




MONTHLY ACTIVITY REPORTS

August 24

2023

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: August 18, 2023

Subject: Monthly Activities Report

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

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 6/30/2023
- Public Housing AMP Budgets as of 6/30/2023
- Financial Condition Indicators as of 6/30/2023
- Management Operations Indicator as of 6/30/2023
- Integrated Pest Management Report

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 6/30/2023
- HCV Budget as of 6/30/2023
- HAP Expenditure Analysis
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report
- Demographic Summary Report

III. Finance

- Income Statement as of 6/30/2023

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: August 9, 2023

SUBJECT: Asset Management Board Report

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

Management Meetings. 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 deficiencies 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):	126
Number of Late Recerts completed (during the month):	78
Number of Late Recerts (end of the month):	48
Current HUD Reporting Rate:	97.54
HUD GOAL	95%

HUD Reporting Rate – Previous 3 Months Trend

June 2023	May 2023	April 2023
97.32%	96.62%	95.30%

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, Kingsbury	Open Work Orders	The Facilities Specialist will follow up with individual sites to resolve this.
Southside Scattered Sites/ S. Broadway	Water leakage and drainage issues	Facilities Specialist will continue to monitor work orders and work with Management to resolve.
All Habitat Developments	Not entering Pest Management Work Orders in Yardi	Facilities Specialist will work with Habitat to resolve and submit missing IPM Monthly Reports.

Offline Units. Asset Management continues to identify offline units throughout the SLHA portfolio and submit 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):	237
New Requests Submitted to HUD	1
Extension Requests Submitted to HUD	0

SLHA Managed Properties: Northside Scattered Sites (NSSS). Friendly Construction has completed one (1) of three (3) units, but construction has been delayed due to staffing issues. Completion of the final two (2) units (McMillan and Page Manor) is anticipated in early-July. As of July 31, Mosaic Construction is approximately 95% complete with renovating two (2) units,

5520-5524 Cates, following water damage. Final completion is anticipated in August. In July, NSSS also issued a solicitation for repairs to three (3) offline units at Cupples, with bids due August 18.

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 any issues at other non-HAU sites, such as Parkview and California Gardens.
- b. Parkview. As a part of SLHA's agency-wide efforts to address concerns at Parkview, Asset Management has been conducting 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.

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2022 Occupied	Occ. %	Offline	11/1/2022 Occupied	Occ. %	Offline	12/1/2022 Occupied	Occ. %	Offline	1/1/2023 Occupied	Occ. %	Offline	2/1/2023 Occupied	Occ. %	Offline	3/1/2023 Occupied
20	MO001000002	Clinton-Peabody	358	32	199	61%	120	196	82%	120	194	82%	120	189	79%	120	175	74%	123	175
340	MO001000034	LaSalle Park	148	2	144	99%	2	143	98%	2	141	97%	2	139	95%	2	138	95%	2	137
370	MO001000037	Cochran Plaza	78	6	69	96%	6	68	94%	6	68	94%	6	69	96%	6	68	94%	6	68
220	MO001000038	Lafayette Apartments	26		26	100%		26	100%		26	100%		26	100%		25	96%		24
230		California Gardens	28	1	18	67%	1	17	63%	1	17	63%	1	18	67%	1	18	67%	9	18
350		Armand & Ohio	4		3	75%		4	100%		4	100%		4	100%		4	100%		4
380		Folsom	6		4	67%		4	67%		5	83%		5	83%		5	83%	1	5
382		Marie Fanger	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%		10
420		Lafayette Townhomes	38	4	25	74%	4	25	74%	4	25	74%	4	24	71%	4	26	76%	4	25
421		Tiffany Turnkey	25		23	92%		21	84%		21	84%		21	84%		21	84%		20
150	MO001000041	Towne XV	8	2	4	67%	2	3	50%	2	3	50%	2	3	50%	2	2	33%	5	2
160		McMillan Manor	20	2	14	78%	2	14	78%	2	14	78%	2	14	78%	2	15	83%	5	15
260		Page Manor	10	3	5	71%	3	5	71%	3	5	71%	3	5	71%	3	5	71%	5	5
381		Samuel Shepard	16	3	11	85%	3	11	85%	3	10	77%	3	11	85%	3	11	85%	5	11
383		Cupples	4	1	1	33%	1	1	33%	1	1	33%	1	1	33%	1	0	0%	3	0
384		Hodiamont	22	22	0	-	22	0	-	22	0	-	22	0	-	22	0		22	0
411		Walnut Park	13	0	9	69%	0	9	69%	0	11	85%	0	12	92%	0	12	92%		12
412		Lookaway	17		16	94%		14	82%		13	76%		13	76%		13	76%	4	13
510		McMillan Manor II	18	0	18	100%	0	18	100%	0	18	100%	0	18	100%	0	18	100%		18
520	MO001000052	King Louis III	24	2	20	91%	2	20	91%	2	21	95%	2	20	91%	2	20	91%	2	20
470	MO001000047	King Louis Square	36		34	94%		34	94%		34	94%		32	89%		33	92%		34
490	MO001000049	King Louis Square II	44	2	39	93%	2	40	95%	0	40	91%	0	40	91%		41	93%		41
440	MO001000044	Murphy Park I	93		80	86%		79	85%		78	84%		78	84%		74	80%		74
450	MO001000045	Murphy Park II	64		52	81%		53	83%		53	83%		51	80%		50	78%		49
460	MO001000046	Murphy Park III	65		59	91%		59	91%		58	89%		58	89%		59	91%		59
500	MO001000050	Renaissance Pl @ Grand	62		59	95%		59	95%		59	95%		59	95%		59	95%		60
540	MO001000054	Sr. Living at Renaissance Pl	75		66	88%		67	89%		68	91%		67	89%		66	88%		67
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		21	95%		21	95%		21	95%		21	95%		20
560	MO001000056	Cahill House	80	1	77	97%	1	77	97%	1	76	96%	1	75	95%	1	75	95%	1	76
570	MO001000057	Renaissance Pl @ Grand II	36		30	83%		30	83%		31	86%		32	89%		32	89%		33
590	MO001000059	Renaissance Place @ Grand III	50		48	96%		48	96%		48	96%		47	94%		47	94%		48
620	MO001000062	Sr. Living at Cambridge Heights	75		73	97%		71	95%		72	96%		72	96%		72	96%		72
630	MO001000063	Arlington Grove	70		65	93%		64	91%		63	90%		63	90%		60	86%		61
640	MO001000064	North Sarah	59		58	98%		58	98%		58	98%		55	93%		54	92%		54
650	MO001000065	North Sarah II	46		39	85%		38	83%		36	78%		37	80%		38	83%		36
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		32	91%		31
670	MO001000067	Preservation Square I	19		-	-		7	37%		13	68%		17	89%		19	100%		19
580	MO001000058	Cambridge Heights	46	4	30	71%	14	30	94%	14	30	94%	14	29	91%	14	29	91%	14	27
600	MO001000060	Cambridge Heights II	44		30	68%	11	30	91%	11	30	91%	11	30	91%	11	30	91%	11	30
100	MO001000010	James House	126		124	98%		123	98%		123	98%		123	98%		120	95%		119
132	MO001000013	Euclid Plaza Elderly	108		105	97%		107	99%		105	97%		108	100%		106	98%		103
170	MO001000017	West Pine	99		96	97%		96	97%		94	95%		95	96%		95	96%		95
190	MO001000019	Parkview Elderly	295	13	253	90%	13	257	91%	13	255	90%	13	254	90%	13	255	90%	12	256
280	MO001000028	Badenhaus Elderly	100		94	94%		90	90%		89	89%		87	87%		88	88%		87
390		Badenfest Elderly	21		20	95%		20	95%		20	95%		20	95%		19	90%		18
661	MO001000061	Kingsbury Terrace	120		119	99%		117	98%		117	98%		117	98%		116	97%		117
480	MO001000048	Les Chateaux	40	1	32	82%	1	33	85%	1	32	82%	1	31	79%	1	31	79%	1	30
	TOTAL		2,809	102	2,360		211	2,355		209	2,348		209	2,338		209	2,312		236	2,303

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

Occupancy

Dev #	AMP #	Development	# Units	Occ. %	Offline	4/1/2023 Occupied	Occ. %	Offline	5/1/2023 Occupied	Occ. %	Offline	6/1/2023 Occupied	Occ. %	Offline	7/1/2023 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	74%	121	169	71%	121	162	68%	120	154	65%	121	152	64%
340	MO001000034	LaSalle Park	148	94%	2	136	93%	2	134	92%	2	132	90%	2	133	91%
370	MO001000037	Cochran Plaza	78	94%	6	69	96%	6	68	94%	4	67	91%	4	66	89%
220	MO001000038	Lafayette Apartments	26	92%		24	92%		24	92%		24	92%		23	88%
230		California Gardens	28	95%	9	18	95%	9	18	95%	10	18	100%	9	18	95%
350		Armand & Ohio	4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6	100%	1	5	100%		5	83%		5	83%		5	83%
410		South Broadway	10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	74%	4	24	71%	4	24	71%	4	24	71%	4	25	74%
421		Tiffany Turnkey	25	80%		20	80%		21	84%		21	84%		21	84%
150		Towne XV	8	67%	5	2	67%	5	2	67%	3	2	40%	1	4	57%
160		McMillan Manor	20	100%	3	16	94%	3	16	94%	3	16	94%	3	16	94%
260		Page Manor	10	100%	5	5	100%	5	5	100%	5	5	100%	5	5	100%
381		Samuel Shepard	16	100%	5	11	100%	4	10	83%	4	10	83%	3	10	77%
383	MO001000041	Cupples	4	0%	3	0	0%	3	0	0%	4	0	-	2	0	0%
384		Hodiamont	22	-	22	0	0%	22	0	-	22	0	-	22	0	-
411		Walnut Park	13	92%		12	92%		12	92%		12	92%		13	100%
412		Lookaway	17	100%	2	13	87%	2	13	87%	4	13	100%	3	12	86%
510		McMillan Manor II	18	100%		18	100%		17	94%		17	94%		17	94%
520	MO001000052	King Louis III	24	91%	2	20	91%	1	20	87%	1	19	83%	0	17	71%
470	MO001000047	King Louis Square	36	94%		33	92%		34	94%		34	94%		34	94%
490	MO001000049	King Louis Square II	44	93%		41	93%		39	89%		40	91%		40	91%
440	MO001000044	Murphy Park I	93	80%	13	72	90%	13	72	90%	13	73	91%	13	71	89%
450	MO001000045	Murphy Park II	64	77%	5	49	83%	5	49	83%	4	49	82%	4	49	82%
460	MO001000046	Murphy Park III	65	91%	2	56	89%	2	56	89%	2	56	89%	2	55	87%
500	MO001000050	Renaissance Pl @ Grand	62	97%		59	95%		60	97%		59	95%		60	97%
540	MO001000054	Sr. Living at Renaissance Pl	75	89%		67	89%		66	88%		66	88%		66	88%
550	MO001000055	Gardens at Renaissance Pl	22	91%		20	91%		20	91%		20	91%		20	91%
560	MO001000056	Cahill House	80	96%	1	75	95%	1	74	94%	1	72	91%		73	91%
570	MO001000057	Renaissance Pl @ Grand II	36	92%		35	97%		34	94%		33	92%		33	92%
590	MO001000059	Renaissance Place @ Grand III	50	96%		46	92%		46	92%		45	90%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75	96%		70	93%		69	92%		68	91%		68	91%
630	MO001000063	Arlington Grove	70	87%		61	87%		63	90%		61	87%		62	89%
640	MO001000064	North Sarah	59	92%		54	92%		54	92%		54	92%		54	92%
650	MO001000065	North Sarah II	46	78%		38	83%		39	85%		38	83%		38	83%
660	MO001000066	North Sarah III	35	89%		32	91%		31	89%		31	89%		31	89%
670	MO001000067	Preservation Square I	19	100%		19	100%		19	100%		19	100%		19	100%
580	MO001000058	Cambridge Heights	46	84%	14	27	84%	14	27	84%	12	27	79%	12	25	74%
600	MO001000060	Cambridge Heights II	44	91%	10	30	88%	10	30	88%	11	28	85%	11	28	85%
100	MO001000010	James House	126	94%		117	93%		116	92%		115	91%		114	90%
132	MO001000013	Euclid Plaza Elderly	108	95%		101	94%		104	96%		105	97%		101	94%
170	MO001000017	West Pine	99	96%		94	95%		93	94%		93	94%		91	92%
190	MO001000019	Parkview Elderly	295	90%	12	252	89%	12	250	88%	7	250	87%	7	252	88%
280	MO001000028	Badenhaus Elderly	100	87%		88	88%		88	88%		88	88%		87	87%
390		Badenfest Elderly	21	86%		18	86%		18	86%		18	86%		18	86%
661	MO001000061	Kingsbury Terrace	120	98%		119	99%		118	98%		116	97%		115	96%
480	MO001000048	Les Chateaux	40	77%	1	31	79%		31	78%		31	78%		34	85%
	TOTAL		2,809		249	2,285		245	2,270		237	2,247		229	2,241	

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

Work Order Activity
Emergencies
July 1 - July 31, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	13	12	11	11	14	77
100	James House	-	4	0	-	4	21
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	3	5	7	10	1	62
170	West Pine	6	2	0	-	8	52
190	Parkview Elderly	30	6	0	-	36	80
220	Lafayette Apartments	-	1	0	-	1	1
230	California Gardens	2	0	0	-	2	112
260	Page Manor	1	2	2	1	1	41
280	Badenhaus Elderly	1	1	1	0	1	166
340	LaSalle Park	55	5	1	1	59	266
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	67	0	0	-	67	762
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	2	1	1	0	2	489
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	-	-	-	-	-	-
411	Walnut Park	1	1	2	11	0	-
412	Lookaway	1	1	1	4	1	41
420	Lafayette Townhomes	9	1	0	-	10	154
421	Tiffany Turnkey	1	0	0	-	1	382
440	Murphy Park I	6	0	0	-	6	321
450	Murphy Park II	5	0	0	-	5	315
460	Murphy Park III	3	0	0	-	3	272
470	King Louis Square	18	0	0	-	18	137
480	Les Chateaux	3	0	0	-	3	277
490	King Louis Square II	10	2	0	-	12	171
500	Renaissance Pl @ Grand	-	1	1	-	0	-
510	McMillan Manor II	5	3	3	1	5	625
520	King Louis III	33	0	0	-	33	478
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	5	0	0	-	5	601
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	1	0	0	-	1	105
600	Cambridge Heights II	1	0	0	-	1	85
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	2	0	0	-	2	111
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	-	-	-	-	-
	Total	284	48	30		302	

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**

July 1 - July 31, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	187	58	41	23	204	118
100	James House	2	3	2	0	3	43
132	Euclid Plaza Elderly	26	25	20	13	31	43
150	Towne XV	7	0	0	-	7	347
160	McMillan Manor	15	8	6	1	17	300
170	West Pine	27	11	8	0	30	116
190	Parkview Elderly	51	63	12	0	102	51
220	Lafayette Apartments	11	2	0	-	13	111
230	California Gardens	7	2	1	0	8	105
260	Page Manor	2	1	1	0	2	311
280	Badenhaus Elderly	8	20	16	4	12	269
340	LaSalle Park	210	6	7	4	209	221
350	Armand & Ohio	2	2	0	-	4	53
370	Cochran Plaza	14	15	1	0	28	100
380	Folsom	2	7	0	-	9	29
381	Samuel Shepard	1	2	1	0	2	113
382	Marie Fanger	3	1	0	-	4	92
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	1	7	6	3	2	11
410	South Broadway	14	0	0	-	14	165
411	Walnut Park	7	5	2	5	10	141
412	Lookaway	7	3	0	-	10	243
420	Lafayette Townhomes	23	5	0	-	28	123
421	Tiffany Turnkey	25	3	0	-	28	199
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	405
460	Murphy Park III	2	0	0	-	2	372
470	King Louis Square	1	0	0	-	1	439
480	Les Chateaux	5	0	0	-	5	266
490	King Louis Square II	3	0	0	-	3	447
500	Renaissance Pl @ Grand	1	0	0	-	1	242
510	McMillan Manor II	25	6	4	8	27	324
520	King Louis III	12	7	0	-	19	137
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	4	0	0	-	4	862
570	Renaissance Pl @ Grand II	1	0	0	-	1	641
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	7	0	0	-	7	136
600	Cambridge Heights II	2	-	-	-	2	228
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	4	0	1	303	3	154
650	North Sarah II	2	0	0	-	2	99
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	135	28	10	0	153	125
	Total	857	290	139		1008	

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

July 1 - July 31, 2023

	July 2023		October 2022 – July 2023	
Abandonment of Unit	1	6.3%	41	13.8%
Deceased	-	-	31	10.4%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	4	25.0%	26	8.7%
Incarcerated	-	-	-	-
Moved- In Legal	1	6.3%	5	1.7%
Moved to HCV Prog S8	-	-	2	0.7%
Moved with Notice	-	-	123	41.3%
One Strike	-	-	3	1.0%
Nursing Home Placement	1	6.3%	5	1.7%
Purchased Home	-	-	2	0.7%
Relocation Transfer	-	-	4	1.3%
Transfer to Diff PH Unit	9	56.3%	55	18.5%
Total	16	100.0%	298	100.0%

**Demographic Report
Public Housing**

July 1 - July 31, 2023

	Disabled	Non-Disabled	Total
Number of Familes	726	1,565	2,291
Average Family Size	1.3	2.4	2.1
Average Age of Head of Household	58.7	44.7	49.1
Number of Youth Family Members (<18)	-	-	2,049
Average Age of Youth Family Members	-	-	10.1
Number of Senior (62+) Head of Household	336	319	655
Average Household Income	\$12,509.00	\$11,735.77	\$11,980.80
Number of Head of Households Employed	703	1,044	1,747
Average Monthly Rent	\$260.48	\$219.40	\$232.42
Average Cost of Utilities Paid by SLHA	\$1.99	\$22.14	\$15.75
Average Length of Occupancy (Years)	11.1	6.4	7.9

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	1	2
Asian Only	0	2	2
Black/African American Only	9	2,232	2241
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	2	35	37
White, Black/African American	0	6	6
Total	13	2,278	2,291

