



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

JUNE 26

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: June 20, 2025

Subject: Monthly Activities Report

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

- I. Public Housing Program Activities**
 - Asset Management Memo
 - Occupancy Summary
 - Move-Out Analysis
 - Demographic Summary Report
 - Housing Authority Unit Crime Summary Report
 - Property Management Memo
 - Work Order Activity Report
 - Public Housing Cash Activity as of April 2025
 - Public Housing AMP Budgets as of April 2025
 - Financial Condition Indicators as of April 2025
 - Management Operations Indicator as of April 2025

- II. Housing Choice Voucher (Section 8) Program Activities**
 - Section 8 Cash Activity as of April 2025
 - HCV Budget as of April 2025
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary
 - Inspection Activity Summary Report

- III. Finance**
 - Income Statement as of April 2025

- IV. Development Activities**
 - Development and Modernization

- V. Resident Initiatives**

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM



Asset Management Department

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MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: June 11, 2025

SUBJECT: Asset Management Board Report

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

Management Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA's mixed finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent.

Police Contract: Through SLHA's contract with the St. Louis Metropolitan Police Department (SLMPD), SLMPD's Housing Unit provides supplemental police services to several SLHA developments. Asset Management continues to hold regular meetings with the Housing Unit and representatives of management to share information and coordinate activities.

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. As of May, fifty-five (55) individuals were on SLHA's Trespass and Ban List. In June, Asset Management plans to hold two trainings for Property Management staff on SLHA's Trespass and Ban Policy.

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 an update on the current HUD-approved offline units.

Number of HUD Approved Units (Start of the month)	524
New Requests Submitted to HUD (# of units)	3
Extension Requests Submitted to HUD (# of units)	25

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 management. In an effort to exceed HUD’s required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications.

Please find an update on the current and previous month’s Reporting Rate below.

Current HUD Reporting Rate:

May	*
HUD GOAL	95%

Prior Months:

April	March	February
90.86*	89.37%	89.6%

*Data was not available due to an outage of HUD’s Public and Indian Housing Information Center (PIC). Data for May will be reported in next month’s report.

CDA Offline Unit Repairs: The City of St. Louis Community Development Administration (CDA) awarded SLHA \$2 million to assist with repairs to vacant and offline units. A solicitation was issued on May 12, 2025 for the first group of 17 vacant units located in Samuel Shepard and Page Manor at Northside Scattered Sites that will be funded by CDA. These units will also receive upgrades through a HUD Housing-Related Hazards grant of \$520,300 to improve indoor air quality and reduce carbon monoxide hazards. Bids are due on June 12, 2025. Design work is underway for the second group of 17 vacant units in McMillan Manor, McMillan Manor II and Lookaway.

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025			2/1/2025			3/1/2025			4/1/2025			5/1/2025		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	352	218	119	89%	204	115	78%	204	115	78%	204	113	76%	204	109	74%	204	109	74%	204	108	73%	204	104	70%
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%	1	123	98%	1	122	98%	1	121	97%	1	123	98%
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%		105	97%		102	94%		98	91%		104	96%
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%		92	93%		91	92%		87	88%		95	96%
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%	11	211	74%	11	203	71%	11	201	71%	66	202	71%
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%	4	106	91%	4	107	91%	4	109	93%	4	112	96%
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%		136	92%		138	93%		140	95%		141	95%
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%	17	56	92%	17	56	92%	17	55	90%	17	56	92%
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%	19	92	74%	31	94	84%	33	94	85%	35	96	87%
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%	57	62	87%	60	60	88%	60	62	91%	60	63	93%
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%	25	59	87%	15	62	79%	32	58	95%	32	58	95%
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%	10	42	78%	10	42	78%	22	42	100%	22	43	102%
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%	8	54	95%	8	52	91%	10	53	96%	10	52	95%
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%		36	100%		36	100%		36	100%		36	100%
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%		36	90%		36	90%		38	95%		37	93%
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%		41	93%		39	89%		39	89%		40	91%
MO001000050	Renaissance Pl @ Grand	62	2	58	97%	2	57	95%	1	56	92%	1	56	92%	1	56	92%	1	53	87%	1	54	89%	1	53	87%
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	2	22	100%	2	22	100%	2	22	100%	2	22	100%	2	22	100%
MO001000054	Sr. Living at Renaissance Pl	75	3	72	100%	3	68	94%	3	66	92%	3	64	89%	3	65	90%	3	65	90%	3	66	92%	3	64	89%
MO001000055	Gardens at Renaissance Pl	22		20	91%		19	86%		19	86%		19	86%		19	86%		19	86%		20	91%		19	86%
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%		79	99%		77	96%		77	96%		75	94%
MO001000057	Renaissance Pl @ Grand II	36	3	32	97%	3	33	100%	3	33	100%	3	32	97%	3	32	97%	3	32	97%	3	32	97%	3	32	97%
MO001000058	Cambridge Heights	46	23	19	83%	23	18	78%	23	18	78%	23	18	78%	23	16	70%	23	16	70%	29	16	94%	29	16	94%
MO001000059	Renaissance Place @ Grand III	50	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	47	100%
MO001000060	Cambridge Heights II	44	18	25	96%	18	22	85%	18	21	81%	18	21	81%	17	21	78%	17	20	74%	20	20	83%	20	20	83%
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%		109	91%		113	94%		114	95%		117	98%
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%		72	96%		72	96%		72	96%		71	95%
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%		64	91%		66	94%		67	96%		66	94%
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%	5	51	94%	5	48	89%	5	47	87%	5	47	87%
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%	6	38	95%	6	36	90%	6	36	90%	6	35	88%
MO001000066	North Sarah III	35	1	31	91%	1	32	94%	1	32	94%	1	33	97%	1	33	97%	1	33	97%	1	30	88%	1	31	91%
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%		19	100%		19	100%		19	100%		19	100%
TOTAL		2,803	467	2,178		454	2,142	92%	430	2,137	91%	410	2,117	88%	420	2,102	88%	425	2,086	88%	467	2,079	89%	524	2,096	90%

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

Move-Out Analysis
May 1 - May 31, 2025

	May 2025		October 2024 - May 2025	
Abandonment of Unit	1	-	11	4.0%
Deceased	1	5.3%	32	11.6%
Did Not Like Unit	-	-	1	-
Evicted-Legal Action	4	21.1%	49	17.8%
Incarcerated	-	-	2	-
Moved-In Legal	0	0.0%	2	0
Moved to HCV Prog S8	1	5.3%	21	7.6%
Moved with Notice	7	36.8%	114	41.5%
Moved without Notice	1	-	7	2.5%
One Strike	0	0.0%	6	-
Nursing Home Placement	1	-	5	1.8%
Purchased Home	-	-	0	-
Relocation Transfer	1	-	7	2.5%
Transfer to Diff PH Unit	2	10.5%	18	6.5%
Total	19	79%	275	96%

Demographic Report
May 1 - May 31, 2025

	Disabled	Non-Disabled	Total
Number of Families	682	1,479	2,161
Average Family Size	1.3	2.3	2.0
Average Age of Head of Household	53.8	27.0	40.4
Number of Youth Family Members (<18)	-	-	1,774
Average Age of Youth Family Members	-	-	10.7
Number of Senior (62+) Head of Household	348	360	708
Average Household Income	\$13,047	\$12,034	\$12,380
Number of Head of Households Employed	638	949	1,587
Average Monthly Rent	\$266.16	\$225.34	\$239.51
Average Cost of Utilities Paid by SLHA	\$370.00	\$31.12	\$22.40
Average Length of Occupancy (Years)	9.8	6.0	7.6

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	3	15	18
Asian Only	0	3	3
Black/African American Only	13	2,068	2,081
Native Hawaiian/Other Pacific Islander Only	0	1	1
White Only	2	41	43
White, Black/African American	1	12	13
Total	19	2,142	2,161

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	0	*	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	1	0%	0%	*	*
ROBBERY	0	1	-100%	0	1	-100%	1	2	-50%	-50%	-75%	-75%
AGGRAVATED ASSAULT	1	0	*	12	6	100%	33	17	94%	136%	43%	0%
BURGLARY	1	0	*	1	0	*	7	5	40%	40%	17%	-13%
FELONY THEFT	0	1	-100%	2	1	100%	9	8	13%	200%	50%	-44%
AUTO THEFT	0	0	*	1	1	0%	1	8	-88%	-86%	-88%	-75%
TOTAL	2	2	0%	16	9	78%	52	41	27%	58%	11%	-22%
SHOOTING INCIDENTS	0	0	*	3	1	200%	4	4	0%	-20%	-20%	-20%
SHOOTING VICTIMS	0	0	*	3	1	200%	4	4	0%	-20%	-20%	-50%
JUVENILE SHOOTING INCIDENTS	0	0	*	2	0	*	2	1	100%	100%	100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	2	0	*	2	1	100%	100%	100%	*
MISDEMEANOR THEFT	1	0	*	3	1	200%	12	9	33%	100%	50%	0%
GUN ARRESTS	0	0	*	0	1	-100%	3	5	-40%	-50%	50%	-57%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	*	*	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	1	-100%	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	0	*	-100%	*	-100%
ROBBERY	0	0	*	1	1	0%	4	5	-20%	-20%	-20%	-20%
AGGRAVATED ASSAULT	0	1	-100%	2	2	0%	17	12	42%	31%	89%	467%
BURGLARY	0	0	*	1	4	-75%	7	13	-46%	-42%	-36%	-13%
FELONY THEFT	1	2	-50%	2	6	-67%	16	17	-6%	-47%	-53%	-33%
AUTO THEFT	0	2	-100%	2	3	-33%	6	21	-71%	-84%	-54%	-33%
TOTAL	1	5	-80%	8	16	-50%	50	69	-28%	-49%	-31%	-2%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	0	2	-100%	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	1	-100%	0	2	-100%	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	*
MISDEMEANOR THEFT	0	1	-100%	1	7	-86%	20	41	-51%	-53%	-20%	-43%
GUN ARRESTS	0	0	*	2	0	*	4	6	-33%	-56%	0%	-33%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	1	0	*	1	2	-50%	*	*	0%
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	*	-100%	*
ROBBERY	0	0	*	1	0	*	4	4	0%	100%	100%	*
AGGRAVATED ASSAULT	0	0	*	2	1	100%	7	4	75%	-30%	17%	-42%
BURGLARY	0	0	*	0	1	-100%	3	5	-40%	0%	-40%	-25%
FELONY THEFT	1	1	0%	6	3	100%	14	9	56%	8%	-26%	17%
AUTO THEFT	0	1	-100%	1	4	-75%	3	12	-75%	-50%	-63%	-40%
TOTAL	1	2	-50%	11	9	22%	32	37	-14%	-6%	-22%	-6%
SHOOTING INCIDENTS	0	0	*	1	0	*	1	3	-67%	*	*	-67%
SHOOTING VICTIMS	0	0	*	1	0	*	1	4	-75%	*	*	-67%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	-100%
MISDEMEANOR THEFT	0	1	-100%	7	13	-46%	29	27	7%	93%	123%	123%
GUN ARRESTS	2	0	*	3	0	*	7	1	600%	133%	75%	133%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	2	0	*	*	*	100%

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Peabody Darst Webbe	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	0	*	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	*	*	*
ROBBERY	0	0	*	0	0	*	1	1	0%	-67%	0%	-80%
AGGRAVATED ASSAULT	0	1	-100%	2	1	100%	14	10	40%	0%	8%	-56%
BURGLARY	0	0	*	0	0	*	5	5	0%	-29%	-58%	-50%
FELONY THEFT	0	1	-100%	1	2	-50%	7	6	17%	-36%	-50%	-63%
AUTO THEFT	0	1	-100%	0	3	-100%	3	9	-67%	-57%	-50%	-75%
TOTAL	0	3	-100%	3	6	-50%	30	32	-6%	-29%	-35%	-62%
SHOOTING INCIDENTS	0	0	*	0	0	*	2	1	100%	*	-33%	-33%
SHOOTING VICTIMS	0	0	*	0	0	*	2	1	100%	*	-33%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	1	0	*	*	-50%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	1	0	*	*	-50%	*
MISDEMEANOR THEFT	0	2	-100%	2	7	-71%	26	26	0%	63%	333%	-16%
GUN ARRESTS	0	0	*	0	1	-100%	2	2	0%	-50%	-67%	-75%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: June 11, 2025

SUBJECT: Property Management Board Report

Property Management Department:

In May 2025, the Property Management Department continued its training efforts. Move-out and EOP (end of participation) was the topic for May. The training’s purpose was to ensure accurate and timely recording of resident move-out notices, completion of the move-out transaction and submission of HUD 50058 end-of-participation actions. Training material was distributed to staff for future reference.

Training Objectives

- Understand how to enter and save a resident’s move-out notice.
- Execute the move-out transaction on the resident’s record.
- Create, approve and transmit the 50058 End-of-Participation.
- Identify and run key reports to monitor incomplete or pending move-outs.

1. Occupancy and HUD Compliance

- Property Management completed 20 move-ins in May. West Pine led the portfolio with five move-ins for May. For move-outs, 45% moved with notice and 15% abandoned the units. Two residents transferred from the Public Housing program to the HCV program or another public housing development. Efforts are currently underway to raise occupancy levels in accordance with HUD guidelines to maintain compliance.
- Trend Consistency: The occupancy rate at the end of May 2025 was 92.89%, showing gradual improvements.

March 2025	April 2025	May 2025
88.24%	89.51%	92.89%

2. Performance Monitoring

To gauge the impact of the training programs and ensure HUD compliance, the department has implemented monthly performance monitoring focused on:

- Occupancy Rates: Tracking leasing trends and vacancy reductions.
- Rent Collections: Assessing improvements in timely payments and arrears management.

- Compliance Standards: Ensuring proper documentation and regulatory adherence.

Waiting List (housing needs of families)

- A. **Public Housing Waiting List.** The St. Louis Housing Authority’s Public Housing waiting list is currently closed, with 24,743 applicants. In February 2025, the Property Management Department mailed update letters to all applicants to confirm their continued interest. Applicants were given 30 days to respond - either by visiting a leasing office, mailing back the form or updating their status via SLHA’s online portal, Rent Café. Following the response deadline, property managers began removing applicants who failed to reply. This process is ongoing and is expected to be completed in June 2025. Maintaining an up-to-date waiting list helps minimize leasing delays, reduce “no-shows,” and gives applicants the opportunity to report changes in household size or income since their original application.
- B. **Senior Public Housing Wait List.** Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA’s online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

Work Order Trends: Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments and work with developments to resolve issues as they are identified. Below please find an abbreviated analysis on existing work orders.

Development(s):	Issue/Trend Identified:	Action:
Parkview Elderly	Outstanding work orders	Work orders created for make-ready units

Recertifications: The Property Management team successfully concluded the month of May 2025 with 48 past-due recertifications, achieving a reporting rate of 97.58%. This reporting rate is consistent with last month’s rate.

