



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

OCTOBER 26


2023



Executive Department

MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: October 20, 2023

Subject: Monthly Activities Report

Enclosed for your general information and review are the following activity reports for the months of August and September 2023.

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary - August
- Work Order Emergency Activity Report - August
- Work Order Non-Emergency Activity Report - August
- Move-Out Analysis - August
- Demographic Summary Report - August
- Public Housing Cash Activity as of 7/31/2023
- Public Housing AMP Budgets as of 7/31/2023
- Financial Condition Indicators as of 7/31/2023
- Management Operations Indicator as of 7/31/2023
- Occupancy Summary - September
- Work Order Emergency Activity Report - September
- Work Order Non-Emergency Activity Report - September
- Move-Out Analysis - September
- Demographic Summary Report -September
- Public Housing Cash Activity as of 8/31/2023
- Public Housing AMP Budgets as of 8/31/2023
- Financial Condition Indicators as of 8/31/2023
- Management Operations Indicator as of 8/31/2023

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 7/31/2023
- HCV Budget as of 7/31/2023
- Section 8 Cash Activity as of 8/31/2023
- HCV Budget as of 8/31/2023
- HAP Expenditure Analysis

- HCV Monthly Activity Report - August
- Waitlist Breakdown Summary - August
- Inspection Activity Summary Report – August
- Demographic Summary Report - August
- HCV Monthly Activity Report - September
- Waitlist Breakdown Summary - September
- Inspection Activity Summary Report - September
- Demographic Summary Report - September

III. Finance

- Income Statement as of 7/31/2023
- Income Statement as of 8/31/2023

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Alana C. Green, Executive Director

FROM: Paul Werner, Acting Director of Operations for Public Housing

DATE: October 11, 2023

SUBJECT: Asset Management Board Report – August and September

Please find an update on activities the Asset Management Department has undertaken. Since a board report was not submitted last month due to SLHA's transition to self-management, activity reports for both August and September are attached.

Management Transition. Effective October 1st, SLHA assumed self-management of its entire public housing portfolio of 12 AMPS and 1,748 units. For the past two months, Asset Management staff has worked to support the transition to self-management by assisting with interviews, onboarding and training new staff, and developing new policies and procedures.

The transition was more difficult given that Habitat failed to provide a number of items requested by Asset Management in Transition Binders for each site. In addition, as SLHA started to contact vendors to establish contracts as of October 1st, it became evident that Habitat failed to promptly pay a number of its vendors. Over the two months, SLHA has had to step in and pay a number of outstanding invoices to ensure that sites had the most basic services, such as phones, power and trash. In addition, the significant number of outstanding invoices has resulted in delays in lining up new vendors and contracts.

Management Meetings. To monitor the performance of SLHA's public housing portfolio, Asset Management will continue to issue monthly property performance letters for its mixed-finance portfolio. Asset Management tracks key performance indicators (occupancy, late recertifications, receivables, and work orders) and holds regular monthly meetings with each of the management agents. For SLHA-managed sites, Asset Management will work closely with the new management team to monitor performance and develop a similar structure after new staff are hired.

Reporting Systems. Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC) by third-party management companies. In an effort to exceed HUD's required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications. Below, please find an update on the current and previous month's recertifications:

September

Number of Late Recerts (start of the month):	90
Number of Late Recerts completed (during the month):	14
Number of Late Recerts (end of the month):	76
Current HUD Reporting Rate:	96.43%
HUD GOAL	95%

August

Number of Late Recerts (start of the month):	97
Number of Late Recerts completed (during the month):	48
Number of Late Recerts (end of the month):	48
Current HUD Reporting Rate:	96.49%
HUD GOAL	95%

HUD Reporting Rate – Prior Months Trend

July 2023	June 2023	May 2023	April
97.54	97.32%	96.62%	96.3%

Offline Units. Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss, and units approved for non-housing uses (such as an office).

Below please find and update on the current HUD-approved offline units:

Number of HUD Approved Units (Start of the month):	238
New Requests Submitted to HUD	0
Extension Requests Submitted to HUD	0

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

DEV #	AMP #	DEVELOPMENT	# UNITS	3/1/2023 Occupied	Occ. %	Offline	4/1/2023 Occupied	Occ. %	Offline	5/1/2023 Occupied	Occ. %	Offline	6/1/2023 Occupied	Occ. %	Offline	7/1/2023 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	175	74%	121	169	71%	121	162	68%	120	154	65%	121	152	64%
340	MO001000034	LaSalle Park	148	137	94%	2	136	93%	2	134	92%	2	132	90%	2	133	91%
370	MO001000037	Cochran Plaza	78	68	94%	6	69	96%	6	68	94%	4	67	91%	4	66	89%
220	MO001000038	Lafayette Apartments	26	24	92%		24	92%		24	92%		24	92%		23	88%
230		California Gardens	28	18	95%	9	18	95%	9	18	95%	10	18	100%	9	18	95%
350		Armand & Ohio	4	4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6	5	100%	1	5	100%		5	83%		5	83%		5	83%
410		South Broadway	10	10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	25	74%	4	24	71%	4	24	71%	4	24	71%	4	25	74%
421		Tiffany Turnkey	25	20	80%		20	80%		21	84%		21	84%		21	84%
150	MO001000041	Towne XV	8	2	67%	5	2	67%	5	2	67%	3	2	40%	1	4	57%
160		McMillan Manor	20	15	100%	3	16	94%	3	16	94%	2	16	89%	3	16	94%
260		Page Manor	10	5	100%	5	5	100%	5	5	100%	5	5	100%	5	5	100%
381		Samuel Shepard	16	11	100%	5	11	100%	4	10	83%	4	10	83%	3	10	77%
383		Cupples	4	0	0%	3	0	0%	3	0	0%	4	0	0%	2	0	0%
384		Hodiamont	22	0	-	22	0	0%	22	0	0%	22	0	0%	22	0	-
411		Walnut Park	13	12	92%		12	92%		12	92%		12	92%		13	100%
412		Lookaway	17	13	100%	2	13	87%	2	13	87%	4	13	100%	3	12	86%
510		McMillan Manor II	18	18	100%		18	100%		17	94%		17	94%		17	94%
520	MO001000052	King Louis III	24	20	91%	2	20	91%	1	20	87%	1	19	83%	0	17	71%
470	MO001000047	King Louis Square	36	34	94%		33	92%		34	94%		34	94%		34	94%
490	MO001000049	King Louis Square II	44	41	93%		41	93%		39	89%		40	91%		40	91%
440	MO001000044	Murphy Park I	93	74	80%	13	72	90%	13	72	90%	13	73	91%	13	71	89%
450	MO001000045	Murphy Park II	64	49	77%	5	49	83%	5	49	83%	4	49	82%	4	49	82%
460	MO001000046	Murphy Park III	65	59	91%	2	56	89%	2	56	89%	2	56	89%	2	55	87%
500	MO001000050	Renaissance Pl @ Grand	62	60	97%		59	95%		60	97%		59	95%		60	97%
540	MO001000054	Sr. Living at Renaissance Pl	75	67	89%		67	89%		66	88%		66	88%		66	88%
550	MO001000055	Gardens at Renaissance Pl	22	20	91%		20	91%		20	91%		20	91%		20	91%
560	MO001000056	Cahill House	80	76	96%	1	75	95%	1	74	94%	1	72	91%		73	91%
570	MO001000057	Renaissance Pl @ Grand II	36	33	92%		35	97%		34	94%		33	92%		33	92%
590	MO001000059	Renaissance Place @ Grand III	50	48	96%		46	92%		46	92%		45	90%		47	94%
620	MO001000062	Sr. Living at Cambridge Heights	75	72	96%		70	93%		69	92%		68	91%		68	91%
630	MO001000063	Arlington Grove	70	61	87%		61	87%		63	90%		61	87%		62	89%
640	MO001000064	North Sarah	59	54	92%		54	92%		54	92%		54	92%		54	92%
650	MO001000065	North Sarah II	46	36	78%		38	83%		39	85%		38	83%		38	83%
660	MO001000066	North Sarah III	35	31	89%		32	91%		31	89%		31	89%		31	89%
670	MO001000067	Preservation Square I	19	19	100%		19	100%		19	100%		19	100%		19	100%
580	MO001000058	Cambridge Heights	46	27	84%	14	27	84%	14	27	84%	13	27	82%	12	25	74%
600	MO001000060	Cambridge Heights II	44	30	91%	10	30	88%	10	30	88%	10	28	82%	11	28	85%
100	MO001000010	James House	126	119	94%		117	93%		116	92%		115	91%		114	90%
132	MO001000013	Euclid Plaza Elderly	108	103	95%		101	94%		104	96%		105	97%		101	94%
170	MO001000017	West Pine	99	95	96%		94	95%		93	94%		93	94%		91	92%
190	MO001000019	Parkview Elderly	295	256	90%	12	252	89%	12	250	88%	7	250	87%	7	252	88%
280	MO001000028	Badenhaus Elderly	100	87	87%		88	88%		88	88%		88	88%		87	87%
390		Badenfest Elderly	21	18	86%		18	86%		18	86%		18	86%		18	86%
661	MO001000061	Kingsbury Terrace	120	117	98%		119	99%		118	98%		116	97%		115	96%
480	MO001000048	Les Chateaux	40	30	77%	1	31	79%		31	78%		31	78%		34	85%
	TOTAL		2,809	2,303		249	2,285		245	2,270		236	2,247		229	2,241	

DEV #	AMP #	DEVELOPMENT	# UNITS	8/1/2023		
				Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	125	153	66%
340	MO001000034	LaSalle Park	148	2	134	92%
370	MO001000037	Cochran Plaza	78	4	65	88%
220	MO001000038	Lafayette Apartments	26		23	88%
230		California Gardens	28	10	18	100%
350		Armand & Ohio	4		4	100%
380		Folsom	6	1	5	100%
382		Marie Fanger	6		5	83%
410		South Broadway	10		10	100%
420		Lafayette Townhomes	38	4	25	74%
421		Tiffany Turnkey	25		21	84%
150	MO001000041	Towne XV	8	1	4	57%
160		McMillan Manor	20	3	16	94%
260		Page Manor	10	5	5	100%
381		Samuel Shepard	16	3	10	77%
383		Cupples	4	4	0	0%
384		Hodiamont	22	22	0	0%
411		Walnut Park	13		13	100%
412		Lookaway	17	4	12	92%
510		McMillan Manor II	18		17	94%
520	MO001000052	King Louis III	24	1	18	78%
470	MO001000047	King Louis Square	36		32	89%
490	MO001000049	King Louis Square II	44		40	91%
440	MO001000044	Murphy Park I	93	13	70	88%
450	MO001000045	Murphy Park II	64	4	50	83%
460	MO001000046	Murphy Park III	65	2	54	86%
500	MO001000050	Renaissance Pl @ Grand	62		58	94%
540	MO001000054	Sr. Living at Renaissance Pl	75		65	87%
550	MO001000055	Gardens at Renaissance Pl	22		19	86%
560	MO001000056	Cahill House	80		75	94%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%
590	MO001000059	Renaissance Place @ Grand III	50		45	90%
620	MO001000062	Sr. Living at Cambridge Heights	75		66	88%
630	MO001000063	Arlington Grove	70		61	87%
640	MO001000064	North Sarah	59		53	90%
650	MO001000065	North Sarah II	46		34	74%
660	MO001000066	North Sarah III	35		29	83%
670	MO001000067	Preservation Square I	19		19	100%
580	MO001000058	Cambridge Heights	46	12	25	74%
600	MO001000060	Cambridge Heights II	44	11	27	82%
100	MO001000010	James House	126		109	87%
132	MO001000013	Euclid Plaza Elderly	108		104	96%
170	MO001000017	West Pine	99		88	89%
190	MO001000019	Parkview Elderly	295	7	251	87%
280	MO001000028	Badenhaus Elderly	100		87	87%
390		Badenfest Elderly	21		19	90%
661	MO001000061	Kingsbury Terrace	120		116	97%
480	MO001000048	Les Chateaux	40		34	85%
TOTAL			2,809	238	2,222	

Work Order Activity
Emergencies
August 1 - August 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	14	10	13	12	11	124
100	James House	4	2	0	-	6	38
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	-	-	-	-	-	-
160	McMillan Manor	1	1	0	-	2	50
170	West Pine	8	3	0	-	11	64
190	Parkview Elderly	36	14	0	-	50	87
220	Lafayette Apartments	1	4	1	0	4	15
230	California Gardens	2	4	0	-	6	53
260	Page Manor	1	0	1	49	0	-
280	Badenhaus Elderly	1	3	3	0	1	197
340	LaSalle Park	59	2	0	-	61	288
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	67	0	0	-	67	793
380	Folsom	0	1	1	-	0	-
381	Samuel Shepard	1	1	2	321	0	-
382	Marie Fanger	-	-	-	-	-	-
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	1	1	0	0	-
410	South Broadway	0	1	0	-	1	9
411	Walnut Park	-	-	-	-	-	-
412	Lookaway	1	1	1	58	1	3
420	Lafayette Townhomes	10	3	0	-	13	143
421	Tiffany Turnkey	1	2	1	8	2	210
440	Murphy Park I	6	0	0	-	6	352
450	Murphy Park II	5	0	0	-	5	347
460	Murphy Park III	3	0	0	-	3	303
470	King Louis Square	17	0	0	-	17	168
480	Les Chateaux	3	0	0	-	3	307
490	King Louis Square II	12	0	0	-	12	202
500	Renaissance Pl @ Grand	-	-	-	-	-	-
510	McMillan Manor II	5	0	5	634	0	-
520	King Louis III	33	0	0	-	33	509
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	-	-	-	-	-	-
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	1	0	0	-	1	116
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	2	0	2	116	0	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	-	-	-	-	-
	Total	280	43	18		305	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

**Work Order Activity
Non-Emergencies**

August 1 - August 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	204	48	48	17	204	145
100	James House	3	0	0	-	3	74
132	Euclid Plaza Elderly	27	19	41	25	5	52
150	Towne XV	1	2	1	-	2	160
160	McMillan Manor	13	6	10	245	9	232
170	West Pine	26	7	0	-	33	121
190	Parkview Elderly	102	35	2	0	135	68
220	Lafayette Apartments	13	3	1	0	15	124
230	California Gardens	8	3	1	8	10	112
260	Page Manor	2	3	3	2	2	342
280	Badenhaus Elderly	6	26	22	1	10	323
340	LaSalle Park	209	7	5	0	211	250
350	Armand & Ohio	4	2	2	8	4	84
370	Cochran Plaza	19	28	22	1	25	130
380	Folsom	9	0	0	-	9	60
381	Samuel Shepard	1	0	0	-	1	34
382	Marie Fanger	4	3	0	-	7	76
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	1	8	8	1	1	49
410	South Broadway	14	2	0	-	16	173
411	Walnut Park	10	2	6	133	6	146
412	Lookaway	10	5	6	173	9	186
420	Lafayette Townhomes	28	4	0	-	32	136
421	Tiffany Turnkey	28	4	1	8	31	209
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	0	-	1	436
460	Murphy Park III	2	0	0	-	2	403
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	5	0	0	-	5	297
490	King Louis Square II	3	0	0	-	3	475
500	Renaissance Pl @ Grand	-	-	-	-	-	-
510	McMillan Manor II	21	7	11	281	17	262
520	King Louis III	13	7	4	0	16	190
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	4	0	0	-	4	893
570	Renaissance Pl @ Grand II	-	-	-	-	-	-
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	2	-	-	-	2	259
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	3	0	3	159	0	-
650	North Sarah II	2	0	2	104	0	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	15	22	36	53	1	1
	Total	609	205	187		627	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

Monthly Activity Report only includes work orders categorized as "Routine" and "Urgent" to give a more accurate representation of Management's response time to resident requests. Management initiated work orders such as for Preventative Maintenance, Inspections, Extermination, etc. are not included in this report.

Move-Out Analysis

August 1 - August 31, 2023

	August 2023		October 2022 – August 2023	
Abandonment of Unit	2	6.5%	45	12.9%
Deceased	5	16.1%	41	11.8%
Did Not Like Unit	-	-	2	0.6%
Evicted-Legal Action	3	9.7%	31	8.9%
Incarcerated	-	-	-	-
Moved- In Legal	-	-	6	1.7%
Moved to HCV Prog S8	-	-	3	0.9%
Moved with Notice	13	41.9%	144	41.4%
One Strike	2	-	5	1.4%
Nursing Home Placement	1	3.2%	7	2.0%
Purchased Home	-	-	2	0.6%
Relocation Transfer	-	-	5	1.4%
Transfer to Diff PH Unit	5	16.1%	57	16.4%
Total	31	100.0%	348	100.0%

**Demographic Report
Public Housing**

August 1 - August 31, 2023*

	Disabled	Non-Disabled	Total
Number of Families	726	1,565	2,291
Average Family Size	1.3	2.4	2.1
Average Age of Head of Household	58.7	44.7	49.1
Number of Youth Family Members (<18)	-	-	2,049
Average Age of Youth Family Members	-	-	10.1
Number of Senior (62+) Head of Household	336	319	655
Average Household Income	\$12,509	\$11,736	\$11,981
Number of Head of Households Employed	703	1,044	1,747
Average Monthly Rent	\$260.48	\$219.40	\$232.42
Average Cost of Utilities Paid by SLHA	\$1.99	\$22.14	\$15.75
Average Length of Occupancy (Years)	11.1	6.4	7.9

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	1	2
Asian Only	0	2	2
Black/African American Only	9	2,232	2,241
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	2	35	37
White, Black/African American	0	6	6
Total	13	2,278	2,291

*Due to a reporting issue with Yardi data for August was unavailable.

PUBLIC HOUSING CASH ACTIVITY AS OF 7/31/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	7/31/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	7/31/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,748,527.87	ALLEY BANK CE	11/20/2023	2.30%	\$243,043.26
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$213,121.76	BANK HAPOALIM BM NY CD	11/14/2023	3.50%	\$242,424.94
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$815,524.98	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$735,975.48	CONSUMER CREDIT UNION CD	8/4/2023	3.05%	\$245,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$285,073.29	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$173,892.99	FEDERAL HOME LOAN BANK	11/17/2023	4.67%	\$249,681.06
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$19,781.67	FEDERAL HOME LOAN BANK	10/10/2023	4.90%	\$249,766.09
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,162.86	FEDERAL FARM CREDIT UNION	11/1/2023	2.20%	\$495,305.28
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$376,187.09	STATE BANK OF INDIA CD	8/8/2023	3.10%	\$243,030.22
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$15,983.08	TRUSTONE FINL CU	12/14/2023	3.15%	\$99,772.78
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$294,859.49	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$392,194.84	TREASURY BILL	12/21/2023	4.05%	\$487,396.50
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$650,189.76	US TRESURY NOTES	9/30/2023	1.38%	\$243,457.03
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,420,213.62	VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
		WASATCH PEAKS FCU CD	8/17/2023	3.00%	\$245,000.00
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,147,688.78	TOTAL INVESTMENTS			\$4,138,652.61

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

TOTALS						CLINTON PEABODY - AMP 000002					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 3,074,850.00	\$ 2,562,375.00	\$ 91.22	\$ 2,230,122.11	\$ 79.39	\$ (332,252.89)	\$ 265,000.00	\$ 220,833.33	\$ 61.69	\$ 140,734.00	\$ 39.31	\$ (80,099.33)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (265,066.67)	\$ (9.44)	\$ (218,583.00)	\$ (7.78)	\$ 46,483.67	\$ (114,000.00)	\$ (95,000.00)	\$ (26.54)	\$ (57,025.00)	\$ (15.93)	\$ 37,975.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 6,508.33	\$ 0.23	\$ (18,292.74)	\$ (0.65)	\$ (24,801.07)	\$ 100.00	\$ 83.33	\$ 0.02	\$ 19.20	\$ 0.01	\$ (64.13)
Other Charges/ Late Fees	\$ 141,930.00	\$ 118,275.00	\$ 4.21	\$ 162,765.50	\$ 5.79	\$ 44,490.50	\$ 21,310.00	\$ 17,758.33	\$ 4.96	\$ 17,040.00	\$ 4.76	\$ (718.33)
Legal Charges	\$ 8,200.00	\$ 6,833.33	\$ 0.24	\$ (1,851.50)	\$ (0.07)	\$ (8,684.83)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 22,333.33	\$ 0.80	\$ 19,377.13	\$ 0.69	\$ (2,956.20)	\$ 3,100.00	\$ 2,583.33	\$ 0.72	\$ -	\$ -	\$ (2,583.33)
Non-Dwelling Rents	\$ 14,400.00	\$ 12,000.00	\$ 0.43	\$ 12,000.00	\$ 0.43	\$ -	\$ 1,200.00	\$ 1,000.00	\$ 0.28	\$ 1,000.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 12,906,912.00	\$ 10,755,760.00	\$ 382.90	\$ 10,836,786.00	\$ 385.79	\$ 81,026.00	\$ 1,919,389.00	\$ 1,599,490.83	\$ 446.79	\$ 1,631,480.00	\$ 455.72	\$ 31,989.17
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 4,061,013.33	\$ 144.57	\$ 4,421,075.62	\$ 157.39	\$ 360,062.29	\$ 1,603,633.00	\$ 1,336,360.83	\$ 373.29	\$ 1,449,633.10	\$ 404.93	\$ 113,272.27
Investment Income	\$ 2,484.00	\$ 2,070.00	\$ 0.07	\$ 1,649.61	\$ 0.06	\$ (420.39)	\$ 840.00	\$ 700.00	\$ 0.20	\$ 29.01	\$ 0.01	\$ (670.99)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 272,206.37	\$ 9.69	\$ 272,206.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 105,666.67	\$ 3.76	\$ 158,530.70	\$ 5.55	\$ 52,864.03	\$ 34,524.00	\$ 28,770.00	\$ 8.04	\$ 44,248.19	\$ 12.36	\$ 15,478.19
Total Receipts	\$ 20,865,322.00	\$ 17,387,768.33	\$ 619.00	\$ 17,875,785.80	\$ 636.38	\$ 488,017.47	\$ 3,735,096.00	\$ 3,112,580.00	\$ 869.44	\$ 3,227,158.50	\$ 901.44	\$ 114,578.50

EXPENSES

Total Administration	\$ 4,106,693.00	\$ 3,422,246.67	\$ 121.83	\$ 2,565,279.77	\$ 91.32	\$ 855,536.04	\$ 776,735.00	\$ 647,279.17	\$ 180.80	\$ 466,729.39	\$ 129.79	\$ 180,549.78
Total Tenant Services	\$ 141,791.00	\$ 118,159.17	\$ 4.21	\$ 105,219.48	\$ 3.75	\$ 12,939.69	\$ 27,246.00	\$ 22,705.00	\$ 6.34	\$ 20,427.73	\$ 5.71	\$ 2,277.27
Total Utilities	\$ 4,148,273.00	\$ 3,456,894.17	\$ 123.06	\$ 3,634,922.73	\$ 129.40	\$ (178,028.56)	\$ 410,400.00	\$ 342,000.00	\$ 95.53	\$ 474,688.49	\$ 132.59	\$ (132,688.49)
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 1,811,725.00	\$ 64.50	\$ 1,652,959.10	\$ 58.85	\$ 158,765.90	\$ 407,422.00	\$ 339,518.33	\$ 94.84	\$ 302,740.86	\$ 84.56	\$ 36,777.47
Sub-total Ordinary Maint Materials	\$ 596,324.00	\$ 496,936.67	\$ 17.69	\$ 468,217.41	\$ 16.67	\$ 28,719.26	\$ 118,240.00	\$ 98,533.33	\$ 27.52	\$ 108,348.20	\$ 30.26	\$ (9,814.87)
Sub-total Ord Maint Contracts	\$ 3,784,094.00	\$ 3,153,411.67	\$ 112.26	\$ 2,172,590.46	\$ 77.34	\$ 980,821.21	\$ 1,423,605.00	\$ 1,186,337.50	\$ 331.38	\$ 420,572.21	\$ 117.48	\$ 765,765.29
Total Protective Services	\$ 1,453,516.00	\$ 1,211,263.33	\$ 43.12	\$ 2,060,406.72	\$ 73.35	\$ (849,143.39)	\$ 347,617.00	\$ 289,680.83	\$ 80.92	\$ 405,412.10	\$ 113.24	\$ (115,731.27)
Total General	\$ 4,315,744.00	\$ 3,596,453.33	\$ 128.03	\$ 3,630,082.03	\$ 129.23	\$ (33,628.70)	\$ 192,885.00	\$ 160,737.50	\$ 44.90	\$ 144,768.76	\$ 40.44	\$ 15,968.74
Total Non-Routine Maint.	\$ 20,000.00	\$ 16,666.67	\$ 0.59	\$ 381,174.33	\$ 13.57	\$ (364,507.66)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,865,322.00	\$ 17,387,768.33	\$ 619.00	\$ 17,875,785.80	\$ 636.38	\$ 488,017.47	\$ 3,735,096.00	\$ 3,112,580.00	\$ 869.44	\$ 3,227,158.50	\$ 901.44	\$ 114,578.50
Total Operating Expenses	\$ 20,740,505.00	\$ 17,283,756.67	\$ 615.30	\$ 16,670,852.03	\$ 593.48	\$ 611,473.78	\$ 3,704,150.00	\$ 3,086,791.67	\$ 862.23	\$ 2,343,687.74	\$ 654.08	\$ 743,103.92
Net Cash Flow from Operations	\$ 124,817.00	\$ 104,011.67	\$ 3.70	\$ 1,204,933.77	\$ 42.90	\$ (1,100,922.10)	\$ 30,946.00	\$ 25,788.33	\$ 7.20	\$ 883,470.76	\$ 247.36	\$ 857,682.43
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 124,817.00	\$ 104,011.67	\$ 3.70	\$ 1,204,933.77	\$ 42.90	\$ (1,100,922.10)	\$ 30,946.00	\$ 25,788.33	\$ 7.20	\$ 883,470.76	\$ 247.36	\$ 857,682.43

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

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 270,000.00	\$ 225,000.00	\$ 178.57	\$ 239,079.02	\$ 189.75	\$ 14,079.02	\$ 265,000.00	\$ 220,833.33	\$ 204.48	\$ 212,195.00	\$ 196.48	\$ (8,638.33)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 1,000.00	\$ 0.79	\$ 467.00	\$ 0.37	\$ (533.00)	\$ 100.00	\$ 83.33	\$ 0.08	\$ 805.39	\$ 0.75	\$ 722.06
Other Charges/ Late Fees	\$ 21,000.00	\$ 17,500.00	\$ 13.89	\$ 24,810.00	\$ 19.69	\$ 7,310.00	\$ 8,500.00	\$ 7,083.33	\$ 6.56	\$ 7,601.00	\$ 7.04	\$ 517.67
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 1,916.67	\$ 1.52	\$ 2,004.13	\$ 1.59	\$ 87.46	\$ 1,950.00	\$ 1,625.00	\$ 1.50	\$ 5,767.00	\$ 5.34	\$ 4,142.00
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 369,555.00	\$ 293.30	\$ 373,392.00	\$ 296.34	\$ 3,837.00	\$ 428,793.00	\$ 357,327.50	\$ 330.86	\$ 366,128.00	\$ 339.01	\$ 8,800.50
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 133,990.00	\$ 106.34	\$ 133,990.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 152,800.00	\$ 141.48	\$ 152,800.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 109.17	\$ 0.09	\$ 152.71	\$ 0.12	\$ 43.54	\$ 468.00	\$ 390.00	\$ 0.36	\$ 488.13	\$ 0.45	\$ 98.13
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 45,703.87	\$ 36.27	\$ 45,703.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 4,726.67	\$ 3.75	\$ 6,341.76	\$ 5.03	\$ 1,615.09	\$ 4,598.00	\$ 3,831.67	\$ 3.55	\$ 5,637.09	\$ 5.22	\$ 1,805.42
Total Receipts	\$ 904,557.00	\$ 753,797.50	\$ 598.25	\$ 825,940.49	\$ 655.51	\$ 72,142.99	\$ 892,769.00	\$ 743,974.17	\$ 688.86	\$ 751,421.61	\$ 695.76	\$ 7,447.44
EXPENSES												
Total Administration	\$ 267,839.00	\$ 223,199.17	\$ 177.14	\$ 143,974.04	\$ 114.27	\$ 79,225.13	\$ 237,091.00	\$ 197,575.83	\$ 182.94	\$ 171,366.77	\$ 158.67	\$ 26,209.06
Total Tenant Services	\$ 10,573.00	\$ 8,810.83	\$ 6.99	\$ 9,867.11	\$ 7.83	\$ (1,056.28)	\$ 11,696.00	\$ 9,746.67	\$ 9.02	\$ 11,283.52	\$ 10.45	\$ (1,536.85)
Total Utilities	\$ 170,000.00	\$ 141,666.67	\$ 112.43	\$ 154,415.70	\$ 122.55	\$ (12,749.03)	\$ 202,000.00	\$ 168,333.33	\$ 155.86	\$ 162,234.09	\$ 150.22	\$ 6,099.24
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 149,455.00	\$ 118.62	\$ 91,941.47	\$ 72.97	\$ 57,513.53	\$ 190,553.00	\$ 158,794.17	\$ 147.03	\$ 169,037.04	\$ 156.52	\$ (10,242.87)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 23,250.00	\$ 18.45	\$ 49,467.74	\$ 39.26	\$ (26,217.74)	\$ 54,050.00	\$ 45,041.67	\$ 41.71	\$ 44,164.56	\$ 40.89	\$ 877.11
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 88,804.17	\$ 70.48	\$ 166,034.98	\$ 131.77	\$ (77,230.81)	\$ 93,435.00	\$ 77,862.50	\$ 72.09	\$ 139,553.97	\$ 129.22	\$ (61,691.47)
Total Protective Services	\$ 54,382.00	\$ 45,318.33	\$ 35.97	\$ 188,839.15	\$ 149.87	\$ (143,520.82)	\$ 56,442.00	\$ 47,035.00	\$ 43.55	\$ 58,432.93	\$ 54.10	\$ (11,397.93)
Total General	\$ 87,676.00	\$ 73,063.33	\$ 57.99	\$ 70,087.16	\$ 55.62	\$ 2,976.17	\$ 47,253.00	\$ 39,377.50	\$ 36.46	\$ 60,522.05	\$ 56.04	\$ (21,144.55)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 753,797.50	\$ 598.25	\$ 825,940.49	\$ 655.51	\$ 72,142.99	\$ 892,769.00	\$ 743,974.17	\$ 688.86	\$ 751,421.61	\$ 695.76	\$ 7,447.44
Total Operating Expenses	\$ 904,281.00	\$ 753,567.50	\$ 598.07	\$ 874,627.35	\$ 694.15	\$ (121,059.85)	\$ 892,520.00	\$ 743,766.67	\$ 688.67	\$ 816,594.93	\$ 756.11	\$ (72,828.26)
Net Cash Flow from Operations	\$ 276.00	\$ 230.00	\$ 0.18	\$ (48,686.86)	\$ (38.64)	\$ (48,916.86)	\$ 249.00	\$ 207.50	\$ 0.19	\$ (65,173.32)	\$ (60.35)	\$ (65,380.82)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 230.00	\$ 0.18	\$ (48,686.86)	\$ (38.64)	\$ (48,916.86)	\$ 249.00	\$ 207.50	\$ 0.19	\$ (65,173.32)	\$ (60.35)	\$ (65,380.82)

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

WEST PINE - AMP 000017						PARKVIEW ELDERLY - AMP 000019					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 278,750.00	\$ 232,291.67	\$ 234.64	\$ 229,806.00	\$ 232.13	\$ (2,485.67)	\$ 735,000.00	\$ 612,500.00	\$ 207.63	\$ 534,611.20	\$ 181.22	\$ (77,888.80)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 41.67	\$ 0.04	\$ (4,962.85)	\$ (5.01)	\$ (5,004.52)	\$ 4,150.00	\$ 3,458.33	\$ 1.17	\$ (5,483.65)	\$ (1.86)	\$ (8,941.98)
Other Charges/ Late Fees	\$ 7,500.00	\$ 6,250.00	\$ 6.31	\$ 14,730.00	\$ 14.88	\$ 8,480.00	\$ 26,700.00	\$ 22,250.00	\$ 7.54	\$ 50,636.00	\$ 17.16	\$ 28,386.00
Legal Charges	\$ 3,000.00	\$ 2,500.00	\$ 2.53	\$ -	\$ -	\$ (2,500.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 208.33	\$ 0.21	\$ (378.00)	\$ (0.38)	\$ (586.33)	\$ 11,500.00	\$ 9,583.33	\$ 3.25	\$ 2,973.00	\$ 1.01	\$ (6,610.33)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 11,000.00	\$ 3.73	\$ 11,000.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 279,927.50	\$ 282.76	\$ 286,514.00	\$ 289.41	\$ 6,586.50	\$ 922,014.00	\$ 768,345.00	\$ 260.46	\$ 875,912.00	\$ 296.92	\$ 107,567.00
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 215,140.00	\$ 217.31	\$ 215,140.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 296,780.00	\$ 100.60	\$ 296,780.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 97.50	\$ 0.10	\$ 249.52	\$ 0.25	\$ 152.02	\$ 448.00	\$ 373.33	\$ 0.13	\$ 377.00	\$ 0.13	\$ 3.67
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,998.06	\$ 51.52	\$ 151,998.06
Other Income	\$ 4,469.00	\$ 3,724.17	\$ 3.76	\$ 2,975.46	\$ 3.01	\$ (748.71)	\$ 12,560.00	\$ 10,466.67	\$ 3.55	\$ 14,847.76	\$ 5.03	\$ 4,381.09
Total Receipts	\$ 888,217.00	\$ 740,180.83	\$ 747.66	\$ 744,074.13	\$ 751.59	\$ 3,893.30	\$ 2,081,708.00	\$ 1,734,756.67	\$ 588.05	\$ 1,933,651.37	\$ 655.48	\$ 198,894.70

EXPENSES

Total Administration	\$ 231,755.00	\$ 193,129.17	\$ 195.08	\$ 104,537.89	\$ 105.59	\$ 88,591.28	\$ 524,812.00	\$ 437,343.33	\$ 148.25	\$ 356,829.50	\$ 120.96	\$ 80,513.83
Total Tenant Services	\$ 7,911.00	\$ 6,592.50	\$ 6.66	\$ 4,807.19	\$ 4.86	\$ 1,785.31	\$ 22,082.00	\$ 18,401.67	\$ 6.24	\$ 9,004.08	\$ 3.05	\$ 9,397.59
Total Utilities	\$ 183,500.00	\$ 152,916.67	\$ 154.46	\$ 156,638.38	\$ 158.22	\$ (3,721.71)	\$ 541,000.00	\$ 450,833.33	\$ 152.82	\$ 456,038.31	\$ 154.59	\$ (5,204.98)
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 154,784.17	\$ 156.35	\$ 126,480.24	\$ 127.76	\$ 28,303.93	\$ 362,339.00	\$ 301,949.17	\$ 102.36	\$ 330,647.27	\$ 112.08	\$ (28,698.10)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 25,695.00	\$ 25.95	\$ 21,383.80	\$ 21.60	\$ 4,311.20	\$ 64,750.00	\$ 53,958.33	\$ 18.29	\$ 34,630.75	\$ 11.74	\$ 19,327.58
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 103,725.00	\$ 104.77	\$ 156,337.15	\$ 157.92	\$ (52,612.15)	\$ 263,083.00	\$ 219,235.83	\$ 74.32	\$ 265,042.21	\$ 89.84	\$ (45,806.38)
Total Protective Services	\$ 52,632.00	\$ 43,860.00	\$ 44.30	\$ 95,437.48	\$ 96.40	\$ (51,577.48)	\$ 108,500.00	\$ 90,416.67	\$ 30.65	\$ 358,596.83	\$ 121.56	\$ (268,180.16)
Total General	\$ 71,147.00	\$ 59,289.17	\$ 59.89	\$ 54,781.83	\$ 55.34	\$ 4,507.34	\$ 194,501.00	\$ 162,084.17	\$ 54.94	\$ 152,840.76	\$ 51.81	\$ 9,243.41
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,044.63	\$ 87.81	\$ (259,044.63)
Total Revenues	\$ 888,217.00	\$ 740,180.83	\$ 747.66	\$ 744,074.13	\$ 751.59	\$ 3,893.30	\$ 2,081,708.00	\$ 1,734,756.67	\$ 588.05	\$ 1,933,651.37	\$ 655.48	\$ 198,894.70
Total Operating Expenses	\$ 887,990.00	\$ 739,991.67	\$ 747.47	\$ 720,403.96	\$ 727.68	\$ 19,587.71	\$ 2,081,067.00	\$ 1,734,222.50	\$ 587.87	\$ 2,222,674.34	\$ 753.45	\$ (488,451.84)
Net Cash Flow from Operations	\$ 227.00	\$ 189.17	\$ 0.19	\$ 23,670.17	\$ 23.91	\$ 23,481.00	\$ 641.00	\$ 534.17	\$ 0.18	\$ (289,022.97)	\$ (97.97)	\$ (289,557.14)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 189.17	\$ 0.19	\$ 23,670.17	\$ 23.91	\$ 23,481.00	\$ 641.00	\$ 534.17	\$ 0.18	\$ (289,022.97)	\$ (97.97)	\$ (289,557.14)

