528.00	\$ 43,136.67	\$ 454.07	\$ -	\$ -	\$ (43,136.67)
Total Operating Expenses		\$ 95,113.00	\$ 39,630.42	\$ 417.16	\$ 624.17	\$ 6.57	\$ 39,006.25
Net Cash Flow from Operations		\$ 8,415.00	\$ 3,506.25	\$ 36.91	\$ (624.17)	\$ (6.57)	\$ (4,130.42)
Inter AMP Transfers In (Out)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow		\$ 8,415.00	\$ 3,506.25	\$ 36.91	\$ (624.17)	\$ (6.57)	\$ (4,130.42)



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 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		\$	3,234,740.29	\$	263,673.53	\$	297,521.97	\$	245,659.90	\$	586,821.69	\$	259,216.09	
114 Cash - tenant security deposits		\$	29,784.44	\$	25,446.97	\$	24,628.52	\$	25,534.62	\$	70,814.70	\$	25,547.34	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	160,596.21	\$	81,481.35	\$	15,872.21	\$	30,180.30	\$	157,815.05	\$	21,175.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	441,966.01	\$	120,453.95	\$	94,915.77	\$	87,964.84	\$	236,142.31	\$	88,581.89	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	3,867,086.95	\$	491,055.80	\$	432,938.47	\$	389,339.66	\$	1,051,593.75	\$	394,520.33
310 Total Current Liabilities		\$	44,219.14	\$	36,843.05	\$	31,414.46	\$	39,275.78	\$	84,962.21	\$	29,981.67	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds						\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	44,219.14	\$	36,843.05	\$	31,414.46	\$	39,275.78	\$	84,962.21	\$	29,981.67
Quick Ratio:			87.45	13.33	13.78	9.91	12.38	13.16						
Quick Ratio Score (max points 12):			12	12	12	12	12	12						
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	3,234,740.29	\$	263,673.53	\$	297,521.97	\$	245,659.90	\$	586,821.69	\$	259,216.09	
114 Cash - tenant security deposits		\$	29,784.44	\$	25,446.97	\$	24,628.52	\$	25,534.62	\$	70,814.70	\$	25,547.34	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	160,596.21	\$	81,481.35	\$	15,872.21	\$	30,180.30	\$	157,815.05	\$	21,175.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	441,966.01	\$	120,453.95	\$	94,915.77	\$	87,964.84	\$	236,142.31	\$	88,581.89	
310 (-) Total Current Liabilities		\$	44,219.14	\$	36,843.05	\$	31,414.46	\$	39,275.78	\$	84,962.21	\$	29,981.67	
MENAR Numerator Total:			\$	3,822,867.81	\$	454,212.75	\$	401,524.01	\$	350,063.88	\$	966,631.54	\$	364,538.66
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	786,601.93	\$	415,671.82	\$	375,184.38	\$	306,895.75	\$	652,872.90	\$	323,518.38	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	83,259.63	\$	-	
MENAR Denominator Total:			\$	157,320.39	\$	83,134.36	\$	75,036.88	\$	61,379.15	\$	147,226.51	\$	64,703.68
MENAR:			24.30	5.46	5.35	5.70	6.57	5.63						
MENAR Score (max points 11):			11	11	11	11	11	11						

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 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		\$ 216,244.36	\$ (64,931.31)	\$ (78,857.76)	\$ (52,746.06)	\$ 20,372.45	\$ (30,723.37)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 216,244.36	\$ (64,931.31)	\$ (78,857.76)	\$ (52,746.06)	\$ 20,372.45	\$ (30,723.37)
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 February 28, 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	\$ 1,319,991.86	\$ 749,026.30	\$ 576,179.89	\$ 909,806.36	\$ 312,577.34
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,884.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 175,215.72	\$ 36,556.95	\$ 94,297.75	\$ 37,360.86	\$ 21,382.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 210,052.32	\$ 134,061.00	\$ 145,264.55	\$ 245,489.46	\$ 24,220.17
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,741,230.90</b>	<b>\$ 936,254.25</b>	<b>\$ 847,626.69</b>	<b>\$ 1,220,687.68</b>	<b>\$ 363,385.57</b>
310 Total Current Liabilities	\$ 83,644.44	\$ 529,859.27	\$ 51,887.38	\$ 472,327.44	\$ 10,437.01
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
<b>QR Denominator Total:</b>	<b>\$ 83,644.44</b>	<b>\$ 24,859.27</b>	<b>\$ 51,887.38</b>	<b>\$ 472,327.44</b>	<b>\$ 7,817.05</b>
<b>Quick Ratio:</b>	<b>20.82</b>	<b>37.66</b>	<b>16.34</b>	<b>2.58</b>	<b>46.49</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	\$ 1,319,991.86	\$ 749,026.30	\$ 576,179.89	\$ 909,806.36	\$ 312,577.34
114 Cash - tenant security deposits	\$ 35,971.00	\$ 16,610.00	\$ 31,884.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 175,215.72	\$ 36,556.95	\$ 94,297.75	\$ 37,360.86	\$ 21,382.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 210,052.32	\$ 134,061.00	\$ 145,264.55	\$ 245,489.46	\$ 24,220.17
310 (-) Total Current Liabilities	\$ 83,644.44	\$ 529,859.27	\$ 51,887.38	\$ 472,327.44	\$ 10,437.01
<b>MENAR Numerator Total:</b>	<b>\$ 1,657,586.46</b>	<b>\$ 406,394.98</b>	<b>\$ 795,739.31</b>	<b>\$ 748,360.24</b>	<b>\$ 352,948.56</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 369,043.27	\$ 358,494.58	\$ 456,831.02	\$ 309,852.28	\$ 78,944.78
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ 15,220.05	\$ -	\$ -	\$ 70,054.35	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 76,852.66</b>	<b>\$ 71,698.92</b>	<b>\$ 91,366.20</b>	<b>\$ 75,981.33</b>	<b>\$ 15,788.96</b>
<b>MENAR:</b>	<b>21.57</b>	<b>5.67</b>	<b>8.71</b>	<b>9.85</b>	<b>22.35</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 February 28, 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	\$ 116,896.28	\$ (77,016.51)	\$ (92,991.97)	\$ 167,607.33	\$ 13,540.27
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 116,896.28	\$ (77,016.51)	\$ (92,991.97)	\$ 167,607.33	\$ 13,540.27
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>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of February 28, 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		953	613	531	476	1,274	547
	OR Numerator Total:		953	613	531	476	1,274	547
	11190 Unit Months Available		1,278	630	540	495	1,410	605
	OR Denominator Total:		1,278	630	540	495	1,410	605
	Occupancy Rate:		0.74570	0.97302	0.98333	0.96162	0.90355	0.90413
	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:		\$ 160,596.21	\$ 81,481.35	\$ 15,872.21	\$ 30,180.30	\$ 157,815.05	\$ 21,175.01
	70500 Total Tenant Revenue		\$ 137,398.08	\$ 301,385.23	\$ 279,301.01	\$ 298,985.09	\$ 765,242.90	\$ 269,467.20
	TAR Denominator Total:		\$ 137,398.08	\$ 301,385.23	\$ 279,301.01	\$ 298,985.09	\$ 765,242.90	\$ 269,467.20
	TAR:		117.0%	27.0%	6.0%	10.0%	21.0%	8.0%
	TAR Score (max points 5):		0	2	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current		\$ 66,901.72	\$ 14,356.68	\$ 6,238.51	\$ 5,787.60	\$ 19,161.87	\$ 27,489.94
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 66,901.72	\$ 14,356.68	\$ 6,238.51	\$ 5,787.60	\$ 19,161.87	\$ 27,489.94
	96900 Total Operating Expenses /12		\$ 157,320.39	\$ 83,134.36	\$ 75,036.88	\$ 61,379.15	\$ 130,574.58	\$ 64,703.68
	AP Denominator Total:		\$ 157,320.39	\$ 83,134.36	\$ 75,036.88	\$ 61,379.15	\$ 130,574.58	\$ 64,703.68
	AP:		0.43	0.17	0.08	0.09	0.15	0.42
	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	2	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	8	11
Number of units in Project		1446	238	126	108	99	282	121
Weighted Value (Project MASS score times number of units)		17688	1428	2394	2700	2178	2256	1331
Total number of units in PHA's portfolio		1446	238	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		12.23	6.00	19.00	25.00	22.00	8.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of February 28, 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		705	342	566	381	101
OR Numerator Total:		705	342	566	381	101
11190 Unit Months Available		730	360	685	475	110
OR Denominator Total:		730	360	685	475	110
Occupancy Rate:		0.96575	0.95000	0.82628	0.80211	0.91818
Occupancy Rate Score (max points 16):		12	8	0	0	1
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 175,215.72	\$ 36,556.95	\$ 94,297.75	\$ 37,360.86	\$ 21,382.06
TAR Numerator Total:		\$ 175,215.72	\$ 36,556.95	\$ 94,297.75	\$ 37,360.86	\$ 21,382.06
70500 Total Tenant Revenue		\$ 323,462.40	\$ 96,318.00	\$ 168,184.03	\$ 112,316.06	\$ 70,918.80
TAR Denominator Total:		\$ 323,462.40	\$ 96,318.00	\$ 168,184.03	\$ 112,316.06	\$ 70,918.80
TAR:		54.0%	38.0%	56.0%	33.0%	30.0%
TAR Score (max points 5):		0	2	0	2	2
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 16,049.54	\$ 23,845.84	\$ 30,964.57	\$ 17,465.51	\$ 2,805.25
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 16,049.54	\$ 23,845.84	\$ 30,964.57	\$ 17,465.51	\$ 2,805.25
96900 Total Operating Expenses /12		\$ 73,808.65	\$ 71,698.92	\$ 91,366.20	\$ 61,970.46	\$ 15,788.96
AP Denominator Total:		\$ 73,808.65	\$ 71,698.92	\$ 91,366.20	\$ 61,970.46	\$ 15,788.96
AP:		0.22	0.33	0.34	0.28	0.18
AP Score (max points 4):		4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		12	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	0	2	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		18	16	5	8	8
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		2628	1152	685	760	176
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		18.00	16.00	5.00	8.00	8.00

