



ST. LOUIS  
**HOUSING**  
AUTHORITY

# BOARD OF COMMISSIONERS

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REGULAR MEETING

SEPTEMBER 28

2023





TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY  
ST. LOUIS, MISSOURI

### **PUBLIC NOTICE OF MEETING**

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom\*** on Thursday, September 28, 2023, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: September 22, 2023

ST. LOUIS HOUSING AUTHORITY

Attachment

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#### **\*Instructions For Joining Zoom**

Meeting ID: 863 741 1301

**Via Smart Phone or Computer:**

<https://us02web.zoom.us/j/8637411301>

**Via Phone:**

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING, SEPTEMBER 28, 2023, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes, Regular Meeting, August 24, 2023

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

2. **Resolution No. 2983**  
Authorizing and Approving a Revision to the St. Louis Housing Authority Capitalization Policy
3. **Resolution No. 2984**  
Authorizing and Approving an Inventory Control System Policy
4. **Resolution No. 2985**  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2024
6. **Resolution No. 2986**  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Public Housing Program
7. **Resolution No. 2987**  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

The Executive Session may be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

**ADJOURNMENT**

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

# **APPROVAL OF MINUTES**

## **AUGUST 24, 2023**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
AUGUST 24, 2023  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting via Zoom on Thursday, August 24, 2023. Chairman Sal Martinez called the meeting to order at approximately 4:30 p.m.

Present: Annetta Booth  
Margaret English  
Regina Fowler  
Benita Jones  
Sal Martinez  
Constantino Ochoa, Jr.

Absent: Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Booth moved to approve the minutes of July 27, 2023. Commissioner Fowler seconded the motion. The motion passed with all commissioners voting aye.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Resolution No. 2978**

Authorizing the Financial Statements and Independent Auditor's Report for the Fiscal Year Ending September 30, 2022.

Presenting Resolution No. 2978, Alana C. Green, Executive Director, stated that the St. Louis Housing Authority (SLHA) is requesting approval of its independent auditor's report for the fiscal year ending September 30, 2022. She noted that there were no findings and/or concerns. She thanked the Finance team and other staff who worked on getting the audit completed. She also acknowledged Commissioner Fowler who plays a key role in making sure the audit is done properly and with review. Ms. Green deferred to Josh Armatis with Hayes and Associates to present the audit report for the fiscal year ending September 30, 2022.

Mr. Armatis stated that Hayes and Associates issued an unmodified opinion on the financial statements, which means in their opinion, based on their testing, SLHA's statements fairly presented its financial position as of the September 30, 2022 fiscal year. He noted that in the audit report they commented on the required supplementary information, which is the Management Discussion and Analysis (MD&A) required by the Government Auditing Standards Board. He said although not part of the basic financial statements, the MD&A adds appropriate operational, economic and historical context to the financial statements, and while Hayes and Associates do not express an opinion on the MD&A or provide any assurance on the information in the document, they do apply certain limited procedures that consist of inquiries with management and comparing the information to ensure that it is consistent with the financial statements.

Mr. Armatis stated that the Independent Auditor's Report on Internal Controls Over Financial Reporting and on Compliance and Other Matters and the Independent Auditor's Report on Compliance Over Each Major Federal Program and on Internal Controls Over Compliance are two additional reports included in the financial statements. He noted that the Independent Auditor's Report on Internal Controls Over Financial Reporting and on Compliance and Other Matters is a report required by the Government Auditing Standards and that they noted no findings related to the audit of the financial statements. He said the

Independent Auditor's Report on Compliance Over Each Major Federal Program and on Internal Controls Over Compliance is a report required by Uniform Guidance and for the single audit testing. He said they noted no findings related to the audit of the financial statements nor did they note any reportable findings for any noncompliance or internal controls over compliance, although there was one finding that did not rise to a level of reportable, which is included in the Management Letter of Comments.

Mr. Armatis stated that the supplementary information includes the Schedule of Expenditures of Federal Awards, the Actual Modernized Cost Certificates and the Financial Data Schedule. He noted that for these they made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. GAAP, they compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements, they noted that the preparation had not changed from the prior period and that the information was appropriate, complete and fairly stated in relations to the financial statements.

Mr. Armatis stated that there is a new section in the Communication with Governance Letter that discloses significant risks, which are not findings, but things they considered during their planning of the audit and throughout the audit that they spent more time focusing on and developing tests around to ensure there were no issues.

Mr. Armatis stated, as it relates to the financial statements and the disclosures, that the Significant Accounting Policies of SLHA can be found in Footnote A. He noted that management is responsible for the selection and use of appropriate accounting policies. He said they noted that no transactions had been entered into by the organization during the year for which there was any lack of authoritative guidance or consensus, that all significant transactions had been recognized in the financial statements in the proper period, and that they believed the financial statement disclosures were neutral, consistent and clear.

Mr. Armatis stated that Significant Estimates are also an integral part of the financial statements and something they look at when they evaluate, plan and conduct their audit. He noted that the estimates are always prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. He noted that certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those that were expected. He said Collectability of Accounts and Notes Receivables, Depreciation and Useful Life of Capital Assets are estimates they considered the most sensitive to SLHA.

Mr. Armatis stated that some of the biggest changes in the financial statements are Footnote P - Prior Period Adjustment, Footnote A.15 - New Accounting Pronouncements, Footnote F - Leases and Footnote A.16 - New Accounting Pronouncements Not Yet Adopted. He said other than these new disclosures, Note B - Cash and Investments, Note D - Notes Receivable, Note G - Bonds and Loans Payable, Note K - Commitments and Note L - Economic Dependency are a few that are considered to be the most sensitive, which have not changed and are related to the material balances they represent.

Mr. Armatis stated that there was a total of four adjusting journal entries and one reclassifying journal entry. He noted that one of the adjustments was provided by SLHA and not an audit adjustment. He said the most significant ones were the adjustment to implement the new lease standard and the prior period adjustment.

Mr. Armatis stated that during their audit they noted no litigation, claims or assessments, other than those that were already disclosed; no illegal acts or fraud were identified; no significant difficulties were encountered during the audit; there were no disagreements with management nor were they aware of any consultations with any other accountants; and no limitations were placed on the scope of their audit. He noted that they also look very closely at independence when preparing or doing any kind of non-audit services in conjunction with their audit to make sure they remain independent. He said services they performed for SLHA included assistance with the preparation of the financial statements, assistance with the filing of the Data Collection form, and review and reconciliation of the Financial Data Schedule to the

financial statements. He said in their professional judgment these things did not impede on their independence with respect to SLHA as that term is defined by professional standards.

Mr. Armatis asked if there were any questions regarding the financial statements or the audit.

There were none.

Commissioner Martinez asked if there were any questions and/or comments regarding Resolution No. 2978.

There were none.

Commissioner Fowler moved to approve Resolution No. 2978. Commissioner Booth seconded the motion. The motion passed with all commissioners voting aye.

### **RESIDENTS' CONCERNS**

Wanda Collier, resident of Parkview Apartments, stated that she is concerned about safety in the building. She said security posted the code to the call box and allows people to enter without saying where they are going and they do not show any identification. She noted that there was an incident where someone was allowed in the building and they knocked on her door. She said she should not be afraid to leave or return to her apartment. Ms. Collier stated that Parkview is supposed to be a secured building and she asked what is SLHA doing about that.

Ms. Green stated that SLHA was not aware that security had posted the code, which should not be allowed. She said SLHA does not want the residents to feel unsafe and will demand accountability from the security company and the staff that work at Parkview, as well as make sure that it does not happen again. She asked Paul Werner, Acting Director of Operations for the Public Housing Program, to look into the code being posted and make sure that it is taken care of. She said SLHA will change the code if it can.

Ms. Collier stated that the window screens have been removed from each floor and have been gone for about six months.

Ms. Green asked Mr. Werner if he was aware of why the screens would have been removed.

Mr. Werner stated that he was not aware and that he would check into it.

Ms. Collier stated that the maintenance guy turned off the air conditioning on her floor and it is hot in the hallway.

Ms. Green recalled Ms. Collier previously calling her about the air conditioning being off in the hallway. She asked Ms. Collier if the air conditioning was turned back on and then off again.

Ms. Collier responded, "Yes."

Ms. Green asked Mr. Werner to reach out to Habitat to get the air conditioning unit turned back on. She also asked Ms. Collier to give her a call if the unit is not turned back on.

Pam Bush, resident of Parkview Apartments, stated that everybody who worked the front desk, other than herself, gave out the code to the call box. She said it was not just security. She noted that she addressed to every manager that had been at Parkview that the code is only for people servicing the vending machines, washing machines, the cable and delivering mail, but they continued to give the code out.

Ms. Collier asked why does SLHA not do inspections anymore.

Ms. Green stated that it is the responsibility of Habitat to do annual inspections under their contract. She noted that it had come to SLHA's attention that Habitat has not been doing what they are contractually obligated to do; therefore, SLHA is taking steps to alleviate the problems. She said the residents would be hearing more from SLHA.

Alice Walker, resident of Parkview Apartments, stated that the elevators are always down, there is only one washing machine working on one floor and one working on another floor, and the stairwells are filthy and nasty. In addition, she said security never calls the emergency people when something goes wrong. She said they do not do their jobs and act like they do not know what they are supposed to be doing.

Ms. Bush stated that the security guards are not professional at all. She said they get familiar with the residents and give them free will to do whatever they want to do.

Ms. Green stated that SLHA hears the residents and acknowledges what they are saying. She noted that those guards do not work for SLHA and that SLHA does not contract with them directly. She said they work for Habitat. She said SLHA is going through the process now of making swift changes at Parkview and those things will change.

Ms. Walker asked what is SLHA going to do about the residents under the age of 62 if it turns Parkview into an elderly building.

Ms. Green stated that residents under the age of 60 who are interested in moving, SLHA will relocate them, but the agency has to come up with a definitive plan, which is in the works.

Ms. Walker asked Ms. Green how long will it take.

Ms. Green stated that she could not give an actual date, but the residents would be hearing from SLHA on the next steps.

Linda Braboy, resident of West Pine Apartments, asked if she could live at West Pine with a Section 8 voucher.

Ms. Green responded, "No." She said West Pine is a public housing development and the use of a Section 8 voucher would be deemed as receiving double subsidy.

Ms. Braboy stated that her unit flooded and she asked if it was safe to return to it.

Ms. Green informed Ms. Braboy that Jason Hensley, Director of Real Estate Development, will let her know when her unit is ready. She said Mr. Hensley would call and update her on what is going on and what steps are being taken.

Ms. Braboy stated that she heard that the roof at West Pine is going to be replaced. She asked if that was so.

Mr. Hensley stated that SLHA is in the process of designing a new roof and he noted that the process could take several months.



Ms. Walker asked if Parkview would be getting a TAB board.

Ms. Green stated that every public housing development is entitled to a TAB board as long as there are three residents interested and an election is held. She noted that SLHA's Resident Initiatives Department is currently working to strengthen the TAB boards.

Ms. Bush stated that she and two other people had expressed an interest and they had not heard anything back.

Ms. Green stated that Vontrice McDowell, Director of Resident and Community Engagement, is currently working through that.

Ms. Bush stated that she volunteered several times to accept the packages in the TAB office on behalf of the residents, but no one has looked into it. She noted that she has been living at Parkview for 17 years and knows most of the people in the building. She said the security guards are now accepting packages and putting them in the room that used to be the store.

Ms. Braboy asked if there was any way possible that SLHA could file an insurance claim to get another contractor to do the work in her apartment.

Ms. Green recalled expressing to Ms. Braboy during a conversation they had that they were at an impasse when it came to the efforts at that unit. She informed Ms. Braboy that they could talk more about the matter offline.

Ms. Braboy stated that she emailed Habitat and others a request for paperwork to submit to her insurance company to file a claim and she never got the information.

Ms. Green asked Mr. Werner to make sure that Habitat takes care of this matter and follow up with Ms. Braboy.

#### **ADJOURNMENT**

Commissioner Booth moved to adjourn the meeting into Executive Session. Commissioner Fowler seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 5:18 p.m.

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Sal Martinez, Chairman  
Board of Commissioners  
St. Louis Housing Authority

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Alana C. Green, Secretary  
Board of Commissioners  
St. Louis Housing Authority

(SEAL)

# **RESOLUTION No. 2983**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Brenda Jackson, Director of Finance

Date: September 13, 2023

Subject: Resolution No. 2983  
Authorizing and Approving a Revision to the St. Louis Housing Authority  
Capitalization Policy

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Board approval is requested to modify the current Capitalization Policy. This updated Capitalization Policy includes the revised citation replacing Circular OMB-87 guidance language to 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, accounting and to update the date to indicate it has been reviewed as recommended in the HUD Compliance Monitoring Review.

**AUTHORIZING AND APPROVING A REVISION TO THE ST. LOUIS HOUSING AUTHORITY CAPITALIZATION POLICY**

WHEREAS, on February 27, 1992, the Board of Commissioners of the St. Louis Housing Authority approved the adoption of a Capitalization Policy through Resolution Number 1482 in order to comply with HUD regulations and directives; and

WHEREAS, on August 28, 2008, the Board of Commissioners of the St. Louis Housing Authority approved the adoption of a modification of the Capitalization Policy through Resolution Number 2568 that specifically sets forth standards for determining what equipment should be capitalized; and

WHEREAS, on August 28, 2011, the Board of Commissioners of the St. Louis Housing Authority approved the adoption of a modification of the Capitalization Policy through Resolution Number 2686 in order to comply with recommendations presented in the Fiscal Year 2010 Independent Auditor's Report to provide clarity; and

WHEREAS, the St. Louis Housing Authority has determined that the Capitalization Policy should be revised to reflect recommendations presented in the 2023 HUD Compliance Monitoring Review.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The attached Capitalization Policy, dated September 28, 2023, is hereby adopted and approved.
2. The Executive Director of the St. Louis Housing Authority is authorized and directed to take all action necessary to obtain and implement the revised Capitalization Policy.



# ST. LOUIS HOUSING AUTHORITY

## CAPITALIZATION POLICY

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### I. OBJECTIVE

The objective of this policy is to establish principles for determining, distinguishing and recording materials, non-expendable equipment and/or personal property purchased or acquired in connection with the development, management, and maintenance of public housing developments owned or operated by the St. Louis Housing Authority (SLHA) and establish an inventory control system to safeguard and control company assets.

### II. BACKGROUND

Governmental Accounting Standards Board (GASB) Statement No. 34, Basic Financial Statement – and Management’s Discussion and Analysis – for State and Local Governments (GASB-34) and Title 2 U.S. Code of Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), Audits of States, Local Governments, and Non-Profit Organizations require that all accounting records including those for fixed assets, be kept using GAAP accounting. The GAAP basis for the treatment of capital assets for governmental and enterprise funds comes from NCGA Statement No. 1, Governmental Accounting and Financial Reporting Principles. This Statement says, in part, that fixed assets are recorded at cost in the fund accounts of an enterprise fund.

### III. TERMS

- A. *Capitalization Policy*: That threshold at which land, land improvements, buildings, building modernization, equipment, construction in progress, motor vehicles, and furniture are capitalized in the fixed asset records of the SLHA.
- B. *Land*: Land is the ground, including the soil covering and any associated surface waters, over which ownership rights are enforced.
- C. *Land Improvements*: Land Improvements are items having limited lives such as walkways, fences, shrubs and parking lots.
- D. *Building*: A building is any independent free-standing structure comprising one or more rooms or other spaces, covered by a roof, enclosed with external walls or dividing walls which extend from the foundations to the roof, and intended for residential, agricultural, industrial, commercial, cultural, etc., purposes. A building may be either a residential building or a non-residential building.
- E. *Building Modernization*: These include upgrades to the building’s systems, functions, or appearance that add value.

- F. *Construction in Progress*: Construction in Progress (CIP) asset entry records the cost of construction work, which is not yet completed (typically, applied to capital budget items). A CIP item is not depreciated until the asset is placed in service. Normally, upon completion, a CIP item is reclassified, and the reclassified asset is capitalized and depreciated.
- G. *Equipment*: Tangible personal property which is not a permanent part of a building and does not lose its identity through incorporation into a more complex unit.
- H. *Fixed Assets*: Fixed Assets are defined as tangible, non-consumable items owned by the Housing Authority that have a normal useful life expectancy of at least one year and are not permanently attached to or incorporated into the company's building and grounds.
- I. *Furniture*: Equipment that is placed in an office or lobby, such as desks, chairs or cabinets.
- J. *Materials and Supplies*: Defined as items of property which (a) can be used only once, such as fuel, cleaning supplies, etc.; (b) are spent in use, such as brooms, brushes, etc.; or (c) lose their identity, when put into use, such as nails, lumber, cement, repair parts, etc. The term "materials and supplies" also includes items such as, small tools and equipment having a useful life of one (1) year or less
- K. *Methods of Acquisition*: Methods of acquisition usually include purchase, donation, transfer, or construction.
- L. *Vehicles*: Any means of conveyance purchased for use by permissioned personnel.

#### IV. POLICY STATEMENT

The Capitalization Policy establishes guidelines for determining when certain expenditures should be capitalized as capital assets, establishes the dollar amount threshold used in determining what the agency considers capital assets and specifies the St. Louis Housing Authority's depreciation policy.

- A. Capital assets include fixed assets; (e.g., land, improvements to land, easements, buildings, building improvements, vehicles, machinery and equipment) as well as works of art, historical treasures, infrastructures, and all other tangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period.
- B. If the initial cost of a piece of equipment and/or other asset is Five Thousand Dollars (\$5,000.00) or more and the anticipated useful life of said equipment or property is more than one (1) year, the same shall be capitalized and recorded as non-expendable equipment and charged as a capital expenditure. The property will be tagged and recorded into a property control log for internal control purposes.