March 2025	April 2025	May 2025
20	11	48

Work Order Period Activity

Period Date From: 05/01/2025 - Period Date To: 05/31/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	11	2	6	10
Northside Scattered Sites	3	6	4	5
Cochran Plaza	4	8	8	4
Euclid Plaza Elderly	8	6	0	14
James House	56	19	64	11
Parkview Elderly	132	45	84	93
Clinton - Peabody	12	30	31	11
King Louis III	26	9	13	22
Kingsbury Terrace	12	19	16	15
LaSalle Park	54	54	39	69
West Pine	86	15	38	63
Southside Scattered Sites	22	26	9	39
Total	426	239	312	356

PUBLIC HOUSING CASH ACTIVITY AS OF 04/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	4/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	4/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,955,038.01	FEDERAL FARM CREDIT BANK	Various	\$488,394.65
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$26,113.83	WALPOLE CO-OPERATIVE BK	5/29/2025	\$244,930.21
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$807,878.33	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$656,646.64	CIT BANK CD	6/17/2025	\$100,479.27
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$308,201.99	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$107,558.57	GREENSTATE CREDIT UNION	6/16/2025	\$235,005.75
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,741.65	FEDERAL HOME LOAN BANK	10/22/025	\$241,196.34
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,662.88	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$324,412.88	VERITEX COMMUNITY BK	5/23/2025	\$171,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,679.55	SOUTHSTATE BANK	5/28/2025	\$131,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$171,596.34	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$314,686.38	FEDERAL HOME LOAN MTG	7/23/2025	\$1,561,647.13
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$702,941.47	TREASURY BILL	7/31/2025	\$1,229,782.75
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,398,526.92	BANK OF AMERICA	7/8/2025	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,632.95	STATE BANK OF INDIA	7/30/2025	\$250,000.00
		FARMER MAC	10/29/2025	\$491,009.31
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$19,978,318.39	TOTAL INVESTMENTS		\$6,386,874.25

Clinton Peabody

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	92,248.00	75,831.00	16,417.00	130,000.00
Utility Reimb.-LIPH	-50,666.00	-49,000.00	-1,666.00	-84,000.00
Total Rental Income	41,582.00	26,831.00	14,751.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	875.00	-875.00	1,500.00
Late Charges	2,609.00	11,669.00	-9,060.00	20,000.00
Vacate Charges	49.00	0.00	49.00	0.00
Total Other Tenant Income	2,783.00	12,544.00	-9,761.00	21,500.00
NET TENANT INCOME	44,365.00	39,375.00	4,990.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,247,436.11	1,264,207.56	-16,771.45	2,167,213.00
Allocated Interest Income	0.00	84.00	-84.00	140.00
Fraud Recovery PH	-3,349.00	0.00	-3,349.00	0.00
Non-Dwelling Rent	0.00	700.00	-700.00	1,200.00
Allocated Other Income	22,097.70	29,806.00	-7,708.30	51,095.00
TOTAL GRANT AND OTHER INCOME	1,266,184.81	1,294,797.56	-28,612.75	2,219,648.00
TOTAL INCOME	1,310,549.81	1,334,172.56	-23,622.75	2,287,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	255,567.19	387,193.38	131,626.19	663,744.00
TOTAL TENANT SERVICES EXPENSES	18,722.89	22,064.00	3,341.11	37,830.00
TOTAL UTILITY EXPENSES	269,944.37	319,655.00	49,710.63	547,985.00
Total Maint Salaries	111,311.26	188,006.00	76,694.74	322,303.00
Total Materials	24,634.29	37,051.00	12,416.71	63,500.00
Total Contract Costs	196,745.84	209,304.69	12,558.85	358,803.37
TOTAL MAINTENACE EXPENSES	332,691.39	434,361.69	101,670.30	744,606.37
TOTAL PROTECTIVE SERVICES	56,975.77	202,776.56	145,800.79	347,617.00
TOTAL INSURANCE PREMIUMS	116,257.43	160,097.00	43,839.57	274,444.63
TOTAL GENERAL EXPENSES	7,450.07	10,815.00	3,364.93	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,057,609.11	1,536,948.56	479,339.45	2,634,765.00
OTHER FINANCING SOURCES				
Operating Transfers IN	68,323.61	202,776.00	-134,452.39	347,617.00
TOTAL OTHER FINANCING SOURCES	68,323.61	202,776.00	-134,452.39	347,617.00
Prior Period Adjustments Affecting RR	3,401.32	0.00	-3,401.32	0.00
TOTAL NON-OPERATING ITEMS	3,401.32	0.00	-3,401.32	0.00
NET INCOME	317,862.99	0.00	317,862.99	0.00

James House
Income Statement
Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	164,351.55	152,663.00	11,688.55	261,704.00
Total Rental Income	164,351.55	152,663.00	11,688.55	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	119.00	-119.00	200.00
Late Charges	8,349.00	11,669.00	-3,320.00	20,000.00
Legal Fees - Tenant	-484.50	1,169.00	-1,653.50	2,000.00
Misc.Tenant Income	110.00	0.00	110.00	0.00
Total Other Tenant Income	7,974.50	12,957.00	-4,982.50	22,200.00
NET TENANT INCOME	172,326.05	165,620.00	6,706.05	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	293,178.90	292,460.00	718.90	501,361.00
Allocated Interest Income	0.00	7.00	-7.00	21.00
Fraud Recovery PH	-1,899.00	0.00	-1,899.00	0.00
Other Miscellaneous Income-PMC	0.00	350.00	-350.00	600.00
Allocated Other Income	3,310.72	4,466.00	-1,155.28	7,655.00
TOTAL GRANT AND OTHER INCOME	294,590.62	297,283.00	-2,692.38	509,637.00
TOTAL INCOME	466,916.67	462,903.00	4,013.67	793,541.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	133,490.77	151,963.00	18,472.23	260,524.00
TOTAL TENANT SERVICES EXPENSES	7,216.45	7,679.00	462.55	13,157.00
TOTAL UTILITY EXPENSES	121,760.87	128,037.00	6,276.13	219,500.00
Total Maint Salaries				
	67,014.88	90,240.50	23,225.62	154,689.00
Total Materials				
	13,340.68	30,338.00	16,997.32	52,000.00
Total Contract Costs				
	94,571.79	108,705.31	14,133.52	186,357.71
TOTAL MAINTENACE EXPENSES	174,927.35	229,283.81	54,356.46	393,046.71
TOTAL PROTECTIVE SERVICES	113,890.97	119,049.00	5,158.03	204,084.00
TOTAL INSURANCE PREMIUMS	53,035.74	58,779.00	5,743.26	100,765.29
TOTAL GENERAL EXPENSES	1,324.75	3,262.00	1,937.25	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	605,646.90	698,061.00	92,414.10	1,196,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	145,195.17	235,158.00	-89,962.83	403,131.00
TOTAL OTHER FINANCING SOURCES	145,195.17	235,158.00	-89,962.83	403,131.00
Prior Period Adjustments Affecting RR				
	21,955.26	0.00	-21,955.26	0.00
TOTAL NON-OPERATING ITEMS	21,955.26	0.00	-21,955.26	0.00
NET INCOME	-15,490.32	0.00	-15,490.32	0.00

Euclid Plaza Elderly
Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	135,306.11	160,293.00	-24,986.89	274,788.00
Total Rental Income	135,306.11	160,293.00	-24,986.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	84.00	-134.00	150.00
Late Charges	8,913.50	5,831.00	3,082.50	10,000.00
Legal Fees - Tenant	0.00	2,625.00	-2,625.00	4,500.00
Vacate Charges	39.00	2,331.00	-2,292.00	4,000.00
Total Other Tenant Income	8,902.50	10,871.00	-1,968.50	18,650.00
NET TENANT INCOME	144,208.61	171,164.00	-26,955.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	277,536.09	278,754.00	-1,217.91	477,858.00
Allocated Interest Income	0.00	7.00	-7.00	18.00
Fraud Recovery PH	13,377.39	0.00	13,377.39	0.00
Other Miscellaneous Income-PMC	0.00	406.00	-406.00	700.00
Allocated Other Income	2,942.86	3,969.00	-1,026.14	6,805.00
TOTAL GRANT AND OTHER INCOME	293,856.34	283,136.00	10,720.34	485,381.00
TOTAL INCOME	438,064.95	454,300.00	-16,235.05	778,819.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	141,845.31	149,821.00	7,975.69	256,851.00
TOTAL TENANT SERVICES EXPENSES	5,729.90	7,252.00	1,522.10	12,435.00
TOTAL UTILITY EXPENSES	123,099.62	149,828.00	26,728.38	256,850.00
Total Maint Salaries	65,308.99	113,559.81	48,250.82	194,677.00
Total Materials	6,533.24	24,031.00	17,497.76	41,200.00
Total Contract Costs	59,273.31	67,732.00	8,458.69	116,100.00
TOTAL MAINTENACE EXPENSES	131,115.54	205,322.81	74,207.27	351,977.00
TOTAL PROTECTIVE SERVICES	32,779.61	41,951.00	9,171.39	71,915.00
TOTAL INSURANCE PREMIUMS	43,869.84	44,184.00	314.16	75,747.10
TOTAL GENERAL EXPENSE	891.93	2,919.00	2,027.07	5,000.00
TOTAL OPERATING EXPENSES	479,331.75	601,272.00	121,940.25	1,030,775.10
OTHER FINANCING SOURCES				
	0.00	27,741.00	-27,741.00	47,555.10
Operating Transfers IN	41,454.32	119,231.00	-77,776.68	204,401.00
TOTAL OTHER FINANCING SOURCES	41,454.32	146,972.00	-105,517.68	251,956.10
NET INCOME	187.52	0.00	187.52	0.00

West Pine
Income Statement
Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	161,303.50	154,406.00	6,897.50	264,700.00
Total Rental Income	161,303.50	154,406.00	6,897.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	56.00	-26.00	100.00
Late Charges	6,301.00	4,669.00	1,632.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-267.66	581.00	-848.66	1,000.00
Total Other Tenant Income	6,547.84	5,306.00	1,241.84	9,100.00
NET TENANT INCOME	167,851.34	159,712.00	8,139.34	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	220,858.19	219,632.00	1,226.19	376,508.00
Allocated Interest Income	0.00	7.00	-7.00	21.00
Fraud Recovery PH	-4,569.00	0.00	-4,569.00	0.00
Other Miscellaneous Income-PMC	0.00	1,456.00	-1,456.00	2,500.00
Allocated Other Income	2,732.66	3,689.00	-956.34	6,319.00
TOTAL GRANT AND OTHER INCOME	219,021.85	224,784.00	-5,762.15	385,348.00
TOTAL INCOME	386,873.19	384,496.00	2,377.19	659,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	121,263.25	141,099.00	19,835.75	241,894.00
TOTAL TENANT SERVICES EXPENSES	3,982.09	5,628.00	1,645.91	9,642.00
TOTAL UTILITY EXPENSES	127,918.83	124,201.00	-3,717.83	212,900.00
Total Maint Salaries	66,679.36	110,153.19	43,473.83	188,836.00
Total Materials	24,599.46	24,794.00	194.54	42,500.00
Total Contract Costs	153,970.48	103,397.00	-50,573.48	177,260.00
TOTAL MAINTENACE EXPENSES	245,249.30	238,344.19	-6,905.11	408,596.00
TOTAL PROTECTIVE SERVICES	50,111.33	60,676.00	10,564.67	104,019.00
TOTAL INSURANCE PREMIUMS	41,204.11	48,265.00	7,060.89	82,733.95
TOTAL GENERAL EXPENSES	1,180.05	4,123.00	2,942.95	7,073.00
TOTAL OPERATING EXPENSES	590,908.96	622,326.81	31,417.85	1,066,857.95
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	42,582.12	-42,582.12	72,997.95
Operating Transfers IN	149,969.00	195,248.69	-45,279.69	334,712.00
TOTAL OTHER FINANCING SOURCES	149,969.00	237,830.81	-87,861.81	407,709.95
NET INCOME	-54,066.77	0.00	-54,066.77	0.00

Parkview Elderly
Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	412,707.16	379,169.00	33,538.16	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	412,709.16	379,169.00	33,540.16	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	15,174.00	23,331.00	-8,157.00	40,000.00
Legal Fees - Tenant	374.00	0.00	374.00	0.00
Misc. Tenant Income	1,295.00	0.00	1,295.00	0.00
Vacate Charges	-715.00	2,331.00	-3,046.00	4,000.00
Total Other Tenant Income	16,249.00	25,662.00	-9,413.00	44,000.00
NET TENANT INCOME	428,958.16	404,831.00	24,127.16	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	642,755.64	580,300.00	62,455.64	994,800.00
Allocated Interest Income	0.00	28.00	-28.00	48.00
Fraud Recovery PH	-417.65	0.00	-417.65	0.00
Non-Dwelling Rent	8,239.00	7,700.00	539.00	13,200.00
Other Miscellaneous Income-PMC	0.00	581.00	-581.00	1,000.00
Allocated Other Income	7,751.28	10,458.00	-2,706.72	17,923.00
TOTAL GRANT AND OTHER INCOME	658,328.27	599,067.00	59,261.27	1,026,971.00
TOTAL INCOME	1,087,286.43	1,003,898.00	83,388.43	1,720,971.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	265,137.37	277,396.00	12,258.63	475,528.00
TOTAL TENANT SERVICES EXPENSES	9,686.59	10,941.00	1,254.41	18,747.00
TOTAL UTILITY EXPENSES	226,522.49	221,672.57	-4,849.92	380,006.00
Total Maint Salaries				
	174,317.24	247,545.06	73,227.82	424,368.00
Total Materials				
	26,642.60	47,026.00	20,383.40	80,600.00
Total Contract Costs				
	141,725.26	189,770.00	48,044.74	325,310.00
TOTAL MAINTENACE EXPENSES	342,685.10	484,341.06	141,655.96	830,278.00
TOTAL PROTECTIVE SERVICES	217,198.07	260,694.00	43,495.93	446,907.00
TOTAL INSURANCE PREMIUMS	105,391.99	112,820.75	7,428.76	193,412.00
TOTAL GENERAL EXPENSES	2,481.13	11,669.00	9,187.87	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,169,102.74	1,379,511.00	210,408.26	2,364,878.00
OTHER FINANCING SOURCES				
Transfer between Program/Projects IN	106,449.86	62,125.00	44,324.86	106,500.00
Operating Transfers IN	166,346.00	313,488.00	-147,142.00	537,407.00
TOTAL OTHER FINANCING SOURCES	272,795.86	375,613.00	-102,817.14	643,907.00
Prior Period Adjustments Affecting RR				
	22,798.45	0.00	-22,798.45	0.00
Prior Period Adjustments Affecting RR				
	161,256.55	0.00	-161,256.55	0.00
TOTAL NON-OPERATING ITEMS	184,055.00	0.00	-184,055.00	0.00
NET INCOME	6,924.55	0.00	6,924.55	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	136,752.00	145,250.00	-8,498.00	249,000.00
Utility Reimb.-LIPH	-1,431.00	-1,281.00	-150.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	135,342.00	143,969.00	-8,627.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	581.00	-581.00	1,000.00
Late Charges	9,062.00	8,169.00	893.00	14,000.00
Tenant Screening	-200.00	0.00	-200.00	0.00
Misc.Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	100.00	875.00	-775.00	1,500.00
Total Other Tenant Income	8,987.00	9,625.00	-638.00	16,500.00
NET TENANT INCOME	144,329.00	153,594.00	-9,265.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	265,616.03	268,303.00	-2,686.97	459,946.00
Allocated Interest Income	0.00	7.00	-7.00	20.00
Fraud Recovery PH	161.00	0.00	161.00	0.00
Other Miscellaneous Income-PMC	0.00	147.00	-147.00	250.00
Allocated Other Income	3,258.15	4,396.00	-1,137.85	7,534.00
TOTAL GRANT AND OTHER INCOME	269,035.18	272,853.00	-3,817.82	467,750.00
TOTAL INCOME	413,364.18	426,447.00	-13,082.82	731,054.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	113,047.02	146,538.00	33,490.98	251,204.00
TOTAL TENANT SERVICES EXPENSES	2,298.87	6,195.00	3,896.13	10,617.00
TOTAL UTILITY EXPENSES	124,642.49	126,567.00	1,924.51	216,960.00
Total Maint Salaries	86,210.58	112,809.69	26,599.11	193,383.00
Total Materials	13,387.67	20,349.00	6,961.33	34,900.00
Total Contract Costs	71,794.32	72,226.00	431.68	123,828.00
TOTAL MAINTENACE EXPENSES	171,392.57	205,384.69	33,992.12	352,111.00
TOTAL PROTECTIVE SERVICES	40,358.74	47,754.00	7,395.26	81,867.00
TOTAL INSURANCE PREMIUMS	31,082.66	37,597.00	6,514.34	64,453.96
TOTAL GENERAL EXPENSES	1,316.10	1,862.00	545.90	3,193.00
TOTAL OPERATING EXPENSES	484,138.45	571,902.31	87,763.86	980,405.96
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	12,135.62	-12,135.62	20,803.96
Operating Transfers IN	78,517.83	133,319.69	-54,801.86	228,548.00
TOTAL OTHER FINANCING SOURCES	78,517.83	145,455.31	-66,937.48	249,351.96
NET INCOME	7,743.56	0.00	7,743.56	0.00