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

BADENHAUS/BADENFEST - AMP 000028							LASALLE PARK - AMP 000034					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 280,000.00	\$ 233,333.33	\$ 192.84	\$ 211,996.00	\$ 175.20	\$ (21,337.33)	\$ 345,000.00	\$ 287,500.00	\$ 194.26	\$ 205,198.00	\$ 138.65	\$ (82,302.00)
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (1,500.00)	\$ (1.24)	\$ (1,638.00)	\$ (1.35)	\$ (138.00)	\$ (55,000.00)	\$ (45,833.33)	\$ (30.97)	\$ (61,157.00)	\$ (41.32)	\$ (15,323.67)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 833.33	\$ 0.69	\$ 1,065.00	\$ 0.88	\$ 231.67	\$ -	\$ -	\$ -	\$ (255.00)	\$ (0.17)	\$ (255.00)
Other Charges/ Late Fees	\$ 10,000.00	\$ 8,333.33	\$ 6.89	\$ 11,730.00	\$ 9.69	\$ 3,396.67	\$ 15,000.00	\$ 12,500.00	\$ 8.45	\$ 11,944.00	\$ 8.07	\$ (556.00)
Legal Charges	\$ 5,000.00	\$ 4,166.67	\$ 3.44	\$ -	\$ -	\$ (4,166.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 2,916.67	\$ 2.41	\$ 3,070.00	\$ 2.54	\$ 153.33	\$ 1,300.00	\$ 1,083.33	\$ 0.73	\$ 3,139.00	\$ 2.12	\$ 2,055.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 360,050.00	\$ 297.56	\$ 369,779.00	\$ 305.60	\$ 9,729.00	\$ 682,076.00	\$ 568,396.67	\$ 384.05	\$ 559,091.00	\$ 377.76	\$ (9,305.67)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 156,780.00	\$ 129.57	\$ 156,780.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 307,345.00	\$ 207.67	\$ 354,173.96	\$ 239.31	\$ 46,828.96
Investment Income	\$ 170.00	\$ 141.67	\$ 0.12	\$ 154.30	\$ 0.13	\$ 12.63	\$ 124.00	\$ 103.33	\$ 0.07	\$ 5.40	\$ 0.00	\$ (97.93)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,766.94	\$ 34.30	\$ 50,766.94
Other Income	\$ 5,490.00	\$ 4,575.00	\$ 3.78	\$ 6,241.09	\$ 5.16	\$ 1,666.09	\$ 18,596.00	\$ 15,496.67	\$ 10.47	\$ 22,800.13	\$ 15.41	\$ 7,303.46
Total Receipts	\$ 923,556.00	\$ 769,630.00	\$ 636.06	\$ 759,177.39	\$ 627.42	\$ (10,452.61)	\$ 1,375,910.00	\$ 1,146,591.67	\$ 774.72	\$ 1,145,706.43	\$ 774.13	\$ (885.23)

EXPENSES

Total Administration	\$ 251,252.00	\$ 209,376.67	\$ 173.04	\$ 147,491.89	\$ 121.89	\$ 61,884.78	\$ 329,000.00	\$ 274,166.67	\$ 185.25	\$ 207,575.45	\$ 139.73	\$ 66,591.22
Total Tenant Services	\$ 4,870.00	\$ 4,058.33	\$ 3.35	\$ 2,998.71	\$ 2.48	\$ 1,059.62	\$ 14,888.00	\$ 12,406.67	\$ 8.38	\$ 10,955.01	\$ 7.40	\$ 1,451.66
Total Utilities	\$ 202,000.00	\$ 168,333.33	\$ 139.12	\$ 171,041.94	\$ 141.36	\$ (2,708.61)	\$ 121,800.00	\$ 101,500.00	\$ 68.58	\$ 140,746.76	\$ 95.10	\$ (39,246.76)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 156,375.83	\$ 129.24	\$ 117,547.41	\$ 97.15	\$ 38,828.42	\$ 158,608.00	\$ 132,173.33	\$ 89.31	\$ 159,616.40	\$ 107.85	\$ (27,443.07)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 32,158.33	\$ 26.58	\$ 17,868.50	\$ 14.77	\$ 14,289.83	\$ 42,540.00	\$ 35,450.00	\$ 23.95	\$ 82,913.98	\$ 56.02	\$ (47,463.98)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 101,664.17	\$ 84.02	\$ 123,310.90	\$ 101.91	\$ (21,646.73)	\$ 453,196.00	\$ 377,663.33	\$ 255.18	\$ 220,825.80	\$ 149.21	\$ 156,837.53
Total Protective Services	\$ 61,560.00	\$ 51,300.00	\$ 42.40	\$ 65,694.97	\$ 54.29	\$ (14,394.97)	\$ 144,306.00	\$ 120,255.00	\$ 81.25	\$ 169,107.96	\$ 114.26	\$ (48,852.96)
Total General	\$ 55,360.00	\$ 46,133.33	\$ 38.13	\$ 44,461.17	\$ 36.74	\$ 1,672.16	\$ 110,579.00	\$ 92,149.17	\$ 62.26	\$ 74,540.59	\$ 50.37	\$ 17,608.58
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,075.35	\$ 35.19	\$ (52,075.35)
Total Revenues	\$ 923,556.00	\$ 769,630.00	\$ 636.06	\$ 759,177.39	\$ 627.42	\$ (10,452.61)	\$ 1,375,910.00	\$ 1,146,591.67	\$ 774.72	\$ 1,145,706.43	\$ 774.13	\$ (885.23)
Total Operating Expenses	\$ 923,280.00	\$ 769,400.00	\$ 635.87	\$ 690,415.49	\$ 570.59	\$ 78,984.51	\$ 1,374,917.00	\$ 1,145,764.17	\$ 774.16	\$ 1,118,357.30	\$ 755.12	\$ 27,406.86
Net Cash Flow from Operations	\$ 276.00	\$ 230.00	\$ 0.19	\$ 68,761.90	\$ 56.83	\$ 68,531.90	\$ 993.00	\$ 827.50	\$ 0.56	\$ 27,349.13	\$ 19.01	\$ 26,521.63
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 230.00	\$ 0.19	\$ 68,761.90	\$ 56.83	\$ 68,531.90	\$ 993.00	\$ 827.50	\$ 0.56	\$ 27,349.13	\$ 19.01	\$ 26,521.63

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

COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 122,100.00	\$ 101,750.00	\$ 130.45	\$ 113,932.00	\$ 146.07	\$ 12,182.00	\$ 278,000.00	\$ 231,666.67	\$ 162.00	\$ 171,123.00	\$ 119.67	\$ (60,543.67)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (35,000.00)	\$ (44.87)	\$ (36,900.00)	\$ (47.31)	\$ (1,900.00)	\$ (31,325.00)	\$ (26,104.17)	\$ (18.25)	\$ (19,775.00)	\$ (13.83)	\$ 6,329.17
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 208.33	\$ 0.27	\$ (1,354.04)	\$ (1.74)	\$ (1,562.37)	\$ -	\$ -	\$ -	\$ (14,099.32)	\$ (9.86)	\$ (14,099.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 5,000.00	\$ 6.41	\$ 5,537.00	\$ 7.10	\$ 537.00	\$ 18,000.00	\$ 15,000.00	\$ 10.49	\$ 12,930.00	\$ 9.04	\$ (2,070.00)
Legal Charges	\$ -	\$ -	\$ -	\$ (1,807.50)	\$ (2.32)	\$ (1,807.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 1,083.33	\$ 1.39	\$ 280.00	\$ 0.36	\$ (803.33)	\$ 1,600.00	\$ 1,333.33	\$ 0.93	\$ 2,465.00	\$ 1.72	\$ 1,131.67
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 713,943.00	\$ 594,952.50	\$ 762.76	\$ 477,245.00	\$ 611.85	\$ (117,707.50)	\$ 638,664.00	\$ 532,220.00	\$ 372.18	\$ 533,087.00	\$ 372.79	\$ 867.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 283,535.83	\$ 363.51	\$ 308,214.25	\$ 395.15	\$ 24,678.42	\$ 179,280.00	\$ 149,400.00	\$ 104.48	\$ 149,400.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 35.83	\$ 0.05	\$ 19.00	\$ 0.02	\$ (16.83)	\$ 37.00	\$ 30.83	\$ 0.02	\$ 2.20	\$ 0.00	\$ (28.63)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 8,996.67	\$ 11.53	\$ 14,170.99	\$ 18.17	\$ 5,174.32	\$ 9,329.00	\$ 7,774.17	\$ 5.44	\$ 11,425.22	\$ 7.99	\$ 3,651.05
Total Receipts	\$ 1,152,675.00	\$ 960,562.50	\$ 1,231.49	\$ 879,336.70	\$ 1,127.35	\$ (81,225.80)	\$ 1,093,585.00	\$ 911,320.83	\$ 637.29	\$ 846,558.10	\$ 592.00	\$ (64,762.73)

EXPENSES

Total Administration	\$ 187,635.00	\$ 156,362.50	\$ 200.46	\$ 134,621.09	\$ 172.59	\$ 21,741.41	\$ 273,940.00	\$ 228,283.33	\$ 159.64	\$ 147,557.57	\$ 103.19	\$ 80,725.76
Total Tenant Services	\$ 8,689.00	\$ 7,240.83	\$ 9.28	\$ 6,360.19	\$ 8.15	\$ 880.64	\$ 7,835.00	\$ 6,529.17	\$ 4.57	\$ 5,502.61	\$ 3.85	\$ 1,026.56
Total Utilities	\$ 188,400.00	\$ 157,000.00	\$ 201.28	\$ 167,833.50	\$ 215.17	\$ (10,833.50)	\$ 197,500.00	\$ 164,583.33	\$ 115.09	\$ 187,589.92	\$ 131.18	\$ (23,006.59)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 52,499.17	\$ 67.31	\$ 60,702.37	\$ 77.82	\$ (8,203.20)	\$ 167,179.00	\$ 139,315.83	\$ 97.42	\$ 185,551.13	\$ 129.76	\$ (46,235.30)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 41,950.00	\$ 53.78	\$ 50,016.19	\$ 64.12	\$ (8,066.19)	\$ 71,090.00	\$ 59,241.67	\$ 41.43	\$ 24,964.95	\$ 17.46	\$ 34,276.72
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 335,355.83	\$ 429.94	\$ 160,534.87	\$ 205.81	\$ 174,820.96	\$ 280,578.00	\$ 233,815.00	\$ 163.51	\$ 175,297.20	\$ 122.59	\$ 58,517.80
Total Protective Services	\$ 75,739.00	\$ 63,115.83	\$ 80.92	\$ 90,770.25	\$ 116.37	\$ (27,654.42)	\$ 14,400.00	\$ 12,000.00	\$ 8.39	\$ 2,602.54	\$ 1.82	\$ 9,397.46
Total General	\$ 51,052.00	\$ 42,543.33	\$ 54.54	\$ 41,632.79	\$ 53.38	\$ 910.54	\$ 80,566.00	\$ 67,138.33	\$ 46.95	\$ 65,290.86	\$ 45.66	\$ 1,847.47
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,152,675.00	\$ 960,562.50	\$ 1,231.49	\$ 879,336.70	\$ 1,127.35	\$ (81,225.80)	\$ 1,093,585.00	\$ 911,320.83	\$ 637.29	\$ 846,558.10	\$ 592.00	\$ (64,762.73)
Total Operating Expenses	\$ 1,027,281.00	\$ 856,067.50	\$ 1,097.52	\$ 712,471.25	\$ 913.42	\$ 143,596.25	\$ 1,093,088.00	\$ 910,906.67	\$ 637.00	\$ 794,356.78	\$ 555.49	\$ 116,549.89
Net Cash Flow from Operations	\$ 125,394.00	\$ 104,495.00	\$ 133.97	\$ 166,865.45	\$ 213.93	\$ 62,370.45	\$ 497.00	\$ 414.17	\$ 0.29	\$ 52,201.32	\$ 36.50	\$ 51,787.15
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 125,394.00	\$ 104,495.00	\$ 133.97	\$ 166,865.45	\$ 213.93	\$ 62,370.45	\$ 497.00	\$ 414.17	\$ 0.29	\$ 52,201.32	\$ 36.50	\$ 51,787.15

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

NORTHSIDE SCATTERED SITES - AMP 000041							MURPHY PARK I - AMP 000044					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 180,000.00	\$ 150,000.00	\$ 117.19	\$ 119,013.89	\$ 92.98	\$ (30,986.11)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (54,129.17)	\$ (42.29)	\$ (33,399.00)	\$ (26.09)	\$ 20,730.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 5,505.53	\$ 4.30	\$ 5,505.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 6,250.00	\$ 4.88	\$ 3,768.00	\$ 2.94	\$ (2,482.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ 1,670.00	\$ 1.30	\$ 1,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 57.00	\$ 0.04	\$ 57.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 821,663.33	\$ 641.92	\$ 830,921.00	\$ 649.16	\$ 9,257.67	\$ 490,828.00	\$ 409,023.33	\$ 439.81	\$ 408,604.00	\$ 439.36	\$ (419.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 329,740.00	\$ 257.61	\$ 329,740.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 60.83	\$ 0.05	\$ 170.34	\$ 0.13	\$ 109.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 18.54	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 15,189.17	\$ 11.87	\$ 27,024.45	\$ 21.11	\$ 11,835.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 1,268,774.17	\$ 991.23	\$ 1,308,208.71	\$ 1,022.04	\$ 39,434.54	\$ 490,828.00	\$ 409,023.33	\$ 439.81	\$ 408,604.00	\$ 439.36	\$ (419.33)

EXPENSES

Total Administration	\$ 315,700.00	\$ 263,083.33	\$ 205.53	\$ 215,415.16	\$ 168.23	\$ 47,668.17	\$ 68,694.00	\$ 57,245.00	\$ 61.55	\$ 47,847.33	\$ 51.45	\$ 9,397.67
Total Tenant Services	\$ 15,858.00	\$ 13,215.00	\$ 10.32	\$ 22,659.05	\$ 17.70	\$ (9,444.05)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 249,666.67	\$ 195.05	\$ 184,950.37	\$ 144.49	\$ 64,716.30	\$ 132,904.00	\$ 110,753.33	\$ 119.09	\$ 115,967.69	\$ 124.70	\$ (5,214.36)
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 206,508.33	\$ 161.33	\$ 97,926.53	\$ 76.51	\$ 108,581.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 71,541.67	\$ 55.89	\$ 34,928.55	\$ 27.29	\$ 36,613.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 369,381.67	\$ 288.58	\$ 281,740.91	\$ 220.11	\$ 87,640.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 1,948.20	\$ 1.52	\$ (1,948.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 77,894.17	\$ 60.85	\$ 70,066.39	\$ 54.74	\$ 7,827.78	\$ 371,916.00	\$ 309,930.00	\$ 333.26	\$ 302,176.33	\$ 324.92	\$ 7,753.67
Total Non-Routine Maint.	\$ 20,000.00	\$ 16,666.67	\$ 13.02	\$ 70,054.35	\$ 54.73	\$ (53,387.68)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 1,268,774.17	\$ 991.23	\$ 1,308,208.71	\$ 1,022.04	\$ 39,434.54	\$ 490,828.00	\$ 409,023.33	\$ 439.81	\$ 408,604.00	\$ 439.36	\$ (419.33)
Total Operating Expenses	\$ 1,521,549.00	\$ 1,267,957.50	\$ 990.59	\$ 979,689.51	\$ 765.32	\$ 288,267.99	\$ 573,514.00	\$ 477,928.33	\$ 513.90	\$ 465,991.35	\$ 501.07	\$ 11,936.98
Net Cash Flow from Operations	\$ 980.00	\$ 816.67	\$ 0.64	\$ 328,519.20	\$ 256.72	\$ 327,702.53	\$ (82,686.00)	\$ (68,905.00)	\$ (74.09)	\$ (57,387.35)	\$ (61.71)	\$ 11,517.65
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 816.67	\$ 0.64	\$ 328,519.20	\$ 256.72	\$ 327,702.53	\$ (82,686.00)	\$ (68,905.00)	\$ (74.09)	\$ (57,387.35)	\$ (61.71)	\$ 11,517.65

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

MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 235,791.67	\$ 368.42	\$ 239,010.00	\$ 373.45	\$ 3,218.33	\$ 325,246.00	\$ 271,038.33	\$ 416.98	\$ 272,154.00	\$ 1,115.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 235,791.67	\$ 368.42	\$ 239,010.00	\$ 373.45	\$ 3,218.33	\$ 325,246.00	\$ 271,038.33	\$ 416.98	\$ 272,154.00	\$ 1,115.67

EXPENSES

Total Administration	\$ 46,147.00	\$ 38,455.83	\$ 60.09	\$ 30,793.78	\$ 48.12	\$ 7,662.05	\$ 49,861.00	\$ 41,550.83	\$ 63.92	\$ 33,296.73	\$ 51.23	\$ 8,254.10
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 69,175.00	\$ 57,645.83	\$ 90.07	\$ 64,726.30	\$ 101.13	\$ (7,080.47)	\$ 79,027.00	\$ 65,855.83	\$ 101.32	\$ 69,483.55	\$ 106.90	\$ (3,627.72)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 230,404.17	\$ 360.01	\$ 198,597.18	\$ 310.31	\$ 31,806.99	\$ 214,068.00	\$ 178,390.00	\$ 274.45	\$ 176,682.88	\$ 271.82	\$ 1,707.12
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 235,791.67	\$ 368.42	\$ 239,010.00	\$ 373.45	\$ 3,218.33	\$ 325,246.00	\$ 271,038.33	\$ 416.98	\$ 272,154.00	\$ 418.70	\$ 1,115.67
Total Operating Expenses	\$ 391,807.00	\$ 326,505.83	\$ 510.17	\$ 294,117.26	\$ 459.56	\$ 32,388.57	\$ 342,956.00	\$ 285,796.67	\$ 439.69	\$ 279,463.16	\$ 429.94	\$ 6,333.51
Net Cash Flow from Operations	\$ (108,857.00)	\$ (90,714.17)	\$ (141.74)	\$ (55,107.26)	\$ (86.11)	\$ 35,606.91	\$ (17,710.00)	\$ (14,758.33)	\$ (22.71)	\$ (7,309.16)	\$ (11.24)	\$ 7,449.17
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (90,714.17)	\$ (141.74)	\$ (55,107.26)	\$ (86.11)	\$ 35,606.91	\$ (17,710.00)	\$ (14,758.33)	\$ (22.71)	\$ (7,309.16)	\$ (11.24)	\$ 7,449.17

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

KING LOUIS SQUARE - AMP 000047						LES CHATEAUX - AMP 000048					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 126,816.67	\$ 352.27	\$ 122,737.00	\$ 340.94	\$ (4,079.67)	\$ 149,541.00	\$ 124,617.50	\$ 311.54	\$ 129,861.00	\$ 324.65
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 29,130.00	\$ 80.92	\$ 40,520.42	\$ 112.56	\$ 11,390.42	\$ 38,840.00	\$ 32,366.67	\$ 80.92	\$ 45,022.69	\$ 112.56
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 155,946.67	\$ 433.19	\$ 163,257.42	\$ 453.49	\$ 7,310.76	\$ 188,381.00	\$ 156,984.17	\$ 392.46	\$ 174,883.69	\$ 437.21

EXPENSES

Total Administration	\$ 20,723.00	\$ 17,269.17	\$ 47.97	\$ 13,578.73	\$ 37.72	\$ 3,690.44	\$ 14,636.00	\$ 12,196.67	\$ 30.49	\$ 10,780.67	\$ 26.95	\$ 1,416.00
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 500.00	\$ 1.25	\$ -	\$ -	\$ 500.00
Total Utilities	\$ 12,200.00	\$ 10,166.67	\$ 28.24	\$ 8,366.70	\$ 23.24	\$ 1,799.97	\$ 48,252.00	\$ 40,210.00	\$ 100.53	\$ 40,210.00	\$ 100.53	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 29,130.00	\$ 80.92	\$ 40,520.42	\$ 112.56	\$ (11,390.42)	\$ 38,840.00	\$ 32,366.67	\$ 80.92	\$ 45,022.69	\$ 112.56	\$ (12,656.03)
Total General	\$ 65,867.00	\$ 54,889.17	\$ 152.47	\$ 56,450.06	\$ 156.81	\$ (1,560.89)	\$ 93,212.00	\$ 77,676.67	\$ 194.19	\$ 86,148.70	\$ 215.37	\$ (8,472.03)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 155,946.67	\$ 433.19	\$ 163,257.42	\$ 453.49	\$ 7,310.76	\$ 188,381.00	\$ 156,984.17	\$ 392.46	\$ 174,883.69	\$ 437.21	\$ 17,899.53
Total Operating Expenses	\$ 133,746.00	\$ 111,455.00	\$ 309.60	\$ 118,915.91	\$ 330.32	\$ (7,460.91)	\$ 195,540.00	\$ 162,950.00	\$ 407.38	\$ 182,162.06	\$ 455.41	\$ (19,212.06)
Net Cash Flow from Operations	\$ 53,390.00	\$ 44,491.67	\$ 123.59	\$ 44,341.51	\$ 123.17	\$ (150.16)	\$ (7,159.00)	\$ (5,965.83)	\$ (14.91)	\$ (7,278.37)	\$ (18.20)	\$ (1,312.54)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 44,491.67	\$ 123.59	\$ 44,341.51	\$ 123.17	\$ (150.16)	\$ (7,159.00)	\$ (5,965.83)	\$ (14.91)	\$ (7,278.37)	\$ (18.20)	\$ (1,312.54)

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

KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Negative Rents - Utility Allowances (SLHA)			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
JPID Rent Loss Reserve	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Charges / Work Orders	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Charges/ Late Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Legal Charges	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Vacate Charges	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Non-Dwelling Rents	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
*Operating/Utility Subsidy	\$	191,112.00	\$	159,260.00	\$	361.95	\$	160,356.00	\$	364.45	\$	1,096.00	\$	251,295.00	\$	209,412.50	\$	337.76	\$	210,111.00	\$	338.89	\$	698.50
Transfer from Operating Reserve			\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$	-	\$	-	\$	-	\$	-	
Transfer from Capital Fund	\$	42,724.00	\$	35,603.33	\$	80.92	\$	49,524.96	\$	112.56	\$	13,921.63	\$	60,203.00	\$	50,169.17	\$	80.92	\$	69,785.17	\$	112.56	\$	19,616.01
Investment Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Proceeds from Insurance (SLHA)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Income	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Receipts	\$	233,836.00	\$	194,863.33	\$	442.87	\$	209,880.96	\$	477.00	\$	15,017.63	\$	311,498.00	\$	259,581.67	\$	418.68	\$	279,896.17	\$	451.45	\$	20,314.51

EXPENSES

Total Administration	\$ 25,918.00	\$ 21,598.33	\$ 49.09	\$ 17,162.29	\$ 39.01	\$ 4,436.04	\$ 43,662.00	\$ 36,385.00	\$ 58.69	\$ 29,181.31	\$ 47.07	\$ 7,203.69
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 775.00	\$ 1.25	\$ -	\$ -	\$ 775.00
Total Utilities	\$ 24,250.00	\$ 20,208.33	\$ 45.93	\$ 17,208.30	\$ 39.11	\$ 3,000.03	\$ 72,735.00	\$ 60,612.50	\$ 97.76	\$ 61,816.51	\$ 99.70	\$ (1,204.01)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 35,603.33	\$ 80.92	\$ 49,524.96	\$ 112.56	\$ (13,921.63)	\$ 60,203.00	\$ 50,169.17	\$ 80.92	\$ 69,785.17	\$ 112.56	\$ (19,616.01)
Total General	\$ 93,873.00	\$ 78,227.50	\$ 177.79	\$ 84,957.58	\$ 193.09	\$ (6,730.08)	\$ 153,921.00	\$ 128,267.50	\$ 206.88	\$ 114,008.41	\$ 183.88	\$ 14,259.09
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 194,863.33	\$ 442.87	\$ 209,880.96	\$ 477.00	\$ 15,017.63	\$ 311,498.00	\$ 259,581.67	\$ 418.68	\$ 279,896.17	\$ 451.45	\$ 20,314.51
Total Operating Expenses	\$ 186,765.00	\$ 155,637.50	\$ 353.72	\$ 168,853.13	\$ 383.76	\$ (13,215.63)	\$ 331,451.00	\$ 276,209.17	\$ 445.50	\$ 274,791.40	\$ 443.21	\$ 1,417.76
Net Cash Flow from Operations	\$ 47,071.00	\$ 39,225.83	\$ 89.15	\$ 41,027.83	\$ 93.25	\$ 1,802.00	\$ (19,953.00)	\$ (16,627.50)	\$ (26.82)	\$ 5,104.77	\$ 8.23	\$ 21,732.27
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 39,225.83	\$ 89.15	\$ 41,027.83	\$ 93.25	\$ 1,802.00	\$ (19,953.00)	\$ (16,627.50)	\$ (26.82)	\$ 5,104.77	\$ 8.23	\$ 21,732.27

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

KING LOUIS SQUARE III - AMP 000052							SENIOR LIVING AT RENAISSANCE - AMP 000054					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ 56,000.00	\$ 46,666.67	\$ 194.44	\$ 52,434.00	\$ 218.48	\$ 5,767.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (7,500.00)	\$ (31.25)	\$ (8,689.00)	\$ (36.20)	\$ (1,189.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 800.00	\$ 3.33	\$ -	\$ -	\$ (800.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 350.00	\$ 1.46	\$ 2,039.50	\$ 8.50	\$ 1,689.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 166.67	\$ 0.69	\$ (1,714.00)	\$ (7.14)	\$ (1,880.67)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 111,000.00	\$ 462.50	\$ 113,156.00	\$ 471.48	\$ 2,156.00	\$ 289,526.00	\$ 241,271.67	\$ 321.70	\$ 246,902.00	\$ 329.20	\$ 5,630.33
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 56,280.00	\$ 234.50	\$ 63,873.62	\$ 266.14	\$ 7,593.62	\$ 72,825.00	\$ 60,687.50	\$ 80.92	\$ 84,417.55	\$ 112.56	\$ 23,730.05
Investment Income	\$ 33.00	\$ 27.50	\$ 0.11	\$ 2.00	\$ 0.01	\$ (25.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 2,115.83	\$ 8.82	\$ 2,818.56	\$ 11.74	\$ 702.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 209,906.67	\$ 874.61	\$ 223,920.68	\$ 933.00	\$ 14,014.01	\$ 362,351.00	\$ 301,959.17	\$ 402.61	\$ 331,319.55	\$ 441.76	\$ 29,360.38

EXPENSES

\$ 158,333.06

Total Administration	\$ 57,796.00	\$ 48,163.33	\$ 200.68	\$ 40,210.75	\$ 167.54	\$ 7,952.58	\$ 23,161.00	\$ 19,300.83	\$ 25.73	\$ 15,426.28	\$ 20.57	\$ 3,874.55
Total Tenant Services	\$ 1,968.00	\$ 1,640.00	\$ 6.83	\$ 1,354.28	\$ 5.64	\$ 285.72	\$ 1,125.00	\$ 937.50	\$ 1.25	\$ -	\$ -	\$ 937.50
Total Utilities	\$ 41,000.00	\$ 34,166.67	\$ 142.36	\$ 32,124.59	\$ 133.85	\$ 2,042.08	\$ 111,083.00	\$ 92,569.17	\$ 123.43	\$ 87,903.07	\$ 117.20	\$ 4,666.10
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 20,351.67	\$ 84.80	\$ 10,768.38	\$ 44.87	\$ 9,583.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 10,116.67	\$ 42.15	\$ -	\$ -	\$ 10,116.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 59,566.67	\$ 248.19	\$ 63,340.26	\$ 263.92	\$ (3,773.59)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 19,420.00	\$ 80.92	\$ 27,013.62	\$ 112.56	\$ (7,593.62)	\$ 72,825.00	\$ 60,687.50	\$ 80.92	\$ 84,417.55	\$ 112.56	\$ (23,730.05)
Total General	\$ 19,655.00	\$ 16,379.17	\$ 68.25	\$ 16,364.54	\$ 68.19	\$ 14.63	\$ 113,866.00	\$ 94,888.33	\$ 126.52	\$ 114,351.34	\$ 152.47	\$ (19,463.01)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 209,906.67	\$ 874.61	\$ 223,920.68	\$ 933.00	\$ 14,014.01	\$ 362,351.00	\$ 301,959.17	\$ 402.61	\$ 331,319.55	\$ 441.76	\$ 29,360.38
Total Operating Expenses	\$ 251,765.00	\$ 209,804.17	\$ 874.18	\$ 191,176.42	\$ 796.57	\$ 18,627.75	\$ 322,060.00	\$ 268,383.33	\$ 357.84	\$ 302,098.24	\$ 402.80	\$ (33,714.91)
Net Cash Flow from Operations	\$ 123.00	\$ 102.50	\$ 0.43	\$ 32,744.26	\$ 136.43	\$ 32,641.76	\$ 40,291.00	\$ 33,575.83	\$ 44.77	\$ 29,221.31	\$ 38.96	\$ (4,354.52)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 102.50	\$ 0.43	\$ 32,744.26	\$ 136.43	\$ 32,641.76	\$ 40,291.00	\$ 33,575.83	\$ 44.77	\$ 29,221.31	\$ 38.96	\$ (4,354.52)

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

GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 98,100.83	\$ 445.91	\$ 98,974.00	\$ 449.88	\$ 873.17	\$ 301,119.00	\$ 250,932.50	\$ 313.67	\$ 258,951.00	\$ 323.69	\$ 8,018.50
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 17,802.50	\$ 80.92	\$ 24,762.48	\$ 112.56	\$ 6,959.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 115,903.33	\$ 526.83	\$ 123,736.48	\$ 562.44	\$ 7,833.15	\$ 301,119.00	\$ 250,932.50	\$ 313.67	\$ 258,951.00	\$ 323.69	\$ 8,018.50

EXPENSES

Total Administration	\$ 6,981.00	\$ 5,817.50	\$ 26.44	\$ 4,573.46	\$ 20.79	\$ 1,244.04	\$ 23,492.00	\$ 19,576.67	\$ 24.47	\$ 15,952.27	\$ 19.94	\$ 3,624.40
Total Tenant Services	\$ 330.00	\$ 275.00	\$ 1.25	\$ -	\$ -	\$ 275.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 44,935.00	\$ 37,445.83	\$ 170.21	\$ 31,341.24	\$ 142.46	\$ 6,104.59	\$ 117,321.00	\$ 97,767.50	\$ 122.21	\$ 101,905.30	\$ 127.38	\$ (4,137.80)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 17,802.50	\$ 80.92	\$ 24,762.48	\$ 112.56	\$ (6,959.98)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 45,740.00	\$ 207.91	\$ 50,962.18	\$ 231.65	\$ (5,222.18)	\$ 125,555.00	\$ 104,629.17	\$ 130.79	\$ 125,390.46	\$ 156.74	\$ (20,761.29)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 115,903.33	\$ 526.83	\$ 123,736.48	\$ 562.44	\$ 7,833.15	\$ 301,119.00	\$ 250,932.50	\$ 313.67	\$ 258,951.00	\$ 323.69	\$ 8,018.50
Total Operating Expenses	\$ 128,497.00	\$ 107,080.83	\$ 486.73	\$ 111,639.36	\$ 507.45	\$ (4,558.53)	\$ 266,368.00	\$ 221,973.33	\$ 277.47	\$ 243,248.03	\$ 304.06	\$ (21,274.70)
Net Cash Flow from Operations	\$ 10,587.00	\$ 8,822.50	\$ 40.10	\$ 12,097.12	\$ 54.99	\$ 3,274.62	\$ 34,751.00	\$ 28,959.17	\$ 36.20	\$ 15,702.97	\$ 19.63	\$ (13,256.20)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 8,822.50	\$ 40.10	\$ 12,097.12	\$ 54.99	\$ 3,274.62	\$ 34,751.00	\$ 28,959.17	\$ 36.20	\$ 15,702.97	\$ 19.63	\$ (13,256.20)

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

RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 203,900.00	\$ 566.39	\$ 197,933.00	\$ 549.81	\$ (5,967.00)	\$ 220,567.00	\$ 183,805.83	\$ 399.58	\$ 188,650.00	\$ 410.11	\$ 4,844.17	\$ -	\$ -
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 29,130.00	\$ 80.92	\$ 40,520.42	\$ 112.56	\$ 11,390.42	\$ 44,667.00	\$ 37,222.50	\$ 80.92	\$ 51,776.10	\$ 112.56	\$ 14,553.60	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 233,030.00	\$ 647.31	\$ 238,453.42	\$ 662.37	\$ 5,423.42	\$ 265,234.00	\$ 221,028.33	\$ 480.50	\$ 240,426.10	\$ 522.67	\$ 19,397.76	\$ -	\$ -

EXPENSES

Total Administration	\$ 22,624.00	\$ 18,853.33	\$ 52.37	\$ 14,944.59	\$ 41.51	\$ 3,908.74	\$ 29,474.00	\$ 24,561.67	\$ 53.39	\$ 19,688.90	\$ 42.80	\$ 4,872.77	\$ -	\$ -
Total Tenant Services	\$ 540.00	\$ 450.00	\$ 1.25	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 49,773.00	\$ 41,477.50	\$ 115.22	\$ 35,790.24	\$ 99.42	\$ 5,687.26	\$ 75,359.00	\$ 62,799.17	\$ 136.52	\$ 62,424.49	\$ 135.71	\$ 374.68	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 29,130.00	\$ 80.92	\$ 40,520.42	\$ 112.56	\$ (11,390.42)	\$ 44,667.00	\$ 37,222.50	\$ 80.92	\$ 51,776.10	\$ 112.56	\$ (14,553.60)	\$ -	\$ -
Total General	\$ 107,353.00	\$ 89,460.83	\$ 248.50	\$ 97,336.48	\$ 270.38	\$ (7,875.65)	\$ 146,157.00	\$ 121,797.50	\$ 264.78	\$ 124,999.40	\$ 271.74	\$ (3,201.90)	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 233,030.00	\$ 647.31	\$ 238,453.42	\$ 662.37	\$ 5,423.42	\$ 265,234.00	\$ 221,028.33	\$ 480.50	\$ 240,426.10	\$ 522.67	\$ 19,397.76	\$ -	\$ -
Total Operating Expenses	\$ 215,246.00	\$ 179,371.67	\$ 498.25	\$ 188,591.74	\$ 523.87	\$ (9,220.07)	\$ 295,657.00	\$ 246,380.83	\$ 535.61	\$ 258,888.89	\$ 562.80	\$ (12,508.05)	\$ -	\$ -
Net Cash Flow from Operations	\$ 64,390.00	\$ 53,658.33	\$ 149.05	\$ 49,861.69	\$ 138.50	\$ (3,796.65)	\$ (30,423.00)	\$ (25,352.50)	\$ (55.11)	\$ (18,462.79)	\$ (40.14)	\$ 6,889.71	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 53,658.33	\$ 149.05	\$ 49,861.69	\$ 138.50	\$ (3,796.65)	\$ (30,423.00)	\$ (25,352.50)	\$ (55.11)	\$ (18,462.79)	\$ (40.14)	\$ 6,889.71	\$ -	\$ -

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

RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 234,410.83	\$ 468.82	\$ 233,508.00	\$ 467.02	\$ (902.83)	\$ 255,775.00	\$ 213,145.83	\$ 484.42	\$ 195,044.00	\$ 443.28	\$ (18,101.83)	\$ -
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 40,459.17	\$ 80.92	\$ 56,278.37	\$ 112.56	\$ 15,819.20	\$ 42,724.00	\$ 35,603.33	\$ 80.92	\$ 49,524.96	\$ 112.56	\$ 13,921.63	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 274,870.00	\$ 549.74	\$ 289,786.37	\$ 579.57	\$ 14,916.37	\$ 298,499.00	\$ 248,749.17	\$ 565.34	\$ 244,568.96	\$ 555.84	\$ (4,180.20)	\$ -

EXPENSES

Total Administration	\$ 38,071.00	\$ 31,725.83	\$ 63.45	\$ 25,404.01	\$ 50.81	\$ 6,321.82	\$ 34,836.00	\$ 29,030.00	\$ 65.98	\$ 23,211.50	\$ 52.75	\$ 5,818.50	\$ -
Total Tenant Services	\$ 750.00	\$ 625.00	\$ 1.25	\$ -	\$ -	\$ 625.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,547.00	\$ 62,955.83	\$ 125.91	\$ 63,510.55	\$ 127.02	\$ (554.72)	\$ 72,084.00	\$ 60,070.00	\$ 136.52	\$ 59,819.75	\$ 135.95	\$ 250.25	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 40,459.17	\$ 80.92	\$ 56,278.37	\$ 112.56	\$ (15,819.20)	\$ 42,724.00	\$ 35,603.33	\$ 80.92	\$ 49,524.96	\$ 112.56	\$ (13,921.63)	\$ -
Total General	\$ 208,873.00	\$ 174,060.83	\$ 348.12	\$ 155,170.11	\$ 310.34	\$ 18,890.72	\$ 157,007.00	\$ 130,839.17	\$ 297.36	\$ 113,293.84	\$ 257.49	\$ 17,545.33	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 274,870.00	\$ 549.74	\$ 289,786.37	\$ 579.57	\$ 14,916.37	\$ 298,499.00	\$ 248,749.17	\$ 565.34	\$ 244,568.96	\$ 555.84	\$ (4,180.20)	\$ -
Total Operating Expenses	\$ 371,792.00	\$ 309,826.67	\$ 619.65	\$ 300,363.04	\$ 600.73	\$ 9,463.63	\$ 306,651.00	\$ 255,542.50	\$ 580.78	\$ 245,850.05	\$ 558.75	\$ 9,692.45	\$ -
Net Cash Flow from Operations	\$ (41,948.00)	\$ (34,956.67)	\$ (69.91)	\$ (10,576.67)	\$ (21.15)	\$ 24,380.00	\$ (8,152.00)	\$ (6,793.33)	\$ (15.44)	\$ (1,281.09)	\$ (2.91)	\$ 5,512.24	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (34,956.67)	\$ (69.91)	\$ (10,576.67)	\$ (21.15)	\$ 24,380.00	\$ (8,152.00)	\$ (6,793.33)	\$ (15.44)	\$ (1,281.09)	\$ (2.91)	\$ 5,512.24	\$ -

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

KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 348,460.00	\$ 290.38	\$ 358,845.00	\$ 299.04	\$ 10,385.00	\$ 196,499.00	\$ 163,749.17	\$ 218.33	\$ 176,439.00	\$ 235.25 \$ 12,689.83
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 214,000.00	\$ 178.33	\$ 214,000.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 60,687.50	\$ 80.92	\$ 84,417.55	\$ 112.56 \$ 23,730.05
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 562,460.00	\$ 468.72	\$ 572,845.00	\$ 477.37	\$ 10,385.00	\$ 269,324.00	\$ 224,436.67	\$ 299.25	\$ 260,856.55	\$ 347.81 \$ 36,419.88