# INTEGRATED PEST MANAGEMENT REPORT

**MANAGEMENT AGENT:** The Habitat Company

**PERIOD ENDING:** 3/31/2023

## SLHA DEVELOPMENTS:

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

Month	Roaches			Bed Bugs			Mice		
	No. of Requests	Units Treated	Buildings/ Floors Treated	No. of Requests	Units Treated	Buildings Treated	No. of Request	Units Treated	Buildings/ Floors Treated
October	7	240	21	3	3	3	1	240	18
November	13	320	57	7	7	1	1	320	57
December	4	529	58	7	7	1	1	529	58
January	3	374	61	9	9	2	7	380	61
February	9	362	60	5	5	2	3	365	61
March	7	254	55	11	11	2	3	255	60
April									
May									
June									
July									
August									
September									

## INSTRUCTIONS

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

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

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

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated	Requests for Treatment	Units Treated	Buildings/ Floors Treated
<b>TOTAL</b>	43	2079	312	42	42	11	16	2089	315

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

*DeMarco Jones*

3-Apr-23

Prepared By  
DeMarco Jones

Approved By

3-Apr-23

Date



# Housing Crime Summary March 1 – 31, 2023



Blumeyer Complex March 2023			
	2022	2023	% Change
Homicide	0	0	0
Rape	0	0	0
Robbery	1	0	-100%
Carjacking	0	0	0
Aggravated Assault	0	1	100%
Burglary	0	1	100%
Larceny	0	0	0
Vehicle Theft	0	0	0
Arson	0	0	0
<b>Crime Total</b>	<b>1</b>	<b>2</b>	<b>100%</b>

Blumeyer Complex March 2023		
	2022	2023
Homicide	0	0
Rape	0	0
Robbery with Firearm	1	0
Robbery with Knife	0	0
Robbery with Other Weapon	0	0
Robbery Strong Arm	0	0
Carjacking	0	0
Aggravated Assault with Firearm	0	0
Aggravated Assault with Knife	0	0
Aggravated Assault with Other Weapon	0	1
Aggravated Assault with Hands, Fists, Feet	0	0
Burglary Business	0	0
Burglary Residence	0	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>1</b>	<b>2</b>

LaSalle Complex March 2023			
	2022	2023	% Change
Homicide	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Carjacking	0	0	NA
Aggravated Assault	1	2	100%
Burglary	1	1	NA
Larceny	0	0	NA
Vehicle Theft	0	0	NA
Arson	0	0	NA
<b>Crime Total</b>	<b>2</b>	<b>3</b>	<b>50%</b>

Break Down of Crimes March 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	1	1
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	0
Larceny Shoplifting	0	0
Vehicle Theft	0	0
Arson	0	0
<b>Total</b>	<b>2</b>	<b>3</b>

Cochran Complex March 2023			
	2022	2023	% Change
Homicide	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Carjacking	0	0	NA
Aggravated Assault	1	1	NA
Burglary	1	0	-100%
Larceny	0	1	100%
Vehicle Theft	1	1	NA
Arson	0	0	NA
<b>Total</b>	<b>3</b>	<b>3</b>	<b>0%</b>

Break Down of Crimes March 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	1
Burglary Business	0	0
Burglary Residence	1	0
Larceny from Motor Vehicle	0	0
Larceny Motor Vehicle Parts	0	0
Larceny from Building	0	0
Larceny from Person	0	1
Larceny Shoplifting	0	0
Vehicle Theft	1	1
Arson	0	0
<b>Total</b>	<b>3</b>	<b>3</b>

Peabody Complex March 2023			
	2022	2023	% Change
Homicide	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Carjacking	0	0	NA
Aggravated Assault	0	0	NA
Burglary	0	1	-100%
Larceny	2	1	-100%
Vehicle Theft	0	0	NA
Arson	0	0	NA
<b>Crime Total</b>	<b>2</b>	<b>2</b>	<b>0%</b>