- C. If the initial cost of the piece of equipment and/or personal property is less than Five Thousand Dollars (\$5,000.00) but greater than One Thousand Dollars (\$1,000) or its useful life is less than one (1) year regardless of cost, the same shall be expensed, however, the property will still be tagged and recorded into a property control log for internal control purposes.
- D. The cost of materials and supplies including items such as, small tools and equipment having a useful life of one (1) year or less shall be considered consumable items and will be expensed as purchased but not inventoried.
- E. If the cost is for replacement or improvement to an existing asset then it would be capitalized only if it adds significant useful life or significantly enhances the value of an existing asset.
- F. In general, when impairing, retiring or otherwise identifying the cost as part of a large or complex development an allocation method that is based on the ratio of the number of bedrooms should be used. However, if subsequently necessary, the individual component of a capital asset can be identified through the review of the construction contract related to the particular development if such detail is needed to make impairment or retirement decisions.
- G. Costs related to each project should be expensed if the total project costs for an asset category (site improvements, building improvements) are less than \$5,000.
- H. Upon completion of the annual inventory the tracked asset listing should be reconciled to the asset control accounts in the general ledger.
- I. The Director of Finance or his or her designee, is authorized and directed to determine whether each piece of equipment or other personal property that is acquired by the Housing Authority in connection with the development, management and maintenance of the properties owned or operated by the Housing Authority, shall be classified as material or non-expendable, as defined in the preceding sections. The Director of Finance is further directed to ensure that the determination is documented in the appropriate records of the Housing Authority and retained for the information and guidance of its personnel and for audit purposes.
- J. Assets will be depreciated on the straight-line basis over their estimated useful lives with regard to the IRS Guidelines outlined below.

<b>Assets</b>	<b>Useful Life in Years</b>
Autos/Trucks, Computers, Office Machines	5
Furniture and Fixtures	5
Land Improvements (fences, shrubs, roads)	15
Building Modernizations (Site Improvements)	15
Buildings	31.5

- K. Title 2 U.S. Code of Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), Audits

of States, Local Governments, and Non-Profit Organizations and GAAP specifically exclude land from computation of depreciation.

## **V. IMPLEMENTATION**

Given the Authority's size, complexity, and ever-changing environment, ensuring appropriate stewardship of SLHA assets is best achieved through the combined efforts of individuals and managers across the agency. The following clarifies roles for safeguarding and controlling company assets:


- A. Individual managers and staff are responsible for stewardship of items purchased and/or utilized by them. This includes, but is not limited to:
  - 1. Utilizing assets in the manner for which they are intended and with care and consideration.
  - 2. Utilizing assets primarily in support of company business.
  - 3. Reporting lost, stolen, missing, and/or malfunctioning assets immediately upon discovery the loss or malfunction to their department head.
  - 4. Receiving appropriate approvals before removing assets from the company.
  
- B. The Finance Department is responsible for:
  - 1. Preparing an annual listing of assets.
  - 2. Ensuring assets valued at or above \$5,000 are classified and identified as company property.
  - 3. Maintaining a complete and accurate inventory of assets valued at or above \$5,000 and reporting inventory changes associated with these assets to the Board of Commissioners.
  - 4. Performing a physical inventory to ensure assets valued at \$5,000 or above are inspected once every year.



# **RESOLUTION No. 2984**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Brenda Jackson, Director of Finance

Date: September 13, 2023

Subject: Resolution No. 2984  
Authorizing and Approving an Inventory Control System Policy

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Board approval is requested to formally adopt a new Inventory Control System Policy to comply with 24 CFR 905.308(a) and 2 CFR 200.313. The Inventory Control System Policy describes how equipment will be safeguarded against loss, damage, or theft and satisfying Finding 8 from the HUD Compliance Review. In addition, the policy defines the terms quoted from 2 CFR part 200 and reemphasized in PIH Notice 2022-37, such as Personal Property, Equipment and Supplies as the items to be inventoried per the revised Capitalization Policy and the information to be recorded in the inventory record.

The Inventory Control System Policy also includes missing information from the current Fixed Asset Inventory Procedure SLHA-FN-05 that include the source of funding, who holds the title, percentage of the federal participation in the project cost and any ultimate disposition data. The revised Fixed Asset Inventory procedure now includes an example of the additional information as Exhibit SLHA-FN5-C.

**AUTHORIZING AND APPROVING AN INVENTORY CONTROL SYSTEM POLICY**

WHEREAS, the Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards and specifically 2 CFR 200.313 Equipment establishes the use, management responsibilities including an inventory and information to be recorded and disposal of all equipment; and

WHEREAS, the May 25, 2023 HUD Compliance Monitoring Review required such an Inventory Control System Policy be created to be in compliance with Federal Regulations; and

WHEREAS, the Inventory Control System Policy describes how equipment will be safeguarded against loss, damage, or theft.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The attached Inventory Control System Policy dated September 28, 2023 is hereby adopted and approved.
2. The Executive Director of the St. Louis Housing Authority is authorized and directed to take all action necessary to obtain and implement the Inventory Control System Policy.



# ST. LOUIS HOUSING AUTHORITY INVENTORY CONTROL SYSTEM POLICY

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## **I. OBJECTIVE**

The objective of this policy is to establish an inventory control system to safeguard and control all St. Louis Housing Authority (SLHA) assets from damage, theft, misappropriation and unauthorized use.

## **II. POLICY STATEMENT**

- A. To prevent, deter and detect inventory waste, damage, theft, misappropriation and unauthorized use.
- B. To promote the safeguarding of inventory through; physical security, movement and tracking, inventory monitoring and reconciliations.
- C. To provide guidelines for the development of departmental inventory control procedures.
- D. To emphasize segregation of duties and/or independent verification as a prime feature of SLHA procedures for inventory control.

## **III. DEFINITIONS**

This Policy follows the definition of terms quoted from 2 CFR part 200 as follows:

- A. Personal Property - Property other than real property. It may be tangible, having physical existence, or intangible. 2 CFR § 200.1.
- B. Equipment - Tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the Capitalization Policy of \$5,000. *See also the definitions of capital assets, computing devices, general purpose equipment, information technology systems, special purpose equipment, and supplies in 2 CFR § 200.1.*
- C. Supplies – All tangible personal property other than those described in the definition of equipment above. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by SLHA for financial statement purposes or \$5,000, regardless of the length of its useful life. *See also the definitions of computing devices and equipment in 2 CFR § 200.1.*

### **III. IMPLEMENTATION**

Given the Authority's size, complexity, and ever-changing environment, ensuring appropriate stewardship of SLHA assets is best achieved through the combined efforts of individuals and managers across the agency. The following clarifies roles for safeguarding and controlling company assets:

- A. Individual managers and staff are responsible for stewardship of items purchased and/or utilized by them. This includes, but is not limited to:
  - 1. Communicate and distribute this policy to all employees responsible for ordering and/or safeguarding of inventory.
  - 2. Utilizing assets in the manner for which they are intended and with care and consideration.
  - 3. Utilizing assets primarily in support of company business.
  - 4. Reporting lost, stolen, missing, and/or malfunctioning assets immediately upon discovery of the loss or malfunction to their department head.
  - 5. Receiving appropriate approvals before removing assets from the company.
  
- B. The Finance Department is responsible for:
  - 1. Providing communication, training and on-going support on the use of this policy.
  - 2. Working with departments to facilitate compliance with this policy and making recommendations for improvement as necessary.
  - 3. Ensuring assets valued at or above \$5,000 are classified and identified as fixed assets and capitalized according to the Capitalization Policy.
  - 4. Review and approve proposed additions/deletions of inventory items from the balance sheet.
  - 5. Direct the review of this policy, at a minimum, every five years and recommend update as required.
  - 6. Performing a physical inventory to ensure assets valued at \$5,000 or above are inspected once every year.
  - 7. Preparing an annual listing of assets as determined below.
  
- C. Administrators are responsible to:
  - 1. Provide support for departments in the application of this policy and related inventory procedures.
  - 2. Provide support with physical inventory counts and subsequent reporting as required.

### **III. INVENTORY**

A physical inventory of non-expendable and expendable property shall be performed at least every two years in order to verify that the property listed on the inventory can be located and is in use or remains part of an equipment stock. The physical inventory will be performed by

St. Louis Housing Authority staff at least once every two years.

- A. Equipment (as defined above) to be inventoried will follow the value range guidelines set forth under the *Capitalization Policy*.
- B. Inventory decals will be affixed to those items as soon as possible after receipt and the following criteria shall be employed on the inventory record for equipment as defined above:
  - 1. Equipment description and manufacturer's name
  - 2. Equipment serial number, model number, and SLHA inventory number
  - 3. Source of funding for the property
  - 4. Title holder
  - 5. Location/Use (site name and location)
  - 6. Acquisition date
  - 7. Acquisition cost
  - 8. If vehicle, the inventory record will also include
    - i. Year, make and model
    - ii. VIN Number
    - iii. Color
    - iv. Odometer Reading
    - v. License Plate Number
  - 9. Percentage of Federal participation in the acquisition
  - 10. Condition of the property
  - 11. Ultimate disposition data including disposal date and sale price
- C. Inventory decals will also be affixed to certain supplies to be tracked including computing devices, printers, laptops, iPads, cameras and scanners and the following criteria shall be employed on the inventory record for supplies as defined above:
  - 1. Equipment description and manufacturer's name
  - 2. Equipment serial number, model number, and SLHA inventory number
  - 3. Purchase Order Number
  - 4. Funding Source
  - 5. Location/Use (site name and location)
  - 6. Acquisition date
  - 7. Acquisition cost
  - 8. Condition of the property
  - 9. Ultimate disposition data including disposal date and sale price
- D. The additions and deletions from inventory will be reported to the Fixed Asset Coordinator who is responsible for maintaining the inventory record. Newly acquired equipment will be promptly added to the inventory records and equipment removed from use will be promptly deleted from the inventory records. Location of equipment will be updated as changes occur to ensure that persons taking a physical inventory are able to easily locate all items on the inventory record.

#### **IV. INVENTORY SAFEGUARDS**

A. Segregation of duties should be a key component of inventory control.

1. Where practical, no individual should have the responsibility for both the purchasing of inventory and;
  - i. Storage and handling activities.
  - ii. Assigning inventory
  - iii. Monitoring the return of inventory to storage.
  - iv. Periodic physical count and reconciliation of inventory levels.
2. Where segregation is not possible, additional management review and supervision must be considered to reduce the risk of loss or misuse.
3. Keep inventory in defined locations.
  - i. Secure unopened inventory in a restricted locked area where possible.
  - ii. Inventory should be located close to where it is needed or used most frequently.
  - iii. Within an inventory storeroom, organize inventory by category.


B. Utilize security cameras located in the parking lot, building lobby and offices.

# **RESOLUTION No. 2985**



## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Brenda Jackson, Director of Finance

Date: September 13, 2023

Subject: Resolution No. 2985  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2024

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Board approval is requested for the Operating Budget for fiscal year 2024 for the period of October 1, 2023 to September 30, 2024. The St. Louis Housing Authority (SLHA) is required under project-based budgeting to submit an annual budget for each Asset Management Project, or AMP, for board approval and authorization. In addition, SLHA has elected to use the cost allocation method to fairly spread the overhead costs of the central office to each federal program and, in the case of the Low Rent Public Housing program, to each of the AMPs.

The budget includes the following:

1. 2023 subsidy levels for the three-month period of October 1, 2023 through December 31, 2023, with a projected proration of 97% of eligibility.
2. 2024 subsidy levels calculated using an estimated proration of 97% of eligibility, a 3% PEL inflation rate and a 3% utility inflation factor for the remaining nine months of the fiscal year in keeping with HUD funding estimates.
3. The overall Federal budget climate and Project Expense Levels assigned to each AMP for calendar year 2024 once again made it necessary for SLHA to fully assess available resources and make adjustments necessary to meet its strategic objectives; therefore, funds held by SLHA in the form of 2022 and 2023 Capital Fund - Operation funds are being used to offset the amount of subsidy that is given to each development by HUD, while keeping at least four months of operating reserves to insure the financial health of each property. The additional funding being contributed from the 2022 Capital Fund is shown in the budget as "PY Transfer from Capital Fund (Operations)" and the 2023 Capital Fund is shown as "Transfer from Capital Fund (Operations)", respectively, in the Revenues section.

4. Most expenditure levels were projected using FY2023 data adjusted for inflation of 5%. However, due to the SLHA loan loss rating from recent substantial claims for at least two properties, the property insurance is projected at a 20% increase and liability insurance coverage at a 20% increase.
5. In FY2024, SLHA will be managing its own Public Housing portfolio, it is anticipated that there will be additional costs associated with increasing SLHA personnel by 61 site staff employees to Workmen's Compensation and Payroll processing costs. However, this is unknown at this time and therefore an estimate was used.
6. Utilities levels were projected using FY2023 data adjusted for inflation of 5%. Sewer expenses were projected using FY2023 data adjusted for wastewater increases of 11% necessary to meet state and federal environmental regulations that govern the operation of MSD's collection and treatment system. The increases are also necessary to meet the maintenance and repair of the sewer system.
7. All central office costs for the Low Rent Public Housing program are allocated to each AMP based upon the number of bedrooms.

Once HUD has made some determination on the funding levels for calendar years 2023 and 2024, revisions may be submitted for approval as necessary.

PHA Board Resolution  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 06/30/2022)

**Public reporting burden for** this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: St. Louis Housing Authority PHA Code: MO001

PHA Fiscal Year Beginning: 10/01/2023 Board Resolution Number: 2985

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on: 09/28/2023
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

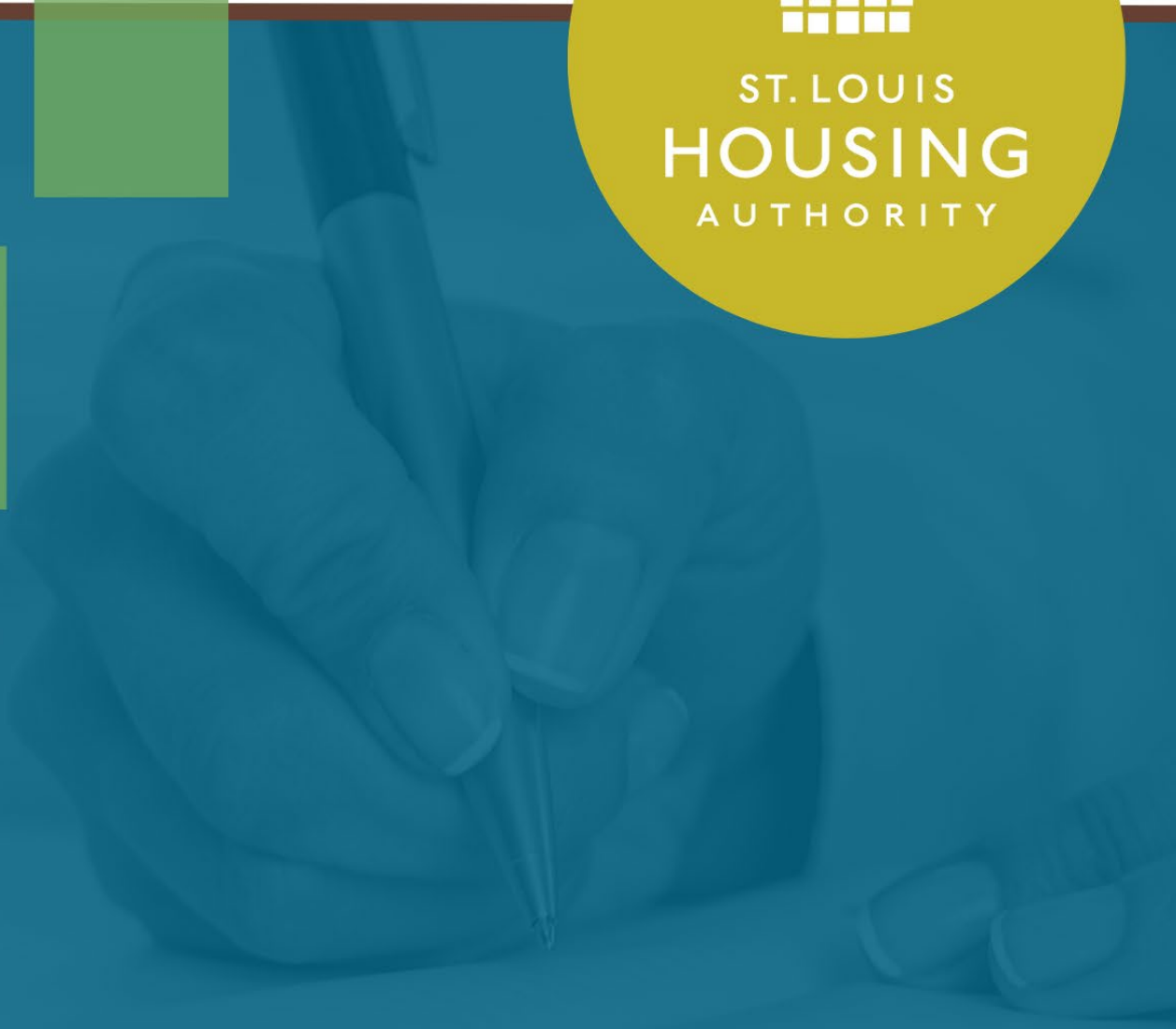
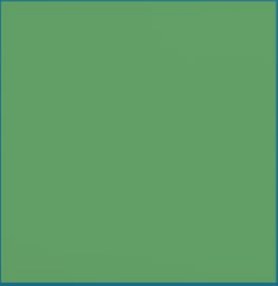
I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Sal Martinez	Signature:	Date: 09/28/2023
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FY 2024

# BUDGET BOOK

# AGENCY **PROFILE**

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 137 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately \$79.5 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

## **Board of Commissioners:**



Sal Martinez  
Chairman



Tino Ochoa  
Vice Chairman



Regina Fowler  
Treasurer



Annetta Booth  
Commissioner



Margaret English  
Resident Commissioner



Benita Jones  
Resident Commissioner

\*Not Pictured: Shelby Watson, Commissioner

# SENIOR LEADERSHIP TEAM



**ALANA C. GREEN**  
EXECUTIVE DIRECTOR



**LATASHA BARNES**  
CHIEF OF STAFF



**JASON HENSLEY**  
DIRECTOR OF REAL  
ESTATE DEVELOPMENT



**SARAH HUGG-TURNER**  
GENERAL COUNSEL



**KARL HUGHES**  
DIRECTOR OF  
INFORMATION TECHNOLOGY



**BRENDA JACKSON**  
DIRECTOR OF FINANCE



**CONSTANCE JOHNSON**  
DIRECTOR OF OPERATIONS –  
HCV PROGRAM



**VAL JOYNER**  
DIRECTOR OF  
COMMUNICATIONS



**VONTRIECE MCDOWELL**  
DIRECTOR OF RESIDENT  
INITIATIVES



**STACY TAYLOR**  
DIRECTOR OF  
HUMAN RESOURCES



**PAUL WERNER**  
ACTING DIRECTOR OF  
OPERATIONS – PUBLIC HOUSING



# DEPARTMENT SUMMARIES

## ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. The department monitors Agency compliance with Public Housing regulations, regarding lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

## COMMUNICATIONS

The Communications Department is responsible for the creation and management of internal and external communications, including social media and news media relations. Additionally, the department is responsible for the management of SLHA-sponsored outreach events.

