

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
HUD Grants	\$83,800,578	\$75,569,106	-\$8,287,539
Tenant Revenues	\$2,941,510	\$2,638,195	-\$303,315
Other Income	\$176,024	\$289,440	\$113,416
Program Reserves*	\$144,556	\$931,463	\$842,974
Grand Total	\$87,062,668	\$79,428,204	-\$7,634,464

*\*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 be 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>
<b>Inter AMP Transfers In (Out)</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>
<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>
<b>Net Cash Flow from Operations</b>	<b>\$ (23,154.00)</b>	<b>\$ 4,420.00</b>	<b>\$ 13,558.00</b>	<b>\$ (19,946.00)</b>	<b>\$ (19,879.00)</b>	<b>\$ (19,345.00)</b>	<b>\$ (17,166.00)</b>	<b>\$ (2,753.00)</b>
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
<i>MO Workmen's Comp-Second Inj</i>	\$ 18,900.00	\$ -	\$ 360.00	\$ 360.00	\$ 2,880.00	\$ -	\$ 15,300.00
<i>FICA-ER/Medicare</i>	\$ 384,327.00	\$ 11,055.00	\$ 67,022.00	\$ 44,308.00	\$ 214,025.00	\$ 16,046.00	\$ 31,871.00
<i>Medical Benefits</i>	\$ 797,155.00	\$ 36,373.00	\$ 114,780.00	\$ 97,608.00	\$ 493,734.00	\$ 28,049.00	\$ 26,611.00
<i>Retirement Benefit</i>	\$ 594,098.00	\$ 19,226.00	\$ 115,834.00	\$ 76,623.00	\$ 356,516.00	\$ 23,957.00	\$ 1,942.00
<i>Unemployment Insurance</i>	\$ 39,523.00	\$ 1,177.00	\$ 7,958.00	\$ 5,319.00	\$ 23,301.00	\$ 1,768.00	\$ -
<i>LTD Benefit</i>	\$ 6,277.00	\$ 151.00	\$ 865.00	\$ 715.00	\$ 3,983.00	\$ 287.00	\$ 276.00
<i>Bonuses</i>	\$ 137,308.00	\$ -	\$ 26,113.00	\$ 17,262.00	\$ 81,640.00	\$ 6,293.00	\$ 6,000.00
<i>Dental Insurance</i>	\$ 33,823.00	\$ 1,429.00	\$ 5,050.00	\$ 3,382.00	\$ 21,127.00	\$ 1,882.00	\$ 953.00
<i>Cell Phone Allowance</i>	\$ 19,413.00	\$ 1,728.00	\$ 4,360.00	\$ 873.00	\$ 8,710.00	\$ 2,230.00	\$ 1,512.00
<i>H.S.A Contribution</i>	\$ 11,835.00	\$ 4,335.00	\$ 1,050.00	\$ 1,050.00	\$ 4,900.00	\$ 500.00	\$ -
<i>Beneflex</i>	\$ 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

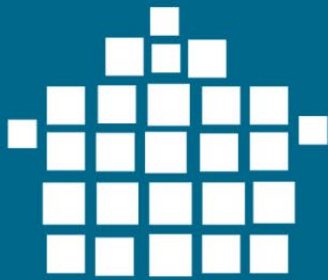
Account Title	FY 22 Actual	FY 23 Approved Budget	FY 23 Projected Actual	FY 24 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 119,842	166,699	\$ 98,529	151,628
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 119,842</b>	<b>\$ 166,699</b>	<b>\$ 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**  
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