LaSalle Park
Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	164,152.00	118,790.00	45,362.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-73,447.00	-43,750.00	-29,697.00	-75,000.00
Utility Reimbursement Refund	2,735.00	0.00	2,735.00	0.00
Total Rental Income	<u>91,965.00</u>	<u>75,040.00</u>	<u>16,925.00</u>	<u>128,640.00</u>
Other Tenant Income				
Damages/Maintenance	125.00	91.00	34.00	160.00
Late Charges	3,645.00	8,169.00	-4,524.00	14,000.00
Legal Fees - Tenant	1,319.00	0.00	1,319.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Misc.Tenant Income	850.00	0.00	850.00	0.00
Vacate Charges	2,995.00	2,219.00	776.00	3,800.00
Total Other Tenant Income	<u>8,850.00</u>	<u>10,479.00</u>	<u>-1,629.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>100,815.00</u>	<u>85,519.00</u>	<u>15,296.00</u>	<u>146,600.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	530,424.96	590,198.00	-59,773.04	1,011,770.00
Allocated Interest Income	0.00	42.00	-42.00	74.00
Allocated Other Income	11,902.81	16,058.00	-4,155.19	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>542,327.77</u>	<u>606,298.00</u>	<u>-63,970.23</u>	<u>1,039,366.00</u>
TOTAL INCOME	<u>643,142.77</u>	<u>691,817.00</u>	<u>-48,674.23</u>	<u>1,185,966.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	187,939.71	209,300.00	21,360.29	358,811.74
TOTAL TENANT SERVICES EXPENSES	8,543.76	12,624.50	4,080.74	21,642.00
TOTAL UTILITY EXPENSES	169,398.71	160,650.00	-8,748.71	275,399.00
Total Maint Salaries	125,712.22	129,844.19	4,131.97	222,581.00
Total Materials	18,539.19	47,838.00	29,298.81	82,000.00
Total Contract Costs	89,900.51	106,862.00	16,961.49	183,200.00
TOTAL MAINTENACE EXPENSES	<u>234,151.92</u>	<u>284,544.19</u>	<u>50,392.27</u>	<u>487,781.00</u>
TOTAL PROTECTIVE SERVICES	23,281.51	83,828.50	60,546.99	143,706.00
TOTAL INSURANCE PREMIUMS	56,772.51	73,626.00	16,853.49	126,220.26
TOTAL GENERAL EXPENSES	-1,223.36	9,401.00	10,624.36	16,112.00
TOTAL OPERATING EXPENSES	<u>678,864.76</u>	<u>833,978.81</u>	<u>155,114.05</u>	<u>1,429,672.00</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	28,254.59	83,828.50	-55,573.91	143,706.00
Operating Transfers IN	20,000.00	58,333.31	-38,333.31	100,000.00
TOTAL OTHER FINANCING SOURCES	<u>48,254.59</u>	<u>142,161.81</u>	<u>-93,907.22</u>	<u>243,706.00</u>
NET INCOME	12,532.60	0.00	12,532.60	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	46,864.00	59,297.00	-12,433.00	101,655.00
Utility Reimb.-LIPH	-30,847.00	-30,919.00	72.00	-53,000.00
Total Rental Income	16,017.00	28,378.00	-12,361.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	233.31	-198.31	400.00
Late Charges	2,829.00	3,500.00	-671.00	6,000.00
Legal Fees - Tenant	0.00	7,000.00	-7,000.00	12,000.00
Misc.Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	1,169.00	-1,169.00	2,000.00
Total Other Tenant Income	3,116.00	11,902.31	-8,786.31	20,400.00
NET TENANT INCOME	19,133.00	40,280.31	-21,147.31	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	348,405.44	347,809.00	596.44	596,241.54
Allocated Interest Income	0.00	21.00	-21.00	43.00
Fraud Recovery PH	-1,468.00	0.00	-1,468.00	0.00
Other Miscellaneous Income	588.08	0.00	588.08	0.00
Insurance Proceeds	76,553.00	0.00	76,553.00	0.00
Allocated Other Income	6,910.47	9,324.00	-2,413.53	15,979.00
TOTAL GRANT AND OTHER INCOME	430,988.99	357,154.00	73,834.99	612,263.54
TOTAL INCOME	450,121.99	397,434.31	52,687.68	681,318.54
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	104,435.30	138,205.06	33,769.76	236,917.00
TOTAL TENANT SERVICES EXPENSES	4,875.83	4,956.00	80.17	8,489.00
TOTAL UTILITY EXPENSES	93,265.45	142,681.00	49,415.55	244,600.00
Total Maint Salaries				
	65,524.42	115,183.81	49,659.39	197,457.00
Total Materials				
	2,415.71	13,300.00	10,884.29	22,800.00
Total Contract Costs				
	60,350.40	81,158.00	20,807.60	139,130.00
TOTAL MAINTENACE EXPENSES	128,290.53	209,641.81	81,351.28	359,387.00
TOTAL PROTECTIVE SERVICES	12,506.84	44,181.06	31,674.22	75,739.00
TOTAL INSURANCE PREMIUMS	32,986.10	35,749.00	2,762.90	61,272.54
TOTAL GENERAL EXPENSES	1,631.95	3,185.28	1,553.33	5,461.54
TOTAL OPERATING EXPENSES	377,992.00	578,584.37	200,592.37	991,866.08
OTHER FINANCING SOURCES				
Operating Transfers IN	14,876.54	44,181.06	-29,304.52	75,739.00
Operating Transfers IN	0.00	136,969.00	-136,969.00	234,808.54
TOTAL OTHER FINANCING SOURCES	14,876.54	181,150.06	-166,273.52	310,547.54
NET INCOME	87,006.53	0.00	-87,006.53	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	87,162.09	125,363.00	-38,200.91	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-36,707.00	-17,381.00	-19,326.00	-29,800.00
Utility Reimbursement Refund	1,002.00	0.00	1,002.00	0.00
Total Rental Income	<u>51,057.09</u>	<u>107,982.00</u>	<u>-56,924.91</u>	<u>185,108.00</u>
Other Tenant Income				
Damages/Maintenance	136.72	0.00	136.72	0.00
Late Charges	-8,170.00	9,044.00	-17,214.00	15,500.00
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc.Tenant Income	-74.00	0.00	-74.00	0.00
Vacate Charges	6,376.00	1,750.00	4,626.00	3,000.00
Total Other Tenant Income	<u>-2,531.08</u>	<u>10,794.00</u>	<u>-13,325.08</u>	<u>18,500.00</u>
NET TENANT INCOME	<u>48,526.01</u>	<u>118,776.00</u>	<u>-70,249.99</u>	<u>203,608.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	393,462.26	416,248.00	-22,785.74	713,566.00
Allocated Interest Income	0.00	21.00	-21.00	37.00
Fraud Recovery PH	3,999.00	0.00	3,999.00	0.00
Other Miscellaneous Income	270.71	0.00	270.71	0.00
Other Miscellaneous Income-PMC	0.00	0.00	0.00	10.00
Allocated Other Income	5,964.55	8,043.00	-2,078.45	13,791.00
TOTAL GRANT AND OTHER INCOME	<u>403,696.52</u>	<u>424,312.00</u>	<u>-20,615.48</u>	<u>727,404.00</u>
TOTAL INCOME	<u>452,222.53</u>	<u>543,088.00</u>	<u>-90,865.47</u>	<u>931,012.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	93,444.57	165,725.00	72,280.43	284,106.00
TOTAL TENANT SERVICES EXPENSES	4,208.39	4,277.00	68.61	7,327.00
TOTAL UTILITY EXPENSES	131,539.74	128,919.00	-2,620.74	221,000.00
Total Maint Salaries				
Total Maint Salaries	136,258.64	183,317.19	47,058.55	314,265.00
Total Materials				
Total Materials	25,861.67	41,125.00	15,263.33	70,500.00
Total Contract Costs				
Total Contract Costs	115,447.60	120,925.00	5,477.40	207,260.00
TOTAL MAINTENACE EXPENSES	<u>277,567.91</u>	<u>345,367.19</u>	<u>67,799.28</u>	<u>592,025.00</u>
TOTAL PROTECTIVE SERVICES	1,014.29	0.00	-1,014.29	0.00
TOTAL INSURANCE PREMIUMS	106,804.76	58,087.75	-48,717.01	99,575.68
TOTAL GENERAL EXPENSES	2,483.26	5,831.00	3,347.74	10,000.00
TOTAL OPERATING EXPENSES	<u>617,062.92</u>	<u>708,183.98</u>	<u>91,121.06</u>	<u>1,214,033.68</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	163,443.00	165,095.98	-1,652.98	283,021.68
TOTAL OTHER FINANCING SOURCES	<u>163,443.00</u>	<u>165,095.98</u>	<u>-1,652.98</u>	<u>283,021.68</u>
Prior Period Adjustments Affecting RR				
Prior Period Adjustments Affecting RR	13,782.00	0.00	-13,782.00	0.00
TOTAL NON-OPERATING ITEMS	<u>13,782.00</u>	<u>0.00</u>	<u>-13,782.00</u>	<u>0.00</u>
NET INCOME	<u>-15,179.39</u>	<u>0.00</u>	<u>-15,179.39</u>	<u>0.00</u>

Northside Scattered Sites

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	64,735.00	76,244.00	-11,509.00	130,700.00
Utility Reimb.-LIPH	-35,206.00	-33,831.00	-1,375.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	29,401.00	42,413.00	-13,012.00	72,700.00
Other Tenant Income				
Late Charges	3,360.00	2,919.00	441.00	5,000.00
Legal Fees - Tenant	0.00	1,169.00	-1,169.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	5,544.00	-5,610.00	9,500.00
Total Other Tenant Income	3,294.01	9,632.00	-6,337.99	16,500.00
NET TENANT INCOME	32,695.01	52,045.00	-19,349.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	572,877.04	601,909.00	-29,031.96	1,031,847.00
Allocated Interest Income	0.00	42.00	-42.00	73.00
Fraud Recovery PH	-1,712.00	0.00	-1,712.00	0.00
Allocated Other Income	11,666.32	15,736.00	-4,069.68	26,975.00
TOTAL GRANT AND OTHER INCOME	582,831.36	617,687.00	-34,855.64	1,058,895.00
TOTAL INCOME	615,526.37	669,732.00	-54,205.63	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	140,930.93	173,112.31	32,181.38	296,768.00
TOTAL TENANT SERVICES EXPENSES	8,231.42	8,358.00	126.58	14,332.00
TOTAL UTILITY EXPENSES	138,394.35	140,350.00	1,955.65	240,600.00
Total Maint Salaries				
	46,067.38	110,693.31	64,625.93	189,759.00
Total Materials				
	23,269.87	50,603.00	27,333.13	86,740.00
Total Contract Costs				
	158,691.92	197,299.69	38,607.77	338,229.00
TOTAL MAINTENACE EXPENSES	228,029.17	358,596.00	130,566.83	614,728.00
TOTAL PROTECTIVE SERVICES	290.85	1,456.00	1,165.15	2,500.00
TOTAL INSURANCE PREMIUMS	62,525.24	43,988.00	-18,537.24	75,410.00
TOTAL GENERAL EXPENSES	1,224.40	11,753.00	10,528.60	20,144.00
TOTAL OPERATING EXPENSES	579,626.36	737,624.44	157,998.08	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	67,892.44	-67,892.44	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	67,892.44	-67,892.44	116,387.00
NET INCOME	35,900.01	0.00	35,900.01	0.00

King Louis Square III

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	30,940.00	29,323.00	1,617.00	50,268.00
Utility Reimb.-LIPH	-10,769.00	-4,571.00	-6,198.00	-7,836.00
Total Rental Income	20,171.00	24,752.00	-4,581.00	42,432.00
Other Tenant Income				
Late Charges	123.00	1,456.00	-1,333.00	2,500.00
Total Other Tenant Income	123.00	1,456.00	-1,333.00	2,500.00
NET TENANT INCOME	20,294.00	26,208.00	-5,914.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	73,476.58	72,821.00	655.58	124,841.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	269.00	0.00	269.00	0.00
Allocated Other Income	1,471.44	1,988.00	-516.56	3,402.00
TOTAL GRANT AND OTHER INCOME	75,217.02	74,809.00	408.02	128,252.00
TOTAL INCOME	95,511.02	101,017.00	-5,505.98	173,184.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,566.09	28,385.00	8,818.91	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,038.20	1,057.00	18.80	1,808.00
TOTAL UTILITY EXPENSES	17,303.91	29,925.00	12,621.09	51,300.00
Total General Maint Expense				
Total Materials	8,563.93	12,523.00	3,959.07	21,471.00
Total Contract Costs	425.96	6,853.00	6,427.04	11,740.00
TOTAL MAINTENACE EXPENSES	18,968.18	33,145.00	14,176.82	56,820.00
TOTAL PROTECTIVE SERVICES	27,958.07	52,521.00	24,562.93	90,031.00
TOTAL INSURANCE PREMIUMS	3,690.63	13,594.00	9,903.37	23,304.00
TOTAL GENERAL EXPENSES	9,449.02	10,360.00	910.98	17,752.00
TOTAL OPERATING EXPENSES	823.64	4,655.00	3,831.36	7,979.00
TOTAL OPERATING EXPENSES	79,829.56	139,360.06	59,530.50	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	4,582.37	13,594.00	-9,011.63	23,304.00
Operating Transfers IN	0.00	24,749.06	-24,749.06	42,427.00
TOTAL OTHER FINANCING SOURCES	4,582.37	38,343.06	-33,760.69	65,731.00
NET INCOME	20,263.83	0.00	20,263.83	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	292,628.20	294,322.56	-1,694.36	504,553.00
Investment Inc -Restricted Non-Allocated	189.54	0.00	189.54	0.00
TOTAL GRANT AND OTHER INCOME	292,817.74	294,322.56	-1,504.82	504,553.00
TOTAL INCOME	292,817.74	294,322.56	-1,504.82	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,577.86	44,343.25	5,765.39	76,017.00
TOTAL UTILITY EXPENSES	85,670.06	94,190.81	8,520.75	161,470.00
TOTAL INSURANCE PREMIUMS	4,771.69	4,051.81	-719.88	6,946.00
TOTAL GENERAL EXPENSES	205,058.00	202,677.44	-2,380.56	347,447.00
TOTAL OPERATING EXPENSES	334,077.61	345,263.31	11,185.70	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	50,940.75	-50,940.75	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	50,940.75	-50,940.75	87,327.00
NET INCOME	-41,259.87	0.00	-41,259.87	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	198,462.38	202,831.44	-4,369.06	347,711.00
Investment Inc -Restricted Non-Allocated	9,290.09	0.00	9,290.09	0.00
TOTAL GRANT AND OTHER INCOME	207,752.47	202,831.44	4,921.03	347,711.00
TOTAL INCOME	207,752.47	202,831.44	4,921.03	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	25,817.90	29,777.44	3,959.54	51,047.00
TOTAL UTILITY EXPENSES	58,407.44	68,422.69	10,015.25	117,296.00
TOTAL INSURANCE PREMIUMS	3,269.56	4,023.81	754.25	6,898.00
TOTAL GENERAL EXPENSES	109,948.44	133,799.75	23,851.31	229,371.00
TOTAL OPERATING EXPENSES	197,443.34	236,023.69	38,580.35	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	33,192.25	-33,192.25	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	33,192.25	-33,192.25	56,901.00
NET INCOME	10,309.13	0.00	10,309.13	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	231,820.45	206,668.00	25,152.45	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	231,820.45	206,668.00	25,152.45	354,288.00
TOTAL INCOME	231,820.45	206,668.00	25,152.45	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	27,917.51	32,176.62	4,259.11	55,160.00
TOTAL UTILITY EXPENSES	60,478.81	71,575.00	11,096.19	122,700.00
TOTAL INSURANCE PREMIUMS	3,291.19	4,051.81	760.62	6,946.00
TOTAL GENERAL EXPENSES	135,948.19	98,864.50	-37,083.69	169,482.00
TOTAL OPERATING EXPENSES	227,635.70	206,668.00	-20,967.70	354,288.00
NET INCOME	4,184.75	0.00	4,184.75	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	69,313.20	82,041.19	-12,727.99	140,642.00
Investment Inc -Restricted Non-Allocated	18.14	0.00	18.14	0.00
TOTAL GRANT AND OTHER INCOME	69,331.34	82,041.19	-12,709.85	140,642.00
TOTAL INCOME	69,331.34	82,041.19	-12,709.85	140,642.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,181.26	13,285.37	2,104.11	22,775.00
TOTAL UTILITY EXPENSES	7,933.31	8,662.50	729.19	14,850.00
TOTAL PROTECTIVE SERVICES	5,527.23	20,391.00	14,863.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,920.31	2,361.94	441.63	4,049.00
TOTAL GENERAL EXPENSES	35,694.19	57,731.10	22,036.91	98,967.60
TOTAL OPERATING EXPENSES	62,256.30	102,432.19	40,175.89	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	6,862.73	20,391.00	-13,528.27	34,956.00
TOTAL OTHER FINANCING SOURCES	6,862.73	20,391.00	-13,528.27	34,956.00
NET INCOME	13,937.77	0.00	13,937.77	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	74,262.55	90,390.44	-16,127.89	154,955.00
TOTAL GRANT AND OTHER INCOME	74,262.55	90,390.44	-16,127.89	154,955.00
TOTAL INCOME	74,262.55	90,390.44	-16,127.89	154,955.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,452.13	9,368.38	916.25	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	350.00	350.00	600.00
TOTAL UTILITY EXPENSES	32,581.50	33,559.19	977.69	57,530.00
TOTAL PROTECTIVE SERVICES	6,139.43	22,656.69	16,517.26	38,840.00
TOTAL INSURANCE PREMIUMS	1,708.56	2,066.19	357.63	3,542.00
TOTAL GENERAL EXPENSES	34,640.69	45,046.75	10,406.06	77,223.00
TOTAL OPERATING EXPENSES	83,522.31	113,047.13	29,524.82	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	7,622.85	22,656.69	-15,033.84	38,840.00
TOTAL OTHER FINANCING SOURCES	7,622.85	22,656.69	-15,033.84	38,840.00
NET INCOME	-1,636.91	0.00	-1,636.91	0.00