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

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 2/28/2023

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 6,124,819.04

### INVESTMENTS

#### VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 222,196.49
	TOTAL INVESTED		\$ 222,196.49

St. Louis Housing Authority  
Housing Choice Voucher Program  
October 1, 2022 - September 30, 2023  
AS OF FEBRUARY 28, 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	\$ 2,052,251.25	\$ 26.62	\$ 2,107,471.00	\$ 27.33	\$ 55,219.75
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 4,866.13	\$ 0.06	\$ 4,866.13
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 106,647.92	\$ 1.38	\$ -	\$ -	\$ (106,647.92)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 5,181,358.00</b>	<b>\$ 2,158,899.17</b>	<b>\$ 28.00</b>	<b>\$ 2,112,337.13</b>	<b>\$ 27.40</b>	<b>\$ (46,562.04)</b>
<b>EXPENSES</b>						
<b>Total Administration</b>	<b>\$ 4,874,358.00</b>	<b>\$ 2,030,982.50</b>	<b>\$ 26.34</b>	<b>\$ 1,414,162.98</b>	<b>\$ 18.34</b>	<b>\$ 616,819.52</b>
<b>Total Tenant Services</b>	<b>\$ 5,000.00</b>	<b>\$ 2,083.33</b>	<b>\$ 0.03</b>	<b>\$ 2,097.73</b>	<b>\$ 0.03</b>	<b>\$ (14.40)</b>
<b>Total Utilities</b>	<b>\$ 47,040.00</b>	<b>\$ 19,600.00</b>	<b>\$ 0.25</b>	<b>\$ 20,102.75</b>	<b>\$ 0.26</b>	<b>\$ (502.75)</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>\$ 1,000.00</b>	<b>\$ 0.01</b>	<b>\$ 952.55</b>	<b>\$ 0.01</b>	<b>\$ 47.45</b>
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 88,892.00</b>	<b>\$ 37,038.33</b>	<b>\$ 0.48</b>	<b>\$ 37,669.30</b>	<b>\$ 0.49</b>	<b>\$ (630.97)</b>
<b>Total Protective Services</b>	<b>\$ 33,494.00</b>	<b>\$ 13,955.83</b>	<b>\$ 0.18</b>	<b>\$ 15,570.08</b>	<b>\$ 0.20</b>	<b>\$ (1,614.25)</b>
<b>Total General</b>	<b>\$ 130,174.00</b>	<b>\$ 54,239.17</b>	<b>\$ 0.70</b>	<b>\$ 42,853.55</b>	<b>\$ 0.56</b>	<b>\$ 11,385.62</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>\$ 2,158,899.17</b>	<b>\$ 28.00</b>	<b>\$ 2,112,337.13</b>	<b>\$ 27.40</b>	<b>\$ (46,562.04)</b>
<b>Total Expenses</b>	<b>\$ 5,181,358.00</b>	<b>\$ 2,158,899.17</b>	<b>\$ 28.00</b>	<b>\$ 1,535,582.80</b>	<b>\$ 19.92</b>	<b>\$ 623,316.37</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 576,754.33</b>	<b>\$ 7.48</b>	<b>\$ 576,754.33</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 576,754.33</b>	<b>\$ 7.48</b>	<b>\$ 576,754.33</b>

HOUSING CHOICE VOUCHER/VASH PROGRAM  
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	FYTD	CYTD
Budget Authority	\$3,881,526	\$3,881,526	\$4,003,209	\$4,077,799	\$4,077,799	\$4,181,954	\$4,181,954	\$4,223,221	\$24,745,937	\$12,587,129
Budget Received - Cash Management	\$3,600,182	\$3,652,206	\$5,189,219	\$3,651,615	\$3,848,891	\$3,824,681	\$3,824,681	\$3,615,326	\$23,954,413	\$11,264,688
Actual HAP As of the First of the Month	\$3,816,395	\$3,753,688	\$3,675,524	\$3,669,377	\$3,607,931	\$3,567,771	\$3,564,841	\$3,535,607	\$21,621,051	\$10,668,219
Actual HAP After the First of the Month	\$16,343	\$27,139	\$21,233	\$23,596	\$24,484	\$20,957	\$20,527	\$18,836	\$129,633	\$60,320
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$48,788	-\$100,699	-\$306,452	-\$384,826	-\$445,384	-\$593,226	-\$596,586	-\$668,778	\$2,995,253	\$1,858,590
Variance (Cash Management)	\$232,556	\$128,621	-\$1,492,462	\$41,358	-\$216,476	-\$235,953	-\$239,313	-\$60,883	\$2,203,729	\$536,149
Percent Variance	6.07%	3.40%	-40.37%	1.12%	-5.96%	-6.57%	-6.67%	-1.71%	-10.03%	-4.99%
FYTD Variance	\$3,157,419	\$3,286,040	-\$1,492,462	-\$1,451,104	-\$1,667,580	-\$1,903,533	-\$2,142,846	-\$2,203,729		
<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	\$7,659	\$0	\$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>(\$1,755,172)</b>	<b>(\$1,883,793)</b>	<b>(\$391,331)</b>	<b>(\$432,689)</b>	<b>(\$216,213)</b>	<b>\$19,740</b>	<b>\$259,053</b>	<b>\$319,936</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	\$622.78	\$629.50	\$612.08	\$618.26	\$608.63	\$601.95	\$602.88	\$595.32	\$606.52	\$600.05
Variance	\$1.99	\$8.71	-\$8.71	-\$2.53	-\$12.16	-\$18.84	-\$17.91	-\$25.47	-\$14.27	-\$20.74
Percent Variance	0.32%	1.38%	-1.42%	-0.41%	-2.00%	-3.13%	-2.97%	-4.28%	-2.37%	-3.46%
<b>UNITS</b>										
HUD Baseline Units	7,155	7,155	7,155	7,155	7,155	7,165	7,165	7,165	42,960	21,495
New Increments not in baseline	10	10	48	48	48	39	39	39	261	117
HUD Funded Units	5,799	5,883	8,359	5,882	6,200	6,161	6,161	5,824	38,587	18,146
Funded units based on actual HAP	5,715	5,739	8,383	5,837	6,248	7,358	6,658	6,871	41,355	20,887
Actual Units	6,128	5,963	6,005	5,935	5,928	5,927	5,913	5,939	35,647	17,779
Variance to Funded Units	-413	-224	2,378	-98	320	1,431	745	932	5,708	3,108
Variance to baseline	-1027	-1192	-1150	-1220	-1227	-1238	-1252	-1226	-7,313	-3,716
FYTD var to baseline	-10082	-11274	-1150	-2370	-3597	-4835	-6087	-7313		
Variance funded	329	80	-2354	53	-272	-234	-248	115	-2,940	-367
FYTD var to funded	4302	4382	-2354	-2301	-2573	-2807	-3055	-2940		
<b>ADMIN FEES</b>										
HUD Funded Fees	\$392,327	\$423,080	\$420,827	\$412,751	\$396,962	\$397,712	\$397,162	\$391,518	\$2,416,932	\$1,186,392
Actual Expenses	\$517,525	\$562,679	\$238,573	\$321,244	\$305,991	\$325,230	\$320,246	\$455,813	\$1,967,097	\$1,101,289
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	\$125,198	\$139,599	-\$182,254	-\$91,507	-\$90,971	-\$72,482	-\$76,916	\$64,295	-\$449,835	-\$85,103
Percent Variance	24.19%	24.81%	-76.39%	-28.49%	-29.73%	-22.29%	-24.02%	14.11%	22.87%	7.73%
Cumulative Variance (FY)	-\$218,954	-\$79,355	-\$182,254	-\$273,761	-\$364,732	-\$437,214	-\$514,130	-\$449,835		
<b>OTHER ADMIN REVENUE</b>										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$12	\$833	\$697	\$854	\$1,014	\$916	\$1,386	\$1,129	\$5,996	\$3,431
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$5,918,269	\$5,779,504	\$5,962,455	\$6,054,816	\$6,146,801	\$6,220,199	\$6,298,502	\$6,235,337		
<b>Unrestricted Net Position per VMS</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>\$5,784,370</b>	<b>\$5,721,204</b>		
<b>UTILIZATION PERCENTAGES</b>									<b>Utilization Percentages</b>	
Budget Authority Utilization									87.90%	85.23%
Unit Utilization Percentage									82.98%	82.71%

\*See Narrative



## MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: April 12, 2023

Subject: Housing Choice Voucher Board Report

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### **YARDI Software Update**

Registration for Rent Café currently stands at 1,910 registered HCV participants and 1,579 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. The HCV Director of Operations participated in a homeownership round table hosted by HUD to discuss best practices for this program.

### **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. A briefing was held on March 7.

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

There are 218 active participants in the VASH program. During this reporting period, eight referrals were received and 20 families are currently searching for housing.

### **Mainstream Voucher Program**

The St. Louis Housing Authority's Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 25 active families under lease and six families 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. 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 March, 193 inspections were conducted; 49 Biennial inspections, 131 initial inspections and 13 special inspections. Quality Control Inspections will resume next month.

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 13,062 applicants. The department is in leasing mode. 6,000 purge letters were mailed to applicants on the HCV waitlist. The letter aims to see who has continued interest in assistance.

