



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS


July 27

2023



MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: July 21, 2023

Subject: Monthly Activities Report

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

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 5/31/2023
- Public Housing AMP Budgets as of 5/31/2023
- Financial Condition Indicators as of 5/31/2023
- Management Operations Indicator as of 5/31/2023
- Integrated Pest Management Report

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 5/31/2023
- HCV Budget as of 5/31/2023
- HAP Expenditure Analysis
- HCV Monthly Activity Report
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- Demographic Summary Report

III. Finance

- Income Statement as of 5/31/2023

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: July 12, 2023

SUBJECT: Asset Management Board Report

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

Management Meetings. To monitor the 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. Asset Management is gathering occupancy projections for each of the management companies. The data collected will be closely monitored during monthly meetings.

Cambridge Heights Phase I and II. Since Carleton Property Management assumed management over Cambridge Heights Phase I and II operations, the site is fully staffed. Carleton is soliciting companies to complete the backlog of vacant units and anticipates work to begin soon. Asset Management will monitor Carleton Company's progress and assist them in reaching the required occupancy.

The Habitat Company (THC). Asset Management continues to closely monitor THC's performance, as it significantly impacts SLHA's Public Housing Assessment (PHA) scores. THC continues to experience unusually high staff turnover, which severely affects outcomes. To mitigate the impact of the 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 weaknesses in performance in key HUD indicators. In May, Asset Management issued a monitoring letter to THC following a file audit of Clinton-Peabody. To date, THC has yet to respond to the letter.

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) by third-party management companies. 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):	218
Number of Late Recerts completed (during the month):	99
Number of Late Recerts (end of the month):	119
Current HUD Reporting Rate:	97.32%
HUD GOAL	95%

HUD Reporting Rate – Previous 3 Months Trend

May 2023	April 2023	March 2023
96.62%	95.30%	95.76%

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 third-party property management to resolve issues as they are identified. Below please find an update on the current work order trends identified by Asset Management staff:

Work Order Trends

Development(s):	Issue/Trend Identified:	Action:
LaSalle Park, Southside Scattered Sites, Cochran, King Louis, Parkview, Clinton-Peabody	Open work orders	The Facilities Specialist will follow up with individual sites to resolve this.
Southside Scattered Sites/ South Broadway	Water leakage and drainage issues	The Facilities Specialist will continue to monitor work orders and work with management to resolve them.

Offline Units. Asset Management continues identifying offline units throughout the SLHA portfolio and submitting requests to HUD. Per 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 an update on the current HUD-approved offline units:

Number of HUD Approved Units (Start of the month):	245
New Requests Submitted to HUD	204
Extension Requests Submitted to HUD	8

SLHA Managed Properties: Northside Scattered Sites (NSSS). Following a solicitation in January, two contractors started construction in March on five make-readies. Unified Construction completed a second unit in June (Lookaway). Friendly Construction completed one unit in May (McMillan) and anticipates two in July (McMillan and Page Manor). Work is approximately 50% complete at 5520-5524 Cates, where Mosaic Construction started in May and anticipates completion of two units in July. NSSS is also preparing a solicitation for four offline units at Cupples. Solicitation is expected to be issued in July.

Ongoing Projects

- a. SLMPD Housing Unit. Starting in May, SLHA expanded meetings with the Police Housing Unit to include all SLHA Management Agents covered under the Police Contract. SLHA has also invited representatives from the 3rd, 4th, and 5th Police Districts to address 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 weekly site visits. 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 lease enforcement, safety/security issues, and parking enforcement.
- c. Public Housing Waiting List. In June, SLHA opened site-based waiting lists for Badenfest/ Badenhau, Cambridge Heights, Euclid Plaza, James House, King Louis Square, North Sarah, and Parkview. In the three weeks the lists were open, SLHA received approximately 2700 applicants who applied to one or more waiting lists.
- d. Resident/Community Meetings. Asset Management has been pushing sites to resume regular monthly community meetings for several months, many of which were canceled due to COVID and have not resumed. Following direction by SLHA, THC resumed resident meetings in March. Asset Management has also requested a schedule from McCormack Baron and will work with all sites to implement regular resident meetings.

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
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%	120	189	79%	120	175	74%	123
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%	2	139	95%	2	138	95%	2
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%	6	69	96%	6	68	94%	6
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%		26	100%		25	96%	
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%	1	18	67%	1	18	67%	9
350		Armand & Ohio	4		3	75%		4	100%		4	100%		4	100%		4	100%	
380		Folsom	6		4	67%		4	67%		5	83%		5	83%		5	83%	1
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%	
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%	4	24	71%	4	26	76%	4
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%		21	84%		21	84%	
150	MO001000041	Towne XV	8	2	4	67%	2	3	50%	2	3	50%	2	3	50%	2	2	33%	5
160		McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%	2	14	78%	2	15	83%	5
260		Page Manor	10	3	5	71%	3	5	71%	3	5	71%	3	5	71%	3	5	71%	5
381		Samuel Shepard	16	3	11	85%	3	11	85%	3	10	77%	3	11	85%	3	11	85%	5
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%	1	1	33%	1	0	0%	3
384		Hodiamont	22	22	0	-	22	0	-	22	0	-	22	0	-	22	0		22
411		Walnut Park	13	0	9	69%	0	9	69%	0	11	85%	0	12	92%	0	12	92%	
412		Lookaway	17		16	94%		14	82%		13	76%		13	76%		13	76%	4
510		McMillan Manor II	18	0	18	100%	0	18	100%	0	18	100%	0	18	100%	0	18	100%	
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%	2	21	95%	2	20	91%	2	20	91%	2
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%		32	89%		33	92%	
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%	0	40	91%		41	93%	
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%		78	84%		74	80%	
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%		51	80%		50	78%	
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%		58	89%		59	91%	
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%		59	95%		59	95%	
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%		67	89%		66	88%	
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%		21	95%		21	95%		21	95%	
560	MO001000056	Cahill House	80	1	77	97%	1	77	97%	1	76	96%	1	75	95%	1	75	95%	1
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%		32	89%		32	89%	
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%		47	94%		47	94%	
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%		72	96%		72	96%	
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%		63	90%		60	86%	
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%		55	93%		54	92%	
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%		37	80%		38	83%	
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		32	91%	
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%		17	89%		19	100%	
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%	14	29	91%	14	29	91%	14
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%	11	30	91%	11	30	91%	11
100	MO001000010	James House	126		124	98%		123	98%		123	98%		123	98%		120	95%	
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%		108	100%		106	98%	
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%		95	96%		95	96%	
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%	13	254	90%	13	255	90%	12
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%		87	87%		88	88%	
390		Badenfest Elderly	21		20	95%		20	95%		20	95%		20	95%		19	90%	
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%		117	98%		116	97%	
480	MO001000048	Les Chateaux	40	1	32	82%		33	85%	1	32	82%	1	31	79%		31	79%	1
	TOTAL		2,809	102	2,360		211	2,355		209	2,348		209	2,338		209	2,312		236

3/1/2023			4/1/2023			5/1/2023			6/1/2023			DEVELOPMENT
Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %		
175	74%	121	169	71%	121	162	68%	120	154	65%		Clinton-Peabody
137	94%	2	136	93%	2	134	92%	2	132	90%		LaSalle Park
68	94%	6	69	96%	6	68	94%	4	67	91%		Cochran Plaza
24	92%		24	92%		24	92%		24	92%		Lafayette Apartments
18	95%	9	18	95%	9	18	95%	10	18	100%		California Gardens
4	100%		4	100%		4	100%		4	100%		Armand & Ohio
5	100%	1	5	100%	1	5	100%	1	5	100%		Folsom
5	100%	1	5	100%		5	83%		5	83%		Marie Fanger
10	100%		10	100%		10	100%		10	100%		South Broadway
25	74%	4	24	71%	4	24	71%	4	24	71%		Lafayette Townhomes
20	80%		20	80%		21	84%		21	84%		Tiffany Turnkey
2	67%	5	2	67%	5	2	67%	3	2	40%		Towne XV
15	100%	3	16	94%	3	16	94%	2	16	89%		McMillan Manor
5	100%	5	5	100%	5	5	100%	5	5	100%		Page Manor
11	100%	5	11	100%	4	10	83%	4	10	83%		Samuel Shepard
0	0%	3	0	0%	3	0	0%	4	0	0%		Cupples
0	-	22	0	0%	22	0	0%	22	0	0%		Hodiamont
12	92%		12	92%		12	92%		12	92%		Walnut Park
13	100%	2	13	87%	2	13	87%	4	13	100%		Lookaway
18	100%		18	100%		17	94%		17	94%		McMillan Manor II
20	91%	2	20	91%	1	20	87%	1	19	83%		King Louis III
34	94%		33	92%		34	94%		34	94%		King Louis Square
41	93%		41	93%		39	89%		40	91%		King Louis Square II
74	80%	13	72	90%	13	72	90%	13	73	91%		Murphy Park I
49	77%	5	49	83%	5	49	83%	4	49	82%		Murphy Park II
59	91%	2	56	89%	2	56	89%	2	56	89%		Murphy Park III
60	97%		59	95%		60	97%		59	95%		Renaissance Pl @ Grand
67	89%		67	89%		66	88%		66	88%		Sr. Living at Renaissance Pl
20	91%		20	91%		20	91%		20	91%		Gardens at Renaissance Pl
76	96%	1	75	95%	1	74	94%	1	72	91%		Cahill House
33	92%		35	97%		34	94%		33	92%		Renaissance Pl @ Grand II
48	96%		46	92%		46	92%		45	90%		Renaissance Place @ Grand III
72	96%		70	93%		69	92%		68	91%		Sr. Living at Cambridge Heights
61	87%		61	87%		63	90%		61	87%		Arlington Grove
54	92%		54	92%		54	92%		54	92%		North Sarah
36	78%		38	83%		39	85%		38	83%		North Sarah II
31	89%		32	91%		31	89%		31	89%		North Sarah III
19	100%		19	100%		19	100%		19	100%		Preservation Square I
27	84%	14	27	84%	14	27	84%	13	27	82%		Cambridge Heights
30	91%	10	30	88%	10	30	88%	10	28	82%		Cambridge Heights II
119	94%		117	93%		116	92%		115	91%		James House
103	95%		101	94%		104	96%		105	97%		Euclid Plaza Elderly
95	96%		94	95%		93	94%		93	94%		West Pine
256	90%	12	252	89%	12	250	88%	7	250	87%		Parkview Elderly
87	87%		88	88%		88	88%		88	88%		Badenhaus Elderly
18	86%		18	86%		18	86%		18	86%		Badenfest Elderly
117	98%		119	99%		118	98%		116	97%		Kingsbury Terrace
30	77%	1	31	79%		31	78%		31	78%		Les Chateaux
2,303		249	2,285		245	2,270		236	2,247			

**Work Order Activity
Emergencies**

June 1 - June 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	15	14	16	26	13	58
100	James House	-	-	-	-	-	-
132	Euclid Plaza Elderly	-	2	2	2	0	-
150	Towne XV	0	1	1	0	0	-
160	McMillan Manor	1	5	3	2	3	13
170	West Pine	4	2	0	-	6	34
190	Parkview Elderly	37	16	23	25	30	64
220	Lafayette Apartments	-	-	-	-	-	-
230	California Gardens	2	0	0	-	2	81
260	Page Manor	0	1	0	-	1	10
280	Badenhaus Elderly	1	1	1	1	1	135
340	LaSalle Park	53	4	2	2	55	254
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	67	0	0	-	67	730
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	2	0	0	-	2	458
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	0	5	4	1	1	-
412	Lookaway	1	3	3	28	1	10
420	Lafayette Townhomes	8	1	0	-	9	137
421	Tiffany Turnkey	1	0	0	-	1	351
440	Murphy Park I	6	0	0	-	6	290
450	Murphy Park II	5	0	0	-	5	284
460	Murphy Park III	2	1	0	-	3	241
470	King Louis Square	18	0	0	-	18	106
480	Les Chateaux	3	0	0	-	3	246
490	King Louis Square II	9	1	0	-	10	172
500	Renaissance Pl @ Grand	-	-	-	-	-	-
510	McMillan Manor II	5	1	1	5	5	447
520	King Louis III	32	1	0	-	33	-
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	5	0	0	-	5	570
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	1	0	0	-	1	74
600	Cambridge Heights II	1	0	0	-	1	54
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	2	0	0	-	2	80
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	-	-	-	-	-
Total		281	59	56		284	

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**

June 1 - June 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	188	117*	118*	27*	187	100
100	James House	0	2	0	-	2	23
132	Euclid Plaza Elderly	20	38	31	12	27	35
150	Towne XV	7	1	1	0	7	316
160	McMillan Manor	20	11	16	58	15	309
170	West Pine	32	84*	89*	n/a*	27	95
190	Parkview Elderly	43	27	19	165	51	55
220	Lafayette Apartments	10	1	0	-	11	97
230	California Gardens	6	1	0	-	7	85
260	Page Manor	2	1	1	0	2	280
280	Badenhaus Elderly	7	25	23	6	9	327
340	LaSalle Park	202	18	10	5	210	189
350	Armand & Ohio	1	1	0	-	2	52
370	Cochran Plaza	9	38*	32*	1*	15	146
380	Folsom	2	0	0	-	2	51
381	Samuel Shepard	2	3	4	4	1	191
382	Marie Fanger	3	0	0	-	3	85
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	3	5	6	30	2	3
410	South Broadway	13	1	0	-	14	134
411	Walnut Park	9	9	11	22	7	166
412	Lookaway	10	9	12	58	7	313
420	Lafayette Townhomes	19	4	0	-	23	115
421	Tiffany Turnkey	24	1	0	-	25	190
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	374
460	Murphy Park III	2	0	0	-	2	341
470	King Louis Square	1	0	0	-	1	408
480	Les Chateaux	5	0	0	-	5	235
490	King Louis Square II	3	0	0	-	3	414
500	Renaissance Pl @ Grand	1	0	0	-	1	211
510	McMillan Manor II	25	16	16	64	25	343
520	King Louis III	10	6	4	0	12	181
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	4	0	0	-	4	831
570	Renaissance Pl @ Grand II	1	0	0	-	1	610
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	7	0	0	-	7	105
600	Cambridge Heights II	2	-	-	-	2	197
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	4	0	0	-	4	167
650	North Sarah II	2	0	0	-	2	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	94	42	1	0	135	108
	Total	794	222	155		861	

For June, several sites incorrectly coded Preventative Work Orders as Routine. While those work orders were included in the created/closed numbers reported, they were excluded from the Average Days Completed to provide a more accurate number

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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

June 1 - June 30, 2023

	June 2023		October 2022 – May 2023	
Abandonment of Unit	6	24.0%	39	14.2%
Deceased	1	4.0%	31	11.3%
Did Not Like Unit	-	-	1	0.4%
Evicted-Legal Action	2	8.0%	20	7.3%
Incarcerated	-	-	-	-
Moved- In Legal	1	4.0%	5	1.8%
Moved to HCV Prog S8	-	-	2	0.7%
Moved with Notice	7	28.0%	119	43.3%
One Strike	1	4.0%	3	1.1%
Nursing Home Placement	-	-	4	1.5%
Purchased Home	-	-	2	0.7%
Relocation Transfer	-	-	4	1.5%
Transfer to Diff PH Unit	7	28.0%	45	16.4%
Total	25	100.0%	275	100.0%

**Demographic Report
Public Housing**

May 1 - May 31, 2023*

	Disabled	Non-Disabled	Total
Number of Families	738	1,571	2,309
Average Family Size	1.3	2.4	2.1
Average Age of Head of Household	59.1	44.6	49.2
Number of Youth Family Members (<18)	-	-	2,061
Average Age of Youth Family Members	-	-	10.3
Number of Senior (62+) Head of Household	348	315	663
Average Household Income	\$12,584.84	\$12,012.96	\$12,195.75
Number of Head of Households Employed	720	1,072	1,792
Average Monthly Rent	\$262.13	\$221.56	\$234.53
Average Cost of Utilities Paid by SLHA	\$1.69	\$21.52	\$15.19
Average Length of Occupancy (Years)	11.1	6.5	8.0

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	1	1
Any Other Combination	1	1	2
Asian Only	0	2	2
Black/African American Only	8	2,252	2,260
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	2	35	37
White, Black/African American	0	6	6
Total	12	2,297	2,309

*Due to a reporting issue, current data for June was not available and will included in next month's report

PUBLIC HOUSING CASH ACTIVITY AS OF 5/31/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	5/31/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	5/31/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,622,931.89	WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$197,484.63	RCB BANK CD	6/20/2023	3.15%	\$99,404.09
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$837,659.65	ALLEY BANK CE	11/20/2023	2.30%	\$243,043.26
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$801,096.99	FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$282,961.20	CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$172,604.59	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$151,041.28	STATE BANK OF INDIA CD	8/8/2023	3.10%	\$243,030.22
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,117.20	BANK HAPOALIM BM NY CD	11/14/2023	3.50%	\$242,424.94
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$434,182.75	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$115,123.73	CUSTOMERS BANK CD	6/29/2023	4.05%	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$363,554.87	US TREASURY NOTES	9/30/2023	1.38%	\$243,457.03
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$414,939.64	FEDERAL HOME LOAN BANK	11/17/2023	4.67%	\$249,681.06
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$645,372.66	VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,421,768.09	CITIZENS BANK NA/RI CD	7/20/2023	2.80%	\$241,605.95
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,466,839.17	TOTAL INVESTMENTS			\$3,389,438.46