King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	97,295.31	104,183.31	-6,888.00	178,600.00
Investment Inc -Restricted Non-Allocated	11.25	0.00	11.25	0.00
TOTAL GRANT AND OTHER INCOME	97,306.56	104,183.31	-6,876.75	178,600.00
TOTAL INCOME	97,306.56	104,183.31	-6,876.75	178,600.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,130.10	16,631.44	2,501.34	28,511.00
TOTAL UTILITY EXPENSES	14,875.00	12,294.31	-2,580.69	21,075.96
TOTAL PROTECTIVE SERVICES	6,769.13	24,922.31	18,153.18	42,724.00
TOTAL INSURANCE PREMIUMS	2,292.50	2,820.44	527.94	4,835.00
TOTAL GENERAL EXPENSES	51,753.31	72,437.19	20,683.88	124,178.04
TOTAL OPERATING EXPENSES	89,820.04	129,105.62	39,285.58	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	8,404.69	24,922.31	-16,517.62	42,724.00
TOTAL OTHER FINANCING SOURCES	8,404.69	24,922.31	-16,517.62	42,724.00
NET INCOME	15,891.21	0.00	15,891.21	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	165,462.38	161,089.81	4,372.57	276,154.00
TOTAL GRANT AND OTHER INCOME	165,462.38	161,089.81	4,372.57	276,154.00
TOTAL INCOME	165,462.38	161,089.81	4,372.57	276,154.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,444.17	28,162.12	3,717.95	48,278.00
TOTAL TENANT SERVICES EXPENSES	3,704.92	1,295.00	-2,409.92	2,220.00
TOTAL UTILITY EXPENSES	43,701.56	43,102.08	-599.48	73,889.25
TOTAL PROTECTIVE SERVICES	9,532.76	35,118.44	25,585.68	60,203.00
TOTAL INSURANCE PREMIUMS	3,197.25	3,934.56	737.31	6,745.00
TOTAL GENERAL EXPENSES	71,184.19	84,596.33	13,412.14	145,022.31
TOTAL OPERATING EXPENSES	155,764.85	196,208.25	40,443.40	336,357.00
OTHER FINANCING SOURCES				
Operating Transfers IN	11,836.07	35,118.44	-23,282.37	60,203.00
TOTAL OTHER FINANCING SOURCES	11,836.07	35,118.44	-23,282.37	60,203.00
NET INCOME	21,533.60	0.00	21,533.60	0.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	176,333.15	200,011.56	-23,678.41	342,877.00
Investment Inc -Restricted Non-Allocated	16,306.46	0.00	16,306.46	0.00
TOTAL GRANT AND OTHER INCOME	192,639.61	200,011.56	-7,371.95	342,877.00
TOTAL INCOME	192,639.61	200,011.56	-7,371.95	342,877.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,650.10	14,711.62	2,061.52	25,220.00
TOTAL TENANT SERVICES EXPENSES	-680.00	665.00	1,345.00	1,140.00
TOTAL UTILITY EXPENSES	61,507.25	79,611.00	18,103.75	136,476.00
TOTAL PROTECTIVE SERVICES	11,526.78	42,481.25	30,954.47	72,825.00
TOTAL INSURANCE PREMIUMS	3,216.50	3,846.50	630.00	6,594.00
TOTAL GENERAL EXPENSES	91,565.81	101,177.44	9,611.63	173,447.00
TOTAL OPERATING EXPENSES	179,786.44	242,492.81	62,706.37	415,702.00
OTHER FINANCING SOURCES				
Operating Transfers IN	14,311.89	42,481.25	-28,169.36	72,825.00
TOTAL OTHER FINANCING SOURCES	14,311.89	42,481.25	-28,169.36	72,825.00
NET INCOME	27,165.06	0.00	27,165.06	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	69,593.91	63,778.19	5,815.72	109,334.00
Investment Inc -Restricted Non-Allocated	2,177.97	0.00	2,177.97	0.00
TOTAL GRANT AND OTHER INCOME	71,771.88	63,778.19	7,993.69	109,334.00
TOTAL INCOME	71,771.88	63,778.19	7,993.69	109,334.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,749.63	4,416.44	666.81	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	192.50	192.50	330.00
TOTAL UTILITY EXPENSES	23,125.69	24,440.50	1,314.81	41,898.00
TOTAL PROTECTIVE SERVICES	3,375.81	12,461.75	9,085.94	21,363.00
TOTAL INSURANCE PREMIUMS	1,315.44	1,461.81	146.37	2,506.00
TOTAL GENERAL EXPENSES	32,508.00	33,266.94	758.94	57,029.00
TOTAL OPERATING EXPENSES	64,074.57	76,239.94	12,165.37	130,697.00
OTHER FINANCING SOURCES				
Operating Transfers IN	4,191.48	12,461.75	-8,270.27	21,363.00
TOTAL OTHER FINANCING SOURCES	4,191.48	12,461.75	-8,270.27	21,363.00
NET INCOME	11,888.79	0.00	11,888.79	0.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	171,996.51	179,412.94	-7,416.43	307,565.10
Investment Inc -Restricted Non-Allocated	15,024.32	0.00	15,024.32	0.00
TOTAL GRANT AND OTHER INCOME	187,020.83	179,412.94	7,607.89	307,565.10
TOTAL INCOME	187,020.83	179,412.94	7,607.89	307,565.10
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,320.69	15,071.56	750.87	25,837.00
TOTAL TENANT SERVICES EXPENSES	951.43	700.00	-251.43	1,200.00
TOTAL UTILITY EXPENSES	77,971.25	82,392.94	4,421.69	141,244.98
TOTAL INSURANCE PREMIUMS	4,477.06	4,946.69	469.63	8,480.00
TOTAL GENERAL EXPENSES	73,500.56	76,301.82	2,801.26	130,803.12
TOTAL OPERATING EXPENSES	171,220.99	179,412.94	8,191.95	307,565.10
NET INCOME	15,799.84	0.00	15,799.84	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	161,321.81	151,153.94	10,167.87	259,121.00
Investment Inc -Restricted Non-Allocated	2,898.01	0.00	2,898.01	0.00
TOTAL GRANT AND OTHER INCOME	164,219.82	151,153.94	13,065.88	259,121.00
TOTAL INCOME	164,219.82	151,153.94	13,065.88	259,121.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,507.29	14,576.94	2,069.65	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	315.00	315.00	540.00
TOTAL UTILITY EXPENSES	35,485.31	42,261.31	6,776.00	72,448.00
TOTAL PROTECTIVE SERVICES	5,527.23	20,391.00	14,863.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,863.75	2,293.69	429.94	3,932.00
TOTAL GENERAL EXPENSES	84,171.50	91,707.00	7,535.50	157,212.00
TOTAL OPERATING EXPENSES	139,555.08	171,544.94	31,989.86	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	6,862.73	20,391.00	-13,528.27	34,956.00
TOTAL OTHER FINANCING SOURCES	6,862.73	20,391.00	-13,528.27	34,956.00
NET INCOME	31,527.47	0.00	31,527.47	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	122,153.96	149,074.94	-26,920.98	255,557.00
Investment Inc -Restricted Non-Allocated	7,051.70	0.00	7,051.70	0.00
TOTAL GRANT AND OTHER INCOME	129,205.66	149,074.94	-19,869.28	255,557.00
TOTAL INCOME	129,205.66	149,074.94	-19,869.28	255,557.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,395.94	18,988.06	2,592.12	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	822.50	822.50	1,410.00
TOTAL UTILITY EXPENSES	45,272.50	45,271.94	-0.56	77,609.00
TOTAL PROTECTIVE SERVICES	7,066.48	26,055.75	18,989.27	44,667.00
TOTAL INSURANCE PREMIUMS	2,394.00	3,014.69	620.69	5,168.00
TOTAL GENERAL EXPENSES	80,977.82	80,977.75	-0.07	138,819.00
TOTAL OPERATING EXPENSES	152,106.74	175,130.69	23,023.95	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	8,773.89	26,055.75	-17,281.86	44,667.00
TOTAL OTHER FINANCING SOURCES	8,773.89	26,055.75	-17,281.86	44,667.00
NET INCOME	-14,127.19	0.00	-14,127.19	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	195,131.40	193,214.00	1,917.40	331,224.00
Investment Inc -Restricted Non-Allocated	4,524.70	0.00	4,524.70	0.00
TOTAL GRANT AND OTHER INCOME	199,656.10	193,214.00	6,442.10	331,224.00
TOTAL INCOME	199,656.10	193,214.00	6,442.10	331,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,255.97	24,551.31	3,295.34	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	437.50	437.50	750.00
TOTAL UTILITY EXPENSES	47,936.56	49,040.25	1,103.69	84,069.00
TOTAL PROTECTIVE SERVICES	7,678.67	28,321.44	20,642.77	48,551.00
TOTAL INSURANCE PREMIUMS	2,538.06	3,125.50	587.44	5,358.00
TOTAL GENERAL EXPENSES	104,130.25	116,059.44	11,929.19	198,959.00
TOTAL OPERATING EXPENSES	183,539.51	221,535.44	37,995.93	379,775.00
OTHER FINANCING SOURCES				
Operating Transfers IN	9,534.00	28,321.44	-18,787.44	48,551.00
TOTAL OTHER FINANCING SOURCES	9,534.00	28,321.44	-18,787.44	48,551.00
NET INCOME	25,650.59	0.00	25,650.59	0.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	133,135.24	113,643.81	19,491.43	194,818.00
Investment Inc -Restricted Non-Allocated	2,460.98	0.00	2,460.98	0.00
TOTAL GRANT AND OTHER INCOME	135,596.22	113,643.81	21,952.41	194,818.00
TOTAL INCOME	135,596.22	113,643.81	21,952.41	194,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,553.04	22,448.44	2,895.40	38,483.00
TOTAL UTILITY EXPENSES	42,930.53	42,922.39	-8.14	73,581.25
TOTAL PROTECTIVE SERVICES	6,769.64	24,920.00	18,150.36	42,724.00
TOTAL INSURANCE PREMIUMS	2,264.50	2,856.56	592.06	4,897.00
TOTAL GENERAL EXPENSES	70,450.52	70,339.01	-111.51	120,581.13
TOTAL OPERATING EXPENSES	141,968.23	163,488.43	21,520.20	280,266.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	24,922.31	-24,922.31	42,724.00
Operating Transfers IN	8,405.25	24,922.31	-16,517.06	42,724.00
TOTAL OTHER FINANCING SOURCES	8,405.25	49,844.62	-41,439.37	85,448.00
NET INCOME	2,033.24	0.00	2,033.24	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	261,506.31	50,708.00	210,798.31	86,934.00
Investment Inc -Restricted Non-Allocated	16,083.51	0.00	16,083.51	0.00
TOTAL GRANT AND OTHER INCOME	277,589.82	50,708.00	226,881.82	86,934.00
TOTAL INCOME	277,589.82	50,708.00	226,881.82	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,375.96	22,141.00	2,765.04	37,961.00
TOTAL UTILITY EXPENSES	135,625.00	0.00	-135,625.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	28,567.00	28,567.00	48,973.00
TOTAL GENERAL EXPENSES	230,668.06	0.00	-230,668.06	0.00
TOTAL OPERATING EXPENSES	385,669.02	50,708.00	-334,961.02	86,934.00
OTHER FINANCING SOURCES				
Operating Transfers IN	256,800.00	0.00	256,800.00	0.00
TOTAL OTHER FINANCING SOURCES	256,800.00	0.00	256,800.00	0.00
NET INCOME	148,720.80	0.00	148,720.80	0.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	118,266.49	107,800.56	10,465.93	184,801.00
Investment Inc -Restricted Non-Allocated	154.36	0.00	154.36	0.00
TOTAL GRANT AND OTHER INCOME	118,420.85	107,800.56	10,620.29	184,801.00
TOTAL INCOME	118,420.85	107,800.56	10,620.29	184,801.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,675.51	14,453.18	1,777.67	24,777.00
TOTAL UTILITY EXPENSES	70,318.50	66,475.64	-3,842.86	113,958.24
TOTAL PROTECTIVE SERVICES	11,526.78	42,481.25	30,954.47	72,825.00
TOTAL INSURANCE PREMIUMS	3,150.56	3,811.50	660.94	6,534.00
TOTAL GENERAL EXPENSES	24,007.06	23,060.10	-946.96	39,531.60
TOTAL OPERATING EXPENSES	121,678.41	150,281.81	28,603.40	257,626.00
OTHER FINANCING SOURCES				
Operating Transfers IN	14,311.89	42,481.25	-28,169.36	72,825.00
TOTAL OTHER FINANCING SOURCES	14,311.89	42,481.25	-28,169.36	72,825.00
NET INCOME	11,054.33	0.00	11,054.33	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	250,102.96	265,867.00	-15,764.04	455,772.00
Investment Inc -Restricted Non-Allocated	152.42	0.00	152.42	0.00
TOTAL GRANT AND OTHER INCOME	250,255.38	265,867.00	-15,611.62	455,772.00
TOTAL INCOME	250,255.38	265,867.00	-15,611.62	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,944.39	28,931.56	3,987.17	49,597.00
TOTAL UTILITY EXPENSES	86,504.25	90,504.75	4,000.50	155,151.00
TOTAL INSURANCE PREMIUMS	3,515.19	4,327.19	812.00	7,418.00
TOTAL GENERAL EXPENSES	131,817.56	142,103.50	10,285.94	243,606.00
TOTAL OPERATING EXPENSES	246,781.39	265,867.00	19,085.61	455,772.00
NET INCOME	3,473.99	0.00	3,473.99	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	174,395.42	186,693.50	-12,298.08	320,046.00
Investment Inc -Restricted Non-Allocated	404.41	0.00	404.41	0.00
TOTAL GRANT AND OTHER INCOME	174,799.83	186,693.50	-11,893.67	320,046.00
TOTAL INCOME	174,799.83	186,693.50	-11,893.67	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,608.66	25,180.75	3,572.09	43,167.00
TOTAL TENANT SERVICES EXPENSES	1,640.00	1,225.00	-415.00	2,100.00
TOTAL UTILITY EXPENSES	38,896.69	54,035.94	15,139.25	92,633.00
TOTAL INSURANCE PREMIUMS	3,019.31	3,715.81	696.50	6,370.00
TOTAL GENERAL EXPENSES	111,881.00	102,536.00	-9,345.00	175,776.00
TOTAL OPERATING EXPENSES	177,045.66	186,693.50	9,647.84	320,046.00
NET INCOME	-2,245.83	0.00	-2,245.83	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