PUBLIC HOUSING CASH ACTIVITY AS OF 6/30/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	6/30/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	6/30/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,640,412.06	WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$206,922.94	TRUSTONE FINL CU	12/14/2023	3.15%	\$99,772.78
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$840,816.52	ALLEY BANK CE	11/20/2023	2.30%	\$243,043.26
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$804,116.06	FEDERAL HOME LOAN BANK	7/5/2023	2.37%	\$247,016.46
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$284,027.60	CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$173,255.11	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$151,610.51	STATE BANK OF INDIA CD	8/8/2023	3.10%	\$243,030.22
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,140.31	BANK HAPOALIM BM NY CD	11/14/2023	3.50%	\$242,424.94
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$435,819.02	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$115,557.63	TREASURY BILL	12/21/2023	4.05%	\$487,396.50
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$364,924.97	US TRESURY NOTES	9/30/2023	1.38%	\$243,457.03
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$416,503.40	FEDERAL HOME LOAN BANK	11/17/2023	4.67%	\$249,681.06
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$647,804.82	VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,421,014.97	CITIZENS BANK NA/RI CD	7/20/2023	2.80%	\$241,605.95
		US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,508,925.92	TOTAL INVESTMENTS			\$3,882,203.65

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 2,306,137.50	\$ 91.22	\$ 2,041,079.11	\$ 80.74	\$ (265,058.39)	\$ 265,000.00	\$ 198,750.00	\$ 61.69	\$ 125,195.00	\$ 38.86	\$ (73,555.00)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (238,560.00)	\$ (9.44)	\$ (193,382.00)	\$ (7.65)	\$ 45,178.00	\$ (114,000.00)	\$ (85,500.00)	\$ (26.54)	\$ (51,248.00)	\$ (15.91)	\$ 34,252.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 5,857.50	\$ 0.23	\$ (18,715.35)	\$ (0.74)	\$ (24,572.85)	\$ 100.00	\$ 75.00	\$ 0.02	\$ (19.20)	\$ (0.01)	\$ (94.20)
Other Charges/ Late Fees	\$ 141,930.00	\$ 106,447.50	\$ 4.21	\$ 149,000.50	\$ 5.89	\$ 42,553.00	\$ 21,310.00	\$ 15,982.50	\$ 4.96	\$ 15,090.00	\$ 4.68	\$ (892.50)
Legal Charges	\$ 8,200.00	\$ 6,150.00	\$ 0.24	\$ (1,851.50)	\$ (0.07)	\$ (8,001.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 20,100.00	\$ 0.80	\$ 18,953.13	\$ 0.75	\$ (1,146.87)	\$ 3,100.00	\$ 2,325.00	\$ 0.72	\$ -	\$ -	\$ (2,325.00)
Non-Dwelling Rents	\$ 14,400.00	\$ 10,800.00	\$ 0.43	\$ 9,600.00	\$ 0.38	\$ (1,200.00)	\$ 1,200.00	\$ 900.00	\$ 0.28	\$ 800.00	\$ 0.25	\$ (100.00)
*Operating/Utility Subsidy	\$ 12,906,912.00	\$ 9,680,184.00	\$ 382.90	\$ 9,778,397.00	\$ 386.79	\$ 98,213.00	\$ 1,919,389.00	\$ 1,439,541.75	\$ 446.79	\$ 1,482,100.00	\$ 459.99	\$ 42,558.25
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 3,654,912.00	\$ 144.57	\$ 3,711,818.61	\$ 146.82	\$ 56,906.61	\$ 1,603,633.00	\$ 1,202,724.75	\$ 373.29	\$ 1,220,628.05	\$ 378.84	\$ 17,903.30
Investment Income	\$ 2,484.00	\$ 1,863.00	\$ 0.07	\$ 1,521.26	\$ 0.06	\$ (341.74)	\$ 840.00	\$ 630.00	\$ 0.20	\$ 29.01	\$ 0.01	\$ (600.99)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 272,206.37	\$ 10.77	\$ 272,206.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 95,100.00	\$ 3.76	\$ 152,833.70	\$ 6.02	\$ 57,733.70	\$ 34,524.00	\$ 25,893.00	\$ 8.04	\$ 40,992.79	\$ 12.72	\$ 15,099.79
Total Receipts	\$ 20,865,322.00	\$ 15,648,991.50	\$ 619.00	\$ 15,921,460.83	\$ 629.78	\$ 272,469.33	\$ 3,735,096.00	\$ 2,801,322.00	\$ 869.44	\$ 2,833,567.65	\$ 879.44	\$ 32,245.65
EXPENSES												
Total Administration	\$ 4,106,693.00	\$ 3,080,022.00	\$ 121.83	\$ 2,204,337.19	\$ 87.19	\$ 874,403.96	\$ 776,735.00	\$ 582,551.25	\$ 180.80	\$ 406,325.54	\$ 125.54	\$ 176,225.71
Total Tenant Services	\$ 141,791.00	\$ 106,343.25	\$ 4.21	\$ 95,055.46	\$ 3.76	\$ 11,287.79	\$ 27,246.00	\$ 20,434.50	\$ 6.34	\$ 18,118.51	\$ 5.62	\$ 2,315.99
Total Utilities	\$ 4,148,273.00	\$ 3,111,204.75	\$ 123.06	\$ 3,279,823.30	\$ 129.73	\$ (168,618.55)	\$ 410,400.00	\$ 307,800.00	\$ 95.53	\$ 428,504.62	\$ 132.99	\$ (120,704.62)
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 1,630,552.50	\$ 64.50	\$ 1,487,103.43	\$ 58.82	\$ 143,449.07	\$ 407,422.00	\$ 305,566.50	\$ 94.84	\$ 276,740.93	\$ 85.89	\$ 28,825.57
Sub-total Ordinary Maint Materials	\$ 596,324.00	\$ 447,243.00	\$ 17.69	\$ 443,693.09	\$ 17.55	\$ 3,549.91	\$ 118,240.00	\$ 88,680.00	\$ 27.52	\$ 108,348.20	\$ 33.63	\$ (19,668.20)
Sub-total Ord Maint Contracts	\$ 3,784,094.00	\$ 2,838,070.50	\$ 112.26	\$ 1,800,825.29	\$ 71.23	\$ 1,037,245.21	\$ 1,423,605.00	\$ 1,067,703.75	\$ 331.38	\$ 282,328.82	\$ 87.63	\$ 785,374.93
Total Protective Services	\$ 1,453,516.00	\$ 1,090,137.00	\$ 43.12	\$ 1,563,003.56	\$ 61.83	\$ (472,866.56)	\$ 347,617.00	\$ 260,712.75	\$ 80.92	\$ 281,075.05	\$ 87.24	\$ (20,362.30)
Total General	\$ 4,315,744.00	\$ 3,236,808.00	\$ 128.03	\$ 3,257,252.19	\$ 128.84	\$ (20,444.19)	\$ 192,885.00	\$ 144,663.75	\$ 44.90	\$ 129,805.50	\$ 40.29	\$ 14,858.25
Total Non-Routine Maint.	\$ 20,000.00	\$ 15,000.00	\$ 0.59	\$ 276,222.89	\$ 10.93	\$ (261,222.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,865,322.00	\$ 15,648,991.50	\$ 619.00	\$ 15,921,460.83	\$ 629.78	\$ 272,469.33	\$ 3,735,096.00	\$ 2,801,322.00	\$ 869.44	\$ 2,833,567.65	\$ 879.44	\$ 32,245.65
Total Operating Expenses	\$ 20,740,505.00	\$ 15,555,381.00	\$ 615.30	\$ 14,407,316.40	\$ 569.89	\$ 1,146,783.75	\$ 3,704,150.00	\$ 2,778,112.50	\$ 862.23	\$ 1,931,247.17	\$ 598.82	\$ 846,865.33
Net Cash Flow from Operations	\$ 124,817.00	\$ 93,610.50	\$ 3.70	\$ 1,514,144.43	\$ 59.89	\$ (1,420,533.93)	\$ 30,946.00	\$ 23,209.50	\$ 7.20	\$ 902,320.48	\$ 280.62	\$ 879,110.98
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 124,817.00	\$ 93,610.50	\$ 3.70	\$ 1,514,144.43	\$ 59.89	\$ (1,420,533.93)	\$ 30,946.00	\$ 23,209.50	\$ 7.20	\$ 902,320.48	\$ 280.62	\$ 879,110.98

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 202,500.00	\$ 178.57	\$ 214,839.02	\$ 189.45	\$ 12,339.02	\$ 265,000.00	\$ 198,750.00	\$ 204.48	\$ 192,127.00	\$ 197.66	\$ (6,623.00)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 900.00	\$ 0.79	\$ 440.00	\$ 0.39	\$ (460.00)	\$ 100.00	\$ 75.00	\$ 0.08	\$ 1,019.39	\$ 1.05	\$ 944.39
Other Charges/ Late Fees	\$ 21,000.00	\$ 15,750.00	\$ 13.89	\$ 23,610.00	\$ 20.82	\$ 7,860.00	\$ 8,500.00	\$ 6,375.00	\$ 6.56	\$ 7,521.00	\$ 7.74	\$ 1,146.00
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 1,725.00	\$ 1.52	\$ 1,754.13	\$ 1.55	\$ 29.13	\$ 1,950.00	\$ 1,462.50	\$ 1.50	\$ 5,767.00	\$ 5.93	\$ 4,304.50
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 332,599.50	\$ 293.30	\$ 335,215.00	\$ 295.60	\$ 2,615.50	\$ 428,793.00	\$ 321,594.75	\$ 330.86	\$ 329,205.00	\$ 338.69	\$ 7,610.25
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 120,591.00	\$ 106.34	\$ 120,591.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 137,520.00	\$ 141.48	\$ 137,520.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 98.25	\$ 0.09	\$ 137.02	\$ 0.12	\$ 38.77	\$ 468.00	\$ 351.00	\$ 0.36	\$ 449.93	\$ 0.46	\$ 98.93
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 45,703.87	\$ 40.30	\$ 45,703.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 4,254.00	\$ 3.75	\$ 6,141.62	\$ 5.42	\$ 1,887.62	\$ 4,598.00	\$ 3,448.50	\$ 3.55	\$ 5,459.18	\$ 5.62	\$ 2,010.68
Total Receipts	\$ 904,557.00	\$ 678,417.75	\$ 598.25	\$ 748,431.66	\$ 659.99	\$ 70,013.91	\$ 892,769.00	\$ 669,576.75	\$ 688.86	\$ 679,068.50	\$ 698.63	\$ 9,491.75
EXPENSES												
Total Administration	\$ 267,839.00	\$ 200,879.25	\$ 177.14	\$ 128,771.60	\$ 113.56	\$ 72,107.65	\$ 237,091.00	\$ 177,818.25	\$ 182.94	\$ 150,915.47	\$ 155.26	\$ 26,902.78
Total Tenant Services	\$ 10,573.00	\$ 7,929.75	\$ 6.99	\$ 8,721.13	\$ 7.69	\$ (791.38)	\$ 11,696.00	\$ 8,772.00	\$ 9.02	\$ 10,195.99	\$ 10.49	\$ (1,423.99)
Total Utilities	\$ 170,000.00	\$ 127,500.00	\$ 112.43	\$ 131,659.63	\$ 116.10	\$ (4,159.63)	\$ 202,000.00	\$ 151,500.00	\$ 155.86	\$ 153,484.63	\$ 157.91	\$ (1,984.63)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 134,509.50	\$ 118.62	\$ 86,746.54	\$ 76.50	\$ 47,762.96	\$ 190,553.00	\$ 142,914.75	\$ 147.03	\$ 148,675.64	\$ 152.96	\$ (5,760.89)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 20,925.00	\$ 18.45	\$ 47,911.58	\$ 42.25	\$ (26,986.58)	\$ 54,050.00	\$ 40,537.50	\$ 41.71	\$ 37,685.75	\$ 38.77	\$ 2,851.75
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 79,923.75	\$ 70.48	\$ 150,028.98	\$ 132.30	\$ (70,105.23)	\$ 93,435.00	\$ 70,076.25	\$ 72.09	\$ 108,629.29	\$ 111.76	\$ (38,553.04)
Total Protective Services	\$ 54,382.00	\$ 40,786.50	\$ 35.97	\$ 162,552.69	\$ 143.34	\$ (121,766.19)	\$ 56,442.00	\$ 42,331.50	\$ 43.55	\$ 50,473.72	\$ 51.93	\$ (8,142.22)
Total General	\$ 87,676.00	\$ 65,757.00	\$ 57.99	\$ 62,230.75	\$ 54.88	\$ 3,526.25	\$ 47,253.00	\$ 35,439.75	\$ 36.46	\$ 54,535.57	\$ 56.11	\$ (19,095.82)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 678,417.75	\$ 598.25	\$ 748,431.66	\$ 659.99	\$ 70,013.91	\$ 892,769.00	\$ 669,576.75	\$ 688.86	\$ 679,068.50	\$ 698.63	\$ 9,491.75
Total Operating Expenses	\$ 904,281.00	\$ 678,210.75	\$ 598.07	\$ 778,622.90	\$ 686.62	\$ (100,412.15)	\$ 892,520.00	\$ 669,390.00	\$ 688.67	\$ 714,596.06	\$ 735.18	\$ (45,206.06)
Net Cash Flow from Operations	\$ 276.00	\$ 207.00	\$ 0.18	\$ (30,191.24)	\$ (26.62)	\$ (30,398.24)	\$ 249.00	\$ 186.75	\$ 0.19	\$ (35,527.56)	\$ (36.55)	\$ (35,714.31)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 207.00	\$ 0.18	\$ (30,191.24)	\$ (26.62)	\$ (30,398.24)	\$ 249.00	\$ 186.75	\$ 0.19	\$ (35,527.56)	\$ (36.55)	\$ (35,714.31)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 209,062.50	\$ 234.64	\$ 208,035.00	\$ 233.48	\$ (1,027.50)	\$ 735,000.00	\$ 551,250.00	\$ 207.63	\$ 503,718.20	\$ 189.72	\$ (47,531.80)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 37.50	\$ 0.04	\$ (4,962.85)	\$ (5.57)	\$ (5,000.35)	\$ 4,150.00	\$ 3,112.50	\$ 1.17	\$ (5,483.65)	\$ (2.07)	\$ (8,596.15)
Other Charges/ Late Fees	\$ 7,500.00	\$ 5,625.00	\$ 6.31	\$ 13,680.00	\$ 15.35	\$ 8,055.00	\$ 26,700.00	\$ 20,025.00	\$ 7.54	\$ 45,146.00	\$ 17.00	\$ 25,121.00
Legal Charges	\$ 3,000.00	\$ 2,250.00	\$ 2.53	\$ -	\$ -	\$ (2,250.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 187.50	\$ 0.21	\$ (552.00)	\$ (0.62)	\$ (739.50)	\$ 11,500.00	\$ 8,625.00	\$ 3.25	\$ 2,973.00	\$ 1.12	\$ (5,652.00)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 9,900.00	\$ 3.73	\$ 8,800.00	\$ 3.31	\$ (1,100.00)
*Operating/Utility Subsidy	\$ 335,913.00	\$ 251,934.75	\$ 282.76	\$ 256,491.00	\$ 287.87	\$ 4,556.25	\$ 922,014.00	\$ 691,510.50	\$ 260.46	\$ 786,760.00	\$ 296.33	\$ 95,249.50
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 193,626.00	\$ 217.31	\$ 193,626.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 267,102.00	\$ 100.60	\$ 267,102.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 87.75	\$ 0.10	\$ 228.38	\$ 0.26	\$ 140.63	\$ 448.00	\$ 336.00	\$ 0.13	\$ 345.36	\$ 0.13	\$ 9.36
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,998.06	\$ 57.25	\$ 151,998.06
Other Income	\$ 4,469.00	\$ 3,351.75	\$ 3.76	\$ 2,969.26	\$ 3.33	\$ (382.49)	\$ 12,560.00	\$ 9,420.00	\$ 3.55	\$ 14,379.17	\$ 5.42	\$ 4,959.17
Total Receipts	\$ 888,217.00	\$ 666,162.75	\$ 747.66	\$ 669,514.79	\$ 751.42	\$ 3,352.04	\$ 2,081,708.00	\$ 1,561,281.00	\$ 588.05	\$ 1,775,738.14	\$ 668.83	\$ 214,457.14
EXPENSES												
Total Administration	\$ 231,755.00	\$ 173,816.25	\$ 195.08	\$ 92,483.46	\$ 103.80	\$ 81,332.79	\$ 524,812.00	\$ 393,609.00	\$ 148.25	\$ 318,039.38	\$ 119.79	\$ 75,569.62
Total Tenant Services	\$ 7,911.00	\$ 5,933.25	\$ 6.66	\$ 4,311.62	\$ 4.84	\$ 1,621.63	\$ 22,082.00	\$ 16,561.50	\$ 6.24	\$ 8,194.06	\$ 3.09	\$ 8,367.44
Total Utilities	\$ 183,500.00	\$ 137,625.00	\$ 154.46	\$ 140,492.89	\$ 157.68	\$ (2,867.89)	\$ 541,000.00	\$ 405,750.00	\$ 152.82	\$ 413,771.33	\$ 155.85	\$ (8,021.33)
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 139,305.75	\$ 156.35	\$ 116,692.26	\$ 130.97	\$ 22,613.49	\$ 362,339.00	\$ 271,754.25	\$ 102.36	\$ 297,208.24	\$ 111.94	\$ (25,453.99)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 23,125.50	\$ 25.95	\$ 21,007.03	\$ 23.58	\$ 2,118.47	\$ 64,750.00	\$ 48,562.50	\$ 18.29	\$ 30,410.25	\$ 11.45	\$ 18,152.25
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 93,352.50	\$ 104.77	\$ 112,110.46	\$ 125.83	\$ (18,757.96)	\$ 263,083.00	\$ 197,312.25	\$ 74.32	\$ 251,420.49	\$ 94.70	\$ (54,108.24)
Total Protective Services	\$ 52,632.00	\$ 39,474.00	\$ 44.30	\$ 81,971.29	\$ 92.00	\$ (42,497.29)	\$ 108,500.00	\$ 81,375.00	\$ 30.65	\$ 313,535.59	\$ 118.09	\$ (232,160.59)
Total General	\$ 71,147.00	\$ 53,360.25	\$ 59.89	\$ 49,374.74	\$ 55.41	\$ 3,985.51	\$ 194,501.00	\$ 145,875.75	\$ 54.94	\$ 131,093.04	\$ 49.38	\$ 14,782.71
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,093.19	\$ 58.04	\$ (154,093.19)
Total Revenues	\$ 888,217.00	\$ 666,162.75	\$ 747.66	\$ 669,514.79	\$ 751.42	\$ 3,352.04	\$ 2,081,708.00	\$ 1,561,281.00	\$ 588.05	\$ 1,775,738.14	\$ 668.83	\$ 214,457.14
Total Operating Expenses	\$ 887,990.00	\$ 665,992.50	\$ 747.47	\$ 618,443.75	\$ 694.10	\$ 47,548.75	\$ 2,081,067.00	\$ 1,560,800.25	\$ 587.87	\$ 1,917,765.57	\$ 722.32	\$ (356,965.32)
Net Cash Flow from Operations	\$ 227.00	\$ 170.25	\$ 0.19	\$ 51,071.04	\$ 57.32	\$ 50,900.79	\$ 641.00	\$ 480.75	\$ 0.18	\$ (142,027.43)	\$ (53.49)	\$ (142,508.18)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 170.25	\$ 0.19	\$ 51,071.04	\$ 57.32	\$ 50,900.79	\$ 641.00	\$ 480.75	\$ 0.18	\$ (142,027.43)	\$ (53.49)	\$ (142,508.18)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 210,000.00	\$ 192.84	\$ 191,122.00	\$ 175.50	\$ (18,878.00)	\$ 345,000.00	\$ 258,750.00	\$ 194.26	\$ 189,112.00	\$ 141.98	\$ (69,638.00)
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (1,350.00)	\$ (1.24)	\$ (1,570.00)	\$ (1.44)	\$ (220.00)	\$ (55,000.00)	\$ (41,250.00)	\$ (30.97)	\$ (54,182.00)	\$ (40.68)	\$ (12,932.00)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 750.00	\$ 0.69	\$ 725.00	\$ 0.67	\$ (25.00)	\$ -	\$ -	\$ -	\$ (255.00)	\$ (0.19)	\$ (255.00)
Other Charges/ Late Fees	\$ 10,000.00	\$ 7,500.00	\$ 6.89	\$ 10,530.00	\$ 9.67	\$ 3,030.00	\$ 15,000.00	\$ 11,250.00	\$ 8.45	\$ 10,504.00	\$ 7.89	\$ (746.00)
Legal Charges	\$ 5,000.00	\$ 3,750.00	\$ 3.44	\$ -	\$ -	\$ (3,750.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 2,625.00	\$ 2.41	\$ 3,070.00	\$ 2.82	\$ 445.00	\$ 1,300.00	\$ 975.00	\$ 0.73	\$ 3,139.00	\$ 2.36	\$ 2,164.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 324,045.00	\$ 297.56	\$ 332,064.00	\$ 304.93	\$ 8,019.00	\$ 682,076.00	\$ 511,557.00	\$ 384.05	\$ 505,652.00	\$ 379.62	\$ (5,905.00)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 141,102.00	\$ 129.57	\$ 141,102.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 276,610.50	\$ 207.67	\$ 284,013.05	\$ 213.22	\$ 7,402.55
Investment Income	\$ 170.00	\$ 127.50	\$ 0.12	\$ 142.62	\$ 0.13	\$ 15.12	\$ 124.00	\$ 93.00	\$ 0.07	\$ 5.40	\$ 0.00	\$ (87.60)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,766.94	\$ 38.11	\$ 50,766.94
Other Income	\$ 5,490.00	\$ 4,117.50	\$ 3.78	\$ 6,044.12	\$ 5.55	\$ 1,926.62	\$ 18,596.00	\$ 13,947.00	\$ 10.47	\$ 22,080.56	\$ 16.58	\$ 8,133.56
Total Receipts	\$ 923,556.00	\$ 692,667.00	\$ 636.06	\$ 683,229.74	\$ 627.39	\$ (9,437.26)	\$ 1,375,910.00	#####	\$ 774.72	#####	\$ 758.89	\$ (21,096.55)
EXPENSES										\$ 726,822.90		
Total Administration	\$ 251,252.00	\$ 188,439.00	\$ 173.04	\$ 129,772.72	\$ 119.17	\$ 58,666.28	\$ 329,000.00	\$ 246,750.00	\$ 185.25	\$ 179,702.47	\$ 134.41	\$ 67,047.53
Total Tenant Services	\$ 4,870.00	\$ 3,652.50	\$ 3.35	\$ 2,658.23	\$ 2.44	\$ 994.27	\$ 14,888.00	\$ 11,166.00	\$ 8.38	\$ 9,711.15	\$ 7.29	\$ 1,454.85
Total Utilities	\$ 202,000.00	\$ 151,500.00	\$ 139.12	\$ 148,898.82	\$ 136.73	\$ 2,601.18	\$ 121,800.00	\$ 91,350.00	\$ 68.58	\$ 127,116.95	\$ 95.43	\$ (35,766.95)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 140,738.25	\$ 129.24	\$ 103,334.80	\$ 94.89	\$ 37,403.45	\$ 158,608.00	\$ 118,956.00	\$ 89.31	\$ 142,616.61	\$ 107.07	\$ (23,660.61)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 28,942.50	\$ 26.58	\$ 15,693.70	\$ 14.41	\$ 13,248.80	\$ 42,540.00	\$ 31,905.00	\$ 23.95	\$ 84,106.68	\$ 63.14	\$ (52,201.68)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 91,497.75	\$ 84.02	\$ 101,121.14	\$ 92.86	\$ (9,623.39)	\$ 453,196.00	\$ 339,897.00	\$ 255.18	\$ 168,343.97	\$ 126.38	\$ 171,553.03
Total Protective Services	\$ 61,560.00	\$ 46,170.00	\$ 42.40	\$ 56,510.92	\$ 51.89	\$ (10,340.92)	\$ 144,306.00	\$ 108,229.50	\$ 81.25	\$ 117,499.05	\$ 88.21	\$ (9,269.55)
Total General	\$ 55,360.00	\$ 41,520.00	\$ 38.13	\$ 40,261.96	\$ 36.97	\$ 1,258.04	\$ 110,579.00	\$ 82,934.25	\$ 62.26	\$ 67,107.94	\$ 50.38	\$ 15,826.31
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,075.35	\$ 39.10	\$ (52,075.35)
Total Revenues	\$ 923,556.00	\$ 692,667.00	\$ 636.06	\$ 683,229.74	\$ 627.39	\$ (9,437.26)	\$ 1,375,910.00	#####	\$ 774.72	#####	\$ 758.89	\$ (21,096.55)
Total Operating Expenses	\$ 923,280.00	\$ 692,460.00	\$ 635.87	\$ 598,252.29	\$ 549.36	\$ 94,207.71	\$ 1,374,917.00	#####	\$ 774.16	\$ 948,280.17	\$ 711.42	\$ 82,907.58
Net Cash Flow from Operations	\$ 276.00	\$ 207.00	\$ 0.19	\$ 84,977.45	\$ 78.03	\$ 84,770.45	\$ 993.00	\$ 744.75	\$ 0.56	\$ 62,555.78	\$ 47.46	\$ 61,811.03
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 207.00	\$ 0.19	\$ 84,977.45	\$ 78.03	\$ 84,770.45	\$ 993.00	\$ 744.75	\$ 0.56	\$ 62,555.78	\$ 47.46	\$ 61,811.03