## **Recertification**

843 annual recertifications were completed. During this reporting period, recertification packets were mailed to participants who had not responded to prior 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 82%.

The department pulled 6,000 applicants from the waitlist to examine program 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 is now conducting monthly SEMAP reviews. A random selection of files per housing specialist are reviewed for accuracy.

# 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	6717	4312	1492	416	92	26	4	13060
	1	6717	4312	1492	416	92	26	4	13060

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 March 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	16	13	3	1	2	12	0	0	0	1	81.25%
Biennials	64	49	15	8	6	41	4	1	2	2	76.56%
Initials	153	131	22	85	15	46	3	0	0	4	85.62%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
<b>Total</b>	<b>233</b>	<b>193</b>	<b>40</b>	<b>94</b>	<b>23</b>	<b>99</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>82.83%</b>



Property: HCV

Inspected Date: 03/01/2023 - 03/31/2023

Primary Status: Fail

	Total Observations
Absent or insecure railings	9
All burners not working (all burners have to be operable)	19
All operating knobs must be present	5
Badly cracked outlet	9
Badly cracked outlets	2
Broken or frayed wire	2
Broken/missing steps or boards	9
Cannot open	16
Ceiling material is bulging and/or buckling and must be repaired	5
Ceiling surface is wet and has mold-like substances	6
Clogged	5
Cracked pane	11
Damaged floor boards	10
Deteriorated Paint (child(ern) under six); paint must be stabilized (specify location)	3
Does not shut	1
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	5
Entry of significant ground water into unit (flooding of basement)	2
Evidence of sewer back-up	3
Exhaust fan does not work	2
Falling material	21
Falling surface materials (other than wall paper or paint)	2
Gutter in poor condition	5
Gutters not securely attached	6
Handrail missing (4 or more steps)	2
Heating equipment not capable of providing adequate heat	4
Holes or cracks	32
Improper types of wiring, connections or insulation	7
Internal water damage	9
Lack of security for the unit (24 hr)	2
Large cracks or holes	2
Large piles of garbage	1
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	20
Leaks	3
Lock(s) not fasten securely to door	5
Lock(s) striker plate not operable or fasten securely to frame (jamb)	12
Locks exterior door	1
Locks porch	1
Loose or damaged structural members	2
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	2
Major leak at main water drain and feed pipes	1

Many missing parts such as ceiling tile	5
Mechanism within toilet does not work	1
Missing cover plate	6
Missing cover plate on switch or outlets	1
Missing handrail	1
Missing pane	3
No cold water	1
No discharge feed line	2
No hot water	8
No hot water (24hr)	1
No Oven	2
No pressure relief valve	1
No railing	3
No Refrigerator	7
No smoke detector	19
No Stove	3
No window	2
No window or exhaust fan	2
Not weatherized	5
Oven does not work	3
Overall Fair Condition	1
Overall Poor Condition	1
Overloaded circuits evidenced by frequently "blown/tripped" fuses	2
Permanent floor covering or floor boards which present serious tripping hazards	6
Poor condition	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	3
Refrigerator not present	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	2
Roof in poor condition	1
Roof leaks	3
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	3
Severe bulging	11
Severe floor damage caused by water from tub or shower	1
Severe structural defects indicating the potential for collapse	1
Signs of rats, mice or vermin	8
Sink is not connected to a properly operating drain system	2
Smoke detector not working	11
Stove does not work	4
Structural instability indicated by evidence of major recent settling	1
Toilet does not flush	5
Toilet does not work	2
Toilet is clogged	1
Tripping hazard	9
Unit has evidence of roach infestation	11
Unit has mice or rats as evidenced by mice and rat holes and or droppings	8



Unsafe hallway	2
Unsecured handrail	4
Unsecured height protection	1
Unsupported fixture	12
Water damage to interior ceiling (indicating leaks)	9
Water heater is leaking and must be repaired or replaced	2
Window must be openable to provide adequate ventilation (Bathroom)	3
Window(s) accessible from outside does not lock	4
<b>Total</b>	<b>481</b>

**Demographic Report**  
**Housing Choice Voucher Program**

March 1 - March 31, 2023

	Disabled	Non-Disabled	Total
Number of Families	2,359	3,346	5,705
Average Family Size	1.5	2.8	2.1
Average Age of Head of Household	58.0	44.0	51
Number of Youth Family Members (<18)	410.0	5532.0	5,942
Average Age of Youth Family Members	13.0	12.0	12.5
Number of Senior (62+) Head of Household	1092	379	1,471
Average Household Income	\$13,731.00	\$16,063.00	14,897
Number of Head of Households Employed	2,320	2,498	4,818
Average Monthly HAP	\$497.00	\$617.00	557
Average Monthly URP	\$3.00	\$36.00	19.5
Average Length of Occupancy (Years)	8.0	7.0	7.5

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	2	7	9
Any Other Combination	0	11	11
Asian Only	0	12	12
Black/African American Only	12	5,409	2,334
Native Hawaiian/Other Pacific Islander Only	0	2	2
White Only	4	239	243
White, Black/African American	0	6	6
UnKnown		1	1
<b>Total</b>	<b>18</b>	<b>5,687</b>	<b>5,705</b>

**FINANCE**

**Balance Sheet**

Period = Feb 2023

Book = Accrual

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

Cash HCV Admin	6,381,969.84
Cash Non-Fed Gala Fundraiser	7,095.52
Cash Private Management	2,589,589.57
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	14,893,741.37
Cash Non-Fed Rent	259,881.33
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	4,551.92
Cash Cambridge Sr TAB	613.92
Cash Payroll	94,831.56
Total Unrestricted Cash	24,385,770.10

**Restricted Cash**

Cash Restricted-Security Deposits	319,459.09
Cash Restricted-FSS Escrow	399,759.13
Cash Restricted-HAP	639,500.35
Cash Restricted-Trust/Escrow Reser	4,739,421.95
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	921,968.64
Cash Restricted-Cochran Program I	220,770.31
Cash Restricted-Rev Bonds Debt Se	25,623.64
Total Restricted Cash	7,266,831.11

TOTAL CASH	31,652,601.21
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**ACCOUNTS AND NOTES RECEIVABLE**

A/R-Tenants	2,252,018.14
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	22,572.09

**Balance Sheet**

Period = Feb 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>2,216,707.00</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	3,285,224.59
Investments-Restricted	1,888,919.26
Investments Restricted -WC Self Insura	368,788.52
Prepaid Insurance Auto	25,304.15
Prepaid Insurance Property	400,910.05
Prepaid Insurance Liability	141,324.11
Prepaid Insurance Liability	26,972.84
Prepaid Insurance Fidelity Bond	1,777.65
Prepaid Insurance Workers Comp	32,735.49
Insurance Surplus Deposits	1,318,504.16
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>7,490,460.82</b>
<b>TOTAL CURRENT ASSETS</b>	<b>41,359,769.03</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	8,821,033.77
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	5,582,932.94
Project Coordinator	603,454.43

**Balance Sheet**

Period = Feb 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	2,025,366.14
Soft Cost Contra	-21,754,934.87
CFG-Hard Cost Contra	-12,870,478.75
CFG-Site Improvement	555,348.64
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	12,017,823.14
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 Equipment	68,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	30,287.50
CFG-Bond Debt Obligation	3,251,380.00
CFG-Contra Bond Debt Obligation	-3,251,380.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>76,149,022.83</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

**Balance Sheet**

Period = Feb 2023

Book = Accrual

	<b>Current Balance</b>
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-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

**Balance Sheet**

Period = Feb 2023

Book = Accrual

	<b>Current Balance</b>
Darst HO- Discount Notes/Amortization	-86,819.00
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