North Sarah II (65)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	130,524.28	146,686.19	-16,161.91	251,462.00
Investment Inc -Restricted Non-Allocated	3,926.30	0.00	3,926.30	0.00
TOTAL GRANT AND OTHER INCOME	134,450.58	146,686.19	-12,235.61	251,462.00
TOTAL INCOME	134,450.58	146,686.19	-12,235.61	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,906.54	17,081.12	2,174.58	29,282.00
TOTAL UTILITY EXPENSES	25,433.31	24,876.25	-557.06	42,645.00
TOTAL INSURANCE PREMIUMS	2,366.00	2,898.56	532.56	4,969.00
TOTAL GENERAL EXPENSES	85,001.70	101,830.19	16,828.49	174,566.00
TOTAL OPERATING EXPENSES	127,707.55	146,686.19	18,978.64	251,462.00
NET INCOME	6,743.03	0.00	6,743.03	0.00

North Sarah III (66)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	85,657.76	101,987.06	-16,329.30	174,835.00
Investment Inc -Restricted Non-Allocated	7,200.16	0.00	7,200.16	0.00
TOTAL GRANT AND OTHER INCOME	92,857.92	101,987.06	-9,129.14	174,835.00
TOTAL INCOME	92,857.92	101,987.06	-9,129.14	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,884.25	13,634.81	1,750.56	23,374.00
TOTAL UTILITY EXPENSES	18,946.69	18,988.06	41.37	32,551.00
TOTAL INSURANCE PREMIUMS	1,813.00	2,881.06	1,068.06	4,939.00
TOTAL GENERAL EXPENSES	49,231.56	66,483.06	17,251.50	113,971.00
TOTAL OPERATING EXPENSES	81,875.50	101,987.06	20,111.56	174,835.00
NET INCOME	10,982.42	0.00	10,982.42	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	49,935.73	69,807.50	-19,871.77	119,670.00
Investment Inc -Restricted Non-Allocated	10.60	0.00	10.60	0.00
TOTAL GRANT AND OTHER INCOME	<u>49,946.33</u>	<u>69,807.50</u>	<u>-19,861.17</u>	<u>119,670.00</u>
TOTAL INCOME	<u><u>49,946.33</u></u>	<u><u>69,807.50</u></u>	<u><u>-19,861.17</u></u>	<u><u>119,670.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,831.91	9,431.31	6,599.40	16,168.00
TOTAL UTILITY EXPENSES	9,493.75	10,193.75	700.00	17,474.97
TOTAL INSURANCE PREMIUMS	953.75	1,048.81	95.06	1,798.00
TOTAL GENERAL EXPENSES	<u>39,060.00</u>	<u>49,133.63</u>	<u>10,073.63</u>	<u>84,229.03</u>
TOTAL OPERATING EXPENSES	<u><u>52,339.41</u></u>	<u><u>69,807.50</u></u>	<u><u>17,468.09</u></u>	<u><u>119,670.00</u></u>
NET INCOME	-2,393.08	0.00	-2,393.08	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2025

	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	\$	2,761,813.47	\$	347,853.44	\$	180,573.95	\$	173,059.39	\$	483,226.86	\$	260,423.82
114 Cash - tenant security deposits	\$	21,072.43	\$	23,277.85	\$	35,348.27	\$	27,712.09	\$	49,715.33	\$	22,387.70
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	48,690.64	\$	112,103.90	\$	43,872.94	\$	27,299.33	\$	176,021.28	\$	17,810.11
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	446,246.94	\$	113,843.51	\$	88,624.73	\$	82,260.11	\$	221,306.81	\$	87,085.03
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,277,823.48	\$	597,078.70	\$	348,419.89	\$	310,330.92	\$	930,270.28	\$	387,706.66
310 Total Current Liabilities	\$	53,708.36	\$	190,867.42	\$	33,578.07	\$	34,012.01	\$	85,514.96	\$	32,111.83
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	31,768.44	\$	-	\$	-	\$	-
QR Denominator Total:	\$	53,708.36	\$	190,867.42	\$	65,346.51	\$	34,012.01	\$	85,514.96	\$	32,111.83
Quick Ratio:		61.03		3.13		5.33		9.12		10.88		12.07
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	2,761,813.47	\$	347,853.44	\$	180,573.95	\$	173,059.39	\$	483,226.86	\$	260,423.82
114 Cash - tenant security deposits	\$	21,072.43	\$	23,277.85	\$	35,348.27	\$	27,712.09	\$	49,715.33	\$	22,387.70
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	48,690.64	\$	112,103.90	\$	43,872.94	\$	27,299.33	\$	176,021.28	\$	17,810.11
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	446,246.94	\$	113,843.51	\$	88,624.73	\$	82,260.11	\$	221,306.81	\$	87,085.03
310 (-) Total Current Liabilities	\$	53,708.36	\$	190,867.42	\$	33,578.07	\$	34,012.01	\$	85,514.96	\$	32,111.83
MENAR Numerator Total:	\$	3,224,115.12	\$	406,211.28	\$	314,841.82	\$	276,318.91	\$	844,755.32	\$	355,594.83
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	1,057,609.11	\$	605,646.90	\$	479,331.75	\$	590,908.96	\$	1,169,102.74	\$	484,138.45
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MENAR Denominator Total:	\$	151,087.02	\$	86,520.99	\$	68,475.96	\$	84,415.57	\$	167,014.68	\$	69,162.64
MENAR:		21.34		4.70		4.60		3.27		5.06		5.14
MENAR Score (max points 11):		11		11		11		9.92		11		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2025

	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		\$ 317,862.99	\$ (15,490.32)	\$ 187.52	\$ (54,066.77)	\$ 6,924.55	\$ 7,743.56
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 317,862.99	\$ (15,490.32)	\$ 187.52	\$ (54,066.77)	\$ 6,924.55	\$ 7,743.56
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	9.92	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	23.92	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1298	134	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	32343.08	3350	3150	2700	2368.08	6650	2925
Total number of units in PHA's portfolio	1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.92	25.00	25.00	25.00	23.92	25.00	25.00

*The denominator of FDS lines items is derived from the Operations Column of the FDS

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2025

	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	\$ 991,160.88	\$ 998,431.94	\$ 686,791.36	\$ 858,970.49	\$ 320,840.86
114 Cash - tenant security deposits	\$ 37,430.00	\$ 16,642.00	\$ 29,956.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 41,528.58	\$ 14,757.70	\$ 124,648.70	\$ 24,409.71	\$ 3,518.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 209,079.41	\$ 135,257.76	\$ 149,543.46	\$ 249,891.04	\$ 25,134.20
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,279,198.87	\$ 1,165,089.40	\$ 990,940.02	\$ 1,163,364.45	\$ 354,799.37
310 Total Current Liabilities	\$ 82,036.10	\$ 588,003.38	\$ 75,885.50	\$ 57,111.39	\$ 6,218.56
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 82,036.10	\$ 8,003.38	\$ 75,885.50	\$ 57,111.39	\$ 6,218.56
Quick Ratio:	15.59	145.57	13.06	20.37	57.05
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 991,160.88	\$ 998,431.94	\$ 686,791.36	\$ 858,970.49	\$ 320,840.86
114 Cash - tenant security deposits	\$ 37,430.00	\$ 16,642.00	\$ 29,956.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 41,528.58	\$ 14,757.70	\$ 124,648.70	\$ 24,409.71	\$ 3,518.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 209,079.41	\$ 135,257.76	\$ 149,543.46	\$ 249,891.04	\$ 25,134.20
310 (-) Total Current Liabilities	\$ 82,036.10	\$ 8,003.38	\$ 75,885.50	\$ 57,111.39	\$ 6,218.56
MENAR Numerator Total:	\$ 1,197,162.77	\$ 1,157,086.02	\$ 915,054.52	\$ 1,106,253.06	\$ 348,580.81
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 678,864.76	\$ 377,992.00	\$ 617,062.92	\$ 579,626.66	\$ 79,829.56
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 96,980.68	\$ 53,998.86	\$ 88,151.85	\$ 82,803.81	\$ 11,404.22
MENAR:	12.34	21.43	10.38	13.36	30.57
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of April 30, 2025

	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	\$ 12,532.60	\$ 87,006.53	\$ (15,179.39)	\$ 35,900.01	\$ 20,263.83
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 12,532.60	\$ 87,006.53	\$ (15,179.39)	\$ 35,900.01	\$ 20,263.83
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)	148	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00

*The denominator of FDS lines items is derived from the Operations Column of the FDS

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of April 30, 2025

		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		788	864	718	638	1,539	764
	OR Numerator Total:		788	864	718	638	1,539	764
11190	Unit Months Available		1,022	877	756	693	1,921	817
	OR Denominator Total:		1,022	877	756	693	1,921	817
	Occupancy Rate:		0.77104	0.98518	0.94974	0.92063	0.80115	0.93513
	Occupancy Rate Score (max points 16):		0	16	8	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)								
FDS #	(Maximum points 5)							
126	Accounts Receivable - Tenants		\$ 58,509.27	\$ 119,678.40	\$ 34,061.57	\$ 31,679.00	\$ 196,986.26	\$ 16,941.84
	TAR Numerator Total:		\$ 58,509.27	\$ 119,678.40	\$ 34,061.57	\$ 31,679.00	\$ 196,986.26	\$ 16,941.84
70500	Total Tenant Revenue		\$ 76,054.29	\$ 295,416.09	\$ 247,214.76	\$ 287,745.15	\$ 735,356.85	\$ 247,421.14
	TAR Denominator Total:		\$ 76,054.29	\$ 295,416.09	\$ 247,214.76	\$ 287,745.15	\$ 735,356.85	\$ 247,421.14
	TAR:		77.0%	41.0%	14.0%	11.0%	27.0%	7.0%
	TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current	\$ 136,266.14	\$ 17,602.54	\$ 6,246.61	\$ 10,481.96	\$ 12,240.28	\$ 27,978.30	\$ 7,682.31
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:		\$ 17,602.54	\$ 6,246.61	\$ 10,481.96	\$ 12,240.28	\$ 27,978.30	\$ 7,682.31
96900	Total Operating Expenses /12		\$ 151,087.02	\$ 86,520.99	\$ 68,475.96	\$ 84,415.57	\$ 167,014.68	\$ 69,162.64
	AP Denominator Total:		\$ 151,087.02	\$ 86,520.99	\$ 68,475.96	\$ 84,415.57	\$ 167,014.68	\$ 69,162.64
	AP:		0.12	0.07	0.15	0.15	0.17	0.11
	AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score								
Indicator #1 - Occupancy Rate (OR)			0	16	8	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)			0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)			4	4	4	4	4	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	21	19	14	7	14
Number of units in Project		1292	148	126	108	99	266	117
Weighted Value (Project MASS score times number of units)		14145	888	2646	2052	1386	1862	1638
Total number of units in PHA's portfolio		1292	148	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		10.95	6.00	21.00	19.00	14.00	7.00	14.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of April 30, 2025

		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	970	395	647	446	152
OR Numerator Total:		970	395	647	446	152
11190	Unit Months Available	1,036	427	806	529	155
OR Denominator Total:		1,036	427	806	529	155
Occupancy Rate:		0.93629	0.92506	0.80273	0.84310	0.98065
Occupancy Rate Score (max points 16):		4	4	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 44,730.92	\$ 15,736.60	\$ 133,752.84	\$ 26,404.77	\$ 3,719.00
TAR Numerator Total:		\$ 44,730.92	\$ 15,736.60	\$ 133,752.84	\$ 26,404.77	\$ 3,719.00
70500	Total Tenant Revenue	\$ 172,825.71	\$ 32,799.43	\$ 83,187.45	\$ 56,048.59	\$ 34,789.71
TAR Denominator Total:		\$ 172,825.71	\$ 32,799.43	\$ 83,187.45	\$ 56,048.59	\$ 34,789.71
TAR:		26.0%	48.0%	161.0%	47.0%	11.0%
TAR Score (max points 5):		2	0	0	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 6,451.70	\$ 17,154.71	\$ 6,429.51	\$ 23,302.96	\$ 695.28
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 6,451.70	\$ 17,154.71	\$ 6,429.51	\$ 23,302.96	\$ 695.28
96900	Total Operating Expenses /12	\$ 96,980.68	\$ 53,998.86	\$ 88,151.85	\$ 82,803.81	\$ 11,404.22
AP Denominator Total:		\$ 96,980.68	\$ 53,998.86	\$ 88,151.85	\$ 82,803.81	\$ 11,404.22
AP:		0.07	0.32	0.07	0.28	0.06
AP Score (max points 4):		4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		4	4	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)		2	0	0	0	5
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)		12	10	5	6	25
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		1776	690	580	552	75
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		12.00	10.00	5.00	6.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 04/30/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,827,282.77

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 223,557.77
	TOTAL INVESTED		\$ 223,557.77

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Apr 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	35,026,481.00	32,625,250.00	2,401,231.00	55,928,996.00
Section 8 Admin. Fee Income	2,921,143.00	2,904,538.00	16,605.00	4,979,202.00
Section 8 HAP Service Fees	0.00	315,889.00	-315,889.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	37,948,024.00	35,845,677.00	2,102,347.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	293,003.69	-293,003.69	502,292.00
TOTAL OTHER INCOME	4,644.00	293,003.69	-288,359.69	502,292.00
TOTAL INCOME	37,952,668.00	36,138,680.69	1,813,987.31	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,267,593.34	3,000,402.02	732,808.68	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	49,201.19	136,217.69	87,016.50	233,517.00
TOTAL UTILITY EXPENSES	26,582.48	24,416.00	-2,166.48	41,856.00
Total Materials	2,353.65	1,575.00	-778.65	2,700.00
Total Contract Costs	36,842.92	46,645.76	9,802.84	79,964.00
TOTAL MAINTENANCE EXPENSES	39,196.57	48,220.76	9,024.19	82,664.00
TOTAL PROTECTIVE SERVICES	22,878.67	23,706.69	828.02	40,640.00
TOTAL INSURANCE PREMIUMS	119,880.78	79,499.98	-40,380.80	136,285.77
TOTAL GENERAL EXPENSES	20,111.70	18,375.00	-1,736.70	31,500.00
TOTAL OPERATING EXPENSES	2,545,444.73	3,330,842.76	785,398.03	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	35,210,734.16	32,807,837.93	-2,402,896.23	56,242,009.00
TOTAL EXPENSES	37,756,178.89	36,138,680.69	-1,617,498.20	61,952,020.00
NET INCOME	196,489.11	0.00	196,489.11	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: June 11, 2025

Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority’s primary program for providing housing assistance to thousands of Saint 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 in affording decent and safe housing in the private market. There are 5,890 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 131 families are currently searching for housing.

The HCV program is actively working to maintain the current Section 8 utilization rate. 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 100%. The current utilization rate remained stable within the most recent three-month trends.

March 2025	April 2025	May 2025
100%	100%	100%

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 May 3, 2025. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. 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 181 active participants. Six (6) referrals were received during the month of May.

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, 180 families have been housed. Four (4) families are currently searching for units.

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. There are 225 active participants in the HUD-VASH program. During this reporting period, 10 referrals were received and one additional family is actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 18 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 36 active families under lease and 19 families searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

7) Tenant Protection Vouchers

Tenant protection vouchers benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. Tenant Protection Vouchers (TPVs) are meant to ensure there is no displacement of low-income residents because of various actions resulting in a loss of subsidy assistance. There are 157 active participants in the TPV program. Three (3) families are currently searching for units.

8) 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 following 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

Three hundred eighty-four annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants before the recertification date and participants were asked to return them 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, 212 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 519 inspections: 158 biennial inspections, 197 reinspection, 132 initial inspections, 17 quality control, no 24-hour emergency and 15 special inspections. This represents a constant tread in the number of inspections over the past three months, with a slight increase.

	March 2025	April 2025	May 2025
Biennial Inspections	222	222	158
Reinspection	244	242	197
Initial Inspections	128	111	132
Quality Control	11	16	17
Special Inspections	21	12	15
24-hour emergency	0	0	0
Total	626	603	519

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.