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 91,575.00	\$ 130.45	\$ 105,601.00	\$ 150.43	\$ 14,026.00	\$ 278,000.00	\$ 208,500.00	\$ 162.00	\$ 157,642.00	\$ 122.49	\$ (50,858.00)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (31,500.00)	\$ (44.87)	\$ (32,866.00)	\$ (46.82)	\$ (1,366.00)	\$ (31,325.00)	\$ (23,493.75)	\$ (18.25)	\$ (17,425.00)	\$ (13.54)	\$ 6,068.75
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 187.50	\$ 0.27	\$ (1,354.04)	\$ (1.93)	\$ (1,541.54)	\$ -	\$ -	\$ -	\$ (14,099.32)	\$ (10.96)	\$ (14,099.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 4,500.00	\$ 6.41	\$ 4,727.00	\$ 6.73	\$ 227.00	\$ 18,000.00	\$ 13,500.00	\$ 10.49	\$ 12,390.00	\$ 9.63	\$ (1,110.00)
Legal Charges	\$ -	\$ -	\$ -	\$ (1,807.50)	\$ (2.57)	\$ (1,807.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 975.00	\$ 1.39	\$ 280.00	\$ 0.40	\$ (695.00)	\$ 1,600.00	\$ 1,200.00	\$ 0.93	\$ 2,465.00	\$ 1.92	\$ 1,265.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 713,943.00	\$ 535,457.25	\$ 762.76	\$ 429,739.00	\$ 612.16	\$ (105,718.25)	\$ 638,664.00	\$ 478,998.00	\$ 372.18	\$ 481,001.00	\$ 373.74	\$ 2,003.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 255,182.25	\$ 363.51	\$ 259,082.06	\$ 369.06	\$ 3,899.81	\$ 179,280.00	\$ 134,460.00	\$ 104.48	\$ 134,460.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 32.25	\$ 0.05	\$ 19.00	\$ 0.03	\$ (13.25)	\$ 37.00	\$ 27.75	\$ 0.02	\$ 2.20	\$ 0.00	\$ (25.55)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
Other Income	\$ 10,796.00	\$ 8,097.00	\$ 11.53	\$ 13,708.57	\$ 19.53	\$ 5,611.57	\$ 9,329.00	\$ 6,996.75	\$ 5.44	\$ 11,064.64	\$ 8.60	\$ 4,067.89
Total Receipts	\$ 1,152,675.00	\$ 864,506.25	\$ 1,231.49	\$ 777,129.09	\$ 1,107.02	\$ (87,377.16)	\$ 1,093,585.00	\$ 820,188.75	\$ 637.29	\$ 767,500.52	\$ 596.35	\$ (52,688.23)
EXPENSES				\$ 518,047.03						\$ 633,040.52		
Total Administration	\$ 187,635.00	\$ 140,726.25	\$ 200.46	\$ 110,493.84	\$ 157.40	\$ 30,232.41	\$ 273,940.00	\$ 205,455.00	\$ 159.64	\$ 133,307.99	\$ 103.58	\$ 72,147.01
Total Tenant Services	\$ 8,689.00	\$ 6,516.75	\$ 9.28	\$ 5,638.04	\$ 8.03	\$ 878.71	\$ 7,835.00	\$ 5,876.25	\$ 4.57	\$ 4,866.31	\$ 3.78	\$ 1,009.94
Total Utilities	\$ 188,400.00	\$ 141,300.00	\$ 201.28	\$ 154,795.11	\$ 220.51	\$ (13,495.11)	\$ 197,500.00	\$ 148,125.00	\$ 115.09	\$ 169,131.44	\$ 131.42	\$ (21,006.44)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 47,249.25	\$ 67.31	\$ 52,443.63	\$ 74.71	\$ (5,194.38)	\$ 167,179.00	\$ 125,384.25	\$ 97.42	\$ 166,510.65	\$ 129.38	\$ (41,126.40)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 37,755.00	\$ 53.78	\$ 48,539.71	\$ 69.14	\$ (10,784.71)	\$ 71,090.00	\$ 53,317.50	\$ 41.43	\$ 20,817.39	\$ 16.18	\$ 32,500.11
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 301,820.25	\$ 429.94	\$ 152,077.44	\$ 216.63	\$ 149,742.81	\$ 280,578.00	\$ 210,433.50	\$ 163.51	\$ 151,520.80	\$ 117.73	\$ 58,912.70
Total Protective Services	\$ 75,739.00	\$ 56,804.25	\$ 80.92	\$ 63,680.06	\$ 90.71	\$ (6,875.81)	\$ 14,400.00	\$ 10,800.00	\$ 8.39	\$ 2,602.54	\$ 2.02	\$ 8,197.46
Total General	\$ 51,052.00	\$ 38,289.00	\$ 54.54	\$ 37,535.45	\$ 53.47	\$ 753.55	\$ 80,566.00	\$ 60,424.50	\$ 46.95	\$ 58,779.51	\$ 45.67	\$ 1,644.99
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,152,675.00	\$ 864,506.25	\$ 1,231.49	\$ 777,129.09	\$ 1,107.02	\$ (87,377.16)	\$ 1,093,585.00	\$ 820,188.75	\$ 637.29	\$ 767,500.52	\$ 596.35	\$ (52,688.23)
Total Operating Expenses	\$ 1,027,281.00	\$ 770,460.75	\$ 1,097.52	\$ 625,203.28	\$ 890.60	\$ 145,257.47	\$ 1,093,088.00	\$ 819,816.00	\$ 637.00	\$ 707,536.63	\$ 549.76	\$ 112,279.37
Net Cash Flow from Operations	\$ 125,394.00	\$ 94,045.50	\$ 133.97	\$ 151,925.81	\$ 216.42	\$ 57,880.31	\$ 497.00	\$ 372.75	\$ 0.29	\$ 59,963.89	\$ 46.59	\$ 59,591.14
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 125,394.00	\$ 94,045.50	\$ 133.97	\$ 151,925.81	\$ 216.42	\$ 57,880.31	\$ 497.00	\$ 372.75	\$ 0.29	\$ 59,963.89	\$ 46.59	\$ 59,591.14

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 135,000.00	\$ 117.19	\$ 103,908.89	\$ 90.20	\$ (31,091.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (48,716.25)	\$ (42.29)	\$ (28,531.00)	\$ (24.77)	\$ 20,185.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 5,274.32	\$ 4.58	\$ 5,274.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 5,625.00	\$ 4.88	\$ 3,793.00	\$ 3.29	\$ (1,832.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ 1,670.00	\$ 1.45	\$ 1,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 57.00	\$ 0.05	\$ 57.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 739,497.00	\$ 641.92	\$ 750,841.00	\$ 651.77	\$ 11,344.00	\$ 490,828.00	\$ 368,121.00	\$ 439.81	\$ 368,903.00	\$ 440.74	\$ 782.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 296,766.00	\$ 257.61	\$ 296,766.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 54.75	\$ 0.05	\$ 160.34	\$ 0.14	\$ 105.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 20.61	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 13,670.25	\$ 11.87	\$ 27,264.18	\$ 23.67	\$ 13,593.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 1,141,896.75	\$ 991.23	\$ 1,184,941.23	\$ 1,028.59	\$ 43,044.48	\$ 490,828.00	\$ 368,121.00	\$ 439.81	\$ 368,903.00	\$ 440.74	\$ 782.00
EXPENSES				\$ 888,175.23								
Total Administration	\$ 315,700.00	\$ 236,775.00	\$ 205.53	\$ 187,154.45	\$ 162.46	\$ 49,620.55	\$ 68,694.00	\$ 51,520.50	\$ 61.55	\$ 37,252.79	\$ 44.51	\$ 14,267.71
Total Tenant Services	\$ 15,858.00	\$ 11,893.50	\$ 10.32	\$ 21,439.91	\$ 18.61	\$ (9,546.41)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 224,700.00	\$ 195.05	\$ 172,638.48	\$ 149.86	\$ 52,061.52	\$ 132,904.00	\$ 99,678.00	\$ 119.09	\$ 104,147.44	\$ 124.43	\$ (4,469.44)
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 185,857.50	\$ 161.33	\$ 86,524.78	\$ 75.11	\$ 99,332.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 64,387.50	\$ 55.89	\$ 29,469.50	\$ 25.58	\$ 34,918.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 332,443.50	\$ 288.58	\$ 263,066.01	\$ 228.36	\$ 69,377.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 1,948.20	\$ 1.69	\$ (1,948.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 70,104.75	\$ 60.85	\$ 63,033.25	\$ 54.72	\$ 7,071.50	\$ 371,916.00	\$ 278,937.00	\$ 333.26	\$ 272,487.00	\$ 325.55	\$ 6,450.00
Total Non-Routine Maint.	\$ 20,000.00	\$ 15,000.00	\$ 13.02	\$ 70,054.35	\$ 60.81	\$ (55,054.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 1,141,896.75	\$ 991.23	\$ 1,184,941.23	\$ 1,028.59	\$ 43,044.48	\$ 490,828.00	\$ 368,121.00	\$ 439.81	\$ 368,903.00	\$ 440.74	\$ 782.00
Total Operating Expenses	\$ 1,521,549.00	\$ 1,141,161.75	\$ 990.59	\$ 895,328.93	\$ 777.20	\$ 245,832.82	\$ 573,514.00	\$ 430,135.50	\$ 513.90	\$ 413,887.23	\$ 494.49	\$ 16,248.27
Net Cash Flow from Operations	\$ 980.00	\$ 735.00	\$ 0.64	\$ 289,612.30	\$ 251.40	\$ 288,877.30	\$ (82,686.00)	\$ (62,014.50)	\$ (74.09)	\$ (44,984.23)	\$ (53.74)	\$ 17,030.27
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 735.00	\$ 0.64	\$ 289,612.30	\$ 251.40	\$ 288,877.30	\$ (82,686.00)	\$ (62,014.50)	\$ (74.09)	\$ (44,984.23)	\$ (53.74)	\$ 17,030.27

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 212,212.50	\$ 368.42	\$ 216,163.00	\$ 375.28	\$ 3,950.50	\$ 325,246.00	\$ 243,934.50	\$ 416.98	\$ 245,791.00	\$ 420.16	\$ 1,856.50
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 212,212.50	\$ 368.42	\$ 216,163.00	\$ 375.28	\$ 3,950.50	\$ 325,246.00	\$ 243,934.50	\$ 416.98	\$ 245,791.00	\$ 420.16	\$ 1,856.50
EXPENSES												
Total Administration	\$ 46,147.00	\$ 34,610.25	\$ 60.09	\$ 23,703.55	\$ 41.15	\$ 10,906.70	\$ 49,861.00	\$ 37,395.75	\$ 63.92	\$ 25,630.02	\$ 43.81	\$ 11,765.73
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 69,175.00	\$ 51,881.25	\$ 90.07	\$ 57,950.22	\$ 100.61	\$ (6,068.97)	\$ 79,027.00	\$ 59,270.25	\$ 101.32	\$ 62,379.72	\$ 106.63	\$ (3,109.47)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 207,363.75	\$ 360.01	\$ 180,383.76	\$ 313.17	\$ 26,979.99	\$ 214,068.00	\$ 160,551.00	\$ 274.45	\$ 159,095.15	\$ 271.96	\$ 1,455.85
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 212,212.50	\$ 368.42	\$ 216,163.00	\$ 375.28	\$ 3,950.50	\$ 325,246.00	\$ 243,934.50	\$ 416.98	\$ 245,791.00	\$ 420.16	\$ 1,856.50
Total Operating Expenses	\$ 391,807.00	\$ 293,855.25	\$ 510.17	\$ 262,037.53	\$ 454.93	\$ 31,817.72	\$ 342,956.00	\$ 257,217.00	\$ 439.69	\$ 247,104.89	\$ 422.40	\$ 10,112.11
Net Cash Flow from Operations	\$ (108,857.00)	\$ (81,642.75)	\$ (141.74)	\$ (45,874.53)	\$ (79.64)	\$ 35,768.22	\$ (17,710.00)	\$ (13,282.50)	\$ (22.71)	\$ (1,313.89)	\$ (2.25)	\$ 11,968.61
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (81,642.75)	\$ (141.74)	\$ (45,874.53)	\$ (79.64)	\$ 35,768.22	\$ (17,710.00)	\$ (13,282.50)	\$ (22.71)	\$ (1,313.89)	\$ (2.25)	\$ 11,968.61