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

	TOTALS						CLINTON PEABODY - AMP 000002					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 3,074,850.00	\$ 2,049,900.00	\$ 91.22	\$ 1,824,881.11	\$ 81.21	\$ (225,018.89)	\$ 265,000.00	\$ 176,666.67	\$ 61.69	\$ 103,864.00	\$ 36.27	\$ (72,802.67)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (212,053.33)	\$ (9.44)	\$ (180,846.00)	\$ (8.05)	\$ 31,207.33	\$ (114,000.00)	\$ (76,000.00)	\$ (26.54)	\$ (56,798.00)	\$ (19.83)	\$ 19,202.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 5,206.67	\$ 0.23	\$ (13,065.98)	\$ (0.58)	\$ (18,272.65)	\$ 100.00	\$ 66.67	\$ 0.02	\$ (75.80)	\$ (0.03)	\$ (142.47)
Other Charges/ Late Fees	\$ 141,930.00	\$ 94,620.00	\$ 4.21	\$ 133,021.50	\$ 5.92	\$ 38,401.50	\$ 21,310.00	\$ 14,206.67	\$ 4.96	\$ 14,430.00	\$ 5.04	\$ 223.33
Legal Charges	\$ 8,200.00	\$ 5,466.67	\$ 0.24	\$ 1,670.00	\$ 0.07	\$ (3,796.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 17,866.67	\$ 0.80	\$ 10,731.16	\$ 0.48	\$ (7,135.51)	\$ 3,100.00	\$ 2,066.67	\$ 0.72	\$ -	\$ -	\$ (2,066.67)
Non-Dwelling Rents	\$ 14,400.00	\$ 9,600.00	\$ 0.43	\$ 9,600.00	\$ 0.43	\$ -	\$ 1,200.00	\$ 800.00	\$ 0.28	\$ 800.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 12,906,912.00	\$ 8,604,608.00	\$ 382.90	\$ 8,688,639.00	\$ 386.64	\$ 84,031.00	\$ 1,919,389.00	\$ 1,279,592.67	\$ 446.79	\$ 1,332,719.00	\$ 465.33	\$ 53,126.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 3,248,810.67	\$ 144.57	\$ 3,397,800.61	\$ 151.20	\$ 148,989.94	\$ 1,603,633.00	\$ 1,069,088.67	\$ 373.29	\$ 1,115,960.05	\$ 389.65	\$ 46,871.38
Investment Income	\$ 2,484.00	\$ 1,656.00	\$ 0.07	\$ 1,357.51	\$ 0.06	\$ (298.49)	\$ 840.00	\$ 560.00	\$ 0.20	\$ 29.01	\$ 0.01	\$ (530.99)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 272,206.37	\$ 12.11	\$ 272,206.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 84,533.33	\$ 3.76	\$ 147,587.64	\$ 6.57	\$ 63,054.31	\$ 34,524.00	\$ 23,016.00	\$ 8.04	\$ 39,261.35	\$ 13.71	\$ 16,245.35
Total Receipts	\$ 20,865,322.00	\$ 13,910,214.67	\$ 619.00	\$ 14,293,582.92	\$ 636.06	\$ 383,368.25	\$ 3,735,096.00	\$ 2,490,064.00	\$ 869.44	\$ 2,550,189.61	\$ 890.43	\$ 60,125.61
EXPENSES												
Total Administration	\$ 4,106,693.00	\$ 2,737,797.33	\$ 121.83	\$ 1,967,587.18	\$ 87.56	\$ 769,079.30	\$ 776,735.00	\$ 517,823.33	\$ 180.80	\$ 349,081.10	\$ 121.28	\$ 168,742.23
Total Tenant Services	\$ 141,791.00	\$ 94,527.33	\$ 4.21	\$ 79,818.10	\$ 3.55	\$ 14,709.23	\$ 27,246.00	\$ 18,164.00	\$ 6.34	\$ 14,474.88	\$ 5.05	\$ 3,689.12
Total Utilities	\$ 4,148,273.00	\$ 2,765,515.33	\$ 123.06	\$ 2,866,828.83	\$ 127.57	\$ (101,313.50)	\$ 410,400.00	\$ 273,600.00	\$ 95.53	\$ 358,079.11	\$ 125.03	\$ (84,479.11)
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 1,449,380.00	\$ 64.50	\$ 1,361,365.91	\$ 60.58	\$ 88,014.09	\$ 407,422.00	\$ 271,614.67	\$ 94.84	\$ 248,487.88	\$ 86.76	\$ 23,126.79
Sub-total Ordinary Maint Materials	\$ 596,324.00	\$ 397,549.33	\$ 17.69	\$ 419,633.29	\$ 18.67	\$ (22,083.96)	\$ 118,240.00	\$ 78,826.67	\$ 27.52	\$ 102,389.83	\$ 35.75	\$ (23,563.16)
Sub-total Ord Maint Contracts	\$ 3,784,094.00	\$ 2,522,729.33	\$ 112.26	\$ 1,762,354.06	\$ 78.42	\$ 760,375.27	\$ 1,423,605.00	\$ 949,070.00	\$ 331.38	\$ 367,160.73	\$ 128.20	\$ 581,909.27
Total Protective Services	\$ 1,453,516.00	\$ 969,010.67	\$ 43.12	\$ 1,487,384.77	\$ 66.19	\$ (518,374.10)	\$ 347,617.00	\$ 231,744.67	\$ 80.92	\$ 281,075.05	\$ 98.14	\$ (49,330.38)
Total General	\$ 4,315,744.00	\$ 2,877,162.67	\$ 128.03	\$ 2,912,675.32	\$ 129.61	\$ (35,512.65)	\$ 192,885.00	\$ 128,590.00	\$ 44.90	\$ 114,932.89	\$ 40.13	\$ 13,657.11
Total Non-Routine Maint.	\$ 20,000.00	\$ 13,333.33	\$ 0.59	\$ 276,222.89	\$ 12.29	\$ (262,889.56)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,865,322.00	\$ 13,910,214.67	\$ 619.00	\$ 14,293,582.92	\$ 636.06	\$ 383,368.25	\$ 3,735,096.00	\$ 2,490,064.00	\$ 869.44	\$ 2,550,189.61	\$ 890.43	\$ 60,125.61
Total Operating Expenses	\$ 20,740,505.00	\$ 13,827,005.33	\$ 615.30	\$ 13,133,870.35	\$ 584.45	\$ 692,004.13	\$ 3,704,150.00	\$ 2,469,433.33	\$ 862.23	\$ 1,835,681.47	\$ 640.35	\$ 633,751.86
Net Cash Flow from Operations	\$ 124,817.00	\$ 83,209.33	\$ 3.70	\$ 1,159,712.57	\$ 51.61	\$ (1,076,503.24)	\$ 30,946.00	\$ 20,630.67	\$ 7.20	\$ 714,508.14	\$ 250.08	\$ 693,877.47
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 124,817.00	\$ 83,209.33	\$ 3.70	\$ 1,159,712.57	\$ 51.61	\$ (1,076,503.24)	\$ 30,946.00	\$ 20,630.67	\$ 7.20	\$ 714,508.14	\$ 250.08	\$ 693,877.47

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF MAY 31, 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	\$ 180,000.00	\$ 178.57	\$ 192,766.02	\$ 191.24	\$ 12,766.02	\$ 265,000.00	\$ 176,666.67	\$ 204.48	\$ 171,115.00	\$ 198.05	\$ (5,551.67)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 800.00	\$ 0.79	\$ 440.00	\$ 0.44	\$ (360.00)	\$ 100.00	\$ 66.67	\$ 0.08	\$ 1,019.39	\$ 1.18	\$ 952.72
Other Charges/ Late Fees	\$ 21,000.00	\$ 14,000.00	\$ 13.89	\$ 20,880.00	\$ 20.71	\$ 6,880.00	\$ 8,500.00	\$ 5,666.67	\$ 6.56	\$ 6,081.00	\$ 7.04	\$ 414.33
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 1,533.33	\$ 1.52	\$ 1,654.13	\$ 1.64	\$ 120.80	\$ 1,950.00	\$ 1,300.00	\$ 1.50	\$ 4,227.00	\$ 4.89	\$ 2,927.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 295,644.00	\$ 293.30	\$ 297,037.00	\$ 294.68	\$ 1,393.00	\$ 428,793.00	\$ 285,862.00	\$ 330.86	\$ 292,282.00	\$ 338.29	\$ 6,420.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 107,192.00	\$ 106.34	\$ 107,192.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 122,240.00	\$ 141.48	\$ 122,240.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 87.33	\$ 0.09	\$ 103.61	\$ 0.10	\$ 16.28	\$ 468.00	\$ 312.00	\$ 0.36	\$ 402.40	\$ 0.47	\$ 90.40
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 45,703.87	\$ 45.34	\$ 45,703.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 3,781.33	\$ 3.75	\$ 5,882.21	\$ 5.84	\$ 2,100.88	\$ 4,598.00	\$ 3,065.33	\$ 3.55	\$ 5,228.60	\$ 6.05	\$ 2,163.27
Total Receipts	\$ 904,557.00	\$ 603,038.00	\$ 598.25	\$ 671,658.84	\$ 666.33	\$ 68,620.84	\$ 892,769.00	\$ 595,179.33	\$ 688.86	\$ 602,595.39	\$ 697.45	\$ 7,416.06
EXPENSES												
Total Administration	\$ 267,839.00	\$ 178,559.33	\$ 177.14	\$ 115,213.02	\$ 114.30	\$ 63,346.31	\$ 237,091.00	\$ 158,060.67	\$ 182.94	\$ 136,774.40	\$ 158.30	\$ 21,286.27
Total Tenant Services	\$ 10,573.00	\$ 7,048.67	\$ 6.99	\$ 7,250.24	\$ 7.19	\$ (201.57)	\$ 11,696.00	\$ 7,797.33	\$ 9.02	\$ 8,770.76	\$ 10.15	\$ (973.43)
Total Utilities	\$ 170,000.00	\$ 113,333.33	\$ 112.43	\$ 119,228.24	\$ 118.28	\$ (5,894.91)	\$ 202,000.00	\$ 134,666.67	\$ 155.86	\$ 130,218.31	\$ 150.72	\$ 4,448.36
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 119,564.00	\$ 118.62	\$ 79,164.98	\$ 78.54	\$ 40,399.02	\$ 190,553.00	\$ 127,035.33	\$ 147.03	\$ 135,471.53	\$ 156.80	\$ (8,436.20)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 18,600.00	\$ 18.45	\$ 47,459.98	\$ 47.08	\$ (28,859.98)	\$ 54,050.00	\$ 36,033.33	\$ 41.71	\$ 36,809.90	\$ 42.60	\$ (776.57)
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 71,043.33	\$ 70.48	\$ 142,351.38	\$ 141.22	\$ (71,308.05)	\$ 93,435.00	\$ 62,290.00	\$ 72.09	\$ 98,011.50	\$ 113.44	\$ (35,721.50)
Total Protective Services	\$ 54,382.00	\$ 36,254.67	\$ 35.97	\$ 144,358.78	\$ 143.21	\$ (108,104.11)	\$ 56,442.00	\$ 37,628.00	\$ 43.55	\$ 45,218.54	\$ 52.34	\$ (7,590.54)
Total General	\$ 87,676.00	\$ 58,450.67	\$ 57.99	\$ 55,417.83	\$ 54.98	\$ 3,032.84	\$ 47,253.00	\$ 31,502.00	\$ 36.46	\$ 48,566.85	\$ 56.21	\$ (17,064.85)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 603,038.00	\$ 598.25	\$ 671,658.84	\$ 666.33	\$ 68,620.84	\$ 892,769.00	\$ 595,179.33	\$ 688.86	\$ 602,595.39	\$ 697.45	\$ 7,416.06
Total Operating Expenses	\$ 904,281.00	\$ 602,854.00	\$ 598.07	\$ 710,444.45	\$ 704.81	\$ (107,590.45)	\$ 892,520.00	\$ 595,013.33	\$ 688.67	\$ 639,841.79	\$ 740.56	\$ (44,828.46)
Net Cash Flow from Operations	\$ 276.00	\$ 184.00	\$ 0.18	\$ (38,785.61)	\$ (38.48)	\$ (38,969.61)	\$ 249.00	\$ 166.00	\$ 0.19	\$ (37,246.40)	\$ (43.11)	\$ (37,412.40)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 184.00	\$ 0.18	\$ (38,785.61)	\$ (38.48)	\$ (38,969.61)	\$ 249.00	\$ 166.00	\$ 0.19	\$ (37,246.40)	\$ (43.11)	\$ (37,412.40)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF MAY 31, 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
REVENUE												
Dwelling Rental Income	\$ 278,750.00	\$ 185,833.33	\$ 234.64	\$ 185,046.00	\$ 233.64	\$ (787.33)	\$ 735,000.00	\$ 490,000.00	\$ 207.63	\$ 460,096.20	\$ 194.96	\$ (29,903.80)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 33.33	\$ 0.04	\$ 123.12	\$ 0.16	\$ 89.79	\$ 4,150.00	\$ 2,766.67	\$ 1.17	\$ (5,483.65)	\$ (2.32)	\$ (8,250.32)
Other Charges/ Late Fees	\$ 7,500.00	\$ 5,000.00	\$ 6.31	\$ 11,850.00	\$ 14.96	\$ 6,850.00	\$ 26,700.00	\$ 17,800.00	\$ 7.54	\$ 39,776.00	\$ 16.85	\$ 21,976.00
Legal Charges	\$ 3,000.00	\$ 2,000.00	\$ 2.53	\$ -	\$ -	\$ (2,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 166.67	\$ 0.21	\$ (5,496.97)	\$ (6.94)	\$ (5,663.64)	\$ 11,500.00	\$ 7,666.67	\$ 3.25	\$ 2,973.00	\$ 1.26	\$ (4,693.67)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 8,800.00	\$ 3.73	\$ 8,800.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 223,942.00	\$ 282.76	\$ 226,468.00	\$ 285.94	\$ 2,526.00	\$ 922,014.00	\$ 614,676.00	\$ 260.46	\$ 697,608.00	\$ 295.60	\$ 82,932.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 172,112.00	\$ 217.31	\$ 172,112.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 237,424.00	\$ 100.60	\$ 237,424.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 78.00	\$ 0.10	\$ 200.76	\$ 0.25	\$ 122.76	\$ 448.00	\$ 298.67	\$ 0.13	\$ 307.00	\$ 0.13	\$ 8.33
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,998.06	\$ 64.41	\$ 151,998.06
Other Income	\$ 4,469.00	\$ 2,979.33	\$ 3.76	\$ 2,914.15	\$ 3.68	\$ (65.18)	\$ 12,560.00	\$ 8,373.33	\$ 3.55	\$ 13,771.83	\$ 5.84	\$ 5,398.50
Total Receipts	\$ 888,217.00	\$ 592,144.67	\$ 747.66	\$ 593,217.06	\$ 749.01	\$ 1,072.39	\$ 2,081,708.00	\$ 1,387,805.33	\$ 588.05	\$ 1,607,270.44	\$ 681.05	\$ 219,465.11
EXPENSES												
Total Administration	\$ 231,755.00	\$ 154,503.33	\$ 195.08	\$ 81,379.95	\$ 102.75	\$ 73,123.38	\$ 524,812.00	\$ 349,874.67	\$ 148.25	\$ 292,495.46	\$ 123.94	\$ 57,379.21
Total Tenant Services	\$ 7,911.00	\$ 5,274.00	\$ 6.66	\$ 3,681.05	\$ 4.65	\$ 1,592.95	\$ 22,082.00	\$ 14,721.33	\$ 6.24	\$ 6,915.99	\$ 2.93	\$ 7,805.34
Total Utilities	\$ 183,500.00	\$ 122,333.33	\$ 154.46	\$ 122,011.00	\$ 154.05	\$ 322.33	\$ 541,000.00	\$ 360,666.67	\$ 152.82	\$ 347,641.74	\$ 147.31	\$ 13,024.93
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 123,827.33	\$ 156.35	\$ 109,886.94	\$ 138.75	\$ 13,940.39	\$ 362,339.00	\$ 241,559.33	\$ 102.36	\$ 275,941.53	\$ 116.92	\$ (34,382.20)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 20,556.00	\$ 25.95	\$ 21,007.03	\$ 26.52	\$ (451.03)	\$ 64,750.00	\$ 43,166.67	\$ 18.29	\$ 29,643.25	\$ 12.56	\$ 13,523.42
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 82,980.00	\$ 104.77	\$ 105,606.90	\$ 133.34	\$ (22,626.90)	\$ 263,083.00	\$ 175,388.67	\$ 74.32	\$ 245,091.53	\$ 103.85	\$ (69,702.86)
Total Protective Services	\$ 52,632.00	\$ 35,088.00	\$ 44.30	\$ 73,930.47	\$ 93.35	\$ (38,842.47)	\$ 108,500.00	\$ 72,333.33	\$ 30.65	\$ 275,836.15	\$ 116.88	\$ (203,502.82)
Total General	\$ 71,147.00	\$ 47,431.33	\$ 59.89	\$ 43,985.44	\$ 55.54	\$ 3,445.89	\$ 194,501.00	\$ 129,667.33	\$ 54.94	\$ 116,792.54	\$ 49.49	\$ 12,874.79
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,093.19	\$ 65.29	\$ (154,093.19)
Total Revenues	\$ 888,217.00	\$ 592,144.67	\$ 747.66	\$ 593,217.06	\$ 749.01	\$ 1,072.39	\$ 2,081,708.00	\$ 1,387,805.33	\$ 588.05	\$ 1,607,270.44	\$ 681.05	\$ 219,465.11
Total Operating Expenses	\$ 887,990.00	\$ 591,993.33	\$ 747.47	\$ 561,488.78	\$ 708.95	\$ 30,504.55	\$ 2,081,067.00	\$ 1,387,378.00	\$ 587.87	\$ 1,744,451.38	\$ 739.17	\$ (357,073.38)
Net Cash Flow from Operations	\$ 227.00	\$ 151.33	\$ 0.19	\$ 31,728.28	\$ 40.06	\$ 31,576.95	\$ 641.00	\$ 427.33	\$ 0.18	\$ (137,180.94)	\$ (58.13)	\$ (137,608.27)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 151.33	\$ 0.19	\$ 31,728.28	\$ 40.06	\$ 31,576.95	\$ 641.00	\$ 427.33	\$ 0.18	\$ (137,180.94)	\$ (58.13)	\$ (137,608.27)

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

	BADENHAUS/BADENFEST - AMP 000028						LASALLE PARK - AMP 000034					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 280,000.00	\$ 186,666.67	\$ 192.84	\$ 167,206.00	\$ 172.73	\$ (19,460.67)	\$ 345,000.00	\$ 230,000.00	\$ 194.26	\$ 170,886.00	\$ 144.33	\$ (59,114.00)
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (1,200.00)	\$ (1.24)	\$ (1,502.00)	\$ (1.55)	\$ (302.00)	\$ (55,000.00)	\$ (36,666.67)	\$ (30.97)	\$ (47,884.00)	\$ (40.44)	\$ (11,217.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 666.67	\$ 0.69	\$ 755.00	\$ 0.78	\$ 88.33	\$ -	\$ -	\$ -	\$ (330.00)	\$ (0.28)	\$ (330.00)
Other Charges/ Late Fees	\$ 10,000.00	\$ 6,666.67	\$ 6.89	\$ 8,790.00	\$ 9.08	\$ 2,123.33	\$ 15,000.00	\$ 10,000.00	\$ 8.45	\$ 9,720.00	\$ 8.21	\$ (280.00)
Legal Charges	\$ 5,000.00	\$ 3,333.33	\$ 3.44	\$ -	\$ -	\$ (3,333.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 2,333.33	\$ 2.41	\$ 1,132.00	\$ 1.17	\$ (1,201.33)	\$ 1,300.00	\$ 866.67	\$ 0.73	\$ 3,139.00	\$ 2.65	\$ 2,272.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 288,040.00	\$ 297.56	\$ 262,993.00	\$ 271.69	\$ (25,047.00)	\$ 682,076.00	\$ 454,717.33	\$ 384.05	\$ 452,213.00	\$ 381.94	\$ (2,504.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 125,424.00	\$ 129.57	\$ 125,424.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 245,876.00	\$ 207.67	\$ 265,254.05	\$ 224.03	\$ 19,378.05
Investment Income	\$ 170.00	\$ 113.33	\$ 0.12	\$ 125.79	\$ 0.13	\$ 12.46	\$ 124.00	\$ 82.67	\$ 0.07	\$ 5.40	\$ 0.00	\$ (77.27)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,766.94	\$ 42.88	\$ 50,766.94
Other Income	\$ 5,490.00	\$ 3,660.00	\$ 3.78	\$ 5,788.83	\$ 5.98	\$ 2,128.83	\$ 18,596.00	\$ 12,397.33	\$ 10.47	\$ 21,147.93	\$ 17.86	\$ 8,750.60
Total Receipts	\$ 923,556.00	\$ 615,704.00	\$ 636.06	\$ 570,712.62	\$ 589.58	\$ (44,991.38)	\$ 1,375,910.00	\$ 917,273.33	\$ 774.72	\$ 924,918.32	\$ 781.18	\$ 7,644.99
EXPENSES				\$ 460,966.62						\$ 659,664.27		
Total Administration	\$ 251,252.00	\$ 167,501.33	\$ 173.04	\$ 108,850.13	\$ 112.45	\$ 58,651.20	\$ 329,000.00	\$ 219,333.33	\$ 185.25	\$ 162,498.90	\$ 136.75	\$ 56,834.43
Total Tenant Services	\$ 4,870.00	\$ 3,246.67	\$ 3.35	\$ 2,121.01	\$ 2.19	\$ 1,125.66	\$ 14,888.00	\$ 9,925.33	\$ 8.38	\$ 7,748.54	\$ 6.54	\$ 2,176.79
Total Utilities	\$ 202,000.00	\$ 134,666.67	\$ 139.12	\$ 133,938.89	\$ 138.37	\$ 727.78	\$ 121,800.00	\$ 81,200.00	\$ 68.58	\$ 113,375.24	\$ 95.76	\$ (32,175.24)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 125,100.67	\$ 129.24	\$ 94,516.96	\$ 97.64	\$ 30,583.71	\$ 158,608.00	\$ 105,738.67	\$ 89.31	\$ 128,962.11	\$ 108.92	\$ (23,223.44)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 25,726.67	\$ 26.58	\$ 8,470.60	\$ 8.75	\$ 17,256.07	\$ 42,540.00	\$ 28,360.00	\$ 23.95	\$ 84,106.68	\$ 71.04	\$ (55,746.68)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 81,331.33	\$ 84.02	\$ 93,208.66	\$ 96.29	\$ (11,877.33)	\$ 453,196.00	\$ 302,130.67	\$ 255.18	\$ 151,986.71	\$ 128.37	\$ 150,143.96
Total Protective Services	\$ 61,560.00	\$ 41,040.00	\$ 42.40	\$ 50,365.33	\$ 52.03	\$ (9,325.33)	\$ 144,306.00	\$ 96,204.00	\$ 81.25	\$ 117,706.05	\$ 99.41	\$ (21,502.05)
Total General	\$ 55,360.00	\$ 36,906.67	\$ 38.13	\$ 35,920.83	\$ 37.11	\$ 985.84	\$ 110,579.00	\$ 73,719.33	\$ 62.26	\$ 59,712.46	\$ 50.43	\$ 14,006.87
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,075.35	\$ 43.98	\$ (52,075.35)
Total Revenues	\$ 923,556.00	\$ 615,704.00	\$ 636.06	\$ 570,712.62	\$ 589.58	\$ (44,991.38)	\$ 1,375,910.00	\$ 917,273.33	\$ 774.72	\$ 924,918.32	\$ 781.18	\$ 7,644.99
Total Operating Expenses	\$ 923,280.00	\$ 615,520.00	\$ 635.87	\$ 527,392.41	\$ 544.83	\$ 88,127.59	\$ 1,374,917.00	\$ 916,611.33	\$ 774.16	\$ 878,172.04	\$ 741.20	\$ 38,439.29
Net Cash Flow from Operations	\$ 276.00	\$ 184.00	\$ 0.19	\$ 43,320.21	\$ 44.75	\$ 43,136.21	\$ 993.00	\$ 662.00	\$ 0.56	\$ 46,746.28	\$ 39.98	\$ 46,084.28
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 184.00	\$ 0.19	\$ 43,320.21	\$ 44.75	\$ 43,136.21	\$ 993.00	\$ 662.00	\$ 0.56	\$ 46,746.28	\$ 39.98	\$ 46,084.28