**Balance Sheet**

Period = Feb 2023

Book = Accrual

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

**Balance Sheet**

Period = Feb 2023

Book = Accrual

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

**Balance Sheet**

Period = Feb 2023

Book = Accrual

	<b>Current Balance</b>
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLES</b>	<b>79,226,631.84</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	57,073.74
Right of Use -Accum/Amort-Leases	21,777.00
<b>TOTAL OTHER ASSETS</b>	<b>117,746.32</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>155,493,400.99</b>
<b>TOTAL ASSETS</b>	<b>196,853,170.02</b>

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

A/P Vendors and Contractors	-192,710.40
A/P Vendors and Contractors	183,283.47
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	275,160.70
Security Deposit Clearing Account	1,169.43
Security Deposit-Pet	2,200.00
Dental Deduction	-756.70
Retirement Insurance	119.67
Section 125 Childcare Deduction	155.00
Section 125 Medical Deduction	5,728.73
Medical Insurance	-23,887.75
Long Term Disability	-646.71
Vision Insurance	239.86
Voluntary/Term Life Ins Deduction	-119.57
Colonial Life Ins Deduction	3,785.24
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	40,346.57
Accrued Liabilities-Other	425,000.00

**Balance Sheet**

Period = Feb 2023

Book = Accrual

	Current Balance
Accrued Liabilities-Other	9,443.35
Accrued Compensated Absences-Current	61,709.95
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	21,205.30
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	26,582.59
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,712,283.16</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	416,507.15
Lease Liability -Long Term	63,130.61
Lease Liability -Long Term	1,745.38
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>4,906,609.40</b>
<b>TOTAL LIABILITIES</b>	<b>6,618,892.56</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 Earnings	22,472,888.65
Unrestricted Net Assets -Retained Earnings	1,598,459.79
<b>TOTAL RETAINED EARNINGS:</b>	<b>96,805,901.52</b>
<b>TOTAL EQUITY</b>	<b>190,234,277.46</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>196,853,170.02</b>

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	492,476.00	2,594,226.07
Utility Reimb.-LIPH	-37,650.00	-169,857.00
Utility Reimbursement Refund	0.00	-1,583.00
Less: Concessions	0.00	-1,323.00
Total Rental Income	454,826.00	2,421,463.07
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	-7,094.03	-10,967.83
Damages/Maintenance	-67.79	-11,124.10
Late Charges	26,625.00	133,193.50
Tenant Owed Utilities	379.49	2,370.96
Misc TPA Bal Forward	50.00	450.00
PA account for MiscPABF	-50.00	-450.00
Misc.Tenant Income	-4,575.55	-4,086.55
Vacate Charges	-20,152.00	-8,745.50
Total Other Tenant Income	-4,884.88	100,698.60
NET TENANT INCOME	449,941.12	2,522,161.67
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	966,398.79	5,053,920.90
HUD PHA Operating Grants/Subsidy	109,508.00	547,540.00
Capital Fund Revenue	-271,218.00	-1,463,090.00
Capital Fund Revenue-PMC	292,618.00	1,463,090.00
Section 8 HAP Earned	3,890,788.00	19,027,727.00
Section 8 Admin. Fee Income	406,457.00	2,105,771.00
Section 8 -Placement/Issuance Fees	400.00	1,700.00
Capital Fund Grants	90,502.12	867,339.28
Capital Fund Grants-Soft Costs	88,909.66	5,253,097.09
TOTAL GRANT INCOME	5,574,363.57	32,857,095.27
OTHER INCOME		
Interest Income	1,386.11	4,866.13
Interest Income -Private Management	132.77	761.71
Investment Income - Unrestricted	3,548.54	13,115.16
Investment Inc -Restricted Non-Allocated	14,319.69	57,208.39
Investment Income - WC Self Insurance	0.00	46.48

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Fraud Recovery PH	-3,775.00	14,590.32
Market Value Adjustment	0.00	1,236.48
Non-Dwelling Rent	0.00	4,700.00
Vending Income-James House TAB	0.00	1,023.20
Vending Income-Euclid TAB	0.00	908.73
Vending Income-Parkview	0.00	6,015.54
Vending Income-Lafayette TAB	0.00	645.13
Vending Income-Badenhaus TAB	0.00	907.22
Other Miscellaneous Income	133.18	173,393.15
Other Income-Bank Rent	2,933.33	14,666.65
Other Income-Link Market Ren	0.00	2,140.00
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	0.00	2,256.15
Insurance Proceeds	0.00	114,552.49
<b>TOTAL OTHER INCOME</b>	<b>18,678.62</b>	<b>417,626.30</b>
<b>TOTAL INCOME</b>	<b>6,042,983.31</b>	<b>35,796,883.24</b>
<b>EXPENSES</b>		
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE</b>		
Administrative Salaries		
Administrative Salaries	282,565.05	1,415,170.73
Administrative Salaries	64,465.61	286,925.89
Administrative Salaries-PT	7,670.46	35,632.12
FICA	20,204.15	102,035.05
Health Benefits	44,144.46	204,547.57
Retirement Benefits	32,207.15	149,912.69
Unemployment Insurance	2,130.99	5,395.09
Long Term Disability	307.26	1,445.03
Dental	1,667.51	9,662.24
Cell Phones	1,129.62	5,805.06
Beneflex HSA	7,114.58	21,468.78
Employee Benefit Contribution-Admin	9,386.35	46,944.71
WC MO 2nd Injury Fund	0.00	285.05
WC Self-Insurers Qtrly Taxes	103.50	313.20
<b>Total Administrative Salaries</b>	<b>473,096.69</b>	<b>2,285,543.21</b>
Legal Expense		
Legal Services	3,034.20	17,228.57
Legal Services	7,647.00	8,327.00
<b>Total Legal Expense</b>	<b>10,681.20</b>	<b>25,555.57</b>

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Other Admin Expenses		
Staff Training	1,575.00	6,140.89
Staff Training	725.52	5,783.75
Travel	835.08	1,687.22
Travel	214.20	334.20
Auditing Fees	55,493.00	101,756.50
Port Out Admin Fee Paid	1,181.95	7,029.46
Total Other Admin Expenses	60,024.75	122,732.02
Miscellaneous Admin Expenses		
Office Supplies	3,328.25	22,004.58
Office Supplies	2,824.80	15,581.16
Temporary Admin Labor	2,452.00	14,035.77
Postage	7,236.00	32,087.71
Postage	3,961.94	8,763.65
Advertising	0.00	2,885.15
Fiscal Agent Fees	0.00	1,200.00
Printing & Publications	0.00	792.89
Printing & Publications	0.00	298.72
Membership Fees	6,461.68	21,003.81
Telephone	1,774.25	6,565.20
Telephone	10,053.12	29,929.38
Maint Agreement-Office Equipment	1,079.68	2,159.36
Maint Agreement-Office Equipment	300.00	2,630.00
Maint Agreement-Computer Equipment	1,190.00	1,190.00
Leased Agreement-Office Equipment	0.00	450.00
Private Management Fees	39,299.36	147,269.47
Professional/Technical Services	8,964.95	272,961.92
Software License Fees	1,989.35	34,755.91
Software License Fees	967.40	4,911.13
Internet / Cable	9,362.35	22,373.16
Computer Supplies	1,704.90	38,791.16
Other Admin Expense	2,379.14	16,331.55
Other Admin Expense	0.00	18,713.09
Bank Fees	182.98	540.17
Bank Fees	3,303.25	16,733.94
D/A Testings/Results	193.71	220.56
Copying Expense	5,367.01	29,410.32
Copying Expense	162.86	1,685.41
Lease Expense -Non-Allocated	225.88	1,129.40
Landlord Late Fees	120.00	369.00
Allocated OH-Administrative Expense	3,716.04	19,541.76
Allocated OH-Legal Expense	69.78	288.55