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 114,135.00	\$ 352.27	\$ 110,724.00	\$ 341.74	\$ (3,411.00)	\$ 149,541.00	\$ 112,155.75	\$ 311.54	\$ 117,088.00	\$ 325.24	\$ 4,932.25
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 26,217.00	\$ 80.92	\$ 28,017.26	\$ 86.47	\$ 1,800.26	\$ 38,840.00	\$ 29,130.00	\$ 80.92	\$ 31,130.29	\$ 86.47	\$ 2,000.29
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 140,352.00	\$ 433.19	\$ 138,741.26	\$ 428.21	\$ (1,610.74)	\$ 188,381.00	\$ 141,285.75	\$ 392.46	\$ 148,218.29	\$ 411.72	\$ 6,932.54
EXPENSES												
Total Administration	\$ 20,723.00	\$ 15,542.25	\$ 47.97	\$ 10,509.83	\$ 32.44	\$ 5,032.42	\$ 14,636.00	\$ 10,977.00	\$ 30.49	\$ 8,405.67	\$ 23.35	\$ 2,571.33
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 450.00	\$ 1.25	\$ -	\$ -	\$ 450.00
Total Utilities	\$ 12,200.00	\$ 9,150.00	\$ 28.24	\$ 7,350.03	\$ 22.69	\$ 1,799.97	\$ 48,252.00	\$ 36,189.00	\$ 100.53	\$ 36,189.00	\$ 100.53	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 26,217.00	\$ 80.92	\$ 28,017.26	\$ 86.47	\$ (1,800.26)	\$ 38,840.00	\$ 29,130.00	\$ 80.92	\$ 31,130.29	\$ 86.47	\$ (2,000.29)
Total General	\$ 65,867.00	\$ 49,400.25	\$ 152.47	\$ 50,953.06	\$ 157.26	\$ (1,552.81)	\$ 93,212.00	\$ 69,909.00	\$ 194.19	\$ 77,533.83	\$ 215.37	\$ (7,624.83)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 140,352.00	\$ 433.19	\$ 138,741.26	\$ 428.21	\$ (1,610.74)	\$ 188,381.00	\$ 141,285.75	\$ 392.46	\$ 148,218.29	\$ 411.72	\$ 6,932.54
Total Operating Expenses	\$ 133,746.00	\$ 100,309.50	\$ 309.60	\$ 96,830.18	\$ 298.86	\$ 3,479.32	\$ 195,540.00	\$ 146,655.00	\$ 407.38	\$ 153,258.79	\$ 425.72	\$ (6,603.79)
Net Cash Flow from Operations	\$ 53,390.00	\$ 40,042.50	\$ 123.59	\$ 41,911.08	\$ 129.36	\$ 1,868.58	\$ (7,159.00)	\$ (5,369.25)	\$ (14.91)	\$ (5,040.50)	\$ (14.00)	\$ 328.75
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 40,042.50	\$ 123.59	\$ 41,911.08	\$ 129.36	\$ 1,868.58	\$ (7,159.00)	\$ (5,369.25)	\$ (14.91)	\$ (5,040.50)	\$ (14.00)	\$ 328.75

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 143,334.00	\$ 361.95	\$ 145,360.00	\$ 367.07	\$ 2,026.00	\$ 251,295.00	\$ 188,471.25	\$ 337.76	\$ 190,539.00	\$ 341.47	\$ 2,067.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 42,724.00	\$ 32,043.00	\$ 80.92	\$ 34,243.31	\$ 86.47	\$ 2,200.31	\$ 60,203.00	\$ 45,152.25	\$ 80.92	\$ 48,251.94	\$ 86.47	\$ 3,099.69
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 175,377.00	\$ 442.87	\$ 179,603.31	\$ 453.54	\$ 4,226.31	\$ 311,498.00	\$ 233,623.50	\$ 418.68	\$ 238,790.94	\$ 427.94	\$ 5,167.44
EXPENSES												
Total Administration	\$ 25,918.00	\$ 19,438.50	\$ 49.09	\$ 13,283.21	\$ 33.54	\$ 6,155.29	\$ 43,662.00	\$ 32,746.50	\$ 58.69	\$ 22,487.94	\$ 40.30	\$ 10,258.56
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 697.50	\$ 1.25	\$ -	\$ -	\$ 697.50
Total Utilities	\$ 24,250.00	\$ 18,187.50	\$ 45.93	\$ 15,187.47	\$ 38.35	\$ 3,000.03	\$ 72,735.00	\$ 54,551.25	\$ 97.76	\$ 55,806.43	\$ 100.01	\$ (1,255.18)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 32,043.00	\$ 80.92	\$ 34,243.31	\$ 86.47	\$ (2,200.31)	\$ 60,203.00	\$ 45,152.25	\$ 80.92	\$ 48,251.94	\$ 86.47	\$ (3,099.69)
Total General	\$ 93,873.00	\$ 70,404.75	\$ 177.79	\$ 77,124.33	\$ 194.76	\$ (6,719.58)	\$ 153,921.00	\$ 115,440.75	\$ 206.88	\$ 103,462.42	\$ 185.42	\$ 11,978.33
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 175,377.00	\$ 442.87	\$ 179,603.31	\$ 453.54	\$ 4,226.31	\$ 311,498.00	\$ 233,623.50	\$ 418.68	\$ 238,790.94	\$ 427.94	\$ 5,167.44
Total Operating Expenses	\$ 186,765.00	\$ 140,073.75	\$ 353.72	\$ 139,838.32	\$ 353.13	\$ 235.43	\$ 331,451.00	\$ 248,588.25	\$ 445.50	\$ 230,008.73	\$ 412.20	\$ 18,579.52
Net Cash Flow from Operations	\$ 47,071.00	\$ 35,303.25	\$ 89.15	\$ 39,764.99	\$ 100.42	\$ 4,461.74	\$ (19,953.00)	\$ (14,964.75)	\$ (26.82)	\$ 8,782.21	\$ 15.74	\$ 23,746.96
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 35,303.25	\$ 89.15	\$ 39,764.99	\$ 100.42	\$ 4,461.74	\$ (19,953.00)	\$ (14,964.75)	\$ (26.82)	\$ 8,782.21	\$ 15.74	\$ 23,746.96

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 42,000.00	\$ 194.44	\$ 49,779.00	\$ 230.46	\$ 7,779.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (6,750.00)	\$ (31.25)	\$ (7,560.00)	\$ (35.00)	\$ (810.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 720.00	\$ 3.33	\$ -	\$ -	\$ (720.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 315.00	\$ 1.46	\$ 2,009.50	\$ 9.30	\$ 1,694.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 150.00	\$ 0.69	\$ (1,714.00)	\$ (7.94)	\$ (1,864.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 99,900.00	\$ 462.50	\$ 102,273.00	\$ 473.49	\$ 2,373.00	\$ 289,526.00	\$ 217,144.50	\$ 321.70	\$ 222,112.00	\$ 329.05	\$ 4,967.50
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 50,652.00	\$ 234.50	\$ 51,852.17	\$ 240.06	\$ 1,200.17	\$ 72,825.00	\$ 54,618.75	\$ 80.92	\$ 58,369.28	\$ 86.47	\$ 3,750.53
Investment Income	\$ 33.00	\$ 24.75	\$ 0.11	\$ 2.00	\$ 0.01	\$ (22.75)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 1,904.25	\$ 8.82	\$ 2,729.61	\$ 12.64	\$ 825.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 188,916.00	\$ 874.61	\$ 199,371.28	\$ 923.02	\$ 10,455.28	\$ 362,351.00	\$ 271,763.25	\$ 402.61	\$ 280,481.28	\$ 415.53	\$ 8,718.03
EXPENSES				\$ 145,805.11								
Total Administration	\$ 57,796.00	\$ 43,347.00	\$ 200.68	\$ 35,912.78	\$ 166.26	\$ 7,434.22	\$ 23,161.00	\$ 17,370.75	\$ 25.73	\$ 11,949.34	\$ 17.70	\$ 5,421.41
Total Tenant Services	\$ 1,968.00	\$ 1,476.00	\$ 6.83	\$ 1,200.51	\$ 5.56	\$ 275.49	\$ 1,125.00	\$ 843.75	\$ 1.25	\$ -	\$ -	\$ 843.75
Total Utilities	\$ 41,000.00	\$ 30,750.00	\$ 142.36	\$ 29,123.20	\$ 134.83	\$ 1,626.80	\$ 111,083.00	\$ 83,312.25	\$ 123.43	\$ 79,312.74	\$ 117.50	\$ 3,999.51
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 18,316.50	\$ 84.80	\$ 9,609.35	\$ 44.49	\$ 8,707.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 9,105.00	\$ 42.15	\$ -	\$ -	\$ 9,105.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 53,610.00	\$ 248.19	\$ 60,177.89	\$ 278.60	\$ (6,567.89)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 17,478.00	\$ 80.92	\$ 18,678.17	\$ 86.47	\$ (1,200.17)	\$ 72,825.00	\$ 54,618.75	\$ 80.92	\$ 58,369.28	\$ 86.47	\$ (3,750.53)
Total General	\$ 19,655.00	\$ 14,741.25	\$ 68.25	\$ 14,658.91	\$ 67.87	\$ 82.34	\$ 113,866.00	\$ 85,399.50	\$ 126.52	\$ 102,078.22	\$ 151.23	\$ (16,678.72)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 188,916.00	\$ 874.61	\$ 199,371.28	\$ 923.02	\$ 10,455.28	\$ 362,351.00	\$ 271,763.25	\$ 402.61	\$ 280,481.28	\$ 415.53	\$ 8,718.03
Total Operating Expenses	\$ 251,765.00	\$ 188,823.75	\$ 874.18	\$ 169,360.81	\$ 784.08	\$ 19,462.94	\$ 322,060.00	\$ 241,545.00	\$ 357.84	\$ 251,709.58	\$ 372.90	\$ (10,164.58)
Net Cash Flow from Operations	\$ 123.00	\$ 92.25	\$ 0.43	\$ 30,010.47	\$ 138.94	\$ 29,918.22	\$ 40,291.00	\$ 30,218.25	\$ 44.77	\$ 28,771.70	\$ 42.62	\$ (1,446.55)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 92.25	\$ 0.43	\$ 30,010.47	\$ 138.94	\$ 29,918.22	\$ 40,291.00	\$ 30,218.25	\$ 44.77	\$ 28,771.70	\$ 42.62	\$ (1,446.55)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 88,290.75	\$ 445.91	\$ 89,100.00	\$ 450.00	\$ 809.25	\$ 301,119.00	\$ 225,839.25	\$ 313.67	\$ 232,682.00	\$ 323.17	\$ 6,842.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 16,022.25	\$ 80.92	\$ 17,121.66	\$ 86.47	\$ 1,099.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 104,313.00	\$ 526.83	\$ 106,221.66	\$ 536.47	\$ 1,908.66	\$ 301,119.00	\$ 225,839.25	\$ 313.67	\$ 232,682.00	\$ 323.17	\$ 6,842.75
EXPENSES												
Total Administration	\$ 6,981.00	\$ 5,235.75	\$ 26.44	\$ 3,542.84	\$ 17.89	\$ 1,692.91	\$ 23,492.00	\$ 17,619.00	\$ 24.47	\$ 12,337.69	\$ 17.14	\$ 5,281.31
Total Tenant Services	\$ 330.00	\$ 247.50	\$ 1.25	\$ -	\$ -	\$ 247.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 44,935.00	\$ 33,701.25	\$ 170.21	\$ 28,468.74	\$ 143.78	\$ 5,232.51	\$ 117,321.00	\$ 87,990.75	\$ 122.21	\$ 91,537.47	\$ 127.14	\$ (3,546.72)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 16,022.25	\$ 80.92	\$ 17,121.66	\$ 86.47	\$ (1,099.41)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 41,166.00	\$ 207.91	\$ 45,632.46	\$ 230.47	\$ (4,466.46)	\$ 125,555.00	\$ 94,166.25	\$ 130.79	\$ 112,457.86	\$ 156.19	\$ (18,291.61)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 104,313.00	\$ 526.83	\$ 106,221.66	\$ 536.47	\$ 1,908.66	\$ 301,119.00	\$ 225,839.25	\$ 313.67	\$ 232,682.00	\$ 323.17	\$ 6,842.75
Total Operating Expenses	\$ 128,497.00	\$ 96,372.75	\$ 486.73	\$ 94,765.70	\$ 478.61	\$ 1,607.05	\$ 266,368.00	\$ 199,776.00	\$ 277.47	\$ 216,333.02	\$ 300.46	\$ (16,557.02)
Net Cash Flow from Operations	\$ 10,587.00	\$ 7,940.25	\$ 40.10	\$ 11,455.96	\$ 57.86	\$ 3,515.71	\$ 34,751.00	\$ 26,063.25	\$ 36.20	\$ 16,348.98	\$ 22.71	\$ (9,714.27)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 7,940.25	\$ 40.10	\$ 11,455.96	\$ 57.86	\$ 3,515.71	\$ 34,751.00	\$ 26,063.25	\$ 36.20	\$ 16,348.98	\$ 22.71	\$ (9,714.27)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 183,510.00	\$ 566.39	\$ 177,665.00	\$ 548.35	\$ (5,845.00)	\$ 220,567.00	\$ 165,425.25	\$ 399.58	\$ 170,736.00	\$ 412.41	\$ 5,310.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 26,217.00	\$ 80.92	\$ 28,017.26	\$ 86.47	\$ 1,800.26	\$ 44,667.00	\$ 33,500.25	\$ 80.92	\$ 35,799.83	\$ 86.47	\$ 2,299.58
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 209,727.00	\$ 647.31	\$ 205,682.26	\$ 634.82	\$ (4,044.74)	\$ 265,234.00	\$ 198,925.50	\$ 480.50	\$ 206,535.83	\$ 498.88	\$ 7,610.33
EXPENSES												
Total Administration	\$ 22,624.00	\$ 16,968.00	\$ 52.37	\$ 11,516.25	\$ 35.54	\$ 5,451.75	\$ 29,474.00	\$ 22,105.50	\$ 53.39	\$ 15,179.13	\$ 36.66	\$ 6,926.37
Total Tenant Services	\$ 540.00	\$ 405.00	\$ 1.25	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 49,773.00	\$ 37,329.75	\$ 115.22	\$ 32,454.99	\$ 100.17	\$ 4,874.76	\$ 75,359.00	\$ 56,519.25	\$ 136.52	\$ 55,956.99	\$ 135.16	\$ 562.26
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 26,217.00	\$ 80.92	\$ 28,017.26	\$ 86.47	\$ (1,800.26)	\$ 44,667.00	\$ 33,500.25	\$ 80.92	\$ 35,799.83	\$ 86.47	\$ (2,299.58)
Total General	\$ 107,353.00	\$ 80,514.75	\$ 248.50	\$ 86,898.65	\$ 268.21	\$ (6,383.90)	\$ 146,157.00	\$ 109,617.75	\$ 264.78	\$ 113,072.22	\$ 273.12	\$ (3,454.47)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 209,727.00	\$ 647.31	\$ 205,682.26	\$ 634.82	\$ (4,044.74)	\$ 265,234.00	\$ 198,925.50	\$ 480.50	\$ 206,535.83	\$ 498.88	\$ 7,610.33
Total Operating Expenses	\$ 215,246.00	\$ 161,434.50	\$ 498.25	\$ 158,887.15	\$ 490.39	\$ 2,547.35	\$ 295,657.00	\$ 221,742.75	\$ 535.61	\$ 220,008.17	\$ 531.42	\$ 1,734.58
Net Cash Flow from Operations	\$ 64,390.00	\$ 48,292.50	\$ 149.05	\$ 46,795.11	\$ 144.43	\$ (1,497.39)	\$ (30,423.00)	\$ (22,817.25)	\$ (55.11)	\$ (13,472.34)	\$ (32.54)	\$ 9,344.91
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 48,292.50	\$ 149.05	\$ 46,795.11	\$ 144.43	\$ (1,497.39)	\$ (30,423.00)	\$ (22,817.25)	\$ (55.11)	\$ (13,472.34)	\$ (32.54)	\$ 9,344.91

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 210,969.75	\$ 468.82	\$ 211,831.00	\$ 470.74	\$ 861.25	\$ 255,775.00	\$ 191,831.25	\$ 484.42	\$ 180,475.00	\$ 455.74	\$ (11,356.25)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 36,413.25	\$ 80.92	\$ 38,912.86	\$ 86.47	\$ 2,499.61	\$ 42,724.00	\$ 32,043.00	\$ 80.92	\$ 34,243.31	\$ 86.47	\$ 2,200.31
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 247,383.00	\$ 549.74	\$ 250,743.86	\$ 557.21	\$ 3,360.86	\$ 298,499.00	\$ 223,874.25	\$ 565.34	\$ 214,718.31	\$ 542.22	\$ (9,155.94)
EXPENSES												
Total Administration	\$ 38,071.00	\$ 28,553.25	\$ 63.45	\$ 19,577.47	\$ 43.51	\$ 8,975.78	\$ 34,836.00	\$ 26,127.00	\$ 65.98	\$ 17,984.69	\$ 45.42	\$ 8,142.31
Total Tenant Services	\$ 750.00	\$ 562.50	\$ 1.25	\$ -	\$ -	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,547.00	\$ 56,660.25	\$ 125.91	\$ 57,135.72	\$ 126.97	\$ (475.47)	\$ 72,084.00	\$ 54,063.00	\$ 136.52	\$ 53,688.00	\$ 135.58	\$ 375.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 36,413.25	\$ 80.92	\$ 38,912.86	\$ 86.47	\$ (2,499.61)	\$ 42,724.00	\$ 32,043.00	\$ 80.92	\$ 34,243.31	\$ 86.47	\$ (2,200.31)
Total General	\$ 208,873.00	\$ 156,654.75	\$ 348.12	\$ 140,468.24	\$ 312.15	\$ 16,186.51	\$ 157,007.00	\$ 117,755.25	\$ 297.36	\$ 102,889.40	\$ 259.82	\$ 14,865.85
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 247,383.00	\$ 549.74	\$ 250,743.86	\$ 557.21	\$ 3,360.86	\$ 298,499.00	\$ 223,874.25	\$ 565.34	\$ 214,718.31	\$ 542.22	\$ (9,155.94)
Total Operating Expenses	\$ 371,792.00	\$ 278,844.00	\$ 619.65	\$ 256,094.29	\$ 569.10	\$ 22,749.71	\$ 306,651.00	\$ 229,988.25	\$ 580.78	\$ 208,805.40	\$ 527.29	\$ 21,182.85
Net Cash Flow from Operations	\$ (41,948.00)	\$ (31,461.00)	\$ (69.91)	\$ (5,350.43)	\$ (11.89)	\$ 26,110.57	\$ (8,152.00)	\$ (6,114.00)	\$ (15.44)	\$ 5,912.91	\$ 14.93	\$ 12,026.91
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (31,461.00)	\$ (69.91)	\$ (5,350.43)	\$ (11.89)	\$ 26,110.57	\$ (8,152.00)	\$ (6,114.00)	\$ (15.44)	\$ 5,912.91	\$ 14.93	\$ 12,026.91