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

	COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 122,100.00	\$ 81,400.00	\$ 130.45	\$ 93,746.00	\$ 150.23	\$ 12,346.00	\$ 278,000.00	\$ 185,333.33	\$ 162.00	\$ 139,209.00	\$ 121.69	\$ (46,124.33)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (28,000.00)	\$ (44.87)	\$ (29,398.00)	\$ (47.11)	\$ (1,398.00)	\$ (31,325.00)	\$ (20,883.33)	\$ (18.25)	\$ (15,731.00)	\$ (13.75)	\$ 5,152.33
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 166.67	\$ 0.27	\$ (1,354.04)	\$ (2.17)	\$ (1,520.71)	\$ -	\$ -	\$ -	\$ (13,009.32)	\$ (11.37)	\$ (13,009.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 4,000.00	\$ 6.41	\$ 6,005.00	\$ 9.62	\$ 2,005.00	\$ 18,000.00	\$ 12,000.00	\$ 10.49	\$ 10,500.00	\$ 9.18	\$ (1,500.00)
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 866.67	\$ 1.39	\$ 280.00	\$ 0.45	\$ (586.67)	\$ 1,600.00	\$ 1,066.67	\$ 0.93	\$ 2,465.00	\$ 2.15	\$ 1,398.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 713,943.00	\$ 475,962.00	\$ 762.76	\$ 382,232.00	\$ 612.55	\$ (93,730.00)	\$ 638,664.00	\$ 425,776.00	\$ 372.18	\$ 428,914.00	\$ 374.92	\$ 3,138.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 226,828.67	\$ 363.51	\$ 237,040.06	\$ 379.87	\$ 10,211.39	\$ 179,280.00	\$ 119,520.00	\$ 104.48	\$ 119,520.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 28.67	\$ 0.05	\$ 19.00	\$ 0.03	\$ (9.67)	\$ 37.00	\$ 24.67	\$ 0.02	\$ -	\$ -	\$ (22.47)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 7,197.33	\$ 11.53	\$ 12,627.04	\$ 20.24	\$ 5,429.71	\$ 9,329.00	\$ 6,219.33	\$ 5.44	\$ 10,597.30	\$ 9.26	\$ 4,377.97
Total Receipts	\$ 1,152,675.00	\$ 768,450.00	\$ 1,231.49	\$ 701,197.06	\$ 1,123.71	\$ (67,252.94)	\$ 1,093,585.00	\$ 729,056.67	\$ 637.29	\$ 682,467.18	\$ 596.56	\$ (46,589.49)
EXPENSES				\$ 464,157.00						\$ 562,947.18		
Total Administration	\$ 187,635.00	\$ 125,090.00	\$ 200.46	\$ 99,130.95	\$ 158.86	\$ 25,959.05	\$ 273,940.00	\$ 182,626.67	\$ 159.64	\$ 118,035.72	\$ 103.18	\$ 64,590.95
Total Tenant Services	\$ 8,689.00	\$ 5,792.67	\$ 9.28	\$ 4,498.60	\$ 7.21	\$ 1,294.07	\$ 7,835.00	\$ 5,223.33	\$ 4.57	\$ 3,882.84	\$ 3.39	\$ 1,340.49
Total Utilities	\$ 188,400.00	\$ 125,600.00	\$ 201.28	\$ 131,341.58	\$ 210.48	\$ (5,741.58)	\$ 197,500.00	\$ 131,666.67	\$ 115.09	\$ 147,514.06	\$ 128.95	\$ (15,847.39)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 41,999.33	\$ 67.31	\$ 46,676.74	\$ 74.80	\$ (4,677.41)	\$ 167,179.00	\$ 111,452.67	\$ 97.42	\$ 159,138.77	\$ 139.11	\$ (47,686.10)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 33,560.00	\$ 53.78	\$ 48,539.71	\$ 77.79	\$ (14,979.71)	\$ 71,090.00	\$ 47,393.33	\$ 41.43	\$ 20,817.39	\$ 18.20	\$ 26,575.94
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 268,284.67	\$ 429.94	\$ 144,294.75	\$ 231.24	\$ 123,989.92	\$ 280,578.00	\$ 187,052.00	\$ 163.51	\$ 138,875.69	\$ 121.39	\$ 48,176.31
Total Protective Services	\$ 75,739.00	\$ 50,492.67	\$ 80.92	\$ 63,680.06	\$ 102.05	\$ (13,187.39)	\$ 14,400.00	\$ 9,600.00	\$ 8.39	\$ 2,402.54	\$ 2.10	\$ 7,197.46
Total General	\$ 51,052.00	\$ 34,034.67	\$ 54.54	\$ 33,451.52	\$ 53.61	\$ 583.15	\$ 80,566.00	\$ 53,710.67	\$ 46.95	\$ 52,287.42	\$ 45.71	\$ 1,423.25
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,152,675.00	\$ 768,450.00	\$ 1,231.49	\$ 701,197.06	\$ 1,123.71	\$ (67,252.94)	\$ 1,093,585.00	\$ 729,056.67	\$ 637.29	\$ 682,467.18	\$ 596.56	\$ (46,589.49)
Total Operating Expenses	\$ 1,027,281.00	\$ 684,854.00	\$ 1,097.52	\$ 571,613.91	\$ 916.05	\$ 113,240.09	\$ 1,093,088.00	\$ 728,725.33	\$ 637.00	\$ 642,954.43	\$ 562.02	\$ 85,770.90
Net Cash Flow from Operations	\$ 125,394.00	\$ 83,596.00	\$ 133.97	\$ 129,583.15	\$ 207.67	\$ 45,987.15	\$ 497.00	\$ 331.33	\$ 0.29	\$ 39,512.75	\$ 34.54	\$ 39,181.42
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 125,394.00	\$ 83,596.00	\$ 133.97	\$ 129,583.15	\$ 207.67	\$ 45,987.15	\$ 497.00	\$ 331.33	\$ 0.29	\$ 39,512.75	\$ 34.54	\$ 39,181.42

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

	NORTHSIDE SCATTERED SITES - AMP 000041						MURPHY PARK I - AMP 000044					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 180,000.00	\$ 120,000.00	\$ 117.19	\$ 94,632.89	\$ 92.41	\$ (25,367.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (43,303.33)	\$ (42.29)	\$ (23,280.00)	\$ (22.73)	\$ 20,023.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 4,849.32	\$ 4.74	\$ 4,849.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 5,000.00	\$ 4.88	\$ 3,160.00	\$ 3.09	\$ (1,840.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ 1,670.00	\$ 1.63	\$ 1,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 358.00	\$ 0.35	\$ 358.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 657,330.67	\$ 641.92	\$ 670,761.00	\$ 655.04	\$ 13,430.33	\$ 490,828.00	\$ 327,218.67	\$ 439.81	\$ 329,201.00	\$ 442.47	\$ 1,982.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 263,792.00	\$ 257.61	\$ 263,792.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 48.67	\$ 0.05	\$ 160.34	\$ 0.16	\$ 111.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 23.18	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 12,151.33	\$ 11.87	\$ 27,754.08	\$ 27.10	\$ 15,602.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 1,015,019.33	\$ 991.23	\$ 1,067,595.13	\$ 1,042.57	\$ 52,575.80	\$ 490,828.00	\$ 327,218.67	\$ 439.81	\$ 329,201.00	\$ 442.47	\$ 1,982.33
EXPENSES				\$ 803,803.13								
Total Administration	\$ 315,700.00	\$ 210,466.67	\$ 205.53	\$ 167,469.80	\$ 163.54	\$ 42,996.87	\$ 68,694.00	\$ 45,796.00	\$ 61.55	\$ 34,207.05	\$ 45.98	\$ 11,588.95
Total Tenant Services	\$ 15,858.00	\$ 10,572.00	\$ 10.32	\$ 19,516.30	\$ 19.06	\$ (8,944.30)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 199,733.33	\$ 195.05	\$ 150,312.82	\$ 146.79	\$ 49,420.51	\$ 132,904.00	\$ 88,602.67	\$ 119.09	\$ 92,327.19	\$ 124.10	\$ (3,724.52)
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 165,206.67	\$ 161.33	\$ 74,724.11	\$ 72.97	\$ 90,482.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 57,233.33	\$ 55.89	\$ 20,685.62	\$ 20.20	\$ 36,547.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 295,505.33	\$ 288.58	\$ 217,648.26	\$ 212.55	\$ 77,857.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 1,657.35	\$ 1.62	\$ (1,657.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 62,315.33	\$ 60.85	\$ 56,082.64	\$ 54.77	\$ 6,232.69	\$ 371,916.00	\$ 247,944.00	\$ 333.26	\$ 241,497.67	\$ 324.59	\$ 6,446.33
Total Non-Routine Maint.	\$ 20,000.00	\$ 13,333.33	\$ 13.02	\$ 70,054.35	\$ 68.41	\$ (56,721.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 1,015,019.33	\$ 991.23	\$ 1,067,595.13	\$ 1,042.57	\$ 52,575.80	\$ 490,828.00	\$ 327,218.67	\$ 439.81	\$ 329,201.00	\$ 442.47	\$ 1,982.33
Total Operating Expenses	\$ 1,521,549.00	\$ 1,014,366.00	\$ 990.59	\$ 778,151.25	\$ 759.91	\$ 236,214.75	\$ 573,514.00	\$ 382,342.67	\$ 513.90	\$ 368,031.91	\$ 494.67	\$ 14,310.76
Net Cash Flow from Operations	\$ 980.00	\$ 653.33	\$ 0.64	\$ 289,443.88	\$ 282.66	\$ 288,790.55	\$ (82,686.00)	\$ (55,124.00)	\$ (74.09)	\$ (38,830.91)	\$ (52.19)	\$ 16,293.09
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 653.33	\$ 0.64	\$ 289,443.88	\$ 282.66	\$ 288,790.55	\$ (82,686.00)	\$ (55,124.00)	\$ (74.09)	\$ (38,830.91)	\$ (52.19)	\$ 16,293.09

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

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 188,633.33	\$ 368.42	\$ 193,316.00	\$ 377.57	\$ 4,682.67	\$ 325,246.00	\$ 216,830.67	\$ 416.98	\$ 219,428.00	\$ 421.98	\$ 2,597.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 188,633.33	\$ 368.42	\$ 193,316.00	\$ 377.57	\$ 4,682.67	\$ 325,246.00	\$ 216,830.67	\$ 416.98	\$ 219,428.00	\$ 421.98	\$ 2,597.33
EXPENSES												
Total Administration	\$ 46,147.00	\$ 30,764.67	\$ 60.09	\$ 21,665.16	\$ 42.31	\$ 9,099.51	\$ 49,861.00	\$ 33,240.67	\$ 63.92	\$ 23,425.71	\$ 45.05	\$ 9,814.96
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 69,175.00	\$ 46,116.67	\$ 90.07	\$ 51,174.14	\$ 99.95	\$ (5,057.47)	\$ 79,027.00	\$ 52,684.67	\$ 101.32	\$ 55,275.89	\$ 106.30	\$ (2,591.22)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 184,323.33	\$ 360.01	\$ 161,570.34	\$ 315.57	\$ 22,752.99	\$ 214,068.00	\$ 142,712.00	\$ 274.45	\$ 141,507.42	\$ 272.13	\$ 1,204.58
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 188,633.33	\$ 368.42	\$ 193,316.00	\$ 377.57	\$ 4,682.67	\$ 325,246.00	\$ 216,830.67	\$ 416.98	\$ 219,428.00	\$ 421.98	\$ 2,597.33
Total Operating Expenses	\$ 391,807.00	\$ 261,204.67	\$ 510.17	\$ 234,409.64	\$ 457.83	\$ 26,795.03	\$ 342,956.00	\$ 228,637.33	\$ 439.69	\$ 220,209.02	\$ 423.48	\$ 8,428.31
Net Cash Flow from Operations	\$ (108,857.00)	\$ (72,571.33)	\$ (141.74)	\$ (41,093.64)	\$ (80.26)	\$ 31,477.69	\$ (17,710.00)	\$ (11,806.67)	\$ (22.71)	\$ (781.02)	\$ (1.50)	\$ 11,025.65
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (72,571.33)	\$ (141.74)	\$ (41,093.64)	\$ (80.26)	\$ 31,477.69	\$ (17,710.00)	\$ (11,806.67)	\$ (22.71)	\$ (781.02)	\$ (1.50)	\$ 11,025.65

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

	KING LOUIS SQUARE - AMP 000047						LES CHATEAUX - AMP 000048					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 101,453.33	\$ 352.27	\$ 98,711.00	\$ 342.75	\$ (2,742.33)	\$ 149,541.00	\$ 99,694.00	\$ 311.54	\$ 104,314.00	\$ 325.98	\$ 4,620.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 23,304.00	\$ 80.92	\$ 28,017.26	\$ 97.28	\$ 4,713.26	\$ 38,840.00	\$ 25,893.33	\$ 80.92	\$ 31,130.29	\$ 97.28	\$ 5,236.95
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 124,757.33	\$ 433.19	\$ 126,728.26	\$ 440.03	\$ 1,970.92	\$ 188,381.00	\$ 125,587.33	\$ 392.46	\$ 135,444.29	\$ 423.26	\$ 9,856.95
EXPENSES												
Total Administration	\$ 20,723.00	\$ 13,815.33	\$ 47.97	\$ 9,650.54	\$ 33.51	\$ 4,164.79	\$ 14,636.00	\$ 9,757.33	\$ 30.49	\$ 7,813.12	\$ 24.42	\$ 1,944.21
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 400.00	\$ 1.25	\$ -	\$ -	\$ 400.00
Total Utilities	\$ 12,200.00	\$ 8,133.33	\$ 28.24	\$ 6,333.36	\$ 21.99	\$ 1,799.97	\$ 48,252.00	\$ 32,168.00	\$ 100.53	\$ 32,168.00	\$ 100.53	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 23,304.00	\$ 80.92	\$ 28,017.26	\$ 97.28	\$ (4,713.26)	\$ 38,840.00	\$ 25,893.33	\$ 80.92	\$ 31,130.29	\$ 97.28	\$ (5,236.95)
Total General	\$ 65,867.00	\$ 43,911.33	\$ 152.47	\$ 45,456.06	\$ 157.83	\$ (1,544.73)	\$ 93,212.00	\$ 62,141.33	\$ 194.19	\$ 68,918.96	\$ 215.37	\$ (6,777.63)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 124,757.33	\$ 433.19	\$ 126,728.26	\$ 440.03	\$ 1,970.92	\$ 188,381.00	\$ 125,587.33	\$ 392.46	\$ 135,444.29	\$ 423.26	\$ 9,856.95
Total Operating Expenses	\$ 133,746.00	\$ 89,164.00	\$ 309.60	\$ 89,457.22	\$ 310.62	\$ (293.22)	\$ 195,540.00	\$ 130,360.00	\$ 407.38	\$ 140,030.37	\$ 437.59	\$ (9,670.37)
Net Cash Flow from Operations	\$ 53,390.00	\$ 35,593.33	\$ 123.59	\$ 37,271.04	\$ 129.41	\$ 1,677.71	\$ (7,159.00)	\$ (4,772.67)	\$ (14.91)	\$ (4,586.08)	\$ (14.33)	\$ 186.59
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 35,593.33	\$ 123.59	\$ 37,271.04	\$ 129.41	\$ 1,677.71	\$ (7,159.00)	\$ (4,772.67)	\$ (14.91)	\$ (4,586.08)	\$ (14.33)	\$ 186.59

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

	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 127,408.00	\$ 361.95	\$ 130,364.00	\$ 370.35	\$ 2,956.00	\$ 251,295.00	\$ 167,530.00	\$ 337.76	\$ 170,966.00	\$ 344.69	\$ 3,436.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 42,724.00	\$ 28,482.67	\$ 80.92	\$ 34,243.31	\$ 97.28	\$ 5,760.65	\$ 60,203.00	\$ 40,135.33	\$ 80.92	\$ 48,251.94	\$ 97.28	\$ 8,116.61
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 155,890.67	\$ 442.87	\$ 164,607.31	\$ 467.63	\$ 8,716.65	\$ 311,498.00	\$ 207,665.33	\$ 418.68	\$ 219,217.94	\$ 441.97	\$ 11,552.61
EXPENSES												
Total Administration	\$ 25,918.00	\$ 17,278.67	\$ 49.09	\$ 12,198.75	\$ 34.66	\$ 5,079.92	\$ 43,662.00	\$ 29,108.00	\$ 58.69	\$ 20,568.05	\$ 41.47	\$ 8,539.95
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 620.00	\$ 1.25	\$ -	\$ -	\$ 620.00
Total Utilities	\$ 24,250.00	\$ 16,166.67	\$ 45.93	\$ 13,166.64	\$ 37.41	\$ 3,000.03	\$ 72,735.00	\$ 48,490.00	\$ 97.76	\$ 49,796.35	\$ 100.40	\$ (1,306.35)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 28,482.67	\$ 80.92	\$ 34,243.31	\$ 97.28	\$ (5,760.65)	\$ 60,203.00	\$ 40,135.33	\$ 80.92	\$ 48,251.94	\$ 97.28	\$ (8,116.61)
Total General	\$ 93,873.00	\$ 62,582.00	\$ 177.79	\$ 69,291.08	\$ 196.85	\$ (6,709.08)	\$ 153,921.00	\$ 102,614.00	\$ 206.88	\$ 92,806.43	\$ 187.11	\$ 9,807.57
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 155,890.67	\$ 442.87	\$ 164,607.31	\$ 467.63	\$ 8,716.65	\$ 311,498.00	\$ 207,665.33	\$ 418.68	\$ 219,217.94	\$ 441.97	\$ 11,552.61
Total Operating Expenses	\$ 186,765.00	\$ 124,510.00	\$ 353.72	\$ 128,899.78	\$ 366.19	\$ (4,389.78)	\$ 331,451.00	\$ 220,967.33	\$ 445.50	\$ 211,422.77	\$ 426.26	\$ 9,544.56
Net Cash Flow from Operations	\$ 47,071.00	\$ 31,380.67	\$ 89.15	\$ 35,707.53	\$ 101.44	\$ 4,326.86	\$ (19,953.00)	\$ (13,302.00)	\$ (26.82)	\$ 7,795.17	\$ 15.72	\$ 21,097.17
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 31,380.67	\$ 89.15	\$ 35,707.53	\$ 101.44	\$ 4,326.86	\$ (19,953.00)	\$ (13,302.00)	\$ (26.82)	\$ 7,795.17	\$ 15.72	\$ 21,097.17