## DEVELOPMENT & MODERNIZATION

The Development and Modernization Department is responsible for the creation of new public housing units and for making capital improvements to public housing developments within the Agency's portfolio. The department identifies opportunities and developments that need capital improvements. The department contracts with a variety of architectural/engineering firms and construction contractors to perform the work and is responsible for the planning, procurement, contracting, project management and oversight of development and modernization activities.

## FINANCE

The Finance Department is responsible for all accounting activities, such as payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intrafund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

## HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs major processes in the HCV program, including application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid. Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

## HUMAN RESOURCES

The Human Resources Department is responsible for recruiting and hiring employees, training and development, and employee relation.

## INFORMATION TECHNOLOGY

The Information Technology (IT) Department performs a number of duties to ensure that SLHA staff has full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

## LEGAL

The Legal Department provides legal and procurement services for the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

## PROPERTY MANAGEMENT

The Property Management Department manages and maintains SLHA's public housing portfolio of high and mid-rise buildings, townhomes, and scattered-site multi-unit developments. It oversees public housing admissions and leasing, property maintenance and repairs, and resident relations.

## RESIDENT INITIATIVES

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include: family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting elderly and disabled persons to access community social service resources.



# FY 2024 REVENUE SOURCES

SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) (95.9%) and tenant payments from rent (3.1%). Revenue projections taken together show a decrease for FY 2024 due almost entirely to a slow-down in Capital Fund expenditures as well as the concerted effort in 2023 to complete all delinquent tenant recertification's that resulted in a lower than anticipated units leased rate for the Housing Choice Voucher Program (HCV). In 2024 there are plans to increase leasing in the HCV program by purging the current waiting list and establishing a new waiting list. The table below depicts variances for the four major sources of revenue, comparing FY 2023 to FY 2024.

Resource Type	FY 2023 Approved Budget	FY 2024 Proposed Budget	Variance FY 2023 vs FY 2024
<b>HUD Grants</b>	\$83,800,578	\$75,569,106	-\$8,287,539
<b>Tenant Revenues</b>	\$2,941,510	\$2,638,195	-\$303,315
<b>Other Income</b>	\$176,024	\$289,440	\$113,416
<b>Program Reserves*</b>	\$144,556	\$931,463	\$842,974
<b>Grand Total</b>	<b>\$87,062,668</b>	<b>\$79,428,204</b>	<b>-\$7,634,464</b>

*\*Includes lawsuit proceeds received in 2022*

**HUD Grant** – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Voucher Program (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant.

**Tenant Revenue** – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

**Other Income** – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

**Program Reserves** – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.

# FY 2024 REVENUE ASSUMPTIONS

## OPERATING FUND (PUBLIC HOUSING)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FY 2024 is 31,155 unit months, a slight decrease of 55 from the unit months that were originally projected to be subsidized in FY 2023 of 31,210. The current reduction in unit months reflect a continued downward trajectory due to ongoing inadequacies and performance deficiencies of the third-party property management firm, resulting in limited unit turnaround, prolonged vacancies, and substandard account collections. There is also a continuance of 2023 low tenant income because of the low unit occupancy and subpar management practices. As a result of these many inadequacies, effective October 1, 2023, SLHA will take over property management services for all SLHA owned public housing developments. Our new full-service property management department will be responsible for maintenance requests, leasing, rent collection, and ensuring a professional property management experience.

The Operating Subsidy is calculated using a formula derived from HUD and is based on (1) project expense levels (PEL); (2) a utility expense level based on the last three years of consumption (UEL); (3) prior year audit costs; and (4) several add-on fees, including an asset management fee, bookkeeping fee and information technology fee, less any prior year rents. The anticipated local inflation factor is projected at 3%. The anticipated utility expense level local inflation factor is projected at 3% also and the Congressional proration factor is estimated at 95% for FY 2024.

## CAPITAL FUND GRANT

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD, and is subject to Congressional Appropriation. In FY 2024, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY 2024 using current and prior year funding with a Debt Service for the 14th year allocation of \$1,047,272 of a \$17,511,630 loan from the Capital Fund Financing Program included.

The Capital Fund operations budget line item has been dedicated to the individual housing developments as described elsewhere in this budget book. Budgets for developments served by SLHA's contract with the St. Louis Metropolitan Police Department Housing Unit are also reflected as eligible expenses.

# FY 2024 DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,809 units of public housing of which 1,748 are in 11 developments owned by SLHA and 1,080 public housing units are in mixed- income developments. All of the public housing units will now being managed by the St. Louis Housing Authority front line staff.

In an effort to continue to provide quality affordable housing to all of our residents, while practicing fiscal responsibility, in FY 2024, SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development.

## TOTAL FY 2024 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Totals, Public Housing-Capital Fund-Other	PHA Wide	Clinton Peabody	James House	Euclid Plaza Elderly	West Pine	Kingsbury Terrace	Parkview Elderly
<b>REVENUE</b>								
Tenant Revenues	\$ 2,638,195.00	\$ -	\$ 118,200.00	\$ 319,000.00	\$ 273,850.00	\$ 294,290.00	\$ -	\$ 705,695.00
HUD Grant - Public Housing & CF Operations	\$17,794,405.00	\$ -	\$ 2,483,875.00	\$ 856,995.00	\$ 701,100.00	\$ 666,583.00	\$ 682,372.00	\$ 1,774,578.00
HUD Grants - Capital Fund (SLHA Managed)	\$ 3,299,649.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ 485,477.00	\$ 409,588.00	\$ 531,000.00
Program Reserves	\$ 239,879.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 203,260.00	\$ -	\$ 52,475.00	\$ 8,251.00	\$ 8,123.00	\$ 6,736.00	\$ -	\$ 31,806.00
<b>Total Receipts</b>	<b>\$24,175,388.00</b>	<b>\$ 400,000.00</b>	<b>\$ 2,654,550.00</b>	<b>\$1,184,246.00</b>	<b>\$ 983,073.00</b>	<b>\$ 1,453,086.00</b>	<b>\$ 1,091,960.00</b>	<b>\$ 3,043,079.00</b>
<b>EXPENSES</b>	\$20,875,739.00						39.11%	60.89%
Total Administration	\$ 4,418,337.00	\$ 400,000.00	\$ 616,093.00	\$ 253,845.00	\$ 231,818.00	\$ 227,614.00	\$ 37,536.00	\$ 479,031.00
Total Tenant Services	\$ 145,538.00	\$ -	\$ 27,300.00	\$ 15,581.00	\$ 18,036.00	\$ 9,661.00	\$ -	\$ 14,001.00
Total Utilities - All SLHA Managed	\$ 4,868,247.00	\$ -	\$ 639,900.00	\$ 217,325.00	\$ 213,500.00	\$ 213,600.00	\$ 232,500.00	\$ 628,700.00
Sub-total Ord Maint Salaries	\$ 2,213,484.00	\$ -	\$ 289,796.00	\$ 168,624.00	\$ 165,806.00	\$ 163,785.00	\$ -	\$ 381,041.00
Sub-total Ordinary Maint Materials	\$ 645,194.00	\$ -	\$ 100,400.00	\$ 41,450.00	\$ 53,500.00	\$ 31,199.00	\$ -	\$ 67,600.00
Sub-total Ord Maint Contracts	\$ 2,441,843.00	\$ -	\$ 401,580.00	\$ 193,345.00	\$ 141,125.00	\$ 138,020.00	\$ -	\$ 312,083.00
Total Ordinary Maintenance	\$ 5,300,521.00	\$ -	\$ 791,776.00	\$ 403,419.00	\$ 360,431.00	\$ 333,004.00	\$ -	\$ 760,724.00
Total Protective Services	\$ 1,973,017.00	\$ -	\$ 347,617.00	\$ 194,366.00	\$ 68,490.00	\$ 99,066.00	\$ -	\$ 425,626.00
Total General	\$ 5,617,351.00	\$ -	\$ 231,861.00	\$ 99,707.00	\$ 90,801.00	\$ 84,668.00	\$ 805,019.00	\$ 229,624.00
Total Capital Improvements - SLHA Managed	\$ 1,852,377.00	\$ -	\$ -	\$ -	\$ -	\$ 485,477.00	\$ -	\$ 531,000.00
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$24,175,388.00</b>	<b>\$ 400,000.00</b>	<b>\$ 2,654,550.00</b>	<b>\$1,184,246.00</b>	<b>\$ 983,073.00</b>	<b>\$ 1,453,086.00</b>	<b>\$ 1,091,960.00</b>	<b>\$ 3,043,079.00</b>
<b>Total Expenses</b>	<b>\$24,175,388.00</b>	<b>\$ 400,000.00</b>	<b>\$ 2,654,547.00</b>	<b>\$1,184,243.00</b>	<b>\$ 983,076.00</b>	<b>\$ 1,453,090.00</b>	<b>\$ 1,075,055.00</b>	<b>\$ 3,068,706.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3.00</b>	<b>\$ 3.00</b>	<b>\$ (3.00)</b>	<b>\$ (4.00)</b>	<b>\$ 16,905.00</b>	<b>\$ (25,627.00)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3.00)</b>	<b>\$ (3.00)</b>	<b>\$ 3.00</b>	<b>\$ 4.00</b>	<b>\$ (16,905.00)</b>	<b>\$ 25,627.00</b>
<b>Net Cash Flow</b>	<b>\$ (0.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## TOTAL FY 2024 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Badenhaus/ Badenfest Elderly	LaSalle Park	Cochran Plaza	Southside Scattered Sites	Northside Scattered Sites	Murphy Park I	Murphy Park II	Murphy Park III	King Louis Square
<b>REVENUE</b>									
Tenant Revenues	\$ 269,950.00	\$ 195,110.00	\$ 98,500.00	\$ 199,000.00	\$ 109,500.00	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 673,289.00	\$ 1,179,797.00	\$ 872,215.00	\$ 1,022,352.00	\$ 1,300,204.00	\$ 503,297.00	\$ 288,450.00	\$ 349,187.00	\$ 168,496.00
HUD Grants - Capital Fund (SLHA Managed)	\$ 285,900.00	\$ 350,000.00	\$ 637,684.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ 23,580.00	\$ -	\$ -	\$ -	\$ -	\$ 88,615.00	\$ 66,386.00	\$ 49,042.00	\$ -
Other Income	\$ 7,954.00	\$ 27,596.00	\$ 16,022.00	\$ 13,838.00	\$ 27,048.00	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 1,260,673.00</b>	<b>\$ 1,752,503.00</b>	<b>\$ 1,624,421.00</b>	<b>\$ 1,435,190.00</b>	<b>\$ 1,436,752.00</b>	<b>\$ 591,912.00</b>	<b>\$ 354,836.00</b>	<b>\$ 398,229.00</b>	<b>\$ 168,496.00</b>
<b>EXPENSES</b>									
Total Administration	\$ 252,706.00	\$ 345,326.00	\$ 233,789.00	\$ 285,820.00	\$ 325,675.00	\$ 75,175.00	\$ 50,484.00	\$ 54,551.00	\$ 22,539.00
Total Tenant Services	\$ 5,840.00	\$ 14,705.00	\$ 8,538.00	\$ 7,369.00	\$ 18,414.00	\$ -	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 219,800.00	\$ 214,000.00	\$ 214,840.00	\$ 263,200.00	\$ 242,500.00	\$ 146,863.00	\$ 100,127.00	\$ 103,678.00	\$ 13,600.00
Sub-total Ord Maint Salaries	\$ 167,685.00	\$ 240,031.00	\$ 124,079.00	\$ 295,578.00	\$ 197,809.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 34,590.00	\$ 85,540.00	\$ 68,835.00	\$ 70,090.00	\$ 79,850.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 151,847.00	\$ 229,740.00	\$ 180,170.00	\$ 212,113.00	\$ 428,520.00	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ 354,122.00	\$ 555,311.00	\$ 373,084.00	\$ 577,781.00	\$ 706,179.00	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 77,969.00	\$ 143,706.00	\$ 75,739.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 34,956.00
Total General	\$ 64,342.00	\$ 129,449.00	\$ 698,658.00	\$ 101,025.00	\$ 111,106.00	\$ 369,874.00	\$ 204,225.00	\$ 240,000.00	\$ 65,239.00
Total Capital Improvements - SLHA Managed	\$ 285,900.00	\$ 350,000.00	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,260,673.00</b>	<b>\$ 1,752,503.00</b>	<b>\$ 1,624,421.00</b>	<b>\$ 1,435,190.00</b>	<b>\$ 1,436,752.00</b>	<b>\$ 591,912.00</b>	<b>\$ 354,836.00</b>	<b>\$ 398,229.00</b>	<b>\$ 168,496.00</b>
<b>Total Expenses</b>	<b>\$ 1,260,679.00</b>	<b>\$ 1,752,497.00</b>	<b>\$ 1,604,648.00</b>	<b>\$ 1,435,195.00</b>	<b>\$ 1,406,374.00</b>	<b>\$ 591,912.00</b>	<b>\$ 354,836.00</b>	<b>\$ 398,229.00</b>	<b>\$ 136,334.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ (6.00)</b>	<b>\$ 6.00</b>	<b>\$ 19,773.00</b>	<b>\$ (5.00)</b>	<b>\$ 30,378.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,162.00</b>
Inter AMP Transfers In (Out)	\$ 6.00	\$ (6.00)	\$ (19,773.00)	\$ 5.00	\$ (30,378.00)	\$ -	\$ -	\$ -	\$ (32,162.00)
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## TOTAL FY 2024 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Les Chateaux	King Louis Square II	Renaissance Place at Grand	King Louis Square III	Senior Living at Renaissance	Gardens at Renaissance	Vaughn Elderly - Cahill House	Renaissance Place at Grand II	Cambridge Heights
<b>REVENUE</b>									
Tenant Revenues	\$ -	\$ -	\$ -	\$ 55,100.00	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 184,550.00	\$ 210,375.00	\$ 310,876.00	\$ 176,627.00	\$ 368,702.00	\$ 131,617.00	\$ 291,068.00	\$ 292,534.00	\$ 264,262.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ 3,411.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 184,550.00</b>	<b>\$ 210,375.00</b>	<b>\$ 310,876.00</b>	<b>\$ 235,138.00</b>	<b>\$ 368,702.00</b>	<b>\$ 131,617.00</b>	<b>\$ 291,068.00</b>	<b>\$ 292,534.00</b>	<b>\$ 264,262.00</b>
<b>EXPENSES</b>									
Total Administration	\$ 15,897.00	\$ 28,213.00	\$ 47,748.00	\$ 55,490.00	\$ 24,955.00	\$ 7,493.00	\$ 25,565.00	\$ 24,717.00	\$ 32,197.00
Total Tenant Services	\$ 600.00	\$ -	\$ 930.00	\$ 1,818.00	\$ 1,125.00	\$ 330.00	\$ -	\$ 540.00	\$ -
Total Utilities - All SLHA Managed	\$ 55,854.00	\$ 25,500.00	\$ 74,917.00	\$ 47,020.00	\$ 105,441.00	\$ 39,644.00	\$ 133,665.00	\$ 60,832.00	\$ 77,609.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ 19,250.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ 12,140.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ 53,300.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ 84,690.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 38,840.00	\$ 42,724.00	\$ 60,203.00	\$ 23,304.00	\$ 72,825.00	\$ 21,363.00	\$ -	\$ 34,956.00	\$ 44,667.00
Total General	\$ 62,926.00	\$ 93,555.00	\$ 138,975.00	\$ 22,822.00	\$ 163,564.00	\$ 58,234.00	\$ 134,481.00	\$ 148,226.00	\$ 143,987.00
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 184,550.00</b>	<b>\$ 210,375.00</b>	<b>\$ 310,876.00</b>	<b>\$ 235,138.00</b>	<b>\$ 368,702.00</b>	<b>\$ 131,617.00</b>	<b>\$ 291,068.00</b>	<b>\$ 292,534.00</b>	<b>\$ 264,262.00</b>
<b>Total Expenses</b>	<b>\$ 174,117.00</b>	<b>\$ 189,992.00</b>	<b>\$ 322,773.00</b>	<b>\$ 235,144.00</b>	<b>\$ 367,910.00</b>	<b>\$ 127,064.00</b>	<b>\$ 293,711.00</b>	<b>\$ 269,271.00</b>	<b>\$ 298,460.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 10,433.00</b>	<b>\$ 20,383.00</b>	<b>\$ (11,897.00)</b>	<b>\$ (6.00)</b>	<b>\$ 792.00</b>	<b>\$ 4,553.00</b>	<b>\$ (2,643.00)</b>	<b>\$ 23,263.00</b>	<b>\$ (34,198.00)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ (10,433.00)</b>	<b>\$ (20,383.00)</b>	<b>\$ 11,897.00</b>	<b>\$ 6.00</b>	<b>\$ (792.00)</b>	<b>\$ (4,553.00)</b>	<b>\$ 2,643.00</b>	<b>\$ (23,263.00)</b>	<b>\$ 34,198.00</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