EXPENSES

Total Administration	\$ 34,257.00	\$ 28,547.50	\$ 23.79	\$ 23,003.93	\$ 19.17	\$ 5,543.57	\$ 22,554.00	\$ 18,795.00	\$ 25.06	\$ 15,428.40	\$ 20.57 \$ 3,366.60
Total Tenant Services	\$ 1,800.00	\$ 1,500.00	\$ 1.25	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 219,000.00	\$ 182,500.00	\$ 152.08	\$ 182,500.00	\$ 152.08	\$ -	\$ 105,574.00	\$ 87,978.33	\$ 117.30	\$ 99,135.50	\$ 132.18 \$ (11,157.17)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 60,687.50	\$ 80.92	\$ 84,417.55	\$ 112.56 \$ (23,730.05)
Total General	\$ 403,085.00	\$ 335,904.17	\$ 279.92	\$ 353,747.55	\$ 294.79	\$ (17,843.38)	\$ 38,736.00	\$ 32,280.00	\$ 43.04	\$ 50,628.72	\$ 67.50 \$ (18,348.72)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 562,460.00	\$ 468.72	\$ 572,845.00	\$ 477.37	\$ 10,385.00	\$ 269,324.00	\$ 224,436.67	\$ 299.25	\$ 260,856.55	\$ 347.81 \$ 36,419.88
Total Operating Expenses	\$ 658,142.00	\$ 548,451.67	\$ 457.04	\$ 559,251.48	\$ 466.04	\$ (10,799.81)	\$ 239,689.00	\$ 199,740.83	\$ 266.32	\$ 249,610.17	\$ 332.81 \$ (49,869.34)
Net Cash Flow from Operations	\$ 16,810.00	\$ 14,008.33	\$ 11.67	\$ 13,593.52	\$ 11.33	\$ (414.81)	\$ 29,635.00	\$ 24,695.83	\$ 32.93	\$ 11,246.38	\$ 15.00 \$ (13,449.45)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 14,008.33	\$ 11.67	\$ 13,593.52	\$ 11.33	\$ (414.81)	\$ 29,635.00	\$ 24,695.83	\$ 32.93	\$ 11,246.38	\$ 15.00 \$ (13,449.45)

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

ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 309,049.17	\$ 441.50	\$ 317,214.00	\$ 453.16	\$ 8,164.83	\$ 263,864.00	\$ 219,886.67	\$ 372.69	\$ 221,314.00	\$ 375.11	\$ 1,427.33	\$ -
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 309,049.17	\$ 441.50	\$ 317,214.00	\$ 453.16	\$ 8,164.83	\$ 263,864.00	\$ 219,886.67	\$ 372.69	\$ 221,314.00	\$ 375.11	\$ 1,427.33	\$ -

EXPENSES

Total Administration	\$ 44,953.00	\$ 37,460.83	\$ 53.52	\$ 30,130.15	\$ 43.04	\$ 7,330.68	\$ 39,093.00	\$ 32,577.50	\$ 55.22	\$ 26,660.95	\$ 45.19	\$ 5,916.55	\$ -
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 737.50	\$ 1.25	\$ -	\$ -	\$ 737.50	\$ -
Total Utilities	\$ 135,093.00	\$ 112,577.50	\$ 160.83	\$ 115,336.30	\$ 164.77	\$ (2,758.80)	\$ 63,085.00	\$ 52,570.83	\$ 89.10	\$ 52,835.68	\$ 89.55	\$ (264.85)	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 173,395.00	\$ 247.71	\$ 191,938.27	\$ 274.20	\$ (18,543.27)	\$ 152,925.00	\$ 127,437.50	\$ 216.00	\$ 152,343.22	\$ 258.21	\$ (24,905.72)	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 309,049.17	\$ 441.50	\$ 317,214.00	\$ 453.16	\$ 8,164.83	\$ 263,864.00	\$ 219,886.67	\$ 372.69	\$ 221,314.00	\$ 375.11	\$ 1,427.33	\$ -
Total Operating Expenses	\$ 388,120.00	\$ 323,433.33	\$ 462.05	\$ 337,404.72	\$ 482.01	\$ (13,971.39)	\$ 255,988.00	\$ 213,323.33	\$ 361.56	\$ 231,839.85	\$ 392.95	\$ (18,516.52)	\$ -
Net Cash Flow from Operations	\$ (17,261.00)	\$ (14,384.17)	\$ (20.55)	\$ (20,190.72)	\$ (28.84)	\$ (5,806.55)	\$ 7,876.00	\$ 6,563.33	\$ 11.12	\$ (10,525.85)	\$ (17.84)	\$ (17,089.18)	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (14,384.17)	\$ (20.55)	\$ (20,190.72)	\$ (28.84)	\$ (5,806.55)	\$ 7,876.00	\$ 6,563.33	\$ 11.12	\$ (10,525.85)	\$ (17.84)	\$ (17,089.18)	\$ -

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

NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 191,406.67	\$ 416.10	\$ 198,604.00	\$ 431.75	\$ 7,197.33	\$ 134,975.00	\$ 112,479.17	\$ 321.37	\$ 115,303.00	\$ 329.44	\$ 2,823.83	\$ -
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 191,406.67	\$ 416.10	\$ 198,604.00	\$ 431.75	\$ 7,197.33	\$ 134,975.00	\$ 112,479.17	\$ 321.37	\$ 115,303.00	\$ 329.44	\$ 2,823.83	\$ -

EXPENSES

Total Administration	\$ 26,546.00	\$ 22,121.67	\$ 48.09	\$ 17,760.89	\$ 38.61	\$ 4,360.78	\$ 21,208.00	\$ 17,673.33	\$ 50.50	\$ 14,144.10	\$ 40.41	\$ 3,529.23	\$ -
Total Tenant Services	\$ 690.00	\$ 575.00	\$ 1.25	\$ -	\$ -	\$ 575.00	\$ 525.00	\$ 437.50	\$ 1.25	\$ -	\$ -	\$ 437.50	\$ -
Total Utilities	\$ 50,505.00	\$ 42,087.50	\$ 91.49	\$ 39,730.01	\$ 86.37	\$ 2,357.49	\$ 33,171.00	\$ 27,642.50	\$ 78.98	\$ 27,115.75	\$ 77.47	\$ 526.75	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 136,559.17	\$ 296.87	\$ 159,806.90	\$ 347.41	\$ (23,247.73)	\$ 83,002.00	\$ 69,168.33	\$ 197.62	\$ 84,031.60	\$ 240.09	\$ (14,863.27)	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 191,406.67	\$ 416.10	\$ 198,604.00	\$ 431.75	\$ 7,197.33	\$ 134,975.00	\$ 112,479.17	\$ 321.37	\$ 115,303.00	\$ 329.44	\$ 2,823.83	\$ -
Total Operating Expenses	\$ 241,612.00	\$ 201,343.33	\$ 437.70	\$ 217,297.80	\$ 472.39	\$ (15,954.47)	\$ 137,906.00	\$ 114,921.67	\$ 328.35	\$ 125,291.45	\$ 357.98	\$ (10,369.78)	\$ -
Net Cash Flow from Operations	\$ (11,924.00)	\$ (9,936.67)	\$ (21.60)	\$ (18,693.80)	\$ (40.64)	\$ (8,757.13)	\$ (2,931.00)	\$ (2,442.50)	\$ (6.98)	\$ (9,988.45)	\$ (28.54)	\$ (7,545.95)	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (9,936.67)	\$ (21.60)	\$ (18,693.80)	\$ (40.64)	\$ (8,757.13)	\$ (2,931.00)	\$ (2,442.50)	\$ (6.98)	\$ (9,988.45)	\$ (28.54)	\$ (7,545.95)	\$ -

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

PRESERVATION SQUARE - AMP 000067					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 86,273.33	\$ 454.07	\$ 69,567.00	\$ 366.14	\$ (16,706.33)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 86,273.33	\$ 454.07	\$ 69,567.00	\$ 366.14	\$ (16,706.33)

EXPENSES

Total Administration	\$ 16,250.00	\$ 13,541.67	\$ 71.27	\$ -	\$ -	\$ 13,541.67
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ 9,493.75	\$ 49.97	\$ (9,493.75)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 65,719.17	\$ 345.89	\$ 41,703.92	\$ 219.49	\$ 24,015.25
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 86,273.33	\$ 454.07	\$ 69,567.00	\$ 366.14	\$ (16,706.33)
Total Operating Expenses	\$ 95,113.00	\$ 79,260.83	\$ 417.16	\$ 51,197.67	\$ 269.46	\$ 28,063.16
Net Cash Flow from Operations	\$ 8,415.00	\$ 7,012.50	\$ 36.91	\$ 18,369.33	\$ 96.68	\$ 11,356.83
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 7,012.50	\$ 36.91	\$ 18,369.33	\$ 96.68	\$ 11,356.83

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028						
Indicator #1 - Quick Ratio (QR)														
FDS #														
111 Cash -unrestricted		\$	2,849,292.25	\$	195,744.86	\$	167,387.41	\$	109,793.71	\$	266,814.05	\$	192,526.95	
114 Cash - tenant security deposits		\$	26,232.95	\$	25,172.82	\$	24,668.66	\$	25,566.90	\$	72,056.17	\$	25,308.41	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	154,629.12	\$	125,499.33	\$	22,818.68	\$	45,338.30	\$	193,209.84	\$	32,858.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	387,518.13	\$	90,805.94	\$	72,108.49	\$	67,825.87	\$	180,863.24	\$	73,181.87	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
QR Numerator Total:			\$	3,417,672.45	\$	437,222.95	\$	286,983.24	\$	248,524.78	\$	712,943.30	\$	323,875.24
310 Total Current Liabilities		\$	44,465.21	\$	116,357.43	\$	35,290.72	\$	42,984.39	\$	291,357.42	\$	44,921.21	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$	-			\$	-	\$	-	\$	-	\$	-	
QR Denominator Total:			\$	44,465.21	\$	116,357.43	\$	35,290.72	\$	42,984.39	\$	291,357.42	\$	44,921.21
Quick Ratio:				76.86		3.76		8.13		5.78		2.45		7.21
Quick Ratio Score (max points 12):				12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)														
FDS #														
111 Cash -unrestricted		\$	2,849,292.25	\$	195,744.86	\$	167,387.41	\$	109,793.71	\$	266,814.05	\$	192,526.95	
114 Cash - tenant security deposits		\$	26,232.95	\$	25,172.82	\$	24,668.66	\$	25,566.90	\$	72,056.17	\$	25,308.41	
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
120 Total Receivables		\$	154,629.12	\$	125,499.33	\$	22,818.68	\$	45,338.30	\$	193,209.84	\$	32,858.01	
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
142 Prepaid Expenses and Other Assets		\$	387,518.13	\$	90,805.94	\$	72,108.49	\$	67,825.87	\$	180,863.24	\$	73,181.87	
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
310 (-) Total Current Liabilities		\$	44,465.21	\$	116,357.43	\$	35,290.72	\$	42,984.39	\$	291,357.42	\$	44,921.21	
MENAR Numerator Total:			\$	3,373,207.24	\$	320,865.52	\$	251,692.52	\$	205,540.39	\$	421,585.88	\$	278,954.03
Average Monthly Operating Expenses:														
96900 Total Operating Expenses		\$	2,343,687.74	\$	874,627.35	\$	816,594.93	\$	720,403.96	\$	1,963,629.71	\$	690,415.49	
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	259,044.63	\$	-	
MENAR Denominator Total:			\$	234,368.77	\$	87,462.74	\$	81,659.49	\$	72,040.40	\$	222,267.43	\$	69,041.55
MENAR:				14.39		3.67		3.08		2.85		1.90		4.04
MENAR Score (max points 11):				11		10.5		9.64		9.31		7.91		11

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 883,470.76	\$ (48,686.86)	\$ (65,173.32)	\$ 23,670.17	\$ (289,022.97)	\$ 68,761.90
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 883,470.76	\$ (48,686.86)	\$ (65,173.32)	\$ 23,670.17	\$ (289,022.97)	\$ 68,761.90
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	10.5	9.64	9.31	7.91	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	24.5	23.64	23.31	21.91	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	38212.67	8300	3087	2553.12	2284.38	6288.17	3025
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	24.20	25.00	24.50	23.64	23.31	21.91	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,263,678.98	\$ 798,559.53	\$ 572,784.65	\$ 836,687.48	\$ 292,396.10
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,176.50	\$ 28,430.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 147,668.72	\$ 38,048.01	\$ 106,701.33	\$ 38,110.71	\$ 25,666.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 181,809.66	\$ 118,611.04	\$ 118,530.62	\$ 210,950.61	\$ 19,370.16
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,629,428.36	\$ 971,828.58	\$ 830,193.10	\$ 1,114,179.01	\$ 342,638.32
310 Total Current Liabilities	\$ 254,125.54	\$ 532,395.56	\$ 71,126.07	\$ 483,892.53	\$ 10,739.06
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 254,125.54	\$ 27,395.56	\$ 71,126.07	\$ 483,892.53	\$ 8,119.10
Quick Ratio:	6.41	35.47	11.67	2.30	42.20
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,263,678.98	\$ 798,559.53	\$ 572,784.65	\$ 836,687.48	\$ 292,396.10
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,176.50	\$ 28,430.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 147,668.72	\$ 38,048.01	\$ 106,701.33	\$ 38,110.71	\$ 25,666.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 181,809.66	\$ 118,611.04	\$ 118,530.62	\$ 210,950.61	\$ 19,370.16
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 254,125.54	\$ (37,707.71)	\$ 71,126.07	\$ 483,892.53	\$ 10,739.06
MENAR Numerator Total:	\$ 1,375,302.82	\$ 1,009,536.29	\$ 759,067.03	\$ 630,286.48	\$ 331,899.26
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 1,066,281.95	\$ 712,471.25	\$ 794,356.78	\$ 909,635.16	\$ 191,176.42
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ 52,075.35	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 111,835.73	\$ 71,247.13	\$ 79,435.68	\$ 97,968.95	\$ 19,117.64
MENAR:	12.30	14.17	9.56	6.43	17.36
MENAR Score (max points 11):	11	11	11	11	11

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 27,349.13	\$ 166,865.45	\$ 52,201.32	\$ 328,519.20	\$ 32,744.26
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 27,349.13	\$ 166,865.45	\$ 52,201.32	\$ 328,519.20	\$ 32,744.26
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

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

Total AMPs		Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		1,765	1,194	1,045	942	2,534	1,075
OR Numerator Total:		1,765	1,194	1,045	942	2,534	1,075
11190 Unit Months Available		2,462	1,260	1,080	990	2,835	1,210
OR Denominator Total:		2,462	1,260	1,080	990	2,835	1,210
Occupancy Rate:		0.71690	0.94762	0.96759	0.95152	0.89383	0.88843
Occupancy Rate Score (max points 16):		0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 191,647.03	\$ 151,311.70	\$ 24,858.56	\$ 49,211.00	\$ 207,232.87	\$ 37,813.45
TAR Numerator Total:		\$ 191,647.03	\$ 151,311.70	\$ 24,858.56	\$ 49,211.00	\$ 207,232.87	\$ 37,813.45
70500 Total Tenant Revenue		\$ 129,434.68	\$ 319,632.18	\$ 271,642.07	\$ 287,034.18	\$ 699,283.75	\$ 271,467.60
TAR Denominator Total:		\$ 129,434.68	\$ 319,632.18	\$ 271,642.07	\$ 287,034.18	\$ 699,283.75	\$ 271,467.60
TAR:		148.0%	47.0%	9.0%	17.0%	30.0%	14.0%
TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 872.99	\$ 79,672.21	\$ 224.96	\$ 1,017.77	\$ 193,532.22	\$ 14,732.33
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 872.99	\$ 79,672.21	\$ 224.96	\$ 1,017.77	\$ 193,532.22	\$ 14,732.33
96900 Total Operating Expenses /12		\$ 234,368.77	\$ 87,462.74	\$ 81,659.49	\$ 72,040.40	\$ 196,362.97	\$ 69,041.55
AP Denominator Total:		\$ 234,368.77	\$ 87,462.74	\$ 81,659.49	\$ 72,040.40	\$ 196,362.97	\$ 69,041.55
AP:		0	0.91	0	0.01	0.99	0.21
AP Score (max points 4):		4	2	4	4	2	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	2	4	4	2	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	11	23	18	5	10
Number of units in Project	1446	238	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	13435	1428	1386	2484	1782	1410	1210
Total number of units in PHA's portfolio	1446	238	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		9.29	6.00	11.00	23.00	18.00	10.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		1,377	680	1,120	761	197
OR Numerator Total:		1,377	680	1,120	761	197
11190 Unit Months Available		1,460	724	1,327	894	224
OR Denominator Total:		1,460	724	1,327	894	224
Occupancy Rate:		0.94315	0.93923	0.84401	0.85123	0.87946
Occupancy Rate Score (max points 16):		8	4	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 177,270.22	\$ 41,837.16	\$ 136,349.84	\$ 45,922.37	\$ 29,664.50
TAR Numerator Total:		\$ 177,270.22	\$ 41,837.16	\$ 136,349.84	\$ 45,922.37	\$ 29,664.50
70500 Total Tenant Revenue		\$ 190,642.80	\$ 95,624.95	\$ 183,726.82	\$ 115,938.50	\$ 52,884.60
TAR Denominator Total:		\$ 190,642.80	\$ 95,624.95	\$ 183,726.82	\$ 115,938.50	\$ 52,884.60
TAR:		93.0%	44.0%	74.0%	40.0%	56.0%
TAR Score (max points 5):		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 160,042.78	\$ 580.77	\$ 18,836.76	\$ 22,094.09	\$ 186.07
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 160,042.78	\$ 580.77	\$ 18,836.76	\$ 22,094.09	\$ 186.07
96900 Total Operating Expenses /12		\$ 106,628.20	\$ 71,247.13	\$ 79,435.68	\$ 90,963.52	\$ 19,117.64
AP Denominator Total:		\$ 106,628.20	\$ 71,247.13	\$ 79,435.68	\$ 90,963.52	\$ 19,117.64
AP:		1.5	0.01	0.24	0.24	0.01
AP Score (max points 4):		0	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		8	4	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)		0	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		10	10	5	8	5
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		1460	720	685	760	110
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		10.00	10.00	5.00	8.00	5.00

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

DEV #	AMP #	DEVELOPMENT	# UNITS	3/1/2023 Occupied	Occ. %	Offline	4/1/2023 Occupied	Occ. %	Offline	5/1/2023 Occupied	Occ. %	Offline	6/1/2023 Occupied	Occ. %	Offline	7/1/2023 Occupied	Occ. %	Offline	8/1/2023 Occupied
20	MO001000002	Clinton-Peabody	358	175	74%	121	169	71%	121	162	68%	120	154	65%	121	152	64%	125	153
340	MO001000034	LaSalle Park	148	137	94%	2	136	93%	2	134	92%	2	132	90%	2	133	91%	2	134
370	MO001000037	Cochran Plaza	78	68	94%	6	69	96%	6	68	94%	4	67	91%	4	66	89%	4	65
220	MO001000038	Lafayette Apartments	26	24	92%		24	92%		24	92%		24	92%		23	88%		23
230		California Gardens	28	18	95%	9	18	95%	9	18	95%	10	18	100%	9	18	95%	10	18
350		Armand & Ohio	4	4	100%		4	100%		4	100%		4	100%		4	100%		4
380		Folsom	6	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5
382		Marie Fanger	6	5	100%	1	5	100%		5	83%		5	83%		5	83%		5
410		South Broadway	10	10	100%		10	100%		10	100%		10	100%		10	100%		10
420		Lafayette Townhomes	38	25	74%	4	24	71%	4	24	71%	4	24	71%	4	25	74%	4	25
421		Tiffany Turnkey	25	20	80%		20	80%		21	84%		21	84%		21	84%		21
150	MO001000041	Towne XV	8	2	67%	5	2	67%	5	2	67%	3	2	40%	1	4	57%	1	4
160		McMillan Manor	20	15	100%	3	16	94%	3	16	94%	2	16	89%	3	16	94%	3	16
260		Page Manor	10	5	100%	5	5	100%	5	5	100%	5	5	100%	5	5	100%	5	5
381		Samuel Shepard	16	11	100%	5	11	100%	4	10	83%	4	10	83%	3	10	77%	3	10
383		Cupples	4	0	0%	3	0	0%	3	0	0%	4	0	0%	2	0	0%	4	0
384		Hodiamont	22	0	-	22	0	0%	22	0	0%	22	0	0%	22	0	-	22	0
411		Walnut Park	13	12	92%		12	92%		12	92%		12	92%		13	100%		13
412		Lookaway	17	13	100%	2	13	87%	2	13	87%	4	13	100%	3	12	86%	4	12
510		McMillan Manor II	18	18	100%		18	100%		17	94%		17	94%		17	94%		17
520	MO001000052	King Louis III	24	20	91%	2	20	91%	1	20	87%	1	19	83%	0	17	71%	1	18
470	MO001000047	King Louis Square	36	34	94%		33	92%		34	94%		34	94%		34	94%		32
490	MO001000049	King Louis Square II	44	41	93%		41	93%		39	89%		40	91%		40	91%		40
440	MO001000044	Murphy Park I	93	74	80%	13	72	90%	13	72	90%	13	73	91%	13	71	89%	13	70
450	MO001000045	Murphy Park II	64	49	77%	5	49	83%	5	49	83%	4	49	82%	4	49	82%	4	50
460	MO001000046	Murphy Park III	65	59	91%	2	56	89%	2	56	89%	2	56	89%	2	55	87%	2	54
500	MO001000050	Renaissance Pl @ Grand	62	60	97%		59	95%		60	97%		59	95%		60	97%		58
540	MO001000054	Sr. Living at Renaissance Pl	75	67	89%		67	89%		66	88%		66	88%		66	88%		65
550	MO001000055	Gardens at Renaissance Pl	22	20	91%		20	91%		20	91%		20	91%		20	91%		19
560	MO001000056	Cahill House	80	76	96%	1	75	95%	1	74	94%	1	72	91%		73	91%		75
570	MO001000057	Renaissance Pl @ Grand II	36	33	92%		35	97%		34	94%		33	92%		33	92%		34
590	MO001000059	Renaissance Place @ Grand III	50	48	96%		46	92%		46	92%		45	90%		47	94%		45
620	MO001000062	Sr. Living at Cambridge Heights	75	72	96%		70	93%		69	92%		68	91%		68	91%		66
630	MO001000063	Arlington Grove	70	61	87%		61	87%		63	90%		61	87%		62	89%		61
640	MO001000064	North Sarah	59	54	92%		54	92%		54	92%		54	92%		54	92%		53
650	MO001000065	North Sarah II	46	36	78%		38	83%		39	85%		38	83%		38	83%		34
660	MO001000066	North Sarah III	35	31	89%		32	91%		31	89%		31	89%		31	89%		29
670	MO001000067	Preservation Square I	19	19	100%		19	100%		19	100%		19	100%		19	100%		19
580	MO001000058	Cambridge Heights	46	27	84%	14	27	84%	14	27	84%	13	27	82%	12	25	74%	12	25
600	MO001000060	Cambridge Heights II	44	30	91%	10	30	88%	10	30	88%	10	28	82%	11	28	85%	11	27
100	MO001000010	James House	126	119	94%		117	93%		116	92%		115	91%		114	90%		109
132	MO001000013	Euclid Plaza Elderly	108	103	95%		101	94%		104	96%		105	97%		101	94%		104
170	MO001000017	West Pine	99	95	96%		94	95%		93	94%		93	94%		91	92%		88
190	MO001000019	Parkview Elderly	295	256	90%	12	252	89%	12	250	88%	7	250	87%	7	252	88%	7	251
280	MO001000028	Badenhaus Elderly	100	87	87%		88	88%		88	88%		88	88%		87	87%		87
390		Badenfest Elderly	21	18	86%		18	86%		18	86%		18	86%		18	86%		19
661	MO001000061	Kingsbury Terrace	120	117	98%		119	99%		118	98%		116	97%		115	96%		116
480	MO001000048	Les Chateaux	40	30	77%	1	31	79%		31	78%		31	78%		34	85%		34
	TOTAL		2,809	2,303		249	2,285		245	2,270		236	2,247		229	2,241		238	2,222

DEV #	AMP #	DEVELOPMENT	# UNITS	Occ. %	Offline	9/1/2023	
						Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	66%	125	153	66%
340	MO001000034	LaSalle Park	148	92%	2	133	91%
370	MO001000037	Cochran Plaza	78	88%	4	64	86%
220	MO001000038	Lafayette Apartments	26	88%		23	88%
230		California Gardens	28	100%	10	18	100%
350		Armand & Ohio	4	100%		4	100%
380		Folsom	6	100%	1	5	100%
382		Marie Fanger	6	83%		5	83%
410		South Broadway	10	100%		10	100%
420		Lafayette Townhomes	38	74%	4	25	74%
421		Tiffany Turnkey	25	84%		21	84%
150	MO001000041	Towne XV	8	57%	1	4	57%
160		McMillan Manor	20	94%	3	16	94%
260		Page Manor	10	100%	5	5	100%
381		Samuel Shepard	16	77%	3	10	77%
383		Cupples	4	0%	4	0	0%
384		Hodiamont	22	0%	22	0	0%
411		Walnut Park	13	100%		13	100%
412		Lookaway	17	92%	4	12	92%
510		McMillan Manor II	18	94%		17	94%
520	MO001000052	King Louis III	24	78%	1	19	83%
470	MO001000047	King Louis Square	36	89%		32	89%
490	MO001000049	King Louis Square II	44	91%		41	93%
440	MO001000044	Murphy Park I	93	88%	13	70	88%
450	MO001000045	Murphy Park II	64	83%	4	51	85%
460	MO001000046	Murphy Park III	65	86%	2	55	87%
500	MO001000050	Renaissance Pl @ Grand	62	94%		58	94%
540	MO001000054	Sr. Living at Renaissance Pl	75	87%		65	87%
550	MO001000055	Gardens at Renaissance Pl	22	86%		20	91%
560	MO001000056	Cahill House	80	94%		75	94%
570	MO001000057	Renaissance Pl @ Grand II	36	94%		34	94%
590	MO001000059	Renaissance Place @ Grand III	50	90%		45	90%
620	MO001000062	Sr. Living at Cambridge Heights	75	88%		66	88%
630	MO001000063	Arlington Grove	70	87%		60	86%
640	MO001000064	North Sarah	59	90%		53	90%
650	MO001000065	North Sarah II	46	74%		34	74%
660	MO001000066	North Sarah III	35	83%		30	86%
670	MO001000067	Preservation Square I	19	100%		19	100%
580	MO001000058	Cambridge Heights	46	74%	12	25	74%
600	MO001000060	Cambridge Heights II	44	82%	11	27	82%
100	MO001000010	James House	126	87%		107	85%
132	MO001000013	Euclid Plaza Elderly	108	96%		106	98%
170	MO001000017	West Pine	99	89%		86	87%
190	MO001000019	Parkview Elderly	295	87%	7	247	86%
280	MO001000028	Badenhaus Elderly	100	87%		83	83%
390		Badenfest Elderly	21	90%		19	90%
661	MO001000061	Kingsbury Terrace	120	97%		115	96%
480	MO001000048	Les Chateaux	40	85%		35	88%
	TOTAL		2,809		238	2,215	

**Work Order Activity
Emergencies**

September 1 - September 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	11	1	2	10	10	166
100	James House	6	0	0	-	6	68
132	Euclid Plaza Elderly	-	-	-	-	-	-
150	Towne XV	-	1	1	7	0	-
160	McMillan Manor	2	1	2	13	1	123
170	West Pine	11	2	0	-	13	82
190	Parkview Elderly	50	0	0	-	50	117
220	Lafayette Apartments	4	0	0	-	4	45
230	California Gardens	6	0	1	16	5	92
260	Page Manor	0	3	3	2	0	-
280	Badenhaus Elderly	1	1	1	0	1	227
340	LaSalle Park	61	2	0	-	63	308
350	Armand & Ohio	-	-	-	-	-	-
370	Cochran Plaza	67	0	1	730	66	824
380	Folsom	-	-	-	-	-	-
381	Samuel Shepard	-	-	-	-	-	-
382	Marie Fanger	-	1	-	-	1	19
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	-	-	-	-	-	-
410	South Broadway	1	0	0	-	1	39
411	Walnut Park	0	3	3	1	0	-
412	Lookaway	1	1	2	2	0	-
420	Lafayette Townhomes	13	0	0	-	13	173
421	Tiffany Turnkey	2	1	0	-	3	166
440	Murphy Park I	6	0	6	380	0	-
450	Murphy Park II	5	0	5	375	0	-
460	Murphy Park III	3	0	3	332	0	-
470	King Louis Square	17	0	0	-	17	198
480	Les Chateaux	3	0	0	-	3	338
490	King Louis Square II	12	0	0	-	12	232
500	Renaissance Pl @ Grand	-	-	-	-	-	-
510	McMillan Manor II	0	1	0	-	1	18
520	King Louis III	33	2	0	-	35	509
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	-	-	-	-	-	-
570	Renaissance Pl @ Grand II	-	-	-	-	-	-
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	1	0	0	-	1	146
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	-	1	1	0	0	-
	Total	299	20	29		290	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

**Work Order Activity
Non-Emergencies**

September 1 - September 30, 2023

Dev #	Property	Opening Balance	Created	Closed	Average Days Completed	Closing Balance	Average Days Open
020	Clinton-Peabody	204	25	10	12	219	164
100	James House	3	0	0	-	3	104
132	Euclid Plaza Elderly	5	18	14	5	9	48
150	Towne XV	2	4	3	17	3	115
160	McMillan Manor	9	16	20	52	5	267
170	West Pine	33	5	0	-	38	133
190	Parkview Elderly	135	1	0	-	136	98
220	Lafayette Apartments	15	3	0	-	18	130
230	California Gardens	10	1	0	-	11	131
260	Page Manor	2	1	1	1	2	372
280	Badenhaus Elderly	10	19	17	5	12	292
340	LaSalle Park	211	1	0	-	212	278
350	Armand & Ohio	4	2	0	-	6	77
370	Cochran Plaza	25	8	6	20	27	143
380	Folsom	9	3	0	-	12	71
381	Samuel Shepard	1	0	0	0	1	64
382	Marie Fanger	7	0	0	-	7	106
383	Cupples	-	-	-	-	-	-
384	Hodiamont	-	-	-	-	-	-
390	Badenfest Elderly	1	4	4	16	1	11
410	South Broadway	16	2	0	-	18	183
411	Walnut Park	6	4	4	-	6	160
412	Lookaway	9	1	7	22	3	125
420	Lafayette Townhomes	32	4	0	-	36	150
421	Tiffany Turnkey	31	2	0	-	33	226
440	Murphy Park I	-	-	-	-	-	-
450	Murphy Park II	1	0	1	465	-	-
460	Murphy Park III	2	0	2	432	-	-
470	King Louis Square	-	-	-	-	-	-
480	Les Chateaux	5	0	0	-	5	327
490	King Louis Square II	3	0	0	-	3	-
500	Renaissance Pl @ Grand	-	-	-	-	-	-
510	McMillan Manor II	17	8	19	171	6	260
520	King Louis III	16	7	1	0	22	164
540	Sr. Living at Renaissance Pl	-	-	-	-	-	-
550	Gardens at Renaissance Pl	-	-	-	-	-	-
560	Cahill House	4	0	0	-	4	923
570	Renaissance Pl @ Grand II	-	-	-	-	-	-
580	Cambridge Heights	-	-	-	-	-	-
590	Renaissance Place @ Grand III	-	-	-	-	-	-
600	Cambridge Heights II	2	0	0	-	2	289
620	Sr. Living at Cambridge Heights	-	-	-	-	-	-
630	Arlington Grove	-	-	-	-	-	-
640	North Sarah	-	-	-	-	-	-
650	North Sarah II	-	-	-	-	-	-
660	North Sarah III	-	-	-	-	-	-
661	Kingsbury Terrace	1	26	13	1	14	9
	Total	627	140	112		655	

Notes: Average Days Completed includes only work orders completed during the reporting period
Average Days Open includes all open work orders as of the last day of the reporting period.
Fields with no data for the reporting period are identified with "-"

Monthly Activity Report only includes work orders categorized as "Routine" and "Urgent" to give a more accurate representation of Management's response time to resident requests. Management initiated work orders such as for Preventative Maintenance, Inspections, Extermination, etc. are not included in this report.

Move-Out Analysis

September 1 - September 30, 2023

	September 2023		October 2022 – September 2023	
Abandonment of Unit	-	-	45	12.6%
Deceased	-	-	41	11.5%
Did Not Like Unit	-	-	2	0.6%
Evicted-Legal Action	2	25.0%	33	9.3%
Incarcerated	-	-	-	-
Moved- In Legal	-	-	6	1.7%
Moved to HCV Prog S8	-	-	3	0.8%
Moved with Notice	3	-	147	41.3%
One Strike	-	-	5	1.4%
Nursing Home Placement	-	-	7	2.0%
Purchased Home	-	-	2	0.6%
Relocation Transfer	-	-	5	1.4%
Transfer to Diff PH Unit	3	37.5%	60	16.9%
Total	8	100.0%	356	100.0%

Demographic Report
September 1 - September 30, 2023

	Disabled	Non-Disabled	Total
Number of Families	708	1,526	2,234
Average Family Size	1.3	2.4	2.1
Average Age of Head of Household	85.5	44.9	49.1
Number of Youth Family Members (<18)	-	-	1,959
Average Age of Youth Family Members	-	-	10.0
Number of Senior (62+) Head of Household	324	319	643
Average Household Income	\$12,537	\$11,827	\$12,052
Number of Head of Households Employed	682	1,012	1,694
Average Monthly Rent	\$254.99	\$221.97	\$232.43
Average Cost of Utilities Paid by SLHA	\$2.17	\$21.53	\$15.39
Average Length of Occupancy (Years)	10.9	6.3	7.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	1	2
Asian Only	0	2	2
Black/African American Only	11	2,173	2,184
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	2	35	37
White, Black/African American	0	6	6
Total	15	2,219	2,234

PUBLIC HOUSING CASH ACTIVITY AS OF 8/31/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	8/31/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	8/31/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,161,856.39	ALLEY BANK CE	11/20/2023	2.30%	\$243,043.26
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$219,211.12	BANK HAPOALIM BM NY CD	11/14/2023	3.50%	\$242,424.94
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$818,696.44	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$738,837.84	FEDERAL HOME LOAN BANK	9/29/2023	4.13%	\$500,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$286,168.50	FEDERAL HOME LOAN BANK	11/17/2023	4.67%	\$249,681.06
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$174,561.04	FEDERAL HOME LOAN BANK	10/10/2023	4.90%	\$249,766.09
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$20,349.12	FEDERAL FARM CREDIT UNION	11/1/2023	2.20%	\$495,305.28
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,186.59	GOLDMAN SACHS BANK USA CD	5/6/2024	2.6	\$98,193.30
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$377,662.39	MOUNTAIN AMERICA FD CRED CD	10/13/2023	4.50%	\$248,751.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,415.72	TRUSTONE FINL CU	12/14/2023	3.15%	\$99,772.78
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$296,257.41	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$393,797.52	TREASURY BILL	12/21/2023	0.00%	\$487,396.50
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$652,687.66	TREASURY BILL	2/1/2024	0.00%	\$341,205.32
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,420,281.64	US TRESURY NOTES	9/30/2023	1.38%	\$243,457.03
		VALLEY NATIONAL BANK WAYNE CD	10/3/2023	3.90%	\$245,000.00
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,582,969.38	TOTAL INVESTMENTS			\$4,093,772.01

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

	TOTALS						CLINTON PEABODY - AMP 000002					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 3,074,850.00	\$ 2,818,612.50	\$ 91.22	\$ 2,418,055.18	\$ 78.26	\$ (400,557.32)	\$ 265,000.00	\$ 242,916.67	\$ 61.69	\$ 152,185.00	\$ 38.65	\$ (90,731.67)
Negative Rents - Utility Allowances (SLHA)	\$ (318,080.00)	\$ (291,573.33)	\$ (9.44)	\$ (249,960.02)	\$ (8.09)	\$ 41,613.31	\$ (114,000.00)	\$ (104,500.00)	\$ (26.54)	\$ (62,843.00)	\$ (15.96)	\$ 41,657.00
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 7,810.00	\$ 7,159.17	\$ 0.23	\$ (17,717.16)	\$ (0.57)	\$ (24,876.33)	\$ 100.00	\$ 91.67	\$ 0.02	\$ 19.20	\$ 0.00	\$ (72.47)
Other Charges/ Late Fees	\$ 141,930.00	\$ 130,102.50	\$ 4.21	\$ 170,490.50	\$ 5.52	\$ 40,388.00	\$ 21,310.00	\$ 19,534.17	\$ 4.96	\$ 19,080.00	\$ 4.85	\$ (454.17)
Legal Charges	\$ 8,200.00	\$ 7,516.67	\$ 0.24	\$ (1,851.50)	\$ (0.06)	\$ (9,368.17)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 26,800.00	\$ 24,566.67	\$ 0.80	\$ 20,122.13	\$ 0.65	\$ (4,444.54)	\$ 3,100.00	\$ 2,841.67	\$ 0.72	\$ -	\$ -	\$ (2,841.67)
Non-Dwelling Rents	\$ 14,400.00	\$ 13,200.00	\$ 0.43	\$ 13,200.00	\$ 0.43	\$ -	\$ 1,200.00	\$ 1,100.00	\$ 0.28	\$ 1,100.00	\$ 0.28	\$ -
*Operating/Utility Subsidy	\$ 12,906,912.00	\$ 11,831,336.00	\$ 382.90	\$ 11,941,463.00	\$ 386.47	\$ 110,127.00	\$ 1,919,389.00	\$ 1,759,439.92	\$ 446.79	\$ 1,786,953.00	\$ 453.77	\$ 27,513.08
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 4,873,216.00	\$ 4,467,114.67	\$ 144.57	\$ 4,735,093.62	\$ 153.24	\$ 267,978.95	\$ 1,603,633.00	\$ 1,469,996.92	\$ 373.29	\$ 1,554,301.10	\$ 394.69	\$ 84,304.19
Investment Income	\$ 2,484.00	\$ 2,277.00	\$ 0.07	\$ 1,788.89	\$ 0.06	\$ (488.11)	\$ 840.00	\$ 770.00	\$ 0.20	\$ 29.01	\$ 0.01	\$ (740.99)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 272,206.37	\$ 8.81	\$ 272,206.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 126,800.00	\$ 116,233.33	\$ 3.76	\$ 156,054.74	\$ 4.96	\$ 39,821.41	\$ 34,524.00	\$ 31,647.00	\$ 8.04	\$ 44,747.60	\$ 11.36	\$ 13,100.60
Total Receipts	\$ 20,865,322.00	\$ 19,126,545.17	\$ 619.00	\$ 19,458,945.75	\$ 629.76	\$ 332,400.58	\$ 3,735,096.00	\$ 3,423,838.00	\$ 869.44	\$ 3,495,571.91	\$ 887.65	\$ 71,733.91
EXPENSES												
Total Administration	\$ 4,106,693.00	\$ 3,764,471.33	\$ 121.83	\$ 2,897,978.39	\$ 93.79	\$ 864,912.09	\$ 776,735.00	\$ 712,007.08	\$ 180.80	\$ 560,857.19	\$ 141.86	\$ 151,149.89
Total Tenant Services	\$ 141,791.00	\$ 129,975.08	\$ 4.21	\$ 114,609.22	\$ 3.71	\$ 15,365.86	\$ 27,246.00	\$ 24,975.50	\$ 6.34	\$ 22,414.29	\$ 5.69	\$ 2,561.21
Total Utilities	\$ 4,148,273.00	\$ 3,802,583.58	\$ 123.06	\$ 4,106,064.12	\$ 132.89	\$ (303,480.54)	\$ 410,400.00	\$ 376,200.00	\$ 95.53	\$ 543,205.16	\$ 137.94	\$ (167,005.16)
Sub-total Ord Maint Salaries	\$ 2,174,070.00	\$ 1,992,897.50	\$ 64.50	\$ 1,839,959.86	\$ 59.55	\$ 152,937.64	\$ 407,422.00	\$ 373,470.17	\$ 94.84	\$ 330,414.89	\$ 83.90	\$ 43,055.28
Sub-total Ordinary Maint Materials	\$ 596,324.00	\$ 546,630.33	\$ 17.69	\$ 488,948.42	\$ 15.82	\$ 57,681.91	\$ 118,240.00	\$ 108,386.67	\$ 27.52	\$ 109,521.91	\$ 27.81	\$ (1,135.24)
Sub-total Ord Maint Contracts	\$ 3,784,094.00	\$ 3,468,752.83	\$ 112.26	\$ 2,582,637.34	\$ 83.58	\$ 886,115.49	\$ 1,423,605.00	\$ 1,304,971.25	\$ 331.38	\$ 558,364.31	\$ 141.79	\$ 746,606.94
Total Protective Services	\$ 1,453,516.00	\$ 1,332,389.67	\$ 43.12	\$ 2,317,222.50	\$ 74.99	\$ (984,832.83)	\$ 347,617.00	\$ 318,648.92	\$ 80.92	\$ 530,328.86	\$ 134.67	\$ (211,679.95)
Total General	\$ 4,315,744.00	\$ 3,956,098.67	\$ 128.03	\$ 4,100,345.58	\$ 132.70	\$ (144,246.91)	\$ 192,885.00	\$ 176,811.25	\$ 44.90	\$ 160,496.93	\$ 40.76	\$ 16,314.32
Total Non-Routine Maint.	\$ 20,000.00	\$ 18,333.33	\$ 0.59	\$ 495,921.99	\$ 16.05	\$ (477,588.66)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 20,865,322.00	\$ 19,126,545.17	\$ 619.00	\$ 19,458,945.75	\$ 629.76	\$ 332,400.58	\$ 3,735,096.00	\$ 3,423,838.00	\$ 869.44	\$ 3,495,571.91	\$ 887.65	\$ 71,733.91
Total Operating Expenses	\$ 20,740,505.00	\$ 19,012,132.33	\$ 615.30	\$ 18,943,687.42	\$ 613.08	\$ 66,864.06	\$ 3,704,150.00	\$ 3,395,470.83	\$ 862.23	\$ 2,815,603.54	\$ 714.42	\$ 579,867.29
Net Cash Flow from Operations	\$ 124,817.00	\$ 114,412.83	\$ 3.70	\$ 515,258.33	\$ 16.68	\$ (400,845.49)	\$ 30,946.00	\$ 28,367.17	\$ 7.20	\$ 679,968.37	\$ 173.23	\$ 651,601.20
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 124,817.00	\$ 114,412.83	\$ 3.70	\$ 515,258.33	\$ 16.68	\$ (400,845.49)	\$ 30,946.00	\$ 28,367.17	\$ 7.20	\$ 679,968.37	\$ 173.23	\$ 651,601.20