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 313,614.00	\$ 290.38	\$ 322,461.00	\$ 298.58	\$ 8,847.00	\$ 196,499.00	\$ 147,374.25	\$ 218.33	\$ 158,325.00	\$ 234.56	\$ 10,950.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 192,600.00	\$ 178.33	\$ 192,600.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 54,618.75	\$ 80.92	\$ 58,369.28	\$ 86.47	\$ 3,750.53
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 506,214.00	\$ 468.72	\$ 515,061.00	\$ 476.91	\$ 8,847.00	\$ 269,324.00	\$ 201,993.00	\$ 299.25	\$ 216,694.28	\$ 321.03	\$ 14,701.28
EXPENSES												
Total Administration	\$ 34,257.00	\$ 25,692.75	\$ 23.79	\$ 17,695.47	\$ 16.38	\$ 7,997.28	\$ 22,554.00	\$ 16,915.50	\$ 25.06	\$ 12,057.15	\$ 17.86	\$ 4,858.35
Total Tenant Services	\$ 1,800.00	\$ 1,350.00	\$ 1.25	\$ -	\$ -	\$ 1,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 219,000.00	\$ 164,250.00	\$ 152.08	\$ 164,250.00	\$ 152.08	\$ -	\$ 105,574.00	\$ 79,180.50	\$ 117.30	\$ 88,743.75	\$ 131.47	\$ (9,563.25)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 54,618.75	\$ 80.92	\$ 58,369.28	\$ 86.47	\$ (3,750.53)
Total General	\$ 403,085.00	\$ 302,313.75	\$ 279.92	\$ 316,224.63	\$ 292.80	\$ (13,910.88)	\$ 38,736.00	\$ 29,052.00	\$ 43.04	\$ 45,159.39	\$ 66.90	\$ (16,107.39)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 506,214.00	\$ 468.72	\$ 515,061.00	\$ 476.91	\$ 8,847.00	\$ 269,324.00	\$ 201,993.00	\$ 299.25	\$ 216,694.28	\$ 321.03	\$ 14,701.28
Total Operating Expenses	\$ 658,142.00	\$ 493,606.50	\$ 457.04	\$ 498,170.10	\$ 461.27	\$ (4,563.60)	\$ 239,689.00	\$ 179,766.75	\$ 266.32	\$ 204,329.57	\$ 302.71	\$ (24,562.82)
Net Cash Flow from Operations	\$ 16,810.00	\$ 12,607.50	\$ 11.67	\$ 16,890.90	\$ 15.64	\$ 4,283.40	\$ 29,635.00	\$ 22,226.25	\$ 32.93	\$ 12,364.71	\$ 18.32	\$ (9,861.54)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 12,607.50	\$ 11.67	\$ 16,890.90	\$ 15.64	\$ 4,283.40	\$ 29,635.00	\$ 22,226.25	\$ 32.93	\$ 12,364.71	\$ 18.32	\$ (9,861.54)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 278,144.25	\$ 441.50	\$ 285,818.00	\$ 453.68	\$ 7,673.75	\$ 263,864.00	\$ 197,898.00	\$ 372.69	\$ 198,951.00	\$ 374.67	\$ 1,053.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 278,144.25	\$ 441.50	\$ 285,818.00	\$ 453.68	\$ 7,673.75	\$ 263,864.00	\$ 197,898.00	\$ 372.69	\$ 198,951.00	\$ 374.67	\$ 1,053.00
EXPENSES												
Total Administration	\$ 44,953.00	\$ 33,714.75	\$ 53.52	\$ 23,227.19	\$ 36.87	\$ 10,487.56	\$ 39,093.00	\$ 29,319.75	\$ 55.22	\$ 20,337.10	\$ 38.30	\$ 8,982.65
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 663.75	\$ 1.25	\$ -	\$ -	\$ 663.75
Total Utilities	\$ 135,093.00	\$ 101,319.75	\$ 160.83	\$ 103,684.47	\$ 164.58	\$ (2,364.72)	\$ 63,085.00	\$ 47,313.75	\$ 89.10	\$ 47,540.76	\$ 89.53	\$ (227.01)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 156,055.50	\$ 247.71	\$ 171,970.47	\$ 272.97	\$ (15,914.97)	\$ 152,925.00	\$ 114,693.75	\$ 216.00	\$ 136,048.04	\$ 256.21	\$ (21,354.29)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 278,144.25	\$ 441.50	\$ 285,818.00	\$ 453.68	\$ 7,673.75	\$ 263,864.00	\$ 197,898.00	\$ 372.69	\$ 198,951.00	\$ 374.67	\$ 1,053.00
Total Operating Expenses	\$ 388,120.00	\$ 291,090.00	\$ 462.05	\$ 298,882.13	\$ 474.42	\$ (7,792.13)	\$ 255,988.00	\$ 191,991.00	\$ 361.56	\$ 203,925.90	\$ 384.04	\$ (11,934.90)
Net Cash Flow from Operations	\$ (17,261.00)	\$ (12,945.75)	\$ (20.55)	\$ (13,064.13)	\$ (20.74)	\$ (118.38)	\$ 7,876.00	\$ 5,907.00	\$ 11.12	\$ (4,974.90)	\$ (9.37)	\$ (10,881.90)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (12,945.75)	\$ (20.55)	\$ (13,064.13)	\$ (20.74)	\$ (118.38)	\$ 7,876.00	\$ 5,907.00	\$ 11.12	\$ (4,974.90)	\$ (9.37)	\$ (10,881.90)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 172,266.00	\$ 416.10	\$ 178,740.00	\$ 431.74	\$ 6,474.00	\$ 134,975.00	\$ 101,231.25	\$ 321.37	\$ 103,953.00	\$ 330.01	\$ 2,721.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 172,266.00	\$ 416.10	\$ 178,740.00	\$ 431.74	\$ 6,474.00	\$ 134,975.00	\$ 101,231.25	\$ 321.37	\$ 103,953.00	\$ 330.01	\$ 2,721.75
EXPENSES												
Total Administration	\$ 26,546.00	\$ 19,909.50	\$ 48.09	\$ 13,784.36	\$ 33.30	\$ 6,125.14	\$ 21,208.00	\$ 15,906.00	\$ 50.50	\$ 10,995.80	\$ 34.91	\$ 4,910.20
Total Tenant Services	\$ 690.00	\$ 517.50	\$ 1.25	\$ -	\$ -	\$ 517.50	\$ 525.00	\$ 393.75	\$ 1.25	\$ -	\$ -	\$ 393.75
Total Utilities	\$ 50,505.00	\$ 37,878.75	\$ 91.49	\$ 35,858.01	\$ 86.61	\$ 2,020.74	\$ 33,171.00	\$ 24,878.25	\$ 78.98	\$ 24,426.75	\$ 77.55	\$ 451.50
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 122,903.25	\$ 296.87	\$ 143,526.40	\$ 346.68	\$ (20,623.15)	\$ 83,002.00	\$ 62,251.50	\$ 197.62	\$ 75,370.95	\$ 239.27	\$ (13,119.45)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 172,266.00	\$ 416.10	\$ 178,740.00	\$ 431.74	\$ 6,474.00	\$ 134,975.00	\$ 101,231.25	\$ 321.37	\$ 103,953.00	\$ 330.01	\$ 2,721.75
Total Operating Expenses	\$ 241,612.00	\$ 181,209.00	\$ 437.70	\$ 193,168.77	\$ 466.59	\$ (11,959.77)	\$ 137,906.00	\$ 103,429.50	\$ 328.35	\$ 110,793.50	\$ 351.73	\$ (7,364.00)
Net Cash Flow from Operations	\$ (11,924.00)	\$ (8,943.00)	\$ (21.60)	\$ (14,428.77)	\$ (34.85)	\$ (5,485.77)	\$ (2,931.00)	\$ (2,198.25)	\$ (6.98)	\$ (6,840.50)	\$ (21.72)	\$ (4,642.25)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (8,943.00)	\$ (21.60)	\$ (14,428.77)	\$ (34.85)	\$ (5,485.77)	\$ (2,931.00)	\$ (2,198.25)	\$ (6.98)	\$ (6,840.50)	\$ (21.72)	\$ (4,642.25)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 77,646.00	\$ 454.07	\$ 59,639.00	\$ 348.77	\$ (18,007.00)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -		\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 77,646.00	\$ 454.07	\$ 59,639.00	\$ 348.77	\$ (18,007.00)
EXPENSES						
Total Administration	\$ 16,250.00	\$ 12,187.50	\$ 71.27	\$ -	\$ -	\$ 12,187.50
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ 8,137.50	\$ 47.59	\$ (8,137.50)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 59,147.25	\$ 345.89	\$ 35,999.09	\$ 210.52	\$ 23,148.16
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 77,646.00	\$ 454.07	\$ 59,639.00	\$ 348.77	\$ (18,007.00)
Total Operating Expenses	\$ 95,113.00	\$ 71,334.75	\$ 417.16	\$ 44,136.59	\$ 258.11	\$ 27,198.16
Net Cash Flow from Operations	\$ 8,415.00	\$ 6,311.25	\$ 36.91	\$ 15,502.41	\$ 90.66	\$ 9,191.16
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 6,311.25	\$ 36.91	\$ 15,502.41	\$ 90.66	\$ 9,191.16

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 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		\$	2,866,708.28	\$	263,408.31	\$	211,884.57	\$	154,726.85	\$	564,793.47	\$	214,455.76
114 Cash - tenant security deposits		\$	26,943.34	\$	25,146.50	\$	25,042.11	\$	25,562.61	\$	72,044.83	\$	25,459.57
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables		\$	152,230.12	\$	115,036.33	\$	24,209.82	\$	44,459.89	\$	203,799.54	\$	32,213.53
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets		\$	406,897.83	\$	101,445.18	\$	77,536.77	\$	72,769.31	\$	194,075.18	\$	77,073.32
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:		\$	3,452,779.57	\$	505,036.32	\$	338,673.27	\$	297,518.66	\$	1,034,713.02	\$	349,202.18
310 Total Current Liabilities		\$	56,003.21	\$	152,276.18	\$	41,726.99	\$	43,854.40	\$	436,450.60	\$	38,352.56
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$	-			\$	-	\$	-	\$	-	\$	-
QR Denominator Total:		\$	56,003.21	\$	152,276.18	\$	41,726.99	\$	43,854.40	\$	436,450.60	\$	38,352.56
Quick Ratio:			61.65		3.32		8.12		6.78		2.37		9.11
Quick Ratio Score (max points 12):			12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)													
FDS #													
111 Cash -unrestricted		\$	2,866,708.28	\$	263,408.31	\$	211,884.57	\$	154,726.85	\$	564,793.47	\$	214,455.76
114 Cash - tenant security deposits		\$	26,943.34	\$	25,146.50	\$	25,042.11	\$	25,562.61	\$	72,044.83	\$	25,459.57
115 Cash - restricted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables		\$	152,230.12	\$	115,036.33	\$	24,209.82	\$	44,459.89	\$	203,799.54	\$	32,213.53
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets		\$	406,897.83	\$	101,445.18	\$	77,536.77	\$	72,769.31	\$	194,075.18	\$	77,073.32
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
310 (-) Total Current Liabilities		\$	56,003.21	\$	152,276.18	\$	41,726.99	\$	43,854.40	\$	436,450.60	\$	38,352.56
MENAR Numerator Total:		\$	3,396,776.36	\$	352,760.14	\$	296,946.28	\$	253,664.26	\$	598,262.42	\$	310,849.62
Average Monthly Operating Expenses:													
96900 Total Operating Expenses		\$	1,931,247.17	\$	778,622.90	\$	714,596.06	\$	618,443.75	\$	1,763,672.38	\$	598,252.29
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	154,093.19	\$	-
MENAR Denominator Total:		\$	214,583.02	\$	86,513.66	\$	79,399.56	\$	68,715.97	\$	213,085.06	\$	66,472.48
MENAR:			15.83		4.08		3.74		3.69		2.81		4.68
MENAR Score (max points 11):			11		11		10.6		10.53		9.24		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 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		\$ 902,320.48	\$ (30,191.24)	\$ (35,527.56)	\$ 51,071.04	\$ (142,027.43)	\$ 84,977.45
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 902,320.48	\$ (30,191.24)	\$ (35,527.56)	\$ 51,071.04	\$ (142,027.43)	\$ 84,977.45
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	10.6	10.53	9.24	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	24.6	24.53	23.24	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)	38880.62	8300	3150	2656.8	2403.94	6669.88	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.62	25.00	25.00	24.60	24.53	23.24	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 June 30, 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	\$ 1,256,430.21	\$ 804,724.85	\$ 568,498.83	\$ 822,190.66	\$ 292,410.68
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,076.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 146,488.30	\$ 41,156.79	\$ 111,107.25	\$ 21,503.43	\$ 25,747.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 188,643.89	\$ 122,379.77	\$ 124,653.85	\$ 217,858.38	\$ 20,438.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,627,833.40	\$ 984,871.41	\$ 836,336.43	\$ 1,089,583.47	\$ 343,802.41
310 Total Current Liabilities	\$ 198,771.93	\$ 538,848.64	\$ 54,652.64	\$ 473,545.03	\$ 10,950.90
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 198,771.93	\$ 33,848.64	\$ 54,652.64	\$ 473,545.03	\$ 8,330.94
Quick Ratio:	8.19	29.10	15.30	2.30	41.27
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,256,430.21	\$ 804,724.85	\$ 568,498.83	\$ 822,190.66	\$ 292,410.68
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,076.50	\$ 28,031.00	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 146,488.30	\$ 41,156.79	\$ 111,107.25	\$ 21,503.43	\$ 25,747.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 188,643.89	\$ 122,379.77	\$ 124,653.85	\$ 217,858.38	\$ 20,438.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 198,771.93	\$ (31,254.63)	\$ 54,652.64	\$ 473,545.03	\$ 10,950.90
MENAR Numerator Total:	\$ 1,429,061.47	\$ 1,016,126.04	\$ 781,683.79	\$ 616,038.44	\$ 332,851.51
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 896,204.82	\$ 625,203.28	\$ 707,536.63	\$ 825,274.58	\$ 169,360.81
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ 52,075.35	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 105,364.46	\$ 69,467.03	\$ 78,615.18	\$ 99,480.99	\$ 18,817.87
MENAR:	13.56	14.63	9.94	6.19	17.69
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of June 30, 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	\$ 62,555.78	\$ 151,925.81	\$ 59,963.89	\$ 289,612.30	\$ 30,010.47
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 62,555.78	\$ 151,925.81	\$ 59,963.89	\$ 289,612.30	\$ 30,010.47
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 June 30, 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		1,613	1,080	944	851	2,282	970
	OR Numerator Total:		1,613	1,080	944	851	2,282	970
	11190 Unit Months Available		2,225	1,134	972	891	2,547	1,089
	OR Denominator Total:		2,225	1,134	972	891	2,547	1,089
	Occupancy Rate:		0.72494	0.95238	0.97119	0.95511	0.89596	0.89073
	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							
	TAR Numerator Total:		\$ 189,248.03	\$ 140,848.70	\$ 22,519.56	\$ 46,123.00	\$ 210,473.27	\$ 33,368.45
	70500 Total Tenant Revenue		\$ 128,200.31	\$ 320,857.53	\$ 275,245.85	\$ 288,266.87	\$ 728,471.28	\$ 271,836.00
	TAR Denominator Total:		\$ 128,200.31	\$ 320,857.53	\$ 275,245.85	\$ 288,266.87	\$ 728,471.28	\$ 271,836.00
	TAR:		148.0%	44.0%	8.0%	16.0%	29.0%	12.0%
	TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)								
FDS #	(Maximum points 4) 312 Accounts Payable - Current 313 Accounts Payable - Past Due							
	AP Numerator Total:		\$ 15,708.71	\$ 116,032.93	\$ 11,882.97	\$ 4,731.00	\$ 343,227.50	\$ 9,805.55
	96900 Total Operating Expenses /12		\$ 214,583.02	\$ 86,513.66	\$ 79,399.56	\$ 68,715.97	\$ 195,963.60	\$ 66,472.48
	AP Denominator Total:		\$ 214,583.02	\$ 86,513.66	\$ 79,399.56	\$ 68,715.97	\$ 195,963.60	\$ 66,472.48
	AP:		0.07	1.34	0.15	0.07	1.75	0.15
	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	121
Weighted Value (Project MASS score times number of units)		13473	1428	1386	2484	1782	846	1210
Total number of units in PHA's portfolio		1446	238	126	108	99	282	121
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 June 30, 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		1,244	614	1,009	684	180
OR Numerator Total:		1,244	614	1,009	684	180
11190 Unit Months Available		1,314	650	1,198	805	200
OR Denominator Total:		1,314	650	1,198	805	200
Occupancy Rate:		0.94673	0.94462	0.84224	0.84969	0.90000
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		\$ 172,510.22	\$ 42,390.66	\$ 137,317.55	\$ 38,144.37	\$ 29,207.50
TAR Numerator Total:		\$ 172,510.22	\$ 42,390.66	\$ 137,317.55	\$ 38,144.37	\$ 29,207.50
70500 Total Tenant Revenue		\$ 197,757.33	\$ 99,440.61	\$ 188,579.57	\$ 114,896.28	\$ 56,686.00
TAR Denominator Total:		\$ 197,757.33	\$ 99,440.61	\$ 188,579.57	\$ 114,896.28	\$ 56,686.00
TAR:		87.0%	43.0%	73.0%	33.0%	52.0%
TAR Score (max points 5):		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 106,693.62	\$ 8,552.58	\$ 6,666.32	\$ 11,417.59	\$ -
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 106,693.62	\$ 8,552.58	\$ 6,666.32	\$ 11,417.59	\$ -
96900 Total Operating Expenses /12		\$ 99,578.31	\$ 69,467.03	\$ 78,615.18	\$ 91,697.18	\$ 18,817.87
AP Denominator Total:		\$ 99,578.31	\$ 69,467.03	\$ 78,615.18	\$ 91,697.18	\$ 18,817.87
AP:		1.07	0.12	0.08	0.12	0
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: St. Louis Housing Authority PERIOD ENDING: 7/31/2023