## TOTAL FY 2024 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Renaissance Place at Grand III	Cambridge Heights II	Senior Living at Cambridge	Arlington Heights	North Sarah I	North Sarah II	North Sarah III	Preservation Square
<b>REVENUE</b>								
Tenant Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 333,818.00	\$ 284,458.00	\$ 279,139.00	\$ 404,582.00	\$ 287,666.00	\$ 213,498.00	\$ 139,571.00	\$ 98,272.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ 12,256.00	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 333,818.00</b>	<b>\$ 284,458.00</b>	<b>\$ 279,139.00</b>	<b>\$ 416,838.00</b>	<b>\$ 287,666.00</b>	<b>\$ 213,498.00</b>	<b>\$ 139,571.00</b>	<b>\$ 98,272.00</b>
<b>EXPENSES</b>								
Total Administration	\$ 41,627.00	\$ 38,064.00	\$ 24,521.00	\$ 49,064.00	\$ 42,699.00	\$ 28,968.00	\$ 23,125.00	\$ 15,992.00
Total Tenant Services	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 82,177.00	\$ 73,581.00	\$ 120,546.00	\$ 148,293.00	\$ 66,680.00	\$ 43,600.00	\$ 32,480.00	\$ 16,275.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 42,724.00	\$ 72,825.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 183,867.00	\$ 125,669.00	\$ 47,689.00	\$ 239,427.00	\$ 198,166.00	\$ 160,275.00	\$ 101,132.00	\$ 68,758.00
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 333,818.00</b>	<b>\$ 284,458.00</b>	<b>\$ 279,139.00</b>	<b>\$ 416,838.00</b>	<b>\$ 287,666.00</b>	<b>\$ 213,498.00</b>	<b>\$ 139,571.00</b>	<b>\$ 98,272.00</b>
<b>Total Expenses</b>	<b>\$ 356,972.00</b>	<b>\$ 280,038.00</b>	<b>\$ 265,581.00</b>	<b>\$ 436,784.00</b>	<b>\$ 307,545.00</b>	<b>\$ 232,843.00</b>	<b>\$ 156,737.00</b>	<b>\$ 101,025.00</b>
Net Cash Flow from Operations	\$ (23,154.00)	\$ 4,420.00	\$ 13,558.00	\$ (19,946.00)	\$ (19,879.00)	\$ (19,345.00)	\$ (17,166.00)	\$ (2,753.00)
Inter AMP Transfers In (Out)	\$ 23,154.00	\$ (4,420.00)	\$ (13,558.00)	\$ 19,946.00	\$ 19,879.00	\$ 19,345.00	\$ 17,166.00	\$ 2,753.00
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## CLINTON PEABODY

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 192,733	\$ 175,510	\$ 118,690	\$ 118,200
HUD PHA Grants (PH, CF Operations)	2,182,228	3,523,022	3,579,766	2,483,875
Capital Funds (Soft Costs-SLHA Mngd)	118,209	-	26,385	-
Capital Funds (Hard Costs-SLHA Mngd)	117,233	2,873,661	1,156,319	
Insurance Proceeds	112,170			
Other Revenue	48,562	36,564	55,762	52,475
Program Reserves				
<b>Total Revenue</b>	<b>\$ 2,771,135</b>	<b>\$ 6,608,757</b>	<b>\$ 4,936,922</b>	<b>\$ 2,654,550</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 531,849	\$ 776,735	\$ 568,152	\$ 616,093
Tenant Services	25,319	27,247	24,158	27,300
Utilities	442,703	410,400	571,339	639,900
Ordinary Maintenance Salaries	277,256	407,422	368,988	289,796
Ordinary Maintenance Materials	120,533	118,240	144,464	100,400
Ordinary Maintenance Contract	421,762	1,423,605	376,438	401,580
Protective Services*	0	347,617	374,767	347,617
General Expenses	173,111	192,885	173,074	231,861
Capital Expenditures (Managed by SLHA)	117,233	2,873,661	1,156,319	0
Operating Transfer Out	0	30,945	0	3
<b>Total Program /Operating Expenses</b>	<b>\$ 2,109,766</b>	<b>\$ 6,608,757</b>	<b>\$ 3,757,699</b>	<b>\$ 2,654,550</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 661,369</b>	<b>\$ -</b>	<b>\$ 1,179,223</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)



## JAMES HOUSE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 299,255	\$ 294,500	\$ 320,858	\$ 319,000
HUD PHA Grants (PH, CF Operations)	608,093	604,254	607,741	856,995
HUD PHA Grants (Soft Costs)	10,608	13,000	25,600	
Capital Fund (Hard Costs)	3,790	70,000		
Other Revenue	10,815	5,803	8,372	8,251
Insurance Proceeds			60,938	
Program Reserves				
<b>Total Revenue</b>	<b>\$ 932,561</b>	<b>\$ 987,557</b>	<b>\$ 1,023,509</b>	<b>\$ 1,184,246</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 188,943	\$ 280,839	\$ 171,695	\$ 253,845
Tenant Services	10,468	10,573	37,228	15,581
Utilities	181,939	170,000	175,546	217,325
Ordinary Maintenance Salaries	126,845	179,346	115,662	168,624
Ordinary Maintenance Materials	52,825	27,900	63,882	41,450
Ordinary Maintenance Contract	122,847	106,565	200,039	193,345
Protective Services	69,073	54,382	216,738	194,366
General Expenses	89,894	87,676	82,974	99,707
Capital Expenditures	3,790	70,000		
Operating Transfer Out		276		3
<b>Total Program /Operating Expenses</b>	<b>\$ 846,624</b>	<b>\$ 987,557</b>	<b>\$ 1,063,764</b>	<b>\$ 1,184,246</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 85,937</b>	<b>\$ -</b>	<b>\$ (40,255)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## EUCLID PLAZA ELDERLY

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 269,985	\$ 275,550	\$ 275,246	\$ 273,850
HUD PHA Grants (PH, CF Operations)	621,475	612,153	622,300	701,100
HUD PHA Grants (Soft Costs)	10,774	139,500	18,767	
Capital Fund (Hard Costs)		778,385	921,483	
Other Revenue	9,331	5,066	7,879	8,123
Program Reserves				3
<b>Total Revenue</b>	<b>\$ 911,565</b>	<b>\$ 1,810,654</b>	<b>\$ 1,845,675</b>	<b>\$ 983,076</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 182,369	\$ 376,591	\$ 219,988	\$ 231,818
Tenant Services	10,967	11,696	13,595	18,036
Utilities	186,436	202,000	204,646	213,500
Ordinary Maintenance Salaries	188,906	190,553	198,234	165,806
Ordinary Maintenance Materials	45,857	54,050	50,248	53,500
Ordinary Maintenance Contract	89,839	93,435	144,839	141,125
Protective Services	17,727	56,442	67,298	68,490
General Expenses	34,330	47,253	72,714	90,801
Capital Expenditures	0	778,385	921,483	
Operating Transfer Out		249		
<b>Total Program /Operating Expenses</b>	<b>\$ 756,431</b>	<b>\$ 1,810,654</b>	<b>\$ 1,893,045</b>	<b>\$ 983,076</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 155,134</b>	<b>\$ -</b>	<b>\$ (47,370)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## WEST PINE APARTMENTS

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 264,216	\$ 289,550	\$ 288,267	\$ 294,290
HUD PHA Grants (PH, CF Operations)	584,708	594,081	600,156	666,583
HUD PHA Grants (Soft Costs)	547	27,600	6,510	0
Capital Fund (Hard Costs)		240,000	54,945	485,477
Other Revenue	14,030	4,586	4,264	6,736
Program Reserves				4
<b>Total Revenue</b>	<b>\$ 863,501</b>	<b>\$ 1,155,817</b>	<b>\$ 954,142</b>	<b>\$ 1,453,090</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 139,742	\$ 259,354	\$ 129,821	\$ 227,614
Tenant Services	9,176	7,911	5,749	9,661
Utilities	189,030	183,500	187,324	213,600
Ordinary Maintenance Salaries	154,075	185,741	155,590	163,785
Ordinary Maintenance Materials	39,590	30,834	28,009	31,199
Ordinary Maintenance Contract	88,278	124,470	149,481	138,020
Protective Services	59,898	52,632	109,295	99,066
General Expenses	61,091	71,147	65,833	84,668
Capital Expenditures		240,000	54,945	485,477
Operating Transfer Out		228		
<b>Total Program /Operating Expenses</b>	<b>\$ 740,880</b>	<b>\$ 1,155,817</b>	<b>\$ 886,047</b>	<b>\$ 1,453,090</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 122,621</b>	<b>\$ -</b>	<b>\$ 68,095</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## PARKVIEW ELDERLY

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 763,200	\$ 777,350	\$ 728,471	\$ 705,695
HUD PHA Grants (PH, CF Operations)	1,155,654	1,278,150	1,405,149	1,774,578
HUD PHA Grants (Soft Costs)	282,134	345,500	240,698	
Capital Fund (Hard Costs)	592,767	1,035,000	628,642	531,000
Insurance Proceeds	811,959		202,664	
Other Revenue	30,959	26,208	31,366	31,806
Program Reserves				25,627
<b>Total Revenue</b>	<b>\$ 3,636,673</b>	<b>\$ 3,462,208</b>	<b>\$ 3,236,990</b>	<b>\$ 3,068,706</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 377,927	\$ 870,312	\$ 664,751	\$ 479,031
Tenant Services	16,131	22,082	10,925	14,001
Utilities	670,266	541,000	551,695	628,700
Ordinary Maintenance Salaries	367,003	362,339	396,278	381,041
Ordinary Maintenance Materials	104,549	94,750	40,547	67,600
Ordinary Maintenance Contract	507,797	233,083	335,227	312,083
Protective Services	69,758	108,500	418,047	425,626
General Expenses	1,091,256	194,501	380,248	229,624
Capital Expenditures	592,767	1,035,000	628,642	531,000
Operating Transfer Out		641		
<b>Total Program /Operating Expenses</b>	<b>\$ 3,797,454</b>	<b>\$ 3,462,208</b>	<b>\$ 3,426,360</b>	<b>\$ 3,068,706</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (160,781)</b>	<b>\$ -</b>	<b>\$ (189,370)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## BADENHAUS/BADENFEST ELDERLY

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 299,719	\$ 297,700	\$ 271,836	\$ 269,950
HUD PHA Grants (PH, CF Operations)	678,178	620,196	630,888	673,289
HUD PHA Grants (Soft Costs)	912	44,400		0
Capital Fund (Hard Costs)		306,572		285,900
Other Revenue	7,695	5,660	8,249	7,954
Program Reserves				23,586
<b>Total Revenue</b>	<b>\$ 986,504</b>	<b>\$ 1,274,528</b>	<b>\$ 910,973</b>	<b>\$ 1,260,679</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 200,954	\$ 295,652	\$ 173,030	\$ 252,706
Tenant Services	3,733	4,870	3,544	5,840
Utilities	194,008	202,000	198,532	219,800
Ordinary Maintenance Salaries	216,965	187,651	137,780	167,685
Ordinary Maintenance Materials	25,523	38,590	20,925	34,590
Ordinary Maintenance Contract	150,444	121,997	134,828	151,847
Protective Services	50,067	61,560	75,348	77,969
General Expenses	58,657	55,360	53,683	64,342
Capital Expenditures		306,572	0	285,900
Operating Transfer Out		276		
<b>Total Program /Operating Expenses</b>	<b>\$ 900,351</b>	<b>\$ 1,274,528</b>	<b>\$ 797,670</b>	<b>\$ 1,260,679</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 86,153</b>	<b>\$ -</b>	<b>\$ 113,303</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## LASALLE PARK VILLAGE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 307,021	\$ 306,300	\$ 197,757	\$ 195,110
HUD PHA Grants (PH, CF Operations)	722,109	1,050,890	1,043,017	1,179,797
HUD PHA Grants (Soft Costs)	21,117		116,433	
Capital Fund (Hard Costs)	918,881		8,629	350,000
Insurance Proceeds	79,203		67,689	
Other Revenue	25,249	18,720	29,448	27,596
Program Reserves				
<b>Total Revenue</b>	<b>\$ 2,073,580</b>	<b>\$ 1,375,910</b>	<b>\$ 1,462,973</b>	<b>\$ 1,752,503</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 259,445	\$ 329,000	\$ 356,036	\$ 345,326
Tenant Services	14,322	14,888	12,948	14,705
Utilities	108,009	121,800	169,489	214,000
Ordinary Maintenance Salaries	129,219	158,608	190,155	240,031
Ordinary Maintenance Materials	56,945	42,540	112,142	85,540
Ordinary Maintenance Contract	157,966	453,196	224,459	229,740
Protective Services*	648	144,306	156,665	143,706
General Expenses	104,495	110,579	158,911	129,449
Capital Expenditures**	918,881		8,629	350,000
Operating Transfer Out		993		6
<b>Total Program /Operating Expenses</b>	<b>\$ 1,749,930</b>	<b>\$ 1,375,910</b>	<b>\$ 1,389,434</b>	<b>\$ 1,752,503</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 323,650</b>	<b>\$ -</b>	<b>\$ 73,539</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## COCHRAN PLAZA

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 75,258	\$ 87,650	\$ 99,441	\$ 98,500
HUD PHA Grants (PH, CF Operations)	629,030	929,369	913,228	872,215
HUD PHA Grants (Soft Costs)	154,398	631,243	672,663	637,684
Capital Fund (Hard Costs)	546,928	88,000	0	
Other Revenue	14,804	10,839	18,303	16,022
Program Reserves				
<b>Total Revenue</b>	<b>\$ 1,420,418</b>	<b>\$ 1,747,101</b>	<b>\$ 1,703,635</b>	<b>\$ 1,624,421</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 161,410	\$ 195,555	\$ 196,665	\$ 233,789
Tenant Services	7,918	8,689	7,517	8,538
Utilities	187,458	188,400	206,393	214,840
Ordinary Maintenance Salaries	63,587	62,999	69,925	124,079
Ordinary Maintenance Materials	36,725	50,340	64,720	68,835
Ordinary Maintenance Contract	165,031	402,427	202,770	180,170
Protective Services*		75,739	84,907	75,739
General Expenses	40,935	51,052	50,047	60,974
Capital Expenditures	63,715	88,000	0	0
CFFP Debt Service	626,776	623,323	623,323	637,684
Operating Transfer Out		577		19,773
<b>Total Program /Operating Expenses</b>	<b>\$ 1,353,555</b>	<b>\$ 1,747,101</b>	<b>\$ 1,506,267</b>	<b>\$ 1,624,421</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 66,863</b>	<b>\$ -</b>	<b>\$ 197,368</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)



## SOUTHSIDE SCATTERED SITES

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 242,377	\$ 266,275	\$ 187,964	\$ 199,000
HUD PHA Grants (PH, CF Operations)	731,152	817,944	820,615	1,022,352
HUD PHA Grants (Soft Costs-SLHA Manag	44,906	36,150	68,078	0
Capital Fund (Hard Costs-SLHA Managec	44,510	105,000	105,703	200,000
Other Revenue	12,586	9,366	14,756	13,838
Program Reserves				5
<b>Total Revenue</b>	<b>\$ 1,075,531</b>	<b>\$ 1,234,735</b>	<b>\$ 1,197,116</b>	<b>\$ 1,435,195</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 226,853	\$ 310,090	\$ 245,822	\$ 285,820
Tenant Services	6,834	7,835	6,488	7,369
Utilities	207,305	197,500	225,509	263,200
Ordinary Maintenance Salaries	139,573	167,179	222,014	295,578
Ordinary Maintenance Materials	29,886	71,090	27,757	70,090
Ordinary Maintenance Contract	103,892	280,578	202,028	212,113
Protective Services	0	14,400	3,470	0
General Expenses	89,158	80,566	78,373	101,025
Capital Expenditures	44,510	105,000	105,703	200,000
Operating Transfer Out		497		
<b>Total Program /Operating Expenses</b>	<b>\$ 848,011</b>	<b>\$ 1,234,735</b>	<b>\$ 1,117,164</b>	<b>\$ 1,435,195</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 227,520</b>	<b>\$ -</b>	<b>\$ 79,952</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



## NORTHSIDE SCATTERED SITES

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 105,820	\$ 122,545	\$ 114,896	\$ 109,500
HUD PHA Grants (PH, CF Operations)	1,241,217	1,381,684	1,396,809	1,300,204
HUD PHA Grants (Soft Costs)	41,752	127,690	18,190	0
Capital Fund (Hard Costs)	369,844	988,385	614,799	0
Insurance Proceeds	145,027		31,650	
Other Revenue	24,617	18,300	36,566	27,048
Program Reserves				
<b>Total Revenue</b>	<b>\$ 1,928,277</b>	<b>\$ 2,638,604</b>	<b>\$ 2,212,910</b>	<b>\$ 1,436,752</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 315,264	\$ 443,389	\$ 267,729	\$ 325,675
Tenant Services	17,295	15,858	28,587	18,414
Utilities	272,108	299,600	230,185	242,500
Ordinary Maintenance Salaries	99,949	247,810	115,366	197,809
Ordinary Maintenance Materials	44,795	85,850	39,293	79,850
Ordinary Maintenance Contract	297,028	443,258	350,755	428,520
Protective Services	3,653		2,597	2,500
General Expenses	90,699	93,473	177,450	111,106
Capital Expenditures	369,844	1,008,385	614,799	0
Operating Transfer Out		981		30,378
<b>Total Program /Operating Expenses</b>	<b>\$ 1,510,635</b>	<b>\$ 2,638,604</b>	<b>\$ 1,826,761</b>	<b>\$ 1,436,752</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 417,642</b>	<b>\$ -</b>	<b>\$ 386,149</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## MURPHY PARK PHASE I

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	498,065	490,828	491,871	503,297
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		82,686	59,978	88,615
<b>Total Revenue</b>	<b>\$ 498,551</b>	<b>\$ 573,514</b>	<b>\$ 551,849</b>	<b>\$ 591,912</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 61,451	\$ 68,694	\$ 49,670	\$ 75,175
Tenant Services				
Utilities	131,147	132,904	138,863	146,863
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	349,624	371,916	363,316	369,874
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 542,222</b>	<b>\$ 573,514</b>	<b>\$ 551,849</b>	<b>\$ 591,912</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (43,671)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## MURPHY PARK PHASE II