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

	JAMES HOUSE - AMP 000010						EUCLID PLAZA ELDERLY - AMP 000013					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 270,000.00	\$ 247,500.00	\$ 178.57	\$ 253,167.02	\$ 182.66	\$ 5,667.02	\$ 265,000.00	\$ 242,916.67	\$ 204.48	\$ 232,777.00	\$ 195.94	\$ (10,139.67)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,200.00	\$ 1,100.00	\$ 0.79	\$ 467.00	\$ 0.34	\$ (633.00)	\$ 100.00	\$ 91.67	\$ 0.08	\$ 795.39	\$ 0.67	\$ 703.72
Other Charges/ Late Fees	\$ 21,000.00	\$ 19,250.00	\$ 13.89	\$ 27,420.00	\$ 19.78	\$ 8,170.00	\$ 8,500.00	\$ 7,791.67	\$ 6.56	\$ 8,333.00	\$ 7.01	\$ 541.33
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 2,300.00	\$ 2,108.33	\$ 1.52	\$ 2,304.13	\$ 1.66	\$ 195.80	\$ 1,950.00	\$ 1,787.50	\$ 1.50	\$ 6,262.00	\$ 5.27	\$ 4,474.50
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 443,466.00	\$ 406,510.50	\$ 293.30	\$ 413,126.00	\$ 298.07	\$ 6,615.50	\$ 428,793.00	\$ 393,060.25	\$ 330.86	\$ 404,558.00	\$ 340.54	\$ 11,497.75
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 160,788.00	\$ 147,389.00	\$ 106.34	\$ 147,389.00	\$ 106.34	\$ -	\$ 183,360.00	\$ 168,080.00	\$ 141.48	\$ 168,080.00	\$ 141.48	\$ -
Investment Income	\$ 131.00	\$ 120.08	\$ 0.09	\$ 173.70	\$ 0.13	\$ 53.62	\$ 468.00	\$ 429.00	\$ 0.36	\$ 523.42	\$ 0.44	\$ 94.42
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 45,703.87	\$ 32.98	\$ 45,703.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 5,672.00	\$ 5,199.33	\$ 3.75	\$ 6,343.89	\$ 4.58	\$ 1,144.56	\$ 4,598.00	\$ 4,214.83	\$ 3.55	\$ 5,638.98	\$ 4.75	\$ 1,424.15
Total Receipts	\$ 904,557.00	\$ 829,177.25	\$ 598.25	\$ 896,094.61	\$ 646.53	\$ 66,917.36	\$ 892,769.00	\$ 818,371.58	\$ 688.86	\$ 826,967.79	\$ 696.10	\$ 8,596.21
EXPENSES												
Total Administration	\$ 267,839.00	\$ 245,519.08	\$ 177.14	\$ 157,556.38	\$ 113.68	\$ 87,962.70	\$ 237,091.00	\$ 217,333.42	\$ 182.94	\$ 191,863.39	\$ 161.50	\$ 25,470.03
Total Tenant Services	\$ 10,573.00	\$ 9,691.92	\$ 6.99	\$ 11,014.74	\$ 7.95	\$ (1,322.82)	\$ 11,696.00	\$ 10,721.33	\$ 9.02	\$ 12,608.08	\$ 10.61	\$ (1,886.75)
Total Utilities	\$ 170,000.00	\$ 155,833.33	\$ 112.43	\$ 190,151.70	\$ 137.19	\$ (34,318.37)	\$ 202,000.00	\$ 185,166.67	\$ 155.86	\$ 195,927.26	\$ 164.92	\$ (10,760.59)
Sub-total Ord Maint Salaries	\$ 179,346.00	\$ 164,400.50	\$ 118.62	\$ 105,324.40	\$ 75.99	\$ 59,076.10	\$ 190,553.00	\$ 174,673.58	\$ 147.03	\$ 190,477.16	\$ 160.33	\$ (15,803.58)
Sub-total Ordinary Maint Materials	\$ 27,900.00	\$ 25,575.00	\$ 18.45	\$ 49,467.74	\$ 35.69	\$ (23,892.74)	\$ 54,050.00	\$ 49,545.83	\$ 41.71	\$ 48,889.52	\$ 41.15	\$ 656.31
Sub-total Ord Maint Contracts	\$ 106,565.00	\$ 97,684.58	\$ 70.48	\$ 190,887.72	\$ 137.73	\$ (93,203.14)	\$ 93,435.00	\$ 85,648.75	\$ 72.09	\$ 144,230.11	\$ 121.41	\$ (58,581.36)
Total Protective Services	\$ 54,382.00	\$ 49,850.17	\$ 35.97	\$ 206,419.79	\$ 148.93	\$ (156,569.62)	\$ 56,442.00	\$ 51,738.50	\$ 43.55	\$ 63,735.15	\$ 53.65	\$ (11,996.65)
Total General	\$ 87,676.00	\$ 80,369.67	\$ 57.99	\$ 77,272.37	\$ 55.75	\$ 3,097.30	\$ 47,253.00	\$ 43,315.25	\$ 36.46	\$ 67,117.79	\$ 56.50	\$ (23,802.54)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 904,557.00	\$ 829,177.25	\$ 598.25	\$ 896,094.61	\$ 646.53	\$ 66,917.36	\$ 892,769.00	\$ 818,371.58	\$ 688.86	\$ 826,967.79	\$ 696.10	\$ 8,596.21
Total Operating Expenses	\$ 904,281.00	\$ 828,924.25	\$ 598.07	\$ 988,094.84	\$ 712.91	\$ (159,170.59)	\$ 892,520.00	\$ 818,143.33	\$ 688.67	\$ 914,848.46	\$ 770.07	\$ (96,705.13)
Net Cash Flow from Operations	\$ 276.00	\$ 253.00	\$ 0.18	\$ (92,000.23)	\$ (66.38)	\$ (92,253.23)	\$ 249.00	\$ 228.25	\$ 0.19	\$ (87,880.67)	\$ (73.97)	\$ (88,108.92)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 253.00	\$ 0.18	\$ (92,000.23)	\$ (66.38)	\$ (92,253.23)	\$ 249.00	\$ 228.25	\$ 0.19	\$ (87,880.67)	\$ (73.97)	\$ (88,108.92)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
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	WEST PINE - AMP 000017						PARKVIEW ELDERLY - AMP 000019					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 278,750.00	\$ 255,520.83	\$ 234.64	\$ 247,418.00	\$ 227.20	\$ (8,102.83)	\$ 735,000.00	\$ 673,750.00	\$ 207.63	\$ 572,817.20	\$ 176.52	\$ (100,932.80)
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 50.00	\$ 45.83	\$ 0.04	\$ (4,962.85)	\$ (4.56)	\$ (5,008.68)	\$ 4,150.00	\$ 3,804.17	\$ 1.17	\$ (5,483.65)	\$ (1.69)	\$ (9,287.82)
Other Charges/ Late Fees	\$ 7,500.00	\$ 6,875.00	\$ 6.31	\$ 13,410.00	\$ 12.31	\$ 6,535.00	\$ 26,700.00	\$ 24,475.00	\$ 7.54	\$ 48,264.00	\$ 14.87	\$ 23,789.00
Legal Charges	\$ 3,000.00	\$ 2,750.00	\$ 2.53	\$ -	\$ -	\$ (2,750.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 250.00	\$ 229.17	\$ 0.21	\$ (428.00)	\$ (0.39)	\$ (657.17)	\$ 11,500.00	\$ 10,541.67	\$ 3.25	\$ 2,973.00	\$ 0.92	\$ (7,568.67)
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ 12,100.00	\$ 3.73	\$ 12,100.00	\$ 3.73	\$ -
*Operating/Utility Subsidy	\$ 335,913.00	\$ 307,920.25	\$ 282.76	\$ 317,762.00	\$ 291.79	\$ 9,841.75	\$ 922,014.00	\$ 845,179.50	\$ 260.46	\$ 968,700.00	\$ 298.52	\$ 123,520.50
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 258,168.00	\$ 236,654.00	\$ 217.31	\$ 236,654.00	\$ 217.31	\$ -	\$ 356,136.00	\$ 326,458.00	\$ 100.60	\$ 326,458.00	\$ 100.60	\$ -
Investment Income	\$ 117.00	\$ 107.25	\$ 0.10	\$ 268.54	\$ 0.25	\$ 161.29	\$ 448.00	\$ 410.67	\$ 0.13	\$ 421.05	\$ 0.13	\$ 10.38
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,998.06	\$ 46.84	\$ 151,998.06
Other Income	\$ 4,469.00	\$ 4,096.58	\$ 3.76	\$ 2,818.22	\$ 2.59	\$ (1,278.36)	\$ 12,560.00	\$ 11,513.33	\$ 3.55	\$ 14,852.74	\$ 4.58	\$ 3,339.41
Total Receipts	\$ 888,217.00	\$ 814,198.92	\$ 747.66	\$ 812,939.91	\$ 746.50	\$ (1,259.01)	\$ 2,081,708.00	\$ 1,908,232.33	\$ 588.05	\$ 2,093,100.40	\$ 645.02	\$ 184,868.07
EXPENSES												
Total Administration	\$ 231,755.00	\$ 212,442.08	\$ 195.08	\$ 117,752.68	\$ 108.13	\$ 94,689.40	\$ 524,812.00	\$ 481,077.67	\$ 148.25	\$ 414,615.02	\$ 127.77	\$ 66,462.65
Total Tenant Services	\$ 7,911.00	\$ 7,251.75	\$ 6.66	\$ 5,352.85	\$ 4.92	\$ 1,898.90	\$ 22,082.00	\$ 20,241.83	\$ 6.24	\$ 9,700.92	\$ 2.99	\$ 10,540.91
Total Utilities	\$ 183,500.00	\$ 168,208.33	\$ 154.46	\$ 178,104.69	\$ 163.55	\$ (9,896.36)	\$ 541,000.00	\$ 495,916.67	\$ 152.82	\$ 518,882.23	\$ 159.90	\$ (22,965.56)
Sub-total Ord Maint Salaries	\$ 185,741.00	\$ 170,262.58	\$ 156.35	\$ 141,476.81	\$ 129.91	\$ 28,785.77	\$ 362,339.00	\$ 332,144.08	\$ 102.36	\$ 359,382.13	\$ 110.75	\$ (27,238.05)
Sub-total Ordinary Maint Materials	\$ 30,834.00	\$ 28,264.50	\$ 25.95	\$ 21,952.57	\$ 20.16	\$ 6,311.93	\$ 64,750.00	\$ 59,354.17	\$ 18.29	\$ 35,237.72	\$ 10.86	\$ 24,116.45
Sub-total Ord Maint Contracts	\$ 124,470.00	\$ 114,097.50	\$ 104.77	\$ 195,134.75	\$ 179.19	\$ (81,037.25)	\$ 263,083.00	\$ 241,159.42	\$ 74.32	\$ 329,775.87	\$ 101.63	\$ (88,616.45)
Total Protective Services	\$ 52,632.00	\$ 48,246.00	\$ 44.30	\$ 103,156.38	\$ 94.73	\$ (54,910.38)	\$ 108,500.00	\$ 99,458.33	\$ 30.65	\$ 392,419.06	\$ 120.93	\$ (292,960.73)
Total General	\$ 71,147.00	\$ 65,218.08	\$ 59.89	\$ 60,453.92	\$ 55.51	\$ 4,764.16	\$ 194,501.00	\$ 178,292.58	\$ 54.94	\$ 167,878.00	\$ 51.73	\$ 10,414.58
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ 9.60	\$ 0.01	\$ (9.60)	\$ -	\$ -	\$ -	\$ 373,782.69	\$ 115.19	\$ (373,782.69)
Total Revenues	\$ 888,217.00	\$ 814,198.92	\$ 747.66	\$ 812,939.91	\$ 746.50	\$ (1,259.01)	\$ 2,081,708.00	\$ 1,908,232.33	\$ 588.05	\$ 2,093,100.40	\$ 645.02	\$ 184,868.07
Total Operating Expenses	\$ 887,990.00	\$ 813,990.83	\$ 747.47	\$ 823,394.25	\$ 756.10	\$ (9,403.42)	\$ 2,081,067.00	\$ 1,907,644.75	\$ 587.87	\$ 2,601,673.64	\$ 801.75	\$ (694,028.89)
Net Cash Flow from Operations	\$ 227.00	\$ 208.08	\$ 0.19	\$ (10,454.34)	\$ (9.60)	\$ (10,662.42)	\$ 641.00	\$ 587.58	\$ 0.18	\$ (508,573.24)	\$ (156.73)	\$ (509,160.82)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 227.00	\$ 208.08	\$ 0.19	\$ (10,454.34)	\$ (9.60)	\$ (10,662.42)	\$ 641.00	\$ 587.58	\$ 0.18	\$ (508,573.24)	\$ (156.73)	\$ (509,160.82)

St. Louis Housing Authority
Public Housing AMP Budgets
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	BADENHAUS/BADENFEST - AMP 000028						LASALLE PARK - AMP 000034					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 280,000.00	\$ 256,666.67	\$ 192.84	\$ 232,097.00	\$ 174.38	\$ (24,569.67)	\$ 345,000.00	\$ 316,250.00	\$ 194.26	\$ 226,686.00	\$ 139.24	\$ (89,564.00)
Negative Rents - Utility Allowances (SLHA)	\$ (1,800.00)	\$ (1,650.00)	\$ (1.24)	\$ (1,778.00)	\$ (1.34)	\$ (128.00)	\$ (55,000.00)	\$ (50,416.67)	\$ (30.97)	\$ (67,812.00)	\$ (41.65)	\$ (17,395.33)
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 1,000.00	\$ 916.67	\$ 0.69	\$ 1,335.00	\$ 1.00	\$ 418.33	\$ -	\$ -	\$ -	\$ (255.00)	\$ (0.16)	\$ (255.00)
Other Charges/ Late Fees	\$ 10,000.00	\$ 9,166.67	\$ 6.89	\$ 12,720.00	\$ 9.56	\$ 3,553.33	\$ 15,000.00	\$ 13,750.00	\$ 8.45	\$ 13,654.00	\$ 8.39	\$ (96.00)
Legal Charges	\$ 5,000.00	\$ 4,583.33	\$ 3.44	\$ -	\$ -	\$ (4,583.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 3,500.00	\$ 3,208.33	\$ 2.41	\$ 3,070.00	\$ 2.31	\$ (138.33)	\$ 1,300.00	\$ 1,191.67	\$ 0.73	\$ 3,139.00	\$ 1.93	\$ 1,947.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 432,060.00	\$ 396,055.00	\$ 297.56	\$ 409,032.00	\$ 307.31	\$ 12,977.00	\$ 682,076.00	\$ 625,236.33	\$ 384.05	\$ 614,709.00	\$ 377.59	\$ (10,527.33)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 188,136.00	\$ 172,458.00	\$ 129.57	\$ 172,458.00	\$ 129.57	\$ -	\$ 368,814.00	\$ 338,079.50	\$ 207.67	\$ 372,932.96	\$ 229.07	\$ 34,853.46
Investment Income	\$ 170.00	\$ 155.83	\$ 0.12	\$ 174.23	\$ 0.13	\$ 18.40	\$ 124.00	\$ 113.67	\$ 0.07	\$ 5.40	\$ 0.00	\$ (108.27)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,766.94	\$ 31.18	\$ 50,766.94
Other Income	\$ 5,490.00	\$ 5,032.50	\$ 3.78	\$ 6,243.19	\$ 4.69	\$ 1,210.69	\$ 18,596.00	\$ 17,046.33	\$ 10.47	\$ 22,807.78	\$ 14.01	\$ 5,761.45
Total Receipts	\$ 923,556.00	\$ 846,593.00	\$ 636.06	\$ 835,351.42	\$ 627.61	\$ (11,241.58)	\$ 1,375,910.00	\$ 1,261,250.83	\$ 774.72	\$ 1,236,634.08	\$ 759.60	\$ (24,616.75)
EXPENSES												
Total Administration	\$ 251,252.00	\$ 230,314.33	\$ 173.04	\$ 163,434.66	\$ 122.79	\$ 66,879.67	\$ 329,000.00	\$ 301,583.33	\$ 185.25	\$ 218,386.30	\$ 133.59	\$ 83,197.03
Total Tenant Services	\$ 4,870.00	\$ 4,464.17	\$ 3.35	\$ 3,291.62	\$ 2.47	\$ 1,172.55	\$ 14,888.00	\$ 13,647.33	\$ 8.38	\$ 12,025.06	\$ 7.39	\$ 1,622.27
Total Utilities	\$ 202,000.00	\$ 185,166.67	\$ 139.12	\$ 188,908.39	\$ 141.93	\$ (3,741.72)	\$ 121,800.00	\$ 111,650.00	\$ 68.58	\$ 169,954.12	\$ 104.39	\$ (58,304.12)
Sub-total Ord Maint Salaries	\$ 187,651.00	\$ 172,013.42	\$ 129.24	\$ 138,003.58	\$ 103.68	\$ 34,009.84	\$ 158,608.00	\$ 145,390.67	\$ 89.31	\$ 177,119.29	\$ 108.80	\$ (31,728.62)
Sub-total Ordinary Maint Materials	\$ 38,590.00	\$ 35,374.17	\$ 26.58	\$ 18,149.06	\$ 13.64	\$ 17,225.11	\$ 42,540.00	\$ 38,995.00	\$ 23.95	\$ 82,913.98	\$ 50.93	\$ (43,918.98)
Sub-total Ord Maint Contracts	\$ 121,997.00	\$ 111,830.58	\$ 84.02	\$ 135,778.54	\$ 102.01	\$ (23,947.96)	\$ 453,196.00	\$ 415,429.67	\$ 255.18	\$ 255,942.40	\$ 157.21	\$ 159,487.27
Total Protective Services	\$ 61,560.00	\$ 56,430.00	\$ 42.40	\$ 72,207.15	\$ 54.25	\$ (15,777.15)	\$ 144,306.00	\$ 132,280.50	\$ 81.25	\$ 220,956.81	\$ 135.72	\$ (88,676.31)
Total General	\$ 55,360.00	\$ 50,746.67	\$ 38.13	\$ 49,075.29	\$ 36.87	\$ 1,671.38	\$ 110,579.00	\$ 101,364.08	\$ 62.26	\$ 82,511.67	\$ 50.68	\$ 18,852.41
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,075.35	\$ 31.99	\$ (52,075.35)
Total Revenues	\$ 923,556.00	\$ 846,593.00	\$ 636.06	\$ 835,351.42	\$ 627.61	\$ (11,241.58)	\$ 1,375,910.00	\$ 1,261,250.83	\$ 774.72	\$ 1,236,634.08	\$ 759.60	\$ (24,616.75)
Total Operating Expenses	\$ 923,280.00	\$ 846,340.00	\$ 635.87	\$ 768,848.29	\$ 577.65	\$ 77,491.71	\$ 1,374,917.00	\$ 1,260,340.58	\$ 774.16	\$ 1,271,884.98	\$ 780.70	\$ (11,544.40)
Net Cash Flow from Operations	\$ 276.00	\$ 253.00	\$ 0.19	\$ 66,503.13	\$ 49.96	\$ 66,250.13	\$ 993.00	\$ 910.25	\$ 0.56	\$ (35,250.90)	\$ (21.10)	\$ (36,161.15)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 276.00	\$ 253.00	\$ 0.19	\$ 66,503.13	\$ 49.96	\$ 66,250.13	\$ 993.00	\$ 910.25	\$ 0.56	\$ (35,250.90)	\$ (21.10)	\$ (36,161.15)

St. Louis Housing Authority
Public Housing AMP Budgets
October 1, 2022 - September 30, 2023
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	COCHRAN PLAZA - AMP 000037						SOUTHSIDE SCATTERED SITES - AMP 000038					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 122,100.00	\$ 111,925.00	\$ 130.45	\$ 126,544.00	\$ 147.49	\$ 14,619.00	\$ 278,000.00	\$ 254,833.33	\$ 162.00	\$ 187,085.00	\$ 118.94	\$ (67,748.33)
Negative Rents - Utility Allowances (SLHA)	\$ (42,000.00)	\$ (38,500.00)	\$ (44.87)	\$ (40,254.00)	\$ (46.92)	\$ (1,754.00)	\$ (31,325.00)	\$ (28,714.58)	\$ (18.25)	\$ (21,978.00)	\$ (13.97)	\$ 6,736.58
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 250.00	\$ 229.17	\$ 0.27	\$ (2,024.04)	\$ (2.36)	\$ (2,253.21)	\$ -	\$ -	\$ -	\$ (14,099.32)	\$ (8.96)	\$ (14,099.32)
Other Charges/ Late Fees	\$ 6,000.00	\$ 5,500.00	\$ 6.41	\$ 6,407.00	\$ 7.47	\$ 907.00	\$ 18,000.00	\$ 16,500.00	\$ 10.49	\$ 14,730.00	\$ 9.36	\$ (1,770.00)
Legal Charges	\$ -	\$ -	\$ -	\$ (1,807.50)	\$ (2.11)	\$ (1,807.50)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ 1,300.00	\$ 1,191.67	\$ 1.39	\$ 280.00	\$ 0.33	\$ (911.67)	\$ 1,600.00	\$ 1,466.67	\$ 0.93	\$ 2,465.00	\$ 1.57	\$ 998.33
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 713,943.00	\$ 654,447.75	\$ 762.76	\$ 526,690.00	\$ 613.86	\$ (127,757.75)	\$ 638,664.00	\$ 585,442.00	\$ 372.18	\$ 587,299.00	\$ 373.36	\$ 1,857.00
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 340,243.00	\$ 311,889.42	\$ 363.51	\$ 330,256.25	\$ 384.91	\$ 18,366.83	\$ 179,280.00	\$ 164,340.00	\$ 104.48	\$ 164,340.00	\$ 104.48	\$ -
Investment Income	\$ 43.00	\$ 39.42	\$ 0.05	\$ 19.00	\$ 0.02	\$ (20.42)	\$ 37.00	\$ 33.92	\$ 0.02	\$ 2.20	\$ 0.00	\$ (31.72)
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 10,796.00	\$ 9,896.33	\$ 11.53	\$ 14,246.89	\$ 16.60	\$ 4,350.56	\$ 9,329.00	\$ 8,551.58	\$ 5.44	\$ 11,429.06	\$ 7.27	\$ 2,877.48
Total Receipts	\$ 1,152,675.00	\$ 1,056,618.75	\$ 1,231.49	\$ 960,357.60	\$ 1,119.30	\$ (96,261.15)	\$ 1,093,585.00	\$1,002,452.92	\$ 637.29	\$ 931,272.94	\$ 592.04	\$ (71,179.98)
EXPENSES												
Total Administration	\$ 187,635.00	\$ 171,998.75	\$ 200.46	\$ 162,099.45	\$ 188.93	\$ 9,899.30	\$ 273,940.00	\$ 251,111.67	\$ 159.64	\$ 166,082.15	\$ 105.58	\$ 85,029.52
Total Tenant Services	\$ 8,689.00	\$ 7,964.92	\$ 9.28	\$ 6,981.44	\$ 8.14	\$ 983.48	\$ 7,835.00	\$ 7,182.08	\$ 4.57	\$ 6,025.82	\$ 3.83	\$ 1,156.26
Total Utilities	\$ 188,400.00	\$ 172,700.00	\$ 201.28	\$ 182,387.86	\$ 212.57	\$ (9,687.86)	\$ 197,500.00	\$ 181,041.67	\$ 115.09	\$ 219,915.84	\$ 139.81	\$ (38,874.17)
Sub-total Ord Maint Salaries	\$ 62,999.00	\$ 57,749.08	\$ 67.31	\$ 69,600.10	\$ 81.12	\$ (11,851.02)	\$ 167,179.00	\$ 153,247.42	\$ 97.42	\$ 207,363.53	\$ 131.83	\$ (54,116.11)
Sub-total Ordinary Maint Materials	\$ 50,340.00	\$ 46,145.00	\$ 53.78	\$ 51,176.24	\$ 59.65	\$ (5,031.24)	\$ 71,090.00	\$ 65,165.83	\$ 41.43	\$ 24,964.95	\$ 15.87	\$ 40,200.88
Sub-total Ord Maint Contracts	\$ 402,427.00	\$ 368,891.42	\$ 429.94	\$ 188,650.51	\$ 219.87	\$ 180,240.91	\$ 280,578.00	\$ 257,196.50	\$ 163.51	\$ 207,753.72	\$ 132.07	\$ 49,442.78
Total Protective Services	\$ 75,739.00	\$ 69,427.42	\$ 80.92	\$ 90,770.25	\$ 105.79	\$ (21,342.83)	\$ 14,400.00	\$ 13,200.00	\$ 8.39	\$ 3,025.31	\$ 1.92	\$ 10,174.69
Total General	\$ 51,052.00	\$ 46,797.67	\$ 54.54	\$ 45,999.41	\$ 53.61	\$ 798.26	\$ 80,566.00	\$ 73,852.17	\$ 46.95	\$ 72,289.71	\$ 45.96	\$ 1,562.46
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,152,675.00	\$ 1,056,618.75	\$ 1,231.49	\$ 960,357.60	\$ 1,119.30	\$ (96,261.15)	\$ 1,093,585.00	\$1,002,452.92	\$ 637.29	\$ 931,272.94	\$ 592.04	\$ (71,179.98)
Total Operating Expenses	\$ 1,027,281.00	\$ 941,674.25	\$ 1,097.52	\$ 797,665.26	\$ 929.68	\$ 144,008.99	\$ 1,093,088.00	\$1,001,997.33	\$ 637.00	\$ 907,421.03	\$ 576.87	\$ 94,576.30
Net Cash Flow from Operations	\$ 125,394.00	\$ 114,944.50	\$ 133.97	\$ 162,692.34	\$ 189.62	\$ 47,747.84	\$ 497.00	\$ 455.58	\$ 0.29	\$ 23,851.91	\$ 15.16	\$ 23,396.33
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 125,394.00	\$ 114,944.50	\$ 133.97	\$ 162,692.34	\$ 189.62	\$ 47,747.84	\$ 497.00	\$ 455.58	\$ 0.29	\$ 23,851.91	\$ 15.16	\$ 23,396.33

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

	NORTHSIDE SCATTERED SITES - AMP 000041						MURPHY PARK I - AMP 000044					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 180,000.00	\$ 165,000.00	\$ 117.19	\$ 131,265.96	\$ 93.23	\$ (33,734.04)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (64,955.00)	\$ (59,542.08)	\$ (42.29)	\$ (45,248.02)	\$ (32.14)	\$ 14,294.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ 6,313.11	\$ 4.48	\$ 6,313.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 7,500.00	\$ 6,875.00	\$ 4.88	\$ 4,283.00	\$ 3.04	\$ (2,592.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ 1,670.00	\$ 1.19	\$ 1,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ 57.00	\$ 0.04	\$ 57.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 985,996.00	\$ 903,829.67	\$ 641.92	\$ 914,267.00	\$ 649.34	\$ 10,437.33	\$ 490,828.00	\$ 449,925.67	\$ 439.81	\$ 449,925.00	\$ 439.81	\$ (0.67)
Transfer from Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 395,688.00	\$ 362,714.00	\$ 257.61	\$ 362,714.00	\$ 257.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 73.00	\$ 66.92	\$ 0.05	\$ 170.34	\$ 0.12	\$ 103.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ 23,737.50	\$ 16.86	\$ 23,737.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 18,227.00	\$ 16,708.08	\$ 11.87	\$ 24,106.88	\$ 17.12	\$ 7,398.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 1,522,529.00	\$ 1,395,651.58	\$ 991.23	\$ 1,423,336.77	\$ 1,010.89	\$ 27,685.19	\$ 490,828.00	\$ 449,925.67	\$ 439.81	\$ 449,925.00	\$ 439.81	\$ (0.67)
EXPENSES												
Total Administration	\$ 315,700.00	\$ 289,391.67	\$ 205.53	\$ 234,386.60	\$ 166.35	\$ 55,005.07	\$ 68,694.00	\$ 62,969.50	\$ 61.55	\$ 51,675.26	\$ 50.51	\$ 11,294.24
Total Tenant Services	\$ 15,858.00	\$ 14,536.50	\$ 10.32	\$ 23,707.84	\$ 16.84	\$ (9,171.34)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 299,600.00	\$ 274,633.33	\$ 195.05	\$ 199,176.21	\$ 141.46	\$ 75,457.12	\$ 132,904.00	\$ 121,828.67	\$ 119.09	\$ 127,787.94	\$ 124.91	\$ (5,959.27)
Sub-total Ord Maint Salaries	\$ 247,810.00	\$ 227,159.17	\$ 161.33	\$ 108,867.12	\$ 77.32	\$ 118,292.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 85,850.00	\$ 78,695.83	\$ 55.89	\$ 47,144.54	\$ 33.48	\$ 31,551.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 443,258.00	\$ 406,319.83	\$ 288.58	\$ 308,695.53	\$ 219.24	\$ 97,624.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ 2,299.05	\$ 1.63	\$ (2,299.05)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 93,473.00	\$ 85,683.58	\$ 60.85	\$ 76,996.82	\$ 54.69	\$ 8,686.76	\$ 371,916.00	\$ 340,923.00	\$ 333.26	\$ 331,865.66	\$ 324.40	\$ 9,057.34
Total Non-Routine Maint.	\$ 20,000.00	\$ 18,333.33	\$ 13.02	\$ 70,054.35	\$ 49.75	\$ (51,721.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 1,522,529.00	\$ 1,395,651.58	\$ 991.23	\$ 1,423,336.77	\$ 1,010.89	\$ 27,685.19	\$ 490,828.00	\$ 449,925.67	\$ 439.81	\$ 449,925.00	\$ 439.81	\$ (0.67)
Total Operating Expenses	\$ 1,521,549.00	\$ 1,394,753.25	\$ 990.59	\$ 1,071,328.06	\$ 760.77	\$ 323,425.19	\$ 573,514.00	\$ 525,721.17	\$ 513.90	\$ 511,328.86	\$ 499.83	\$ 14,392.31
				\$ -								
Net Cash Flow from Operations	\$ 980.00	\$ 898.33	\$ 0.64	\$ 352,008.71	\$ 250.12	\$ 351,110.38	\$ (82,686.00)	\$ (75,795.50)	\$ (74.09)	\$ (61,403.86)	\$ (60.02)	\$ 14,391.64
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 980.00	\$ 898.33	\$ 0.64	\$ 352,008.71	\$ 250.12	\$ 351,110.38	\$ (82,686.00)	\$ (75,795.50)	\$ (74.09)	\$ (61,403.86)	\$ (60.02)	\$ 14,391.64

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

	MURPHY PARK II - AMP 000045						MURPHY PARK III - AMP 000046					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 282,950.00	\$ 259,370.83	\$ 368.42	\$ 262,789.00	\$ 373.28	\$ 3,418.17	\$ 325,246.00	\$ 298,142.17	\$ 416.98	\$ 299,592.00	\$ 419.01	\$ 1,449.83
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 282,950.00	\$ 259,370.83	\$ 368.42	\$ 262,789.00	\$ 373.28	\$ 3,418.17	\$ 325,246.00	\$ 298,142.17	\$ 416.98	\$ 299,592.00	\$ 419.01	\$ 1,449.83
EXPENSES												
Total Administration	\$ 46,147.00	\$ 42,301.42	\$ 60.09	\$ 33,355.53	\$ 47.38	\$ 8,945.89	\$ 49,861.00	\$ 45,705.92	\$ 63.92	\$ 36,066.62	\$ 50.44	\$ 9,639.30
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 69,175.00	\$ 63,410.42	\$ 90.07	\$ 71,502.38	\$ 101.57	\$ (8,091.96)	\$ 79,027.00	\$ 72,441.42	\$ 101.32	\$ 76,587.38	\$ 107.12	\$ (4,145.96)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 276,485.00	\$ 253,444.58	\$ 360.01	\$ 217,110.60	\$ 308.40	\$ 36,333.98	\$ 214,068.00	\$ 196,229.00	\$ 274.45	\$ 194,270.61	\$ 271.71	\$ 1,958.39
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 282,950.00	\$ 259,370.83	\$ 368.42	\$ 262,789.00	\$ 373.28	\$ 3,418.17	\$ 325,246.00	\$ 298,142.17	\$ 416.98	\$ 299,592.00	\$ 419.01	\$ 1,449.83
Total Operating Expenses	\$ 391,807.00	\$ 359,156.42	\$ 510.17	\$ 321,968.51	\$ 457.34	\$ 37,187.91	\$ 342,956.00	\$ 314,376.33	\$ 439.69	\$ 306,924.61	\$ 429.27	\$ 7,451.72
Net Cash Flow from Operations	\$ (108,857.00)	\$ (99,785.58)	\$ (141.74)	\$ (59,179.51)	\$ (84.06)	\$ 40,606.07	\$ (17,710.00)	\$ (16,234.17)	\$ (22.71)	\$ (7,332.61)	\$ (10.26)	\$ 8,901.56
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (108,857.00)	\$ (99,785.58)	\$ (141.74)	\$ (59,179.51)	\$ (84.06)	\$ 40,606.07	\$ (17,710.00)	\$ (16,234.17)	\$ (22.71)	\$ (7,332.61)	\$ (10.26)	\$ 8,901.56

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

	KING LOUIS SQUARE - AMP 000047						LES CHATEAUX - AMP 000048					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 152,180.00	\$ 139,498.33	\$ 352.27	\$ 135,241.00	\$ 341.52	\$ (4,257.33)	\$ 149,541.00	\$ 137,079.25	\$ 311.54	\$ 143,156.00	\$ 325.35	\$ 6,076.75
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 32,043.00	\$ 80.92	\$ 40,520.42	\$ 102.32	\$ 8,477.42	\$ 38,840.00	\$ 35,603.33	\$ 80.92	\$ 45,022.69	\$ 102.32	\$ 9,419.36
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 187,136.00	\$ 171,541.33	\$ 433.19	\$ 175,761.42	\$ 443.84	\$ 4,220.09	\$ 188,381.00	\$ 172,682.58	\$ 392.46	\$ 188,178.69	\$ 427.68	\$ 15,496.11
EXPENSES												
Total Administration	\$ 20,723.00	\$ 18,996.08	\$ 47.97	\$ 14,724.61	\$ 37.18	\$ 4,271.47	\$ 14,636.00	\$ 13,416.33	\$ 30.49	\$ 11,714.76	\$ 26.62	\$ 1,701.57
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ 550.00	\$ 1.25	\$ -	\$ -	\$ 550.00
Total Utilities	\$ 12,200.00	\$ 11,183.33	\$ 28.24	\$ 9,383.37	\$ 23.70	\$ 1,799.96	\$ 48,252.00	\$ 44,231.00	\$ 100.53	\$ 44,231.00	\$ 100.53	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 32,043.00	\$ 80.92	\$ 40,520.42	\$ 102.32	\$ (8,477.42)	\$ 38,840.00	\$ 35,603.33	\$ 80.92	\$ 45,022.69	\$ 102.32	\$ (9,419.36)
Total General	\$ 65,867.00	\$ 60,378.08	\$ 152.47	\$ 61,947.06	\$ 156.43	\$ (1,568.98)	\$ 93,212.00	\$ 85,444.33	\$ 194.19	\$ 94,763.57	\$ 215.37	\$ (9,319.24)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 187,136.00	\$ 171,541.33	\$ 433.19	\$ 175,761.42	\$ 443.84	\$ 4,220.09	\$ 188,381.00	\$ 172,682.58	\$ 392.46	\$ 188,178.69	\$ 427.68	\$ 15,496.11
Total Operating Expenses	\$ 133,746.00	\$ 122,600.50	\$ 309.60	\$ 126,575.46	\$ 319.64	\$ (3,974.96)	\$ 195,540.00	\$ 179,245.00	\$ 407.38	\$ 195,732.02	\$ 444.85	\$ (16,487.02)
Net Cash Flow from Operations	\$ 53,390.00	\$ 48,940.83	\$ 123.59	\$ 49,185.96	\$ 124.21	\$ 245.13	\$ (7,159.00)	\$ (6,562.42)	\$ (14.91)	\$ (7,553.33)	\$ (17.17)	\$ (990.91)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 53,390.00	\$ 48,940.83	\$ 123.59	\$ 49,185.96	\$ 124.21	\$ 245.13	\$ (7,159.00)	\$ (6,562.42)	\$ (14.91)	\$ (7,553.33)	\$ (17.17)	\$ (990.91)