SLHA DEVELOPMENTS:

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


	Roaches			Bed Bugs			Mice		
Month	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated	No. of Requests	Units Treated	Buildings Treated
October	0	46	13	0	0	0	0	0	0
November	4	23	6	0	0	0	0	0	0
December	16	25	22	0	0	0	0	0	0
January	10	55	14	0	0	0	3	3	3
February	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
July	0	40	11	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	392	220	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:

7/31/2023
Prepared By _____ Date _____

DocuSigned by:

7/31/2023
Approved By _____ Date _____

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 6/30/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,149,550.41

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 244,140.80
	TOTAL INVESTED		\$ 244,140.80

St. Louis Housing Authority
Housing Choice Voucher Program
October 1, 2022 - September 30, 2023
AS OF JUNE 30, 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	\$ 3,694,052.25	\$ 47.91	\$ 3,723,114.00	\$ 48.29	\$ 29,061.75
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 9,860.86	\$ 0.13	\$ 9,860.86
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 191,966.25	\$ 2.49	\$ -	\$ -	\$ (191,966.25)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -		\$ -	\$ -
Total Receipts	\$ 5,181,358.00	\$ 3,886,018.50	\$ 50.40	\$ 3,732,974.86	\$ 48.42	\$ (153,043.64)
EXPENSES						
Total Administration	\$ 4,874,358.00	\$ 3,655,768.50	\$ 47.42	\$ 2,748,549.24	\$ 35.65	\$ 907,219.26
Total Tenant Services	\$ 5,000.00	\$ 3,750.00	\$ 0.05	\$ 3,442.51	\$ 0.04	\$ 307.49
Total Utilities	\$ 47,040.00	\$ 35,280.00	\$ 0.46	\$ 32,388.05	\$ 0.42	\$ 2,891.95
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 1,800.00	\$ 0.02	\$ 2,380.70	\$ 0.03	\$ (580.70)
Sub-total Ord Maint Contracts	\$ 88,892.00	\$ 66,669.00	\$ 0.86	\$ 59,337.80	\$ 0.77	\$ 7,331.20
Total Protective Services	\$ 33,494.00	\$ 25,120.50	\$ 0.33	\$ 28,171.08	\$ 0.37	\$ (3,050.58)
Total General	\$ 130,174.00	\$ 97,630.50	\$ 1.27	\$ 93,854.32	\$ 1.22	\$ 3,776.18
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ 2,173.86	\$ 0.03	\$ (2,173.86)
Total Revenues	\$ 5,181,358.00	\$ 3,886,018.50	\$ 50.40	\$ 3,732,974.86	\$ 48.42	\$ (153,043.64)
Total Expenses	\$ 5,181,358.00	\$ 3,886,018.50	\$ 50.40	\$ 2,970,297.56	\$ 38.53	\$ 915,720.94
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 762,677.30	\$ 9.89	\$ 762,677.30
Net Cash Flow	\$ -	\$ -	\$ -	\$ 762,677.30	\$ 9.89	\$ 762,677.30

HOUSING CHOICE VOUCHER/VASH PROGRAM
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	FYTD	CYTD
Budget Authority	\$4,077,799	\$4,181,954	\$4,181,954	\$4,223,221	\$4,455,030	\$4,223,222	\$3,560,678	\$3,560,676	\$40,545,543	\$28,386,736
Budget Received - Cash Management	\$3,848,891	\$3,824,681	\$3,824,681	\$3,615,326	\$3,620,943	\$3,512,023	\$3,593,421	\$4,474,060	\$39,154,860	\$26,465,135
Actual HAP As of the First of the Month	\$3,633,838	\$3,624,705	\$3,632,006	\$3,631,528	\$3,643,334	\$3,694,805	\$3,743,671	\$3,734,828	\$36,729,089	\$25,704,877
Actual HAP After the First of the Month	\$25,000	\$23,144	\$28,243	\$27,334	\$34,253	\$47,923	\$25,433	\$17,491	\$279,521	\$203,821
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$418,961	-\$534,105	-\$521,705	-\$564,359	-\$777,443	-\$480,494	\$208,426	\$191,643	\$3,536,933	\$2,478,038
Variance (Cash Management)	-\$190,053	-\$176,832	-\$164,432	\$43,536	\$56,644	\$230,705	\$175,683	-\$721,741	\$2,146,250	\$556,437
Percent Variance	-5.19%	-4.85%	-4.49%	1.19%	1.54%	6.16%	4.66%	-19.23%	-5.76%	-2.15%
FYTD Variance	-\$1,589,813	-\$1,766,645	-\$1,931,077	-\$1,887,541	-\$1,830,897	-\$1,600,192	-\$1,424,509	-\$2,146,250		
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
<i>Restricted Net Position HCV</i>	<i>(\$293,980)</i>	<i>(\$117,148)</i>	<i>\$47,285</i>	<i>\$3,748</i>	<i>(\$52,896)</i>	<i>(\$283,601)</i>	<i>(\$459,284)</i>	<i>\$262,457</i>		
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	\$614.24	\$617.39	\$621.81	\$622.05	\$624.61	\$629.22	\$631.42	\$627.07	\$623.29	\$624.80
Variance	-\$6.55	-\$3.40	\$1.02	\$1.26	\$3.82	\$8.43	\$10.63	\$6.28	\$2.50	\$4.01
Percent Variance	-1.07%	-0.55%	0.16%	0.20%	0.61%	1.34%	1.68%	1.00%	0.39%	0.64%
UNITS										
HUD Baseline Units	7,155	7,165	7,165	7,165	7,165	7,165	7,165	7,165	71,620	50,155
New Increments not in baseline	48	39	39	39	39	39	39	39	417	273
HUD Funded Units	6,200	6,161	6,161	5,824	5,833	5,657	5,788	7,207	63,073	42,631
Funded units based on actual HAP	6,195	8,404	7,440	6,547	5,733	5,520	5,618	7,042	66,527	46,304
Actual Units	5,916	5,871	5,841	5,838	5,833	5,872	5,929	5,956	58,927	41,140
Variance to Funded Units	279	2,533	1,599	709	-100	-352	-311	1,086	7,600	5,164
Variance to baseline	-1239	-1294	-1324	-1327	-1332	-1293	-1236	-1209	-12,693	-9,015
FYTD var to baseline	-3678	-4972	-6296	-7623	-8955	-10248	-11484	-12693		
Variance funded	-284	-290	-320	14	0	215	141	-1251	-4,146	-1,491
FYTD var to funded	-2654	-2944	-3264	-3250	-3250	-3035	-2895	-4146		
ADMIN FEES										
HUD Funded Fees	\$396,962	\$397,712	\$397,162	\$391,518	\$391,518	\$391,518	\$387,576	\$387,576	\$3,975,120	\$2,744,580
Actual Expenses	\$305,991	\$325,230	\$320,246	\$451,340	\$259,334	\$283,075	\$304,080	\$549,042	\$3,360,917	\$2,492,347
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance	-\$90,971	-\$72,482	-\$76,916	\$59,822	-\$132,184	-\$108,443	-\$83,496	\$161,466	-\$614,203	-\$252,233
Percent Variance	-29.73%	-22.29%	-24.02%	13.25%	-50.97%	-38.31%	-27.46%	29.41%	18.27%	10.12%
Cumulative Variance (FY)	-\$361,970	-\$434,452	-\$511,368	-\$451,546	-\$583,730	-\$692,173	-\$775,669	-\$614,203		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$1,014	\$916	\$1,386	\$1,129	\$1,373	\$1,179	\$1,218	\$0	\$9,765	\$7,201
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	\$6,144,040	\$6,217,438	\$6,295,741	\$6,237,048	\$6,370,606	\$6,480,228	\$6,564,942	\$6,403,477		
<i>Unrestricted Net Position per VMS</i>	<i>\$5,782,068</i>	<i>\$5,782,984</i>	<i>\$5,784,370</i>	<i>\$5,725,677</i>	<i>\$5,727,050</i>	<i>\$5,728,228</i>	<i>\$5,729,446</i>	<i>\$5,567,981</i>		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									91.28%	91.27%
Unit Utilization Percentage									82.28%	82.03%

*See Narrative



MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: August 9, 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 5,929 active participants in the Section 8 program and approximately 4,000 families on the waitlist.

On Saturday, June 24, 2023, the HCV team held a mass tenant briefing session for Section 8 applicants. 180 households were scheduled to attend one of three briefing sessions planned for 9 a.m., 12 p.m., and 3 p.m. 130 families participated in the tenant briefing session. The special mass briefing session significantly increased HCV efficiency and efforts to increase utilization. A follow-up mass voucher session was held for 70 families on Saturday, July 29, 2023. 65 families appeared for the July 29, 2023 session and 65 new vouchers were issued. During this reporting period, HCV issued 76 new vouchers in total. 343 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 **91.27%**.

The current unit utilization rate of 83% is consistent with the most recent three-month trends.

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

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. A briefing was held on July 11, 2023.

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

On July 21, 2023, the Board of Commissioners voted to implement three new HCV incentive pilot programs to further expand access to affordable housing and increase voucher utilization per PIH Notice 2022-18 and PIH Notice 2021-15. During the reporting period, HCV staff worked to develop the infrastructure to support the Security Deposit Assistance, Excess Damage Claim Reimbursement, and Signing Bonus pilot programs. HCV prepared new policies, procedures, applications, trackers, and forms for program implementation. HCV partnered with the Director of Communications to coordinate promotional materials and create digital media for marketing.

HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed.

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, 138 families have been housed.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and 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 219 active participants in the HUD-VASH program. During this reporting period, 19 referrals were received and 24 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

379 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 expired recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 725 inspections, with a total completion rate of 90.95%: 446 biennial inspections, 131 reinspections, 100 initial inspections, 0 quality control inspections, and 48 special inspections. This represents a 184% increase in the total number of inspections over the past three months.

	May 2023	June 2023	July 2023
Biennial Inspections	186	10	446
Reinspections	169	210	131
Initial Inspections	178	140	100
Quality Control	1	0	0
Special Inspections	19	32	48
Total	553	392	725

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 the 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 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.

	May 2023	June 2023	July 2023
HCV Participants	1,955	1,989	1,998
Landlords	1,622	1,641	1,651
Total	3,577	3,630	3,649

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 been 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).

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	2844	1248	447	137	30	6	3	4718
	3	2844	1248	447	137	30	6	3	4718

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 July 2023

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	56	48	8	5	4	43	0	0	0	4	85.71%
Biennials	493	446	47	183	25	263	0	0	0	22	90.47%
Initials	109	100	9	77	3	23	0	0	0	6	91.74%
Reinspections	140	131	9	49	4	82	0	0	0	5	93.57%
24 hr Emergency	9	9	0	5	0	4	0	0	0	0	100.00%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
Total	807	734	73	319	36	415	0	0	0	37	90.95%

Property: HCV
Inspected Date: 07/01/2023 - 07/31/2023
Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	2
Badly cracked outlet	3
Broken/missing steps or boards	4
Cannot open	2
Ceiling material is bulging and/or buckling and must be repaired	7
Ceiling surface is wet and has mold-like substances	5
Clogged	1
Cracked pane	1
Damaged floor boards	6
Entry of significant ground water into unit (flooding of basement)	1
Evidence of sewer back-up	3
Falling material	17
Gutter in poor condition	1
Gutters not securely attached	1
Holes or cracks	30
Leaking	9
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Loose or damaged structural members	1
Missing cover plate	3
Missing cover plate on switch or outlets	1
Missing handrail	2
No adequate air circulation	1
No fixture or outlet	1
No Oven	1
No pressure relief valve	1
No Refrigerator	2
No smoke detector	2
No Stove	2
No working smoke detector present (24 hr)	4
Not weatherized	1
Oven does not work	2
Overall Poor Condition	1
Roof leaks	1
Severe buckling, bulging or leaning	1
Severe bulging	15
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Signs of rats, mice or vermin	2
Smoke detector not working	1
Temperature too high	1
Tripping hazard	3
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Total	150

Demographic Report
Housing Choice Voucher Program

July 1 - July 31, 2023

	Disabled	Non-Disabled	Total
Number of Familes	2,380	3,294	5,674
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)	394.0	5054.0	5,448
Average Age of Youth Family Members	12.0	11.0	11
Number of Senior (62+) Head of Household	1090	368	1,458
Average Household Income	\$13,893.00	\$15,465.00	\$14,679
Number of Head of Households Employed	2,333	2,415	4,748
Average Monthly HAP	\$515.00	\$646.00	\$581
Average Monthly URP	\$3.00	\$41.00	\$22
Average Length of Occupancy (Years)	7.0	6.0	7

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	2	8	10
Any Other Combination	0	10	10
Asian Only	0	12	12
Black/African American Only	12	5,378	5390
Native Hawaiian/Other Pacific Islander Only	0	2	2
White Only	4	238	242
White, Black/African American	0	8	8
Total	18	5,656	5,674

FINANCE

Balance Sheet

Period = Jun 2023

Book = Accrual

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

Cash HCV Admin	6,233,758.59
Cash Non-Fed Gala Fundraiser	4,814.65
Cash Private Management	2,309,587.86
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	14,968,130.36
Cash Non-Fed Rent	271,614.65
Cash-Non-Fed-Link Market	17,821.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	17,556.37
Cash Euclid TAB	51,952.27
Cash Parkview TAB	36,427.73
Cash Lafayette Sr TAB	6,840.28
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	3,483.26
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,551.92
Cash Cambridge Sr TAB	613.92
Cash Payroll	106,301.99
Total Unrestricted Cash	24,064,858.82

Restricted Cash

Cash Restricted-Security Deposits	318,065.46
Cash Restricted-FSS Escrow	451,053.35
Cash Restricted-HAP	-774,720.49
Cash Restricted-Trust/Escrow Reser	4,796,349.88
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	1,421,014.97
Cash Restricted-Cochran Program I	126,592.91
Cash Restricted-Rev Bonds Debt Se	28,884.77
Total Restricted Cash	6,367,568.85

TOTAL CASH	30,432,427.67
------------	---------------

ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	3,236,061.25
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	11,260.09

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
A/R-Other	100,841.59
A/R-Other	29,517.78
A/R-Other-Section 8 Owners/Tenants	691.00
A/R Fraudulent	11,636.38
Accrued Interest Receivable	9,645.72
TOTAL ACCOUNTS AND NOTES RECEIVAB	3,223,095.13
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,292,371.15
Investments-Restricted	1,498,633.73
Investments Restricted -WC Self Insura	368,788.52
Prepaid Insurance Auto	10,844.67
Prepaid Insurance Property	171,818.61
Prepaid Insurance Liability	60,567.55
Prepaid Insurance Liability	77,995.70
Prepaid Insurance Fidelity Bond	761.85
Prepaid Insurance Workers Comp	18,186.41
Insurance Surplus Deposits	1,318,504.16
TOTAL OTHER CURRENT ASSETS	6,818,472.35
TOTAL CURRENT ASSETS	40,473,995.15

NONCURRENT ASSETS:**FIXED ASSETS**

Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	10,393,026.90
Accum Depreciation-Buildings	-180,208,631.07
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-400,755.44
Accum Depreciation-Vehicles	-313,692.17
Accum Depreciation-Leashold Improver	-255,406.63
Accum Depreciation-Site Improvements	-4,297,098.25
Operations	10,451,521.10
Administration & Other Costs	5,860,083.18
Project Coordinator	656,959.27

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	309,789.49
CFG-Fee & Cost-Soft	2,098,921.95
Soft Cost Contra	-22,727,607.41
CFG-Hard Cost Contra	-14,319,488.48
CFG-Site Improvement	601,931.57
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	13,025,172.91
CFG-Dwelling Structure-Soft	573,612.69
CFG-Dwelling Equipment	112,056.80
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	30,287.50
CFG-Bond Debt Obligation	4,189,769.00
CFG-Contra Bond Debt Obligation	-4,189,769.00
TOTAL FIXED ASSETS (NET)	77,590,544.23
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,603,727.30
Discount Notes/Amortization	-38,975,316.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-18,540.95
Darst HO- Discount Notes/Amortization	-110,650.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-97,783.00
Darst HO- Discount Notes/Amortization	-107,011.00

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
Darst HO- Discount Notes/Amortization	-86,819.00
Darst HO- Discount Notes/Amortization	-108,843.00
Darst HO- Discount Notes/Amortization	-75,929.00
Darst HO- Discount Notes/Amortization	-95,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-69,939.00
Darst HO- Discount Notes/Amortization	-107,035.00
Darst HO- Discount Notes/Amortization	-112,951.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-97,783.00
Darst HO- Discount Notes/Amortization	-86,200.00
Darst HO- Discount Notes/Amortization	-118,891.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-104,710.00
Darst HO- Discount Notes/Amortization	-107,011.00
Darst HO- Discount Notes/Amortization	-116,590.00
Darst HO- Discount Notes/Amortization	-89,571.00
Darst HO- Discount Notes/Amortization	-83,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-99,900.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-79,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-82,900.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-104,041.00
Darst HO- Discount Notes/Amortization	-88,900.00
Darst HO- Discount Notes/Amortization	-91,283.00
Darst HO- Discount Notes/Amortization	-87,041.00
Darst HO- Discount Notes/Amortization	-89,785.00
Darst HO- Discount Notes/Amortization	-105,900.00
Darst HO- Discount Notes/Amortization	-72,785.00
Darst HO- Discount Notes/Amortization	-74,500.00
Darst HO- Discount Notes/Amortization	-72,785.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	59,694.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00
Blumeyer HO- Notes & Mortgage Rec	40,000.00