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	313,687	282,950	288,217	288,450
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		108,856	61,167	66,386
<b>Total Revenue</b>	<b>\$ 314,173</b>	<b>\$ 391,806</b>	<b>\$ 349,384</b>	<b>\$ 354,836</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 40,415	\$ 46,146	\$ 31,605	\$ 50,484
Tenant Services				
Utilities	66,821	69,175	77,267	100,127
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	228,464	276,485	240,512	204,225
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 335,700</b>	<b>\$ 391,806</b>	<b>\$ 349,384</b>	<b>\$ 354,836</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (21,527)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## MURPHY PARK PHASE III

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	337,829	325,246	327,721	349,187
HUD PHA Grants (Soft Costs)	3,405			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		17,709		49,042
<b>Total Revenue</b>	<b>\$ 341,234</b>	<b>\$ 342,955</b>	<b>\$ 327,721</b>	<b>\$ 398,229</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 46,580	\$ 49,860	\$ 34,173	\$ 54,551
Tenant Services				
Utilities	77,738	79,027	83,172	103,678
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	204,922	214,068	212,126	240,000
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 329,240</b>	<b>\$ 342,955</b>	<b>\$ 329,471</b>	<b>\$ 398,229</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 11,994</b>	<b>\$ -</b>	<b>\$ (1,750)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## KING LOUIS SQUARE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	145,519	187,136	182,588	168,496
HUD PHA Grants (Soft Costs)	426		74	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 145,945</b>	<b>\$ 187,136</b>	<b>\$ 182,662</b>	<b>\$ 168,496</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 17,998	\$ 20,723	\$ 14,087	\$ 22,539
Tenant Services				
Utilities	15,500	12,200	9,800	13,600
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		34,956	37,356	34,956
General Expenses	49,570	65,867	67,938	65,239
Capital Expenditures				
Operating Transfer Out		53,390	53,481	32,162
<b>Total Program /Operating Expenses</b>	<b>\$ 83,068</b>	<b>\$ 187,136</b>	<b>\$ 182,662</b>	<b>\$ 168,496</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 62,877</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## LES CHATEAUX

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	156,930	188,381	194,957	184,550
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		7,159		
<b>Total Revenue</b>	<b>\$ 157,416</b>	<b>\$ 195,540</b>	<b>\$ 194,957</b>	<b>\$ 184,550</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 14,258	\$ 14,636	\$ 11,208	\$ 15,897
Tenant Services	600	600		600
Utilities	58,852	48,252	48,252	55,854
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		38,840	41,507	38,840
General Expenses	73,271	93,212	103,378	62,926
Capital Expenditures				
Operating Transfer Out				10,433
<b>Total Program /Operating Expenses</b>	<b>\$ 146,981</b>	<b>\$ 195,540</b>	<b>\$ 204,345</b>	<b>\$ 184,550</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 10,435</b>	<b>\$ -</b>	<b>\$ (9,388)</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## KING LOUIS II

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	205,024	233,836	236,537	210,375
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 205,510</b>	<b>\$ 233,836</b>	<b>\$ 236,537</b>	<b>\$ 210,375</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 22,697	\$ 25,918	\$ 17,711	\$ 28,213
Tenant Services				
Utilities	27,500	24,250	20,250	25,500
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		42,724	45,658	42,724
General Expenses	83,845	93,873	102,832	93,555
Capital Expenditures				
Operating Transfer Out		47,071	50,086	20,383
<b>Total Program /Operating Expenses</b>	<b>\$ 134,042</b>	<b>\$ 233,836</b>	<b>\$ 236,537</b>	<b>\$ 210,375</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 71,468</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 not yet paid.

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	267,621	311,498	314,255	310,876
HUD PHA Grants (Soft Costs)	486		963	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		19,953		11,897
<b>Total Revenue</b>	<b>\$ 268,107</b>	<b>\$ 331,451</b>	<b>\$ 315,218</b>	<b>\$ 322,773</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 38,590	\$ 43,662	\$ 29,984	\$ 47,748
Tenant Services	1,580	930	963	930
Utilities	77,154	72,735	74,409	74,917
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		60,203	64,336	60,203
General Expenses	139,307	153,921	137,950	138,975
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 256,631</b>	<b>\$ 331,451</b>	<b>\$ 307,642</b>	<b>\$ 322,773</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 11,476</b>	<b>\$ -</b>	<b>\$ 7,576</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)



## SENIOR LIVING AT RENAISSANCE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	288,058	362,351	368,974	368,702
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 288,544</b>	<b>\$ 362,351</b>	<b>\$ 368,974</b>	<b>\$ 368,702</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 20,454	\$ 23,161	\$ 15,932	\$ 24,955
Tenant Services	1,125	1,125	0	1,125
Utilities	111,807	111,083	105,750	105,441
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		72,825	77,826	72,825
General Expenses	109,385	113,866	136,104	163,564
Capital Expenditures				
Operating Transfer Out		40,291		792
<b>Total Program /Operating Expenses</b>	<b>\$ 242,771</b>	<b>\$ 362,351</b>	<b>\$ 335,612</b>	<b>\$ 368,702</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 45,773</b>	<b>\$ -</b>	<b>\$ 33,362</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## GARDENS AT RENAISSANCE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	114,680	139,084	140,163	131,617
HUD PHA Grants (Soft Costs)	344			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 115,024</b>	<b>\$ 139,084</b>	<b>\$ 140,163</b>	<b>\$ 131,617</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 6,264	\$ 6,981	\$ 4,724	\$ 7,493
Tenant Services	330	330		330
Utilities	43,739	44,935	37,958	39,644
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		21,363	22,829	21,363
General Expenses	52,037	54,888	60,843	58,234
Capital Expenditures				
Operating Transfer Out		10,587		4,553
<b>Total Program /Operating Expenses</b>	<b>\$ 102,370</b>	<b>\$ 139,084</b>	<b>\$ 126,354</b>	<b>\$ 131,617</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 12,654</b>	<b>\$ -</b>	<b>\$ 13,809</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## VAUGHN ELDERLY - CAHILL HOUSE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	294,110	301,119	310,243	291,068
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				2,643
<b>Total Revenue</b>	<b>\$ 294,596</b>	<b>\$ 301,119</b>	<b>\$ 310,243</b>	<b>\$ 293,711</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 21,082	\$ 23,492	\$ 16,450	\$ 25,565
Tenant Services	0			
Utilities	120,679	117,321	122,050	133,665
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	128,121	125,555	149,944	134,481
Capital Expenditures				
Operating Transfer Out		34,751		
<b>Total Program /Operating Expenses</b>	<b>\$ 269,882</b>	<b>\$ 301,119</b>	<b>\$ 288,444</b>	<b>\$ 293,711</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 24,714</b>	<b>\$ -</b>	<b>\$ 21,799</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND PHASE II

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	203,324	279,636	271,843	292,534
HUD PHA Grants (Soft Costs)	426			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 203,750</b>	<b>\$ 279,636</b>	<b>\$ 271,843</b>	<b>\$ 292,534</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 19,809	\$ 22,624	\$ 15,355	\$ 24,717
Tenant Services	540	540		540
Utilities	50,662	49,773	43,273	60,832
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		34,956	37,356	34,956
General Expenses	93,953	107,353	115,865	148,226
Capital Expenditures				
Operating Transfer Out		64,390		23,263
<b>Total Program /Operating Expenses</b>	<b>\$ 164,964</b>	<b>\$ 279,636</b>	<b>\$ 211,849</b>	<b>\$ 292,534</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 38,786</b>	<b>\$ -</b>	<b>\$ 59,994</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## CAMBRIDGE HEIGHTS

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	236,687	265,234	272,315	264,262
HUD PHA Grants (Soft Costs)	3,405			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		30,423		34,198
<b>Total Revenue</b>	<b>\$ 240,092</b>	<b>\$ 295,657</b>	<b>\$ 272,315</b>	<b>\$ 298,460</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 30,984	\$ 29,474	\$ 20,239	\$ 32,197
Tenant Services				
Utilities	66,859	75,359	74,609	77,609
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		44,667	47,733	44,667
General Expenses	141,656	146,157	150,763	143,987
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 239,499</b>	<b>\$ 295,657</b>	<b>\$ 293,344</b>	<b>\$ 298,460</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 593</b>	<b>\$ -</b>	<b>\$ (21,029)</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND PHASE III

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	301,170	329,844	330,992	333,818
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		41,948		23,154
<b>Total Revenue</b>	<b>\$ 301,656</b>	<b>\$ 371,792</b>	<b>\$ 330,992</b>	<b>\$ 356,972</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 33,435	\$ 38,071	\$ 26,103	\$ 41,627
Tenant Services	750	750		750
Utilities	76,961	75,547	76,181	82,177
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		48,551	51,884	48,551
General Expenses	180,343	208,873	187,291	183,867
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 291,489</b>	<b>\$ 371,792</b>	<b>\$ 341,459</b>	<b>\$ 356,972</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 10,167</b>	<b>\$ -</b>	<b>\$ (10,467)</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## CAMBRIDGE HEIGHTS II

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	282,399	298,499	283,357	284,458
HUD PHA Grants (Soft Costs)	3,405			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		8,152		
<b>Total Revenue</b>	<b>\$ 285,804</b>	<b>\$ 306,651</b>	<b>\$ 283,357</b>	<b>\$ 284,458</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 33,559	\$ 34,836	\$ 23,980	\$ 38,064
Tenant Services				
Utilities	67,590	72,084	71,584	73,581
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		42,724	45,658	42,724
General Expenses	156,206	157,007	137,186	125,669
Capital Expenditures				
Operating Transfer Out				4,420
<b>Total Program /Operating Expenses</b>	<b>\$ 257,355</b>	<b>\$ 306,651</b>	<b>\$ 278,408</b>	<b>\$ 284,458</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 28,449</b>	<b>\$ -</b>	<b>\$ 4,949</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## KINGSBURY TERRACE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	567,570	674,952	686,748	682,372
HUD PHA Grants (Soft Costs)	505,245	400,365	405,642	409,588
Capital Fund (Hard Costs)		60,000		
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 1,072,815</b>	<b>\$ 1,135,317</b>	<b>\$ 1,092,390</b>	<b>\$ 1,091,960</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 30,463	\$ 32,633	\$ 23,594	\$ 37,536
Tenant Services	1,800	1,800		
Utilities	216,000	219,000	219,000	232,500
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	0			
Ordinary Maintenance Contract				
Protective Services				
General Expenses	363,472	362,098	421,633	395,431
Extraordinary Expenses (SLHA Managed)				
Capital Expenditures		60,000		
CFFP Debt Service	405,643	400,365	405,642	409,588
Operating Transfer Out				16,905
<b>Total Program /Operating Expenses</b>	<b>\$ 1,017,378</b>	<b>\$ 1,075,896</b>	<b>\$ 1,069,869</b>	<b>\$ 1,091,960</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 55,437</b>	<b>\$ 59,421</b>	<b>\$ 22,521</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



## SENIOR LIVING AT CAMBRIDGE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	193,115	269,324	283,925	279,139
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 193,601</b>	<b>\$ 269,324</b>	<b>\$ 283,925</b>	<b>\$ 279,139</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 20,334	\$ 22,554	\$ 16,076	\$ 24,521
Tenant Services				
Utilities	105,421	105,574	118,325	120,546
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services*		72,825	77,826	72,825
General Expenses	33,718	38,736	60,213	47,689
Capital Expenditures				
Operating Transfer Out		29,635		13,558
<b>Total Program /Operating Expenses</b>	<b>\$ 159,473</b>	<b>\$ 269,324</b>	<b>\$ 272,440</b>	<b>\$ 279,139</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 34,128</b>	<b>\$ -</b>	<b>\$ 11,485</b>	<b>\$ -</b>

\*Metro St. Louis Police Invoices for 2022 and 2023 were paid in 2023.

Depreciation (Not Included in Totals)

## ARLINGTON GROVE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	379,687	370,859	381,091	404,582
Capital Funds (Soft Costs-SLHA Mngd)	486			
Capital Funds (Hard Costs-SLHA Mngd)				
Other Revenue	0			
Program Reserves		17,261		32,202
<b>Total Revenue</b>	<b>\$ 380,173</b>	<b>\$ 388,120</b>	<b>\$ 381,091</b>	<b>\$ 436,784</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 39,454	\$ 44,953	\$ 30,970	\$ 49,064
Tenant Services				
Utilities	134,935	135,093	138,246	148,293
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	211,335	208,074	229,294	239,427
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 385,724</b>	<b>\$ 388,120</b>	<b>\$ 398,510</b>	<b>\$ 436,784</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (5,551)</b>	<b>\$ -</b>	<b>\$ (17,419)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH I

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	243,738	263,864	265,268	287,666
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				19,879
<b>Total Revenue</b>	<b>\$ 244,224</b>	<b>\$ 263,864</b>	<b>\$ 265,268</b>	<b>\$ 307,545</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 34,023	\$ 39,093	\$ 27,116	\$ 42,699
Tenant Services		885	0	0
Utilities	63,295	63,085	63,388	66,680
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	133,154	152,925	181,397	198,166
Capital Expenditures				
Operating Transfer Out		7,876		
<b>Total Program /Operating Expenses</b>	<b>\$ 230,472</b>	<b>\$ 263,864</b>	<b>\$ 271,901</b>	<b>\$ 307,545</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 13,752</b>	<b>\$ -</b>	<b>\$ (6,633)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH II

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	234,355	229,688	238,320	213,498
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		11,924		19,345
<b>Total Revenue</b>	<b>\$ 234,841</b>	<b>\$ 241,612</b>	<b>\$ 238,320</b>	<b>\$ 232,843</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 23,400	\$ 26,546	\$ 18,379	\$ 28,968
Tenant Services		690	0	0
Utilities	49,787	50,505	47,811	43,600
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	169,806	163,871	191,369	160,275
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 242,993</b>	<b>\$ 241,612</b>	<b>\$ 257,559</b>	<b>\$ 232,843</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (8,152)</b>	<b>\$ -</b>	<b>\$ (19,239)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH III

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	141,278	130,106	138,604	139,571
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		17,050		17,166
<b>Total Revenue</b>	<b>\$ 141,764</b>	<b>\$ 147,156</b>	<b>\$ 138,604</b>	<b>\$ 156,737</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 18,710	\$ 23,179	\$ 14,661	\$ 23,125
Tenant Services		525		0
Utilities	33,671	35,172	32,569	32,480
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	77,065	88,280	100,495	101,132
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 129,446</b>	<b>\$ 147,156</b>	<b>\$ 147,725</b>	<b>\$ 156,737</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 12,318</b>	<b>\$ -</b>	<b>\$ (9,121)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## PRESERVATION SQUARE

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)			79,519	98,272
HUD PHA Grants (Soft Costs)	180,339			
Capital Fund (Hard Costs)	759,811	940,150	269,661	
Other Revenue				
Program Reserves				2753
<b>Total Revenue</b>	<b>\$ 940,150</b>	<b>\$ 940,150</b>	<b>\$ 349,180</b>	<b>\$ 101,025</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration				15,992
Tenant Services				
Utilities			10,850	16,275
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract	180,339			
Protective Services				
General Expenses			47,999	68,758
Capital Expenditures	759,811	940,150	269,661	
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 940,150</b>	<b>\$ 940,150</b>	<b>\$ 328,510</b>	<b>\$ 101,025</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,670</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

# HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program (HCV and formerly referred to as Section 8) is also comprised of Mainstream, Emergency Housing and other housing assistance voucher programs totaling \$53.6 million projected for FY 2024. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs.

Administrative fees are estimated to have a 2.5% inflation over FY 2023 Column A rates of \$74.01 and a Column B rate at \$71.00. In addition, administrative fee income is estimated with a Congressional proration rate of 89% for 2023 and 88% for 2024.

## HOUSING CHOICE VOUCHER PROGRAM

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
HUD PHA Grants (HAP)	45,313,703	52,288,464	43,772,134	46,186,776
HUD PHA Grants (Admin Fee)	4,595,852	5,163,046	4,697,870	4,936,199
CARES Act Admin	308,578			
5-Year Mainstream (HAP)	181,558	240,000	306,907	244,825
5-Year Mainstream (Admin Fee)	21,779	18,312	78,459	41,643
Emergency Hsg Vouchers (HAP)	311,436	103,782	878,451	1,200,000
Emergency Hsg Vouchers (Service)	281,750		21,970	541,530
Emergency Hsg Vouchers (Admin)	33,669		39,165	41,416
Emergency Hsg Vouchers (Prelim)	64,400			
Emergency Hsg Vouchers (Placmt/Iss Fee)				3,400
Other Revenue	30,909		13,984	
Program Reserves Held at HUD	773,274		1,187,492	407,119
<b>Total Revenue</b>	<b>\$ 51,916,908</b>	<b>\$ 57,813,604</b>	<b>\$ 50,996,432</b>	<b>\$ 53,602,908</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration*	\$ 4,430,151	\$ 4,874,358	\$ 3,867,762	\$ 5,114,982
Tenant Services	14,164	5,000	5,552	8,415
Utilities	44,182	47,040	46,685	47,856
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	2,065	2,400	2,897	2,700
Ordinary Maintenance Contract*	231,760	88,892	81,195	81,064
Housing Assistance Payments	47,054,098	52,632,246	46,850,800	48,173,131
Protective Services*	31,373	33,494	37,583	33,566
General Expenses	109,115	130,174	103,958	141,194
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expense</b>	<b>\$ 51,916,908</b>	<b>\$ 57,813,604</b>	<b>\$ 50,996,432</b>	<b>\$ 53,602,908</b>
<b>Surplus/Deficit from Operation</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

\*Includes CARES Act expenses



# FY 2024 CENTRAL OFFICE BUDGETS

The Central Office (COCC) budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source.