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

	KING LOUIS SQUARE II - AMP 000049						RENAISSANCE AT GRAND PHASE I - AMP 000050					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 191,112.00	\$ 175,186.00	\$ 361.95	\$ 175,964.00	\$ 363.56	\$ 778.00	\$ 251,295.00	\$ 230,353.75	\$ 337.76	\$ 230,544.00	\$ 338.04	\$ 190.25
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 42,724.00	\$ 39,163.67	\$ 80.92	\$ 49,524.96	\$ 102.32	\$ 10,361.30	\$ 60,203.00	\$ 55,186.08	\$ 80.92	\$ 69,785.17	\$ 102.32	\$ 14,599.09
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 233,836.00	\$ 214,349.67	\$ 442.87	\$ 225,488.96	\$ 465.89	\$ 11,139.30	\$ 311,498.00	\$ 285,539.83	\$ 418.68	\$ 300,329.17	\$ 440.37	\$ 14,789.34
EXPENSES												
Total Administration	\$ 25,918.00	\$ 23,758.17	\$ 49.09	\$ 18,610.56	\$ 38.45	\$ 5,147.61	\$ 43,662.00	\$ 40,023.50	\$ 58.69	\$ 31,614.41	\$ 46.36	\$ 8,409.09
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930.00	\$ 852.50	1.25	\$ -	\$ -	\$ 852.50
Total Utilities	\$ 24,250.00	\$ 22,229.17	\$ 45.93	\$ 19,229.13	\$ 39.73	\$ 3,000.04	\$ 72,735.00	\$ 66,673.75	\$ 97.76	\$ 67,826.59	\$ 99.45	\$ (1,152.84)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 42,724.00	\$ 39,163.67	\$ 80.92	\$ 49,524.96	\$ 102.32	\$ (10,361.30)	\$ 60,203.00	\$ 55,186.08	\$ 80.92	\$ 69,785.17	\$ 102.32	\$ (14,599.09)
Total General	\$ 93,873.00	\$ 86,050.25	\$ 177.79	\$ 92,790.83	\$ 191.72	\$ (6,740.58)	\$ 153,921.00	\$ 141,094.25	\$ 206.88	\$ 124,642.40	\$ 182.76	\$ 16,451.85
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 233,836.00	\$ 214,349.67	\$ 442.87	\$ 225,488.96	\$ 465.89	\$ 11,139.30	\$ 311,498.00	\$ 285,539.83	\$ 418.68	\$ 300,329.17	\$ 440.37	\$ 14,789.34
Total Operating Expenses	\$ 186,765.00	\$ 171,201.25	\$ 353.72	\$ 180,155.48	\$ 372.22	\$ (8,954.23)	\$ 331,451.00	\$ 303,830.08	\$ 445.50	\$ 293,868.57	\$ 430.89	\$ 9,961.51
Net Cash Flow from Operations	\$ 47,071.00	\$ 43,148.42	\$ 89.15	\$ 45,333.48	\$ 93.66	\$ 2,185.06	\$ (19,953.00)	\$ (18,290.25)	(26.82)	\$ 6,460.60	\$ 9.47	\$ 24,750.85
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 47,071.00	\$ 43,148.42	\$ 89.15	\$ 45,333.48	\$ 93.66	\$ 2,185.06	\$ (19,953.00)	\$ (18,290.25)	(26.82)	\$ 6,460.60	\$ 9.47	\$ 24,750.85

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

	KING LOUIS SQUARE III - AMP 000052						SENIOR LIVING AT RENAISSANCE - AMP 000054					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ 56,000.00	\$ 51,333.33	\$ 194.44	\$ 56,013.00	\$ 212.17	\$ 4,679.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ (9,000.00)	\$ (8,250.00)	\$ (31.25)	\$ (10,047.00)	\$ (38.06)	\$ (1,797.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ 960.00	\$ 880.00	\$ 3.33	\$ 178.00	\$ 0.67	\$ (702.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ 420.00	\$ 385.00	\$ 1.46	\$ 2,189.50	\$ 8.29	\$ 1,804.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ 200.00	\$ 183.33	\$ 0.69	\$ (1,714.00)	\$ (6.49)	\$ (1,897.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 133,200.00	\$ 122,100.00	\$ 462.50	\$ 124,483.00	\$ 471.53	\$ 2,383.00	\$ 289,526.00	\$ 265,398.83	\$ 321.70	\$ 272,704.00	\$ 330.55	\$ 7,305.17
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 67,536.00	\$ 61,908.00	\$ 234.50	\$ 67,559.62	\$ 255.91	\$ 5,651.62	\$ 72,825.00	\$ 66,756.25	\$ 80.92	\$ 84,417.55	\$ 102.32	\$ 17,661.30
Investment Income	\$ 33.00	\$ 30.25	\$ 0.11	\$ 2.00	\$ 0.01	\$ (28.25)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 2,539.00	\$ 2,327.42	\$ 8.82	\$ 2,819.51	\$ 10.68	\$ 492.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 251,888.00	\$ 230,897.33	\$ 874.61	\$ 241,483.63	\$ 914.71	\$ 10,586.29	\$ 362,351.00	\$ 332,155.08	\$ 402.61	\$ 357,121.55	\$ 432.87	\$ 24,966.47
EXPENSES												
Total Administration	\$ 57,796.00	\$ 52,979.67	\$ 200.68	\$ 46,391.77	\$ 175.73	\$ 6,587.90	\$ 23,161.00	\$ 21,230.92	\$ 25.73	\$ 16,731.00	\$ 20.28	\$ 4,499.92
Total Tenant Services	\$ 1,968.00	\$ 1,804.00	\$ 6.83	\$ 1,486.56	\$ 5.63	\$ 317.44	\$ 1,125.00	\$ 1,031.25	\$ 1.25	\$ -	\$ -	\$ 1,031.25
Total Utilities	\$ 41,000.00	\$ 37,583.33	\$ 142.36	\$ 36,415.50	\$ 137.94	\$ 1,167.83	\$ 111,083.00	\$ 101,826.08	\$ 123.43	\$ 96,493.40	\$ 116.96	\$ 5,332.68
Sub-total Ord Maint Salaries	\$ 24,422.00	\$ 22,386.83	\$ 84.80	\$ 11,930.85	\$ 45.19	\$ 10,455.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 12,140.00	\$ 11,128.33	\$ 42.15	\$ -	\$ -	\$ 11,128.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 71,480.00	\$ 65,523.33	\$ 248.19	\$ 67,423.88	\$ 255.39	\$ (1,900.55)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 23,304.00	\$ 21,362.00	\$ 80.92	\$ 35,354.00	\$ 133.92	\$ (13,992.00)	\$ 72,825.00	\$ 66,756.25	\$ 80.92	\$ 84,417.55	\$ 102.32	\$ (17,661.30)
Total General	\$ 19,655.00	\$ 18,017.08	\$ 68.25	\$ 18,073.00	\$ 68.46	\$ (55.92)	\$ 113,866.00	\$ 104,377.17	\$ 126.52	\$ 126,624.46	\$ 153.48	\$ (22,247.29)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 251,888.00	\$ 230,897.33	\$ 874.61	\$ 241,483.63	\$ 914.71	\$ 10,586.29	\$ 362,351.00	\$ 332,155.08	\$ 402.61	\$ 357,121.55	\$ 432.87	\$ 24,966.47
Total Operating Expenses	\$ 251,765.00	\$ 230,784.58	\$ 874.18	\$ 217,075.56	\$ 822.26	\$ 13,709.03	\$ 322,060.00	\$ 295,221.67	\$ 357.84	\$ 324,266.41	\$ 393.05	\$ (29,044.74)
Net Cash Flow from Operations	\$ 123.00	\$ 112.75	\$ 0.43	\$ 24,408.07	\$ 92.45	\$ 24,295.32	\$ 40,291.00	\$ 36,933.42	\$ 44.77	\$ 32,855.14	\$ 39.82	\$ (4,078.28)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 123.00	\$ 112.75	\$ 0.43	\$ 24,408.07	\$ 92.45	\$ 24,295.32	\$ 40,291.00	\$ 36,933.42	\$ 44.77	\$ 32,855.14	\$ 39.82	\$ (4,078.28)

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

	GARDENS AT RENAISSANCE - AMP 000055						CAHILL HOUSE - AMP 000056					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 117,721.00	\$ 107,910.92	\$ 445.91	\$ 109,251.00	\$ 451.45	\$ 1,340.08	\$ 301,119.00	\$ 276,025.75	\$ 313.67	\$ 286,291.00	\$ 325.33	\$ 10,265.25
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 21,363.00	\$ 19,582.75	\$ 80.92	\$ 24,762.48	\$ 102.32	\$ 5,179.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 139,084.00	\$ 127,493.67	\$ 526.83	\$ 134,013.48	\$ 553.77	\$ 6,519.81	\$ 301,119.00	\$ 276,025.75	\$ 313.67	\$ 286,291.00	\$ 325.33	\$ 10,265.25
EXPENSES												
Total Administration	\$ 6,981.00	\$ 6,399.25	\$ 26.44	\$ 4,960.33	\$ 20.50	\$ 1,438.92	\$ 23,492.00	\$ 21,534.33	\$ 24.47	\$ 17,300.84	\$ 19.66	\$ 4,233.49
Total Tenant Services	\$ 330.00	\$ 302.50	\$ 1.25	\$ -	\$ -	\$ 302.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 44,935.00	\$ 41,190.42	\$ 170.21	\$ 34,213.74	\$ 141.38	\$ 6,976.68	\$ 117,321.00	\$ 107,544.25	\$ 122.21	\$ 112,273.13	\$ 127.58	\$ (4,728.88)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 21,363.00	\$ 19,582.75	\$ 80.92	\$ 24,762.48	\$ 102.32	\$ (5,179.73)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 54,888.00	\$ 50,314.00	\$ 207.91	\$ 56,291.90	\$ 232.61	\$ (5,977.90)	\$ 125,555.00	\$ 115,092.08	\$ 130.79	\$ 138,323.06	\$ 157.19	\$ (23,230.98)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 139,084.00	\$ 127,493.67	\$ 526.83	\$ 134,013.48	\$ 553.77	\$ 6,519.81	\$ 301,119.00	\$ 276,025.75	\$ 313.67	\$ 286,291.00	\$ 325.33	\$ 10,265.25
Total Operating Expenses	\$ 128,497.00	\$ 117,788.92	\$ 486.73	\$ 120,228.45	\$ 496.81	\$ (2,439.53)	\$ 266,368.00	\$ 244,170.67	\$ 277.47	\$ 267,897.03	\$ 304.43	\$ (23,726.36)
Net Cash Flow from Operations	\$ 10,587.00	\$ 9,704.75	\$ 40.10	\$ 13,785.03	\$ 56.96	\$ 4,080.28	\$ 34,751.00	\$ 31,855.08	\$ 36.20	\$ 18,393.97	\$ 20.90	\$ (13,461.11)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 10,587.00	\$ 9,704.75	\$ 40.10	\$ 13,785.03	\$ 56.96	\$ 4,080.28	\$ 34,751.00	\$ 31,855.08	\$ 36.20	\$ 18,393.97	\$ 20.90	\$ (13,461.11)

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

	RENAISSANCE AT GRAND PHASE II - AMP 000057						CAMBRIDGE HEIGHTS - AMP 000058					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 244,680.00	\$ 224,290.00	\$ 566.39	\$ 219,029.00	\$ 553.10	\$ (5,261.00)	\$ 220,567.00	\$ 202,186.42	\$ 399.58	\$ 207,701.00	\$ 410.48	\$ 5,514.58
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 34,956.00	\$ 32,043.00	\$ 80.92	\$ 40,520.42	\$ 102.32	\$ 8,477.42	\$ 44,667.00	\$ 40,944.75	\$ 80.92	\$ 51,776.10	\$ 102.32	\$ 10,831.35
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 279,636.00	\$ 256,333.00	\$ 647.31	\$ 259,549.42	\$ 655.43	\$ 3,216.42	\$ 265,234.00	\$ 243,131.17	\$ 480.50	\$ 259,477.10	\$ 512.80	\$ 16,345.93
EXPENSES												
Total Administration	\$ 22,624.00	\$ 20,738.67	\$ 52.37	\$ 16,190.51	\$ 40.89	\$ 4,548.15	\$ 29,474.00	\$ 27,017.83	\$ 53.39	\$ 21,334.37	\$ 42.16	\$ 5,683.46
Total Tenant Services	\$ 540.00	\$ 495.00	\$ 1.25	\$ -	\$ -	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 49,773.00	\$ 45,625.25	\$ 115.22	\$ 39,125.49	\$ 98.80	\$ 6,499.76	\$ 75,359.00	\$ 69,079.08	\$ 136.52	\$ 68,891.99	\$ 136.15	\$ 187.09
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 34,956.00	\$ 32,043.00	\$ 80.92	\$ 40,520.42	\$ 102.32	\$ (8,477.42)	\$ 44,667.00	\$ 40,944.75	\$ 80.92	\$ 51,776.10	\$ 102.32	\$ (10,831.35)
Total General	\$ 107,353.00	\$ 98,406.92	\$ 248.50	\$ 107,774.31	\$ 272.16	\$ (9,367.39)	\$ 146,157.00	\$ 133,977.25	\$ 264.78	\$ 136,926.58	\$ 270.61	\$ (2,949.33)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 279,636.00	\$ 256,333.00	\$ 647.31	\$ 259,549.42	\$ 655.43	\$ 3,216.42	\$ 265,234.00	\$ 243,131.17	\$ 480.50	\$ 259,477.10	\$ 512.80	\$ 16,345.93
Total Operating Expenses	\$ 215,246.00	\$ 197,308.83	\$ 498.25	\$ 203,610.74	\$ 514.17	\$ (6,301.90)	\$ 295,657.00	\$ 271,018.92	\$ 535.61	\$ 278,929.04	\$ 551.24	\$ (7,910.12)
Net Cash Flow from Operations	\$ 64,390.00	\$ 59,024.17	\$ 149.05	\$ 55,938.69	\$ 141.26	\$ (3,085.48)	\$ (30,423.00)	\$ (27,887.75)	\$ (55.11)	\$ (19,451.94)	\$ (38.44)	\$ 8,435.81
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 64,390.00	\$ 59,024.17	\$ 149.05	\$ 55,938.69	\$ 141.26	\$ (3,085.48)	\$ (30,423.00)	\$ (27,887.75)	\$ (55.11)	\$ (19,451.94)	\$ (38.44)	\$ 8,435.81

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

	RENAISSANCE AT GRAND PHASE III - AMP 000059						CAMBRIDGE HEIGHTS II - AMP 000060					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 281,293.00	\$ 257,851.92	\$ 468.82	\$ 256,070.00	\$ 465.58	\$ (1,781.92)	\$ 255,775.00	\$ 234,460.42	\$ 484.42	\$ 212,845.00	\$ 439.76	\$ (21,615.42)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 48,551.00	\$ 44,505.08	\$ 80.92	\$ 56,278.37	\$ 102.32	\$ 11,773.28	\$ 42,724.00	\$ 39,163.67	\$ 80.92	\$ 49,524.96	\$ 102.32	\$ 10,361.30
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 329,844.00	\$ 302,357.00	\$ 549.74	\$ 312,348.37	\$ 567.91	\$ 9,991.37	\$ 298,499.00	\$ 273,624.08	\$ 565.34	\$ 262,369.96	\$ 542.09	\$ (11,254.12)
EXPENSES												
Total Administration	\$ 38,071.00	\$ 34,898.42	\$ 63.45	\$ 27,522.31	\$ 50.04	\$ 7,376.11	\$ 34,836.00	\$ 31,933.00	\$ 65.98	\$ 25,161.01	\$ 51.99	\$ 6,771.99
Total Tenant Services	\$ 750.00	\$ 687.50	\$ 1.25	\$ -	\$ -	\$ 687.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 75,547.00	\$ 69,251.42	\$ 125.91	\$ 69,885.38	\$ 127.06	\$ (633.96)	\$ 72,084.00	\$ 66,077.00	\$ 136.52	\$ 65,951.50	\$ 136.26	\$ 125.50
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 44,505.08	\$ 80.92	\$ 56,278.37	\$ 102.32	\$ (11,773.28)	\$ 42,724.00	\$ 39,163.67	\$ 80.92	\$ 49,524.96	\$ 102.32	\$ (10,361.30)
Total General	\$ 208,873.00	\$ 191,466.92	\$ 348.12	\$ 169,799.92	\$ 308.73	\$ 21,667.00	\$ 157,007.00	\$ 143,923.08	\$ 297.36	\$ 123,698.28	\$ 255.57	\$ 20,224.80
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 329,844.00	\$ 302,357.00	\$ 549.74	\$ 312,348.37	\$ 567.91	\$ 9,991.37	\$ 298,499.00	\$ 273,624.08	\$ 565.34	\$ 262,369.96	\$ 542.09	\$ (11,254.12)
Total Operating Expenses	\$ 371,792.00	\$ 340,809.33	\$ 619.65	\$ 323,485.98	\$ 588.16	\$ 17,323.36	\$ 306,651.00	\$ 281,096.75	\$ 580.78	\$ 264,335.75	\$ 546.15	\$ 16,761.00
Net Cash Flow from Operations	\$ (41,948.00)	\$ (38,452.33)	\$ (69.91)	\$ (11,137.61)	\$ (20.25)	\$ 27,314.72	\$ (8,152.00)	\$ (7,472.67)	\$ (15.44)	\$ (1,965.79)	\$ (4.06)	\$ 5,506.88
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (41,948.00)	\$ (38,452.33)	\$ (69.91)	\$ (11,137.61)	\$ (20.25)	\$ 27,314.72	\$ (8,152.00)	\$ (7,472.67)	\$ (15.44)	\$ (1,965.79)	\$ (4.06)	\$ 5,506.88

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

	KINGSBURY TERRACE - AMP 000061						SENIOR LIVING AT CAMBRIDGE - AMP 000062					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 418,152.00	\$ 383,306.00	\$ 290.38	\$ 396,713.00	\$ 300.54	\$ 13,407.00	\$ 196,499.00	\$ 180,124.08	\$ 218.33	\$ 195,293.00	\$ 236.72	\$ 15,168.92
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ 256,800.00	\$ 235,400.00	\$ 178.33	\$ 235,400.00	\$ 178.33	\$ -	\$ 72,825.00	\$ 66,756.25	\$ 80.92	\$ 84,417.55	\$ 102.32	\$ 17,661.30
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 674,952.00	\$ 618,706.00	\$ 468.72	\$ 632,113.00	\$ 478.87	\$ 13,407.00	\$ 269,324.00	\$ 246,880.33	\$ 299.25	\$ 279,710.55	\$ 339.04	\$ 32,830.22
EXPENSES												
Total Administration	\$ 34,257.00	\$ 31,402.25	\$ 23.79	\$ 24,912.63	\$ 18.87	\$ 6,489.62	\$ 22,554.00	\$ 20,674.50	\$ 25.06	\$ 16,703.60	\$ 20.25	\$ 3,970.90
Total Tenant Services	\$ 1,800.00	\$ 1,650.00	\$ 1.25	\$ -	\$ -	\$ 1,650.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ 219,000.00	\$ 200,750.00	\$ 152.08	\$ 200,750.00	\$ 152.08	\$ -	\$ 105,574.00	\$ 96,776.17	\$ 117.30	\$ 109,527.25	\$ 132.76	\$ (12,751.08)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,825.00	\$ 66,756.25	\$ 80.92	\$ 84,417.55	\$ 102.32	\$ (17,661.30)
Total General	\$ 403,085.00	\$ 369,494.58	\$ 279.92	\$ 391,270.47	\$ 296.42	\$ (21,775.89)	\$ 38,736.00	\$ 35,508.00	\$ 43.04	\$ 56,098.05	\$ 68.00	\$ (20,590.05)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 674,952.00	\$ 618,706.00	\$ 468.72	\$ 632,113.00	\$ 478.87	\$ 13,407.00	\$ 269,324.00	\$ 246,880.33	\$ 299.25	\$ 279,710.55	\$ 339.04	\$ 32,830.22
Total Operating Expenses	\$ 658,142.00	\$ 603,296.83	\$ 457.04	\$ 616,933.10	\$ 467.37	\$ (13,636.27)	\$ 239,689.00	\$ 219,714.92	\$ 266.32	\$ 266,746.45	\$ 323.33	\$ (47,031.53)
Net Cash Flow from Operations	\$ 16,810.00	\$ 15,409.17	\$ 11.67	\$ 15,179.90	\$ 11.50	\$ (229.27)	\$ 29,635.00	\$ 27,165.42	\$ 32.93	\$ 12,964.10	\$ 15.71	\$ (14,201.32)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 16,810.00	\$ 15,409.17	\$ 11.67	\$ 15,179.90	\$ 11.50	\$ (229.27)	\$ 29,635.00	\$ 27,165.42	\$ 32.93	\$ 12,964.10	\$ 15.71	\$ (14,201.32)

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

	ARLINGTON GROVE - AMP 000063						NORTH SARAH PH I- AMP 000064					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 370,859.00	\$ 339,954.08	\$ 441.50	\$ 349,891.00	\$ 454.40	\$ 9,936.92	\$ 263,864.00	\$ 241,875.33	\$ 372.69	\$ 244,589.00	\$ 376.87	\$ 2,713.67
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 370,859.00	\$ 339,954.08	\$ 441.50	\$ 349,891.00	\$ 454.40	\$ 9,936.92	\$ 263,864.00	\$ 241,875.33	\$ 372.69	\$ 244,589.00	\$ 376.87	\$ 2,713.67
EXPENSES												
Total Administration	\$ 44,953.00	\$ 41,206.92	\$ 53.52	\$ 32,653.34	\$ 42.41	\$ 8,553.58	\$ 39,093.00	\$ 35,835.25	\$ 55.22	\$ 28,819.52	\$ 44.41	\$ 7,015.73
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ 811.25	\$ 1.25	\$ -	\$ -	\$ 811.25
Total Utilities	\$ 135,093.00	\$ 123,835.25	\$ 160.83	\$ 126,988.13	\$ 164.92	\$ (3,152.88)	\$ 63,085.00	\$ 57,827.92	\$ 89.10	\$ 58,130.60	\$ 89.57	\$ (302.68)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 208,074.00	\$ 190,734.50	\$ 247.71	\$ 211,906.07	\$ 275.20	\$ (21,171.57)	\$ 152,925.00	\$ 140,181.25	\$ 216.00	\$ 168,638.40	\$ 259.84	\$ (28,457.15)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 370,859.00	\$ 339,954.08	\$ 441.50	\$ 349,891.00	\$ 454.40	\$ 9,936.92	\$ 263,864.00	\$ 241,875.33	\$ 372.69	\$ 244,589.00	\$ 376.87	\$ 2,713.67
Total Operating Expenses	\$ 388,120.00	\$ 355,776.67	\$ 462.05	\$ 371,547.54	\$ 482.53	\$ (15,770.87)	\$ 255,988.00	\$ 234,655.67	\$ 361.56	\$ 255,588.52	\$ 393.82	\$ (20,932.85)
Net Cash Flow from Operations	\$ (17,261.00)	\$ (15,822.58)	\$ (20.55)	\$ (21,656.54)	\$ (28.13)	\$ (5,833.96)	\$ 7,876.00	\$ 7,219.67	\$ 11.12	\$ (10,999.52)	\$ (16.95)	\$ (18,219.19)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (17,261.00)	\$ (15,822.58)	\$ (20.55)	\$ (21,656.54)	\$ (28.13)	\$ (5,833.96)	\$ 7,876.00	\$ 7,219.67	\$ 11.12	\$ (10,999.52)	\$ (16.95)	\$ (18,219.19)

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

	NORTH SARAH PH II- AMP 000065						NORTH SARAH PH III- AMP 000066					
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE												
Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 229,688.00	\$ 210,547.33	\$ 416.10	\$ 219,279.00	\$ 433.36	\$ 8,731.67	\$ 134,975.00	\$ 123,727.08	\$ 321.37	\$ 127,117.00	\$ 330.17	\$ 3,389.92
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 229,688.00	\$ 210,547.33	\$ 416.10	\$ 219,279.00	\$ 433.36	\$ 8,731.67	\$ 134,975.00	\$ 123,727.08	\$ 321.37	\$ 127,117.00	\$ 330.17	\$ 3,389.92
EXPENSES												
Total Administration	\$ 26,546.00	\$ 24,333.83	\$ 48.09	\$ 19,210.30	\$ 37.97	\$ 5,123.53	\$ 21,208.00	\$ 19,440.67	\$ 50.50	\$ 15,291.29	\$ 39.72	\$ 4,149.38
Total Tenant Services	\$ 690.00	\$ 632.50	\$ 1.25	\$ -	\$ -	\$ 632.50	\$ 525.00	\$ 481.25	\$ 1.25	\$ -	\$ -	\$ 481.25
Total Utilities	\$ 50,505.00	\$ 46,296.25	\$ 91.49	\$ 43,602.01	\$ 86.17	\$ 2,694.24	\$ 33,171.00	\$ 30,406.75	\$ 78.98	\$ 29,804.75	\$ 77.41	\$ 602.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 163,871.00	\$ 150,215.08	\$ 296.87	\$ 176,087.44	\$ 348.00	\$ (25,872.36)	\$ 83,002.00	\$ 76,085.17	\$ 197.62	\$ 92,692.25	\$ 240.76	\$ (16,607.08)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 229,688.00	\$ 210,547.33	\$ 416.10	\$ 219,279.00	\$ 433.36	\$ 8,731.67	\$ 134,975.00	\$ 123,727.08	\$ 321.37	\$ 127,117.00	\$ 330.17	\$ 3,389.92
Total Operating Expenses	\$ 241,612.00	\$ 221,477.67	\$ 437.70	\$ 238,899.75	\$ 472.13	\$ (17,422.08)	\$ 137,906.00	\$ 126,413.83	\$ 328.35	\$ 137,788.29	\$ 357.89	\$ (11,374.46)
Net Cash Flow from Operations	\$ (11,924.00)	\$ (10,930.33)	\$ (21.60)	\$ (19,620.75)	\$ (38.78)	\$ (8,690.42)	\$ (2,931.00)	\$ (2,686.75)	\$ (6.98)	\$ (10,671.29)	\$ (27.72)	\$ (7,984.54)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (11,924.00)	\$ (10,930.33)	\$ (21.60)	\$ (19,620.75)	\$ (38.78)	\$ (8,690.42)	\$ (2,931.00)	\$ (2,686.75)	\$ (6.98)	\$ (10,671.29)	\$ (27.72)	\$ (7,984.54)

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

PRESERVATION SQUARE - AMP 000067					
12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE

REVENUE

Dwelling Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Negative Rents - Utility Allowances (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JPID Rent Loss Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges / Work Orders	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Charges/ Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacate Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Dwelling Rents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Operating/Utility Subsidy	\$ 103,528.00	\$ 94,900.67	\$ 454.07	\$ 79,900.00	\$ 382.30	\$ (15,000.67)
Transfer from Operating Reserve		\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Insurance (SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 103,528.00	\$ 94,900.67	\$ 454.07	\$ 79,900.00	\$ 382.30	\$ (15,000.67)

EXPENSES

Total Administration	\$ 16,250.00	\$ 14,895.83	\$ 71.27	\$ -	\$ -	\$ 14,895.83
Total Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utilities	\$ -	\$ -	\$ -	\$ 10,850.00	\$ 51.91	\$ (10,850.00)
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 78,863.00	\$ 72,291.08	\$ 345.89	\$ 148,658.75	\$ 711.29	\$ (76,367.67)
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 103,528.00	\$ 94,900.67	\$ 454.07	\$ 79,900.00	\$ 382.30	\$ (15,000.67)
Total Operating Expenses	\$ 95,113.00	\$ 87,186.92	\$ 417.16	\$ 159,508.75	\$ 763.20	\$ (72,321.83)
Net Cash Flow from Operations	\$ 8,415.00	\$ 7,713.75	\$ 36.91	\$ (79,608.75)	\$ (380.90)	\$ (87,322.50)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 8,415.00	\$ 7,713.75	\$ 36.91	\$ (79,608.75)	\$ (380.90)	\$ (87,322.50)

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028					
Indicator #1 - Quick Ratio (QR)													
FDS #													
111 Cash -unrestricted		\$	2,558,890.06	\$	107,454.84	\$	151,940.24	\$	71,913.13	\$	109,054.19	\$	187,031.28
114 Cash - tenant security deposits		\$	25,538.39	\$	25,093.73	\$	25,839.97	\$	25,571.19	\$	72,885.52	\$	25,262.95
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables		\$	158,132.12	\$	125,692.33	\$	24,890.68	\$	39,062.30	\$	183,611.84	\$	32,126.85
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets		\$	374,652.43	\$	84,424.70	\$	66,680.21	\$	62,882.43	\$	167,651.31	\$	69,290.42
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:			\$ 3,117,213.00	\$ 342,665.60	\$ 269,351.10	\$ 199,429.05	\$ 533,202.86	\$ 313,711.50					
310 Total Current Liabilities		\$	52,197.70	\$	78,512.45	\$	55,287.93	\$	49,527.17	\$	360,845.25	\$	52,694.25
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$	-		\$ -	\$ -	\$ -	\$ -					
QR Denominator Total:			\$ 52,197.70	\$ 78,512.45	\$ 55,287.93	\$ 49,527.17	\$ 360,845.25	\$ 52,694.25					
Quick Ratio:			59.72	4.36	4.87	4.03	1.48	5.95					
Quick Ratio Score (max points 12):			12	12	12	12	10	12					
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)													
FDS #													
111 Cash -unrestricted		\$	2,558,890.06	\$	107,454.84	\$	151,940.24	\$	71,913.13	\$	109,054.19	\$	187,031.28
114 Cash - tenant security deposits		\$	25,538.39	\$	25,093.73	\$	25,839.97	\$	25,571.19	\$	72,885.52	\$	25,262.95
115 Cash - restircted for payment of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables		\$	158,132.12	\$	125,692.33	\$	24,890.68	\$	39,062.30	\$	183,611.84	\$	32,126.85
131 Investments - unrestricted		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets		\$	374,652.43	\$	84,424.70	\$	66,680.21	\$	62,882.43	\$	167,651.31	\$	69,290.42
144 Inter-program due-from		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
310 (-) Total Current Liabilities		\$	52,197.70	\$	78,512.45	\$	55,287.93	\$	49,527.17	\$	360,845.25	\$	52,694.25
MENAR Numerator Total:			\$ 3,065,015.30	\$ 264,153.15	\$ 214,063.17	\$ 149,901.88	\$ 172,357.61	\$ 261,017.25					
Average Monthly Operating Expenses:													
96900 Total Operating Expenses		\$	2,815,603.54	\$	988,094.84	\$	914,848.46	\$	823,394.25	\$	2,227,890.95	\$	768,848.29
97100 Extraordinary Maintenance		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized		\$	-	\$	-	\$	-	\$	-	\$	373,782.69	\$	-
MENAR Denominator Total:			\$ 255,963.96	\$ 89,826.80	\$ 83,168.04	\$ 74,854.02	\$ 236,515.79	\$ 69,895.30					
MENAR:			11.97	2.94	2.57	2.00	0.73	3.73					
MENAR Score (max points 11):			11	9.43	8.9	8.06	0	10.59					

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 679,968.37	\$ (92,000.23)	\$ (87,886.67)	\$ (10,454.34)	\$ (508,573.24)	\$ 66,503.13
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 679,968.37	\$ (92,000.23)	\$ (87,886.67)	\$ (10,454.34)	\$ (508,573.24)	\$ 66,503.13
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	9.504	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	9.43	8.9	8.06	0	10.59
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	23.43	22.9	22.06	11.504	24.59
Number of units in Project (FDS #11190 (UMA)/ 12)	1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)	34838.908	8300	2952.18	2473.2	2161.88	3301.648	2975
Total number of units in PHA's portfolio	1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score	22.06	25.00	23.43	22.90	22.06	11.50	24.59
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>							

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,031,416.00	\$ 778,049.58	\$ 545,960.24	\$ 843,853.29	\$ 285,007.92
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,176.50	\$ 28,430.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 165,673.72	\$ 40,547.01	\$ 112,632.33	\$ 28,755.20	\$ 26,324.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 174,975.44	\$ 114,842.31	\$ 112,407.39	\$ 204,042.84	\$ 18,301.59
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,408,336.16	\$ 950,048.90	\$ 803,176.46	\$ 1,105,081.54	\$ 334,839.57
310 Total Current Liabilities	\$ 114,392.37	\$ 565,576.68	\$ 87,411.84	\$ 485,030.55	\$ 14,962.48
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 505,000.00	\$ -		\$ 2,619.96
QR Denominator Total:	\$ 114,392.37	\$ 60,576.68	\$ 87,411.84	\$ 485,030.55	\$ 12,342.52
Quick Ratio:	12.31	15.68	9.19	2.28	27.13
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,031,416.00	\$ 778,049.58	\$ 545,960.24	\$ 843,853.29	\$ 285,007.92
114 Cash - tenant security deposits	\$ 36,271.00	\$ 16,610.00	\$ 32,176.50	\$ 28,430.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 165,673.72	\$ 40,547.01	\$ 112,632.33	\$ 28,755.20	\$ 26,324.06
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 174,975.44	\$ 114,842.31	\$ 112,407.39	\$ 204,042.84	\$ 18,301.59
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
310 (-) Total Current Liabilities	\$ 114,392.37	\$ (4,526.59)	\$ 87,411.84	\$ 485,030.55	\$ 14,962.48
MENAR Numerator Total:	\$ 1,293,943.79	\$ 954,575.49	\$ 715,764.62	\$ 620,050.99	\$ 319,877.09
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 1,219,809.63	\$ 797,665.26	\$ 907,421.03	\$ 1,001,273.71	\$ 217,075.56
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ 52,075.35	\$ -	\$ -	\$ 70,054.35	\$ -
MENAR Denominator Total:	\$ 115,625.91	\$ 72,515.02	\$ 82,492.82	\$ 97,393.46	\$ 19,734.14
MENAR:	11.19	13.16	8.68	6.37	16.21
MENAR Score (max points 11):	11	11	11	11	11

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ (35,250.90)	\$ 162,692.34	\$ 23,851.91	\$ 352,008.71	\$ 24,408.07
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (35,250.90)	\$ 162,692.34	\$ 23,851.91	\$ 352,008.71	\$ 24,408.07
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	146	78	138	121	24
Weighted Value (Project FASS score times number of units)	3650	1950	3450	3025	600
Total number of units in PHA's portfolio	146	78	138	121	24
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)								
FDS #	11210 Unit Months Leased		1,918	1,303	1,149	1,030	2,785	1,181
	OR Numerator Total:		1,918	1,303	1,149	1,030	2,785	1,181
	11190 Unit Months Available		2,695	1,386	1,188	1,089	3,123	1,331
	OR Denominator Total:		2,695	1,386	1,188	1,089	3,123	1,331
	Occupancy Rate:		0.71169	0.94012	0.96717	0.94582	0.89177	0.88730
	Occupancy Rate Score (max points 16):		0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #	(Maximum points 5) 126 Accounts Receivable - Tenants							
	TAR Numerator Total:		\$ 195,150.03	\$ 151,504.70	\$ 26,930.56	\$ 43,094.00	\$ 197,634.87	\$ 37,082.29
	70500 Total Tenant Revenue		\$ 126,038.43	\$ 309,117.98	\$ 270,728.06	\$ 278,658.71	\$ 674,804.14	\$ 269,938.91
	TAR Denominator Total:		\$ 126,038.43	\$ 309,117.98	\$ 270,728.06	\$ 278,658.71	\$ 674,804.14	\$ 269,938.91
	TAR:		155.0%	49.0%	10.0%	15.0%	29.0%	14.0%
	TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current		\$ 9,479.23	\$ 37,864.26	\$ 15,328.43	\$ 7,359.01	\$ 257,593.55	\$ 18,271.50
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 9,479.23	\$ 37,864.26	\$ 15,328.43	\$ 7,359.01	\$ 257,593.55	\$ 18,271.50
	96900 Total Operating Expenses /12		\$ 255,963.96	\$ 89,826.80	\$ 83,168.04	\$ 74,854.02	\$ 202,535.54	\$ 69,895.30
	AP Denominator Total:		\$ 255,963.96	\$ 89,826.80	\$ 83,168.04	\$ 74,854.02	\$ 202,535.54	\$ 69,895.30
	AP:		0.04	0.42	0.18	0.1	1.27	0.26
	AP Score (max points 4):		4	4	4	4	2	4
Overall AMP Score								
Indicator #1 - Occupancy Rate (OR)			0	8	12	8	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)			0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)			4	4	4	4	2	4
Physical condition adjustment			1	1	1	1	1	1
Neighborhood environment adjustment			1	0	1	0	0	0
Project MASS score (Maximum points 25)			6	13	23	18	5	10
Number of units in Project		1446	238	126	108	99	282	121
Weighted Value (Project MASS score times number of units)		14271	1428	1638	2484	1782	1410	1210
Total number of units in PHA's portfolio		1446	238	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		9.87	6.00	13.00	23.00	18.00	5.00	10.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		1,511	745	1,231	838	215
OR Numerator Total:		1,511	745	1,231	838	215
11190 Unit Months Available		1,606	798	1,455	980	247
OR Denominator Total:		1,606	798	1,455	980	247
Occupancy Rate:		0.94085	0.93358	0.84605	0.85510	0.87045
Occupancy Rate Score (max points 16):		8	4	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 195,275.22	\$ 44,336.16	\$ 142,280.84	\$ 39,501.93	\$ 30,322.50
TAR Numerator Total:		\$ 195,275.22	\$ 44,336.16	\$ 142,280.84	\$ 39,501.93	\$ 30,322.50
70500 Total Tenant Revenue		\$ 191,358.55	\$ 97,249.59	\$ 183,997.83	\$ 107,292.05	\$ 50,857.64
TAR Denominator Total:		\$ 191,358.55	\$ 97,249.59	\$ 183,997.83	\$ 107,292.05	\$ 50,857.64
TAR:		102.0%	46.0%	77.0%	37.0%	60.0%
TAR Score (max points 5):		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 17,015.16	\$ 31,785.62	\$ 29,128.54	\$ 27,829.18	\$ 4,023.40
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 17,015.16	\$ 31,785.62	\$ 29,128.54	\$ 27,829.18	\$ 4,023.40
96900 Total Operating Expenses /12		\$ 110,891.78	\$ 72,515.02	\$ 82,492.82	\$ 91,024.88	\$ 19,734.14
AP Denominator Total:		\$ 110,891.78	\$ 72,515.02	\$ 82,492.82	\$ 91,024.88	\$ 19,734.14
AP:		0.15	0.44	0.35	0.31	0.2
AP Score (max points 4):		4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		8	4	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		14	10	5	8	5
Number of units in Project		146	72	137	95	22
Weighted Value (Project MASS score times number of units)		2044	720	685	760	110
Total number of units in PHA's portfolio		146	72	137	95	22
Overall AMPs Management Operations Indicator Score:		14.00	10.00	5.00	8.00	5.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 7/31/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,941,582.11