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Utilities Expense	878.25	5,025.77
Allocated OH-Materials Expense	54.12	238.14
Allocated OH-Maintenance Expense	1,019.50	6,717.39
Allocated OH-Protective Services Expen	343.22	2,529.16
Allocated OH-Insurance Expense	341.50	10,247.35
Allocated OH-General Expense	3.09	10.03
Total Miscellaneous Admin Expenses	121,190.36	812,002.72
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>664,993.00</b>	<b>3,245,833.52</b>

**TENANT SERVICES**

Tenant Services Salaries	5,295.36	25,152.96
FICA	397.58	1,894.07
Health Benefits	708.40	3,268.24
Retirement Benefits	704.54	3,354.95
Unemployment Insurance	57.30	114.72
Long Term Disability	7.68	35.31
Dental	33.02	176.73
Cell Phones	46.16	219.26
Relocation Costs	25,600.00	25,881.21
Relocation Costs	5,541.60	11,917.60
Tenant Srv Rec/Pub/Other	587.00	2,027.03
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	680.00	3,309.25
Tenant Srv Rec/Pub/Other	89.66	89.66
Tenant Srv Rec/Pub/Other-Renaissance	4,776.92	6,216.00
Tenant Services Screening	598.63	2,732.51
Tenant Srv Lobby Monitors	1,820.00	9,990.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SL	1,342.50	6,363.75
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>48,286.35</b>	<b>108,574.05</b>

**UTILITIES**

Mixed Finance Utilities	132,901.80	655,960.75
Water	58,987.96	164,087.26
Electricity	88,736.59	377,573.30
Gas	47,183.70	154,075.46
Sewer	93,373.94	445,031.49
<b>TOTAL UTILITY EXPENSES</b>	<b>421,183.99</b>	<b>1,796,728.26</b>

**MAINTENANCE AND OPERATIONS**

General Maint Expense



**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Maintenance Labor-Grounds	40,070.73	190,989.20
Maint Labor -Janitorial Cleaning	71,337.27	327,855.07
Maintenance - Temporary Labor	5,951.76	59,744.28
Employee Benefit Contribution-Maint.	24,415.71	269,527.75
Maintenance Labor-Overtime	158.36	1,689.99
Total General Maint Expense	141,933.83	849,806.29
Materials		
Materials-Custodial	306.69	1,126.66
Materials-Custodial	3,465.97	59,727.49
Materials-Electrical	0.00	268.97
Materials-Electrical	128.06	22,126.20
Materials-Plumbing	33.56	33.56
Materials-Plumbing	229.53	12,572.04
Materials-Lawn Care	1,195.05	1,284.43
Materials-Tools/Equipment	0.00	12,193.34
Materials-Boiler	4,500.00	12,319.11
Materials-Other	0.00	1,500.00
Materials-Other	215.91	5,753.79
Materials-HVAC	60.18	16,862.22
Materials-Gas/Oil Vehicles	0.00	296.70
Materials-Appliances	4,648.46	59,474.31
Materials-Hardware	354.06	354.06
Materials-Hardware	547.41	28,846.19
Materials-Paint	0.00	1,029.13
Materials-Flooring	0.00	7,751.18
Materials-Cabinets/Countertops Doors/'	1,264.87	9,081.82
Total Materials	16,949.75	252,601.20
Contract Costs		
Contract-Elevators	0.00	2,929.53
Contract-Elevators	15,135.87	70,811.47
Contract-Trash Removal	6,599.60	19,815.58
Contract-Trash Removal	9,434.11	94,730.32
Contract-Custodian	5,479.75	26,466.63
Contract-Custodian	0.00	9,701.77
Contract-Plumbing	12,859.41	98,840.72
Contract-Uniform Cleaning	-77.18	0.00
Contract-Uniform Cleaning	2,003.37	13,062.06
Contract-Snow Removal	601.80	2,386.80
Contract-Snow Removal	13,075.00	16,105.96
Contract-Grounds/Lawn	0.00	12,642.32
Contract-Grounds/Lawn	4,093.60	44,961.17
Contract-Auto Gas	516.24	4,392.92

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Auto Gas	200.70	3,025.79
Contract-HVAC	4,122.63	11,464.72
Contract-HVAC	28,501.79	104,636.68
Contract-Fire Protection	0.00	260.00
Contract-Fire Protection	12,161.48	32,752.72
Contract-Vehicle Repairs	1,189.85	2,512.78
Contract-Vehicle Repairs	55.57	3,152.15
Contract-Other	0.00	14,440.21
Contract-Exterior Building Repairs	0.00	52,161.52
Contract-Parking Lot Repairs	0.00	1,065.00
Contract-Parking Lot Repairs	2,181.69	32,680.03
Contract-Electrical	-0.75	0.00
Contract-Electrical	2,155.75	24,168.38
Contract-Extermination	3,817.00	34,293.19
Contract-Flooring Installation	2,710.90	58,257.82
Contract-Painting/Wall Repairs	3,375.00	47,370.36
Contr-Cabinet/Counters/Door/Windows	351.25	351.25
Contr-Cabinet/Counters/Door/Windows	15,541.53	37,295.21
Contract-Lease Automobiles	0.00	8,630.20
Contract-Occupancy Permits	0.00	1,471.50
Contract-Bed Bug Eradication	0.00	2,250.00
Total Contract Costs	146,085.96	889,086.76
TOTAL MAINTENACE EXPENSES	304,969.54	1,991,494.25
PROTECTIVE SERVICES		
Security Cameras	2,354.94	3,057.48
Security Alarm Service	-2,329.44	3,055.41
Security Alarm Service	-1,737.00	1,162.35
Security/Law Enforcement	52,448.51	152,277.59
Security Enforcement-Police	3,048.48	901,788.16
Security Enforcement-Circuit Atty	-7,765.81	0.00
TOTAL PROTECTIVE SERVICES	46,019.68	1,061,340.99
INSURANCE PREMIUMS		
Workers Comp Claims	3,712.50	4,043.44
Auto Insurance	3,614.87	19,051.47
Auto Insurance	892.09	5,106.13
Property Insurance	57,272.86	286,364.30
Fidelity Bond Insurance	253.95	1,297.97
Fidelity Bond Insurance	1,215.92	7,165.85
Liability Insurance	26,999.48	101,618.39
Excess Workers Comp Insurance	3,637.27	20,491.58

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Excess Workers Comp Insurance	4,713.98	30,015.97
<b>TOTAL INSURANCE PREMIUMS</b>	<b>102,312.92</b>	<b>475,155.10</b>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	7,384.42	7,708.42
Other General Expense	237,804.56	1,450,509.21
Other General Expense	0.00	181.55
PH FSS Escrow Expense	5,440.02	23,980.04
ACC Reserve Shortfall Disbursement	70,298.00	280,019.46
<b>TOTAL GENERAL EXPENSES</b>	<b>321,047.00</b>	<b>1,762,767.68</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,908,812.48</b>	<b>10,441,893.85</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	3,691,718.00	18,135,201.00
Tenant Utility Payments-Voucher	143,422.00	717,241.00
Portable Out HAP Payments	27,647.00	180,011.00
FSS Escrow Payments	1,702.00	23,310.00
Security Deposit Assistance	1,650.00	2,225.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>3,866,139.00</b>	<b>19,057,988.00</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	90,502.12	867,339.28
Equity Transfer Capital Assets OUT	90,502.12	867,339.28
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>3,866,139.00</b>	<b>19,264,238.74</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	37,786.71	97,598.43
Water Consumption Contra	37,786.71	97,598.43
Electric Consumption	1,100,190.00	4,425,958.00
Electric Consumption Contra	1,100,187.00	4,425,958.00
Gas Consumption	37,241.00	125,507.00
Gas Consumption Contra	37,225.00	125,507.00
Sewer Consumption	16,259.00	77,424.00

**Income Statement**

Period = Feb 2023

Book = Accrual

	Period to Date	Year to Date
Sewer Consumption Contra	16,259.00	77,424.00
TOTAL UTILITY CONSUMPTION	19.00	0.00
TOTAL EXPENSES	5,774,970.48	29,706,132.59
NET INCOME	268,012.83	6,090,750.65

# DEVELOPMENT

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: April 12, 2023

Subject: Development and Modernization Department Board Report

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The Development and Modernization Department's highlights for the month of March 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 the CEP is being reviewed. Residents were able to meet some of the POAH staff at the Harvest Festival held at the Al Chappelle Community Center on November 12, 2022 as a pre-introduction to their group.