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

# REVENUE

Allocated Overhead from AMPS	\$1,380,307.00	\$ -	\$1,380,307.00	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -
HCV/Mainstream/EHV Administrative Fees	\$5,019,258.00	\$ -	\$ -	\$ -	\$ 5,019,258.00	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ 410,519.00	\$ -	\$ -	\$ -	\$ 410,519.00	\$ -	\$ -
Capital Funds Operations/Admin.	\$ 925,684.00	\$ -	\$ -	\$ 925,684.00	\$ -	\$ -	\$ -
Capital Fund Reserve	\$ 56,067.00	\$ -	\$ -	\$ 56,067.00	\$ -	\$ -	\$ -
ROSS - FSS Coordinator	\$ 145,884.00	\$ -	\$ -	\$ -	\$ -	\$145,884.00	\$ -
ROSS - Service Coordinator	\$ 151,628.00	\$ -	\$ -	\$ -	\$ -	\$151,628.00	\$ -
HOPE VI Grant Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Federal Funds	\$ 37,560.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,560.00
Direct Project Charges to AMP	\$ 567,603.00	\$567,603.00	\$ -	\$ -	\$ -	\$ -	\$ -
CARES Act - Public Housing (10/21-12/21)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CARES Act - Housing Choice Voucher (10/21-12/21)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDBG Funds - WP (14/15-11-33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDBG Funds - WP (14-2x-xx)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Interest Income (QLICI)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Federal Reserves (Lawsuit Proceeds)	\$ 284,465.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$284,465.00
Bank/Link Mkt Rent Income	\$ 41,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,620.00
Miscellaneous Income/Fraud Rec.	\$ 192,000.00	\$ -	\$ 185,000.00	\$ -	\$ -	\$ -	\$ 7,000.00
<b>Total Receipts</b>	<b>\$9,213,095.00</b>	<b>\$567,603.00</b>	<b>\$1,565,807.00</b>	<b>\$ 981,751.00</b>	<b>\$ 5,429,777.00</b>	<b>\$297,512.00</b>	<b>\$370,645.00</b>

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

# EXPENSES

			15%	15%	70%		
Administrative Salaries	\$4,861,061.00	\$144,506.00	\$ 877,586.00	\$ 580,173.00	\$ 2,849,046.00	\$209,750.00	\$200,000.00
MO Workmen's Comp-Second Inj	\$ 18,900.00	\$ -	\$ 360.00	\$ 360.00	\$ 2,880.00	\$ -	\$ 15,300.00
FICA-ER/Medicare	\$ 384,327.00	\$ 11,055.00	\$ 67,022.00	\$ 44,308.00	\$ 214,025.00	\$ 16,046.00	\$ 31,871.00
Medical Benefits	\$ 797,155.00	\$ 36,373.00	\$ 114,780.00	\$ 97,608.00	\$ 493,734.00	\$ 28,049.00	\$ 26,611.00
Retirement Benefit	\$ 594,098.00	\$ 19,226.00	\$ 115,834.00	\$ 76,623.00	\$ 356,516.00	\$ 23,957.00	\$ 1,942.00
Unemployment Insurance	\$ 39,523.00	\$ 1,177.00	\$ 7,958.00	\$ 5,319.00	\$ 23,301.00	\$ 1,768.00	\$ -
LTD Benefit	\$ 6,277.00	\$ 151.00	\$ 865.00	\$ 715.00	\$ 3,983.00	\$ 287.00	\$ 276.00
Bonuses	\$ 137,308.00	\$ -	\$ 26,113.00	\$ 17,262.00	\$ 81,640.00	\$ 6,293.00	\$ 6,000.00
Dental Insurance	\$ 33,823.00	\$ 1,429.00	\$ 5,050.00	\$ 3,382.00	\$ 21,127.00	\$ 1,882.00	\$ 953.00
Cell Phone Allowance	\$ 19,413.00	\$ 1,728.00	\$ 4,360.00	\$ 873.00	\$ 8,710.00	\$ 2,230.00	\$ 1,512.00
H.S.A Contribution	\$ 11,835.00	\$ 4,335.00	\$ 1,050.00	\$ 1,050.00	\$ 4,900.00	\$ 500.00	\$ -
Beneflex	\$ 48,500.00	\$ 3,000.00	\$ 6,750.00	\$ 6,750.00	\$ 31,500.00	\$ 500.00	\$ -
Total Employee Benefits	\$2,091,159.00	\$ 78,474.00	\$ 350,142.00	\$ 254,250.00	\$ 1,242,316.00	\$ 81,512.00	\$ 84,465.00
Legal	\$ 27,896.00	\$ -	\$ 4,140.00	\$ 2,736.00	\$ 21,020.00	\$ -	\$ -
Staff Training	\$ 38,500.00	\$ -	\$ 5,425.00	\$ 2,950.00	\$ 25,125.00	\$ 5,000.00	\$ -
Travel/Meetings	\$ 10,850.00	\$ -	\$ 2,275.00	\$ 1,450.00	\$ 7,125.00	\$ -	\$ -
Accounting and Auditing Fees	\$ 95,400.00	\$ -	\$ 14,310.00	\$ 9,540.00	\$ 71,550.00	\$ -	\$ -
Office Rent/Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 44,500.00	\$ -	\$ 4,800.00	\$ 3,200.00	\$ 35,000.00	\$ 500.00	\$ 1,000.00
Temporary Help	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ -
Postage	\$ 90,300.00	\$ -	\$ 13,545.00	\$ 9,030.00	\$ 67,725.00	\$ -	\$ -
Advertising	\$ 29,550.00	\$ -	\$ 3,700.00	\$ 9,600.00	\$ 16,250.00	\$ -	\$ -
Fiscal Agent Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Publications	\$ 3,300.00	\$ -	\$ 400.00	\$ 400.00	\$ 2,500.00	\$ -	\$ -
Membership Dues	\$ 29,357.00	\$ -	\$ 4,246.00	\$ 2,878.00	\$ 21,233.00	\$ 750.00	\$ 250.00
Telephone Expense	\$ 9,840.00	\$ -	\$ 1,476.00	\$ 984.00	\$ 7,380.00	\$ -	\$ -
Maint Agreement-Office Equip	\$ 12,100.00	\$ -	\$ 1,815.00	\$ 1,210.00	\$ 9,075.00	\$ -	\$ -
Maint Agreement-Computer Equip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

#### EXPENSES

Professional/Technical Consultant	\$ 157,900.00	\$ -	\$ 35,175.00	\$ 7,450.00	\$ 115,275.00	\$ -	\$ -
Software	\$ 569,448.60	\$ -	\$ 126,469.00	\$ 25,512.60	\$ 417,467.00	\$ -	\$ -
Internet/Data Lines	\$ 15,240.00	\$ -	\$ 3,240.00	\$ 1,200.00	\$ 10,800.00	\$ -	\$ -
Computer Supplies	\$ 80,800.00	\$ -	\$ 11,595.00	\$ 9,030.00	\$ 60,175.00	\$ -	\$ -
Bank Service Charges	\$ 2,700.00	\$ -	\$ 300.00	\$ -	\$ 2,400.00	\$ -	\$ -
Office Equipment Repair	\$ 500.00	\$ -	\$ 75.00	\$ 50.00	\$ 375.00	\$ -	\$ -
Subscriptions	\$ 2,800.00	\$ -	\$ 1,260.00	\$ 40.00	\$ 1,500.00	\$ -	\$ -
Drug Testing Results	\$ 900.00	\$ -	\$ 100.00	\$ 100.00	\$ 700.00	\$ -	\$ -
Copy Center Expense	\$ 86,940.00	\$ -	\$ 13,041.00	\$ 8,694.00	\$ 65,205.00	\$ -	\$ -
Other Administrative Expenses	\$ 62,420.00	\$ -	\$ 8,950.00	\$ 5,730.00	\$ 47,740.00	\$ -	\$ -
Landlord's Late Fees	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -
<b>Total Administration</b>	<b>\$8,341,461.60</b>	<b>\$222,980.00</b>	<b>\$1,484,065.00</b>	<b>\$ 936,207.60</b>	<b>\$ 5,114,982.00</b>	<b>\$297,512.00</b>	<b>\$285,715.00</b>

Salaries (Resident Initiatives)	\$ 71,590.00	\$ 68,840.00	\$ -	\$ -	\$ 2,750.00	\$ -	\$ -
Ten Sal Employee Benefits	\$ 30,673.00	\$ 30,008.00	\$ -	\$ -	\$ 665.00	\$ -	\$ -
Recreation / Publications Other	\$ 6,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,540.00
Tenant Screenings	\$ 9,000.00	\$ -	\$ 4,000.00	\$ -	\$ 5,000.00	\$ -	\$ -
<b>Total Tenant Services</b>	<b>\$ 117,803.00</b>	<b>\$ 98,848.00</b>	<b>\$ 4,000.00</b>	<b>\$ -</b>	<b>\$ 8,415.00</b>	<b>\$ -</b>	<b>\$ 6,540.00</b>

Water	\$ 2,150.00	\$ -	\$ 450.00	\$ 270.00	\$ 1,080.00	\$ -	\$ 350.00
Electric	\$ 70,000.00	\$ -	\$ 17,500.00	\$ 10,500.00	\$ 42,000.00	\$ -	\$ -
Gas	\$ 960.00	\$ -	\$ 240.00	\$ 144.00	\$ 576.00	\$ -	\$ -
Sewer	\$ 7,000.00	\$ -	\$ 1,750.00	\$ 1,050.00	\$ 4,200.00	\$ -	\$ -
<b>Total Utilities</b>	<b>\$ 80,110.00</b>	<b>\$ -</b>	<b>\$ 19,940.00</b>	<b>\$ 11,964.00</b>	<b>\$ 47,856.00</b>	<b>\$ -</b>	<b>\$ 350.00</b>

TOTAL	AMPS (Includes NSSF)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

Ordinary Maintenance Salaries	\$ 160,543.00	\$160,543.00	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Comp Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Employee Benefits	\$ 85,232.00	\$ 85,232.00	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 245,775.00</b>	<b>\$245,775.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Custodial Materials	\$ 4,600.00		\$ 1,125.00	\$ 675.00	\$ 2,700.00	\$ -	\$ 100.00
Electrical Materials	\$ 400.00		\$ -	\$ -	\$ -	\$ -	\$ 400.00
Plumbing Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ 100.00
Lawn Care Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ 100.00
Tools	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ 100.00
Other / Painting / Building	\$ 1,100.00		\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
HVAC Materials	\$ 300.00		\$ -	\$ -	\$ -	\$ -	\$ 300.00
Hardware	\$ 750.00		\$ -	\$ -	\$ -	\$ -	\$ 750.00
Paint & Decorating Supplies	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ 500.00
Cabinets/Doors/Windows	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ 500.00
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 8,450.00</b>	<b>\$ -</b>	<b>\$ 1,125.00</b>	<b>\$ 675.00</b>	<b>\$ 2,700.00</b>	<b>\$ -</b>	<b>\$ 3,950.00</b>

Elevator	\$ 10,000.00		\$ 1,200.00	\$ 720.00	\$ 2,880.00	\$ -	\$ 5,200.00
Trash Removal	\$ 4,700.00		\$ 1,050.00	\$ 630.00	\$ 3,020.00	\$ -	\$ -
Custodial Contract	\$ 48,000.00		\$ 12,000.00	\$ 7,200.00	\$ 28,800.00	\$ -	\$ -
Plumbing (Plumbing / Electrical)	\$ 3,415.00		\$ -	\$ -	\$ -	\$ -	\$ 3,415.00
Snow Removal	\$ 10,000.00		\$ 2,500.00	\$ 1,500.00	\$ 6,000.00	\$ -	\$ -
Ground Maint (Lawn / Snow) (Landscaping)	\$ 9,179.00		\$ 1,592.00	\$ 955.00	\$ 3,822.00	\$ -	\$ 2,810.00
Vehicle Gas/Oil	\$ 14,700.00		\$ 440.00	\$ 440.00	\$ 13,820.00	\$ -	\$ -
Maintenance Contract (HVAC)	\$ 20,625.00		\$ -	\$ -	\$ -	\$ -	\$ 20,625.00
Fire Protection	\$ 3,750.00		\$ 180.00	\$ 108.00	\$ 422.00	\$ -	\$ 3,040.00
Vehicle Repairs	\$ 26,500.00		\$ 2,500.00	\$ 2,000.00	\$ 22,000.00	\$ -	\$ -
Other (Maintenance Other)	\$ 6,000.00		\$ -	\$ -	\$ -	\$ -	\$ 6,000.00
Building Repairs	\$ 20,000.00		\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
Parking Lot Repair	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Contract - Electrical	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Exterminating Contract	\$ 500.00		\$ 125.00	\$ 75.00	\$ 300.00	\$ -	\$ -
Contract-Painting and Wall Repair	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Contract-Cabinets/Countertops/Windows/Doors	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
<b>Sub-total Ord Maint Contracts</b>	<b>\$ 183,369.00</b>	<b>\$ -</b>	<b>\$ 21,587.00</b>	<b>\$ 13,628.00</b>	<b>\$ 81,064.00</b>	<b>\$ -</b>	<b>\$ 67,090.00</b>

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

Contract Security	\$ 44,034.00		\$ 6,605.00	\$ 4,403.00	\$ 33,026.00	\$ -	\$ -
Alarm (SLHA/Warehouse/4108)	\$ 900.00		\$ 225.00	\$ 135.00	\$ 540.00	\$ -	\$ -
Total Protective Services	\$ 44,934.00	\$ -	\$ 6,830.00	\$ 4,538.00	\$ 33,566.00	\$ -	\$ -

Workmen's Comp Claims	\$ 20,000.00		\$ 5,000.00	\$ -	\$ 15,000.00	\$ -	\$ -
Auto Insurance	\$ 34,293.00		\$ 8,863.00	\$ 3,281.00	\$ 22,149.00	\$ -	\$ -
Property Insurance	\$ 26,869.00		\$ 6,717.00	\$ 4,030.00	\$ 16,122.00	\$ -	\$ -
Honesty Bonding/Fidelity Ins.	\$ 3,450.00		\$ 345.00	\$ 345.00	\$ 2,760.00	\$ -	\$ -
Liability Insurance	\$ 2,480.00		\$ 620.00	\$ 372.00	\$ 1,488.00	\$ -	\$ -
Excess Workmen's Comp Ins.	\$ 67,000.00		\$ 6,700.00	\$ 6,700.00	\$ 53,600.00	\$ -	\$ -
Other Admin/General Expenses	\$ 37,100.00		\$ 15.00	\$ 10.00	\$ 30,075.00	\$ -	\$ 7,000.00
Total General	\$ 191,192.00	\$ -	\$ 28,260.00	\$ 14,738.00	\$ 141,194.00	\$ -	\$ 7,000.00

Total Revenues	\$9,213,095.00	\$567,603.00	\$1,565,807.00	\$ 981,751.00	\$ 5,429,777.00	\$297,512.00	\$370,645.00
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Total Expenses	\$9,213,095.00	\$567,603.00	\$1,565,807.00	\$ 981,751.00	\$ 5,429,777.00	\$297,512.00	\$370,645.00
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Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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# FY 2024 PERSONNEL SUMMARY

The FY 2024 proposed staffing level for the St. Louis Housing Authority is set to increase by 57 to 137 FTE from the 80 FT in the current year to reflect the additional staff required to self-manage our public housing developments. The personnel costs are estimated at \$10.7 million, which includes the site staff as mentioned above. The increase also includes a 3% Bonus for all staff employed with SLHA on October 1, 2022 and all new hires pro-rated based upon the percentage of the eligibility year that they are employed.

DEPARTMENT	FY 2024 Budgeted FTE	Percentage of Total
Executive	4.0	3%
Legal	4.0	3%
Finance	7.0	5%
Information Technology	3.0	2%
Human Resources	4.0	3%
Resident Initiatives	6.0	4%
Development	6.0	4%
Operations	2.0	1%
Property Management	63.0	46%
Asset Management	4.0	3%
Housing Choice Voucher	34.0	25%
<b>TOTAL</b>	<b>137.0</b>	

## RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) SUMMARY

### FSS Coordinators: Service Coordinators

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 464,318	\$ 313,287	\$ 462,511	\$ 297,512
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 464,318</b>	<b>\$ 313,287</b>	<b>\$ 462,511</b>	<b>\$ 297,512</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery *	\$ 204,037	\$ 166,699	\$ 146,198	\$ 151,628
Tenant Services #	123,806	146,588	141,449	145,884
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	136,474	-	174,864	-
Operating Transfer Out			-	
<b>Total Program /Operating Expense</b>	<b>\$ 464,317</b>	<b>\$ 313,287</b>	<b>\$ 462,511</b>	<b>\$ 297,512</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ -</b>

\*The Service Coordinator ROSS Grant allows for the cost of 2 Service Coordinators positions, however all of their time is used to support tenant activities through SLHA or in-kind partners.

#The ROSS Family Self Sufficiency Coordinator Grant, allows for the payment of 2 FSS Coordinators in both Public Housing and Housing Choice Voucher Program to assist families to achieve goals toward self-sufficiency by providing monthly escrow deposits based on the difference between their pre-FSS enrollment income based rent and their present income based rent.



## PUBLIC HOUSING/HCV FAMILY SELF SUFFICIENCY ROSS GRANT (FSS)

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 130,342	146,588	\$ 75,031	145,884
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 130,342</b>	<b>\$ 146,588</b>	<b>\$ 75,031</b>	<b>\$ 145,884</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery				
Tenant Services	\$ 130,342	146,588	\$ 75,031	145,884
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 130,342</b>	<b>\$ 146,588</b>	<b>\$ 75,031</b>	<b>\$ 145,884</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## SERVICE COORDINATORS ROSS GRANT

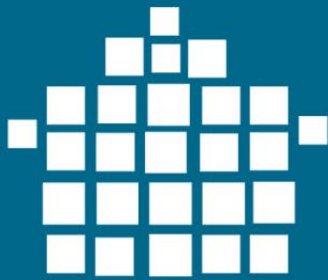
Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 119,842	166,699	\$ 98,529	151,628
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 119,842</b>	<b>\$ 166,699</b>	<b>\$ 98,529</b>	<b>\$ 151,628</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery	\$ 119,842	\$ 166,699	\$ 98,529	\$ 151,628
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 119,842</b>	<b>\$ 166,699</b>	<b>\$ 98,529</b>	<b>\$ 151,628</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\$468,600 was awarded in June 2020 for a 36-month period.