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 248,411.69
	TOTAL INVESTED		\$ 248,411.69

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

HOUSING CHOICE VOUCHER PROGRAM						
	12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE
REVENUE						
Section 8 Administrative Fees	\$ 4,925,403.00	\$ 4,104,502.50	\$ 53.24	\$ 4,126,431.00	\$ 53.52	\$ 21,928.50
Investment Income - Admin only	\$ -	\$ -	\$ -	\$ 11,832.17	\$ 0.15	\$ 11,832.17
Unrestricted Net Assets (UNA)	\$ 255,955.00	\$ 213,295.83	\$ 2.77	\$ -	\$ -	\$ (213,295.83)
Other Income (Fraud Recovery-SLHA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 5,181,358.00	\$ 4,317,798.33	\$ 56.00	\$ 4,138,263.17	\$ 53.67	\$ (179,535.16)
EXPENSES						
Total Administration	\$ 4,874,358.00	\$ 4,061,965.00	\$ 52.68	\$ 3,270,212.55	\$ 42.42	\$ 791,752.45
Total Tenant Services	\$ 5,000.00	\$ 4,166.67	\$ 0.05	\$ 4,801.75	\$ 0.06	\$ (635.08)
Total Utilities	\$ 47,040.00	\$ 39,200.00	\$ 0.51	\$ 37,181.73	\$ 0.48	\$ 2,018.27
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 2,400.00	\$ 2,000.00	\$ 0.03	\$ 2,380.70	\$ 0.03	\$ (380.70)
Sub-total Ord Maint Contracts	\$ 88,892.00	\$ 74,076.67	\$ 0.96	\$ 71,116.77	\$ 0.92	\$ 2,959.90
Total Protective Services	\$ 33,494.00	\$ 27,911.67	\$ 0.36	\$ 31,113.60	\$ 0.40	\$ (3,201.93)
Total General	\$ 130,174.00	\$ 108,478.33	\$ 1.41	\$ 104,618.52	\$ 1.36	\$ 3,859.81
Total Non-Routine Expenses	\$ -	\$ -	\$ -	\$ 2,173.86	\$ 0.03	\$ (2,173.86)
Total Revenues	\$ 5,181,358.00	\$ 4,317,798.33	\$ 56.00	\$ 4,138,263.17	\$ 53.67	\$ (179,535.16)
Total Expenses	\$ 5,181,358.00	\$ 4,317,798.33	\$ 56.00	\$ 3,523,599.48	\$ 45.70	\$ 794,198.85
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ 614,663.69	\$ 7.97	\$ 614,663.69
Net Cash Flow	\$ -	\$ -	\$ -	\$ 614,663.69	\$ 7.97	\$ 614,663.69

SECTION 8 CASH ACTIVITY AS OF 8/31/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,318,866.81

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 258,401.02
	TOTAL INVESTED		\$ 258,401.02

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

		HOUSING CHOICE VOUCHER PROGRAM										
		12 MONTH BUDGET	BUDGET YTD	BUDGET YTD PUM	ACTUAL YTD	ACTUAL YTD PUM	VARIANCE					
REVENUE												
Section 8 Administrative Fees	\$	4,925,403.00	\$	4,514,952.75	\$	58.56	\$	4,528,185.00	\$	58.73	\$	13,232.25
Investment Income - Admin only	\$	-	\$	-	\$	-	\$	12,948.31	\$	0.17	\$	12,948.31
Unrestricted Net Assets (UNA)	\$	255,955.00	\$	234,625.42	\$	3.04	\$	-	\$	-	\$	(234,625.42)
Other Income (Fraud Recovery-SLHA)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Receipts	\$	5,181,358.00	\$	4,749,578.17	\$	61.60	\$	4,541,133.31	\$	58.90	\$	(208,444.86)
EXPENSES												
Total Administration	\$	4,874,358.00	\$	4,468,161.50	\$	57.95	\$	3,530,027.14	\$	45.79	\$	938,134.36
Total Tenant Services	\$	5,000.00	\$	4,583.33	\$	0.06	\$	5,089.15	\$	0.07	\$	(505.82)
Total Utilities	\$	47,040.00	\$	43,120.00	\$	0.56	\$	42,794.43	\$	0.56	\$	325.57
Sub-total Ord Maint Salaries	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Sub-total Ordinary Maint Materials	\$	2,400.00	\$	2,200.00	\$	0.03	\$	2,630.74	\$	0.03	\$	(430.74)
Sub-total Ord Maint Contracts	\$	88,892.00	\$	81,484.33	\$	1.06	\$	74,453.31	\$	0.97	\$	7,031.02
Total Protective Services	\$	33,494.00	\$	30,702.83	\$	0.40	\$	34,451.37	\$	0.45	\$	(3,748.54)
Total General	\$	130,174.00	\$	119,326.17	\$	1.55	\$	113,154.02	\$	1.47	\$	6,172.15
Total Non-Routine Expenses	\$	-	\$	-	\$	-	\$	2,173.86	\$	0.03	\$	(2,173.86)
Total Revenues	\$	5,181,358.00	\$	4,749,578.17	\$	61.60	\$	4,541,133.31	\$	58.90	\$	(208,444.86)
Total Expenses	\$	5,181,358.00	\$	4,749,578.17	\$	61.60	\$	3,804,774.02	\$	49.35	\$	944,804.15
Net Cash Flow from Operations	\$	-	\$	-	\$	-	\$	736,359.29	\$	9.55	\$	736,359.29
Net Cash Flow	\$	-	\$	-	\$	-	\$	736,359.29	\$	9.55	\$	736,359.29

HOUSING CHOICE VOUCHER/VASH PROGRAM
HAP EXPENDITURE ANALYSIS PER VMS

HAP MONTH	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	FYTD	CYTD
Budget Authority	\$4,181,954	\$4,223,221	\$4,455,030	\$4,223,222	\$3,560,678	\$3,560,676	\$3,560,676	\$3,560,675	\$47,666,894	\$35,508,087
Budget Received - Cash Management	\$3,824,681	\$3,615,326	\$3,620,943	\$3,512,023	\$3,593,421	\$3,869,260	\$4,294,680	\$3,800,142	\$46,644,882	\$33,955,157
Actual HAP As of the First of the Month	\$3,646,127	\$3,648,010	\$3,665,542	\$3,716,377	\$3,779,379	\$3,779,442	\$3,792,698	\$3,802,125	\$44,484,418	\$33,460,206
Actual HAP After the First of the Month	\$29,179	\$29,011	\$34,253	\$51,078	\$25,433	\$26,985	\$16,917	\$19,743	\$332,817	\$257,117
Prior Year HAP Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Variance (Budget Authority)	-\$506,648	-\$546,200	-\$755,235	-\$455,767	\$244,134	\$245,751	\$248,939	\$261,193	\$2,849,659	\$1,790,764
Variance (Cash Management)	-\$149,375	\$61,695	\$78,852	\$255,432	\$211,391	-\$62,833	-\$485,065	\$21,726	\$1,827,647	\$237,834
Percent Variance	-4.06%	1.68%	2.13%	6.78%	5.56%	-1.65%	-12.73%	0.57%	-4.08%	-0.71%
FYTD Variance	-\$1,908,845	-\$1,847,150	-\$1,768,298	-\$1,512,866	-\$1,301,475	-\$1,364,308	-\$1,849,373	-\$1,827,647		
OTHER HAP REVENUE										
Fraud Recovery (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (HAP)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FSS Forfeitures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from UNA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restricted Net Position HCV	\$25,053	(\$36,643)	(\$115,495)	(\$370,927)	(\$582,318)	(\$519,485)	(\$34,420)	(\$56,146)		
PUC										
HUD Funded PUC	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79	\$620.79
Actual PUC	\$625.30	\$626.16	\$630.25	\$635.50	\$641.33	\$639.61	\$639.79	\$640.30	\$629.73	\$633.05
Variance	\$4.51	\$5.37	\$9.46	\$14.71	\$20.54	\$18.82	\$19.00	\$19.51	\$8.94	\$12.26
Percent Variance	0.72%	0.86%	1.50%	2.31%	3.20%	2.94%	2.97%	3.05%	1.40%	1.92%
UNITS										
HUD Baseline Units	7,165	7,165	7,165	7,165	7,165	7,165	7,165	7,165	85,950	64,485
New Increments not in baseline	39	39	39	39	39	39	39	39	495	351
HUD Funded Units	6,161	5,824	5,833	5,657	5,788	6,233	6,918	6,121	75,138	54,697
Funded units based on actual HAP	7,975	6,498	5,680	5,463	5,529	5,968	6,617	5,857	78,938	58,715
Actual Units	5,831	5,826	5,816	5,848	5,893	5,909	5,928	5,938	70,639	52,852
Variance to Funded Units	2,144	672	-136	-385	-364	59	689	-81	8,299	5,863
Variance to baseline	-1334	-1339	-1349	-1317	-1272	-1256	-1237	-1227	-15,311	-11,633
FYTD var to baseline	-6314	-7653	-9002	-10319	-11591	-12847	-14084	-15311		
Variance funded	-330	2	-17	191	105	-324	-990	-183	-4,499	-1,845
FYTD var to funded	-3282	-3280	-3297	-3106	-3002	-3325	-4315	-4499		
ADMIN FEES										
HUD Funded Fees	\$397,162	\$391,518	\$391,518	\$391,518	\$387,576	\$387,576	\$387,576	\$517,239	\$4,879,935	\$3,649,395
Actual Expenses	\$320,246	\$451,340	\$377,525	\$283,075	\$304,080	\$549,042	\$276,871	\$542,355	\$4,298,334	\$3,429,764
Prior Year Admin Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$11,912	-\$11,912	-\$11,912
Variance	-\$76,916	\$59,822	-\$13,993	-\$108,443	-\$83,496	\$161,466	-\$110,705	\$25,116	-\$581,601	-\$219,631
Percent Variance	-24.02%	13.25%	-3.71%	-38.31%	-27.46%	29.41%	-39.98%	4.63%	13.53%	6.40%
Cumulative Variance (FY)	-\$511,368	-\$451,546	-\$465,539	-\$573,982	-\$657,478	-\$496,012	-\$606,717	-\$581,601		
OTHER ADMIN REVENUE										
Fraud Recovery (Admin)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income (Admin)	\$1,386	\$1,129	\$1,373	\$1,179	\$1,218	\$961	\$1,116	\$906	\$12,748	\$10,184
Miscellaneous Revenue (Unrestricted)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010	\$0	\$1,010	\$1,010
Port Ins Billed over Port Ins Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Actual UNA	\$6,295,741	\$6,237,048	\$6,252,414	\$6,362,037	\$6,446,751	\$6,286,247	\$6,399,079	\$6,386,775		
Unrestricted Net Position per VMS	\$5,784,370	\$5,725,677	\$5,727,050	\$5,728,228	\$5,729,446	\$5,568,942	\$5,571,068	\$6,386,775		
UTILIZATION PERCENTAGES									Utilization Percentages	
Budget Authority Utilization									94.02%	94.96%
Unit Utilization Percentage									82.19%	81.96%

*See Narrative



MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: October 11, 2023

Subject: Housing Choice Voucher Board Report - August

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly, and disabled families to afford decent and safe housing in the private market. There are 6,000 active participants in the Section 8 program and approximately 4,000 families on the waitlist. During this reporting period, 29 new vouchers were issued and 309 families are currently searching for housing.

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

June 2023	July 2023	August 2023
83%	83%	83%

To increase program utilization, HCV has been (1) regularly transferring families from the waitlist to participant status; (2) conducting multiple eligibility sessions per month; (3) issuing new vouchers; (4) monitoring the leasing process; and (5) working with Yardi officials to implement Rent Café for online verifications and certifications.

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

improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on August 1.

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

2) Project-Based Vouchers

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

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 138 families have been housed. Twenty-three families are currently searching for units.

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

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 250 active participants in the HUD-VASH program. During this reporting period, eight referrals were received and 25 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

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

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 27 active families under lease and two families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

Seven hundred twenty-five annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants prior to the recertification date and participants were asked to return the same via mail, email, fax, or in-person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 159 annual recertifications are over 14 months past due. HCV is working to resolve outstanding recertifications by conducting weekly reviews of due recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 681 inspections: 336 biennial inspections, 134 reinspections, 158 initial inspections, 24 quality control inspections, one 24-hour emergency inspection, and 28 special inspections. This represents a decrease in the number of inspections over the past three months.

	June 2023	July 2023	August 2023
Biennial Inspections	10	446	336
Reinspection	210	131	134
Initial Inspections	140	100	158
Quality Control	0	0	24
Special Inspections	32	48	28
24-hour emergency	0	0	1
Total	392	725	681

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs

- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	June 2023	July 2023	August 2023
HCV Participants	1989	1998	2005
Landlords	1641	1651	1655
Total	3630	3649	3660

Family Self Sufficiency

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

New Business/Upcoming Events

HCV staff has been focused on increasing utilization by focusing on other methods of obtaining and updating applicant data in Yardi. Currently, staff collects and inputs the data manually. HCV staff have met with Yardi officials to implement the process of applicants updating their own records and submitting the required supporting documents electronically.

HCV staff has also met with Yardi officials to discuss opening the waiting list. The HCV department plans to open the waitlist and accept applications via electronic submissions. HCV staff wants to ensure that the database can handle a large volume of waitlist "traffic" without crashing the system.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	3	2844	1248	447	137	30	6	3	4718
	3	2844	1248	447	137	30	6	3	4718

Filters:

ApplicationDate = ALL &
WLStatus = 'P ' &
WaitingList = 'Housing Choice Voucher Pgm ' &
ZeroBdr = ALL &
OneBdr = ALL &
TwoBdr = ALL &
ThreeBdr = ALL &
FourBdr = ALL &
FiveBdr = ALL &
SixBdr = ALL &
OtherBdr = ALL

St. Louis Housing Authority

Inspection Activity Summary Report For the Month of August 2023

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	33	28	5	1	1	27	0	0	0	4	84.85%
Biennials	387	336	51	175	20	161	0	0	0	31	86.82%
Initials	169	158	11	95	1	63	0	0	0	10	93.49%
Reinspections	340	134	149	152	1	175	0	0	0	12	39.41%
24 hr Emergency	1	1	0	1	0	0	0	0	0	0	100.00%
Quality Control	39	24	15	17	0	7	0	0	0	15	0.00%
Total	969	681	231	441	23	433	0	0	0	72	70.28%

Property: HCV
Inspected Date: 08/01/2023 - 08/31/2023
Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Accessible windows cannot be locked	1
All burners not working (all burners have to be operable)	7
All operating knobs must be present	2
Badly cracked outlet	2
Broken/missing steps or boards	8
Cannot open	1
Ceiling material is bulging and/or buckling and must be repaired	9
Ceiling surface is wet and has mold-like substances	7
Clogged	6
Cracked pane	7
Damaged floor boards	6
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	2
Evidence of sewer back-up	1
Exhaust fumes	1
Falling material	16
Gutter in poor condition	1
Handrail missing (4 or more steps)	1
Holes or cracks	27
Improper types of wiring, connections or insulation	1
Internal water damage	1
Large holes (8 1/2 x 11")	1
Leaking	9
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	4
Loose or damaged structural members	2
Loose, broken or missing step(s)	1
Mechanism within toilet does not work	1
Missing cover plate	2
Missing cover plate on switch or outlets	2
Missing handrail	2
No hot water	1
No Oven	1
No Refrigerator	1
No smoke detector	7
Other hazards-tripping	1
Oven does not work	6

Overall Poor Condition	1
Presence of large holes	3
Refrigerator not present	1
Repair/replace leaking water heater	2
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof leaks	3
Severe buckling, bulging or leaning	1
Severe bulging	15
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Signs of rats, mice or vermin	1
Smoke detector not working	3
Stove does not work	7
Temperature too high	1
Toilet does not flush	1
Toilet does not work	1
Toilet is clogged	1
Tripping hazard	2
Unit has evidence of roach infestation	5
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Unsecured handrail	1
Unsupported fixture	1
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	3
Total	211

Demographic Report
Housing Choice Voucher Program

August 1 - August 31, 2023

	Disabled	Non-Disabled	Total
Number of Families	2,324	3,195	5,519
Average Family Size	1.5	2.9	2
Average Age of Head of Household	58.0	44.0	51
Number of Youth Family Members (<18)	387.0	4896.0	5,283
Average Age of Youth Family Members	12.0	11.0	11
Number of Senior (62+) Head of Household	1064	357	1,421
Average Household Income	\$13,930.00	\$15,300.00	\$14,615
Number of Head of Households Employed	2,271	2,331	4,602
Average Monthly HAP	\$529.00	\$671.00	\$600
Average Monthly URP	\$4.00	\$43.00	\$24
Average Length of Occupancy (Years)	8.0	6.0	7

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	5	4	9
Any Other Combination	7	4	11
Asian Only	5	6	11
Black/African American Only	2,171	3,074	5245
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	131	102	233
White, Black/African American	4	4	8
Total	2,324	3,195	5,519

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: October 11, 2023

Subject: Housing Choice Voucher Board Report - September

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly, and disabled families to afford decent and safe housing in the private market. There are 6000 active participants in the Section 8 program and approx. 4000 families on the waitlist. During this reporting period, 37 new vouchers were issued and 302 families are currently searching for housing.

HCV Program is actively working to increase Section 8 utilization rates. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 94%. The current utilization rate is consistent with the most recent three-month trends.

July 2023	August 2023	September 2023
83%	83%	94%

To increase program utilization, HCV has been (1) regularly transferring families from the waitlist to participant status; (2) conducting multiple eligibility sessions per month; (3) issuing new vouchers; and (4) monitoring the leasing process; (5) working with Yardi officials to implement Rent Café for online verifications and certifications.

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

improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on September 6.

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

2) Project Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 453 active participants.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at-risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 134 families have been housed. Twenty-seven families are currently searching for units.

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

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 243 active participants in the HUD-VASH program. During this reporting period, 8 referrals were received and 32 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

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

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 27 active families under lease and 2 families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left

foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless. As required by law, an FYI voucher issued to such youth may only be used to provide housing assistance and supportive services for a maximum of 36 months.

Program Maintenance

Recertification

Six hundred sixty-four annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants prior to the recertification date, and participants were asked to return the same via mail, email, fax, or in person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 233 annual recertifications are over 14 months past due. HCV is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 514 inspections: 50 biennial inspections, 290 reinspections, 103 initial inspections, 51 quality control, one 24-hour emergency, and 19 special inspections. This represents a decrease in the number of inspections over the past three months.

	July 2023	August 2023	September 2023
Biennial Inspections	446	336	50
Reinspection	131	134	290
Initial Inspections	100	158	103
Quality Control	0	24	51
Special Inspections	48	28	19
24-hour emergency	0	1	1
Total	725	681	514

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality

- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	July 2023	August 2023	September 2023
HCV Participants	1998	2005	2796
Landlords	1651	1655	1671
Total	3649	3660	4467

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases toward saving goals. Currently, 44 participants are enrolled and approximately 35 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has been focused on increasing utilization by focusing on other methods of obtaining and updating applicant data in Yardi. Currently, staff collects and inputs the data manually. HCV staff have met with Yardi officials to implement the process of applicants updating their own records and submitting the required supporting documents electronically.

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St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	3	2838	1239	445	137	29	6	3	4700
	3	2838	1239	445	137	29	6	3	4700

Filters:

ApplicationDate = ALL &
WLStatus = 'p ' &
WaitingList = 'Housing choice voucher pgm ' &
ZeroBdr = ALL &
OneBdr = ALL &
TwoBdr = ALL &
ThreeBdr = ALL &
FourBdr = ALL &
FiveBdr = ALL &
SixBdr = ALL &
OtherBdr = ALL

St. Louis Housing Authority

Inspection Activity Summary Report For the Month of September 2023

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	20	19	1	1	0	18	0	0	0	1	95.00%
Biennials	70	50	20	22	0	28	14	0	0	6	71.43%
Initials	109	103	6	90	1	13	2	0	0	3	94.50%
Reinspections	321	290	31	171	0	119	24	0	0	7	90.34%
24 hr Emergency	1	1	0	0	0	1	0	0	0	0	0.00%
Quality Control	77	51	26	42	0	9	10	0	0	16	0.00%
Total	598	514	84	326	1	188	50	0	0	33	85.95%

Property: HCV
Inspected Date: 09/01/2023 - 09/30/2023
Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	8
All operating knobs must be present	2
Badly cracked outlet	2
Broken/missing steps or boards	3
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	4
Clogged	3
Cracked pane	2
Damaged floor boards	4
Evidence of sewer back-up	1
Exposed fuse/breaker box connections	1
Falling material	7
Falling surface materials (other than wall paper or paint)	2
Gutter in poor condition	1
Holes or cracks	21
Holes or cracks - air penetration	1
Internal water damage	2
Leaking	7
Lock(s) striker plate not operable or fasten securely to frame (jamb)	3
Loose or damaged structural members	1
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	1
Missing cover plate	3
Missing cover plate on switch or outlets	1
No hot water (24hr)	1
No smoke detector	3
Other hazards-tripping	1
Oven does not work	1
Overall Fair Condition	3
Overall Poor Condition	12
Presence of large holes	4
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	1
Roof leaks	2

Severe buckling or movement under walking stress	1
Severe bulging	8
Severe floor damage caused by water from tub or shower	1
Signs of rats, mice or vermin	1
Smoke detector not working	11
Stove does not work	3
Temperature too high	2
Toilet does not work	2
Toilet is clogged	2
Tripping hazard	1
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	2
Total	152

Demographic Report
Housing Choice Voucher Program
September 1 - September 30, 2023

	Disabled	Non-Disabled	Total
Number of Families	2,344	3,242	5,586
Average Family Size	1.5	2.8	2
Average Age of Head of Household	58.0	44.0	51
Number of Youth Family Members (<18)	430.0	5312.0	5,742
Average Age of Youth Family Members	12.0	11.0	11
Number of Senior (62+) Head of Household	1073	357	1,430
Average Household Income	\$14,005.00	\$15,453.00	\$14,729
Number of Head of Households Employed	2,290	2,371	4,661
Average Monthly HAP	\$526.00	\$666.00	\$596
Average Monthly URP	\$4.00	\$43.00	\$24
Average Length of Occupancy (Years)	8.0	6.0	7

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	5	4	9
Any Other Combination	7	4	11
Asian Only	6	6	12
Black/African American Only	2,191	3,121	5312
Native Hawaiian/Other Pacific Islander Only	1	1	2
White Only	130	102	232
White, Black/African American	4	4	8
Total	2,344	3,242	5,586

FINANCE

Balance Sheet

Period = Jul 2023

Book = Accrual

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

Cash HCV Admin	6,330,572.98
Cash Non-Fed Gala Fundraiser	4,788.78
Cash Private Management	2,380,482.66
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	13,817,876.93
Cash Non-Fed Rent	274,547.98
Cash-Non-Fed-Link Market	18,891.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	18,279.49
Cash Euclid TAB	52,553.85
Cash Parkview TAB	36,991.29
Cash Lafayette Sr TAB	6,870.67
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	3,550.23
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,551.92
Cash Cambridge Sr TAB	613.92
Cash Payroll	107,777.57

Total Unrestricted Cash	23,089,753.24
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Restricted Cash

Cash Restricted-Security Deposits	317,699.62
Cash Restricted-FSS Escrow	461,523.06
Cash Restricted-HAP	-848,824.48
Cash Restricted-Trust/Escrow Reser	4,321,778.55
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	1,420,213.62
Cash Restricted-Cochran Program I	377,497.62
Cash Restricted-Rev Bonds Debt Se	28,996.50

Total Restricted Cash	6,079,212.49
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TOTAL CASH	29,168,965.73
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	3,565,870.64
Allowance for Doubtful Accounts-Tenar	-176,558.68
A/R Repayment Agreement	10,156.09

Balance Sheet

Period = Jul 2023

Book = Accrual

	Current Balance
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	691.00
A/R Fraudulent	11,636.38
Accrued Interest Receivable	9,858.86
TOTAL ACCOUNTS AND NOTES RECEIVAB	3,523,486.29
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,795,836.57
Investments-Restricted	1,209,243.66
Investments Restricted -WC Self Insura	368,926.46
Prepaid Insurance Auto	7,229.80
Prepaid Insurance Property	114,545.75
Prepaid Insurance Liability	40,378.41
Prepaid Insurance Liability	64,889.85
Prepaid Insurance Fidelity Bond	507.90
Prepaid Insurance Workers Comp	14,549.14
Insurance Surplus Deposits	1,318,504.16
TOTAL OTHER CURRENT ASSETS	6,934,611.70
TOTAL CURRENT ASSETS	39,627,063.72

NONCURRENT ASSETS:**FIXED ASSETS**

Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	10,393,026.90
Accum Depreciation-Buildings	-180,208,631.07
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-400,755.44
Accum Depreciation-Vehicles	-313,692.17
Accum Depreciation-Leashold Improver	-255,406.63
Accum Depreciation-Site Improvements	-4,297,098.25
Operations	10,451,521.10
Administration & Other Costs	5,944,716.80
Project Coordinator	667,521.96

Balance Sheet

Period = Jul 2023

Book = Accrual

	Current Balance
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	317,358.21
CFG-Fee & Cost-Soft	2,339,502.10
Soft Cost Contra	-23,063,383.87
CFG-Hard Cost Contra	-14,319,488.48
CFG-Site Improvement	601,931.57
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	13,027,033.91
CFG-Dwelling Structure-Soft	573,612.69
CFG-Dwelling Equipment	112,056.80
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	30,287.50
CFG-Bond Debt Obligation	4,189,769.00
CFG-Contra Bond Debt Obligation	-4,189,769.00
TOTAL FIXED ASSETS (NET)	77,599,973.95
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,603,727.30
Discount Notes/Amortization	-38,975,316.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00

Balance Sheet

Period = Jul 2023

Book = Accrual

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

Balance Sheet

Period = Jul 2023

Book = Accrual

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

Balance Sheet

Period = Jul 2023

Book = Accrual

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

Balance Sheet

Period = Jul 2023

Book = Accrual

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

Balance Sheet

Period = Jul 2023

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLES	79,226,631.84
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	57,073.74
Right of Use -Accum/Amort-Leases	21,777.00
TOTAL OTHER ASSETS	117,746.32
TOTAL NONCURRENT ASSETS	156,944,352.11
TOTAL ASSETS	196,571,415.83

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

A/P Vendors and Contractors	-717,545.25
A/P Vendors and Contractors	571,415.62
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	263,914.89
Security Deposit Interest	-29.03
Security Deposit Clearing Account	679.95
Security Deposit-Pet	1,550.00
Dental Deduction	-1,751.27
Retirement Pension	-3.30
Retirement Insurance	386.01
Section 125 Childcare Deduction	925.00
Section 125 Medical Deduction	7,509.15
Medical Insurance	-16,283.10
Long Term Disability	-475.26
Vision Insurance	294.47
Voluntary/Term Life Ins Deduction	-117.16
Colonial Life Ins Deduction	657.20
Landlord Back-up Withholdings	1,405.20
A/P -Other	1,975.19
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	825,000.00

Balance Sheet

Period = Jul 2023

Book = Accrual

	Current Balance
Accrued Payroll & Payroll Taxes	33,516.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	56,094.68
Accrued Compensated Absences-Curren	61,709.95
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	21,205.30
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-11,013.51
Unearned Revenue -EHV	274,335.00
TOTAL CURRENT LIABILITIES	1,847,640.77
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	477,499.02
Lease Liability -Long Term	63,130.61
Lease Liability -Long Term	1,745.38
Loan Payable LT-Solar Panels	316,246.12
Bonds Payable-Long Term	2,895,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,142,601.27
TOTAL LIABILITIES	5,990,242.04
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
TOTAL RESERVED FUND BALANCE	93,428,375.94
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	22,817,787.33
Unrestricted Net Assets -Retained Earn	1,598,459.79
TOTAL RETAINED EARNINGS:	97,150,800.20
TOTAL EQUITY	190,579,176.14
TOTAL LIABILITIES AND EQUITY	196,569,418.18
TOTAL OF ALL	1,997.65

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	466,021.00	4,920,519.24
Utility Reimb.-LIPH	-38,828.00	-342,119.00
Utility Reimbursement Refund	127.00	-825.00
Less: Concessions	-84.79	-1,507.79
Total Rental Income	427,235.21	4,576,067.45
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	0.00	-6,732.77
Damages/Maintenance	340.00	-14,698.59
Late Charges	22,990.00	248,310.50
Legal Fees - Tenant	0.00	-1,851.50
Tenant Owed Utilities	316.00	5,952.81
Misc TPA Bal Forward	0.00	450.00
PA account for MiscPABF	0.00	-450.00
Misc.Tenant Income	-187.00	-5,013.58
Vacate Charges	424.00	-2,598.37
Total Other Tenant Income	23,883.00	223,426.62
NET TENANT INCOME	451,118.21	4,799,494.07
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,000,651.61	9,890,982.60
HUD PHA Operating Grants/Subsidy	109,508.00	1,095,080.00
Capital Fund Revenue	-292,618.00	-2,926,180.00
Capital Fund Revenue-PMC	292,618.00	2,926,180.00
Section 8 HAP Earned	3,988,020.00	37,782,878.00
Section 8 Admin. Fee Income	401,842.00	4,122,431.00
Section 8 -Placement/Issuance Fees	500.00	4,000.00
Capital Fund Grants	0.00	3,269,582.41
Capital Fund Grants-Soft Costs	172,279.92	6,372,247.70
TOTAL GRANT INCOME	5,672,801.53	62,537,201.71
OTHER INCOME		
Interest Income	961.31	10,726.16
Interest Income -Private Management	118.35	1,462.27
Investment Income - Unrestricted	4,327.32	73,596.30
Investment Inc -Restricted Non-Allocated	21,433.09	145,813.06

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Investment Income - WC Self Insurance	137.94	184.42
Fraud Recovery PH	-1,127.50	2,536.82
Market Value Adjustment	0.00	4,652.99
Non-Dwelling Rent	2,400.00	12,000.00
Vending Income-James House TAB	723.12	5,073.83
Vending Income-Euclid TAB	601.58	2,057.28
Vending Income-Parkview	563.56	12,123.60
Vending Income-Lafayette TAB	30.39	817.55
Vending Income-Badenhaus TAB	66.97	1,230.62
Other Miscellaneous Income	3,100.12	198,303.85
Other Income-Bank Rent	2,933.33	29,333.30
Other Income-Link Market Ren	1,070.00	5,350.00
Other Miscellaneous Income	0.00	32.37
Other Miscellaneous Income-PMC	0.00	160.34
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	2,720.58	22,839.90
Insurance Proceeds	0.00	272,206.37
TOTAL OTHER INCOME	40,060.16	805,094.40
TOTAL INCOME	6,163,979.90	68,141,790.18
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	288,546.14	2,973,864.27
Administrative Salaries	54,877.09	602,900.63
Administrative Salaries-PT	0.00	57,641.39
Admin Salaries-Overtime	0.00	6.78
FICA	20,759.02	213,287.36
Health Benefits	39,826.22	435,874.41
Retirement Benefits	30,293.37	323,715.78
Unemployment Insurance	193.11	7,877.29
Long Term Disability	281.52	3,096.20
Dental	1,617.98	17,620.06
Cell Phones	1,197.98	11,898.17
Beneflex HSA	1,516.23	45,067.24
Employee Benefit Contribution-Admin	7,377.74	93,741.94
WC MO 2nd Injury Fund	0.00	667.19
WC Self-Insurers Qtrly Taxes	0.00	409.50
Total Administrative Salaries	446,486.40	4,787,668.21

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Legal Expense		
Legal Services	441.00	75,834.80
Legal Services	958.00	25,088.00
Total Legal Expense	1,399.00	100,922.80
Other Admin Expenses		
Staff Training	0.00	9,854.70
Staff Training	739.97	9,448.80
Travel	0.00	6,646.95
Travel	0.00	423.25
Auditing Fees	7,996.50	164,095.00
Port Out Admin Fee Paid	1,204.89	17,935.97
Total Other Admin Expenses	9,941.36	208,404.67
Miscellaneous Admin Expenses		
Office Supplies	5,832.96	40,295.01
Office Supplies	7,807.29	94,556.54
Temporary Admin Labor	0.00	46.72
Temporary Admin Labor	648.00	26,522.82
Postage	7,272.00	64,713.34
Postage	592.57	12,728.42
Advertising	12,944.64	21,063.94
Fiscal Agent Fees	0.00	2,000.00
Printing & Publications	775.04	2,574.15
Printing & Publications	0.00	1,436.74
Membership Fees	44.10	24,017.73
Telephone	2,788.35	13,578.97
Telephone	8,886.24	78,977.59
Maint Agreement-Office Equipment	0.00	3,239.04
Maint Agreement-Office Equipment	1,900.00	10,338.12
Maint Agreement-Computer Equipment	0.00	1,190.00
Leased Agreement-Office Equipment	0.00	150.00
Private Management Fees	39,299.36	382,496.15
Professional/Technical Services	238,783.38	651,867.87
Professional/Technical Services	0.00	3,554.00
Software License Fees	300,163.68	365,640.77
Software License Fees	930.36	9,711.10
Internet / Cable	7,502.01	51,366.99
Computer Supplies	1,871.90	55,703.49
Computer Supplies	0.00	2,697.90
Other Admin Expense	4,794.33	33,621.81
Other Admin Expense	3,741.65	66,441.26
Bank Fees	6.00	869.45
Bank Fees	4,924.65	39,960.24

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Subscription-News/Magazines	0.00	421.20
D/A Testings/Results	75.18	571.94
Copying Expense	2,115.76	64,807.57
Copying Expense	0.00	2,759.01
Lease Expense -Non-Allocated	218.33	2,145.55
Landlord Late Fees	0.00	369.00
Allocated OH-Administrative Expense	35,750.52	71,048.88
Allocated OH-Legal Expense	49.00	617.16
Allocated OH-Tenant Services Expense	2.89	2.89
Allocated OH-Utilities Expense	1,198.42	9,953.51
Allocated OH-Materials Expense	0.00	595.19
Allocated OH-Maintenance Expense	2,730.62	13,950.22
Allocated OH-Protective Services Expen	402.21	5,118.96
Allocated OH-Insurance Expense	350.10	11,475.61
Allocated OH-General Expense	0.17	32.80
Total Miscellaneous Admin Expenses	694,401.71	2,244,860.65
TOTAL ADMINISTRATIVE EXPENSES	1,152,228.47	7,341,856.33
TENANT SERVICES		
Tenant Services Salaries	5,295.36	54,277.44
FICA	397.58	4,071.92
Health Benefits	708.40	7,164.44
Retirement Benefits	704.54	7,229.92
Unemployment Insurance	0.00	117.17
Long Term Disability	7.68	77.55
Dental	33.02	341.83
Cell Phones	46.16	357.74
Relocation Costs	0.00	25,881.21
Relocation Costs	0.00	11,917.60
Tenant Srv Rec/Pub/Other	1,050.00	3,305.44
Tenant Services -Gala	0.00	7,104.77
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	20.25
Tenant Srv Rec/Pub/Other-Parkview	0.00	3,899.25
Tenant Srv Rec/Pub/Other	0.00	89.66
Tenant Srv Rec/Pub/Other-Renaissance	0.00	6,216.00
Resident Council	0.00	819.36
Tenant Services Screening	1,493.72	5,903.59
Tenant Srv Lobby Monitors	1,790.00	19,280.00
Tenant Services -Other	0.00	-24.95
Tenant Services Other-Circle of Friends (SL	800.00	12,214.74
TOTAL TENANT SERVICES EXPENSES	12,326.46	170,264.93

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
UTILITIES		
Mixed Finance Utilities	136,414.48	1,346,620.68
Water	9,982.81	294,463.15
Electricity	97,151.16	749,891.53
Gas	13,470.01	270,161.07
Sewer	104,872.03	1,026,707.17
TOTAL UTILITY EXPENSES	361,890.49	3,687,843.60
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	50,308.96	415,555.54
Maint Labor -Janitorial Cleaning	61,035.73	621,276.46
Maintenance - Temporary Labor	0.00	97,034.33
Employee Benefit Contribution-Maint.	53,835.70	512,698.22
Maintenance Labor-Overtime	675.28	6,394.55
Total General Maint Expense	165,855.67	1,652,959.10
Materials		
Materials-Custodial	0.00	3,149.89
Materials-Custodial	3,988.08	85,249.26
Materials-Electrical	0.00	268.97
Materials-Electrical	1,648.91	39,029.89
Materials-Plumbing	33.40	66.96
Materials-Plumbing	471.24	36,008.35
Materials-Lawn Care	0.00	18,197.86
Materials-Tools/Equipment	0.00	238.00
Materials-Tools/Equipment	80.07	13,100.69
Materials-Boiler	0.00	12,319.11
Materials-Other	0.00	19,923.70
Materials-Other	3,395.72	12,080.55
Materials-HVAC	3,008.83	45,491.21
Materials-Gas/Oil Vehicles	0.00	25.00
Materials-Gas/Oil Vehicles	173.11	469.81
Materials-Appliances	0.00	266.10
Materials-Appliances	4,501.65	109,393.84
Materials-Hardware	0.00	354.06
Materials-Hardware	5,507.93	47,303.51
Materials-Paint	9.99	13,711.21
Materials-Flooring	0.00	9,536.18
Materials-Cabinets/Countertops Doors/'	1,911.90	24,675.59
Total Materials	24,730.83	490,859.74
Contract Costs		
Contract-Elevators	3,477.89	6,681.04