Balance Sheet

Period = Jun 2023

Book = Accrual

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

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-39,626.39
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Blumeyer HO- Discount Notes/Amortiza	-60,000.00
Blumeyer HO- Discount Notes/Amortiza	-40,000.00
Cochran HO- Notes & Mortgage Rec	226,234.67
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	49,000.00
Cochran HO- Notes & Mortgage Rec	70,000.00
Cochran HO- Notes & Mortgage Rec	58,600.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	33,801.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	27,204.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	39,807.00
Cochran HO- Notes & Mortgage Rec	60,000.00
Cochran HO- Notes & Mortgage Rec	40,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-49,000.00
Cochran HO- Discount Notes/Amortizat	-70,000.00
Cochran HO- Discount Notes/Amortizat	-58,600.00
Cochran HO- Discount Notes/Amortizat	-33,801.00
Cochran HO- Discount Notes/Amortizat	-27,040.80
Cochran HO- Discount Notes/Amortizat	-16,322.40
Cochran HO- Discount Notes/Amortizat	-10,881.60
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-39,807.00
Cochran HO- Discount Notes/Amortizat	-60,000.00
Cochran HO- Discount Notes/Amortizat	-40,000.00
Notes & Mortgages - SOLAR	495,857.00
Notes & Mortgages - SOLAR	763,951.00
Notes & Mortgages - SOLAR	378,694.00

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLES	79,226,631.84
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	57,073.74
Right of Use -Accum/Amort-Leases	21,777.00
TOTAL OTHER ASSETS	117,746.32
TOTAL NONCURRENT ASSETS	156,934,922.39
TOTAL ASSETS	197,408,917.54

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

A/P Vendors and Contractors	-939,087.46
A/P Vendors and Contractors	691,744.01
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	258,340.89
Security Deposit Interest	-29.03
Security Deposit Clearing Account	1,788.43
Security Deposit-Pet	992.00
United Way	26.00
Dental Deduction	-1,658.55
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Pension	-3.30
Retirement Insurance	538.12
Section 125 Childcare Deduction	765.00
Section 125 Medical Deduction	6,257.33
Medical Insurance	-13,944.04
Long Term Disability	-292.54
Vision Insurance	315.29
Voluntary/Term Life Ins Deduction	9.27
Colonial Life Ins Deduction	666.89
Landlord Back-up Withholdings	1,124.16

Balance Sheet

Period = Jun 2023

Book = Accrual

	Current Balance
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	825,000.00
Accrued Payroll & Payroll Taxes	11,986.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	50,875.63
Accrued Compensated Absences-Curren	61,709.95
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	21,205.30
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-7,414.11
Unearned Revenue -EHV	274,335.00
TOTAL CURRENT LIABILITIES	1,719,556.32
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	461,432.35
Lease Liability -Long Term	63,130.61
Lease Liability -Long Term	1,745.38
Loan Payable LT-Solar Panels	316,246.12
Bonds Payable-Long Term	2,895,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,126,534.60
TOTAL LIABILITIES	5,846,090.92
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
TOTAL RESERVED FUND BALANCE	93,428,375.94
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	23,799,440.16
Unrestricted Net Assets -Retained Earn	1,598,459.79
TOTAL RETAINED EARNINGS:	98,132,453.03
TOTAL EQUITY	191,560,828.97

Balance Sheet

Period = Jun 2023

Book = Accrual

Current Balance	
TOTAL LIABILITIES AND EQUITY	197,406,919.89
TOTAL OF ALL	1,997.65

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	546,663.00	4,434,217.24
Utility Reimb.-LIPH	-24,378.00	-300,529.00
Utility Reimbursement Refund	-202.00	-952.00
Less: Concessions	0.00	-1,423.00
Total Rental Income	522,083.00	4,131,313.24
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	0.00	-6,732.77
Damages/Maintenance	140.00	-15,038.59
Late Charges	16,204.00	224,195.50
Legal Fees - Tenant	0.00	-1,851.50
Tenant Owed Utilities	316.00	5,636.81
Misc TPA Bal Forward	0.00	450.00
PA account for MiscPABF	0.00	-450.00
Misc.Tenant Income	0.00	-4,826.58
Vacate Charges	3,578.00	-3,022.37
Total Other Tenant Income	20,238.00	198,418.62
NET TENANT INCOME	542,321.00	4,329,731.86
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	948,894.00	8,878,837.48
HUD PHA Operating Grants/Subsidy	109,508.00	985,572.00
Capital Fund Revenue	-292,618.00	-2,633,562.00
Capital Fund Revenue-PMC	292,618.00	2,633,562.00
Section 8 HAP Earned	3,702,101.00	33,794,858.00
Section 8 Admin. Fee Income	399,445.00	3,719,614.00
Section 8 -Placement/Issuance Fees	100.00	3,500.00
Capital Fund Grants	297,497.40	3,269,582.41
Capital Fund Grants-Soft Costs	2,672.65	6,211,461.29
TOTAL GRANT INCOME	5,460,218.05	56,863,425.18
OTHER INCOME		
Interest Income	1,217.97	9,764.85
Interest Income -Private Management	163.75	1,343.92
Investment Income - Unrestricted	9,543.83	69,268.98
Investment Inc -Restricted Non-Allocated	21,541.68	124,379.97

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Investment Income - WC Self Insurance	0.00	46.48
Fraud Recovery PH	-1,304.00	3,664.32
Market Value Adjustment	47.85	4,652.99
Non-Dwelling Rent	0.00	9,600.00
Vending Income-James House TAB	0.00	4,350.71
Vending Income-Euclid TAB	0.00	1,455.70
Vending Income-Parkview	0.00	11,560.04
Vending Income-Lafayette TAB	0.00	787.16
Vending Income-Badenhaus TAB	0.00	1,163.65
Other Miscellaneous Income	13,266.35	195,203.73
Other Income-Bank Rent	2,933.33	26,399.97
Other Income-Link Market Ren	0.00	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	2,020.87	20,119.32
Insurance Proceeds	0.00	272,206.37
TOTAL OTHER INCOME	49,431.63	765,034.24
TOTAL INCOME	6,051,970.68	61,958,191.28
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	282,336.13	2,685,318.13
Administrative Salaries	80,198.77	548,023.54
Administrative Salaries-PT	0.00	57,641.39
Admin Salaries-Overtime	0.00	6.78
FICA	20,140.52	192,528.34
Health Benefits	42,733.38	396,048.19
Retirement Benefits	31,810.79	293,422.41
Unemployment Insurance	199.13	7,684.18
Long Term Disability	300.84	2,814.68
Dental	1,651.00	16,002.08
Cell Phones	1,099.67	10,700.19
Beneflex HSA	11,764.99	43,551.01
Employee Benefit Contribution-Admin	8,524.43	86,364.20
WC MO 2nd Injury Fund	168.35	667.19
WC Self-Insurers Qtrly Taxes	0.00	409.50
Total Administrative Salaries	480,928.00	4,341,181.81

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Legal Expense		
Legal Services	2,408.90	75,393.80
Legal Services	10,371.50	24,130.00
Total Legal Expense	12,780.40	99,523.80
Other Admin Expenses		
Staff Training	76.00	9,854.70
Staff Training	739.97	8,708.83
Travel	445.73	6,646.95
Travel	-697.80	423.25
Auditing Fees	0.00	156,098.50
Port Out Admin Fee Paid	2,864.28	16,731.08
Total Other Admin Expenses	3,428.18	198,463.31
Miscellaneous Admin Expenses		
Office Supplies	2,449.70	34,462.05
Office Supplies	4,239.45	86,749.25
Temporary Admin Labor	0.00	46.72
Temporary Admin Labor	3,571.20	25,874.82
Postage	3,698.72	57,441.34
Postage	1,194.17	12,135.85
Advertising	770.60	8,119.30
Fiscal Agent Fees	0.00	2,000.00
Printing & Publications	295.80	1,799.11
Printing & Publications	673.22	1,436.74
Membership Fees	450.00	23,973.63
Telephone	293.16	10,790.62
Telephone	3,101.98	69,921.35
Maint Agreement-Office Equipment	0.00	3,239.04
Maint Agreement-Office Equipment	300.00	8,438.12
Maint Agreement-Computer Equipment	0.00	1,190.00
Leased Agreement-Office Equipment	0.00	150.00
Private Management Fees	34,025.43	343,196.79
Professional/Technical Services	973.16	413,084.49
Professional/Technical Services	3,206.00	3,554.00
Software License Fees	22,066.41	65,477.09
Software License Fees	967.41	8,780.74
Internet / Cable	3,330.19	43,629.91
Computer Supplies	61.13	54,066.66
Computer Supplies	0.00	2,697.90
Other Admin Expense	3,169.37	28,827.48
Other Admin Expense	11,128.63	62,699.61
Bank Fees	6.00	863.45
Bank Fees	5,089.84	35,035.59

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Subscription-News/Magazines	0.00	421.20
D/A Testings/Results	51.01	496.76
Copying Expense	11,027.05	62,691.81
Copying Expense	79.71	2,759.01
Lease Expense -Non-Allocated	218.33	1,927.22
Landlord Late Fees	0.00	369.00
Allocated OH-Administrative Expense	2,341.52	35,298.36
Allocated OH-Legal Expense	0.00	568.16
Allocated OH-Utilities Expense	857.59	8,755.09
Allocated OH-Materials Expense	201.46	595.19
Allocated OH-Maintenance Expense	601.30	11,219.60
Allocated OH-Protective Services Expen	607.04	4,716.75
Allocated OH-Insurance Expense	431.21	11,125.51
Allocated OH-General Expense	15.67	32.63
Total Miscellaneous Admin Expenses	121,493.46	1,550,288.94
TOTAL ADMINISTRATIVE EXPENSES	618,630.04	6,189,457.86
TENANT SERVICES		
Tenant Services Salaries	5,295.36	48,982.08
FICA	397.58	3,674.34
Health Benefits	708.40	6,456.04
Retirement Benefits	704.54	6,525.38
Unemployment Insurance	0.00	117.17
Long Term Disability	7.68	69.87
Dental	33.02	308.81
Cell Phones	46.16	311.58
Relocation Costs	0.00	25,881.21
Relocation Costs	0.00	11,917.60
Tenant Srv Rec/Pub/Other	-30.94	2,255.44
Tenant Services -Gala	82.26	7,104.77
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	20.25
Tenant Srv Rec/Pub/Other-Parkview	590.00	3,899.25
Tenant Srv Rec/Pub/Other	0.00	89.66
Tenant Srv Rec/Pub/Other-Renaissance	0.00	6,216.00
Resident Council	0.00	819.36
Tenant Services Screening	816.99	4,409.87
Tenant Srv Lobby Monitors	1,845.00	17,490.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SL	1,126.00	11,414.74
TOTAL TENANT SERVICES EXPENSES	11,622.05	157,938.47

UTILITIES

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Mixed Finance Utilities	123,815.23	1,210,206.20
Water	75,784.82	284,480.34
Electricity	85,884.01	652,740.37
Gas	21,467.15	256,691.06
Sewer	111,261.53	921,835.14
TOTAL UTILITY EXPENSES	418,212.74	3,325,953.11
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	43,764.57	365,246.58
Maint Labor -Janitorial Cleaning	62,619.19	560,240.73
Maintenance - Temporary Labor	0.00	97,034.33
Employee Benefit Contribution-Maint.	18,005.83	458,862.52
Maintenance Labor-Overtime	1,347.93	5,719.27
Total General Maint Expense	125,737.52	1,487,103.43
Materials		
Materials-Custodial	1,141.59	3,149.89
Materials-Custodial	977.72	81,261.18
Materials-Electrical	0.00	268.97
Materials-Electrical	5,455.29	37,380.98
Materials-Plumbing	0.00	33.56
Materials-Plumbing	808.71	35,537.11
Materials-Lawn Care	0.00	18,197.86
Materials-Tools/Equipment	238.00	238.00
Materials-Tools/Equipment	99.13	13,020.62
Materials-Boiler	0.00	12,319.11
Materials-Other	0.00	19,923.70
Materials-Other	5.99	8,684.83
Materials-HVAC	5,951.74	42,482.38
Materials-Gas/Oil Vehicles	25.00	25.00
Materials-Gas/Oil Vehicles	0.00	296.70
Materials-Appliances	0.00	266.10
Materials-Appliances	7,298.27	104,892.19
Materials-Hardware	0.00	354.06
Materials-Hardware	1,896.13	41,795.58
Materials-Paint	0.00	13,701.22
Materials-Flooring	0.00	9,536.18
Materials-Cabinets/Countertops Doors/'	1,566.82	22,763.69
Total Materials	25,464.39	466,128.91
Contract Costs		
Contract-Elevators	0.00	3,203.15
Contract-Elevators	7,919.96	134,036.35

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Trash Removal	7,652.89	37,036.48
Contract-Trash Removal	14,730.45	207,943.79
Contract-Custodian	2,847.50	48,265.89
Contract-Custodian	1,020.00	14,331.77
Contract-Plumbing	0.00	752.50
Contract-Plumbing	17,160.20	250,997.05
Contract-Uniform Cleaning	1,410.72	25,764.51
Contract-Snow Removal	0.00	3,201.95
Contract-Snow Removal	0.00	34,115.96
Contract-Grounds/Lawn	723.27	14,265.59
Contract-Grounds/Lawn	40,970.14	141,212.92
Contract-Auto Gas	610.68	6,861.66
Contract-Auto Gas	473.13	4,755.09
Contract-HVAC	0.00	16,663.92
Contract-HVAC	2,675.00	187,668.02
Contract-Fire Protection	0.00	613.08
Contract-Fire Protection	5,671.53	74,407.12
Contract-Vehicle Repairs	155.92	3,186.10
Contract-Vehicle Repairs	233.52	3,751.49
Contract-Other	0.00	270,642.75
Contract-Other	26,863.05	166,270.64
Contract-Exterior Building Repairs	0.00	189,704.61
Contract-Parking Lot Repairs	0.00	1,065.00
Contract-Parking Lot Repairs	579.00	45,251.43
Contract-Electrical	0.00	563.00
Contract-Electrical	0.00	40,807.88
Contract-Extermination	0.00	508.39
Contract-Extermination	1,656.50	62,349.04
Contract-Flooring Installation	1,033.33	77,450.94
Contract-Painting/Wall Repairs	6,050.00	108,741.03
Contr-Cabinet/Counters/Door/Windows	382.50	733.75
Contr-Cabinet/Counters/Door/Windows	0.00	59,318.63
Contract-Lease Automobiles	1,690.70	25,388.47
Contract-Occupancy Permits	900.00	2,403.05
Contract-Bed Bug Eradication	0.00	8,400.00
Total Contract Costs	143,409.99	2,272,633.00
TOTAL MAINTENACE EXPENSES	294,611.90	4,225,865.34
PROTECTIVE SERVICES		
Security Cameras	0.00	3,057.48
Security Alarm Service	2,848.38	6,559.99
Security Alarm Service	-1,669.90	-41.05

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
Security/Law Enforcement	75,939.89	672,834.72
Security Enforcement-Police	3,410.48	915,258.62
Security Enforcement-Circuit Atty	0.00	147.00
TOTAL PROTECTIVE SERVICES	80,528.85	1,597,816.76
INSURANCE PREMIUMS		
Workers Comp Claims	5,323.71	20,268.24
Auto Insurance	3,614.87	33,510.95
Auto Insurance	955.82	8,993.11
Property Insurance	57,272.86	515,455.74
Fidelity Bond Insurance	253.95	2,313.77
Fidelity Bond Insurance	1,302.71	12,463.62
Liability Insurance	20,189.14	182,374.95
Excess Workers Comp Insurance	3,637.27	35,040.66
Excess Workers Comp Insurance	5,050.67	50,555.41
TOTAL INSURANCE PREMIUMS	97,601.00	860,976.45
GENERAL EXPENSES		
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	231,339.60	2,513,979.13
Other General Expense	15.00	249.02
PH FSS Escrow Expense	6,181.00	53,162.01
ACC Reserve Shortfall Disbursement	0.00	280,019.46
TOTAL GENERAL EXPENSES	237,535.60	2,963,615.79
TOTAL OPERATING EXPENSES	1,758,742.18	19,321,623.78
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	0.00	278,396.75
TOTAL EXTRAORDINARY EXPENSES	0.00	313,939.60
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,768,467.00	32,957,010.00
Tenant Utility Payments-Voucher	162,073.00	1,313,900.00
Portable Out HAP Payments	64,292.00	466,844.32
FSS Escrow Payments	4,198.00	43,270.00
Security Deposit Assistance	2,717.00	15,322.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,001,747.00	34,796,346.32

Income Statement

Period = Jun 2023

Book = Accrual

	Period to Date	Year to Date
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	297,497.40	3,269,582.41
Equity Transfer Capital Assets OUT	297,497.40	3,146,599.01
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
TOTAL NON-OPERATING ITEMS	4,001,747.00	35,110,285.92
UTILITY CONSUMPTION		
Water Consumption	46,319.88	166,675.70
Water Consumption Contra	46,319.88	162,703.87
Electric Consumption	878,336.92	7,438,797.34
Electric Consumption Contra	878,713.00	7,438,904.00
Gas Consumption	14,145.00	197,610.00
Gas Consumption Contra	14,145.00	197,610.00
Sewer Consumption	19,598.00	162,198.00
Sewer Consumption Contra	19,583.00	162,177.00
TOTAL UTILITY CONSUMPTION	-361.08	3,886.17
TOTAL EXPENSES	5,760,128.10	54,312,812.47
NET INCOME	291,842.58	7,645,378.81

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: August 9, 2023

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – The Master Development Agreement between SLHA and POAH was fully executed on July 7, 2023 and the Predevelopment Loan Agreement and the Additional Services Agreement were fully executed on July 10, 2023. These agreements will allow for the use of SLHA's Replacement Housing Factor funds to further plan for the redevelopment and ensure that units are made ready for residents as part of the first phase of onsite moves. This will create a first phase area of development so that construction can begin when funding is secured.

SLHA and POAH have also been working to complete the MHDC low-income housing tax credit application for submission in September. As part of that submission, SLHA has produced a ground lease option, which is required to be in place as part of the application. This will be submitted for board approval at the August board meeting.

A kick off meeting was held with the RAD advisor assigned to the Clinton-Peabody RAD conversion and the local HUD field office. During this meeting, we discussed timing, strategy, and how to maximize the impact of RAD on the redevelopment.

SLHA and POAH are continuing to move the environmental review forward. Contracting with SCI to complete the work, we held a meeting in July to discuss traffic and noise studies that need to be conducted. We also discussed the hazardous materials survey that needs to be conducted by SCI to determine materials that must be correctly remediated during demolition.

Finally, SLHA and the development team conducted more community meetings for residents on July 26, 27 and 29. The purpose of these meetings was to show residents the results of their hard work over the past six months planning the redevelopment. The next resident meeting will be held on August 30, 2023.

Physical Needs Assessment & Energy Audit (PNA) – SLHA staff are continuing to work with Bureau Veritas to complete capital needs assessments (CNAs) for the Hodiament and Clinton-Peabody Section 18 applications. The report for Hodiament is being finalized and is expected in August.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is still in communication with the developer requesting the RAD conversion.