## OTHER INCOME

Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Gala Fundraiser		\$ -	\$ 4,789	\$ -
Program Income/Sale of Property	3,922	-	30,012	-
Developer's Fee	1,318	-	4,505	-
Senior Fund Grant - Circle of Friends	15,586			
Lawsuit Proceeds		120,006	170,112	284,465
Non Dwelling Rent	48,742	35,200	41,620	41,620
Investment Income	1,498		40,910	
Resident Services	37,503	7,790	31,114	37,560
Tax Reimbursement	4,749	6,000	4,755	7,000
Program Reserves		24,550		
<b>Total Revenue</b>	<b>\$ 113,318</b>	<b>\$ 193,546</b>	<b>\$ 327,817</b>	<b>\$ 370,645</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 14,641	\$ 121,006	\$ 194,972	\$ 285,715
Tenant Services	23,297	6,790	28,360	6,540
Utilities	326	350	329	350
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	1,868	6,050	389	3,950
Ordinary Maintenance Contract	25,320	53,350	32,164	67,090
Housing Assistance Payments				
Protective Services	50			
General Expenses		6,000	5,706	7,000
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expense</b>	<b>\$ 65,502</b>	<b>\$ 193,546</b>	<b>\$ 261,920</b>	<b>\$ 370,645</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 47,816</b>	<b>\$ -</b>	<b>\$ 65,897</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **RESOLUTION No. 2986**




## Asset Management 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: Board of Commissioners

Through: Alana Green, Executive Director 

From: Paul Werner, Acting Director of Operations

Date: September 13, 2023

Subject: Resolution No. 2986  
Authorizing and Approving the Allowances for Tenant-Furnished Utilities and Other Services for the Public Housing Program

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In accordance with HUD regulations, Public Housing Authorities are required to revise the utility allowance schedule if there is a change in the utility rate of 10 percent or more from the rate on which the allowance was based.

The revision to the Tenant-Furnished Utility Allowance Schedule includes the addition of Preservation Square. A public 45-day review period began July 24, 2023 and ended with the Public Hearing held on September 6, 2023. No comments were made regarding the revision to the Tenant-Furnished Utility Allowance Schedule.

Board approval is requested for the proposed utility allowance schedule.

**AUTHORIZING AND APPROVING THE ALLOWANCES FOR TENANT FURNISHED UTILITIES  
AND OTHER SERVICES FOR PUBLIC HOUSING**

WHEREAS, it is necessary to revise the Tenant-Furnished Utility Allowances for Public Housing to be consistent with current utility rates and regulatory requirements; and

WHEREAS, a Public 45-day Comment Period concerning the proposed revisions to the Admissions and Continued Occupancy Policy (ACOP) was opened from July 24, 2023 to September 6, 2023; and

WHEREAS, the St. Louis Housing Authority, in accordance with HUD regulations 24 CFR 966.5 Posting of policies, rules Period Notice; and regulations, posted in three (3) conspicuous places within each structure, building and development management office in which the affected developments are located; and

WHEREAS, SLHA has published notices and made the proposed Tenant-Furnished Utility Allowances available for inspection and public comment for a period of 45 days prior to the Public Hearing; and

WHEREAS, SLHA conducted a virtual Public Hearing on September 6, 2023 to obtain public comments regarding the proposed revision to the ACOP Tenant-Furnished Utility Allowances; and

WHEREAS, the St. Louis Housing Authority did not receive any comments to the Tenant Furnished Utility Allowance Schedule by the Public Hearing; and

WHEREAS, the attached Tenant-Furnished Utility Allowances replace the previous utility allowances; and

WHEREAS, the attached Tenant-Furnished Utility Allowances comply with all federal rules and regulations, and

WHEREAS, the utility allowances will be implemented on all recertifications entered into the St. Louis Housing Authority's computer system on July 1, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:**

1. The attached 2023 Tenant-Furnished Utility Allowance schedule for the Public Housing Program is hereby adopted and approved.
2. The Executive Director is hereby directed to take all actions necessary to implement the Tenant-Furnished Utility Allowances.

Clinton Peabody		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$67	\$80	\$93	\$111	\$125	
Total Electric		\$55	\$68	\$82	\$101	\$115	
Total		\$122	\$148	\$175	\$212	\$240	
Cochran Plaza		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$80	\$93	\$111	\$125	\$139
Total Electric			\$68	\$82	\$101	\$115	\$131
Total			\$148	\$175	\$212	\$240	\$270
Iowne XV		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$68			
Total Electric				\$67			
Total				\$135			
McMillan Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$85	\$101		
Total Electric				\$96	\$119		
Total				\$181	\$220		
Mc Millan Manor II		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$111		
Total Electric				\$82	\$101		
Total				\$175	\$212		
Page Manor		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$111		
Total Electric				\$82	\$101		
Total				\$175	\$212		
LaSalle Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$80	\$93	\$111		
Total Electric			\$68	\$82	\$101		
Total			\$148	\$175	\$212		
Armand & Ohio		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$81		\$113	
Total Electric				\$100		\$135	
Total				\$181		\$248	
Utility Allowances							
Total Gas			\$66	\$76	\$89		
Total Electric			\$59	\$70	\$87		
Total			\$125	\$146	\$176		
Samuel Shepard		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$89		
Total Electric			\$59	\$70	\$87		
Total			\$125	\$146	\$176		
Marie Fanger		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$89		
Total Electric			\$59	\$70	\$87		
Total			\$125	\$146	\$176		
Cupples		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76	\$89		
Total Electric				\$70	\$87		
Total				\$146	\$176		



Hodiamont		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas			\$66	\$76	\$89		
Total Electric			\$59	\$70	\$87		
Total			\$125	\$146	\$176		
Badentest		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$90	\$110				
Total		\$90	\$110				
South Boardway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$76			
Total Electric				\$70			
Total				\$146			
Walnut Park		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93		\$125	
Total Electric				\$82		\$115	
Total				\$175		\$240	
Lookaway		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas				\$93	\$111		
Total Electric				\$82	\$101		
Total				\$175	\$212		
Lafayette Towne		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$56	\$66	\$76			
Total Electric		\$48	\$59	\$70			
Total		\$104	\$125	\$146			
Tiffany Turnkey		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas		\$56	\$66				
Total Electric		\$48	\$59				
Total		\$104	\$125				
King Louis Square III		Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances							
Total Gas							
Total Electric		\$83		\$145	\$184		
Total		\$83		\$145	\$184		

Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Garden	Garden			
Total Gas			\$66	\$76			
Total Electric			\$59	\$70			
Total			\$125	\$146			
Murphy Park I,II & III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas			\$80	\$93	\$111	\$125	\$139
Total Electric			\$68	\$82	\$101	\$115	\$131
Total			\$148	\$175	\$212	\$240	\$270
King Louis Square I	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Townhouse	Townhouse	Townhouse		
Total Gas		\$56	\$80	\$93	\$111		
Total Electric		\$48	\$68	\$82	\$101		
Total		\$104	\$148	\$175	\$212		
King Louis Square II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Garden	Townhouse			
Total Gas		\$0	\$0	\$0			
Total Electric		\$105	\$121	\$178			
Total		\$105	\$121	\$178			
Renaissance Place I, II, III	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$56	\$66	\$80	\$93	\$111	\$125
Total Electric		\$48	\$59	\$68	\$82	\$101	\$115
Total		\$104	\$125	\$148	\$175	\$212	\$240
Cambridge Heights I & II	Unit Type	Bedroom 1	Bedroom 2	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
Utility Allowances		Garden	Garden	Townhouse	Townhouse	Townhouse	Townhouse
Total Gas		\$0	\$0	\$0	\$0	\$0	\$0
Total Electric		\$105	\$121	\$145	\$178		\$244
Total		\$105	\$121	\$145	\$178	\$223	\$244
Arlington Grove	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Townhouse			
Total Gas			\$73	\$85			
Total Electric			\$79	\$96			
Total			\$152	\$181			
North Sarah	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances		Garden	Towhhouse	Townhouse			
Total Gas		\$51	\$73	\$85			
Total Electric		\$57	\$79	\$96			
Total		\$108	\$152	\$181			
Preservation Square	Unit Type	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Bedroom 6
Utility Allowances			Towhhouse	Garden	Garden		
Total Gas			\$0	\$0	\$0		
Total Electric			\$145	\$121	\$147		
Total			\$145	\$121	\$147		

Attachment #1  
Comments and Responses Summary  
from the Public Hearing

**St. Louis Housing Authority**  
**Public Hearing Comments and Responses**  
**Admissions and Continued Occupancy Policy FFY 2023**

---

The St. Louis Housing Authority (SLHA) issued the proposed changes to the Admissions and Continued Occupancy (ACOP) for public comments on July 24, 2023, for a 45-day comment period. On September 6, 2023, the virtual Public Hearing was held. There were no attendees besides the SLHA staff.

**I. COMMENTS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLCY:**

**Comment #1:**

A revision to the Tenant-Furnished Utility Allowance Schedule to include a mixed-income development, Preservation Square was made after the approval for FY 2023. Public 45-day Comment Period concerning the proposed revisions to the Admissions and Continued Occupancy Policy (ACOP) was opened from July 24, 2023 to September 6, 2023. No comments were made regarding the revision to the Tenant-Furnished Utility Allowance Schedule.

**SLHA Response:**

The Tenant-Furnished Utility Allowance Scheduled has been revised to incorporate the mixed-income development, Preservation Square in the ACOP for FY2023.

Reference ACOP Appendix 3-1

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Attachment #2  
Flyer for the Public Hearing Notice

# PUBLIC NOTICE

July 24, 2023

**NOTICE OF VIRTUAL PUBLIC HEARING  
ST. LOUIS HOUSING AUTHORITY  
ADMISSIONS AND CONTINUED OCCUPANCY POLICY  
TENANT-FURNISHED UTILITY ALLOWANCE SCHEDULE  
WWW.SLHA.ORG**

The St. Louis Housing Authority (SLHA) is proposing to revise its Admissions and Continued Occupancy Policy (ACOP) specifically, the Tenant-Furnished Utility Allowance Schedule to include a mixed-income development, Preservation Square. Significant changes to the ACOP require that changes be made available for public review and comment to comply with Federal Regulations.

The public is invited to provide comments on the proposed Revision to the ACOP. **The St. Louis Housing Authority is providing a 45-day comment period beginning July 24, 2023, and ending with the Public Hearing on September 6, 2023. The Utility Allowance Schedule will be available for review at the SLHA's website, <https://www.slha.org/document-center/>.** Written comments will be accepted until September 6, 2023. Contact Paul Werner, Acting Director of Operations, Public Housing at [pwerner@slha.org](mailto:pwerner@slha.org) or by telephone at (314) 286-4267 or TDD (314) 286-4223 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday to obtain additional information regarding this Admissions and Continued Occupancy Policy - Utility Allowance Schedule.

SLHA will hold a Virtual Public Hearing on Wednesday, September 6, 2023, at 3:00 p.m. to accept comments on its ACOP -Tenant-Furnished Utility Allowance Schedule. Instructions to join the virtual public hearing are posted on the website. Comments and suggestions received will become part of the public record. Additionally, written comments may be submitted regarding the ACOP. All written comments must be received by September 6, 2023. Please address comments to Paul Werner at [pwerner@slha.org](mailto:pwerner@slha.org).

**The St. Louis Housing Authority**




**ST. LOUIS  
HOUSING  
AUTHORITY**

# **RESOLUTION No. 2987**



## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Brenda Jackson, Director of Finance

Date: September 13, 2023

Subject: Resolution No. 2987  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

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Board approval is requested for the write-off of vacated tenant accounts in the amount of \$584,713.08. The attached listing of vacated accounts by AMP has been deemed uncollectible and should be written off to reduce the vacated account balance. This write-off is for the period of September 1, 2022 through August 31, 2023.



**AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT RECEIVABLE BALANCES**

WHEREAS, the St. Louis Housing Authority has accounts that are deemed uncollectible; and

WHEREAS, the St. Louis Housing Authority is desirous of writing off these accounts pursuant to the St. Louis Housing Authority's write-off policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The request to write-off vacated tenant account balances in the amount of \$584,713.08 as presented is hereby approved.