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Elevators	1,666.23	135,702.58
Contract-Trash Removal	12,371.09	49,407.57
Contract-Trash Removal	24,339.82	232,283.61
Contract-Custodian	6,013.75	54,279.64
Contract-Custodian	443.82	14,775.59
Contract-Plumbing	715.00	1,467.50
Contract-Plumbing	7,983.59	258,980.64
Contract-Uniform Cleaning	1,235.41	26,999.92
Contract-Snow Removal	0.00	3,201.95
Contract-Snow Removal	0.00	34,115.96
Contract-Grounds/Lawn	5,949.65	20,215.24
Contract-Grounds/Lawn	82,222.21	223,435.13
Contract-Auto Gas	548.59	7,410.25
Contract-Auto Gas	648.65	5,403.74
Contract-HVAC	6,944.55	23,608.47
Contract-HVAC	34,688.81	222,356.83
Contract-Fire Protection	0.00	613.08
Contract-Fire Protection	9,798.51	84,205.63
Contract-Vehicle Repairs	836.52	4,022.62
Contract-Vehicle Repairs	0.00	3,751.49
Contract-Other	0.00	270,642.75
Contract-Other	4,980.00	171,250.64
Contract-Exterior Building Repairs	16,442.40	206,147.01
Contract-Parking Lot Repairs	0.00	1,065.00
Contract-Parking Lot Repairs	0.00	45,251.43
Contract-Electrical	0.00	563.00
Contract-Electrical	6,030.31	46,838.19
Contract-Extermination	0.00	508.39
Contract-Extermination	34,628.00	96,977.04
Contract-Flooring Installation	2,523.90	79,974.84
Contract-Painting/Wall Repairs	23,798.00	132,539.03
Contr-Cabinet/Counters/Door/Windows	0.00	733.75
Contr-Cabinet/Counters/Door/Windows	5,141.43	64,460.06
Contract-Lease Automobiles	3,254.70	28,643.17
Contract-Occupancy Permits	0.00	2,403.05
Contract-Bed Bug Eradication	0.00	8,400.00
Total Contract Costs	296,682.83	2,569,315.83
TOTAL MAINTENACE EXPENSES	487,269.33	4,713,134.67
PROTECTIVE SERVICES		
Security Cameras	0.00	3,057.48
Security Alarm Service	119.85	6,679.84

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Security Alarm Service	0.00	-41.05
Security/Law Enforcement	101,957.15	774,791.87
Security Enforcement-Police	3,429.50	918,688.12
Security Enforcement-Circuit Atty	0.00	147.00
TOTAL PROTECTIVE SERVICES	105,506.50	1,703,323.26
INSURANCE PREMIUMS		
Workers Comp Claims	3,470.08	23,738.32
Auto Insurance	3,614.87	37,125.82
Auto Insurance	987.67	9,980.78
Property Insurance	57,272.86	572,728.60
Fidelity Bond Insurance	253.95	2,567.72
Fidelity Bond Insurance	1,346.19	13,809.81
Liability Insurance	20,189.14	202,564.09
Excess Workers Comp Insurance	3,637.27	38,677.93
Excess Workers Comp Insurance	5,219.05	55,774.46
TOTAL INSURANCE PREMIUMS	95,991.08	956,967.53
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	7,708.42
Bad Debt-Tenant Rents	-170.00	-180.00
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	43,043.75
Interest Exp-Mortg Rev Bonds-Cochran	0.00	65,095.00
Other General Expense	255,364.31	2,769,343.44
Other General Expense	6,047.04	6,296.06
PH FSS Escrow Expense	6,070.96	59,232.97
ACC Reserve Shortfall Disbursement	534,568.61	814,588.07
TOTAL GENERAL EXPENSES	801,880.92	3,765,496.71
TOTAL OPERATING EXPENSES	3,017,093.25	22,338,887.03
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	104,951.44	104,951.44
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	0.00	278,396.75
TOTAL EXTRAORDINARY EXPENSES	104,951.44	418,891.04
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,833,734.00	36,790,744.00
Tenant Utility Payments-Voucher	156,662.00	1,470,562.00
Portable Out HAP Payments	41,019.00	507,863.32
FSS Escrow Payments	9,905.00	53,175.00

Income Statement

Period = Jul 2023

Book = Accrual

	Period to Date	Year to Date
Security Deposit Assistance	4,817.00	20,139.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,046,137.00	38,842,483.32
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	0.00	3,269,582.41
Equity Transfer Capital Assets OUT	0.00	3,146,599.01
Operating Transfers IN	0.00	3,511,416.00
Operating Transfers OUT	0.00	3,511,416.00
TOTAL OTHER FINANCING SOURCES	0.00	122,983.40
TOTAL NON-OPERATING ITEMS	4,151,088.44	39,261,374.36
UTILITY CONSUMPTION		
Water Consumption	5,077.33	171,753.03
Water Consumption Contra	5,077.33	167,781.20
Electric Consumption	748,627.04	8,187,424.38
Electric Consumption Contra	748,637.00	8,187,541.00
Gas Consumption	6,977.00	204,587.00
Gas Consumption Contra	6,977.00	204,587.00
Sewer Consumption	18,404.00	180,602.00
Sewer Consumption Contra	18,379.00	180,556.00
TOTAL UTILITY CONSUMPTION	15.04	3,901.21
TOTAL EXPENSES	7,168,196.73	61,481,179.20
NET INCOME	-1,004,216.83	6,660,610.98

Balance Sheet

Period = Aug 2023

Book = Accrual

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

Cash HCV Admin	6,194,178.70
Cash Non-Fed Gala Fundraiser	4,788.78
Cash Private Management	2,606,982.78
Petty Cash	500.00
Petty Cash	2,378.57
Cash General Disbursing	14,052,686.43
Cash Non-Fed Rent	277,481.31
Cash-Non-Fed-Link Market	19,426.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	18,380.49
Cash Euclid TAB	52,553.85
Cash Parkview TAB	40,074.58
Cash Lafayette Sr TAB	6,939.80
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	3,651.45
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,551.92
Cash -Kingsbury	565.12
Cash Cambridge Sr TAB	613.92
Cash Payroll	278,483.84
Total Unrestricted Cash	23,592,762.94

Restricted Cash

Cash Restricted-Security Deposits	318,707.47
Cash Restricted-FSS Escrow	477,601.75
Cash Restricted-HAP	-606,632.18
Cash Restricted-Trust/Escrow Reser	4,337,760.91
Cash Restricted-ELM Security Depos	328.00
Cash Restricted-Endowment/Homeec	620,071.59
Cash Restricted-Cochran Program II	377,922.28
Cash Restricted-Rev Bonds Debt Se	29,113.64
Total Restricted Cash	5,554,873.46

TOTAL CASH	29,147,636.40
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ACCOUNTS AND NOTES RECEIVABLE

A/R-Tenants	2,900,811.59
Allowance for Doubtful Accounts-Tenar	-176,558.68

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
A/R Repayment Agreement-HCV	-730.26
A/R Repayment Agreement	7,062.02
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	691.00
A/R Fraudulent	11,636.38
Accrued Interest Receivable	8,043.63
TOTAL ACCOUNTS AND NOTES RECEIVAB	2,852,787.68
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,750,955.97
Investments-Restricted	2,010,962.66
Investments Restricted -WC Self Insura	368,926.46
Prepaid Insurance Auto	3,614.93
Prepaid Insurance Property	57,272.89
Prepaid Insurance Liability	20,189.27
Prepaid Insurance Liability	62,556.02
Prepaid Insurance Fidelity Bond	253.95
Prepaid Insurance Workers Comp	10,911.87
Insurance Surplus Deposits	1,318,504.16
TOTAL OTHER CURRENT ASSETS	7,604,148.18
TOTAL CURRENT ASSETS	39,604,572.26

NONCURRENT ASSETS:**FIXED ASSETS**

Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	226,435,295.39
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	11,200,416.18
Accum Depreciation-Buildings	-180,208,631.07
Accum Depreciation-Furn & Equip Dwel	-153,860.00
Accum Depreciation-Furn & Equip Nonc	-400,755.44
Accum Depreciation-Vehicles	-313,692.17
Accum Depreciation-Leashold Improver	-255,406.63
Accum Depreciation-Site Improvements	-4,297,098.25
Operations	10,600,811.60

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
Administration & Other Costs	5,995,177.08
Project Coordinator	677,419.96
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	317,358.21
CFG-Fee & Cost-Soft	2,705,448.30
Soft Cost Contra	-23,638,978.85
CFG-Hard Cost Contra	-15,241,232.19
CFG-Site Improvement	677,122.75
CFG-Site Improvement-Soft	250,778.27
CFG-Dwelling Structure	13,752,433.89
CFG-Dwelling Structure-Soft	573,612.69
CFG-Dwelling Equipment	112,056.80
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	30,287.50
CFG-Bond Debt Obligation	4,189,769.00
CFG-Contra Bond Debt Obligation	-4,189,769.00
TOTAL FIXED ASSETS (NET)	78,286,210.68
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,603,727.30
Discount Notes/Amortization	-39,076,566.42
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	80,000.00
Darst HO- Notes & Mortgage Rec	18,540.95
Darst HO- Notes & Mortgage Rec	110,650.00
Darst HO- Notes & Mortgage Rec	75,929.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	86,819.00
Darst HO- Notes & Mortgage Rec	108,843.00
Darst HO- Notes & Mortgage Rec	75,929.00

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
Darst HO- Notes & Mortgage Rec	95,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	69,939.00
Darst HO- Notes & Mortgage Rec	107,035.00
Darst HO- Notes & Mortgage Rec	112,951.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	97,783.00
Darst HO- Notes & Mortgage Rec	86,200.00
Darst HO- Notes & Mortgage Rec	118,891.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	104,710.00
Darst HO- Notes & Mortgage Rec	107,011.00
Darst HO- Notes & Mortgage Rec	116,590.00
Darst HO- Notes & Mortgage Rec	89,571.00
Darst HO- Notes & Mortgage Rec	83,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	99,900.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	79,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	82,900.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	104,041.00
Darst HO- Notes & Mortgage Rec	88,900.00
Darst HO- Notes & Mortgage Rec	91,283.00
Darst HO- Notes & Mortgage Rec	87,041.00
Darst HO- Notes & Mortgage Rec	89,785.00
Darst HO- Notes & Mortgage Rec	105,900.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Notes & Mortgage Rec	74,500.00
Darst HO- Notes & Mortgage Rec	72,785.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-80,000.00
Darst HO- Discount Notes/Amortization	-18,540.95
Darst HO- Discount Notes/Amortization	-110,650.00
Darst HO- Discount Notes/Amortization	-75,929.00

Balance Sheet

Period = Aug 2023

Book = Accrual

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

Balance Sheet

Period = Aug 2023

Book = Accrual

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

Balance Sheet

Period = Aug 2023

Book = Accrual

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

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
Notes & Mortgages - SOLAR	763,951.00
Notes & Mortgages - SOLAR	378,694.00
Notes & Mortgages - SOLAR	729,267.00
Notes & Mortgages - SOLAR	1,094,594.00
Notes & Mortgages - SOLAR	164,075.00
Notes & Mortgages - SOLAR	700,642.00
Notes & Mortgages - SOLAR	434,502.00
Notes & Mortgages - SOLAR	846,592.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	79,125,381.84
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	57,073.74
Right of Use -Accum/Amort-Leases	21,777.00
TOTAL OTHER ASSETS	117,746.32
TOTAL NONCURRENT ASSETS	157,529,338.84
TOTAL ASSETS	197,133,911.10

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-48,917.42
A/P Vendors and Contractors	349,692.87
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	254,850.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	1,740.43
Security Deposit-Pet	1,300.00
Dental Deduction	-1,953.36
Retirement Pension	-3.30
Retirement Insurance	285.71
Section 125 Childcare Deduction	1,185.00
Section 125 Medical Deduction	8,181.34
Medical Insurance	-20,080.60
Long Term Disability	-559.51
Vision Insurance	250.24
Voluntary/Term Life Ins Deduction	-258.65
Colonial Life Ins Deduction	665.72
Landlord Back-up Withholdings	1,686.24
A/P -Other	1,975.19

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
Current Portion of LT Debt -Solar Panel	10,629.96
Current Portion of LT Debt - Bonds	825,000.00
Accrued Payroll & Payroll Taxes	54,126.57
Accrued Liabilities-Other	425,000.00
Accrued Liabilities-Other	61,313.73
Accrued Compensated Absences-Curren	61,709.95
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	21,205.30
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	-12,841.18
Unearned Revenue -EHV	274,335.00
TOTAL CURRENT LIABILITIES	2,307,144.92
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	388,980.14
FSS Escrow	488,803.74
Lease Liability -Long Term	63,130.61
Lease Liability -Long Term	1,745.38
Loan Payable LT-Solar Panels	316,246.12
Bonds Payable-Long Term	2,895,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,153,905.99
TOTAL LIABILITIES	6,461,050.91
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	93,328,813.94
Restricted Net Position	99,562.00
TOTAL RESERVED FUND BALANCE	93,428,375.94
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	72,734,553.08
Unrestricted Net Assets-Retained Earni	22,910,224.73
Unrestricted Net Assets -Retained Earn	1,598,459.79
TOTAL RETAINED EARNINGS:	97,243,237.60
TOTAL EQUITY	190,671,613.54

Balance Sheet

Period = Aug 2023

Book = Accrual

	Current Balance
TOTAL LIABILITIES AND EQUITY	197,132,664.45
TOTAL OF ALL	1,246.65

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	-47,261.84	4,873,257.40
Utility Reimb.-LIPH	-35,725.00	-377,844.00
Utility Reimbursement Refund	-6,273.02	-7,098.02
Less: Concessions	0.00	-1,507.79
Total Rental Income	-89,259.86	4,486,807.59
Other Tenant Income		
Laundry and Vending	0.00	58.12
Cleaning Fee	700.00	-6,032.77
Damages/Maintenance	115.00	-14,583.59
Late Charges	14,877.00	263,187.50
Legal Fees - Tenant	0.00	-1,851.50
Tenant Owed Utilities	-1,369.86	4,582.95
Misc TPA Bal Forward	0.00	450.00
PA account for MiscPABF	0.00	-450.00
Misc.Tenant Income	-34,663.78	-39,677.36
Vacate Charges	-6,861.50	-9,459.87
Total Other Tenant Income	-27,203.14	196,223.48
NET TENANT INCOME	-116,463.00	4,683,031.07
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,013,170.83	10,904,153.43
HUD PHA Operating Grants/Subsidy	109,508.00	1,204,588.00
Capital Fund Revenue	-292,618.00	-3,218,798.00
Capital Fund Revenue-PMC	292,618.00	3,218,798.00
Section 8 HAP Earned	4,388,283.00	42,171,161.00
Section 8 Admin. Fee Income	401,354.00	4,523,785.00
Section 8 -Placement/Issuance Fees	400.00	4,400.00
Capital Fund Grants	807,389.28	4,076,971.69
Capital Fund Grants-Soft Costs	869,310.63	7,241,558.33
TOTAL GRANT INCOME	7,589,415.74	70,126,617.45
OTHER INCOME		
Interest Income	1,116.14	11,842.30
Interest Income -Private Management	139.28	1,601.55
Investment Income - Unrestricted	7,661.17	81,257.47
Investment Inc -Restricted Non-Allocated	17,989.99	163,803.05

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
Investment Income - WC Self Insurance	0.00	184.42
Fraud Recovery PH	-3,094.07	-557.25
Market Value Adjustment	485.20	5,138.19
Non-Dwelling Rent	1,200.00	13,200.00
Vending Income-James House TAB	101.00	5,174.83
Vending Income-Euclid TAB	0.00	2,057.28
Vending Income-Parkview	3,083.29	15,206.89
Vending Income-Lafayette TAB	69.13	886.68
Vending Income-Badenhaus TAB	101.22	1,331.84
Vending Income -Kingsbury	4,729.09	4,729.09
Other Miscellaneous Income	164.32	198,468.17
Other Income-Bank Rent	2,933.33	32,266.63
Other Income-Link Market Ren	535.00	5,885.00
Other Miscellaneous Income	0.00	32.37
Other Miscellaneous Income-PMC	0.00	160.34
Other Misc Income-Renaissance	0.00	4,593.37
Pension Forfeitures	4.27	22,844.17
Insurance Proceeds	0.00	272,206.37
TOTAL OTHER INCOME	37,218.36	842,312.76
TOTAL INCOME	7,510,171.10	75,651,961.28

EXPENSES**OPERATING EXPENSES****ADMINISTRATIVE**

Administrative Salaries

Administrative Salaries	280,868.46	3,254,732.73
Administrative Salaries	59,835.57	662,736.20
Administrative Salaries-PT	0.00	57,641.39
Admin Salaries-Overtime	0.00	6.78
FICA	20,182.56	233,469.92
Health Benefits	38,742.80	474,617.21
Retirement Benefits	29,331.49	353,047.27
Unemployment Insurance	278.87	8,156.16
Long Term Disability	276.62	3,372.82
Dental	1,569.02	19,189.08
Cell Phones	1,174.33	13,072.50
Beneflex HSA	0.00	45,067.24
Employee Benefit Contribution-Admin	12,027.32	105,769.26
WC MO 2nd Injury Fund	0.00	667.19
WC Self-Insurers Qtrly Taxes	103.50	513.00

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
Total Administrative Salaries	444,390.54	5,232,058.75
Legal Expense		
Legal Services	18,222.95	94,057.75
Legal Services	15,268.50	40,356.50
Total Legal Expense	33,491.45	134,414.25
Other Admin Expenses		
Staff Training	1,842.10	11,696.80
Staff Training	1,077.97	10,526.77
Travel	-2.44	6,644.51
Travel	0.00	423.25
Auditing Fees	0.00	164,095.00
Port Out Admin Fee Paid	2,096.59	20,032.56
Total Other Admin Expenses	5,014.22	213,418.89
Miscellaneous Admin Expenses		
Admin Expense COVID	2,362.56	2,362.56
Office Supplies	6,345.81	46,640.82
Office Supplies	26,791.06	121,347.60
Temporary Admin Labor	0.00	46.72
Temporary Admin Labor	5,120.73	31,643.55
Postage	7,307.10	72,020.44
Postage	543.48	13,271.90
Advertising	0.00	21,063.94
Fiscal Agent Fees	0.00	2,000.00
Printing & Publications	395.04	2,969.19
Printing & Publications	0.00	1,436.74
Membership Fees	0.00	24,017.73
Telephone	1,129.55	14,708.52
Telephone	3,438.62	82,416.21
Maint Agreement-Office Equipment	0.00	3,239.04
Maint Agreement-Office Equipment	150.00	10,488.12
Maint Agreement-Computer Equipment	0.00	1,190.00
Leased Agreement-Office Equipment	-150.00	0.00
Private Management Fees	36,903.25	419,399.40
Professional/Technical Services	354,063.86	1,005,931.73
Professional/Technical Services	0.00	3,554.00
Software License Fees	1,722.76	367,363.53
Software License Fees	819.21	10,530.31
Internet / Cable	3,523.04	54,890.03
Computer Supplies	149.98	55,853.47
Computer Supplies	0.00	2,697.90
Other Admin Expense	3,198.49	36,820.30
Other Admin Expense	78,132.43	144,573.69

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
Bank Fees	6.00	875.45
Bank Fees	5,561.10	45,521.34
Subscription-News/Magazines	0.00	421.20
D/A Testings/Results	222.16	794.10
Copying Expense	11,797.71	76,605.28
Copying Expense	45.52	2,804.53
Lease Expense -Non-Allocated	0.00	2,145.55
Landlord Late Fees	0.00	369.00
Allocated OH-Administrative Expense	2,953.65	74,002.53
Allocated OH-Legal Expense	133.95	751.11
Allocated OH-Tenant Services Expense	0.00	2.89
Allocated OH-Utilities Expense	1,403.19	11,356.70
Allocated OH-Materials Expense	62.51	657.70
Allocated OH-Maintenance Expense	693.68	14,643.90
Allocated OH-Protective Services Expen	493.61	5,612.57
Allocated OH-Insurance Expense	11.50	11,487.11
Allocated OH-General Expense	0.10	32.90
Total Miscellaneous Admin Expenses	555,331.65	2,800,192.30
TOTAL ADMINISTRATIVE EXPENSES	1,038,227.86	8,380,084.19

TENANT SERVICES

Tenant Services Salaries	5,295.36	59,572.80
FICA	397.58	4,469.50
Health Benefits	708.40	7,872.84
Retirement Benefits	704.54	7,934.46
Unemployment Insurance	0.00	117.17
Long Term Disability	7.68	85.23
Dental	33.02	374.85
Cell Phones	46.16	403.90
Relocation Costs	0.00	25,881.21
Relocation Costs	0.00	11,917.60
Tenant Srv Rec/Pub/Other	0.00	3,305.44
Tenant Services -Gala	0.00	7,104.77
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	20.25
Tenant Srv Rec/Pub/Other-Euclid TAB	950.00	950.00
Tenant Srv Rec/Pub/Other-Parkview	0.00	3,899.25
Tenant Srv Rec/Pub/Other	0.00	89.66
Tenant Srv Rec/Pub/Other-Renaissance	0.00	6,216.00
Resident Council	0.00	819.36
Tenant Services Screening	462.00	6,365.59
Tenant Srv Lobby Monitors	2,210.00	21,490.00
Tenant Services -Other	0.00	-24.95

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
Tenant Services Other-Circle of Friends (SL	2,958.74	15,173.48
TOTAL TENANT SERVICES EXPENSES	13,773.48	184,038.41
UTILITIES		
Mixed Finance Utilities	136,414.48	1,483,035.16
Water	51,423.50	345,886.65
Electricity	162,167.82	912,059.35
Gas	17,756.55	287,917.62
Sewer	111,330.38	1,138,037.55
TOTAL UTILITY EXPENSES	479,092.73	4,166,936.33
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	55,602.68	471,158.22
Maint Labor -Janitorial Cleaning	58,593.25	679,869.71
Maintenance - Temporary Labor	0.00	97,034.33
Employee Benefit Contribution-Maint.	72,102.94	584,801.16
Maintenance Labor-Overtime	701.89	7,096.44
Total General Maint Expense	187,000.76	1,839,959.86
Materials		
Materials-Custodial	354.22	3,504.11
Materials-Custodial	2,659.39	87,908.65
Materials-Electrical	0.00	268.97
Materials-Electrical	664.44	39,694.33
Materials-Plumbing	0.00	66.96
Materials-Plumbing	1,595.81	37,604.16
Materials-Lawn Care	0.00	18,197.86
Materials-Tools/Equipment	0.00	238.00
Materials-Tools/Equipment	105.09	13,205.78
Materials-Boiler	0.00	12,319.11
Materials-Other	0.00	19,923.70
Materials-Other	5.98	12,086.53
Materials-HVAC	10,839.80	56,331.01
Materials-Gas/Oil Vehicles	0.00	25.00
Materials-Gas/Oil Vehicles	0.00	469.81
Materials-Appliances	-266.10	0.00
Materials-Appliances	2,595.15	111,988.99
Materials-Hardware	5.00	359.06
Materials-Hardware	960.33	48,263.84
Materials-Paint	31.38	13,742.59
Materials-Flooring	68.95	9,605.13
Materials-Cabinets/Countertops Doors/'	1,470.79	26,146.38

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
Total Materials	21,090.23	511,949.97
Contract Costs		
Contracts COVID	3,111.00	3,111.00
Contract-Elevators	0.00	6,681.04
Contract-Elevators	3,083.35	138,785.93
Contract-Trash Removal	6,406.17	55,813.74
Contract-Trash Removal	7,567.62	239,851.23
Contract-Custodian	2,847.50	57,127.14
Contract-Custodian	1,715.00	16,490.59
Contract-Plumbing	-752.50	715.00
Contract-Plumbing	21,128.73	280,109.37
Contract-Uniform Cleaning	244.29	244.29
Contract-Uniform Cleaning	1,656.43	28,656.35
Contract-Snow Removal	0.00	3,201.95
Contract-Snow Removal	0.00	34,115.96
Contract-Grounds/Lawn	4,909.78	25,125.02
Contract-Grounds/Lawn	33,652.83	257,087.96
Contract-Auto Gas	0.00	7,410.25
Contract-Auto Gas	0.00	5,403.74
Contract-HVAC	2,065.57	25,674.04
Contract-HVAC	65,395.89	287,752.72
Contract-Fire Protection	958.53	1,571.61
Contract-Fire Protection	3,214.02	87,419.65
Contract-Vehicle Repairs	1,490.95	5,513.57
Contract-Vehicle Repairs	55.60	3,807.09
Contract-Other	0.00	270,642.75
Contract-Other	5,275.00	176,525.64
Contract-Exterior Building Repairs	3,130.00	209,277.01
Contract-Parking Lot Repairs	0.00	1,065.00
Contract-Parking Lot Repairs	0.00	45,251.43
Contract-Electrical	-563.00	0.00
Contract-Electrical	29,170.90	76,009.09
Contract-Extermination	16,750.00	17,258.39
Contract-Extermination	70,288.00	167,265.04
Contract-Flooring Installation	5,370.10	85,344.94
Contract-Painting/Wall Repairs	15,197.47	147,736.50
Contr-Cabinet/Counters/Door/Windows	2,512.98	3,246.73
Contr-Cabinet/Counters/Door/Windows	108,711.75	173,171.81
Contract-Lease Automobiles	1,690.70	30,333.87
Contract-Occupancy Permits	0.00	2,403.05
Contract-Bed Bug Eradication	0.00	8,400.00
Total Contract Costs	416,284.66	2,985,600.49

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
TOTAL MAINTENACE EXPENSES	624,375.65	5,337,510.32
PROTECTIVE SERVICES		
Security Cameras	0.00	3,057.48
Security Alarm Service	589.78	7,269.62
Security Alarm Service	350.85	309.80
Security/Law Enforcement	72,342.95	847,134.82
Security Enforcement-Police	398,747.76	1,317,435.88
Security Enforcement-Circuit Atty	0.00	147.00
TOTAL PROTECTIVE SERVICES	472,031.34	2,175,354.60
INSURANCE PREMIUMS		
Workers Comp Claims	0.00	23,738.32
Auto Insurance	3,614.87	40,740.69
Auto Insurance	987.67	10,968.45
Property Insurance	57,272.86	630,001.46
Fidelity Bond Insurance	253.95	2,821.67
Fidelity Bond Insurance	1,346.16	15,155.97
Liability Insurance	24,077.14	226,641.23
Excess Workers Comp Insurance	3,637.27	42,315.20
Excess Workers Comp Insurance	5,219.05	60,993.51
TOTAL INSURANCE PREMIUMS	96,408.97	1,053,376.50
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	7,708.42
Bad Debt-Tenant Rents	0.00	-180.00
Amortization Expense	101,250.00	101,250.00
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	43,043.75
Interest Exp-Mortg Rev Bonds-Cochran	0.00	65,095.00
Other General Expense	253,217.57	3,022,561.01
Other General Expense	0.00	6,296.06
PH FSS Escrow Expense	6,158.99	65,391.96
ACC Reserve Shortfall Disbursement	0.00	814,588.07
TOTAL GENERAL EXPENSES	360,626.56	4,126,123.27
TOTAL OPERATING EXPENSES	3,084,536.59	25,423,423.62
NON-OPERATING ITEMS		
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	9.60	104,961.04
Extraordinancy Maint-Parkview	0.00	35,542.85
Casualty Loss Expense	114,738.06	393,134.81
TOTAL EXTRAORDINARY EXPENSES	114,747.66	533,638.70

Income Statement

Period = Aug 2023

Book = Accrual

	Period to Date	Year to Date
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	3,880,949.00	40,671,693.00
Tenant Utility Payments-Voucher	169,963.00	1,640,525.00
Portable Out HAP Payments	48,119.00	555,982.32
FSS Escrow Payments	5,043.00	58,218.00
Security Deposit Assistance	0.00	20,139.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,104,074.00	42,946,557.32
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	807,389.28	4,076,971.69
Equity Transfer Capital Assets OUT	921,743.71	4,068,342.72
Operating Transfers IN	0.00	3,511,416.00
Operating Transfers OUT	0.00	3,511,416.00
TOTAL OTHER FINANCING SOURCES	-114,354.43	8,628.97
TOTAL NON-OPERATING ITEMS	4,218,821.66	43,480,196.02
UTILITY CONSUMPTION		
Water Consumption	27,531.67	199,284.70
Water Consumption Contra	27,531.67	195,312.87
Electric Consumption	1,254,380.02	9,441,804.40
Electric Consumption Contra	1,260,707.00	9,448,248.00
Gas Consumption	10,025.00	214,612.00
Gas Consumption Contra	10,025.00	214,612.00
Sewer Consumption	18,857.00	199,459.00
Sewer Consumption Contra	12,509.00	193,065.00
TOTAL UTILITY CONSUMPTION	21.02	3,922.23
TOTAL EXPENSES	7,417,733.70	68,898,912.90
NET INCOME	92,437.40	6,753,048.38

DEVELOPMENT

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: October 11, 2023

Subject: Development and Modernization Department Board Report – August 2023

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – The effort to redevelop Clinton-Peabody Apartments continued in August with development partner meetings, including the James S. McDonnell Foundation (JSFM) and Alderwoman Cara Spencer. The purpose of each meeting was to introduce the project and where residents were in the planning process.

The MHDC LIHTC application was being finalized for submission with a due date of September 22, 2023. A successful application will allow for Phase I to move forward.

SLHA and POAH began to engage residents on a plan to create the first development phase. Residents were shown a map (see attached) of the Clinton-Peabody site outlining where the first phase of onsite moves would occur. This will create the redevelopment site for Phase I and clear space for the planned central park. Residents in the green area of the map will be the first to move. Notices are expected to go out in September.

SLHA and POAH met with SCI to continue work on the environmental review.

Finally, SLHA and the development team conducted more community meetings for residents on August 30 and 31. These meetings were to finalize the development plan that residents created with the design team's help.

Physical Needs Assessment & Energy Audit (PNA) – SLHA staff continue working with Bureau Veritas to complete Capital Needs Assessments (CNAs) for the Hodiamont and Clinton-Peabody Section 18 applications. The report for Hodiamont was delivered in August, with the next steps involving discussions with the SLHA resident TAB, which is expected to occur in October.

Rental Assistance Demonstration (RAD)

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

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

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

Projects

The California Garden Fence Replacement and Security Upgrades – This project was re-solicited in October 2022 and bids were received from two (2) firms on December 20, 2022.

The original subcontractors for the apparent responsive low bidder pulled out from the project after the bid for the solicitation was accepted. The contractor has rebid the project and submitted the new bids to SLHA for review. This review began in March and is expected to continue into April and May.

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

Parkview Elevator Replacement – The project continues to progress in a timely manner. Architects are now gathering technical specifications to submit.

LaSalle Park Apartments Security Cameras – The camera housing began to go up in August in anticipation of getting power to them sometime in September or October, depending on Ameren's schedule for when they can get to the site and mark locations for power access.

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

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

Parkview Parking Deck Evaluation – Development and Modernization staff continue to monitor the parking deck's shoring and have ensured regular structural engineering inspections.

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

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. The development is still on track to start in early 2024.

Section 18

Hodiamont Board Up – The property was boarded up and fenced in June 2022. Development and Modernization staff are monitoring the site until a Section 18 application can be submitted to HUD and approved for disposition. SCI is preparing a separate environmental review for submission to HUD. Phase I has been completed and it recommended a limited Phase II study be completed.

SCI completed its physical assessment of the site for the limited Phase II study in February. A final report was received in March and reviewed by SLHA staff. The report found no presence of asbestos-containing materials (ACM), although it did find the presence of elevated contaminants in the soil. SLHA met with HUD in April and it was determined that the presence of elevated contaminants would not impede the submission of the environmental review. This was expected to be sent to HUD in June.

SLHA staff completed an inspection of the property in June to support an updated Capital Needs Assessment (CNA), which is a requirement of the Section 18 application. Bureau Veritas has received the new photos and has produced a draft. The final report is expected in August.

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

Projects Ready for Closeout

Northside Scattered Site (NSSS) Walnut Park Unit Repairs – This project was closed out in August.

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

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

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

Lookaway Exterior Building Repairs – The new siding installation on this project was completed in November 2022. Development and Modernization staff are working through final field authorization approvals and beginning the preparation of closeout documents. SLHA staff is negotiating a final change order issue with the general contractor.

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

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

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

The project was completed on May 18. Closeout documentation is now being collected.

Grant Applications

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – SLHA staff is waiting for a decision by HUD.

Safety and Security Grant 2023 – SLHA staff is waiting for a decision by HUD.

Solicitations

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

Re-Solicitations

None.

Pre-Solicitation

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

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

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

On Hold Solicitations

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

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

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

10/11/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1	6/30/2020	N/A	N/A	Grice / Trivers	5/11/2018	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/15/2015
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	2	2/14/19, 3/8/19	9/30/2023	1/25/2023	Sherman Carter Barnhart	9/17/2018	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	4/19/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/27/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
N/A	Homeownership, La Saison	I	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA		TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021

**DEVELOPMENT AND MODERNIZATION
AUGUST MONTHLY ACTIVITY REPORT**

10/11/2023

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals							
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	\$2,282,731	46%	\$ 874,467	17.5%
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	120	\$ 558,000	6/24/2022	6/30/2022	10/15/2022	12/5/2022	Raineri Const.	\$ 642,034	8%	\$165,089	26%	\$ 328,862	51%
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	5/4/2023	4/3/2023	Hankins Const.	\$ 2,030,000	0	\$29,975	1.40%	\$ -	0.00%
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	365	\$ 640,000	5/9/2021	5/28/2021	3/7/2023	3/7/2022	Roady Exteriors	\$640,000	0%	\$0	0%	\$0	0%
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	90	\$ 313,270	5/9/2021	5/27/2021	7/11/2022	5/16/2022	Raineri Const.	\$ 940,140	21%	\$244,200	26%	\$ 66,306	7%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	90	\$ 100,000	5/27/2021	6/10/2021	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	N/A	Roady Exteriors	\$ 514,400	0%	\$0	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	180	\$ 100,000	5/27/2021	6/10/2021	11/2/2021	11/2/2021	Raineri Const.	\$447,514.08	4.65%	\$35,838.00	8.01%	\$76,666.08	17.13%
N/A	Homeownership, La Saison	I	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250	1%	\$308,211	24%	\$ 109,816	9%
N/A	Homeownership, La Saison	II	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250					
Various	PHA Wide	N/A	Physical Needs Assessment		2790	120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Uhlitra	\$120,785.21	0%	\$25,482	21%	\$ -	0%

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

10/11/2023

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	7/20/2021	4/19/2021	7/26/2021	100%	100%	4/3/2023
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	5/31/2023	9/28/2023	N/A	TBD	TBD	TBD	100%	30%	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	N/A	TBD	N/A	N/A	-		
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	4/7/2022	4/7/2023	N/A	TBD	TBD	TBD	100%	100%	
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	9/27/2022	12/26/2022	5/21/2023	TBD	N/A	N/A	100%	100%	
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	1/7/2022	7/6/2022	11/13/2022	11/18/2022	N/A	N/A	100%	100%	
N/A	Homeownership, La Saison	I	New Home Construction	5	5	6/20/2018	6/20/2019	TBD		12/1/2020	1/31/2021	100%	100%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-		
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-		
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	11/16/2022	1/15/2023	N/A	TBD	N/A	N/A	100%	75%	

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

10/11/2023

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		
MO001000034	LaSalle Park Apartments	III	Renovation	5	48		The delay claim submitted has been paid. Final closeout activities are on-going.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		Submittals and Subcontractor packages are being reviewed. The Notice to Proceed was issued on May 30, 2023. Interior abatement ongoing. Basement wall studs, steel columns and window well repairs are ongoing.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		Contract was executed on April 3rd; the submittal review process is beginning and a Pre-Construction Meeting was held on the 24th of May. The contractor is currently submitting shop drawings.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2		All windows have been caulked and the sheet metal flashing installation is finished on the 2nd floor windows. Work to repair landscaping and broken sidewalk has been completed. The Contractor is currently preparing closeout documents.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0		Exterior concrete repairs are complete. The roof replacement is complete. A punch list inspection is scheduled for May 4, 2023 and the contract has been extended to May 21, 2023. The Contractor is currently preparing closeout documents.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0		The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0		This re-solicitation is on hold.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The Notice of Award was issued to Rody Exteriors and a Pre-Construction Meeting is tentatively scheduled for the last week of September.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0		This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0		The installation of replacement siding is 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor is in the process of submitting all required closeout documents.
N/A	NSS Homeownership, La Saison	I	New Home Construction	5	5		Five homes are complete and occupied. Homebuyer closings are completed on 4 homes. Closing for the final home is anticipated in 2023.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809		Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
Various	PHA Wide	N/A	A&E Design/CA		TBD		Contracts for general architectural and engineering services have been executed with (5) firms.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Investigating funding.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22		All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase 1 assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A		The installation of the cameras started the first week of August.

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

Progress Photos: August 2023



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



Clinton Peabody Make-Ready Units



LaSalle Park Site Security Cameras

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 8/31/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150215	553	1,921,301.00	1,921,301.00	0.00	1,921,301.00	0.00	31-Aug-2023	31-Aug-2023
MO36R00150116	555	379,956.00	379,956.00	0.00	55,919.62	324,036.38	31-Aug-2024	31-Aug-2024
MO36R00150216	556	1,888,651.00	1,568,095.66	320,555.34	188,865.10	1,699,785.90	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,047,531.87	740,312.13	7,869,478.33	918,365.67	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	6,561,793.81	2,459,139.19	4,994,782.48	4,026,150.52	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,312,009.00	8,104,788.83	207,220.17	6,610,341.71	1,701,667.29	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,596,182.00	2,293,757.20	7,302,424.80	1,031,602.89	8,564,579.11	23-May-2025	23-May-2027
MO36P00150123	568	8,977,188.00	1,948,833.80	7,028,354.20	0.00	8,977,188.00	16-Feb-2025	16-Feb-2027
Totals		\$51,088,047.00	\$31,157,405.77	\$19,930,641.23	\$23,003,638.73	\$28,084,408.27		
			61.0%		45.0%			

MEMORANDUM

To: Alana C. Green, Executive Director

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

Date: October 11, 2023

Subject: Development and Modernization Department Board Report – September 2023

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and the development team held a "big reveal" party on September 9, 2023 for residents to show them the plan they created. It was a celebration for residents to show them the results of their hard work and time spent creating the plan for their community.