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

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

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

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

Hankins responded to the Notice of Award in February. The contract was executed in March 2023 and subcontractor approval has begun. SLHA staff is continuing to approve the subcontractors for the project 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 – Weather permitting, Development and Modernization expects the cameras to be in service by the end of September. After continued setbacks on the project related to site conditions, materials availability, and design, the engineers on the project, with the guidance of our Capital Projects Manager, Lisa Selligman, have found a solution to install the cameras. Provided that the wet weather we have been experiencing lets up, the cameras can be installed. Lifts that are required for the work cannot operate on muddy ground.

Lafayette Townhomes (2900 Park) – This project is on schedule to be completed by the end of 2023.

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

Parkview Parking Deck Evaluation – Stabilization efforts on the Parkview Parking Deck were completed in May 2022. Development and Modernization staff are currently working on a permanent solution for the parking deck. This process will likely take six (6) to nine (9) months to complete.

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

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project.

SLHA staff met with the developer in March to discuss 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 for Humanity 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. A separate environmental review is being prepared by SCI for submission to HUD. The Phase I study has been completed and it recommended a limited Phase II study be completed.

SCI completed their physical assessment of the site for the limited Phase II study in February. A final report was received in March and reviewed by SLHA staff. The report found no presence of asbestos containing materials (ACM), although it did find the presence of elevated contaminants in the soil. SLHA 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), which is a requirement of the Section 18 application. Bureau Veritas has received the new photos and have produced a draft. The final report is expected in August.

The next steps will be to receive City approval, consult with the resident boards and get SLHA Board of Commissioners approval.

Projects Ready for Close-Out

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

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

Parkview Building Exterior Repairs – The project includes the stabilization of spalling concrete and necessary repair of the failed caulk around window seals on the exterior of the building. Work began in earnest on the exterior caulking and concrete repair in May 2022.

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

All work was completed in March 2023 and the general contractor is gathering the final close-out documents. SLHA is still gathering closing documents, including final warranty documentation.

Lookaway Exterior Building Repairs – The installation of the new siding on this project was completed in November 2022. Development and Modernization staff are working through final field authorization approvals and beginning the preparation of close-out documents. 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. A recommendation was made for Raineri Construction as the apparent responsive low bidder and a contract was signed in July 2022.

Concrete repair began in December 2022 to take advantage of favorable weather conditions and work on the roof replacement began in February. The contractor was able to complete about half of the work.

In the course of repair, the contractor identified an additional 97 linear feet of concrete that needed repair. Finding additional areas needed for repair was not unexpected. Close inspection of concrete when equipment is available and close visual inspection can happen will reveal additional areas in need of repair that a ground inspection would not be able to discover. This additional repair was approved in March and 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 submit an application 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 requested \$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 submitted a grant application for new safety improvements at Cochran Plaza in June. These will include a new camera system, exterior lighting and repairs to existing fencing. SLHA will utilize professional design services to create plans which will define the scope of the project with enough clarity to determine pricing. SLHA is expecting to request the maximum amount of the grant: \$250,000. The grant was submitted to HUD on June 28, 2023. SLHA is waiting for a response to the application.

Solicitations

Parkview Apartments Access Control System (Parkview) – The solicitation for bids was released in June 2023. SLHA received no responses. Development and Modernization has reached out to several of the plan holders for the project to seek input on why they did not submit a bid. We are going to incorporate their comments and resubmit for bid.

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 reengaged design professionals to update the scope of work for the project so that it can be resolicited 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 began 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 in order 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 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 has purchased the adjacent lot to the south of Hickory from Lifewise, the former owner. SLHA staff has reached out to speak with the new owners to learn their plans and incorporate that into the Safety Improvement Plan. Staff is still waiting for a response.

On Hold Solicitations

Clinton-Peabody Unit Water Damage Repairs – Given the progress made on the Clinton-Peabody RAD conversion and redevelopment, this solicitation has been canceled.

Clinton-Peabody Unit Fire Damage Repairs – Given the progress made on the Clinton-Peabody RAD conversion and redevelopment, this solicitation has been canceled.

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 JULY MONTHLY ACTIVITY REPORT

8/4/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploads d Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	II	Exterior Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	10/1/2019	100%	100%	100%	100%	N/A	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	II	Renovation	6	52	0	N/A	N/A	N/A	Grice / Trivers	3/22/2016	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/20/2015
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1	6/30/2020	N/A	N/A	Grice / Trivers	5/11/2018	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/15/2015
MO001000002	Clinton-Peabody	N/A	Mold/Water Damage Unit Repairs	7	23	23	9/30/2018	2/15/2023	TBD	Sherman Carter Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000002	Clinton-Peabody	N/A	Fire Damage Unit Repairs	3	3	3	6/6/17, 12/22/17	2/15/2023	TBD	Sherman Carter Barnhart	12/7/2018	100%	100%	100%	90%	90%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	4/30/2023	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	2	2/14/19, 3/8/19	Ext Requested	1/25/2023	Sherman Carter Barnhart	9/17/2018	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000002	Clinton-Peabody	N/A	Lighting Repairs & Upgrades	31	0	0	N/A	N/A	N/A	N/A	N/A	100%	100%	100%	100%	100%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	4/19/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/27/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
MO001000067	Preservation Square	I	Rehabilitation/New Construction		131	N/A	N/A	N/A	N/A	Roseman & Assoc.	N/A	100%	100%	100%	100%	N/A					
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A		Part 58			
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A		Part 58			
Various	PHA Wide	N/A	Physical Needs Assessment		2790	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA		TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO001000041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	22	5/1/2021	4/30/2023	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
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
JULY MONTHLY ACTIVITY REPORT**

8/4/2023

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 Parking Lot Repair/Reconstruction	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	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 Parking Lot Repair/Reconstruction	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	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	-
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 JULY MONTHLY ACTIVITY REPORT

8/4/2023

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	55%		
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	-		
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 JULY MONTHLY ACTIVITY REPORT

8/4/2023

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 Notice of Award was issued to Rody Exteriors and a Pre-Construction Meeting is tentatively scheduled for the second week of August.
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 JULY MONTHLY ACTIVITY REPORT

8/4/2023

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 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A	The installation of the cameras will begin the first week of August.

DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT

Progress Photos: JULY 2023



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



Clinton Peabody Make-Ready Units



Clinton Peabody Make-Ready Units

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 7/31/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150215	553	1,921,301.00	1,921,301.00	0.00	752,879.96	1,168,421.04	31-Aug-2023	31-Aug-2023
MO36R00150116	555	379,956.00	379,956.00	0.00	37,995.60	341,960.40	31-Aug-2024	31-Aug-2024
MO36R00150216	556	1,888,651.00	1,568,095.66	320,555.34	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	7,855,760.29	932,083.71	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	6,561,793.81	2,459,139.19	4,994,134.48	4,026,798.52	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	8,104,788.83	207,220.17	6,504,862.73	1,807,146.27	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	1,081,281.35	8,514,900.65	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	\$31,157,191.20	\$19,930,855.80	\$21,672,710.26	\$29,415,336.74		
			61.0%		42.4%			

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 & Community Engagement

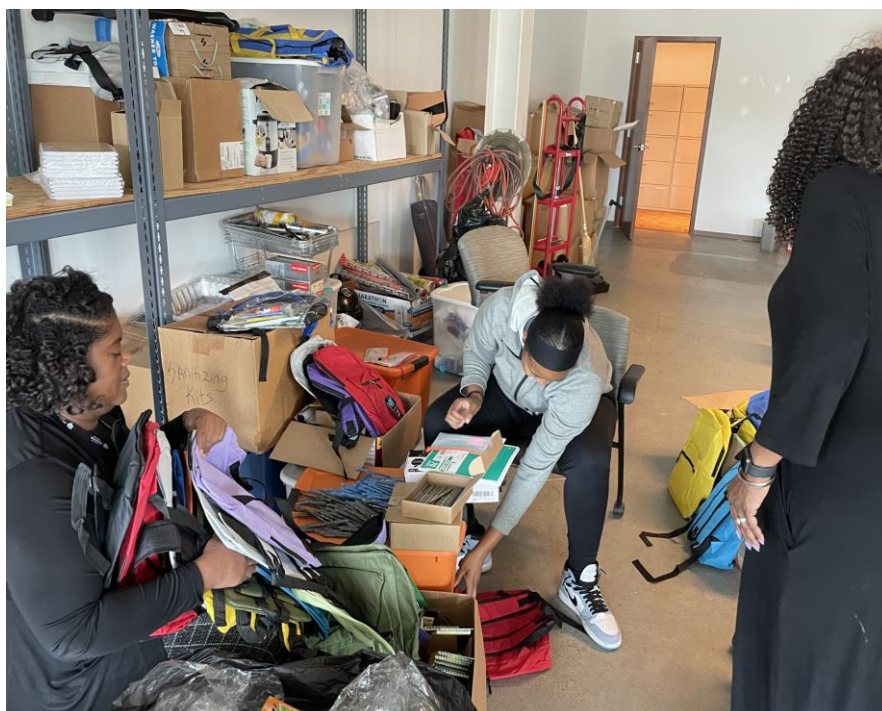
Date: August 9, 2023

Subject: Resident Initiatives Board Report

In July 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, including access to food, school supplies and behavioral health services. In July 2023, the ROSS Service Coordinator hosted a table at the monthly Clinton-Peabody resident community meeting where she distributed 40 backpacks with school supplies and collected resource cards from families in need of resources. Additionally, the Ross Service Coordinator connected with Behavioral Health Response's (BHR) crisis services to provide support to residents and property managers of LaSalle Park. BHR's mission is to provide immediate, barrier-free access to behavioral healthcare. In addition to connecting residents to support services, the ROSS Service Coordinator also provided 52 bus tickets to residents in need of access to transportation.





Resident Initiatives Department
INTEREST FORM

INVEST IN YOUR FUTURE

The St. Louis Housing Authority offers two enrichment programs that deliver and coordinate supportive services to help residents chart a pathway to economic independence and self-sufficiency.

Family Self-Sufficiency (FSS) is a voluntary, asset-building program that helps residents unlock financial freedom through increased earnings and savings to obtain long-term life goals. For details, contact Vera 'Renee' Wren at 314-286-4324 or vwren@slha.org.

Resident Opportunities and Self-Sufficiency (ROSS) program connects residents with programs and resources to meet their most immediate needs such as utility assistance, mental health counseling, employment services, and more. For details, contact, Kimberly Long at 314-286-4236 or klong@slha.org.

Are you ready to take the next step?

YES! I am interested in:

☐ **FSS PROGRAM**
☐ **ROSS PROGRAM**

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

I am a ☐ Public Housing Resident ☐ Housing Choice Voucher Participant

I would like assistance with:

☐ employment ☐ child care ☐ education
☐ family concerns ☐ mental wellness/counseling
☐ other _____

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 partnered with St. James Church to host an event for residents of James House. This event provided the residents with resources, stress management tips and an opportunity to engage with their neighbors. Circle of Friends facilitators hosted a table at the event to build awareness of their program and encourage residents to start a Circle of Friends group at James House.

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 August 10, 2023, the Resident Initiatives department will host an event for CoF participants, celebrating the launch of a comprehensive module and facilitators guide. Each CoF group has developed an exciting presentation that will demonstrate their interpretation of the module. Their creative presentations will cover topics such as Senior Prenuers (Business and Career), Liver Disease (Health), and Birthday Celebrations (Personal Growth).



FSS

As of July 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 July 2023.

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

The planning for the “FSS Roadshow” is complete. The Roadshow will help to promote the program across SLHA developments. The Roadshow will feature updated FSS informational materials and program highlights to draw new participants. The Roadshow’s theme is “*Create Your Future*” and will launch in fall 2023.

Additionally, the FSS Coordinator is hosting the first Program Coordinating Committee (PCC) meeting of the year. 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 meeting is scheduled for Tuesday, August 22, 2023. Currently, 15 organizations have rsvp’d, offering a range of services from childcare to behavioral health and healing.

TABs

The St. Louis TAB held their monthly meeting on July 19, 2023. During this meeting, there were presentations from Memory Care Home Solutions who provides resources for those caring for

family members with dementia and Invest STL who shared a small grant funding opportunity that can help the TABs to host engagement activities for their sites. The Resident Initiatives Intern is currently working to help two sites complete their small grant application. Additionally, the Director is working to reactivate TABs at the following sites - Renaissance, Parkview, James House, Badenfest and West Pine. The *“Reimagine Your TAB”* campaign will launch August 2023.



Other Business and Upcoming Events

In July 2023, SLHA received notice that the Resident Initiatives department was selected to present at the 2023 Saint Louis Racial Equity Summit. People are aware of housing authorities as institutions providing housing to low-income individuals and families, but few are aware of the programs that are implemented to work with residents on their goals to build self-sufficiency and leadership. The Resident Initiatives department will share the resident-centered programs designed to foster upward economic and social mobility and create thriving communities. Through its Family Self-Sufficiency (FSS) program, Resident Opportunities and Self-Sufficiency

(ROSS) program, Elderly and Disabled Services program, SLHA provides families with critical supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient. The summit presentation will provide a brief overview of this work and highlight the significance of the Family Self-Sufficiency program in building thriving families and how organizations can get involved.



The graphic is a promotional poster for the St. Louis Racial Equity Summit 2023. The top section features a background image of a diverse crowd of people at an outdoor event, with the text "St. Louis RACIAL EQUITY Summit 2023" overlaid in a mix of blue and orange. Below this, the dates "November 9-11, 2023" are displayed in large orange letters. The middle section is divided into three vertical panels. The left panel, titled "SPECIAL KEYNOTE", shows a portrait of Nikki Giovanni, with her name in a blue box below. The middle panel, titled "Keynote", contains a small yellow pencil icon and a paragraph of text: "Our keynote speaker will be featured on the first day of the conference, followed by facilitated question and answer sessions to engage the audience and another special event you will not want to miss!". Below the portrait is a blue box with the text "Nov 9 2:15PM". The right panel has a blue background with a faint map of St. Louis. The bottom section is a solid light beige color with the "St. Louis RACIAL EQUITY Summit 2023" logo centered.

St. Louis
**RACIAL
EQUITY**
Summit 2023

November 9-11, 2023

SPECIAL KEYNOTE

NIKKI GIOVANNI

Nov 9
2:15PM

Keynote

Our keynote speaker will be featured on the first day of the conference, followed by facilitated question and answer sessions to engage the audience and another special event you will not want to miss!

St. Louis
**RACIAL
EQUITY**
Summit 2023

LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Acting Contracting Officer

Date: August 9, 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 June 26, 2023. The Notice of Award was issued on June 26, 2023 to notify Roady Exteriors of the award in the amount of \$514,400. Contract execution is pending.

B. Solicitations Pending

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 June 21, 2023 to announce an additional site visit and to provide meeting minutes from the pre-construction meeting. The bid due date remains for July 13, 2023. Addendum No. 2 was issued July 6, 2023 to extend the due date to July 27, 2023. Addendum No. 3 was issued July 12, 2023 to revise the specification section 281300 - Electric Access Control and to provide the site visit sign-in sheet and plan holders list for the project. The bid due date remains the same for July 27, 2023. No bids were received. The specifications will be revised and a new solicitation will be prepared.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

HR 23-13	Request for Proposals (RFP) to provide Integrated or Bundled Retirement Plan and Group Life Insurance Program for St. Louis Housing Authority. Acquisition and Solicitation Plan preparation is underway.
----------	---

COMMUNICATIONS

MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: August 9, 2023

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	3	<ul style="list-style-type: none"> HCV Security Deposit Assistance Program Landlord Incentive Pilot Program SLHA Job Fair
News coverage	1	Deposits can be a hurdle for affordable housing new St. Louis program aims to change (Post-Dispatch)
Outreach Events	2	<ul style="list-style-type: none"> Clinton-Peabody Resident Engagement SLHA Job Fair
Social Media Campaign Creative	1	<ul style="list-style-type: none"> Landlord Incentive Pilot Program SLHA Job Fair
Facebook Posts	28	Highest Performing (Facebook): <ul style="list-style-type: none"> <i>Job Recruitment</i> 948 Reach; 105 Engagements <i>Job Fair</i> 389 Reach; 12 Engagements
Twitter Posts	26	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>HCV Landlord Briefing</i> 56 Impressions; 6 Engagements <i>Pruitt-Igoe #TBT photo</i> 42 Impression; 2 Engagements
LinkedIn Posts	13	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>Job Fair Resume Tips</i> 77 Impressions; 8 Engagements <i>Clinton-Peabody Community Meeting</i> 71 Impressions; 17 Engagements

Social media analytics are as follows:

Facebook Total Followers: 1,969	JULY 2023	JUNE 2023
Reach	3,255	2,464
Post Engagement	554	n/a
Visits	1,091	3,363
New Followers	29	43

***132% increase in reach during the reporting period.**

Twitter Total Followers: 138	JULY 2023	JUNE 2023
Impressions	1,368	990
Profile Visits	180	326
Mentions	1	7
New Followers	2	3

***138% increase in impressions during the reporting period.**

LinkedIn Total Followers: 272	JULY 2023	JUNE 2023
Impressions	913	1,231
Page Views	84	94
Unique Visitors	45	41
Post Reactions	24	87

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: August 9, 2023

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JULY 31, 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>
Herbert Hoke	Financial Analyst
Tameka Wicks	Accountant

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
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>
Lakeshi Perry	HQS Inspector	Inspections Specialist
Anthony Swinson	Acting HQS Inspector Supervisor	HQS Inspector
V. Renee Wren	FSS Coordinator – PH	FSS Coordinator - HCV

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

Contracts and Compliance Specialist (Financial)	20
Contracts and Compliance Specialist (Programmatic)	8
Financial Analyst	0
Senior Maintenance Technician (Part-Time)	4
Senior Maintenance Technician (Full-Time)	4

Additional Applications Received this Month:

Accounts Payable Specialist	13
Groundskeeper	8
HQS Inspector Supervisor	8
Housing Specialist	28
Housing Specialist Supervisor	8
Service Coordinator – Public Housing Family	10

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	EHV Landlord Engagement Webinars: Landlord Incentives	1.00
	CV Landlord Strategies for PHAs Webinar Series: Partnerships and Monetary Incentives	1.00
	Creating Safety from a Psychodynamic Trauma Informed Perspective	1.00
	Part 1: Evidence-Based Theory and Research On CVI	1.50
	Part 2: Place-Based Approaches on CVI	1.50
	Part 3: CVI in Practice	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>
None this reporting period.					