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Resident Last Name	Total
Carleton	58	Cambridge Heights	580	580106	t1013461	BAYLARK	\$ 100.00
Carleton	58	Cambridge Heights	580	580123	t0087911	MORGAN	\$ 761.00
Carleton	58	Cambridge Heights	600	600012	t1008451	STOKES	\$ 2,856.00
Carleton	58	Cambridge Heights	600	600025	t1043745	EDWARDS	\$ 174.00
Carleton	58	Cambridge Heights	600	600047	t0070875	PEARSON	\$ 943.00
Carleton	58	Cambridge Heights	600	600086	t0105554	WILLIAMS	\$ 3,607.00
Carleton	60	Cambridge Heights II	600	600097	t1003774	GORDON	\$ 177.00
<b>Carleton Total</b>							<b>\$ 8,618.00</b>
Fox Grove Management	47	King Louis Square	470	470013	t0076174	BONNER	\$ 356.00
Fox Grove Management	47	King Louis Square	470	470027	t1006138	WHITFIELD	\$ 5,579.00
Fox Grove Management	47	King Louis Square	470	470031	t1003462	KING	\$ 728.83
Fox Grove Management	49	King Louis Square II	490	490005	t1006111	SMITH	\$ 1,179.00
<b>Fox Grove Management Total</b>							<b>\$ 7,842.83</b>
McCormack Baron	44	Murphy Park I	440	440001	t1013928	MOODY	\$ 1,759.00
McCormack Baron	44	Murphy Park I	440	440039	t1003855	JACKSON	\$ 2,618.00
McCormack Baron	44	Murphy Park I	440	440052	t0061689	ROBERTS	\$ 15,952.00
McCormack Baron	44	Murphy Park I	440	440056	t0097801	DELOCH	\$ 1,190.00
McCormack Baron	44	Murphy Park I	440	440073	t0098082	MCPETERS	\$ 10,017.00
McCormack Baron	44	Murphy Park I	440	440090	t1044817	ATWATER-SMITH	\$ 0.50
McCormack Baron	45	Murphy Park II	450	450021	t1002397	BRANCH	\$ 889.25
McCormack Baron	45	Murphy Park II	450	450064	t1004278	BROWN	\$ 388.00
McCormack Baron	46	Murphy Park III	460	460020	t0022054	MILLS	\$ 152.00
McCormack Baron	46	Murphy Park III	460	460037	t0020467	WINSTON	\$ 2,494.00
McCormack Baron	46	Murphy Park III	460	460042	t0076461	PENDELTON	\$ 3,229.00
McCormack Baron	46	Murphy Park III	460	460052	t0083466	KERBY	\$ 5,408.00
McCormack Baron	50	Renaissance Pl @ Grand	500	500031	t0105381	WOODS	\$ 1,557.00
McCormack Baron	50	Renaissance Pl @ Grand	500	500105	t0105978	BALDWIN	\$ 12,660.00
McCormack Baron	50	Renaissance Pl @ Grand	500	500140	t0089741	KRAVEC	\$ 14,613.00
McCormack Baron	50	Renaissance Pl @ Grand	500	500153	t0105724	WESLEY	\$ 5,038.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540001	t1092881	OWENS	\$ 1,163.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540004	t1094714	THOMAS	\$ 845.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540019	t0094379	THOMPSON	\$ 3,510.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540020	t1016555	LEWIS	\$ 2,215.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540021	t0106042	THOMAS	\$ 1,229.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540024	t0021043	SMITH	\$ 1,082.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540030	t1009772	JOHNSON	\$ 3,539.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540032	t1001912	TARVER	\$ 2,464.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540045	t0086613	JOHNSON	\$ 1,166.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540047	t0088518	JACKSON, JR	\$ 163.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540056	t0072105	STRAUTHER	\$ 2,116.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540061	t0105143	ESTELL	\$ 2,886.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540067	t1001086	CURRY	\$ 1,474.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540092	t1018426	ALLEN	\$ 518.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540093	t1095821	TAYLOR	\$ 944.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540105	t0047992	PHOENIX	\$ 1,440.00
McCormack Baron	54	Sr. Living at Renaissance Pl	540	540109	t0007989	KEMP	\$ 1,948.60
McCormack Baron	56	Cahill House	560	560001	t1044570	BUCHANAN	\$ 2,544.00
McCormack Baron	56	Cahill House	560	560014	t1043386	YOUREE	\$ 374.00
McCormack Baron	56	Cahill House	560	560023	t1018399	SAWYER	\$ 2,982.00
McCormack Baron	56	Cahill House	560	560051	t0097347	LIVINGSTON	\$ 518.00
McCormack Baron	56	Cahill House	560	560053	t0101753	JOHNSON	\$ 6,055.00
McCormack Baron	56	Cahill House	560	560073	t0071655	DAVISON	\$ 171.00
McCormack Baron	56	Cahill House	560	560081	t1088205	BLACKWELL	\$ 34.00
McCormack Baron	56	Cahill House	560	560086	t1044006	SCHAFER	\$ 784.00
McCormack Baron	56	Cahill House	560	560087	t1008044	PETTIS	\$ 999.00
McCormack Baron	56	Cahill House	560	560096	t1043999	CALDWELL	\$ 139.00
McCormack Baron	56	Cahill House	560	560105	t1097558	DAVIS	\$ 627.00
McCormack Baron	57	Renaissance Pl @ Grand II	570	570008	t0072256	HINES	\$ 669.00
McCormack Baron	57	Renaissance Pl @ Grand II	570	570058	t1008039	MARSHALL	\$ 5,439.00
McCormack Baron	57	Renaissance Pl @ Grand II	570	570062	t0020869	FOSTER	\$ 9,203.50
McCormack Baron	59	Renaissance Pl @ Grand III	590	590036	t1097237	WOODS	\$ 3,855.00
McCormack Baron	59	Renaissance Pl @ Grand III	590	590071	t1003300	ELGIN	\$ 1,015.00
McCormack Baron	59	Renaissance Pl @ Grand III	590	590114	t0104435	SIMMONS	\$ 1,181.67
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620026	t1092962	BROCK	\$ 7,431.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620040	t0062241	MORGAN	\$ 1,988.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620059	t1092411	FERGUSON	\$ 2,636.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620060	t1017339	JONES	\$ 2,820.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620081	t1018934	JACOBS	\$ 5,100.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620085	t1017806	MUCHEN	\$ 4,071.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620094	t0072741	WASHINGTON	\$ 68.00
McCormack Baron	62	Sr. Living at Cambridge Heights	620	620100	t1044538	BANKS	\$ 408.00
McCormack Baron	63	Arlington Grove	630	630006	t0077536	HARRIS	\$ 5,520.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Resident Last Name	Total
McCormack Baron	63	Arlington Grove	630	630048	t1010621	BRASFIELD	\$ 7,982.00
McCormack Baron	63	Arlington Grove	630	630056	t1011464	HOLMES	\$ 1,080.86
McCormack Baron	64	North Sarah	640	640018	t1018499	DINWIDDIE	\$ 1,163.00
McCormack Baron	64	North Sarah	640	640030	t10104384	WHITE	\$ 1,461.15
McCormack Baron	64	North Sarah	640	640049	t1013317	COLLINS	\$ 256.00
McCormack Baron	64	North Sarah	640	640085	t1013162	HELM	\$ 6,180.50
McCormack Baron	64	North Sarah	640	640119	t0094598	PATTMAN	\$ 5,016.00
McCormack Baron	64	North Sarah	640	640121	t1016481	DAVIS	\$ 2,751.00
McCormack Baron	65	North Sarah II	650	650007	t1007822	ROBINSON	\$ 2,036.30
McCormack Baron	65	North Sarah II	650	650023	t1017551	BOYCE	\$ 509.80
McCormack Baron	65	North Sarah II	650	650025	t1005434	THOMPSON	\$ 684.33
McCormack Baron	65	North Sarah II	650	650076	t1001182	TURNER	\$ 1,682.90
McCormack Baron	65	North Sarah II	650	650080	t1010660	BROWN	\$ 411.00
McCormack Baron	66	North Sarah III	660	660020	t1011800	WILLIAMS	\$ 3,551.06
McCormack Baron	66	North Sarah III	660	660034	t1013044	RICHARDSON	\$ 1,287.52
McCormack Baron	66	North Sarah III	660	660038	t1012882	SHANNON	\$ 4,011.00
<b>McCormack Baron Total</b>							<b>\$ 213,363.94</b>
St. Louis Housing Authority	41	Towne XV	150	150005	t1016632	JOHNSON	\$ 435.00
St. Louis Housing Authority	41	Samuel Shepard	381	380026	t1016104	MILTON	\$ 12,706.97
St. Louis Housing Authority	41	Samuel Shepard	381	380039	t1017984	AUSTIN	\$ 1,421.00
St. Louis Housing Authority	41	Lookaway	381	410024	t0098742	LEE	\$ 9,173.44
St. Louis Housing Authority	41	McMillian Manor II	510	510012	t1007495	SMITH	\$ 11,734.50
<b>St. Louis Housing Authority</b>							<b>\$ 35,470.91</b>
The Habitat Co.	20	Clinton Peabody	20	020142	t0019760	NICHOLSON	\$ 395.00
The Habitat Co.	20	Clinton Peabody	20	020198	t1045648	BURNETT	\$ 29.00
The Habitat Co.	20	Clinton Peabody	20	020327	t1002528	WILLIAMS	\$ 1,421.00
The Habitat Co.	20	Clinton Peabody	20	020340	t1047812	COLEMAN	\$ 27.00
The Habitat Co.	20	Clinton Peabody	20	020430	t1045521	HUSSIEN	\$ 632.00
The Habitat Co.	20	Clinton Peabody	20	020503	t1015402	SAULS	\$ 64.00
The Habitat Co.	20	Clinton Peabody	20	020083	t1016053	RODGERS	\$ 26.00
The Habitat Co.	20	Clinton Peabody	20	020098	t1040390	GRIFFIN	\$ 233.00
The Habitat Co.	20	Clinton Peabody	20	020100	t1010443	HOGANS	\$ 1,581.00
The Habitat Co.	20	Clinton Peabody	20	020113	t0100380	THOMPSON	\$ 1,327.00
The Habitat Co.	20	Clinton Peabody	20	020144	t1030938	DODSON	\$ 2,075.00
The Habitat Co.	20	Clinton Peabody	20	020146	t1002825	SHEARER	\$ 233.00
The Habitat Co.	20	Clinton Peabody	20	020168	t1042078	ROBINS	\$ 2,314.00
The Habitat Co.	20	Clinton Peabody	20	020175	t1009672	JOHNSON	\$ 873.00
The Habitat Co.	20	Clinton Peabody	20	020201	t1006572	WALLACE	\$ 6,948.00
The Habitat Co.	20	Clinton Peabody	20	020243	t1046633	WINSTON	\$ 178.00
The Habitat Co.	20	Clinton Peabody	20	020244	t1048123	TATE	\$ 112.00
The Habitat Co.	20	Clinton Peabody	20	020252	t1047901	CRUZ	\$ 33.00
The Habitat Co.	20	Clinton Peabody	20	020259	t1023878	SMITH	\$ 230.00
The Habitat Co.	20	Clinton Peabody	20	020260	t1041334	DUNIGAN	\$ 1,278.00
The Habitat Co.	20	Clinton Peabody	20	020263	t1015914	WHITEHEAD	\$ 278.00
The Habitat Co.	20	Clinton Peabody	20	020300	t1044258	MCRBERTS	\$ 695.00
The Habitat Co.	20	Clinton Peabody	20	020324	t0086037	WILSON	\$ 15,181.00
The Habitat Co.	20	Clinton Peabody	20	020339	t1040399	HAMILTON	\$ 138.00
The Habitat Co.	20	Clinton Peabody	20	020343	t1048067	SWINDLE	\$ 8,969.00
The Habitat Co.	20	Clinton Peabody	20	020349	t0088130	WHITE	\$ 677.00
The Habitat Co.	20	Clinton Peabody	20	020353	t1009844	JOHNSON	\$ 5,766.00
The Habitat Co.	20	Clinton Peabody	20	020360	t1047796	JACKSON	\$ 8,654.00
The Habitat Co.	20	Clinton Peabody	20	020361	t1043608	MCDANIELS	\$ 114.00
The Habitat Co.	20	Clinton Peabody	20	020366	t1012507	PERRY	\$ 6,994.00
The Habitat Co.	20	Clinton Peabody	20	020395	t1045085	JOHNSON	\$ 233.00
The Habitat Co.	20	Clinton Peabody	20	020405	t1002838	LEONARD	\$ 42.00
The Habitat Co.	20	Clinton Peabody	20	020406	t1001647	FIRST	\$ 371.00
The Habitat Co.	20	Clinton Peabody	20	020419	t1002849	LIDDELL	\$ 648.00
The Habitat Co.	20	Clinton Peabody	20	020464	t0022558	SMITH	\$ 357.00
The Habitat Co.	20	Clinton Peabody	20	020470	t1018601	JOHNSON	\$ 365.00
The Habitat Co.	20	Clinton Peabody	20	020474	t0101079	ROBINSON	\$ 52.00
The Habitat Co.	20	Clinton Peabody	20	020481	t1002677	HARRIS	\$ 367.00
The Habitat Co.	20	Clinton Peabody	20	020486	t1018314	SAMPA	\$ 643.00
The Habitat Co.	20	Clinton Peabody	20	020568	t1039764	ANTHONY	\$ 4,677.62
The Habitat Co.	28	Badenhaus Elderly	280	280163	t1095112	COFFIE	\$ 170.00
The Habitat Co.	28	Badenhaus Elderly	280	280167	t1043349	WILLIAMS	\$ 1,029.00
The Habitat Co.	28	Badenhaus Elderly	280	280175	t1025316	BLUIETT	\$ 3,622.00
The Habitat Co.	28	Badenhaus Elderly	280	280177	t1043982	LOCKETT	\$ 746.60
The Habitat Co.	28	Badenhaus Elderly	280	280184	t0046434	HEBB	\$ 4,160.00
The Habitat Co.	28	Badenhaus Elderly	280	280261	t1094315	Brown	\$ 167.00
The Habitat Co.	28	Badenhaus Elderly	280	280284	t1017028	CLARK	\$ 5,251.85
The Habitat Co.	28	Badenhaus Elderly	280	280318	t1031236	PATTIN	\$ 148.00
The Habitat Co.	28	Badenhaus Elderly	280	280333	t0099247	WALKER	\$ 3,241.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Resident Last Name	Total
The Habitat Co.	28	Badenhaus Elderly	280	280437	t1008574	TAYLOR	\$ 1,708.00
The Habitat Co.	28	Badenhaus Elderly	280	280457	t1043128	SIMPSON-COOPER	\$ 55.00
The Habitat Co.	34	LaSalle Park	340	340012	t1012553	KELLEY	\$ 929.00
The Habitat Co.	34	LaSalle Park	340	340030	t1008365	HARRIS	\$ 805.17
The Habitat Co.	34	LaSalle Park	340	340035	t0077988	MERIWEATHER	\$ 1,521.00
The Habitat Co.	34	LaSalle Park	340	340054	t1019167	FLANIGAN	\$ 2,665.00
The Habitat Co.	34	LaSalle Park	340	340056	t0102808	COLEMAN	\$ 4,966.00
The Habitat Co.	34	LaSalle Park	340	340063	t1012694	BOONE	\$ 4,933.00
The Habitat Co.	34	LaSalle Park	340	340077	t0020663	HEMPHILL	\$ 539.00
The Habitat Co.	34	LaSalle Park	340	340079	t0076165	ABDALLA	\$ 1,900.00
The Habitat Co.	34	LaSalle Park	340	340080	t0095120	DUKES	\$ 50.00
The Habitat Co.	34	LaSalle Park	340	340089	t0094844	WILLIAMS	\$ 8,363.00
The Habitat Co.	34	LaSalle Park	340	340133	t1014733	MCCOWAN	\$ 250.00
The Habitat Co.	34	LaSalle Park	340	340145	t1088785	TURNER	\$ 2,027.00
The Habitat Co.	37	Cochran Plaza	370	370041	t0053932	CARRUTH	\$ 4,367.00
The Habitat Co.	37	Cochran Plaza	370	370042	t1029041	FREEMAN	\$ 161.00
The Habitat Co.	37	Cochran Plaza	370	370051	t1019472	HARRIS	\$ 54.00
The Habitat Co.	37	Cochran Plaza	370	370053	t0079137	WRAGGS	\$ 21.00
The Habitat Co.	37	Cochran Plaza	370	370054	t1004007	HOUSTON	\$ 34.00
The Habitat Co.	37	Cochran Plaza	370	370079	t1017712	DAVIS	\$ 141.00
The Habitat Co.	38	Lafayette Apartments	220	220108	t1006701	COLE	\$ 10,040.00
The Habitat Co.	38	Lafayette Apartments	220	220111	t0048598	ROBERTS	\$ 3,080.00
The Habitat Co.	38	Lafayette Apartments	220	220209	t1005807	WEEMS	\$ 702.00
The Habitat Co.	38	Lafayette Apartments	220	220215	t0007862	ROADIFER	\$ 225.00
The Habitat Co.	38	California Gardens	230	230111	t0052991	LEWIS	\$ 341.89
The Habitat Co.	38	California Gardens	230	230121	t1045818	ELL	\$ 3,741.00
The Habitat Co.	38	California Gardens	230	230210	t1046234	BELTON	\$ 82.00
The Habitat Co.	38	California Gardens	230	230216	t0057874	SIMMS	\$ 4,391.00
The Habitat Co.	38	California Gardens	230	230218	t1046470	ROBERTS-BRYANT	\$ 2,017.63
The Habitat Co.	38	Folsom	380	380010	t1019308	GARNER	\$ 4,523.00
The Habitat Co.	38	Lafayette Townhomes	420	420015	t0074307	DODD	\$ 7,057.00
The Habitat Co.	38	Lafayette Townhomes	420	420018	t1047030	FORD	\$ 12,830.00
The Habitat Co.	38	Lafayette Townhomes	420	420020	t1019497	HUGHES	\$ 261.00
The Habitat Co.	38	Lafayette Townhomes	420	420021	t1042626	ROBERTS	\$ 516.00
The Habitat Co.	38	Lafayette Townhomes	420	420022	t1019203	HUBER	\$ 5,541.00
The Habitat Co.	38	Tiffany Turnkey	421	420043	t0000610	DORSEY	\$ 170.00
The Habitat Co.	38	Tiffany Turnkey	421	420046	t1046435	WOODS	\$ 194.00
The Habitat Co.	39	Tiffany Turnkey	421	420049	t1005737	DODD	\$ 11,703.00
The Habitat Co.	52	King Louis III	520	520005	t0106550	WILLIAMS	\$ 16,653.50
The Habitat Co.	53	King Louis III	521	520014	t0069940	RENFROE	\$ 276.00
The Habitat Co.	61	Kingsbury Terrace	661	661012	t1000130	BROOKS	\$ 33.00
The Habitat Co.	61	Kingsbury Terrace	661	661212	t2001605	MARSHALL	\$ 598.00
The Habitat Co.	62	Kingsbury Terrace	662	661304	t1094251	WALKER	\$ 211.00
The Habitat Co.	61	Kingsbury Terrace	661	661512	t1088286	JAMISON	\$ 60.00
The Habitat Co.	61	Kingsbury Terrace	661	661802	t1001556	JANUARY	\$ 2,202.00
The Habitat Co.	61	Kingsbury Terrace	661	661806	t1092406	BAILEY	\$ 1,831.50
The Habitat Co.	61	Kingsbury Terrace	661	661903	t0098702	BROWN	\$ 47.00
The Habitat Co.	100	James House	100	100309	t1038611	JACKSON	\$ 15,264.00
The Habitat Co.	100	James House	100	100604	t1049280	MARBLE	\$ 1,080.00
The Habitat Co.	100	James House	100	100614	t1017000	ELLINGTON	\$ 34.00
The Habitat Co.	100	James House	100	100704	t1013997	PERRY	\$ 708.00
The Habitat Co.	100	James House	100	100707	t1090256	DIXON	\$ 1,239.00
The Habitat Co.	100	James House	100	100708	t1041860	WILKINS	\$ 184.00
The Habitat Co.	100	James House	100	100811	t0079660	JOHNSON	\$ 1,177.00
The Habitat Co.	100	James House	100	101002	t0050061	TOOKS	\$ 720.00
The Habitat Co.	100	James House	100	101004	t1014097	WILLIAMS	\$ 79.00
The Habitat Co.	100	James House	100	101006	t1016177	KING	\$ 1,252.00
The Habitat Co.	100	James House	100	101007	t1014272	THOMAS	\$ 280.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130115	t1007760	STEVENSON	\$ 1,351.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130119	t1009121	DELOCH	\$ 675.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130121	t1048005	SHAW	\$ 856.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130125	t1049961	HARRIS	\$ 2,854.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130135	t1049936	HUDSON	\$ 370.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130136	t0095395	SCOTT	\$ 785.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130150	t1042292	WILSON	\$ 562.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130153	t1049888	WILLIAMS GIBBS	\$ 1,374.00
The Habitat Co.	133	Euclid Plaza Elderly	133	130164	t1038332	LAWRENCE	\$ 220.00
The Habitat Co.	134	Euclid Plaza Elderly	134	130170	t1018264	SINGLETON	\$ 1,560.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130170	t1098822	ALVERSON	\$ 677.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130188	t1016689	REED	\$ 4,397.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130189	t1000929	MCCONNELL	\$ 366.00
The Habitat Co.	132	Euclid Plaza Elderly	132	130218	t1045331	HARRIS	\$ 273.00
The Habitat Co.	170	West Pine	170	170312	t1007251	MALLORY	\$ 90.00
The Habitat Co.	170	West Pine	170	170803	t1009485	HICKS	\$ 6.00

Managed By	AMP	Development	Property No	Unit Number	Resident Code	Resident Last Name	Total
The Habitat Co.	170	West Pine	170	171005	t1042489	MOHAMED	\$ 230.00
The Habitat Co.	190	Parkview Elderly	190	190204	t1046021	CASEY	\$ 750.00
The Habitat Co.	190	Parkview Elderly	190	190206	t0075760	HOLBROOK	\$ 2,134.00
The Habitat Co.	190	Parkview Elderly	190	190211	t1041794	PAGE	\$ 1,077.00
The Habitat Co.	190	Parkview Elderly	190	190214	t1089701	WILLIAMS	\$ 2,260.00
The Habitat Co.	190	Parkview Elderly	190	190220	t1025993	MCCLEARY	\$ 71.00
The Habitat Co.	190	Parkview Elderly	190	190301	t0092901	WARD	\$ 459.00
The Habitat Co.	190	Parkview Elderly	190	190405	t0020656	GAY	\$ 561.00
The Habitat Co.	190	Parkview Elderly	190	190521	t0093933	MAYS	\$ 1,853.00
The Habitat Co.	190	Parkview Elderly	190	190619	t1047948	SHAW	\$ 1,437.00
The Habitat Co.	190	Parkview Elderly	190	190702	t1000617	DIXON	\$ 555.00
The Habitat Co.	190	Parkview Elderly	190	190815	t1043289	JOHNSON	\$ 270.00
The Habitat Co.	190	Parkview Elderly	190	190821	t0099590	HICKMAN	\$ 5.00
The Habitat Co.	190	Parkview Elderly	190	190924	t1046131	REED	\$ 374.00
The Habitat Co.	190	Parkview Elderly	190	191116	t1045817	LABRIER	\$ 3,953.00
The Habitat Co.	190	Parkview Elderly	190	191119	t1016300	SMALLWOOD	\$ 3,434.00
The Habitat Co.	190	Parkview Elderly	190	191204	t1000136	BOYD	\$ 396.00
The Habitat Co.	190	Parkview Elderly	190	191215	t1017049	HAWKINS	\$ 1,677.00
The Habitat Co.	190	Parkview Elderly	190	191416	t1032224	PHILLIPS	\$ 5,320.00
The Habitat Co.	190	Parkview Elderly	190	191423	t0092608	SHELBY	\$ 1,537.00
The Habitat Co. Total							\$ 285,368.76
VOA	48	Les Chateaux	480	480103	t1091576	SLACK	\$ 178.64
VOA	48	Les Chateaux	480	480214	t1092687	COMBS	\$ 1,559.00
VOA Total							\$ 1,737.64
GRAND TOTAL							\$ 552,402.08