Residents were able to view a flyover video of the plan with 3D renderings of the buildings and streets and invited to "tour" a future apartment with a virtual reality headset. There was a tremendous amount of excitement expressed by residents at the celebration.

The MHDC LIHTC application was submitted on September 21, 2023. Awards are expected to be made in December 2023.

SLHA and POAH continued to engage residents on the plan for onsite moves to concentrate occupancy in the southeast corner of the site. The relocation firm, Urban Relocation Specialist (URS), has contacted each household in the green area and conducted interviews to determine their needs. The next step will be to ensure residents are matched to the appropriate unit on site. Residents in the green area received a 60-day notice to move via certified mail on September 15th.

SLHA, POAH, and SCI met with the State Historic Preservation Office (SHPO) to discuss archaeology and historic preservation requirements for the Environmental Review.

Physical Needs Assessment & Energy Audit (PNA) – SLHA staff continue working with Bureau Veritas to complete Capital Needs Assessments (CNAs) for the Hodiamont and Clinton-Peabody Section 18 applications. The report for Hodiamont was delivered in August, with the following steps involving discussions with the SLHA resident TAB expected to occur in October.

Rental Assistance Demonstration (RAD)

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

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

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

Projects

The California Garden Fence Replacement and Security Upgrades – This project was re-solicited in October 2022 and bids were received on December 20th from two (2) firms.

The original subcontractors for the apparent responsive low bidder pulled out from the project after the bid for the solicitation was accepted. The contractor has rebid the project and submitted the new bids to SLHA for review. This review began in March and is expected to continue into April and May.

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

Parkview Elevator Replacement – This project continues to progress in a timely manner. Architects are now gathering technical specifications to submit.

LaSalle Park Apartments Security Cameras – The camera housing began to go up in August in anticipation of getting power to them sometime in September or October depending on Ameren's schedule for when they can get to the site and mark locations for power access.

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

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

Parkview Parking Deck Evaluation – Development and Modernization staff continue to monitor the parking deck's shoring and have ensured regular structural engineering inspections.

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

and four (4) properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. The development is still on track to start in early 2024.

Section 18

Hodiamont Board Up – The property was boarded up and fenced in June 2022. Development and Modernization staff are monitoring the site until a Section 18 application can be submitted to HUD and approved for disposition. SCI is preparing a separate environmental review for submission to HUD. Phase I has been completed and a limited Phase II study is recommended.

SCI completed its physical assessment of the site for the limited Phase II study in February. A final report was received in March and reviewed by SLHA staff. The report found no presence of asbestos-containing materials (ACM), although it did find the presence of elevated contaminants in the soil. SLHA met with HUD in April and it was determined that the presence of high contaminants would not impede the submission of the environmental review. This is expected to be sent to HUD in June.

SLHA staff completed an inspection of the property in June to support an updated Capital Needs Assessment (CNA), a requirement of the Section 18 application. Bureau Veritas has received the new photos and has produced a draft. The final report is expected in August.

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

Projects Ready for Close-Out

Parkview Building Exterior Repairs – This project was closed out in September 2023.

Lookaway Exterior Building Repairs – The new siding installation on this project was completed in November 2022. Development and Modernization staff are working through final field authorization approvals and beginning the preparation of close-out documents. SLHA staff is negotiating a final change order issue with the general contractor.

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

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

In the course of repair, the contractor identified an additional 97 linear feet of concrete that needed repair. Finding additional areas required for repair was not unexpected. Close inspection of concrete when equipment is available and close visual inspection will reveal

additional areas in need of repair that a ground inspection would not be able to discover. This additional repair was approved in March and has since been completed.

The project was completed on May 18th. Closeout documentation is now being collected.

Grant Applications

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – HUD awarded SLHA \$520,300 to convert units at Northside Scattered Sites from gas to electric to remove indoor pollutants to units.

Safety and Security Grant 2023 – SLHA was awarded \$250,000 to install security cameras and fencing improvements at Cochran Gardens.

Solicitations

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

Re-Solicitations

None.

Pre-Solicitation

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

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

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

On Hold Solicitations

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

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

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

**DEVELOPMENT AND MODERNIZATION
SEPTEMBER MONTHLY ACTIVITY REPORT**

10/11/2023

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1	6/30/2020	N/A	N/A	Grice / Trivers	5/11/2018	100%	100%	100%	100%	100%	3/4/2015	3/12/2015	Part 50	3/24/2015	4/15/2015
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	2	2/14/19, 3/8/19	9/30/2023	1/25/2023	Sherman Carter Barnhart	9/17/2018	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	4/19/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/11/2020	9/11/2020
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	0	N/A	N/A	N/A	Grice / Trivers		50%	0%	0%	0%	0%	12/17/2020	6/3/2021	Part 50	9/11/2020	Pending
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/27/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	10/21/2021
N/A	Homeownership, La Saison	II	New Home Construction	5	5	N/A	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A		Part 58			
Various	PHA Wide	N/A	Physical Needs Assessment		2790	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	N/A
Various	PHA Wide	N/A	A&E Design/CA		TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021

**DEVELOPMENT AND MODERNIZATION
SEPTEMBER MONTHLY ACTIVITY REPORT**

10/11/2023

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals							
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	365	\$ 4,017,000	5/7/2019	5/23/2019	7/25/2019	11/6/2018	Raineri Const.	\$ 3,822,703	26.6%	\$2,282,731	46%	\$ 874,467	17.5%
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	120	\$ 558,000	6/24/2022	6/30/2022	10/15/2022	12/5/2022	Raineri Const.	\$ 642,034	8%	\$165,089	26%	\$ 328,862	51%
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	365	\$ 640,000	5/9/2021	5/28/2021	3/7/2023	3/7/2022	Roady Exteriors	\$640,000	0%	\$0	0%	\$0	0%
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	90	\$ 313,270	5/9/2021	5/27/2021	7/11/2022	5/16/2022	Raineri Const.	\$ 940,140	21%	\$244,200	26%	\$ 66,306	7%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	90	\$ 100,000	5/27/2021	6/10/2021	REBID	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	N/A	Roady Exteriors	\$ 514,400	0%	\$ -	0%	\$ -	0%
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	180	\$ 100,000	5/27/2021	6/10/2021	11/2/2021	11/2/2021	Raineri Const.	\$447,514.08	4.65%	\$35,838.00	8.01%	\$76,666.08	17.13%
N/A	Homeownership, La Saison	II	New Home Construction	5	5	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250					
Various	PHA Wide	N/A	Physical Needs Assessment		2790	120	\$ 210,000				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Utilitra	\$120,785.21	0%	\$25,482	21%	\$ -	0%

**DEVELOPMENT AND MODERNIZATION
SEPTEMBER MONTHLY ACTIVITY REPORT**

10/11/2023

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	1/8/2020	1/7/2021	5/14/2021	7/20/2021	4/19/2021	7/26/2021	100%	100%	4/3/2023
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	5/31/2023	9/28/2023	TBD	TBD	TBD	TBD	100%	44%	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	2/7/2025	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	4/7/2022	4/7/2023	N/A	4/7/2023	N/A	N/A	100%	100%	10/10/2023
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	9/27/2022	12/26/2022	5/21/2023	8/3/2023	N/A	N/A	100%	100%	9/21/2023
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	1/7/2022	7/6/2022	11/13/2022	11/18/2022	N/A	N/A	100%	100%	
N/A	Homeownership, La Saison	II	New Home Construction	5	5	TBD	-	N/A				-		
Various	PHA Wide	N/A	Physical Needs Assessment		2790	TBD	-	N/A	TBD	N/A	N/A	-		
Various	PHA Wide	N/A	A&E Design/CA		TBD	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	TBD	-	N/A	TBD	N/A	N/A	-		
MO00100041	Hodiamont Unit Repairs	N/A	Unit Repairs	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	16	0	11/16/2022	1/15/2023	N/A	TBD	N/A	N/A	100%	75%	

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

10/11/2023

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000034	LaSalle Park Apartments	III	Renovation	5	48	Internal file review of closeout documents.
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	Submittals and Subcontractor packages are being reviewed. The Notice to Proceed was issued on May 30, 2023. Interior abatement ongoing. Basement wall studs, steel columns and window well repairs are ongoing.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	Contract was executed on April 3rd; the submittal review process is beginning and a Pre-Construction Meeting was held on the 24th of May. The contractor is currently submitting shop drawings. The Notice to Proceed has not been issued. The completion date is an estimated date.
MO001000019	Parkview Apartments	N/A	Exterior Building Repairs	1	2	All windows have been caulked and the sheet metal flashing installation is finished on the 2nd floor windows. Work to repair landscaping and broken sidewalk has been completed. The Contractor submitted closeout documents and final payment was processed.
MO001000013	Euclid Plaza	N/A	Roof Replacement & Exterior Repairs	1	0	Exterior concrete repairs are complete. The roof replacement is complete. A punch list inspection is scheduled for May 4, 2023 and the contract has been extended to May 21, 2023. The Contractor submitted closeout documents and final payment was processed.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0	The A/E firm is currently preparing bid documents for resolicitation.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The Notice of Award was issued to Rody Exteriors and a Pre-Construction Meeting was held on September 26, 2023. The contractor is preparing shop drawing.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0	The installation of replacement siding is 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor submitted all closeout documents. The final payment was routed for approval.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
Various	PHA Wide	N/A	A&E Design/CA		TBD	Contracts for general architectural and engineering services have been executed with (5) firms.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	Investigating funding.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase 1 assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A	The installation of the cameras started the first week of August. All camera bases are installed. In the process of installing additional electrical service to the cameras.

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Progress Photos: September 2023



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



Clinton Peabody Make-Ready Units



LaSalle Park Site Security Cameras

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 9/30/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150116	555	379,956.00	379,956.00	0.00	55,919.62	324,036.38	31-Aug-2024	31-Aug-2024
MO36R00150216	556	1,888,651.00	1,568,095.66	320,555.34	188,865.10	1,699,785.90	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	7,977,943.99	809,900.01	7,974,865.53	812,978.47	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	7,340,499.29	1,680,433.71	4,994,782.48	4,026,150.52	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	7,515,783.21	825,736.79	6,671,870.62	1,669,649.38	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	2,293,757.20	7,337,020.80	1,410,231.03	8,220,546.97	23-May-2025	23-May-2027
MO36P00150123	568	8,977,188.00	1,948,833.80	7,028,354.20	42,859.44	8,934,328.56	16-Feb-2025	16-Feb-2027
Totals		\$49,230,853.00	\$29,356,216.75	\$19,874,636.25	\$21,670,741.42	\$27,560,111.58		
			59.6%				44.0%	

RESIDENT INITIATIVES

Resident Initiatives Department

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

MEMORANDUM

To: Alana C. Green, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: October 11, 2023

Subject: Resident Initiatives Board Report – August 2023

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

ROSS Service Coordinator

The ROSS Service Coordinator attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives provided 80 bus tickets to residents in need of access to transportation.

Resident Engagement

The ROSS Coordinator is in the process of reviewing the pre-existing caseload to re-engage and re-activate clients. Additionally, the Coordinator is conducting outreach to enroll new residents. In the month of August, two new resident clients were enrolled and one inactive resident was re-engaged.

Community Outreach

The ROSS Coordinator attended several events to build awareness of the ROSS program and to increase enrollment. The Coordinator participated in the Circle of Friends Module Kickoff, where they shared ROSS program specifics with senior residents who were present and where three residents completed referral cards. Additionally, the Coordinator hosted a table for Better Family Life's Back to School Fair, where they provided 29 backpacks with an assortment of school supplies and collected 13 referral cards. The Coordinator attended the August Citywide TAB meeting to share ROSS program benefits, specifics, brochures/business cards for themselves and other residents.

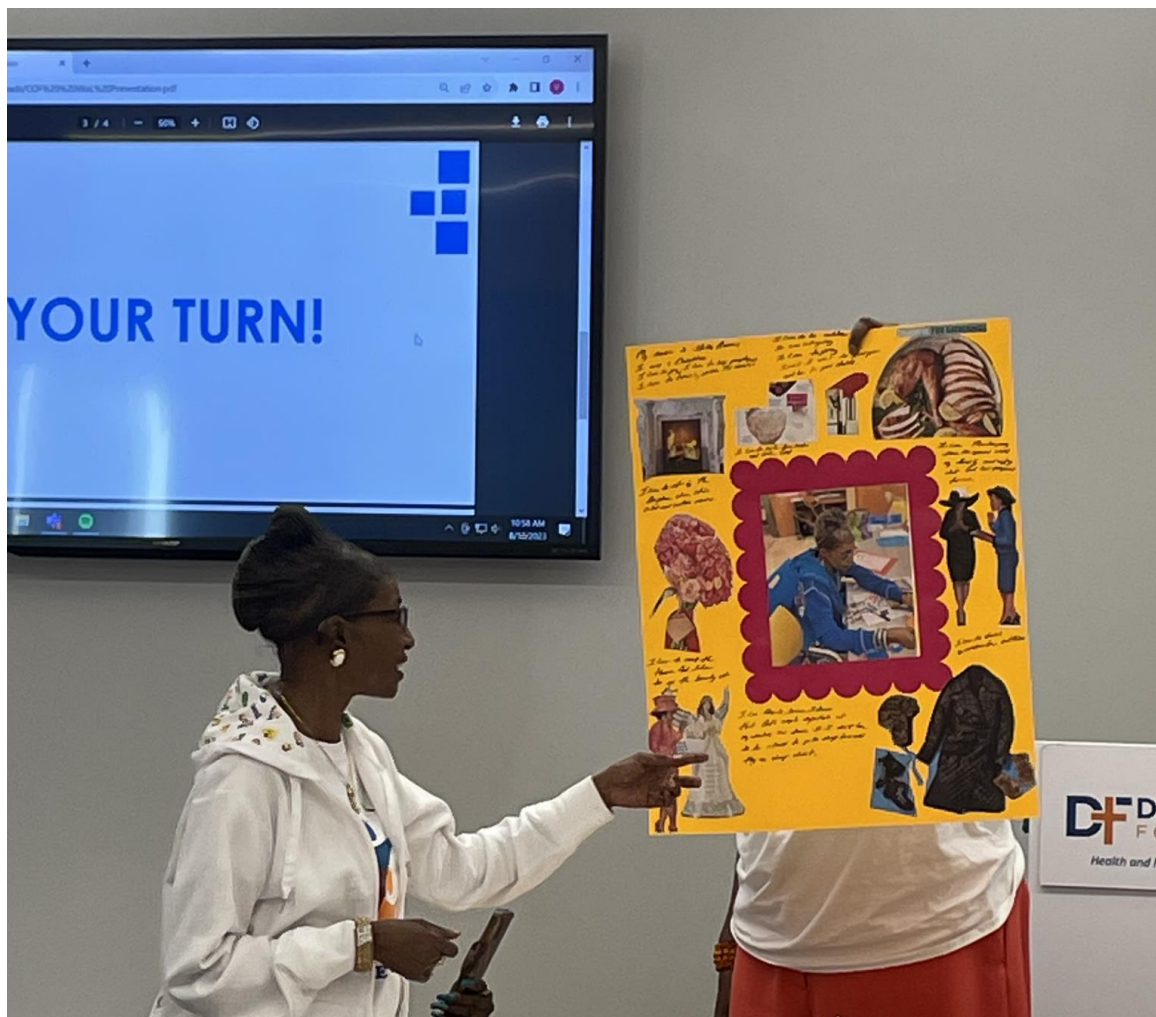


Seniors/Disabled

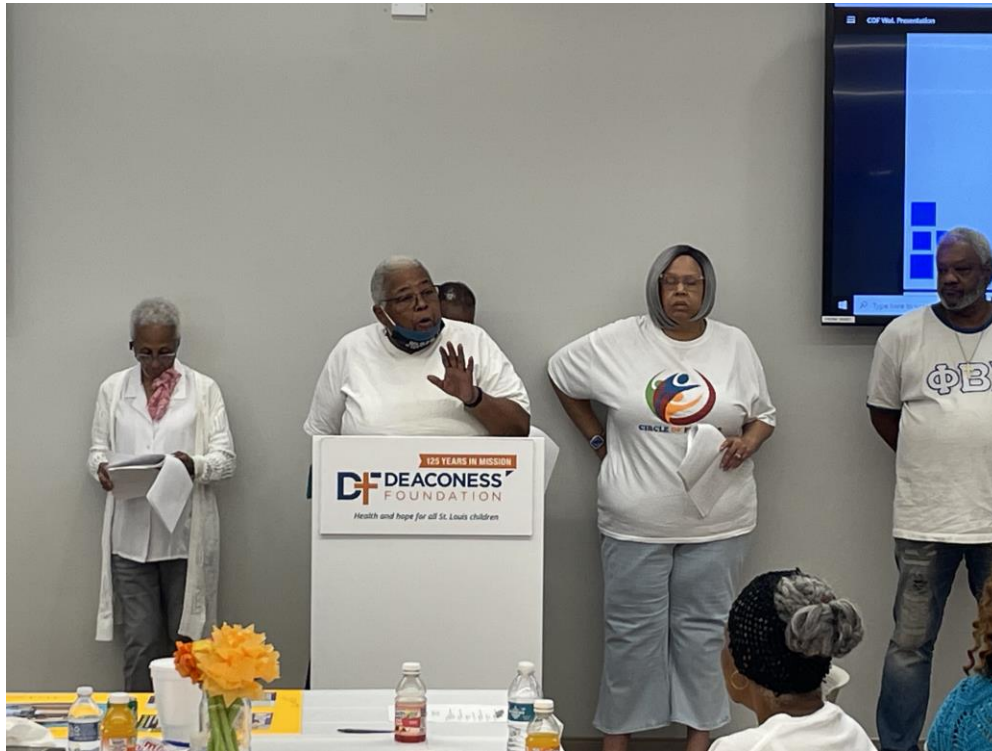
The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program.

On August 8, 2023, Circle of Friends (CoF) conducted the kickoff of the new module and the renewal of their grant from the Senior Fund Grant. The kickoff was hosted at the Deaconess Foundation and more than 25 CoF participants were in attendance. During the kickoff, attendees presented on different topics ranging from heart health to celebrations of life. Additionally, CoF facilitators received copies of the new module, which consists of meeting activities and ideas to address social isolation.









The SLHA CoF group was also selected to present at the Missouri Institute on Minority Aging Conference on August 28th-30th. Several CoF facilitators served as panelists, discussing the importance of addressing social isolation, engaging their neighbors, and how to expand Circle of Friends throughout the state. On August 30, 2023, residents from Clinton-Peabody, Kingsbury, Parkview, and Renaissance seniors participated in a social outing by attending a Cardinals baseball game. The next Cardinals outing is scheduled for September 18, 2023.

Several exciting opportunities are coming up for the CoF participants. On September 14, 2023, the CoF members will attend a spa day at the Maryland Heights Community Center. Our Second Act, Inc. is sponsoring this event. The activities will include exercise for the mind, self-care, and health screenings. On September 27, 2023, the CoF facilitators will attend the Art Exhibit at Washington University's School of Occupation Therapy, Community Experiential Learning Center. The facilitators will have a table to build awareness of the CoF program and to recruit new members.

Lastly, the Elderly and Disabled Services Coordinator is preparing CoF participants to attend a summit on loneliness and social isolation in October 2023, enrolling them in the Salvation Army's Christmas Assistance program.





Family Self Sufficiency

As of August 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-eight (38) participants, thirty-one (31) with established escrow accounts, and eleven (11) actively receiving a monthly escrow credit. In addition, there were twenty-three (23) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have established escrow accounts and eight (8) received a monthly escrow credit.

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

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	38	31	0	81.1%
PH	23	16	0	66.7%

The FSS Service Coordinator is launching a “Self Sufficiency Roadshow” to promote the ROSS and FSS programs across SLHA developments. The Roadshow will feature updated informational materials and program highlights to draw new participants. The Roadshow launches on October 25, 2023.

Program Coordinating Committee (PCC)

The Resident Initiatives Department hosted its first PCC meeting for 2023 on August 22nd. The PCC will serve as an advisory group and resource table for both the FSS and ROSS coordinators and will help SLHA address the diverse needs of our residents. There were two FSS

participants and 25 organizations in attendance for the first PCC meeting, representing services ranging from food access to employment. The PCC will meet quarterly, with the next meeting scheduled for November 21, 2023.





TABs

The St. Louis TAB met on August 16, 2023. During this meeting, the Director of Resident Initiatives discussed the process and timeline for reactivating several Tenant Associations. The initial step was to market the opportunity for residents to sign up. The targeted sites are Badenfest, Badenhaus, Clinton-Peabody, Euclid, James House, Parkview, Renaissance at Grand, and West Pine. The St. Louis TAB Board requested that we encourage sign ups at their respective sites - Les Chateaux, Renaissance Senior, and North Sarah. Flyers are scheduled to be distributed in October 2023.

**TENANT ASSOCIATION
MEMBERS NEEDED**

Reimage & Rebuild the TAB!

The Tenant Association Board serves as the link between the St. Louis Housing Authority (SLHA) and its public housing communities. Members are leaders who actively *advocate* for, *engage* in, and *influence* positive change within their respective community through activities, service, and top-level decision-making.

As a resident of the *Badenfest Elderly* community, you may be eligible to serve as a member. There are also several volunteer positions available on the Tenant Association Board (TAB), which may be incentivized with monthly stipends.

Responsibilities:

- Serve as a voice for your community.
- Manage food commodity box program.
- Manage laundry room for stipend.
- Plan SLHA-funded activities.

APPLY NOW

Scan the code for more information and to apply, or contact Vontreice McDowell at 314-286-4335 or vmcdowell@slha.org.

Training will be provided.

**ST. LOUIS
HOUSING
AUTHORITY**

Other Business and Upcoming Events

In August 2023, the Resident Initiatives team attended a VAWA (Violence Against Women Act) training. The purpose of this training explains the procedures that PHAs must follow when an applicant or resident requests admission or continued residency as a result of being a VAWA self-petitioner. The training also summarizes major changes within the VAWA program. A certificate of completion was issued upon completion of this fulfillment.

Resident Initiatives has continued to develop an engagement strategy and timeline for building authentic, trusting relationships with residents. In October 2023, the department will host a National Night Out event at the Clinton-Peabody apartments in partnership with resident leaders and property managers.

Resident Initiatives Department

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

MEMORANDUM

To: Alana C. Green, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: October 11, 2023

Subject: Resident Initiatives Board Report – September 2023

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

ROSS Service Coordinator

The ROSS Service Coordinator attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives provided 108 bus tickets to residents in need of access to transportation.

Resident Engagement

The ROSS Coordinator is in the process of reviewing the pre-existing caseload to re-engage and reactivate clients. Additionally, the Coordinator is conducting outreach to enroll new residents. In the month of September, two new resident clients enrolled and one inactive resident re-engaged in services. Five residents were referred for services.

Community Outreach

The ROSS Coordinator attended several events to build awareness of the ROSS program and to increase enrollment. The Coordinator attended POAH's Plan Reveal for Clinton-Peabody, where they hosted an SLHA resource table, providing information on the Self-Sufficiency programs and additional community resources. During this event, the Coordinator collected 14 referral cards and enrolled three residents in Relia cards for utility payments. The ROSS Coordinator also attended a meeting at Parkview Apartments, organized and facilitated by residents. The Coordinator used this opportunity to share information about the Self-Sufficiency programs with senior residents.



Seniors/Disabled

The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program.

The Circle of Friends facilitators attended an Art Exhibit on September 27, 2023. The event was held at Washington Occupation Therapy, Community Experiential Learning Center. Two SLHA CoF members had their artwork displayed at the event. Additionally, Circle of Friends has recruited eight new members - three at Renaissance Family, two at Parkview, and three at North Sarah. Lastly, Clinton-Peabody, Kingsbury, Parkview, and Renaissance Senior residents had another social outing at the Cardinals baseball game on September 18, 2023.

Family Self Sufficiency

As of September 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-eight (38) participants, thirty-one (31) with established escrow accounts, and eleven (11) actively receiving a monthly escrow credit. In addition, there were twenty-three (23) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which sixteen (16) have established escrow accounts and nine (9) received a monthly escrow credit.

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Program Coordinating Committee (PCC)

The Resident Initiatives Department hosted its first PCC meeting for 2023 on August 22nd. The PCC will serve as an advisory group and resource table for both the FSS and ROSS coordinators and will help SLHA address the diverse needs of our residents. Two FSS participants and 25 organizations were in attendance for the first PCC meeting, representing services ranging from food access to employment. The PCC will meet quarterly, with the next meeting scheduled for November 21, 2023.

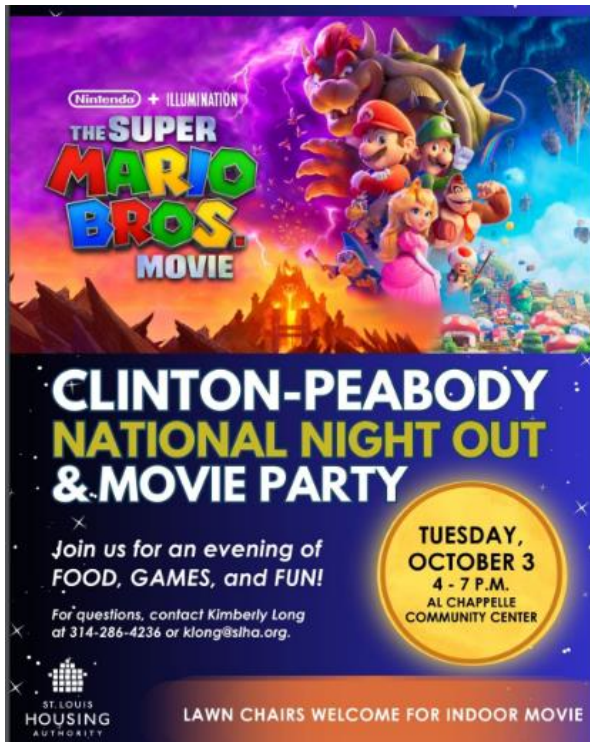
TABs

The St. Louis TAB met in September 2023. During this meeting, the Director of Resident Initiatives discussed the process and timeline for reactivating several Tenant Associations. The TAB members stressed the importance of training for all TAB members and provided a list of critical items they would like covered in the training curriculum. This included technology, managing funds, reporting, and engaging residents. TAB training will begin in November 2023.

Other Business and Upcoming Events

In September 2023, the Resident Initiatives team attended two training sessions to build their capacity and knowledge to support SLHA residents. These trainings were Strategies to Support Financial Education in HUD-assisted Communities and Navigating Conversations on Substance Use. Both topics are vital to helping the Resident Initiatives department address finances and drug addiction, both barriers impacting many of our residents.

Resident Initiatives has continued to develop an engagement strategy and timeline for building authentic, trusting relationships with residents. In October 2023, the department will host a National Night Out event at the Clinton-Peabody apartments in partnership with resident leaders and property managers. It will also assist Parkview residents with hosting a Halloween party for children and families at their site.



CLINTON-PEABODY NATIONAL NIGHT OUT & MOVIE PARTY

Join us for an evening of
FOOD, GAMES, and FUN!

For questions, contact Kimberly Long
at 314-286-4236 or klong@slha.org.

**TUESDAY,
OCTOBER 3
4 - 7 P.M.**
AL CHAPPELLE
COMMUNITY CENTER



LAWN CHAIRS WELCOME FOR INDOOR MOVIE



LEGAL

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: October 11, 2023

Subject: Procurement Board Report – August 2023

Capital Fund

A. Contracts Awarded

RD 22-10 Invitation for Bids (IFB) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plans were approved on October 12, 2022. The IFB was advertised in the November 6, 2022 edition of the St. Louis Post-Dispatch and in the November 10, 2022 edition of the St. Louis American. Solicitation documents were approved on October 12, 2022 and the IFB was issued on November 7, 2022. A pre-bid conference was held on November 17, 2022. Addendum No. 1, issued on November 18, 2022, provided the pre-bid meeting minutes. Addendum No. 2, issued on November 29, 2022, incorporated architects' clarifications and revised administrative Section 0400 of the plans and specifications. The due date for bids was December 6, 2022. Addendum No. 3, issued December 1, 2022, extended the bid due date to December 20, 2022. Two bids were received, and the responsive and responsible review was completed. The recommendation for the award was approved June 26, 2023. A Notice of Award was issued on June 26, 2023 to notify Rody Exteriors of the award in the amount of \$514,400. Contract execution is pending.

B. Solicitations Pending

RD 23-03 Invitation for Bids (IFB) for Parkview Apartments Access Control System. The General Scope of Work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved on May 23, 2023. The IFB was released on June 6, 2023 through the online bidding service QuestCDN. The IFB was advertised in the June 1, 2023 edition of

the St. Louis American and in the June 4, 2023 edition of the St. Louis Post-Dispatch. The pre-construction meeting was scheduled for June 15, 2023 and bids are due July 13, 2023. Addendum No. 1 was issued on June 21, 2023 to announce an additional site visit and to provide meeting minutes from the pre-construction meeting. The bid due date was July 13, 2023. Addendum No. 2 was issued on July 6, 2023 to extend the bid due date to July 27, 2023. Addendum No. 3 was issued on July 12, 2023 to revise the specification section 281300- Electric Access Control and to provide the site visit sign-in sheet and plan holders list for the project. The bid due date of July 27, 2023 expired. No bids were received. The specifications will be revised and a new solicitation will be prepared.

RD 23-03A Invitation for Bids (IFB) for Re-solicitation of Parkview Apartments Access Control System. The General Scope of Work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved on August 31, 2023. Bid Documents are being prepared.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

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

MEMORANDUM

To: Alana C. Green, Executive Director

From: Fran Bruce, Planning and Procurement Manager

Date: October 11, 2023

Subject: Procurement Board Report – September 2023

Capital Fund

A. Contracts Awarded

RD 22-10 Invitation for Bids (IFB) for California Gardens Fence Repair and Security Improvements. The Acquisition and Solicitation Plans were approved on October 12, 2022. The IFB was advertised in the November 6, 2022 edition of the St. Louis Post-Dispatch and in the November 10, 2022 edition of the St. Louis American. Solicitation documents were approved on October 12, 2022 and the IFB was issued on November 7, 2022. A pre-bid conference was held on November 17, 2022. Addendum No. 1, issued on November 18, 2022, provided the pre-bid meeting minutes. Addendum No. 2, issued on November 29, 2022, incorporated architects' clarifications and revised administrative Section 0400 of the plans and specifications. The due date for bids was December 6, 2022. Addendum No. 3, issued December 1, 2022, extended the bid due date to December 20, 2022. Two bids were received, and the responsive and responsible review was completed. The recommendation for the award was approved June 26, 2023. A Notice of Award was issued on June 26, 2023 to notify Rody Exteriors of the award in the amount of \$514,400. Contract routed for review and approval on September 12, 2023. Contract executed on September 24, 2023.

B. Solicitations Pending

RD 23-03A Invitation for Bids (IFB) for Re-solicitation of Parkview Apartments Access Control System. The General Scope of Work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved on August 31, 2023. Bid documents were approved on September 21,

2023. The IFB was advertised in the September 28, 2023 edition of the St. Louis American and is scheduled to advertise in the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB will be issued on October 2, 2023. A pre-bid conference is scheduled for October 12, 2023. Sealed bids are due November 9, 2023.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

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

MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: October 11, 2023

Subject: Communications Board Report – August 2023

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	Circle of Friends present at Missouri Institute on Minority Aging (MIMA)
News coverage	3	<ul style="list-style-type: none"> Security Deposit Assistance Program (STL Public Radio) SLHA launches SDA Program (STL American) SDA Pilot Program (Community News)
Outreach Events	1	Clinton-Peabody Resident Engagement
Social Media Campaign Creative	0	Continued focus on Landlord Incentive Pilot Program and open job positions
Facebook Posts	26	Highest Performing (Facebook): <ul style="list-style-type: none"> <i>Security Deposit Assistance</i> 324 Reach; 16 Engagements <i>Financial Analyst Hiring Ad</i> 231 Reach; 3 Engagements
Twitter Posts	24	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>HCV Landlord Incentives</i> 153 Impressions; 10 Engagements <i>Board of Commissioners Meeting</i> 54 Impression; 5 Engagements
LinkedIn Posts	25	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>Clinton-Peabody Community Meeting</i> 168 Impressions; 14 Engagements <i>HCV Landlord Incentives</i> 167 Impressions; 3 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,024	AUG 2023	JULY 2023	JUNE 2023
Reach	1,946 (-40%)	3,255	2,464
Post Engagement	96 (-82%)	554	n/a
Visits	1,677 (-54%)	1,091	3,363
New Followers	32 (+10%)	29	43

Please note: Twitter Analytics is undergoing an update. Many metrics are missing at this time. The only information I could gather for August is the total number of impressions and top performing Tweets.

Twitter Total Followers: 141	AUG 2023	JULY 2023	JUNE 2023
Impressions	855 (-38%)	1,368	990
Profile Visits		180	326
Mentions		1	7
New Followers		2	3

LinkedIn Total Followers: 296	AUG 2023	JULY 2023	JUNE 2023
Impressions	1,010 (+11%)	913	1,231
Page Views	130 (+55%)	84	94
Unique Visitors	56 (+24%)	45	41
Post Reactions	37 (+54%)	24	87

Communications Department

MEMORANDUM

To: Alana C. Green, Executive Director

From: Val Joyner, Director of Communications

Date: October 11, 2023

Subject: Communications Board Report – September 2023

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	Property Management Transition (Internal messaging)
News coverage	0	
Outreach Events	1	Clinton-Peabody Resident Engagement - Big Reveal
Social Media Campaign Creative	0	Continued focus on Landlord Incentive Pilot Program and open job positions
Facebook Posts	21	Highest Performing (Facebook): <ul style="list-style-type: none"> • <i>Sr. Maintenance Technician Hiring Ad</i> 620 Reach; 5 Engagements • <i>Contract and Compliance Specialist Hiring Ad</i> 295 Reach; 7 Engagements
Twitter Posts	21	Highest Performing (Twitter) <ul style="list-style-type: none"> • <i>Monday Maintenance – Vacuum Carpet</i> 95 Impressions; 0 Engagements • <i>SLHA Senior Housing</i> 39 Impression; 2 Engagements
LinkedIn Posts	20	Highest Performing (LinkedIn) <ul style="list-style-type: none"> • <i>Clinton-Peabody Community Meeting – Big Reveal</i> 289 Impressions; 33 Engagements • <i>Contract and Compliance Hiring Ad</i> 68 impressions; 7 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,024	SEPT 2023	AUG 2023	JULY 2023
Reach	1,664 (-14%)	1,946	3,255
Post Engagement	44 (-54%)	96	554
Visits	1,328 (-21%)	1,677	1,091
New Followers	22 (-31%)	32	29

Please note: Twitter Analytics is undergoing an update. Many metrics are missing at this time. The only information I could gather for September is the total number of impressions and top performing Tweets.

Twitter Total Followers: 141	SEPT 2023	AUG 2023	JULY 2023
Impressions	617 (-28%)	855	1,368
Profile Visits			180
Mentions			1
New Followers			2

LinkedIn Total Followers: 296	SEPT 2023	AUG 2023	JULY 2023
Impressions	1,155 (+14%)	1,010	913
Page Views	95 (-26%)	130	84
Unique Visitors	40 (-29%)	56	45
Post Reactions	26 (-29%)	37	24

HUMAN RESOURCES

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: October 11, 2023

Subject: Human Resources Board Report - August

EMPLOYEE CENSUS AS OF AUGUST 31, 2023

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
64	0	4	68

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Donnell Lewis	HQS Inspector Supervisor
Lance Martin	Housing Specialist
Patrice Spence	Intake Specialist
Eugenia Washington	Ombudsman – PH
Asia Young	Service Coordinator – Public Housing Family

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
Jonella Lang	Housing Specialist

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT**Number of Position Vacancies Published This Month: 3****Number of Position Vacancies Carried Over From Previous Month: 9**

Applications	<u>Received This Month</u>
Position Vacancies Published this Month:	
Custodian	61
Property Manager	81
Maintenance Technician	3

Additional Applications Received this Month:

Accounts Payable Specialist	13
Contracts and Compliance Specialist (Financial)	4
Contracts and Compliance Specialist (Programmatic)	8
Groundskeeper	11
HQS Inspector Supervisor	8
Housing Specialist	26
Housing Specialist Supervisor	13
Senior Maintenance Technician (Full-Time)	0
Service Coordinator – Public Housing Family	14

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Leslie Hines	Considering Small Area FMRs	1.00
Lucius Bennet	Processing VAWA Related Incident	3.00
Marvin Bostic	Processing VAWA Related Incident	3.00
Meagon Bradley	Processing VAWA Related Incidents	3.00
Leslie Hines	Processing VAWA Related Incidents	3.00
Constance Johnson	Processing VAWA Related Incidents	3.00
LaKayla Johnson	Processing VAWA Related Incidents	3.00
Kimberly Long	Processing VAWA Related Incidents	3.00
Carla Matthews	Processing VAWA Related Incidents	3.00
Vontrience McDowell	Processing VAWA Related Incidents	3.00
Rayette Polk	Processing VAWA Related Incidents	3.00
Ebonie Turner	Processing VAWA Related Incidents	3.00
Paul Werner	Processing VAWA Related Incidents	3.00
Vera Wren	Processing VAWA Related Incidents	3.00

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					

MEMORANDUM

To: Alana C. Green, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: October 11, 2023

Subject: Human Resources Board Report - September

EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2023

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
63	0	4	67

PROPERTY MANAGEMENT

Offers made effective October 1, 2023

Facilities Manager	1
General Manager	1
Property Manager	5
Assistant Property Manager	5
Leasing Agent	1
Receptionist	1
Senior Maintenance Technician	8
Maintenance Technician	2
Custodian	12

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
LaQuita Adams	Housing Specialist
Ashley Lynum	Housing Specialist
Sredrick Robinson	FSS Coordinator

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT

Number of Position Vacancies Published This Month: 3

Number of Position Vacancies Carried Over From Previous Month: 11

Applications**Received This
Month****Position Vacancies Published this Month:**

Accountant	29
Integrated Pest Management	1
Director of Property Management	57

Additional Applications Received this Month:

Accounts Payable Specialist	69
Contracts and Compliance Specialist (Financial)	1
Contracts and Compliance Specialist (Programmatic)	5
Custodian	20

Groundskeeper	14
Housing Specialist	30
Housing Specialist Supervisor	13
Maintenance Technician	6
Property Manager	26
Senior Maintenance Technician (Full-Time)	13
Service Coordinator – Public Housing Family	3

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
31 SLHA Employees	Cyber Awareness Training	1.75
31 SLHA Employees	Driving Safety Course	1.25

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					