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

	KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 56,000.00	\$ 37,333.33	\$ 194.44	\$ 46,314.00	\$ 241.22	\$ 8,980.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (6,000.00)	\$ (31.25)	\$ (6,253.00)	\$ (32.57)	\$ (253.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 640.00	\$ 3.33	\$ -	\$ -	\$ (640.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 280.00	\$ 1.46	\$ 1,829.50	\$ 9.53	\$ 1,549.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 133.33	\$ 0.69		\$ -	\$ (133.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 88,800.00	\$ 462.50	\$ 91,390.00	\$ 475.99	\$ 2,590.00	\$ 289,526.00	\$ 193,017.33	\$ 321.70	\$ 197,321.00	\$ 328.87	\$ 4,303.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 45,024.00	\$ 234.50	\$ 48,166.17	\$ 250.87	\$ 3,142.17	\$ 72,825.00	\$ 48,550.00	\$ 80.92	\$ 58,369.28	\$ 97.28	\$ 9,819.28
Investment Income	\$ 33.00	\$ 22.00	\$ 0.11	\$ 2.00	\$ 0.01	\$ (20.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 1,692.67	\$ 8.82	\$ 2,614.32	\$ 13.62	\$ 921.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 167,925.33	\$ 874.61	\$ 184,062.99	\$ 958.66	\$ 16,137.66	\$ 362,351.00	\$ 241,567.33	\$ 402.61	\$ 255,690.28	\$ 426.15	\$ 14,122.95
EXPENSES				\$ 134,182.82								
Total Administration	\$ 57,796.00	\$ 38,530.67	\$ 200.68	\$ 32,754.25	\$ 170.60	\$ 5,776.42	\$ 23,161.00	\$ 15,440.67	\$ 25.73	\$ 10,989.41	\$ 18.32	\$ 4,451.26
Total Tenant Services	\$ 1,968.00	\$ 1,312.00	\$ 6.83	\$ 957.89	\$ 4.99	\$ 354.11	\$ 1,125.00	\$ 750.00	\$ 1.25	\$ -	\$ -	\$ 750.00
Total Utilities	\$ 41,000.00	\$ 27,333.33	\$ 142.36	\$ 26,776.87	\$ 139.46	\$ 556.46	\$ 111,083.00	\$ 74,055.33	\$ 123.43	\$ 70,722.41	\$ 117.87	\$ 3,332.92
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 16,281.33	\$ 84.80	\$ 8,394.36	\$ 43.72	\$ 7,886.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 8,093.33	\$ 42.15	\$ -	\$ -	\$ 8,093.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 47,653.33	\$ 248.19	\$ 58,117.95	\$ 302.70	\$ (10,464.62)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 15,536.00	\$ 80.92	\$ 18,678.17	\$ 97.28	\$ (3,142.17)	\$ 72,825.00	\$ 48,550.00	\$ 80.92	\$ 58,369.28	\$ 97.28	\$ (9,819.28)
Total General	\$ 19,655.00	\$ 13,103.33	\$ 68.25	\$ 12,956.26	\$ 67.48	\$ 147.07	\$ 113,866.00	\$ 75,910.67	\$ 126.52	\$ 89,805.10	\$ 149.68	\$ (13,894.43)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 167,925.33	\$ 874.61	\$ 184,062.99	\$ 958.66	\$ 16,137.66	\$ 362,351.00	\$ 241,567.33	\$ 402.61	\$ 255,690.28	\$ 426.15	\$ 14,122.95
Total Operating Expenses	\$ 251,765.00	\$ 167,843.33	\$ 874.18	\$ 158,635.75	\$ 826.23	\$ 9,207.58	\$ 322,060.00	\$ 214,706.67	\$ 357.84	\$ 229,886.20	\$ 383.14	\$ (15,179.54)
Net Cash Flow from Operations	\$ 123.00	\$ 82.00	\$ 0.43	\$ 25,427.24	\$ 132.43	\$ 25,345.24	\$ 40,291.00	\$ 26,860.67	\$ 44.77	\$ 25,804.08	\$ 43.01	\$ (1,056.59)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 82.00	\$ 0.43	\$ 25,427.24	\$ 132.43	\$ 25,345.24	\$ 40,291.00	\$ 26,860.67	\$ 44.77	\$ 25,804.08	\$ 43.01	\$ (1,056.59)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF MAY 31, 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
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 78,480.67	\$ 445.91	\$ 79,225.00	\$ 450.14	\$ 744.33	\$ 301,119.00	\$ 200,746.00	\$ 313.67	\$ 206,413.00	\$ 322.52	\$ 5,667.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 14,242.00	\$ 80.92	\$ 17,121.66	\$ 97.28	\$ 2,879.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 92,722.67	\$ 526.83	\$ 96,346.66	\$ 547.42	\$ 3,623.99	\$ 301,119.00	\$ 200,746.00	\$ 313.67	\$ 206,413.00	\$ 322.52	\$ 5,667.00
EXPENSES												
Total Administration	\$ 6,981.00	\$ 4,654.00	\$ 26.44	\$ 3,258.41	\$ 18.51	\$ 1,395.59	\$ 23,492.00	\$ 15,661.33	\$ 24.47	\$ 11,354.05	\$ 17.74	\$ 4,307.28
Total Tenant Services	\$ 330.00	\$ 220.00	\$ 1.25	\$ -	\$ -	\$ 220.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 44,935.00	\$ 29,956.67	\$ 170.21	\$ 25,596.24	\$ 145.43	\$ 4,360.43	\$ 117,321.00	\$ 78,214.00	\$ 122.21	\$ 81,169.64	\$ 126.83	\$ (2,955.64)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 14,242.00	\$ 80.92	\$ 17,121.66	\$ 97.28	\$ (2,879.66)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 36,592.00	\$ 207.91	\$ 40,302.74	\$ 228.99	\$ (3,710.74)	\$ 125,555.00	\$ 83,703.33	\$ 130.79	\$ 99,525.26	\$ 155.51	\$ (15,821.93)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 92,722.67	\$ 526.83	\$ 96,346.66	\$ 547.42	\$ 3,623.99	\$ 301,119.00	\$ 200,746.00	\$ 313.67	\$ 206,413.00	\$ 322.52	\$ 5,667.00
Total Operating Expenses	\$ 128,497.00	\$ 85,664.67	\$ 486.73	\$ 86,279.05	\$ 490.22	\$ (614.38)	\$ 266,368.00	\$ 177,578.67	\$ 277.47	\$ 192,048.95	\$ 300.08	\$ (14,470.28)
Net Cash Flow from Operations	\$ 10,587.00	\$ 7,058.00	\$ 40.10	\$ 10,067.61	\$ 57.20	\$ 3,009.61	\$ 34,751.00	\$ 23,167.33	\$ 36.20	\$ 14,364.05	\$ 22.44	\$ (8,803.28)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 7,058.00	\$ 40.10	\$ 10,067.61	\$ 57.20	\$ 3,009.61	\$ 34,751.00	\$ 23,167.33	\$ 36.20	\$ 14,364.05	\$ 22.44	\$ (8,803.28)

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

	RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 163,120.00	\$ 566.39	\$ 157,396.00	\$ 546.51	\$ (5,724.00)	\$ 220,567.00	\$ 147,044.67	\$ 399.58	\$ 152,822.00	\$ 415.28	\$ 5,777.33
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 23,304.00	\$ 80.92	\$ 28,017.26	\$ 97.28	\$ 4,713.26	\$ 44,667.00	\$ 29,778.00	\$ 80.92	\$ 35,799.83	\$ 97.28	\$ 6,021.83
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 186,424.00	\$ 647.31	\$ 185,413.26	\$ 643.80	\$ (1,010.74)	\$ 265,234.00	\$ 176,822.67	\$ 480.50	\$ 188,621.83	\$ 512.56	\$ 11,799.16
EXPENSES												
Total Administration	\$ 22,624.00	\$ 15,082.67	\$ 52.37	\$ 10,532.61	\$ 36.57	\$ 4,550.06	\$ 29,474.00	\$ 19,649.33	\$ 53.39	\$ 13,899.22	\$ 37.77	\$ 5,750.11
Total Tenant Services	\$ 540.00	\$ 360.00	\$ 1.25	\$ -	\$ -	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 49,773.00	\$ 33,182.00	\$ 115.22	\$ 29,119.74	\$ 101.11	\$ 4,062.26	\$ 75,359.00	\$ 50,239.33	\$ 136.52	\$ 55,956.99	\$ 152.06	\$ (5,717.66)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 23,304.00	\$ 80.92	\$ 28,017.26	\$ 97.28	\$ (4,713.26)	\$ 44,667.00	\$ 29,778.00	\$ 80.92	\$ 35,799.83	\$ 97.28	\$ (6,021.83)
Total General	\$ 107,353.00	\$ 71,568.67	\$ 248.50	\$ 76,460.82	\$ 265.49	\$ (4,892.15)	\$ 146,157.00	\$ 97,438.00	\$ 264.78	\$ 112,713.30	\$ 306.29	\$ (15,275.30)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 186,424.00	\$ 647.31	\$ 185,413.26	\$ 643.80	\$ (1,010.74)	\$ 265,234.00	\$ 176,822.67	\$ 480.50	\$ 188,621.83	\$ 512.56	\$ 11,799.16
Total Operating Expenses	\$ 215,246.00	\$ 143,497.33	\$ 498.25	\$ 144,130.43	\$ 500.45	\$ (633.09)	\$ 295,657.00	\$ 197,104.67	\$ 535.61	\$ 218,369.34	\$ 593.39	\$ (21,264.67)
Net Cash Flow from Operations	\$ 64,390.00	\$ 42,926.67	\$ 149.05	\$ 41,282.83	\$ 143.34	\$ (1,643.84)	\$ (30,423.00)	\$ (20,282.00)	\$ (55.11)	\$ (29,747.51)	\$ (80.84)	\$ (9,465.51)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 42,926.67	\$ 149.05	\$ 41,282.83	\$ 143.34	\$ (1,643.84)	\$ (30,423.00)	\$ (20,282.00)	\$ (55.11)	\$ (29,747.51)	\$ (80.84)	\$ (9,465.51)

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

	RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 187,528.67	\$ 468.82	\$ 190,153.00	\$ 475.38	\$ 2,624.33	\$ 255,775.00	\$ 170,516.67	\$ 484.42	\$ 165,905.00	\$ 471.32	\$ (4,611.67)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 32,367.33	\$ 80.92	\$ 38,912.86	\$ 97.28	\$ 6,545.52	\$ 42,724.00	\$ 28,482.67	\$ 80.92	\$ 34,243.31	\$ 97.28	\$ 5,760.65
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 219,896.00	\$ 549.74	\$ 229,065.86	\$ 572.66	\$ 9,169.86	\$ 298,499.00	\$ 198,999.33	\$ 565.34	\$ 200,148.31	\$ 568.60	\$ 1,148.98
EXPENSES												
Total Administration	\$ 38,071.00	\$ 25,380.67	\$ 63.45	\$ 17,906.46	\$ 44.77	\$ 7,474.21	\$ 34,836.00	\$ 23,224.00	\$ 65.98	\$ 16,467.75	\$ 46.78	\$ 6,756.25
Total Tenant Services	\$ 750.00	\$ 500.00	\$ 1.25	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,547.00	\$ 50,364.67	\$ 125.91	\$ 50,760.89	\$ 126.90	\$ (396.22)	\$ 72,084.00	\$ 48,056.00	\$ 136.52	\$ 53,688.00	\$ 152.52	\$ (5,632.00)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 32,367.33	\$ 80.92	\$ 38,912.86	\$ 97.28	\$ (6,545.52)	\$ 42,724.00	\$ 28,482.67	\$ 80.92	\$ 34,243.31	\$ 97.28	\$ (5,760.65)
Total General	\$ 208,873.00	\$ 139,248.67	\$ 348.12	\$ 125,766.40	\$ 314.42	\$ 13,482.27	\$ 157,007.00	\$ 104,671.33	\$ 297.36	\$ 102,549.32	\$ 291.33	\$ 2,122.01
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 219,896.00	\$ 549.74	\$ 229,065.86	\$ 572.66	\$ 9,169.86	\$ 298,499.00	\$ 198,999.33	\$ 565.34	\$ 200,148.31	\$ 568.60	\$ 1,148.98
Total Operating Expenses	\$ 371,792.00	\$ 247,861.33	\$ 619.65	\$ 233,346.61	\$ 583.37	\$ 14,514.73	\$ 306,651.00	\$ 204,434.00	\$ 580.78	\$ 206,948.38	\$ 587.92	\$ (2,514.38)
Net Cash Flow from Operations	\$ (41,948.00)	\$ (27,965.33)	\$ (69.91)	\$ (4,280.75)	\$ (10.70)	\$ 23,684.58	\$ (8,152.00)	\$ (5,434.67)	\$ (15.44)	\$ (6,800.07)	\$ (19.32)	\$ (1,365.40)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (27,965.33)	\$ (69.91)	\$ (4,280.75)	\$ (10.70)	\$ 23,684.58	\$ (8,152.00)	\$ (5,434.67)	\$ (15.44)	\$ (6,800.07)	\$ (19.32)	\$ (1,365.40)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF MAY 31, 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
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 278,768.00	\$ 290.38	\$ 286,077.00	\$ 298.00	\$ 7,309.00	\$ 196,499.00	\$ 130,999.33	\$ 218.33	\$ 140,211.00	\$ 233.69	\$ 9,211.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 171,200.00	\$ 178.33	\$ 171,200.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 48,550.00	\$ 80.92	\$ 58,369.28	\$ 97.28	\$ 9,819.28
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 449,968.00	\$ 468.72	\$ 457,277.00	\$ 476.33	\$ 7,309.00	\$ 269,324.00	\$ 179,549.33	\$ 299.25	\$ 198,580.28	\$ 330.97	\$ 19,030.95
EXPENSES												
Total Administration	\$ 34,257.00	\$ 22,838.00	\$ 23.79	\$ 16,154.82	\$ 16.83	\$ 6,683.18	\$ 22,554.00	\$ 15,036.00	\$ 25.06	\$ 11,132.76	\$ 18.55	\$ 3,903.24
Total Tenant Services	\$ 1,800.00	\$ 1,200.00	\$ 1.25	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 219,000.00	\$ 146,000.00	\$ 152.08	\$ 146,000.00	\$ 152.08	\$ -	\$ 105,574.00	\$ 70,382.67	\$ 117.30	\$ 78,352.00	\$ 130.59	\$ (7,969.33)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 48,550.00	\$ 80.92	\$ 58,369.28	\$ 97.28	\$ (9,819.28)
Total General	\$ 403,085.00	\$ 268,723.33	\$ 279.92	\$ 278,701.71	\$ 290.31	\$ (9,978.38)	\$ 38,736.00	\$ 25,824.00	\$ 43.04	\$ 39,690.06	\$ 66.15	\$ (13,866.06)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 449,968.00	\$ 468.72	\$ 457,277.00	\$ 476.33	\$ 7,309.00	\$ 269,324.00	\$ 179,549.33	\$ 299.25	\$ 198,580.28	\$ 330.97	\$ 19,030.95
Total Operating Expenses	\$ 658,142.00	\$ 438,761.33	\$ 457.04	\$ 440,856.53	\$ 459.23	\$ (2,095.20)	\$ 239,689.00	\$ 159,792.67	\$ 266.32	\$ 187,544.10	\$ 312.57	\$ (27,751.44)
Net Cash Flow from Operations	\$ 16,810.00	\$ 11,206.67	\$ 11.67	\$ 16,420.47	\$ 17.10	\$ 5,213.80	\$ 29,635.00	\$ 19,756.67	\$ 32.93	\$ 11,036.18	\$ 18.39	\$ (8,720.49)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 11,206.67	\$ 11.67	\$ 16,420.47	\$ 17.10	\$ 5,213.80	\$ 29,635.00	\$ 19,756.67	\$ 32.93	\$ 11,036.18	\$ 18.39	\$ (8,720.49)

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

	ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 247,239.33	441.50	\$ 254,422.00	454.33	7,182.67	\$ 263,864.00	\$ 175,909.33	372.69	\$ 176,588.00	374.13	678.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 247,239.33	\$ 441.50	\$ 254,422.00	\$ 454.33	\$ 7,182.67	\$ 263,864.00	\$ 175,909.33	\$ 372.69	\$ 176,588.00	\$ 374.13	\$ 678.67
EXPENSES												
Total Administration	\$ 44,953.00	\$ 29,968.67	\$ 53.52	\$ 21,295.47	\$ 38.03	\$ 8,673.20	\$ 39,093.00	\$ 26,062.00	\$ 55.22	\$ 18,642.39	\$ 39.50	\$ 7,419.61
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 590.00	\$ 1.25	\$ -	\$ -	\$ 590.00
Total Utilities	\$ 135,093.00	\$ 90,062.00	\$ 160.83	\$ 92,032.64	\$ 164.34	\$ (1,970.64)	\$ 63,085.00	\$ 42,056.67	\$ 89.10	\$ 42,245.84	\$ 89.50	\$ (189.17)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 138,716.00	\$ 247.71	\$ 152,002.67	\$ 271.43	\$ (13,286.67)	\$ 152,925.00	\$ 101,950.00	\$ 216.00	\$ 119,752.86	\$ 253.71	\$ (17,802.86)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 247,239.33	\$ 441.50	\$ 254,422.00	\$ 454.33	\$ 7,182.67	\$ 263,864.00	\$ 175,909.33	\$ 372.69	\$ 176,588.00	\$ 374.13	\$ 678.67
Total Operating Expenses	\$ 388,120.00	\$ 258,746.67	\$ 462.05	\$ 265,330.78	\$ 473.80	\$ (6,584.11)	\$ 255,988.00	\$ 170,658.67	\$ 361.56	\$ 180,641.09	\$ 382.71	\$ (9,982.42)
Net Cash Flow from Operations	\$ (17,261.00)	\$ (11,507.33)	\$ (20.55)	\$ (10,908.78)	\$ (19.48)	\$ 598.55	\$ 7,876.00	\$ 5,250.67	\$ 11.12	\$ (4,053.09)	\$ (8.59)	\$ (9,303.76)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (11,507.33)	\$ (20.55)	\$ (10,908.78)	\$ (19.48)	\$ 598.55	\$ 7,876.00	\$ 5,250.67	\$ 11.12	\$ (4,053.09)	\$ (8.59)	\$ (9,303.76)