During the month of January 2023, POAH planned an official introductory meeting with residents to be held on February 2, 2023 at the Al Chappelle. 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.

POAH held the next Community Engagement Meeting on March 15, 2023 at 3:30 p.m. at the Al Chappelle Community Center. They held a question-and-answer session at the beginning of the meeting to get residents' impressions of the process so far and to address any rumors that residents had heard. After the Q&A, POAH had residents break out into smaller groups to discuss the current layout of the site, listen to residents needs, and encourage them to imagine what could happen on the site. Residents were very engaged in the process and gave very good feedback to the Development team.

The next Community Engagement Meeting will be held on April 13, 2023 at the Al Chappelle Community Center.

*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 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 any 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 Hodiament and Clinton-Peabody.

*Environmental Review (Clinton-Peabody)* – Development and Modernization engaged SCI Engineering in March to complete the additional environmental activities required by HUD. An application to the state Department of Natural Resources (DNR) was submitted in May 2022. A Letter of Agreement (LOA) was received from DNR in August 2022 after an extensive comment period. The LOA has been accepted by DNR and the project has been enrolled in the DNR program. A draft of the Remedial Action Plan (RAP) that was under review in December and January has been approved and was submitted to DNR in mid-January. A response from DNR was received in February and it accepted the RAP.

SCI has entered all of the information to the HUD environmental processing system, HEROS, and returned to HUD. SLHA is expecting a response from HUD in April 2023.

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)**

Clinton-Peabody Apartments – RAD Application – The SLHA Board of Commissioners gave authorization to the Executive Director to submit a RAD application to HUD for the Clinton-Peabody Apartments redevelopment project at the March 30, 2023 board meeting. Authorization was given under Resolution No. 2963.

The RAD application will give the Development team additional flexibility to seek out a more diverse pool of funding sources and will allow for SLHA to commit almost \$5 million in Replacement Housing Factor (RHF) funds to support the redevelopment.

The application will be submitted to HUD in early-April.

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 this 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 was executed in March 2023 and subcontractor approval has begun.



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 options in February from the electrical contractor and is evaluating them for cost/feasibility.

The contractor went back out in March to assess the issues with the electricity supply with their engineer and have found a fourth way to address the issue. SLHA is expecting pricing for this less expensive option in April.

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 April.

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.

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.

SLHA staff met with the developer in March to discuss the next steps. The developer is working on new production numbers and working with their architect to determine if there are ways to value engineer the designs given the skyrocketing costs of construction materials over the past few years.

*Euclid Plaza Roof Replacement and Exterior Repairs* – Two (2) bids were received for this project. A recommendation was made for Raineri Construction, as the apparent responsive low bidder, and a contract was signed in July 2022.

Concrete repair began in December 2022 to take advantage of favorable weather conditions and work on the roof replacement 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 was approved in March and the work will be completed in the course of repair.

## **Section 18**

*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 was received in March and reviewed by SLHA staff. The report found no presence of asbestos containing materials (ACM), although it did find the presence of elevated contaminants in the soil. SLHA has requested a meeting with HUD to discuss how to proceed and is hoping to have this meeting in April.

## **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 issued to Unified Contracting Services, an MBE contractor, who performed the necessary repairs.

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

*Parkview 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.

All work was completed in March 2023 and the project is undergoing a review for close-out.

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.

## **Grant Applications**

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – SLHA staff assembled an application package for funding related to Housing-Related Hazards. The application addressed issues relating to carbon monoxide exposure by removing gas appliances and replacing them with electric units. In addition, SLHA is asking for additional money to replace and install exhaust fans to improve air quality in units.

SLHA will request \$573,330 in additional Capital Fund from HUD. The application will be submitted in April 2023.

## **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, approved in March, and sent to each of the approved architecture firms for execution. Three (3) firms executed the contract in March.

## **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 has rebid the project and submitted the new bids to SLHA for review. This review began in March and is expected to continue into April and May.

## 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  
MARCH MONTHLY ACTIVITY REPORT**

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	10/1/2019	100%	100%	100%	100%	N/A	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	3/22/2016	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	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  
MARCH MONTHLY ACTIVITY REPORT**

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	TDB	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  
MARCH MONTHLY ACTIVITY REPORT**

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	100%	<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> 54%	
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 MARCH MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	Monthly Narrative
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	The delay claim submitted has been paid. Final closeout activities are on-going.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	The Notice of Award was issued to Raineri Construction on 10/24/2022. The construction contract was approved on 12/05/22 and sent to Raineri for signatures. A Pre-Construction Meeting was held on 1/6/23. Submittals and Subcontractor packages are being reviewed in anticipation of Notice to Proceed being issued in April.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	Three bids were received for this solicitation on October 20, 2022. Notice of Award dated January 23, 2023 has been issued to the contractor. A Pre-Construction Meeting is scheduled for the first week of May.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	All windows have been caulked and the sheet metal flashing installation is finished on the 2nd floor windows. Work to repair landscaping and broken sidewalk has been completed. The Contractor is currently preparing closeout documents.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Exterior concrete repairs are complete. The roof replacement is scheduled to be completed in April.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	This re-solicitation is on hold.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The bids are being evaluated for contract recommendation and award.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	The installation of replacement siding is 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor is in the process of submitting all required closeout documents.
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	Punch list inspections have been completed on 21 bldgs. The developer is preparing close out documents.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5	Five homes are complete and occupied. Homebuyer closings are completed on 4 homes. Closing for the final home is anticipated at the beginning of 2023.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2790	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD.
Various	PHA Wide	N/A	A&E Design/CA		TBD	Contract awards for general architectural and engineering services will be completed by April 2023.



**DEVELOPMENT AND MODERNIZATION  
MARCH MONTHLY ACTIVITY REPORT**

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

# DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT

Progress Photos: March 2023



**Parkview Exterior Building Repairs**



**Parkview Exterior Building Repairs**



**Euclid Roof Replacement & Exterior Building Repairs**



**Euclid Roof Replacement & Exterior Building Repairs**

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

AT 3/31/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150214	548	4,056,915.00	4,056,915.00	0.00	4,056,915.00	0.00	31-Aug-2022	31-Aug-2022
MO36R00150115	552	667,167.00	667,167.00	0.00	667,167.00	0.00	31-Aug-2023	31-Aug-2023
MO36R00150215	553	1,921,301.00	986,409.19	934,891.81	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	10,026,279.00	0.00	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	8,034,690.14	753,153.86	7,269,075.03	1,518,768.97	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	4,531,793.81	4,489,139.19	4,526,117.28	4,494,815.72	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	8,061,332.94	250,676.06	5,523,511.69	2,788,497.31	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	1,246,485.20	8,349,696.80	866,470.38	8,729,711.62	23-May-2025	23-May-2027
<b>Totals</b>		<b>\$69,453,346.00</b>	<b>\$50,761,192.01</b>	<b>\$18,692,153.99</b>	<b>\$46,448,088.86</b>	<b>\$23,005,257.14</b>		
			<b>73.1%</b>		<b>66.9%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Latasha Barnes, Chief of Staff

Date: April 12, 2023

Subject: Resident Initiatives Board Report

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

### **ROSS/Service Coordinators**

For March 2023, SLHA Service Coordinators made several social service referrals to address residents' needs for supplemental nutrition, personal items, mental health, financial assistance, and other supportive services. The Resident Initiatives Department also provided several bus tickets to participants in need.