	March 2025	April 2025	May 2025
HCV Participants	3239	3239	3239
Landlords	1916	1916	1916
Total	5155	5155	5155

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, 69 participants are enrolled and approximately 27 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 wait list 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	65	3121	1328	472	151	31	8	3	5179
	65	3121	1328	472	151	31	8	3	5179

St. Louis Housing Authority

May 2025 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	17	15	2	0	0	9	1	0	0	2	88%
Biennials	161	158	3	70	2	52	26	0	0	10	98%
Initials	132	132	0	104	0	0	27	0	0	0	100%
Reinspections	200	197	3	107	0	50	27	0	0	13	99%
Quality Control	17	17	0	14	0	1	0	0	0	2	100%
Total	527	519	8	295	2	112	81	0	0	27	97%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 05/01/2025 - 05/31/2025

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
All burners not working (all burners have to be operable)	4
Broken/missing steps or boards	2
Ceiling surface is wet and has mold-like substances	1
Clogged	4
Damaged floor boards	3
Deteriorated over 10% of total surface area of a component	1
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	8
Evidence of sewer back-up	5
Excessive paint issues	1
Exhaust fan does not work	1
Falling material	9
Falling surface materials (other than wall paper or paint)	1
Gutter in poor condition	3
Gutters not securely attached	3
Heating equipment not capable of providing adequate heat	1
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	14
Holes or cracks - air penetration	1
Internal water damage	2
Large holes (8 1/2 x 11")	1
Large piles of garbage	1
Leaking	12
Leaks	1
Lock(s) not fasten securely to door	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Loose or damaged structural members	1
Loose, broken or missing step(s)	1
No smoke detector	12
Not weatherized	1
Other air pollution	1
Other hazards-tripping	2
Oven does not work	2
Permanent floor covering or floor boards which present serious tripping hazards	1
Presence of large holes	1
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof leaks	3
Severe bulging	2
Signs of rats, mice or vermin	2
Smoke detector not working	10
Stove does not work	1
Toilet does not work	1
Tripping hazard	6
Undermining of footings, walls, posts or slabs	1
Unit has evidence of roach infestation	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Unsecured handrail	1
Unsecured height protection	1
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	5
Total	145

FINANCE

St. Louis Housing Authority Balance Sheet

Period = Apr 2025

Book = Accrual

	Current Balance
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ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash HCV Admin	5,431,265.63
Cash Non-Fed Gala Fundraiser	1,866.56
Cash Private Management	1,083,436.82
Cash SLHA Property Management	1,129,965.78
Petty Cash	500.00
Cash General Disbursing	12,412,300.21
Cash Non-Fed Rent	342,417.22
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,918.58
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	45,145.26
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,980.72
Cash LaSalle Youth Festival	345.13
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	157,147.02
Total Unrestricted Cash	20,740,999.86

Restricted Cash

Cash Restricted-Security Deposits	29,146.21
Cash Restricted-FSS Escrow	463,635.76
Cash Restricted-HAP	255,059.02
Cash Restricted-Trust/Escrow Reserves	4,113,557.86
Cash Restricted-SLHA Mgt Security Deposits	270,231.17
Cash Restricted-Endowment/Homeownership	1,398,526.92
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	39,460.10
Total Restricted Cash	7,300,724.20

TOTAL CASH	28,041,724.06
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ACCOUNTS AND NOTES RECEIVABLE

St. Louis Housing Authority
Balance Sheet

Period = Apr 2025

Book = Accrual

	Current Balance
A/R-Tenants	2,546,140.30
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	41,451.10
A/R-HUD	482.44
A/R-Other	307,389.50
A/R-Other-Section 8 Owners/Tenants	1,383,152.18
A/R Fraudulent	11,636.38
Accrued Interest Receivable	8,201.20
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,205,630.73
OTHER CURRENT ASSETS	
Investments-Unrestricted	6,386,874.25
Investments-Restricted	657,215.93
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	26,527.44
Prepaid Insurance Property	361,402.49
Prepaid Insurance Liability	102,037.57
Prepaid Insurance Fidelity Bond	1,628.25
Prepaid Insurance Workers Comp	56,791.88
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	9,345,613.31
TOTAL CURRENT ASSETS	41,592,968.10
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
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	12,826,995.48
Accum Depreciation-Buildings	-189,394,312.62
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-442,461.82
Accum Depreciation-Vehicles	-348,414.17
Accum Depreciation-Leashold Improvements	-299,190.63
Accum Depreciation-Site Improvements	-4,880,979.56

St. Louis Housing Authority Balance Sheet

Period = Apr 2025

Book = Accrual

	Current Balance
Operations	16,282,379.58
Capital Funds Operations	2,055,857.00
Administration & Other Costs	7,135,190.11
Project Coordinator	883,380.35
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	510,815.31
CFG-Fee & Cost-Soft	4,893,618.50
Soft Cost Contra	-35,058,427.71
CFG-Hard Cost Contra	-22,796,666.38
CFG-Site Improvement	1,211,256.13
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	20,438,698.08
CFG-Dwelling Structure-Soft	582,380.89
CFG-Dwelling Equipment	298,542.33
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	66,515.16
CFG-Bond Debt Obligation	6,288,156.00
CFG-Contra Bond Debt Obligation	-6,288,156.00
TOTAL FIXED ASSETS (NET)	75,987,786.78
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,912,332.57
Discount Notes/Amortization	-44,182,292.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.37
Blumeyer HO- Discount Notes/Amortization	-1,428,908.37
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-563,976.20
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	74,299,737.71
OTHER ASSETS	

St. Louis Housing Authority
Balance Sheet

Period = Apr 2025

Book = Accrual

	Current Balance
Right of Use Asset -Leases	225,952.06
Right of Use -Accum/Amort-Leases	-158,173.23
TOTAL OTHER ASSETS	67,778.83
TOTAL NONCURRENT ASSETS	150,355,303.32
TOTAL ASSETS	191,948,271.42

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,357,638.85
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	203,034.16
Tenant Security Deposits	189,052.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-397.39
Security Deposit-Pet	747.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-4,276.18
Union Dues	-684.42
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	1,203.24
Deferred Comp PEBSCO	-340.00
Retirement Pension	-27,312.89
Deferred Comp SBG	-2,199.67
Roth 457 Deduction SBG	-87.14
Retirement Insurance	4,567.98
Section 125 Childcare Deduction	6,501.27
Section 125 Medical Deduction	-1,702.30
Medical Insurance	12,075.89
Long Term Disability	-2,599.67
Vision Insurance	549.74
Voluntary/Term Life Ins Deduction	1,296.23
Colonial Life Ins Deduction	680.43
Landlord Back-up Withholdings	7,372.30
A/P -Other	28,380.00
Current Portion of LT Debt - Bonds	910,000.00
Accrued Liabilities-Other	175,000.25
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,893.00

St. Louis Housing Authority
Balance Sheet

Period = Apr 2025

Book = Accrual

	Current Balance
Lease Liability-Short Term	37,058.68
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	63,432.10
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	2,013,649.53
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	329,915.79
Lease Liability -Long Term	6,731.00
Bonds Payable-Long Term	1,035,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	1,714,227.58
TOTAL LIABILITIES	3,727,877.11
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
TOTAL RESERVED FUND BALANCE	84,811,755.92
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	31,893,778.71
Unrestricted Net Assets -Retained Earnings	1,887,698.99
TOTAL RETAINED EARNINGS:	103,408,638.39
TOTAL EQUITY	188,220,394.31
TOTAL LIABILITIES AND EQUITY	191,948,271.42

St. Louis Housing Authority
Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	472,784.95	3,282,659.02
Tenant Accounts - True Up	-1,475.00	-1,875.00
Utility Reimb.-LIPH	-65,212.00	-396,188.00
Utility Reimbursement Refund	994.00	3,632.00
Total Rental Income	<u>407,091.95</u>	<u>2,888,228.02</u>
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	86.72	276.72
Late Charges	16,605.00	115,569.50
Legal Fees - Tenant	0.00	1,693.00
Tenant Owed Utilities	0.00	-883.79
Tenant Screening	0.00	-200.00
Misc.Tenant Income	266.00	-2,865.94
Vacate Charges	382.00	5,874.34
Total Other Tenant Income	<u>17,339.72</u>	<u>119,709.83</u>
NET TENANT INCOME	<u>424,431.67</u>	<u>3,007,937.85</u>
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,009,864.06	6,503,390.02
HUD PHA Operating Grants/Subsidy	287,173.00	1,738,914.30
Section 8 HAP Earned	5,394,493.00	35,026,481.00
Section 8 Admin. Fee Income	420,059.00	2,921,143.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	555,100.74	4,925,994.80
Capital Fund Grants-Soft Costs	116,573.22	3,920,297.00
TOTAL GRANT INCOME	<u>7,783,263.02</u>	<u>55,036,620.12</u>
OTHER INCOME		
Investment Income - Unrestricted	4,717.03	85,108.61
Investment Inc -Restricted Non-Allocated	12,221.44	88,696.37
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-517.00	4,391.74
Non-Dwelling Rent	1,177.00	8,239.00
Vending Income-James House TAB	1,361.77	2,267.46
Vending Income-Parkview	487.76	2,344.59
Vending Income-Badenhaus TAB	56.20	604.93
Contributions/Donations	1,700.00	1,700.00
Other Miscellaneous Income	284.21	223,526.47
Other Income-Bank Rent	3,216.67	22,233.35
Pension Forfeitures	0.00	5,486.17
Insurance Proceeds	24,045.07	76,553.00
PH & HAP FSS Forfeitures	3,436.29	18,479.03
TOTAL OTHER INCOME	<u>52,186.44</u>	<u>548,992.66</u>
TOTAL INCOME	<u>8,259,881.13</u>	<u>58,593,550.63</u>

St. Louis Housing Authority
Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	285,364.51	2,081,875.63
Administrative Salaries	88,569.56	719,559.23
Administrative Salaries-PT	7,237.05	83,165.94
Admin Salaries-Overtime	211.09	2,803.55
FICA	24,436.91	250,071.18
Health Benefits	40,078.20	296,204.01
Retirement Benefits	35,990.50	261,355.13
Unemployment Insurance	96.78	9,409.24
Long Term Disability	327.24	2,353.94
Dental	1,843.71	12,727.18
Cell Phones	1,005.08	7,443.97
Beneflex HSA	7,275.44	15,253.62
WC MO 2nd Injury Fund	356.39	768.55
WC Self-Insurers Qtrly Taxes	0.00	520.20
FICA	6,486.03	74,820.03
Health Benefits	14,960.14	119,156.74
Retirement Benefits	12,699.88	82,014.60
Unemployment Insurance	58.87	9,750.15
Long Term Disability	80.41	2,077.97
Dental	731.38	11,903.26
Cell Phones	92.42	4,958.02
Total Administrative Salaries	<u>527,901.59</u>	<u>4,048,192.14</u>
Legal Expense		
Legal Services	22,208.50	76,382.49
Legal Services	-5,327.00	16,927.00
Total Legal Expense	<u>16,881.50</u>	<u>93,309.49</u>
Other Admin Expenses		
Staff Training	0.00	8,670.81
Auditing Fees	14,555.00	111,080.00
Port Out Admin Fee Paid	4,147.32	25,793.46
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	<u>18,702.32</u>	<u>145,900.17</u>
Miscellaneous Admin Expenses		
Office Supplies	1,796.07	16,962.78
Office Supplies	105.41	5,035.01
Temporary Admin Labor	0.00	64,480.79
Temporary Admin Labor	0.00	7,928.66
Postage	18,256.96	43,789.10
Postage	0.00	881.65
Advertising	7,390.45	15,278.16
Fiscal Agent Fees	0.00	2,500.00
Printing & Publications	77.41	1,111.15
Printing & Publications	-9.51	1,084.73
Membership Fees	6,228.00	22,136.37
Telephone	2,428.98	27,188.15

St. Louis Housing Authority
Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
Telephone	4,952.27	47,965.42
Maint Agreement-Office Equipment	0.00	14,981.54
Maint Agreement-Office Equipment	0.00	10,400.00
Professional/Technical Services	92,701.05	967,416.33
Consultants-LaSalle Youth Festival	300.00	300.00
Software License Fees	2,201.14	44,246.85
Software License Fees	0.00	447.98
Internet / Cable	4,240.99	21,648.18
Computer Supplies	0.00	30,552.39
Meeting Expense	350.00	350.00
Other Admin Expense	5,273.50	41,060.73
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	0.00	2,778.65
Bank Fees	1,215.18	13,288.87
Subscription-News/Magazines	17.97	18.97
D/A Testings/Results	0.00	924.35
Copying Expense	0.00	11,528.53
Allocated OH-Administrative Expense	5,121.83	26,065.43
Allocated OH-Legal Expense	27.00	1,246.18
Allocated OH-Tenant Services Expense	0.00	484.48
Allocated OH-Utilities Expense	732.53	6,836.76
Allocated OH-Materials Expense	0.00	666.50
Allocated OH-Maintenance Expense	1,937.49	7,005.15
Allocated OH-Protective Services Expense	410.61	2,852.29
Allocated OH-Insurance Expense	39.60	20,882.44
Allocated OH-General Expense	9.37	57.15
Total Miscellaneous Admin Expenses	155,804.30	1,482,259.63
TOTAL ADMINISTRATIVE EXPENSES	719,289.71	5,769,661.43
 TENANT SERVICES		
Tenant Services Salaries	5,295.36	41,780.39
FICA	403.14	3,450.49
Health Benefits	737.48	5,399.39
Retirement Benefits	704.54	5,088.69
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	33.22	238.54
Cell Phones	46.16	332.35
Relocation Costs	0.00	2,750.25
Tenant Srv Rec/Pub/Other	0.00	280.21
Tenant Srv Rec/Pub/Other-James House TAB	165.68	2,806.84
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	2,142.68
Tenant Srv Rec/Pub/Other-Parkview	1,004.58	5,794.07
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	126.22
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	-2,002.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	960.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	0.00	21,624.00

St. Louis Housing Authority Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	1,149.57	2,500.05
Tenant Participation Funds	33.38	5,553.32
Tenant Participation Fund-James House TAB	-686.73	0.00
Tenant Srv Lobby Monitors	1,217.18	9,549.73
Tenant Services -Other	0.00	1,800.00
Tenant Services Other-Circle of Friends (SLU)	1,160.00	12,297.88
TOTAL TENANT SERVICES EXPENSES	11,263.56	150,869.28
UTILITIES		
Mixed Finance Utilities	204,280.24	1,023,086.68
Water	0.00	250,533.59
Electricity	50,170.37	505,854.85
Gas	20,453.79	206,466.72
Sewer	101,530.73	618,637.57
TOTAL UTILITY EXPENSES	376,435.13	2,604,579.41
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	75,159.85	468,026.53
Maint Labor -Janitorial Cleaning	15,476.43	163,108.50
Maintenance Labor-Overtime	9,554.29	45,068.91
FICA	7,350.99	59,059.88
Health Benefits	15,785.15	113,227.52
Retirement Benefits	10,025.91	78,189.18
Unemployment Insurance	131.68	4,428.44
Long Term Disability	102.99	2,169.37
Dental	923.16	12,530.95
Cell Phones	130.32	7,159.62
Total General Maint Expense	134,640.77	952,968.90
Materials		
Materials-Custodial	0.00	3,334.36
Materials-Custodial	2,205.95	19,738.19
Materials-Electrical	666.89	20,337.64
Materials-Plumbing	2,852.93	22,703.22
Materials-Lawn/Grounds/Snow Removal	0.00	4,350.58
Materials-Tools/Equipment	322.56	7,979.14
Materials-Boiler	0.00	45.97
Materials-Other	1,454.13	12,602.61
Materials-HVAC	797.00	20,789.37
Materials-Gas/Oil Vehicles	0.00	515.44
Materials-Appliances	6,232.36	46,343.56
Materials-Hardware	79.90	803.52
Materials-Paint	0.00	3,309.87
Materials-Flooring	0.00	667.77
Materials-Cabinets/Countertops Doors/Windows	1,118.40	19,463.46
Total Materials	15,730.12	182,984.70
Contract Costs		