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

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 153,125.33	\$ 416.10	\$ 158,876.00	\$ 431.73	\$ 5,750.67	\$ 134,975.00	\$ 89,983.33	\$ 321.37	\$ 92,602.00	\$ 330.72	\$ 2,618.67
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 153,125.33	\$ 416.10	\$ 158,876.00	\$ 431.73	\$ 5,750.67	\$ 134,975.00	\$ 89,983.33	\$ 321.37	\$ 92,602.00	\$ 330.72	\$ 2,618.67
EXPENSES												
Total Administration	\$ 26,546.00	\$ 17,697.33	\$ 48.09	\$ 12,646.65	\$ 34.37	\$ 5,050.68	\$ 21,208.00	\$ 14,138.67	\$ 50.50	\$ 10,095.12	\$ 36.05	\$ 4,043.55
Total Tenant Services	\$ 690.00	\$ 460.00	\$ 1.25	\$ -	\$ -	\$ 460.00	\$ 525.00	\$ 350.00	\$ 1.25	\$ -	\$ -	\$ 350.00
Total Utilities	\$ 50,505.00	\$ 33,670.00	\$ 91.49	\$ 31,986.01	\$ 86.92	\$ 1,683.99	\$ 33,171.00	\$ 22,114.00	\$ 78.98	\$ 21,737.75	\$ 77.63	\$ 376.25
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 109,247.33	\$ 296.87	\$ 127,245.88	\$ 345.78	\$ (17,998.55)	\$ 83,002.00	\$ 55,334.67	\$ 197.62	\$ 66,710.30	\$ 238.25	\$ (11,375.63)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 153,125.33	\$ 416.10	\$ 158,876.00	\$ 431.73	\$ 5,750.67	\$ 134,975.00	\$ 89,983.33	\$ 321.37	\$ 92,602.00	\$ 330.72	\$ 2,618.67
Total Operating Expenses	\$ 241,612.00	\$ 161,074.67	\$ 437.70	\$ 171,878.54	\$ 467.06	\$ (10,803.87)	\$ 137,906.00	\$ 91,937.33	\$ 328.35	\$ 98,543.17	\$ 351.94	\$ (6,605.84)
Net Cash Flow from Operations	\$ (11,924.00)	\$ (7,949.33)	\$ (21.60)	\$ (13,002.54)	\$ (35.33)	\$ (5,053.21)	\$ (2,931.00)	\$ (1,954.00)	\$ (6.98)	\$ (5,941.17)	\$ (21.22)	\$ (3,987.17)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (7,949.33)	\$ (21.60)	\$ (13,002.54)	\$ (35.33)	\$ (5,053.21)	\$ (2,931.00)	\$ (1,954.00)	\$ (6.98)	\$ (5,941.17)	\$ (21.22)	\$ (3,987.17)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF MAY 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 69,018.67	\$ 454.07	\$ 49,711.00	\$ 327.05	\$ (19,307.67)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -		\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 69,018.67	\$ 454.07	\$ 49,711.00	\$ 327.05	\$ (19,307.67)
EXPENSES						
Total Administration	\$ 16,250.00	\$ 10,833.33	\$ 71.27	\$ -	\$ -	\$ 10,833.33
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ 6,781.25	\$ 44.61	\$ (6,781.25)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 52,575.33	\$ 345.89	\$ 30,294.26	\$ 199.30	\$ 22,281.07
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 69,018.67	\$ 454.07	\$ 49,711.00	\$ 327.05	\$ (19,307.67)
Total Operating Expenses	\$ 95,113.00	\$ 63,408.67	\$ 417.16	\$ 37,075.51	\$ 243.92	\$ 26,333.16
Net Cash Flow from Operations	\$ 8,415.00	\$ 5,610.00	\$ 36.91	\$ 12,635.49	\$ 83.13	\$ 7,025.49
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 5,610.00	\$ 36.91	\$ 12,635.49	\$ 83.13	\$ 7,025.49

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted	\$	2,918,252.97	\$ 248,675.48	\$ 226,852.36	\$ 160,760.39	\$ 576,100.59	\$ 229,841.99
114 Cash - tenant security deposits	\$	27,652.78	\$ 24,681.36	\$ 24,681.36	\$ 25,558.46	\$ 71,833.88	\$ 25,355.14
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	134,382.74	\$ 17,260.68	\$ 17,260.68	\$ 38,325.30	\$ 197,552.13	\$ 24,439.01
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	408,241.31	\$ 81,224.74	\$ 81,224.74	\$ 75,453.28	\$ 201,938.74	\$ 78,943.29
144 Inter-program due-from	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$	3,488,529.80	\$ 371,842.26	\$ 350,019.14	\$ 300,097.43	\$ 1,047,425.34	\$ 358,579.43
310 Total Current Liabilities	\$	74,947.76	\$ 39,839.70	\$ 39,839.70	\$ 44,420.93	\$ 414,641.43	\$ 42,427.13
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
QR Denominator Total:	\$	74,947.76	\$ 39,839.70	\$ 39,839.70	\$ 44,420.93	\$ 414,641.43	\$ 42,427.13
Quick Ratio:		46.55	9.33	8.79	6.76	2.53	8.45
Quick Ratio Score (max points 12):		12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted	\$	2,918,252.97	\$ 248,675.48	\$ 226,852.36	\$ 160,760.39	\$ 576,100.59	\$ 229,841.99
114 Cash - tenant security deposits	\$	27,652.78	\$ 24,681.36	\$ 24,681.36	\$ 25,558.46	\$ 71,833.88	\$ 25,355.14
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	134,382.74	\$ 17,260.68	\$ 17,260.68	\$ 38,325.30	\$ 197,552.13	\$ 24,439.01
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	408,241.31	\$ 81,224.74	\$ 81,224.74	\$ 75,453.28	\$ 201,938.74	\$ 78,943.29
144 Inter-program due-from	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$	74,947.76	\$ 39,839.70	\$ 39,839.70	\$ 44,420.93	\$ 414,641.43	\$ 42,427.13
MENAR Numerator Total:	\$	3,413,582.04	\$ 332,002.56	\$ 310,179.44	\$ 255,676.50	\$ 632,783.91	\$ 316,152.30
Average Monthly Operating Expenses:							
96900 Total Operating Expenses	\$	1,835,681.47	\$ 710,444.45	\$ 639,841.79	\$ 561,488.78	\$ 1,590,358.19	\$ 527,392.41
97100 Extraordinary Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$	-	\$ -	\$ -	\$ -	\$ 154,093.19	\$ -
MENAR Denominator Total:	\$	229,460.18	\$ 88,805.56	\$ 79,980.22	\$ 70,186.10	\$ 218,056.42	\$ 65,924.05
MENAR:		14.88	3.74	3.88	3.64	2.90	4.80
MENAR Score (max points 11):		11	10.6	10.8	10.46	9.38	11

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 714,508.14	\$ (38,785.61)	\$ (37,246.40)	\$ 31,728.28	\$ (137,180.94)	\$ 43,320.21
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 714,508.14	\$ (38,785.61)	\$ (37,246.40)	\$ 31,728.28	\$ (137,180.94)	\$ 43,320.21
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	10.6	10.8	10.46	9.38	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	24.6	24.8	24.46	23.38	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)	38885.14	8300	3099.6	2678.4	2397.08	6710.06	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.63	25.00	24.60	24.80	24.46	23.38	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 May 31, 2023

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,254,435.02	\$ 826,412.74	\$ 567,080.45	\$ 873,248.93	\$ 294,018.45
114 Cash - tenant security deposits	\$ 36,071.00	\$ 16,610.00	\$ 32,076.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 14,019.72	\$ 39,760.51	\$ 108,985.04	\$ 32,303.71	\$ 24,205.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 192,443.48	\$ 124,395.00	\$ 128,779.70	\$ 224,766.15	\$ 21,262.81
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,496,969.22	\$ 1,007,178.25	\$ 836,921.69	\$ 1,158,349.79	\$ 344,692.32
310 Total Current Liabilities	\$ 187,681.25	\$ 562,913.57	\$ 60,054.23	\$ 501,190.63	\$ 12,738.05
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 187,681.25	\$ 57,913.57	\$ 60,054.23	\$ 501,190.63	\$ 10,118.09
Quick Ratio:	7.98	17.39	13.94	2.31	34.07
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,254,435.02	\$ 826,412.74	\$ 567,080.45	\$ 873,248.93	\$ 294,018.45
114 Cash - tenant security deposits	\$ 36,071.00	\$ 16,610.00	\$ 32,076.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 14,019.72	\$ 39,760.51	\$ 108,985.04	\$ 32,303.71	\$ 24,205.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 192,443.48	\$ 124,395.00	\$ 128,779.70	\$ 224,766.15	\$ 21,262.81
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 187,681.25	\$ (7,189.70)	\$ 60,054.23	\$ 501,190.63	\$ 12,738.05
MENAR Numerator Total:	\$ 1,309,287.97	\$ 1,014,367.95	\$ 776,867.46	\$ 657,159.16	\$ 331,954.27
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 826,096.69	\$ 571,613.91	\$ 642,954.43	\$ 708,096.90	\$ 158,635.75
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ 52,075.35	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 109,771.51	\$ 71,451.74	\$ 80,369.30	\$ 97,268.91	\$ 19,829.47
MENAR:	11.93	14.20	9.67	6.76	16.74
MENAR Score (max points 11):	11	11	11	11	11

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 46,746.28	\$ 129,583.15	\$ 39,512.75	\$ 339,117.80	\$ 25,427.24
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 46,746.28	\$ 129,583.15	\$ 39,512.75	\$ 339,117.80	\$ 25,427.24
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

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

Total AMPs		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #	11210 Unit Months Leased	1,459	965	839	758	2,032	864
OR Numerator Total:		1,459	965	839	758	2,032	864
	11190 Unit Months Available	1,987	1,008	864	792	2,259	968
OR Denominator Total:		1,987	1,008	864	792	2,259	968
Occupancy Rate:		0.73427	0.95734	0.97106	0.95707	0.89951	0.89256
Occupancy Rate Score (max points 16):		0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5) 126 Accounts Receivable - Tenants	\$ 171,400.65	\$ 138,212.70	\$ 19,300.56	\$ 42,830.00	\$ 211,575.16	\$ 29,394.45
TAR Numerator Total:		\$ 171,400.65	\$ 138,212.70	\$ 19,300.56	\$ 42,830.00	\$ 211,575.16	\$ 29,394.45
	70500 Total Tenant Revenue	\$ 102,771.35	\$ 323,610.23	\$ 273,663.59	\$ 287,283.23	\$ 746,042.19	\$ 264,571.50
TAR Denominator Total:		\$ 102,771.35	\$ 323,610.23	\$ 273,663.59	\$ 287,283.23	\$ 746,042.19	\$ 264,571.50
TAR:		167.0%	43.0%	7.0%	15.0%	28.0%	11.0%
TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312	Accounts Payable - Current	\$ 20,703.49	\$ 92,328.62	\$ 1,644.97	\$ 1,644.97	\$ 313,944.95	\$ 9,307.79
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 20,703.49	\$ 92,328.62	\$ 1,644.97	\$ 1,644.97	\$ 313,944.95	\$ 9,307.79
	96900 Total Operating Expenses /12	\$ 229,460.18	\$ 88,805.56	\$ 79,980.22	\$ 70,186.10	\$ 198,794.77	\$ 65,924.05
AP Denominator Total:		\$ 229,460.18	\$ 88,805.56	\$ 79,980.22	\$ 70,186.10	\$ 198,794.77	\$ 65,924.05
AP:		0.09	1.04	0.02	0.02	1.58	0.14
AP Score (max points 4):		4	2	4	4	0	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	2	4	4	0	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	11	23	18	3	10
Number of units in Project		1446	238	126	108	99	282
Weighted Value (Project MASS score times number of units)		13473	1428	1386	2484	1782	846
Total number of units in PHA's portfolio		1446	238	126	108	99	282
Overall AMPs Management Operations Indicator Score:		9.32	6.00	11.00	23.00	18.00	3.00
							10.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		1,112	547	898	609	161
OR Numerator Total:		1,112	547	898	609	161
11190 Unit Months Available		1,168	576	1,070	721	177
OR Denominator Total:		1,168	576	1,070	721	177
Occupancy Rate:		0.95205	0.94965	0.83925	0.84466	0.90960
Occupancy Rate Score (max points 16):		8	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 169,792.22	\$ 43,549.66	\$ 138,633.55	\$ 37,766.37	\$ 28,203.50
TAR Numerator Total:		\$ 169,792.22	\$ 43,549.66	\$ 138,633.55	\$ 37,766.37	\$ 28,203.50
70500 Total Tenant Revenue		\$ 203,296.50	\$ 101,207.19	\$ 185,843.52	\$ 122,085.32	\$ 60,264.75
TAR Denominator Total:		\$ 203,296.50	\$ 101,207.19	\$ 185,843.52	\$ 122,085.32	\$ 60,264.75
TAR:		84.0%	43.0%	75.0%	31.0%	47.0%
TAR Score (max points 5):		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 91,269.83	\$ 31,153.94	\$ 10,533.16	\$ 29,174.19	\$ 2,062.07
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 91,269.83	\$ 31,153.94	\$ 10,533.16	\$ 29,174.19	\$ 2,062.07
96900 Total Operating Expenses /12		\$ 103,262.09	\$ 71,451.74	\$ 80,369.30	\$ 88,512.11	\$ 19,829.47
AP Denominator Total:		\$ 103,262.09	\$ 71,451.74	\$ 80,369.30	\$ 88,512.11	\$ 19,829.47
AP:		0.88	0.44	0.13	0.33	0.1
AP Score (max points 4):		2	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		8	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)		2	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)		12	14	5	8	6
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		1752	1008	685	760	132
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		12.00	14.00	5.00	8.00	6.00

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: The Habitat Company

PERIOD ENDING: 6/30/2023

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)	

	Roaches			Bed Bugs			Mice		
Month	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									
April									
May	0	150	25	0	44	6	0	2	0
June	40	483	46	2	23	4	8	483	46
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.

TOTAL	Roaches			Bed Bugs			Mice		
	Requests for	Units Treated	Buildings/ Floors Treated	Requests for	Units Treated	Buildings/ Floors Treated	Requests for	Units Treated	Buildings/ Floors Treated
	76	2458	328	33	98	19	21	2319	301

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

DocuSigned by:



6/29/2023

Prepared ByDate

The Habitat Company

DocuSigned by:



6/29/2023

Approved ByDate

The Habitat Company

INTEGRATED PEST MANAGEMENT REPORT

MANAGEMENT AGENT: St. Louis Housing Authority PERIOD ENDING: 6/30/2023

SLHA DEVELOPMENTS:

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

	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	46	13	0	0	0	0	0	0
November	4	23	6	0	0	0	0	0	0
December	16	25	22	0	0	0	0	0	0
January	10	55	14	0	0	0	3	3	3
February	2	23	7	0	0	0	2	9	5
March	1	30	30	0	0	0	1	5	5
April	1	50	17	0	0	0	1	1	1
May	2	56	60	0	0	0	0	1	2
June	2	44	40	0	0	0	0	0	0

INSTRUCTIONS

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

	Roaches			Bed Bugs			Mice		
	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated	Requests for Treatment	Units Treated	Buildings Treated
TOTAL	38	352	209	0	0	0	7	19	16

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

DocuSigned by:
Ebonie Turner
6/29/2023
Prepared By _____ Date _____

DocuSigned by:
John Young
6/30/2023
Approved By _____ Date _____

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 5/31/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,624,382.15

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 238,753.08
	TOTAL INVESTED		\$ 238,753.08

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

	HOUSING CHOICE VOUCHER PROGRAM					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Section 8 Administrative Fees	\$ 4,925,403.00	\$ 3,283,602.00	\$ 42.59	\$ 3,199,018.00	\$ 41.49	\$ (84,584.00)
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 8,546.88	\$ 0.11	\$ 8,546.88
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 170,636.67	\$ 2.21	\$ -	\$ -	\$ (170,636.67)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -		\$ -	\$ -
Total Receipts	\$ 5,181,358.00	\$ 3,454,238.67	\$ 44.80	\$ 3,207,564.88	\$ 41.60	\$ (246,673.79)
EXPENSES						
Total Administration	\$ 4,874,358.00	\$ 3,249,572.00	\$ 42.15	\$ 2,430,557.93	\$ 31.52	\$ 819,014.07
Total Tenant Services	\$ 5,000.00	\$ 3,333.33	\$ 0.04	\$ 2,487.12	\$ 0.03	\$ 846.21
Total Utilities	\$ 47,040.00	\$ 31,360.00	\$ 0.41	\$ 28,957.72	\$ 0.38	\$ 2,402.28
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 1,600.00	\$ 0.02	\$ 1,574.88	\$ 0.02	\$ 25.12
Sub-total Ord Maint Contracts	\$ 88,892.00	\$ 59,261.33	\$ 0.77	\$ 56,294.47	\$ 0.73	\$ 2,966.86
Total Protective Services	\$ 33,494.00	\$ 22,329.33	\$ 0.29	\$ 24,416.60	\$ 0.32	\$ (2,087.27)
Total General	\$ 130,174.00	\$ 86,782.67	\$ 1.13	\$ 79,523.23	\$ 1.03	\$ 7,259.44
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ 2,173.86	\$ 0.03	\$ (2,173.86)
Total Revenues	\$ 5,181,358.00	\$ 3,454,238.67	\$ 44.80	\$ 3,207,564.88	\$ 41.60	\$ (246,673.79)
Total Expenses	\$ 5,181,358.00	\$ 3,454,238.67	\$ 44.80	\$ 2,625,985.81	\$ 34.06	\$ 828,252.86
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 581,579.07	\$ 7.54	\$ 581,579.07
Net Cash Flow	\$ -	\$ -	\$ -	\$ 581,579.07	\$ 7.54	\$ 581,579.07

HOUSING CHOICE VOUCHER/VASH PROGRAM
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	FYTD	CYTD
Budget Authority	\$4,077,799	\$4,077,799	\$4,181,954	\$4,181,954	\$4,223,221	\$4,455,030	\$4,223,222	\$3,560,678	\$36,984,867	\$24,826,060
Budget Received - Cash Management	\$3,651,615	\$3,848,891	\$3,824,681	\$3,824,681	\$3,615,326	\$3,620,943	\$3,512,023	\$3,593,421	\$34,680,800	\$21,991,075
Actual HAP As of the First of the Month	\$3,674,518	\$3,633,838	\$3,617,166	\$3,623,723	\$3,621,305	\$3,621,415	\$3,666,193	\$3,698,713	\$32,872,727	\$21,848,515
Actual HAP After the First of the Month	\$23,815	\$25,000	\$22,962	\$27,569	\$25,713	\$34,253	\$43,325	\$18,086	\$247,608	\$171,908
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$379,466	-\$418,961	-\$541,826	-\$530,662	-\$576,203	-\$799,362	-\$513,704	\$156,121	\$3,864,532	\$2,805,637
Variance (Cash Management)	\$46,718	-\$190,053	-\$184,553	-\$173,389	\$31,692	\$34,725	\$197,495	\$123,378	\$1,560,465	-\$29,348
Percent Variance	1.26%	-5.19%	-5.07%	-4.75%	0.87%	0.95%	5.32%	3.32%	-4.66%	0.11%
FYTD Variance	-\$1,399,760	-\$1,589,813	-\$1,774,366	-\$1,947,755	-\$1,916,063	-\$1,881,338	-\$1,683,843	-\$1,560,465		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	(\$484,033)	(\$293,980)	(\$109,427)	\$63,963	\$32,270	(\$2,455)	(\$199,950)	(\$323,328)		
PUC										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79
Actual PUC	\$619.54	\$614.24	\$614.43	\$618.17	\$617.34	\$617.67	\$620.13	\$618.93	\$618.45	\$617.78
Variance	-\$1.25	-\$6.55	-\$6.36	-\$2.62	-\$3.45	-\$3.12	-\$0.66	-\$1.86	-\$2.34	-\$3.01
Percent Variance	-0.20%	-1.07%	-1.03%	-0.42%	-0.56%	-0.50%	-0.11%	-0.30%	-0.38%	-0.49%
UNITS										
HUD Baseline Units	7,155	7,155	7,165	7,165	7,165	7,165	7,165	7,165	64,455	42,990
New Increments not in baseline	48	48	39	39	39	39	39	39	378	234
HUD Funded Units	5,882	6,200	6,161	6,161	5,824	5,833	5,657	5,788	55,866	35,424
Funded units based on actual HAP	5,826	6,195	8,090	7,203	6,602	5,796	5,599	5,731	59,244	39,020
Actual Units	5,931	5,916	5,887	5,862	5,866	5,863	5,912	5,976	53,153	35,366
Variance to Funded Units	-105	279	2,203	1,341	736	-67	-313	-245	6,091	3,654
Variance to baseline	-1224	-1239	-1278	-1303	-1299	-1302	-1253	-1189	-11,302	-7,624
FYTD var to baseline	-2439	-3678	-4956	-6259	-7558	-8860	-10113	-11302		
Variance funded	49	-284	-274	-299	42	30	255	188	-2,713	-58
FYTD var to funded	-2370	-2654	-2928	-3227	-3185	-3155	-2900	-2713		
ADMIN FEES										
HUD Funded Fees	\$412,751	\$396,962	\$397,712	\$397,162	\$391,518	\$391,518	\$391,518	\$387,576	\$3,587,544	\$2,357,004
Actual Expenses	\$321,244	\$305,991	\$325,230	\$320,246	\$451,340	\$259,334	\$52,250	\$52,250	\$2,329,219	\$1,460,650
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$91,507	-\$90,971	-\$72,482	-\$76,916	\$59,822	-\$132,184	-\$339,268	-\$335,326	-\$1,258,325	-\$896,354
Percent Variance	-28.49%	-29.73%	-22.29%	-24.02%	13.25%	-50.97%	-649.32%	-641.78%	54.02%	61.37%
Cumulative Variance (FY)	-\$270,999	-\$361,970	-\$434,452	-\$511,368	-\$451,546	-\$583,730	-\$922,998	-\$1,258,325		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$854	\$1,014	\$916	\$1,386	\$1,129	\$1,373	\$1,179	\$1,179	\$9,726	\$7,161
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$6,052,054	\$6,144,040	\$6,217,438	\$6,295,741	\$6,237,048	\$6,370,606	\$6,711,053	\$7,047,558		
Unrestricted Net Position per VMS	\$5,781,054	\$5,782,068	\$5,782,984	\$5,784,370	\$5,725,677	\$5,727,050	\$5,728,228	\$5,729,407		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									89.55%	88.70%
Unit Utilization Percentage									82.47%	82.27%

*See Narrative

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: July 12, 2023

Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) Program is the Saint Louis Housing Authority's primary program for providing housing assistance to thousands of St. Louis families.