Caseload management: 190 participants.

### **Seniors/Disabled**

The Elderly and Disabled Services program hosted three (3) Circle of Friends meetings across various SLHA public housing developments.

### **FSS**

As of March 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty-one (41) participants, thirty-two (32) with established escrow accounts, and thirteen (13) actively receiving a monthly escrow credit. There were twenty-four (24) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have established escrow accounts and eight (8) are actively receiving a monthly escrow credit.

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

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	41	32	1	78.1%
PH	24	16	0	66.0%

The FSS Service Coordinators recently revamped recruitment efforts with new marketing and outreach initiatives. On March 23, 2023, the Service Coordinators posted flyers at West Pine Apartments featuring the new slogan “Let’s Make Goals for 2023.” The Service Coordinators held a recruitment event at West Pine Apartments on March 30, 2023 and conducted a presentation about the benefits of the program. As a result, two (2) new residents began the application process for enrollment in the FSS program.

### **TABs**

The St. Louis TAB could not hold a meeting in March 2023 due to technical difficulties. The next TAB meeting is currently scheduled for April 19, 2023 and will be held at the St. Louis Housing Authority.

### **Upcoming Events/Goals**

SLHA Service Coordinators continue working with Affinia Healthcare to plan a block party for SLHA residents. This event will 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 planned for late summer 2023.

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.

TAB members will attend a workshop with HUD’s Office of Strategy and Innovation in the Real Estate Assessment Center (REAC). HUD hopes to familiarize Resident Councils with upcoming changes relating to the physical inspection process, particularly a new rule that allows resident groups to add additional units for inspections other than the standard units selected. The tentative date for the workshop will be announced later.

**LEGAL**

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: April 12, 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 were awarded to the following firms:

RD 21-07A	Hurst-Roche, Inc.
RD 21-07B	Grice-Trivers (joint venture)
RD 21-07C	Roseman & Associates
RD 21-07D	Sherman-Carter-Barnhart
RD 21-07E	St. Louis Design Alliance

RD 22-04 Request for Proposals (RFP) for Parkview Elevator Replacement. The Acquisition and Solicitation Plans were approved on June 13, 2022. The RFP was advertised in the June 23, 2022 edition of the St. Louis American and in the June 26, 2022 edition of the St. Louis Post-Dispatch. The RFP was released on June 23, 2022 online through proposal service QuestCDN. A virtual pre-proposal meeting was held on June 30, 2022. Due to a lack of participation, the proposal due date for this project was extended to September 15, 2022. On September 2, 2022, Addendum No. 1 was issued to provide the pre-proposal meeting minutes and to formally extend the proposal due date. On September 7, 2022, Addendum No. 2 was issued to provide the revised A&E specification, wage rate determination and to extend the proposal due date to September 22, 2022. On September 13, 2022, Addendum No. 3 was issued to add an additional site visit and to extend the proposal due date to October 20, 2022. Addendum No. 4, issued on October 3, 2022, provided the meeting minutes from the pre-proposal meeting and added an additional site visit. The proposal due date remained the same for October 20, 2022. Three (3) proposals were received on October 20, 2022. The selection committee has been formed and the proposals are being evaluated. In November, the committee requested additional information from all respondents. The information from each of the respondents was received on December 2, 2022. The selection committee completed the selection process in January. A notice of award was issued to Hankins Construction for the proposed price amount of \$2,030,000.

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

### **Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

None.

# COMMUNICATIONS

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: April 12, 2023

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements		
Outreach Events	5	<ul style="list-style-type: none"> <li>Clinton-Peabody POAH Resident Listening Session</li> <li>Women's History Month (WHM) events for staff: meditation, game day, jazz café, shopping festival</li> </ul>
Social Media Creative	1 campaign	Women's History Month staff profiles
Facebook Posts	21	Highest Performing (Facebook): <ul style="list-style-type: none"> <li><i>Elder Housing</i> 544 Reach; 24 Engagements</li> <li><i>Latasha Barnes WHM profile</i> 264 Reach; 33 Engagements</li> </ul>
Twitter Posts	21	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><i>WHM Shopping Festival – Vendors Needed</i> 104 Impressions; 1 Engagement</li> <li><i>Board of Commissioners Meeting</i> 50 Impressions; 4 Engagements</li> </ul>
LinkedIn Posts	10	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><i>Latasha Barnes WHM profile</i> 51 Impressions; 10 Engagements</li> <li>Staff Acknowledgement – Dream Dennis 153 Impressions; 10 Engagements</li> </ul>

Website and social media analytics are as follows:

<b>Website Analytics</b>	<b>MAR 2023</b>	<b>FEB 2023</b>
Total Impressions	12,061	13,203
New Users	6,314	7,461
Total Clicks ( <i>Pageviews</i> )	30,136	33,261

<b>Facebook Total Followers: 1,852</b>	<b>MAR 2023</b>	<b>FEB 2023</b>
Reach	1,709	1,412
Visits	721	725
New Followers	14	23

<b>Twitter Total Followers: 117</b>	<b>MAR 2023</b>	<b>FEB 2023</b>
Tweets	21	23
Impressions	2,530	2,461
Profile Visits	532	824
Mentions	12	9
New Followers	4	12

<b>LinkedIn Total Followers: 222</b>	<b>MAR 2023</b>	<b>FEB 2023</b>
Impressions	850	1,555
Page Views	90	119
Unique Visitors	46	59
Post Reactions	40	39
Visitor Demographic for HR Search	1	13

# HUMAN RESOURCES

## MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: April 12, 2023

Subject: Human Resources Board Report

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### **EMPLOYEE CENSUS AS OF MARCH 31, 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>
Latasha Barnes	Chief of Staff
Meagon Bradley	Ombudsman / Legal Assistant
Antuan Hall	HQS Inspector
Edward Johnson	Senior Maintenance Technician
Maria Terry	Accounts Payable 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>
None this reporting period.		

#### **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:**

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

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

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

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

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

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

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

**RECRUITMENT****Number of Position Vacancies Published This Month: 6****Number of Position Vacancies Carried Over From Previous Month: 10****Applications****Received This Month****Position Vacancies Published this Month:**

Contracts and Compliance Specialist (Programmatic)	5
Family Self-Sufficiency Program Coordinator – S8	0
Inspection Specialist	2
Intake Coordinator	108
Intake Specialist	44
Service Coordinator – Public Housing Family	3

**Additional Applications Received this Month:**

Accountant	3
Financial Analyst	3
Groundskeeper	7
HQS Inspector	10
Housing Specialist	24
Housing Specialist Supervisor	18
Maintenance Technician	0
Network Administrator	11
Senior Maintenance Technician (Full-Time)	0
Senior Maintenance Technician (Part-Time)	2

**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>
SLHA Employees	Signs of Opioid Abuse	1.50
Latasha Barnes	Phishing and Social Engineering Virtual Communications Awareness	0.75
Maria Terry	Phishing and Social Engineering Virtual Communications Awareness	0.75
	General Ethics in the Workplace	0.28
Antuan Hall	Housing Quality Standards (HQS) Certification	24.0
	Phishing and Social Engineering Virtual Communications Awareness	0.75
	Cyber Awareness Challenge	1.75
	General Ethics in the Workplace	0.28
Stacy Taylor	AAIM The HR Detective: How to Conduct Thorough and Legal Workplace Investigations (Webinar)	2.00

**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>
Alana Green	Executive	Washington, DC	3/21/23	3/24/23	NAHRO's 2023 Conference
Latasha Barnes	Executive	Washington, DC	3/21/23	3/24/23	NAHRO's 2023 Conference
Sarah Turner	Legal	Washington, DC	3/21/23	3/24/23	NAHRO's 2023 Conference