



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

JULY 24

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: July 18, 2025

Subject: Monthly Activities Report

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

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 May 2025
- Public Housing AMP Budgets as of May 2025
- Financial Condition Indicators as of May 2025
- Management Operations Indicator as of May 2025

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of May 2025
- HCV Budget as of May 2025
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of May 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

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: July 9, 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 June, fifty-five (55) individuals were on SLHA's Trespass and Ban List. In June, Asset Management hosted two virtual 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)	517
New Requests Submitted to HUD (# of units)	0
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:

June	92.94%
HUD GOAL	95%

Prior Months:

May	April	March
93.49%	90.86	89.37%

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 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 were due June 12, 2025 and are being evaluated. Design work is also underway for the second group of five CDA-funded units at Lookaway Court and a solicitation is planned for July.

Public Housing Occupancy

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

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

Public Housing Occupancy

AMP #	4/1/2025			5/1/2025			6/1/2025	
	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	108	73%	204	104	70%	202	104	69%
MO001000010	121	97%	1	123	98%	1	121	97%
MO001000013	98	91%		104	96%		104	96%
MO001000017	87	88%		95	96%		95	96%
MO001000019	201	71%	66	202	88%	65	200	87%
MO001000028	109	93%	4	112	96%	4	112	96%
MO001000034	140	95%		141	95%		140	95%
MO001000037	55	90%	17	56	92%	17	55	90%
MO001000038	94	85%	35	96	89%	35	96	89%
MO001000041	62	91%	60	63	93%	60	64	94%
MO001000044	58	95%	32	58	95%	31	58	94%
MO001000045	42	100%	22	43	102%	21	43	100%
MO001000046	53	96%	10	52	95%	9	54	96%
MO001000047	36	100%		36	100%		36	100%
MO001000048	38	95%		37	93%		37	93%
MO001000049	39	89%		40	91%		41	93%
MO001000050	54	89%	1	53	87%	1	53	87%
MO001000052	22	100%	2	22	100%	2	22	100%
MO001000054	66	92%	3	64	89%	3	63	88%
MO001000055	20	91%		19	86%		19	86%
MO001000056	77	96%		75	94%		75	94%
MO001000057	32	97%	3	32	97%	2	33	97%
MO001000058	16	94%	29	16	94%	29	17	100%
MO001000059	46	98%	3	47	100%	2	46	96%
MO001000060	20	83%	20	20	83%	21	21	91%
MO001000061	114	95%		117	98%		114	95%
MO001000062	72	96%		71	95%		70	93%
MO001000063	67	96%		66	94%		66	94%
MO001000064	47	87%	5	47	87%	5	47	87%
MO001000065	36	90%	6	35	88%	6	35	88%
MO001000066	30	88%	1	31	91%	1	31	91%
MO001000067	19	100%		19	100%		19	100%
TOTAL	2,079	89%	524	2,096	92%	517	2,091	91%

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
June 1 - June 30, 2025

	June 2025		October 2024 - June 2025	
Abandonment of Unit	1	4.8%	13	4.3%
Deceased	1	4.8%	34	11.3%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	6	28.6%	56	18.5%
Incarcerated	-	-	2	0.7%
Moved-In Legal	-	-	2	0.7%
Moved to HCV Prog S8	1	4.8%	21	7.0%
Moved with Notice	8	38.1%	125	41.4%
Moved without Notice	-	-	8	2.6%
One Strike	-	-	6	2.0%
Nursing Home Placement	-	-	5	1.7%
Purchased Home	-	-	-	-
Relocation Transfer		-	7	2.3%
Transfer to Diff PH Unit	4	19.0%	22	7.3%
Total	21	100%	302	100%

Demographic Report

June 1 - June 30, 2025

	Disabled	Non-Disabled	Total
Number of Families	677	1,473	2,150
Average Family Size	1.3	2.3	2.0
Average Age of Head of Household	59.0	45.7	49.9
Number of Youth Family Members (<18)	-	-	1,762
Average Age of Youth Family Members	-	-	10.4
Number of Senior (62+) Head of Household	335	336	671
Average Household Income	\$12,899	\$12,022	\$12,998
Number of Head of Households Employed	631	942	1,573
Average Monthly Rent	\$263.17	\$223.61	\$236.07
Average Cost of Utilities Paid by SLHA	\$4.04	\$31.23	\$22.67
Average Length of Occupancy (Years)	9.8	6.1	7.3

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	3	16	19
Asian Only	0	3	3
Black/African American Only	13	2,058	2,071
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	40	42
White, Black/African American	1	12	13
Total	19	2,131	2,150