HCV Programs

The Department currently operates a number of general and special purpose voucher programs to meet a variety of housing needs:

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly, and disabled families afford decent and safe housing in the private market. There are 5,702 active participants in the Section 8 program and approximately 4,000 families on the waitlist. During this reporting period, 86 new vouchers were issued and 86 families are currently searching for housing.

The HCV program is actively working to increase Section 8 utilization rates. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 83%. The current utilization rate is consistent with the most recent three-month trends.

April 2023	May 2023	June 2023
82%	82%	83%

To increase program utilization, HCV has been (1) purging the waitlist of dormant applications; (2) regularly transferring families from the waitlist to participant status; (3) conducting multiple eligibility sessions per month; (4) issuing new vouchers; and (5) monitoring the leasing process.

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and

improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month, with a briefing held on June 6, 2023.

HCV will continue to track and monitor the effectiveness of current utilization strategies and will implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 467 active participants.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 142 families have been housed.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and the referral process. The HCV team is exploring new and innovative ways to house clients, work with community partners, and boost efforts to increase landlord participation.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 213 active participants in the HUD-VASH program. During this reporting period, 17 referrals were received and seven additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 28 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 23 active families under lease and two families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless. As required by law, an FYI voucher issued to such a youth may only be used to provide housing assistance and supportive services for a maximum of 36 months.

Program Maintenance

Recertification

372 annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants prior to the recertification date and participants were asked to return the same via mail, email, fax, or in-person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 190 annual recertifications are over 14 months past-due. HCV is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 392 inspections: 10 biennial inspections, 210 re-inspections, 140 initial inspections, 0 quality control inspections, and 32 special inspections. This represents a decrease in the number of inspections over the past three months.

	April 2023	May 2023	June 2023
Biennial Inspections	92	186	10
Re-inspections	176	169	210
Initial Inspections	183	178	140
Quality Control	0	1	0
Special Inspections	61	19	32
Total	513	553	392

A detailed breakdown of inspection activity and a deficiency report is attached hereto for your review and consideration.

SEMAP Indicators

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income

- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice vouchers outside areas of poverty or minority concentration
- Enroll families in the Family Self Sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

Enrollment in Rent Café has been critical to streamlining HCV processes and maintaining lines of communications with program participants and landlords. HCV has worked hard to encourage participants to sign up during the recertification process and landlord outreach events. As a result, enrollment has increased steadily in recent months.

	April 2023	May 2023	June 2023
HCV Participants	1,927	1,955	1,989
Landlords	1,607	1,622	1,641
Total	3,534	3,577	3,630

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 43 participants are enrolled and approximately 34 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has focused on professional development and increasing program knowledge by attending the following continuing education events: HCV Applicant Briefing Training; HOTMA 102/104, Part 1; and Project-Based Voucher (PBV) training. Additionally, HCV has provided staff with a refresher training on the requirements of 24 CFR 982.516, relating to annual recertifications, to enhance staff knowledge and program efficiencies.

HCV staff has also been diligent in drafting new program policies and procedures and updating existing protocols covering a wide range of topics in effort to improve departmental processes and customer experiences.

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	3	2816	1226	443	137	30	6	3	4664
	3	2816	1226	443	137	30	6	3	4664

Filters:

ApplicationDate = ALL &
WLStatus = 'p ' &
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 June 2023

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	32	23	9	1	1	22	0	0	0	8	71.88%
Biennials	10	10	0	3	0	7	0	0	0	0	100.00%
Initials	140	126	14	89	1	37	0	0	0	13	90.00%
Reinspections	210	198	12	113	0	85	0	0	0	12	94.29%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
Total	392	357	35	206	2	151	0	0	0	33	91.07%

Property: HCV

Inspected Date: 06/01/2023 - 06/30/2023

Primary Status: Fail

	Total Observations
Absent or insecure railings	2
All burners not working (all burners have to be operable)	6
Badly cracked outlet	3
Broken/missing steps or boards	2
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	2
Cracked pane	1
Damaged floor boards	8
Door leading to outside or common public hall does not lock	2
Door lock(s) are not operable	4
Evidence of sewer back-up	2
Exhaust fan does not work	1
Falling material	8
Falling surface materials (other than wall paper or paint)	1
Gutter in poor condition	2
Holes or cracks	19
Improper types of wiring, connections or insulation	1
Internal water damage	1
Large cracks or holes	2
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	1
Large sections of crumbling brick, stone or concrete	2
Large sections of damaged or missing parts (floor boards)	6
Leaking	2
Lock(s) striker plate not operable or fasten securely to frame (jamb)	3
Locks exterior door	2
Loose sections of plaster which are in danger of falling	1
Many missing parts such as ceiling tile	5
Missing cover plate	4
Missing handrail	1
Missing pane	1
No adequate air circulation	1
No fixture or outlet	1
No flush toilet	1
No Oven	2
No Refrigerator	3
No Stove	2
Not connected to an acceptable drainage system	1
Not weatherized	2
Other hazards-tripping	1
Oven does not work	3
Overall Poor Condition	4
Overloaded circuits evidenced by frequently "blown/tripped" fuses	1
Permanent floor covering or floor boards which present serious tripping hazards	4

Poor condition	2
Presence of large holes	2
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	2
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2
Severe buckling or movement under walking stress	5
Severe buckling, bulging or leaning	1
Severe bulging	3
Severe floor damage caused by water from tub or shower	2
Severe leakage of water	1
Severe structural defects indicating the potential for collapse	2
Signs of rats, mice or vermin	2
Smoke detector not working	3
Stove does not work	1
Structural instability indicated by evidence of major recent settling	2
Temperature too high	2
Toilet does not work	2
Tripping hazard	6
Undermining of footings, walls, posts or slabs	2
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsafe hallway	1
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	1
Window(s) accessible from outside does not lock	2
Total	175

Demographic Report
Housing Choice Voucher Program

June 1 - June 30, 2023

	Disabled	Non-Disabled	Total
Number of Familes	2,385	3,317	5,702
Average Family Size	1.5	2.8	2
Average Age of Head of Household	58.0	44.0	51
Number of Youth Family Members (<18)	428.0	5410.0	5,838
Average Age of Youth Family Members	13.0	11.0	12
Number of Senior (62+) Head of Household	427	1132	1,559
Average Household Income	\$13,866.00	\$15,820.00	\$14,843
Number of Head of Households Employed	2,338	3,447	5,785
Average Monthly HAP	\$509.00	\$640.00	\$575
Average Monthly URP	\$4.00	\$39.00	\$22
Average Length of Occupancy (Years)	8.0	6.0	7

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	2	7	9
Any Other Combination	0	10	10
Asian Only	0	12	12
Black/African American Only	12	5,406	5418
Native Hawaiian/Other Pacific Islander Only	0	2	2
White Only	4	239	243
White, Black/African American	0	8	8
Total	18	5,684	5,702

FINANCE

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
REVENUE & EXPENSES	
INCOME	
TENANT INCOME	
Rental Income	
Tenant Rent	3,890,870.24
Utility Reimb.-LIPH	-276,676.00
Utility Reimbursement Refund	-1,128.00
Less: Concessions	-1,423.00
Total Rental Income	3,611,643.24
Other Tenant Income	
Laundry and Vending	58.12
Cleaning Fee	-6,732.77
Damages/Maintenance	-15,178.59
Late Charges	208,216.50
Legal Fees - Tenant	-1,851.50
Tenant Owed Utilities	5,320.81
Misc TPA Bal Forward	450.00
PA account for MiscPABF	-450.00
Misc. Tenant Income	-4,826.58
Vacate Charges	-6,600.37
Total Other Tenant Income	178,405.62
NET TENANT INCOME	3,790,048.86
GRANT INCOME	
HUD PHA Operating Grants/Subsidy	7,929,943.48
HUD PHA Operating Grants/Subsidy	876,064.00
Capital Fund Revenue	-2,340,944.00
Capital Fund Revenue-PMC	2,340,944.00
Section 8 HAP Earned	30,092,054.00
Section 8 Admin. Fee Income	3,319,219.00
Section 8 -Placement/Issuance Fees	3,400.00
Capital Fund Grants	2,480,769.08
Capital Fund Grants-Soft Costs	6,157,112.31
TOTAL GRANT INCOME	50,858,561.87
OTHER INCOME	
Interest Income	8,546.88
Interest Income -Private Management	1,180.17
Investment Income - Unrestricted	59,725.15
Investment Inc -Restricted Non-Allocated	102,399.75

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Investment Income - WC Self Insurance	46.48
Fraud Recovery PH	4,968.32
Market Value Adjustment	4,605.14
Non-Dwelling Rent	9,600.00
Vending Income-James House TAB	4,350.71
Vending Income-Euclid TAB	1,455.70
Vending Income-Parkview	11,560.04
Vending Income-Lafayette TAB	787.16
Vending Income-Badenhaus TAB	1,163.65
Other Miscellaneous Income	181,599.31
Other Income-Bank Rent	20,533.31
Other Income-Link Market Ren	4,280.00
Other Miscellaneous Income	32.37
Other Miscellaneous Income-PMC	160.34
Other Misc Income-Renaissance	4,593.37
Pension Forfeitures	18,098.45
Insurance Proceeds	272,206.37
TOTAL OTHER INCOME	711,892.67
TOTAL INCOME	55,360,503.40
EXPENSES	
OPERATING EXPENSES	
ADMINISTRATIVE	
Administrative Salaries	
Administrative Salaries	2,397,501.21
Administrative Salaries	467,824.77
Administrative Salaries-PT	57,641.39
Admin Salaries-Overtime	6.78
FICA	171,964.10
Health Benefits	353,314.81
Retirement Benefits	261,611.62
Unemployment Insurance	7,423.24
Long Term Disability	2,513.84
Dental	14,351.08
Cell Phones	9,542.38
Beneflex HSA	31,786.02
Employee Benefit Contribution-Admin	77,839.77
WC MO 2nd Injury Fund	498.84
WC Self-Insurers Qtrly Taxes	409.50
Total Administrative Salaries	3,854,229.35

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Legal Expense	
Legal Services	72,984.90
Legal Services	13,758.50
Total Legal Expense	86,743.40
Other Admin Expenses	
Staff Training	9,778.70
Staff Training	7,968.86
Travel	6,201.22
Travel	1,121.05
Auditing Fees	156,098.50
Port Out Admin Fee Paid	13,866.80
Total Other Admin Expenses	195,035.13
Miscellaneous Admin Expenses	
Office Supplies	32,012.35
Office Supplies	82,509.80
Temporary Admin Labor	46.72
Temporary Admin Labor	22,303.62
Postage	53,742.62
Postage	10,941.68
Advertising	7,348.70
Fiscal Agent Fees	2,000.00
Printing & Publications	1,503.31
Printing & Publications	763.52
Membership Fees	23,523.63
Telephone	10,497.46
Telephone	66,989.37
Maint Agreement-Office Equipment	3,239.04
Maint Agreement-Office Equipment	8,138.12
Maint Agreement-Computer Equipment	1,190.00
Leased Agreement-Office Equipment	150.00
Private Management Fees	309,171.36
Professional/Technical Services	412,111.33
Professional/Technical Services	348.00
Software License Fees	43,410.68
Software License Fees	7,813.33
Internet / Cable	40,299.72
Computer Supplies	54,005.53
Computer Supplies	2,527.90
Other Admin Expense	22,808.11
Other Admin Expense	51,570.98
Bank Fees	851.45
Bank Fees	29,945.75

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Subscription-News/Magazines	421.20
D/A Testings/Results	445.75
Copying Expense	51,664.76
Copying Expense	2,679.30
Lease Expense -Non-Allocated	1,708.89
Landlord Late Fees	369.00
Allocated OH-Administrative Expense	32,956.84
Allocated OH-Legal Expense	568.16
Allocated OH-Utilities Expense	7,897.50
Allocated OH-Materials Expense	393.73
Allocated OH-Maintenance Expense	10,618.30
Allocated OH-Protective Services Expense	4,109.71
Allocated OH-Insurance Expense	10,694.30
Allocated OH-General Expense	16.96
Total Miscellaneous Admin Expenses	1,426,308.48
TOTAL ADMINISTRATIVE EXPENSES	5,562,316.36

TENANT SERVICES

Tenant Services Salaries	49,167.51
FICA	3,700.48
Health Benefits	5,747.64
Retirement Benefits	5,820.84
Unemployment Insurance	178.98
Long Term Disability	62.19
Dental	275.79
Cell Phones	323.56
Relocation Costs	25,881.21
Relocation Costs	11,917.60
Tenant Srv Rec/Pub/Other	2,286.38
Tenant Services -Gala	7,022.51
Tenant Srv Rec/Pub/Other-Clinton TAB	20.25
Tenant Srv Rec/Pub/Other-Parkview	3,309.25
Tenant Srv Rec/Pub/Other	89.66
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grar	6,216.00
Resident Council	819.36
Tenant Services Screening	3,592.88
Tenant Srv Lobby Monitors	15,645.00
Tenant Services -Other	-24.95
Tenant Services Other-Circle of Friends (SLU)	10,288.74
TOTAL TENANT SERVICES EXPENSES	152,340.88

UTILITIES

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Mixed Finance Utilities	1,086,390.97
Water	208,695.52
Electricity	567,132.76
Gas	235,223.91
Sewer	810,573.61
TOTAL UTILITY EXPENSES	2,908,016.77
MAINTENANCE AND OPERATIONS	
General Maint Expense	
Maintenance Labor-Grounds	321,482.01
Maint Labor -Janitorial Cleaning	497,621.54
Maintenance - Temporary Labor	97,034.33
Employee Benefit Contribution-Maint.	440,856.69
Maintenance Labor-Overtime	4,371.34
Total General Maint Expense	1,361,365.91
Materials	
Materials-Custodial	2,008.30
Materials-Custodial	80,283.46
Materials-Electrical	268.97
Materials-Electrical	31,925.69
Materials-Plumbing	33.56
Materials-Plumbing	34,728.40
Materials-Lawn Care	18,197.86
Materials-Tools/Equipment	12,921.49
Materials-Boiler	12,319.11
Materials-Other	19,923.70
Materials-Other	8,678.84
Materials-HVAC	36,530.64
Materials-Gas/Oil Vehicles	296.70
Materials-Appliances	266.10
Materials-Appliances	97,593.92
Materials-Hardware	354.06
Materials-Hardware	39,899.45
Materials-Paint	13,701.22
Materials-Flooring	9,536.18
Materials-Cabinets/Countertops Doors/Windows	21,196.87
Total Materials	440,664.52
Contract Costs	
Contract-Elevators	3,203.15
Contract-Elevators	126,116.39
Contract-Trash Removal	29,383.59
Contract-Trash Removal	193,213.34

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Contract-Custodian	45,418.39
Contract-Custodian	13,311.77
Contract-Plumbing	752.50
Contract-Plumbing	233,836.85
Contract-Uniform Cleaning	24,353.79
Contract-Snow Removal	3,201.95
Contract-Snow Removal	34,115.96
Contract-Grounds/Lawn	13,542.32
Contract-Grounds/Lawn	100,242.78
Contract-Auto Gas	6,250.98
Contract-Auto Gas	4,281.96
Contract-HVAC	16,663.92
Contract-HVAC	184,993.02
Contract-Fire Protection	613.08
Contract-Fire Protection	68,735.59
Contract-Vehicle Repairs	3,030.18
Contract-Vehicle Repairs	3,517.97
Contract-Other	270,642.75
Contract-Other	139,407.59
Contract-Exterior Building Repairs	189,704.61
Contract-Parking Lot Repairs	1,065.00
Contract-Parking Lot Repairs	44,672.43
Contract-Electrical	563.00
Contract-Electrical	40,807.88
Contract-Extermination	508.39
Contract-Extermination	60,692.54
Contract-Flooring Installation	76,417.61
Contract-Painting/Wall Repairs	102,691.03
Contr-Cabinet/Counters/Door/Windows	351.25
Contr-Cabinet/Counters/Door/Windows	59,318.63
Contract-Lease Automobiles	23,697.77
Contract-Occupancy Permits	1,503.05
Contract-Bed Bug Eradication	8,400.00
Total Contract Costs	2,129,223.01
TOTAL MAINTENACE EXPENSES	3,931,253.44
PROTECTIVE SERVICES	
Security Cameras	3,057.48
Security Alarm Service	3,711.61
Security Alarm Service	1,628.85
Security/Law Enforcement	596,894.83
Security Enforcement-Police	911,848.14

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
Security Enforcement-Circuit Atty	147.00
TOTAL PROTECTIVE SERVICES	1,517,287.91
INSURANCE PREMIUMS	
Workers Comp Claims	14,944.53
Auto Insurance	29,896.08
Auto Insurance	8,037.29
Property Insurance	458,182.88
Fidelity Bond Insurance	2,059.82
Fidelity Bond Insurance	11,160.91
Liability Insurance	162,185.81
Excess Workers Comp Insurance	31,403.39
Excess Workers Comp Insurance	45,504.74
TOTAL INSURANCE PREMIUMS	763,375.45
Misc. Taxes/Liscenses/Insurance	7,708.42
Bad Debt-Tenant Rents	-10.00
Interest Exp-Mortg Rev Bonds-Kingsbury	43,043.75
Interest Exp-Mortg Rev Bonds-Cochran	65,095.00
Other General Expense	2,282,638.55
Other General Expense	234.02
PH FSS Escrow Expense	46,981.01
ACC Reserve Shortfall Disbursement	280,019.46
TOTAL OPERATING EXPENSES	17,560,301.02
EXTRAORDINARY EXPENSES	
Extraordinancy Maint-Parkview	35,542.85
Casualty Loss Expense	278,396.75
TOTAL EXTRAORDINARY EXPENSES	313,939.60
HOUSING ASSISTANCE PAYMENTS	
Housing Assistance Payments	29,188,543.00
Tenant Utility Payments-Voucher	1,151,827.00
Portable Out HAP Payments	402,552.32
FSS Escrow Payments	39,072.00
Security Deposit Assistance	12,605.00
TOTAL HOUSING ASSISTANCE PAYMENTS	30,794,599.32
OTHER FINANCING SOURCES	
Equity Transfer Capital Assets IN	2,480,769.08
Equity Transfer Capital Assets OUT	2,357,785.68
Operating Transfers IN	3,511,416.00
Operating Transfers OUT	3,511,416.00
TOTAL OTHER FINANCING SOURCES	122,983.40