St. Louis Housing Authority
Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Elevators	0.00	-797.15
Contract-Elevators	6,375.40	119,749.39
Contract-Trash Removal	269.43	37,965.89
Contract-Trash Removal	24,266.05	178,691.36
Contract-Custodian	5,695.00	18,360.00
Contract-Custodian	3,600.00	75,546.16
Contract-Plumbing	16,893.33	89,968.35
Contract-Uniform Cleaning	2,711.12	21,681.29
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	27,065.13
Contract-Grounds/Lawn	4,522.00	8,555.25
Contract-Grounds/Lawn	141.00	57,713.35
Contract-Auto Gas	1,733.86	5,297.62
Contract-Auto Gas	1,944.50	5,498.40
Contract-HVAC	0.00	1,485.00
Contract-HVAC	3,893.98	120,704.00
Contract-Fire Protection	0.00	1,480.72
Contract-Fire Protection	10,289.20	38,738.56
Contract-Vehicle Repairs	1,560.71	6,309.16
Contract-Vehicle Repairs	0.00	1,572.35
Contract-Other	0.00	40,699.20
Contract-Other	0.00	7,931.71
Contract-Exterior Building Repairs	0.00	26,945.99
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	0.00	395.89
Contract-Electrical	504.00	4,989.64
Contract-Pest Control/Extermination	370.60	1,324.40
Contract-Pest Control/Extermination	405.00	39,599.05
Contract-Flooring Installation	0.00	63,689.66
Contract-Painting/Wall Repairs	13,984.20	114,302.83
Contr-Cabinet/Counters/Door/Windows	2,371.75	67,753.13
Contract-Lease Automobiles	3,106.00	24,062.00
Contract-Occupancy Permits	0.00	5,412.00
Contract-Bed Bug Eradication	6,430.00	25,080.00
Total Contract Costs	<u>111,067.13</u>	<u>1,258,057.58</u>
TOTAL MAINTENACE EXPENSES	<u>261,438.02</u>	<u>2,394,011.18</u>
PROTECTIVE SERVICES		
Security Alarm Service	2,407.85	13,271.45
Security/Law Enforcement	33,962.67	447,723.64
Security Enforcement-Police	3,695.47	178,591.58
Security Enforcement/Sec Guards	0.00	21,766.11
TOTAL PROTECTIVE SERVICES	<u>40,065.99</u>	<u>661,352.78</u>
INSURANCE PREMIUMS		
Workers Comp Claims	10,975.15	134,864.42
Auto Insurance	5,305.51	37,138.57
Property Insurance	72,280.47	505,963.29

St. Louis Housing Authority
Income Statement

Period = Apr 2025

Book = Accrual

	Period to Date	Year to Date
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	2,279.55
Liability Insurance	20,407.49	145,177.43
Excess Workers Comp Insurance	7,098.98	43,946.12
TOTAL INSURANCE PREMIUMS	116,393.25	881,290.50
GENERAL EXPENSES		
Bad Debt-Tenant Rents	0.00	1,522.16
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	27,160.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	40,772.50
Other General Expense	365,586.55	1,922,255.65
PH FSS Escrow Expense	-11,141.01	-6,229.01
TOTAL GENERAL EXPENSES	354,445.54	1,985,481.30
TOTAL OPERATING EXPENSES	1,879,331.20	14,447,245.88
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,794,415.00	32,592,278.15
Tenant Utility Payments-Voucher	236,696.00	1,708,797.00
Portable Out HAP Payments	118,213.00	875,540.00
FSS Escrow Payments	4,337.00	34,119.01
TOTAL HOUSING ASSISTANCE PAYMENTS	5,153,661.00	35,210,734.16
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	1,465,100.74	4,925,994.80
Equity Transfer Capital Assets OUT	555,100.74	4,925,994.80
Operating Transfers IN	192,600.00	481,331.58
Operating Transfers IN	477,779.32	757,548.32
Operating Transfers OUT	670,379.32	1,238,879.90
Transfer between Program/Projects IN	106,449.86	106,449.86
Transfer between Program/Projects OUT	106,449.86	106,449.86
Transfer Within AMP IN	0.00	538,464.11
Transfer Within AMP OUT	0.00	538,464.11
TOTAL OTHER FINANCING SOURCES	910,000.00	0.00
Prior Period Adjustments Affecting RR	0.00	26,199.77
Prior Period Adjustments Affecting RR	0.00	196,993.81
TOTAL NON-OPERATING ITEMS	0.00	223,193.58
UTILITY CONSUMPTION		
Water Consumption	0.00	80,545.34
Water Consumption Contra	0.00	80,545.34
Electric Consumption	487,651.00	4,827,291.26
Electric Consumption Contra	487,651.00	4,827,291.26
Gas Consumption	14,215.00	152,229.00
Gas Consumption Contra	14,215.00	152,229.00
Sewer Consumption	16,719.00	93,369.00
Sewer Consumption Contra	16,719.00	93,369.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,122,992.20	49,881,173.62
NET INCOME	2,136,888.93	8,712,377.01

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: June 11, 2025

Subject: Development and Modernization Department Board Report

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

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The resident community engagement meeting focused on updates to the community of progress being made on the redevelopment efforts and community partner updates. The meeting was held on May 15, 2025.

SLHA Resident Initiatives staff gave an update on upcoming events and programs. They talked about a new Teen Shop with youth/teen focused resources that they were providing. In addition, they reintroduced Bob Hansman who runs City Faces to talk about restarting the art program that was once active at Clinton-Peabody. There were dozens of pieces of art on display in the Al Chappelle Community Center to show the work of his former students.

Neighborhood Improvement Specialist, Alex Weir, gave an update on the work he is doing to help Clinton-Peabody.

POAH gave an update on the "Campaign to a New Home" program that they introduced to residents in May. They touched on the need to be ready for the new property, ensuring that there is not any outstanding issue that would prevent a tenant from transferring to the new Clinton-Peabody.

The next resident engagement meeting will be on June 12, 2025.

Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – Development and Modernization staff met with the tax credit consultant to go over next steps necessary for the low-income housing tax credit application to the state. In addition, a task order was awarded to St. Louis Design Alliance to begin the

planning and design work for the Parkview redevelopment. They began work on the necessary Capital Needs Assessment (CNA) for the property. An environmental review task order was issued to SCI to begin the necessary environmental review requirement and that work started in May.

King Louis Square (KLS) and King Louis Square II (KLSII) – The SLHA Board of Commissioners approved the terms of the ground lease for the RAD conversion of these units at the March 27, 2025 meeting. SLHA staff and the developer are continuing to work through the documents necessary for the conversion and meet bi-weekly to discuss.

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

Projects

***Emergency Repair *** James House Roof Replacement – On May 16, 2025, the city of St. Louis was struck by an EF3 tornado. James House was in the path of the tornado and as a result, the roof membrane was completely torn off and the HVAC system was severely damaged.

Development and Modernization took responsibility for replacing the roof and immediately initiated an assessment by architects under contract with the agency to assess the damage and specify a replacement roof. The specification and testing of existing materials required some time to complete, but the process was done quickly and efficiently. SLHA was able to identify a qualified roofing contractor, Rody Exteriors, who was willing to commit its workforce to getting the roof watertight as quickly as possible. They were able to bid the project and order materials to begin work on June 16, 2025.

In addition to the roof membrane replacement that is underway, Development and Modernization staff are also working to replace the damaged HVAC systems. This process will continue into June.

PHA Wide Asphalt Shingle Roof Replacement – The contract for the asphalt shingle roofs replacement at Lookaway, Badenhaus, Walnut Park and Cochran was awarded to Rody Exteriors in May. Staff is reviewing subcontractor and material submittals. A pre-construction meeting will be held in June.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – Development and Modernization staff recommended Utilitra to receive the contract for this project and a service requisition was issued to them in May.

RD 25-06 – Parkview Apartments First Floor Furniture – Development and Modernization issued a service requisition for the furniture in May. It is expected to arrive in June.

RD 25-04 – Environmental Consultants – Development and Modernization issued a Request for Qualifications for Environmental Consultants on January 15, 2025. Development and

Modernization staff prepared the service recommendations in April and these contracts were signed in May. Task orders were issued in May as well.

RD 25-02 – West Pine Elevator Replacement – The contract was awarded to Hankins Construction and signed in April. Submittals are being reviewed and the product is expected to be ordered over the summer. There will be a lead time on when the product can be received before work can actively begin at West Pine.

RD 24-11B – Folsom/Norfolk Make Ready (3) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. Work was completed on two (2) of the three units in May and handed over to Property Management. The work on the remaining unit is expected to be completed in June.

The successful completion of these projects will return three (3) units of housing back to productive use and occupancy.

RD 24-11A SSSC Lafayette Townhomes (4) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. The work on all four (4) units was completed in May and turned over to Property management. Staff will begin closeout in June.

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

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor began the Phase II work in May while waiting for materials to arrive in order to complete Phase I construction that was halted in April due to the shortage. The Phase I construction was about 75% complete in May.

RD 24-08 – Cochran Plaza Security Upgrades – The contractor completed the installation of the camera housings in April and is now focused on connecting them to power, server, and the Real Time Crime Center (RTCC) system. The contractor experienced some electrical issues in May that they are working with Ameren to resolve. Work is expected to be complete in June.

RD 24-04 – Badenhaus Sewer Repair – All in-unit work was completed in April. The temporary move of residents while their units were being worked on went very smoothly. The contractor completed the fencing work in May, but experienced some delays related to the recent tornado that formed in St. Louis on May 16. The work is expected to be completed in June.

RD 23-03A – Parkview Apartments Access Control System – This project is still on hold pending interior work related to the Parkview First Floor Renovation project.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – The new fence that was installed experienced some damage, which need to be resolved before work can be completed. This is expected to occur in June.

RD 22-04 – Parkview Elevator Replacement – The contractor completed 95% of the work with the final elevator passing inspection on May 7, 2025. With the passage of inspection, the

contractor began the demobilization process at Parkview and began work on punch list items that need to be completed before closeout can occur. This is expected to take place in June.

Parkview Parking Deck Evaluation – Development and Modernization staff received a new structural engineering report on the condition of the garage in February and are acting on the recommendations in the report. Development and Modernization staff reviewed and approved a quote for additional shoring material in April. The supplier was instructed to order the materials in May, with the work to be conducted in June.

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

LaSaison Phase II – The SLHA board of commissioners approved SLHA staff to execute a Modified and Restated Master Developer Agreement with the developer at the March 27, 2025 board meeting. Staff will continue to work with the SLHA Legal Department on legal documents necessary for the production of LaSaison Phase II and the remaining five (5) for-sale homes. These will be sold to low to moderate-income households.

The developer has begun preparations to begin and expects to break ground sometime this summer.

Section 18

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July 2024. SLHA staff responded to the technical questions presented by HUD and have confirmed that they received the information. HUD requested additional information, which has been provided. SLHA staff provided the requested information to HUD in April 2025 and is waiting for a response.

Projects Ready for Close-Out

RD 23-12 – West Pine Roof Replacement – The contractor has completed all of the punch list items, however, the mechanical sub needs to complete their electrical connections for the fire alarm system. This is expected to occur in June.

Grant Applications

Community Development Administration (CDA) Neighborhood Transformation Grant – Cochran Plaza – Development and Modernization staff is preparing an application to the City of St. Louis CDA for heavy make-ready work at Cochran Plaza. The grant applications are due July 14, 2025.

Community Development Administration (CDA) Neighborhood Transformation Grant – Parkview Elderly Apartments – Development and Modernization staff are preparing a Neighborhood Transformation Grant to CDA to support the redevelopment and repositioning of Parkview Elderly Apartments.

Emergency Safety and Security Grant (ESSG) – SLHA submitted a grant for cameras at Lafayette Apartments in March. A response from HUD is expected over the summer.

Solicitations

RD 25-14 NSSS – Electrification and Unit Repairs (Thirty-Four (34) Units) – This solicitation includes both CDA grant funding and an additional grant funding source from HUD through the Housing-Related Hazards (HRH) grant in which SLHA received \$520,300. Overall, the project will affect thirty-four (34) units with improvements. Some will receive heavy make-ready work through the CDA grant in addition to electrification improvements through the HRH grant, while others will only receive electrical improvements related to the HRH grant.

In total, 17 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the HRH grant. These units will be at Page Manor (7 units) and Samuel Shepard (10 units).

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans, and upgraded electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

The solicitation was advertised in May. Bids are due June 12, 2025.

Re-Solicitations

None.

Pre-Solicitation

None.

Planning

Al Chappelle Roof Replacement – Development and Modernization issued a task order in December to the architects at Grice-Trivers Joint Venture to prepare documents for the exterior and mechanical work to be funded by the CDA grant of \$750,000.00 awarded to SLHA in November 2024.

A field visit occurred in February to determine the current condition of the roof and move forward with producing estimates for the bids. The schedule shows the work being put to bid in July.

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens has been submitted to SCB, an architecture firm contracted to SLHA. Design work has been reviewed and the solicitation should be made in late-June.

CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA. The work was solicited starting with Phase I in March. Development and Modernization staff issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, to complete the design process for the following projects:

Phase 1: Has been moved to Pre-Solicitation.

Phase 2: McMillan (5 units), Lookaway (5 units), and McMillan 2 (5 units). Planning for these additional units is ongoing and are expected to be solicited in June.

Phase 3: Cochran (21 units)

The phasing and units are subject to change based on cost and need.

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February to the architects at St. Louis Design Alliance to prepare a template scope for heavy make-ready work that rises to a level above normal wear and tear for units. This work falls under the category of “Rehabilitation of 25 Units per Year” in the Annual Plan. As units are identified, they will be added to the solicitations portion of this report.

On Hold Solicitations

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 MAY MONTHLY ACTIVITY REPORT

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
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	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 & Water Heater Replacement	9	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	44096	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair 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
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	75%	50%	50%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	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
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024	1/14/2022
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	10/2/2020
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO001000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	5%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT

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
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	50%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	24				St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	TBD	TBD	TBD	TBD	TBD
MO001000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	80%	60%	0%	TBD	TBD	Part 50	9/22/2020	9/23/2020
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	60%	0%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	3/3/2025	3/3/2027	TBD	Sherman Carter Barnhart	4/26/2024	100%	100%	50%	60%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020	9/23/2020
PHA-Wide	Environmental Review	N/A	Environmental Review	38	13	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
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	N/A	N/A	N/A	Sherman Carter Barnhart	4/26/2024	100%	100%	50%	60%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	10%	0%	0%	0%	0%	N/A	N/A	N/A	N/A	N/A

DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT

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
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	4/24/2024	4/29/2026	N/A	TBD	N/A	N/A	56%	99%	
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	0%	N/A	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	N/A	TBD	N/A	N/A	100%	93%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	N/A	TBD	N/A	N/A	100%	64%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	90%	
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	8/30/2024	2/26/2025	TBD	TBD	N/A	N/A	100%	95%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	1/10/2025	7/9/2025	9/11/2025	TBD	N/A	N/A	85%	48%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	TBD	TBD	N/A	N/A	100%	85%	
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	8/13/2024	10/12/2024	12/31/2024	11/25/2024	12/16/2024	12/17/2024	100%	100%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	80%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT

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
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
PHA-Wide	Environmental Review	N/A	Environmental Review	38	13	5/7/2025	9/20/2025	N/A	N/A	N/A	N/A	25%	5%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The third and final elevator passed state inspection on May 27, 2025. The contractor is finalizing punchlist items in preparation for closeout in June.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	Parking lot design has been transferred to a new contract with CDI, Inc. because the vast majority of the scope of work was to be performed by engineers, so more cost effective for them to be lead design firm.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Exterior Work was completed in December 2024. Work inside units was completed in April. Fencing was completed in May; the project is anticipated to complete work in June.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The Notice to Proceed was issued on 6/12/2024. Project mobilized on June 13, 2024. The stairs have been demolished; and the new stairs and new lighting fixtures have been installed. Gates were installed in May; additional progress is anticipated in June.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II was April 9, 2025
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Design for this scope of work is ongoing.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. Bureau Veritas is revising the Capital Needs Assessment based on comments from HUD.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	Mobilization was June 10, 2024. Ninety percent of the work has been completed. The new exterior doors are installed. Front doors were repaired and fence work was completed in December; the contractor is on hold pending repairs to the main door and completion of the west wing.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	The Pre-Construction Meeting was held on 03/11/2024. The contractor mobilized on 09/03/2024. Project work was completed in December. Punchlist inspection was completed on January 30, 2025. The mechanical contractor will complete their connections to the fire alarm system in June.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities are ongoing.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Notice to Proceed was issued in January. At the end of May, camera installation was 90% complete, and configuration was beginning for powered cameras. Coordination with Ameren to restore power to the Minimal for final camera installation in New Haven Court began.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	6	Work was completed and keys turned over to Property Management on May 13.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Work on 3919C Folsom (Folsom) and 4377C Norfolk (Marie Fanger) was completed and keys turned over to Property Management on May 30. Construction on 4377A Norfolk will continue in June.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	The Pre-Bid Meeting was held on 2/26/25. Two quotes were received. Purchase order for \$169,530.35 was issued to Utilitra, LLC on 5/8/25. Pre-construction meeting will be held in June.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	The contract was awarded to Hankins Construction. The Pre-Construction Meeting was held on 4/17/2025. The elevator subcontractor completed field verification May 19-23. Submittals and other preconstruction activities are ongoing.
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The Pre-Bid Meeting was held on 2/26/25. Four bids were received on 4/24/25. Notice of Award was sent to Roady Exteriors, LLC on 5/28/25. Contract execution is anticipated in June.
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	The project went out to bid 5/7/25. Pre-bid conference was held on 5/20/25, with an additional site visit on 5/29/25. Bids are due 6/12/25.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	Task order for services including architecture and engineering design, Capital PNA, and Energy Audit of the building was executed on 5/12/25
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO001000041	Lookaway	N/A	Unit Repairs	17	5	Task order for architectural design services for unit repairs funded by CDA Grant.
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	Task order for architectural design services for unit repairs funded by CDA Grant.
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	
PHA-Wide	Environmental Review	N/A	Environmental Review	38	13	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	

DEVELOPMENT AND MODERNIZATION MAY MONTHLY ACTIVITY REPORT



Parkview First Floor Renovations



Parkview Elevator Replacment



Marie Fanger & Folsum Make-Ready Units



Lafayette Townhomes Make-Ready Units

**St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund**

AT 5/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,616,044.16	169,830.84	1,183,929.60	601,945.40	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	7,888,446.77	1,132,486.23	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	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	9,630,778.00	0.00	7,396,146.38	2,234,631.62	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,183,153.12	2,822,425.88	4,625,283.35	4,380,295.65	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	36,670.46	213,329.54	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	0.00	520,300.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	4,285,524.80	4,965,103.20	2,563,729.73	6,686,898.27	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	184,080.67	22,214.33	0.00	206,295.00	19-Jun-2025	19-Jun-2026
Totals		\$57,217,860.00	\$48,717,985.75	\$8,499,874.25	\$41,241,678.29	\$15,976,181.71		
			85.1%			72.1%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: June 11, 2025

Subject: Resident Initiatives Board Report

In May 2025, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs.

New Enrollments	Total Enrollment	Percent of Dept. Goal
14	151	75%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In May the Coordinators made the following referrals:

- Employment (6)
- Education (3)
- Utility Assistance (2)
- Food distribution (100)
- Health and Wellness (16)
- Youth Referral (1)
- 68 Bust Tickets Distributed

Community Outreach

In May, the Resident Initiatives team, in partnership with Property Management, pivoted to respond to our residents impacted by the tornado that devastated parts of St. Louis City. SLHA staff coordinated with several community partners to provide residents with food, water, hygiene items, and conducted emergency needs assessments.



Above photos: SLHA staff and community volunteers distributing supplies and hot meals to SLHA families impacted by the tornado.

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. In May, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members. Additionally, the Senior Olympics kicked off with more than 75 SLHA seniors participating, winning a total of 37 medals: 24 gold, 8 silver and 5 bronze. Pictured right: Elderly and Disabled Coordinator, Marvin Bostic, and West Pine TAB Member prepare bags for SLHA Senior Olympics participants.



Pictured left: SLHA seniors compete in pool and bowling at the Senior Olympics and SLHA residents win medals in bowling tournament.

Family Self Sufficiency

As of May 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-four (64) participants, seventeen (17) with established escrow accounts and three (3) actively receiving a monthly escrow credit. In addition, there were fifty (50) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which thirty-three (33) have established escrow accounts and fifteen (15) received a monthly escrow credit. There are fourteen (14) new participants enrolled in HCV-FSS and eight (8) new participants enrolled in PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	64	17	14	17/27%	3/18%
PH	50	33	8	33/66%	15/45%

Throughout May, the Coordinators attended meetings with partners and hosted events to discuss resources for active FSS participants, build awareness of the program and increase enrollment.

5/2/25 - Bio Stl Participant Graduation

The FSS Coordinator attending Bio STL’s graduation to celebrate the SLHA residents and FSS participants who successfully completed the program.

5/6/25 - FSS Quarterly Check-In

The FSS Coordinators hosted their quarterly check-in to engage with current participants and provide support as they navigate the FSS program.

5/28/25 - LaSalle Park Resident FSS Intake

The FSS Coordinators hosted an intake session at LaSalle Park where there has been significant interest in the FSS program due to the property management’s engagement strategies.

Resident Coordinator

The Coordinator continues to host several events to engage residents and property managers in the implementation of the CDA beautification grant. This month, the Coordinator worked on implementing a series of community engagement activities at each site to build awareness of the upcoming installations.

5/07/25 - Renaissance Place at Grand Grow n Go Event

The Coordinator held a second resident-led beautification event - Grow and Go at Renaissance Place at Grand! ArchWell Health assisted with health and wellness information for attendees. Residents planted basil, parsley and vegetables. Additionally, they created Mother’s Day cards and picked out plants to give to the mothers throughout the site.



5/13/2025 - What’s the Move? Youth Advisory Council Meeting

The Coordinator and Resident Initiatives staff joined the Behind It All Foundation in engaging Clinton-Peabody youth in planning for summer activities at the site.

5/15/25 - Euclid Plaza Health Fair

The Coordinator held a third resident-led beautification event - a health fair at Euclid Plaza in partnership with Affinia Health. Affinia provided various medical screenings on site and shared resources for free vaccinations, dental care and groceries.

TABs

The St. Louis Tenant Affairs Board held their monthly meeting on May 21, 2025 at West Pine Apartments. SLHA's Resident Initiatives staff did not attend, as we were in the field conducting tornado relief. Additionally, the Director of Resident and Community Engagement continues to meet with active TABs to facilitate important conversations and provide support as needed.

Director's Activities

The Director of Resident and Community Engagement is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

5/9/25 - Meeting w/City Faces

The Director and ROSS Coordinators met with City Faces to discuss the details of re-launching the program at the Al Chapelle Community Center.

5/12/25 - Meeting with My Life in a Bag

The Director and the Resident Initiatives team met with My Life in a Bag to discuss a potential partnership with the organization.

5/13/25 - What's the Move

The Director and Resident Initiatives team joined the staff from Behind it All Foundation as they conducted an initial workshop with Clinton-Peabody youth.

5/15/25 - Clinton Peabody Resident Meeting

The Director attended the monthly resident meeting to provide an update on youth programming at the Al Chapelle Center.



5/16/25 - Lincoln University Cooperative Extension

The Director met with Lincoln University Cooperative Extension staff to plan for summer programming that will be offered at LaSalle Park.

Other Business and Upcoming Events

The Resident Coordinator is continuing engagement activities at designated sites to prepare for installation of beautification projects funded by the CDA grant. The Resident Initiatives team is working with Property Management to implement summer programming at LaSalle Park and Clinton-Peabody.

EUCLID PLAZA
COMMUNITY CLEAN UP DAY
 JUNE 14 • 11A - 3P

Health Resources • Interactive Wellness Stations • Giveaways

To volunteer or for questions, contact Camille Shoals at CShoals@aha.org or (314) 286-4296.

PHOTO: © SHUTTERSTOCK.COM/STEFAN WOLFF

RENAISSANCE PLACE AT GRAND
COMMUNITY CLEAN UP DAY
 JUNE 20 • 12-2 PM • 3230 SCHOOL ST

Health Resources • Interactive Wellness Stations • Giveaways

To volunteer or for questions, contact Camille Shoals at CShoals@aha.org or (314) 286-4296.

PHOTO: © SHUTTERSTOCK.COM/STEFAN WOLFF

NORTH SIDE SCATTERED SITES
BLOCK PARTY
 Presented by the Resident-led Beautification Project

Health & Wellness Resources • Gardening Stations • PRIZE DRAWING • KEEP THIS COUPON

Discover fun ways to boost your health and wellness while connecting with your neighbors! Enjoy hands-on activities, helpful resources, and tips for living a healthier life.

JUNE 28 12-2 P.M.
 1007 N TAYLOR AVE

For more information or to volunteer, contact Camille Shoals at CShoals@aha.org or 314-286-4296.

This program is a resident study design on behalf of the Center for Green Living. Funding: Northside Housing Authority. © 2018 Northside Housing Authority. All rights reserved.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: June 11, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 24-13 Invitation for Bids for Asphalt Shingle Roof Replacements: Lookaway, Walnut Park and Badenhau. The scope of work for this project will consist of the removal and replacement of the existing asphalt single roofs, drip edges and ridge vents at thirty (30) single family residences in the Walnut Park and Lookaway developments, and nine (9) multi-family structures at Badenhau Apartments. Gutters and downspouts will also be replaced. The Acquisition and Solicitation plans were approved on January 28, 2025. The project went out to bid on March 3, 2025 and was posted to QuestCDN, and a notice was sent to contractors. Ads were also run in the St. Louis American on March 3, 2025 and the St. Louis Post Dispatch on March 26, 2025. A pre-bid conference was held on March 11, 2025. Bids were due on April 24, 2025. Four bids were received. The project was awarded to Rody Exteriors LLC on May 28, 2025. Contract execution is anticipated in June.

RD 25-04 Request for Qualifications for Environmental Consultants was issued on January 15, 2025. The solicitation is seeking proposals from qualified consultants appropriately licensed in the State of Missouri to provide Environmental Consulting Services as required for projects to be performed in the years of 2025 through 2030. The scope of work for this project will consist of furnishing all labor and materials required to conduct Environmental Reviews (ERs) to meet relevant ASTM standards, National Environmental Policy Act (NEPA) requirements, 24 CFR Part 50 regulations, and Housing and Urban Development (HUD) Notice PIH 2016-22 requirements. Proposals were due on February 4, 2025. Four proposals were received. A Review Committee evaluated the qualifications and issued Award Letters to three firms on April 1, 2025. Requests for proposals for individual site reviews were requested on April 2, 2025. Proposals were

received from consultants on April 17, 2025. Purchase orders were issued to CMEC LLC, Professional Environmental Engineer, Inc. and SCI Engineering in May.

B. Solicitations Pending

- RD 25-07 Requests for Quotations for SLHA Fleet Maintenance was sent to contractors on March 14, 2025. Quotations were due on April 17, 2025. One quote was received and is being reviewed. Contract is anticipated in June.
- RD 25-14 Invitation for Bids for NSSF Electrification and Unit Repairs. The scope of work for this project will consist of the removal of natural gas furnaces, water heaters ranges and related piping, and installation of new exhaust fans and range hoods with exterior exhausts. Seventeen units will also receive general repairs. The Acquisition and Solicitation Plans were approved on April 25, 2025. The project went out to bid on May 7, 2025 and was advertised in the May 14, 2025 edition of the St. Louis Post-Dispatch. Pre-bid conferences were held on May 20, 2025 and May 29, 2025. Bids are due June 12, 2025.

Other Contracting Activity

A. Contracts Awarded

- HR 24-02 Request for Proposals for 401(a) Money Purchase Plan Recordkeeping and Plan Administration Services & Investment Advisory and 457(b) Plan Recordkeeping and Plan Administration & Investment Advisory Services. The general scope of work for this project will include handling an investment platform, administrative and recordkeeping, providing plan documents and trust services, access to investment products, employee communication and investment education and advisory services. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. The Evaluation Committee evaluated the proposals for award recommendation and narrowed it down to three offerors. The in-person presentations for all three companies were conducted on October 16, 2024. Resolution No. 3029 was submitted on January 8, 2025 to the Board for Authorization and Approval of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services. The plan was approved by the Board on February 27, 2025. SLHA has engaged in negotiations with Voya and Retirement Plan Advisors (RPA) for a full-service provider for SLHA's retirement plans.

B. Solicitations Pending

LG 25-03 Request for Proposals for Legal Services for the St. Louis Housing Authority. The purpose of this solicitation is to develop a pool of attorneys from which SLHA may choose to do business with from time to time. Offerors are invited to submit proposals to provide both litigation and transactional service(s) in one or more of the following practice areas: Employment/Employee Benefits/Tax Law; Housing Law; Construction/ Procurement Law; Real Estate Law & Affordable Housing Development; Torts; Bond Counsel; and Bankruptcy & Creditor's Rights. The RFP was approved on December 18, 2024. The RFP was advertised in the St. Louis American on December 19, 2024, the Post-Dispatch on December 20, 2024 and ran in the St. Louis Law Journal in the January/February 2025 issue. An addendum was issued explaining that the pre-proposal meeting scheduled for January 6, 2025 was rescheduled to January 8, 2025 due to the closure of SLHA office from inclement weather. Four proposals were received on January 15, 2025 and are currently being evaluated.

COMMUNICATIONS

Communications Department

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: June 11, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements	5	<ul style="list-style-type: none"> Disaster Response 1 Disaster Response 2 C.O.R.E. Focus: One Stitch at a Time Public Notice: Draft Agency Plan Public Notice: Agency Place Annual Submission
News coverage		
New Social Media Campaign(s)	1	Disaster Response: One Community, United and Strong
Facebook Posts	27	Highest Performing (Facebook) <ul style="list-style-type: none"> Disaster Response 1,770 Reach; 36 Engagements Draft Agency Plan 415 Reach; 17 Engagements
Twitter Posts	21	Highest Performing (Twitter) <ul style="list-style-type: none"> Ready to Win Campaign Update 58 Impressions; 2 Engagements CORE Focus: One Stitch at a Time 47 Impressions; 2 Engagement
LinkedIn Posts	20	Highest Performing (LinkedIn) <ul style="list-style-type: none"> Board Training 132 Impressions; 6 Engagements Reducing social isolation: Circle of Friends Outing 115 Impressions; 9 Engagements

Social media analytics:

Facebook Total Followers: 3,131	MAY 2025	APRIL 2025	MARCH 2025
Reach	3,117 (+8%)	2,888 (+103%)	1,420 (-53%)
Post Engagement	170 (-77%)	749 (+732%)	90 (-71%)
Visits	855 (+3)	834 (-4%)	872 (-6%)
New Followers	63 (+85%)	34 (+31%)	26 (-21%)

LinkedIn Total Followers: 498	May 2025	APRIL 2025	MARCH 2025
Impressions	856 (+26%)	680 (-7%)	730 (-29%)
Page Views	54 (+4%)	52 (+30%)	40 (-35%)
Unique Visitors	24 (-20%)	30 (+20%)	25 (-22%)
Post Reactions	27 (+35%)	20 (-35%)	31 (-24%)

Monthly Highlights:



1. One Community, United and Strong
2. Board Training
3. Staff Recognition: Roxanne Whiting

HUMAN RESOURCES



Human Resources 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: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: June 11, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF MAY 31, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
111	0	4	115

STAFFING CHANGES

New Employees Full-Time:

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

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Lashonda Brown	Assistant Property Mgr. James House	Acting Property Mgr. Euclid Plaza Apts.

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.		

Transfers

<u>Name</u>	<u>Former Department</u>	<u>Current Location</u>
Eugenia Washington	Legal	Property Management
Helena Hubbard	Property Management	Section 8
Robert Morris, Jr.	Southside Scattered Sites	West Pine Apts.

Recruitment

number of position vacancies published this month: 0

number of position vacancies carried over from previous month: 0

Applications

**Received This
Month**

Position Vacancies Published this Month:

None this reporting period.

Additional Applications Received this Month:

None this reporting period.

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>
None this reporting period.		

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.					