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 6/29/2025

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	*	1	0	*	1	0	*	0%	*	-67%
SEXUAL ASSAULT	0	0	*	0	0	*	1	1	0%	0%	*	*
ROBBERY	1	0	*	1	1	0%	2	3	-33%	0%	-50%	-50%
AGGRAVATED ASSAULT	2	2	0%	15	8	88%	50	25	100%	178%	56%	-7%
BURGLARY	0	0	*	0	5	-100%	7	10	-30%	40%	0%	-13%
FELONY THEFT	1	0	*	2	2	0%	11	10	10%	57%	22%	-45%
AUTO THEFT	0	0	*	0	2	-100%	1	10	-90%	-86%	-90%	-75%
TOTAL	4	2	100%	19	18	6%	73	59	24%	78%	18%	-22%

SHOOTING INCIDENTS	2	0	*	5	1	400%	9	5	80%	80%	80%	0%
SHOOTING VICTIMS	2	0	*	10	1	900%	14	5	180%	180%	180%	17%
JUVENILE SHOOTING INCIDENTS	0	0	*	2	0	*	4	1	300%	300%	300%	*
JUVENILE SHOOTING VICTIMS	0	0	*	4	0	*	6	1	500%	500%	500%	*

MISDEMEANOR THEFT	1	0	*	8	0	*	21	9	133%	163%	75%	24%
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GUN ARRESTS	0	0	*	0	0	*	3	5	-40%	-50%	0%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	*	*	*

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 6/29/2025

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	*	0	0	*	4	5	-20%	-50%	-33%	-43%
AGGRAVATED ASSAULT	0	1	-100%	2	1	100%	19	13	46%	6%	90%	19%
BURGLARY	0	0	*	0	1	-100%	7	14	-50%	-56%	-42%	-22%
FELONY THEFT	0	0	*	2	3	-33%	21	20	5%	-36%	-49%	-28%
AUTO THEFT	0	2	-100%	1	3	-67%	7	24	-71%	-84%	-67%	-42%
TOTAL	0	3	-100%	5	8	-38%	58	77	-25%	-52%	-36%	-23%
SHOOTING INCIDENTS	0	0	*	0	0	*	0	2	-100%	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	0	*	0	2	-100%	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
MISDEMEANOR THEFT	0	1	-100%	3	3	0%	24	44	-45%	-49%	-25%	-50%
GUN ARRESTS	0	0	*	1	0	*	5	6	-17%	-44%	0%	-29%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 6/29/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Lasalle Park												
MURDER	0	0	*	0	0	*	1	2	-50%	*	*	0%
SEXUAL ASSAULT	1	0	*	1	0	*	1	1	0%	*	0%	*
ROBBERY	0	0	*	1	0	*	5	4	25%	67%	0%	*
AGGRAVATED ASSAULT	0	1	-100%	1	1	0%	10	5	100%	-17%	67%	-29%
BURGLARY	0	0	*	0	2	-100%	3	7	-57%	-25%	-57%	-25%
FELONY THEFT	0	1	-100%	6	2	200%	20	11	82%	18%	-9%	54%
AUTO THEFT	0	0	*	1	0	*	4	12	-67%	-33%	-67%	-20%
TOTAL	1	2	-50%	10	5	100%	44	42	5%	5%	-17%	19%
SHOOTING INCIDENTS	0	1	-100%	0	1	-100%	1	4	-75%	*	*	-67%
SHOOTING VICTIMS	0	1	-100%	0	1	-100%	1	5	-80%	*	*	-67%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	-100%
MISDEMEANOR THEFT	0	6	-100%	3	23	-87%	33	50	-34%	57%	106%	120%
GUN ARRESTS	0	0	*	1	0	*	8	1	700%	100%	100%	167%
JUVENILE GUN ARRESTS	0	0	*	1	0	*	3	0	*	*	*	200%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 6/29/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Peabody Darst Webbe												
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%	-83%
AGGRAVATED ASSAULT	6	6	0%	6	8	-25%	20	18	11%	33%	18%	-53%
BURGLARY	0	0	*	1	2	-50%	7	7	0%	-13%	-46%	-42%
FELONY THEFT	0	0	*	0	1	-100%	7	7	0%	-46%	-50%	-72%
AUTO THEFT	1	0	*	1	1	0%	4	10	-60%	-50%	-43%	-73%
TOTAL	7	6	17%	8	12	-33%	39	44	-11%	-17%	-25%	-62%
SHOOTING INCIDENTS	1	1	0%	1	1	0%	3	2	50%	200%	0%	0%
SHOOTING VICTIMS	1	1	0%	1	1	0%	3	2	50%	200%	0%	0%
JUVENILE SHOOTING INCIDENTS	1	0	*	1	0	*	2	0	*	*	0%	*
JUVENILE SHOOTING VICTIMS	1	0	*	1	0	*	2	0	*	*	0%	*
MISDEMEANOR THEFT	0	1	-100%	1	1	0%	27	27	0%	42%	93%	-18%
GUN ARRESTS	0	0	*	0	1	-100%	2	3	-33%	-50%	-71%	-78%
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: July 9, 2025