Balance Sheet

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Current Balance
UTILITY CONSUMPTION	
Water Consumption	120,355.82
Water Consumption Contra	116,383.99
Electric Consumption	6,560,185.00
Electric Consumption Contra	6,560,191.00
Gas Consumption	183,465.00
Gas Consumption Contra	183,465.00
Sewer Consumption	142,600.00
Sewer Consumption Contra	142,594.00
TOTAL UTILITY CONSUMPTION	3,971.83
TOTAL EXPENSES	48,549,828.37
NET INCOME	6,810,675.03

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	447,637.00	3,890,870.24
Utility Reimb.-LIPH	-34,165.00	-276,676.00
Utility Reimbursement Refund	-670.00	-1,128.00
Less: Concessions	0.00	-1,423.00
Total Rental Income	412,802.00	3,611,643.24
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	0.00	-6,732.77
Damages/Maintenance	114.46	-15,178.59
Late Charges	23,262.00	208,216.50
Legal Fees - Tenant	-2,821.50	-1,851.50
Tenant Owed Utilities	316.00	5,320.81
Misc TPA Bal Forward	0.00	450.00
PA account for MiscPABF	0.00	-450.00
Misc. Tenant Income	181.00	-4,826.58
Vacate Charges	752.00	-6,600.37
Total Other Tenant Income	21,803.96	178,405.62
NET TENANT INCOME	434,605.96	3,790,048.86
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	875,853.00	7,929,943.48
HUD PHA Operating Grants/Subsidy	109,508.00	876,064.00
Capital Fund Revenue	-308,296.00	-2,340,944.00
Capital Fund Revenue-PMC	292,618.00	2,340,944.00
Section 8 HAP Earned	3,628,237.00	30,092,054.00
Section 8 Admin. Fee Income	407,088.00	3,319,219.00
Section 8 -Placement/Issuance Fees	700.00	3,400.00
Capital Fund Grants	0.00	2,480,769.08
Capital Fund Grants-Soft Costs	0.00	6,157,112.31
TOTAL GRANT INCOME	5,005,708.00	50,858,561.87
OTHER INCOME		
Interest Income	1,178.62	8,546.88
Interest Income -Private Management	134.95	1,180.17
Investment Income - Unrestricted	9,943.35	59,725.15
Investment Inc -Restricted Non-Allocated	16,056.92	102,399.75

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Investment Income - WC Self Insurance	0.00	46.48
Fraud Recovery PH	-532.00	4,968.32
Market Value Adjustment	0.00	4,605.14
Non-Dwelling Rent	1,500.00	9,600.00
Vending Income-James House TAB	623.10	4,350.71
Vending Income-Euclid TAB	0.00	1,455.70
Vending Income-Parkview	1,521.58	11,560.04
Vending Income-Lafayette TAB	45.37	787.16
Vending Income-Badenhaus TAB	70.78	1,163.65
Other Miscellaneous Income	45.05	181,599.31
Other Income-Bank Rent	0.00	20,533.31
Other Income-Link Market Ren	535.00	4,280.00
Other Miscellaneous Income	0.00	32.37
Other Miscellaneous Income-PMC	0.00	160.34
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	6,223.94	18,098.45
Insurance Proceeds	30,073.10	272,206.37
TOTAL OTHER INCOME	67,419.76	711,892.67
TOTAL INCOME	5,507,733.72	55,360,503.40
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	270,152.18	2,397,501.21
Administrative Salaries	46,458.16	467,824.77
Administrative Salaries-PT	0.00	57,641.39
Admin Salaries-Overtime	6.78	6.78
FICA	19,200.67	171,964.10
Health Benefits	42,764.84	353,314.81
Retirement Benefits	31,570.69	261,611.62
Unemployment Insurance	150.01	7,423.24
Long Term Disability	296.29	2,513.84
Dental	1,634.49	14,351.08
Cell Phones	1,001.36	9,542.38
Beneflex HSA	0.00	31,786.02
Employee Benefit Contribution-Admin	11,479.32	77,839.77
WC MO 2nd Injury Fund	0.00	498.84
WC Self-Insurers Qtrly Taxes	0.00	409.50
Total Administrative Salaries	424,714.79	3,854,229.35

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Legal Expense		
Legal Services	2,796.78	72,984.90
Legal Services	4,025.00	13,758.50
Total Legal Expense	6,821.78	86,743.40
Other Admin Expenses		
Staff Training	946.00	9,778.70
Staff Training	729.78	7,968.86
Travel	484.98	6,201.22
Travel	697.80	1,121.05
Auditing Fees	17,455.00	156,098.50
Port Out Admin Fee Paid	2,147.23	13,866.80
Total Other Admin Expenses	22,460.79	195,035.13
Miscellaneous Admin Expenses		
Office Supplies	3,656.11	32,012.35
Office Supplies	15,027.93	82,509.80
Temporary Admin Labor	46.72	46.72
Temporary Admin Labor	3,672.00	22,303.62
Postage	21,632.40	53,742.62
Postage	765.02	10,941.68
Advertising	3,692.93	7,348.70
Fiscal Agent Fees	400.00	2,000.00
Printing & Publications	67.25	1,503.31
Printing & Publications	0.00	763.52
Membership Fees	0.00	23,523.63
Telephone	1,503.86	10,497.46
Telephone	5,165.20	66,989.37
Maint Agreement-Office Equipment	0.00	3,239.04
Maint Agreement-Office Equipment	660.12	8,138.12
Maint Agreement-Computer Equipment	0.00	1,190.00
Leased Agreement-Office Equipment	150.00	150.00
Private Management Fees	78,934.73	309,171.36
Professional/Technical Services	22,192.22	412,111.33
Professional/Technical Services	348.00	348.00
Software License Fees	995.76	43,410.68
Software License Fees	967.40	7,813.33
Internet / Cable	6,546.09	40,299.72
Computer Supplies	213.70	54,005.53
Computer Supplies	0.00	2,527.90
Other Admin Expense	1,365.64	22,808.11
Other Admin Expense	21,528.03	51,570.98
Bank Fees	113.13	851.45
Bank Fees	5,564.56	29,945.75

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Subscription-News/Magazines	421.20	421.20
D/A Testings/Results	123.16	445.75
Copying Expense	4,695.84	51,664.76
Copying Expense	234.47	2,679.30
Lease Expense -Non-Allocated	218.33	1,708.89
Landlord Late Fees	0.00	369.00
Allocated OH-Administrative Expense	3,820.84	32,956.84
Allocated OH-Legal Expense	219.60	568.16
Allocated OH-Utilities Expense	601.75	7,897.50
Allocated OH-Materials Expense	18.43	393.73
Allocated OH-Maintenance Expense	678.79	10,618.30
Allocated OH-Protective Services Expense	471.43	4,109.71
Allocated OH-Insurance Expense	0.00	10,694.30
Allocated OH-General Expense	6.07	16.96
Total Miscellaneous Admin Expenses	206,718.71	1,426,308.48
TOTAL ADMINISTRATIVE EXPENSES	660,716.07	5,562,316.36

TENANT SERVICES

Tenant Services Salaries	10,776.15	49,167.51
FICA	819.54	3,700.48
Health Benefits	708.40	5,747.64
Retirement Benefits	704.54	5,820.84
Unemployment Insurance	61.81	178.98
Long Term Disability	7.68	62.19
Dental	33.02	275.79
Cell Phones	81.22	323.56
Relocation Costs	0.00	25,881.21
Relocation Costs	0.00	11,917.60
Tenant Srv Rec/Pub/Other	0.00	2,286.38
Tenant Services -Gala	1,187.01	7,022.51
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	20.25
Tenant Srv Rec/Pub/Other-Parkview	0.00	3,309.25
Tenant Srv Rec/Pub/Other	0.00	89.66
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grar	0.00	6,216.00
Resident Council	819.36	819.36
Tenant Services Screening	542.25	3,592.88
Tenant Srv Lobby Monitors	1,780.00	15,645.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SLU)	1,590.00	10,288.74
TOTAL TENANT SERVICES EXPENSES	19,110.98	152,340.88

UTILITIES

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Mixed Finance Utilities	154,438.73	1,086,390.97
Water	7,585.38	208,695.52
Electricity	51,520.32	567,132.76
Gas	13,053.43	235,223.91
Sewer	116,074.55	810,573.61
TOTAL UTILITY EXPENSES	342,672.41	2,908,016.77

MAINTENANCE AND OPERATIONS

General Maint Expense

Maintenance Labor-Grounds	29,155.40	321,482.01
Maint Labor -Janitorial Cleaning	54,395.83	497,621.54
Maintenance - Temporary Labor	703.51	97,034.33
Employee Benefit Contribution-Maint.	88,434.70	440,856.69
Maintenance Labor-Overtime	348.02	4,371.34
Total General Maint Expense	173,037.46	1,361,365.91

Materials

Materials-Custodial	104.41	2,008.30
Materials-Custodial	5,138.00	80,283.46
Materials-Electrical	0.00	268.97
Materials-Electrical	3,944.07	31,925.69
Materials-Plumbing	0.00	33.56
Materials-Plumbing	1,300.60	34,728.40
Materials-Lawn Care	0.00	18,197.86
Materials-Tools/Equipment	203.58	12,921.49
Materials-Boiler	0.00	12,319.11
Materials-Other	0.00	19,923.70
Materials-Other	133.70	8,678.84
Materials-HVAC	151.37	36,530.64
Materials-Gas/Oil Vehicles	0.00	296.70
Materials-Appliances	0.00	266.10
Materials-Appliances	9,251.14	97,593.92
Materials-Hardware	0.00	354.06
Materials-Hardware	4,760.72	39,899.45
Materials-Paint	6,502.68	13,701.22
Materials-Flooring	0.00	9,536.18
Materials-Cabinets/Countertops Doors/Windows	1,699.72	21,196.87
Total Materials	33,189.99	440,664.52

Contract Costs

Contract-Elevators	0.00	3,203.15
Contract-Elevators	9,142.81	126,116.39
Contract-Trash Removal	3,328.37	29,383.59
Contract-Trash Removal	18,757.96	193,213.34

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Contract-Custodian	3,425.67	45,418.39
Contract-Custodian	2,250.00	13,311.77
Contract-Plumbing	0.00	752.50
Contract-Plumbing	18,010.43	233,836.85
Contract-Uniform Cleaning	3,848.49	24,353.79
Contract-Snow Removal	0.00	3,201.95
Contract-Snow Removal	0.00	34,115.96
Contract-Grounds/Lawn	900.00	13,542.32
Contract-Grounds/Lawn	8,788.90	100,242.78
Contract-Auto Gas	586.31	6,250.98
Contract-Auto Gas	1,219.31	4,281.96
Contract-HVAC	1,347.46	16,663.92
Contract-HVAC	20,530.27	184,993.02
Contract-Fire Protection	93.08	613.08
Contract-Fire Protection	1,438.26	68,735.59
Contract-Vehicle Repairs	517.40	3,030.18
Contract-Vehicle Repairs	0.00	3,517.97
Contract-Other	0.00	270,642.75
Contract-Other	122,488.72	139,407.59
Contract-Exterior Building Repairs	40,555.08	189,704.61
Contract-Parking Lot Repairs	0.00	1,065.00
Contract-Parking Lot Repairs	0.00	44,672.43
Contract-Electrical	0.00	563.00
Contract-Electrical	1,570.62	40,807.88
Contract-Extermination	297.50	508.39
Contract-Extermination	5,560.35	60,692.54
Contract-Flooring Installation	7,419.12	76,417.61
Contract-Painting/Wall Repairs	18,335.00	102,691.03
Contr-Cabinet/Counters/Door/Windows	0.00	351.25
Contr-Cabinet/Counters/Door/Windows	6,522.55	59,318.63
Contract-Lease Automobiles	4,818.70	23,697.77
Contract-Occupancy Permits	31.55	1,503.05
Contract-Bed Bug Eradication	0.00	8,400.00
Total Contract Costs	301,783.91	2,129,223.01
TOTAL MAINTENACE EXPENSES	508,011.36	3,931,253.44
PROTECTIVE SERVICES		
Security Cameras	0.00	3,057.48
Security Alarm Service	464.10	3,711.61
Security Alarm Service	416.00	1,628.85
Security/Law Enforcement	72,359.71	596,894.83
Security Enforcement-Police	3,505.75	911,848.14

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
Security Enforcement-Circuit Atty	0.00	147.00
TOTAL PROTECTIVE SERVICES	76,745.56	1,517,287.91
INSURANCE PREMIUMS		
Workers Comp Claims	3,105.44	14,944.53
Auto Insurance	3,614.87	29,896.08
Auto Insurance	987.67	8,037.29
Property Insurance	57,272.86	458,182.88
Fidelity Bond Insurance	253.95	2,059.82
Fidelity Bond Insurance	1,346.16	11,160.91
Liability Insurance	20,189.14	162,185.81
Excess Workers Comp Insurance	3,637.27	31,403.39
Excess Workers Comp Insurance	5,219.05	45,504.74
TOTAL INSURANCE PREMIUMS	95,626.41	763,375.45
Misc. Taxes/Liscenses/Insurance	0.00	7,708.42
Bad Debt-Tenant Rents	0.00	-10.00
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	43,043.75
Interest Exp-Mortg Rev Bonds-Cochran	0.00	65,095.00
Other General Expense	298,365.88	2,282,638.55
Other General Expense	0.00	234.02
PH FSS Escrow Expense	9,421.98	46,981.01
ACC Reserve Shortfall Disbursement	0.00	280,019.46
TOTAL OPERATING EXPENSES	2,010,670.65	17,560,301.02
EXTRAORDINARY EXPENSES		
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	36,855.30	278,396.75
TOTAL EXTRAORDINARY EXPENSES	36,855.30	313,939.60
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,789,694.00	29,188,543.00
Tenant Utility Payments-Voucher	151,189.00	1,151,827.00
Portable Out HAP Payments	60,286.00	402,552.32
FSS Escrow Payments	5,309.00	39,072.00
Security Deposit Assistance	2,295.00	12,605.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,008,773.00	30,794,599.32
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	0.00	2,480,769.08
Equity Transfer Capital Assets OUT	0.00	2,357,785.68
Operating Transfers IN	0.00	3,511,416.00
Operating Transfers OUT	0.00	3,511,416.00
TOTAL OTHER FINANCING SOURCES	0.00	122,983.40

Income Statement

Period = May 2023

Book = Accrual ; Tree = ysi_is

	Period to Date	Year to Date
UTILITY CONSUMPTION		
Water Consumption	2,657.91	120,355.82
Water Consumption Contra	-1,313.92	116,383.99
Electric Consumption	556,843.08	6,560,185.00
Electric Consumption Contra	556,769.00	6,560,191.00
Gas Consumption	6,889.00	183,465.00
Gas Consumption Contra	6,889.00	183,465.00
Sewer Consumption	20,486.91	142,600.00
Sewer Consumption Contra	20,484.00	142,594.00
TOTAL UTILITY CONSUMPTION	4,048.82	3,971.83
TOTAL EXPENSES	6,060,347.77	48,549,828.37
NET INCOME	-552,614.05	6,810,675.03

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: July 12, 2023

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA received seven proposals on April 19, 2022, in response to an RFQ seeking a master developer for the redevelopment of Clinton-Peabody. Each firm was invited to make an in-person presentation to the Selection Committee on June 13th, 14th, and 15th and was 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 negotiation 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 its Community Engagement Plan (CEP) for working with residents and getting their input on any future redevelopment, and it is being reviewed. Residents met 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.

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

POAH held its first Community Engagement Meeting on February 2, 2023 at the Al Chappelle Community Center at 5:30 p.m. Residents were introduced to 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 the 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 (Q&A) 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 site's current layout, listen to residents' needs, and encourage them to imagine what could happen on the site. Residents were very engaged in the process and gave excellent feedback to the development team.

The April 13, 2023 Community Engagement Meeting was held at the Al Chappelle Community Center. POAH continued the design and planning process with the residents. When asked if they would prefer new construction or rehab, the residents overwhelmingly responded yes to new construction.

SLHA and POAH held a Community Engagement Meeting on June 21, 2023 to present the three site plans that the residents worked on in previous planning meetings. The goal of the meeting was to get the residents' input on which design they favored. In addition, the development team revealed the residents' community statement that they produced in previous meetings.

The development team also conducted two additional meetings with residents to describe how a first-phase site would be created. They explained that residents in a defined area would be asked to move into other units on-site that would be refreshed and made ready for their occupancy. They were introduced to the development team's relocation specialist, Urban Relocation, and heard from its president Ms. June Webb. She described the relocation process in detail and stated that her team would conduct individual interviews with households to assess their needs.

The next Community Engagement Meeting will be held on July 26, 2023. An additional open house-style meeting will be held the following day, July 27, 2023, for residents to stop by and learn about the redevelopment.

Physical Needs Assessment & Energy Audit (PNA) – SLHA staff are working with Bureau Veritas to complete capital needs assessments (CNAs) for the Hodiadmont and Clinton-Peabody Section 18 applications.

Procedures Updates – Development and Modernization have been updating the processes and procedures for the department over the past few months. Drafts are due at the end of June.

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. DNR has accepted the LOA and the project has been enrolled in the DNR program. A draft of the Remedial Action Plan (RAP) under review in December and January

was approved and submitted to DNR in mid-January. A response from DNR was received in February and it accepted the RAP.

SCI has entered all the information into the HUD environmental processing system, HEROS, and returned it to HUD. HUD approved the environmental review for Clinton-Peabody relating to the Five-Year Capital Fund ERR in April.

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

Rental Assistance Demonstration (RAD)

Clinton-Peabody Apartments – RAD Application – The SLHA Board of Commissioners authorized 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. It will allow SLHA to commit almost \$5 million in Replacement Housing Factor (RHF) funds to support the redevelopment.

The application was submitted to HUD in early-April. SLHA received approval in the form of a Contract to enter into a Housing Assistance Payment (CHAP) contract on June 6, 2023, allowing the RAD conversion to move forward.

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 converting public housing to RAD would benefit residents and the agency.

Projects

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.

SLHA has requested additional input from the State Historic Preservation Office (SHPO) to determine if adding stair repairs will create an adverse impact. Approval was received in June 2023 and SLHA staff sent the contractor a Notice to Proceed. The contract will be signed in July.

Parkview Elevator Replacement - This project was re-solicited using a pre-qualification process to increase the likelihood of the project receiving a greater number of bids. Making that change and reaching out to an additional six (6) contractors, and extending the response date to October 20, 2022, resulted in receiving responses from three (3) general contractors during the re-solicitation.

After a review of the proposals, Development and Modernization staff determined that additional information was required to make a selection. Staff reached out to the firms and requested the supplementary information in late-November, with a due date of early-December. All three firms responded, 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. SLHA staff continues to approve the project subcontractors and has processed the general contractor's invoice for the elevator equipment. The invoice has allowed SLHA to provide down payment funding for the general contractor to place the order for the elevator equipment. The equipment order was placed in May, with a lead time of approximately nine (9) months. Preliminary actions will continue until the equipment is received.

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 on-site. 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 from the electrical contractor in February and is evaluating them for cost/feasibility.

SLHA has reviewed the new plan and approved the engineer's unique design. Work will continue on the project; however, when the electrical contractor reached out to Ameren, they were informed that the necessary exterior electrical boxes had a lead time of twelve (12) months. SLHA is working to shorten that lead time by adjusting the design again. The bulk of the work will be completed by August and necessary Security Grant funds will be fully expended.

Lafayette Townhomes (2900 Park) – This project was evaluated for structural issues in the building. The evaluation results showed a need for building shoring 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 on January 6, 2023, and submittals and subcontractors are being reviewed and approved.

With the help Development and Modernization staff, the general contractor secured a new plumber for the project after the original plumbing subcontractor walked away from the job. The new plumber has been approved and the Notice to Proceed to the general contractor was issued on May 30, 2023.

Work on 2900 Park has begun in earnest and the project is expected to be completed by the end of 2023.

The successful completion of the project will return four (4) housing units 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.

A structural inspection of the shoring equipment was completed in May. A recommendation report for permanent solutions is being drafted to determine the best course of action to create a permanent solution.

LaSaison Phase I – LaSaison Phase I has completed the construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). HFHSL has identified families for each home; four (4) 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 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.

During a call in May, Habitat committed to beginning work on the houses in Fall 2023.

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. SCI is preparing a separate environmental review for submission to HUD. Phase I has been completed and it recommended a limited Phase II study be conducted.

SCI completed its site physical assessment 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 found elevated contaminants in the soil. SLHA met with HUD in April and it was determined that the presence of elevated contaminants would not impede the submission of the environmental review. This is expected to be sent to HUD in June.

SLHA staff completed an inspection of the property in June to support an updated Capital Needs Assessment (CNA), a requirement of the Section 18 application. This information has been sent to Bureau Veritas to initiate the CNA production.

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 service purchase order 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 stabilizing spalling concrete and repairing 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 general contractor is gathering the final close-out documents. SLHA is still gathering closing documents, including final warranty documentation.

Lookaway Exterior Building Repairs – The new siding installation 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. SLHA staff is negotiating a final change order issue with the general contractor.

Euclid Plaza Roof Replacement and Exterior Repairs – Two (2) bids were received for this project. The 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.

The contractor identified an additional 97 linear feet of concrete that needed repair during the repair. Finding additional areas required for repair was not unexpected. Close inspection of concrete when equipment is available and close visual inspection that can happen will reveal additional areas that need repair that a ground inspection would not be able to discover. This additional repair was approved in March and has since been completed.

The project was completed on May 18, 2023. Close-out documentation is now being collected.

Grant Applications

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – SLHA staff is assembling an application package to apply for funding related to Housing-Related Hazards. The application will address issues that could occur due 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 Funds from HUD. The application was submitted in April. SLHA is waiting for a response to the application.

Safety and Security Grant 2023 – Development and Modernization staff are preparing a grant application to be submitted in June for new safety improvements at Cochran Plaza. These will include a new camera system, exterior lighting, and repairs to existing fencing. SLHA will utilize professional design services to create plans that will define the project's scope with enough clarity to determine pricing. SLHA is expecting to request the maximum grant amount: \$250,000. The grant was submitted to HUD on June 28, 2023.

Solicitations

Parkview Apartments Access Control System (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. Still, 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 issues that 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 due to onsite circumstances. A professional can work through those issues in advance. This extra step is expected to allow the access system to be installed over the summer.

The contract for the engineer was approved and executed on February 24, 2023. Construction documents have been reviewed and accepted. The next step will be to issue a solicitation for bids. This is scheduled for June 6, 2023.

Re-Solicitations

None to report this period.

Pre-Solicitation

Badenhaus Sewer Repair – The sewer system at Badenhaus experienced two (2) additional collapses at the property during the late winter/early spring. Development and Modernization staff has re-engaged design professionals to update the scope of work for the project so that it can be solicited this summer.

West Pine Roof Replacement – Development and Modernization staff have issued an architectural task order to begin design work for a new roof at West Pine. The design staff started work in May. Upon initial inspection by the design professionals and confirmed by their engineers, it was determined that the HVAC units on the roof of West Pine were past their life expectancy and in need of replacement. Because the units would need to be lifted off the roof to do the roof work, it has been recommended that these units be replaced. Design work on that part of the project began in June.

LaSalle Park – Hickory Street Pedestrian Safety Improvements – Over the past year, Development and Modernization staff have been working to create a plan to improve pedestrian safety conditions on Hickory Street between 9th and 11th streets. SLHA has received approval from the fire department and preliminary approval from the City's streets department and has produced a plan that will improve pedestrian safety, improve access for residents to the park south of Hickory, and limit unauthorized access to 10th Street from Hickory.

Development and Modernization staff learned in May that a new entity had purchased the adjacent lot to the south of Hickory from Lifewise, the former owner. SLHA staff has contacted the new owners to learn and incorporate their plans into the Safety Improvement Plan. The staff is still waiting for a response.

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 rehabilitating six (6) fire-damaged units. An approved environmental review is required before the project can be officially awarded. (See Environmental Reviews.)

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. 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
JUNE MONTHLY ACTIVITY REPORT**

7/7/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% 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
JUNE MONTHLY ACTIVITY REPORT**

7/7/2023

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	# Sec. 3 New Hires	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	60	\$ 100,000	1/7/2020	1/15/2020	4/20/2020	N/A	Raineri Const.	\$ 109,947	0%	0	\$0	0%	\$ -	0%
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	365	\$ 5,489,617	1/23/2017	2/16/2017	12/18/2017	2/22/2017	Raineri Const.	\$ 4,107,145	10.1%	0	\$1,003,447	24.4%	\$ 1,373,351	33.4%
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	1	\$2,282,731	46%	\$ 874,467	17.5%
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	150	\$ 1,200,000	5/9/2021	5/27/2021	REBID	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	90	\$ 499,000	5/9/2021	5/27/2021	9/30/2021	10/23/2020	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	120	\$ 558,000	6/24/2022	6/30/2022	10/15/2022	12/5/2022	Raineri Const.	\$ 642,034	TBD	TBD	\$165,089	26%	\$ 328,862	51%
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	TBD	4/3/2023	Hankins Const.	\$ 2,030,000	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	3/7/2022	Roady Exteriors	\$640,000	TBD	TBD	\$0	\$0	\$0	\$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	11/2/2021	Raineri Const.	\$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
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO00100041	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 JUNE MONTHLY ACTIVITY REPORT

7/7/2023

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	4/13/2020	6/12/2020	N/A	10/12/2020	N/A	N/A	100%	<div><div></div></div> 100%	11/11/2020
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	12/18/2017	12/18/2018	12/30/2019	8/6/2020	8/5/2019	8/23/2019	100%	<div><div></div></div> 100%	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	TBD	TBD	TBD	100%	<div><div></div></div> 100%	
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	TBD	-	N/A	TBD	TBD	TBD	-		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	5/31/2023	9/28/2023	N/A	TBD	TBD	TBD	31%		
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	5/21/2023	TBD	N/A	N/A	100%	<div><div></div></div> 99%	
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	-		
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO00100041	Walnut Park	N/A	Unit Repairs	4	4	6/2/2022	8/1/2022	12/15/2022	1/10/2023	100%	<div><div></div></div> 12/15/2022	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 JUNE MONTHLY ACTIVITY REPORT

7/7/2023

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	The delay claim submitted has been paid. Final closeout activities are on-going.
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	The solicitation for this project is being evaluated in anticipation of the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	Submittals and Subcontractor packages are being reviewed. The Notice to Proceed was issued on May 30, 2023. Interior abatement ongoing. Basement wall studs, steel columns and window well repairs are ongoing.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	Contract was executed on April 3rd; the submittal review process is beginning and a Pre-Construction Meeting was held on the 24th 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.
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	The project is complete
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Exterior concrete repairs are complete. The roof replacement is complete. A punch list inspection is scheduled for May 4, 2023 and the contract has been extended to May 21, 2023. The Contractor is currently preparing closeout documents.
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 recommendation for contract award has been routed for review and approval.
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		2809	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

7/7/2023

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	
Various	PHA Wide	N/A	A&E Design/CA		TBD	Contracts for general architectural and engineering services have been executed with (4) firms. Negotiations are ongoing with a fifth.
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.
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 JUNE MONTHLY ACTIVITY REPORT

Progress Photos: JUNE 2023



Euclid Roof Replacement & Exterior Building Repairs



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 6/30/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150215	553	1,921,301.00	752,879.96	1,168,421.04	752,879.96	1,168,421.04	31-Aug-2023	31-Aug-2023
MO36R00150116	555	379,956.00	37,995.60	341,960.40	37,995.60	341,960.40	31-Aug-2024	31-Aug-2024
MO36R00150216	556	1,888,651.00	188,865.10	1,699,785.90	188,865.10	1,699,785.90	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,047,531.87	740,312.13	7,845,708.81	942,135.19	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	6,561,793.81	2,459,139.19	4,970,850.28	4,050,082.72	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	8,105,288.83	206,720.17	6,503,001.73	1,809,007.27	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,062.43	214.57	48,860.15	74,416.85	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,596,182.00	2,293,757.20	7,302,424.80	1,031,602.89	8,564,579.11	23-May-2025	23-May-2027
MO36P00150123	568	8,977,188.00	1,948,833.80	7,028,354.20	0.00	8,977,188.00	16-Feb-2025	16-Feb-2027
Totals		\$51,088,047.00	\$28,268,079.20	\$22,819,967.80	\$21,587,835.12	\$29,500,211.88		
			55.3%		42.3%			

RESIDENT INITIATIVES

Resident Initiatives Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Alana C. Green, Executive Director

From: Vontrice McDowell, Director of Resident and Community Engagement

Date: July 12, 2023

Subject: Resident Initiatives Board Report

In June 2023, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinator made several social service referrals to address residents' needs. Resident Initiatives provided 48 bus tickets to residents in need of access to transportation.

Caseload management: 190 participants.

Seniors/Disabled

The Elderly and Disabled Services Program provided case management services to elderly and disabled residents across SLHA developments. Elderly and disabled residents were supplied with various referrals for nutrition, health insurance, and behavioral health supports, etc.

In addition, the Elderly and Disabled Services Program worked closely with the St. Louis Cardinals to secure free tickets for SLHA residents to attend upcoming baseball games. The program also partnered with St. Louis University for their 34th Annual Saint Louis University Summer Geriatric Institute and CST Certification Training at St. Louis University Margaret McCormick Learning Resource Center, June 12-14, 2023. The Elderly and Disabled Services Coordinator and several SLHA residents participated in a panel discussion led by Associate Professor Max Zubatsky, Ph.D., LMFT, Saint Louis University Medical Family Therapy Program, and Professor Emeritus Marla Berg-Weger, Ph.D., LCSW, Saint Louis University School of Social Work titled - "Addressing Loneliness and Social Isolation Through a Circle of Friends," where they shared their expertise as facilitators and participants in the SLHA's Circle of Friends.




Circle of Friends (CoF) continued to hold weekly meetings and create opportunities for older adults to connect with one another and mitigate social isolation. On July 6, 2023, SLHA received confirmation that Circle of Friends has been selected as guest speakers for three (3) concurrent sessions at the upcoming Missouri Institute on Minority Aging. The Circle of Friends sessions will take place on August 28, 2023 at 8:45 a.m., 9:45 a.m., and 11:05 a.m.


CoF participation in regional and statewide training forums creates enhanced opportunities for peer learning and idea exchange; resident participation in sharing valued research and practice tips; and expansion of SLHA collaborative partnerships with funders and stakeholders.

In addition to weekly CoF convenings and expanding its reach across the region, the Coordinator is working with the Director of Resident Initiatives and the Director of Communications to develop and launch a comprehensive module and CoF Playbook for Facilitators and the

development of future CoF sites. The new comprehensive module will enhance the programming structure, facilitate stronger resource and activity coordination, and increase outcome tracking for agency oversight and fundraiser efforts.



WHEEL OF LIFE
FACILITATOR BRIEFING
July 12, 2023



THEME IDEAS

FIRST QUARTER
(January - March)

- National Glaucoma Awareness
- MLK BDay
- National Cheese Lovers Day
- Superbowl
- American Heart Month
- Black History Month
- Valentine's/Galentine's Day
- Mardi Gras
- National Nutrition Month
- National Kidney Month
- Women's History Month/I
- International Women's Day
- St. Patrick's Day

SECOND QUARTER
(April - June)

- Earth Day
- Alcohol Awareness
- National Minority Health
- Stress Awareness Month
- National Child Abuse Prevention
- Jackie Robinson Day
- Arthritis Awareness
- Mental Health Awareness Month
- National Stroke Awareness
- National Physical Fitness and Sports Month
- National Asthma & Allergy Awareness
- Skin Cancer Prevention and Awareness
- Healthy Vision Month
- Mother's Day
- Alzheimer's and Brain Awareness
- Father's Day
- Juneteenth
- National Bingo Day
- Nature Photography Day
- Men's Health Month
- National Migraine Awareness Day
- Internet/Social Media Awareness

THIRD QUARTER
(July - September)


- National Bowling Day
- Food Safety
- Healthy Aging Month
- National Yoga Awareness
- Pain Awareness Month
- World Alzheimer's Month
- Domestic Violence Awareness
- National Dance Day
- National Neighbor Day
- Fall Prevention Awareness Day
- Rosh Hashanah
- National Family Health and Fitness Day

FOURTH QUARTER
(October - December)

- American Diabetes Month
- National Family Caregivers Month
- Thanksgiving
- World Vegetarian Day
- International Coffee Day
- National Taco Day
- World Mental Health Day
- World Stroke Day
- Halloween
- National Stress Awareness Day
- National Cupcake Day
- Christmas
- National Cookie Day/Cookie Exchange Day
- National Crossword Puzzle Day
- National Call a Friend Day
- NYE

MISC

- Book Club
- Senior Prom
- Movie Watch Party
- Dance Class
- Crochet



CATEGORY

THEME

DATE(S)

ACTIVITY GOAL(S)

DESCRIPTION OF ACTIVITY

RECOMMENDED MATERIALS

The Wheel of Life is used to assess and understand how areas in your life are currently balanced and to help set and track goals, manage stress, and redirect focus.

FSS

As of June 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-seven (37) participants, thirty (30) with established escrow accounts, and twelve (12) actively receiving a monthly escrow credit. In addition, 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) received a monthly escrow credit.

There were no FSS-HCV/PH graduations, partial disbursements, or transfers for June 2023.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	37	30	1	81.1%
PH	24	16	0	66.7%

The FSS Service Coordinator is planning an “FSS Roadshow” to promote the program across SLHA developments. The Roadshow will feature updated FSS informational materials and program highlights to draw new participants. Additionally, the FSS Service Coordinator has updated the Program Coordinating Committee (PCC) organization list and will be extending an invitation to these organizations to reactivate the PCC. The PCC will serve as an advisory group and resource table for both the FSS and ROSS Coordinators and will help SLHA address the diverse needs of our residents. The first PCC meeting is scheduled for August 2023.

TABs

The St. Louis TAB June meeting was canceled. The Director of Resident Initiatives is meeting with each active TAB to hear their concerns and vision for their TABs. The Director has also hired an intern to research small grants for the TABs that will help them to carry out their visions and host engagement activities for their sites.

Other Business and Upcoming Events

In June 2023, the Director of Resident Initiatives and the Chief of Staff participated in The Center for Community Resilience (CCR) at the George Washington University’s Milken Institute School of Public Health’s Building Community Resilience (BCR) National Convening in Washington, D.C. BCR is a national network and learning collaborative that seeks to improve the health and life outcomes of children, families, and communities.

Resident Initiatives is honored to be selected as one of six cross-country regional teams using the BCR process and tools to help communities not only ‘bounce back’ in the face of adversity, but bounce forward. Since 2017, BCR teams have helped build and strengthen the buffers that prevent negative outcomes associated with adverse childhood experiences (ACEs), particularly in the context of adverse community environments (ACEs).

At the convening, Resident Initiatives joined over 40 participants in exploring best practices for developing and implementing resident-centered programs that promote the economic, mental, and social well-being of children, families, individuals with disabilities, and seniors. Resident Initiatives looks forward to implementing innovative, trauma-sensitive resident engagement models as a result of its partnership with CCR.



Resident Initiatives has continued collaborative efforts 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.) for SLHA program participants. Affinia will 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 PCC to recruit vendors. The block party is tentatively scheduled for late summer.

Lastly, Resident Initiatives is partnering with St. James Church to host a Women's Day for the ladies residing in James House. This event will provide the residents with resources and fellowship opportunities. The Resident Initiatives department will have resource tables to build awareness of the ROSS, FSS and Circle of Friends programs.

LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: July 12, 2023

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

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 was completed. The recommendation for the award was approved on June 26, 2023. The Notice of Award was prepared on June 26, 2023 to notify Roady Exteriors of the award of \$514,400.

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 and 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 23-03 Invitation for Bids (IFB) for Parkview Apartments Access Control System. The General Scope of Work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved on May 23, 2023. The IFB was released on June 6, 2023 through the online bidding service QuestCDN. The IFB was advertised in the June 1, 2023 edition of the St. Louis American and in the June 4, 2023 edition of the St. Louis Post-Dispatch. The pre-construction meeting is scheduled for June 15, 2023, and bids are due July 13, 2023. Addendum No. 1 was issued on June 21, 2023 to announce an additional site visit and to provide meeting minutes from the pre-construction meeting. The bid due date remains July 13, 2023.

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: July 12, 2023

Subject: Communications Board Report – June 2023

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	2	<ul style="list-style-type: none"> Public Housing Waiting List Opening Alana Green's participation on HHS opioid response panel
Outreach Events	1	Clinton-Peabody Resident Engagement
Social Media Campaign Creative	1	Public Housing Waiting List Opening
Facebook Posts	30	Highest Performing (Facebook): <ul style="list-style-type: none"> <i>Job Recruitment</i> 537 Reach; 115 Engagements <i>Public Housing Waiting List</i> 235 Reach; 28 Engagements
Twitter Posts	20	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>Public Housing Waiting List</i> 140 Impressions; 5 Engagements <i>Alana Green's participation on HHS opioid response panel</i> 95 Impression; 12 Engagements
LinkedIn Posts	13	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>Clinton-Peabody Community Meeting</i> 113 Impressions; 23 Engagements <i>Public Housing Waiting List</i> 67 Impressions; 10 Engagements

Social media analytics are as follows:

Facebook Total Followers: 1,940	JUNE 2023	MAY 2023
Reach	2,464	4,275
Visits	3,363	1,038
New Followers	43	32

Twitter Total Followers: 136	JUNE 2023	MAY 2023
Impressions	990	921
Profile Visits	326	464
Mentions	7	6
New Followers	3	-1

LinkedIn Total Followers: 262	JUNE 2023	MAY 2023
Impressions	1,231	1,000
Page Views	94	116
Unique Visitors	41	59
Post Reactions	87	87

Website analytics

Website Analytics	JUNE 2023	MAR 2023
Total Impressions	May stats are unavailable due to Google upgrading its analytics platform. Still working to resolve system update.	12,061
New Users		6,314
Total Clicks (<i>Pageviews</i>)		30,136

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: July 12, 2023

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JUNE 30, 2023

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
60	0	3	63

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Kimberly Long	ROSS Service Coordinator

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
Deborah Fowler	Administrative Assistant

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Laneshia Blanchard	Intake Specialist	Intake Coordinator

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: 0****Number of Position Vacancies Carried Over From Previous Month: 13****Applications****Received This Month****Position Vacancies Published this Month:**

None this reporting period.

Additional Applications Received this Month:

Accountant	2
Accounts Payable Specialist	10
Contracts and Compliance Specialist (Financial)	0
Financial Analyst	10
Family Self-Sufficiency Program Coordinator – S8	7
Groundskeeper	18
HQS Inspector	14
HQS Inspector Supervisor	11
Housing Specialist	22
Housing Specialist Supervisor	7
Inspection Specialist	5
Intake Specialist	19
Service Coordinator – Public Housing Family	11

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Latasha Barnes	Managing CPF Grants: Foundations for a Successful Program Webinar	1.30
	HUD ROSS Data Guide 4.0 and ROSS Data Dashboard	1.50
Vontriece McDowell	HUD ROSS Data Guide 4.0 and ROSS Data Dashboard	1.50

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
L. Barnes	Executive	Washington, DC	6/20/23	6/23/23	Center for Community Resilience
V. McDowell	Executive	Washington, DC	6/20/23	6/23/23	Center for Community Resilience