SUBJECT: Property Management Board Report

Property Management Department:

In June 2025, the Property Management Department implemented strategic staffing adjustments in response to federal reductions in operating budgets. Three internal candidates were selected for promotions and appointed as Acting Property Managers for Southside Scattered Sites, West Pine Apartments and Euclid Plaza, respectively. Each acting assignment will be monitored for a 60-day evaluation period as team members participate in additional leadership training and development programming. Upon conclusion of this period, performance assessments will determine whether the candidates are eligible for permanent placement.

Occupancy and HUD Compliance

- Property Management completed eight move-ins in June. For move-outs, 72.22% moved with notice, abandoned the unit or were evicted. Five public housing families 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 June 2025 was 91.91%, showing a slight decrease due to the high number of move-outs.

April 2025	May 2025	June 2025
89.51%	92.89%	91.91%

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. Maintaining an up-to-date waiting list helps minimize leasing delays, reduces "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 also 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 June 2025 with 53 past-due recertifications, achieving a reporting rate of 96.96%. This reporting rate is consistent with last month's rate.

April 2025	May 2025	June 2025
11	48	53

Work Order Period Activity

Period Date From: 06/01/2025 - Period Date To: 06/30/2025

Property	Opening Balance	Created	Closed	Closing Balance
Southside Scattered	42	38	31	49
Badenhaus/Badenfest	6	17	14	9
Clinton-Peabody	7	11	12	6
Cochran Plaza	4	25	12	17
Northside Scattered	8	25	21	12
Euclid Plaza Elderly	6	15	18	3
James House	2	34	10	26
King Louis III	21	1	4	18
Kingsbury Terrace	11	10	1	20
LaSalle Park	50	62	58	54
Parkview Elderly	94	120	82	132
West Pine	63	6	26	43
Total	314	364	289	389

PUBLIC HOUSING CASH ACTIVITY AS OF 05/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	5/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	5/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,661,316.40	FEDERAL FARM CREDIT BANK	7/29/2025	\$1,484,462.82
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$26,113.81	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$549,061.65	CIT BANK CD	6/17/2025	\$100,479.27
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$658,642.05	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$309,138.54	GREENSTATE CREDIT UNION	6/16/2025	\$235,005.75
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$107,885.43	FEDERAL HOME LOAN BANK	10/22/025	\$241,196.34
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,762.08	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,683.12	FLUSHING BANK CD	8/18/2025	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$230,526.90	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,733.26	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$172,117.80	FEDERAL HOME LOAN MTG	Various	\$1,561,647.13
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$315,642.61	TREASURY BILL	Various	\$489,744.81
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$705,077.50	BANK OF AMERICA	7/8/2025	\$250,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,398,645.69	STATE BANK OF INDIA	7/30/2025	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,634.45	FARMER MAC	10/29/2025	\$491,009.31
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,338,981.29	TOTAL INVESTMENTS		\$6,595,974.27

Clinton Peabody

Income Statement

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	98,938.00	86,664.00	12,274.00	130,000.00
Utility Reimb.-LIPH	-57,377.00	-56,000.00	-1,377.00	-84,000.00
Total Rental Income	41,561.00	30,664.00	10,897.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	1,000.00	-1,000.00	1,500.00
Late Charges	2,669.00	13,336.00	-10,667.00	20,000.00
Misc TPA Bal Forward	-1,317.00	0.00	-1,317.00	0.00
Vacate Charges	117.00	0.00	117.00	0.00
Total Other Tenant Income	1,594.00	14,336.00	-12,742.00	21,500.00
NET TENANT INCOME	43,155.00	45,000.00	-1,845.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,451,569.02	1,444,808.64	6,760.38	2,167,213.00
Allocated Interest Income	0.00	96.00	-96.00	140.00
Fraud Recovery PH	-1,203.50	0.00	-1,203.50	0.00
Non-Dwelling Rent	0.00	800.00	-800.00	1,200.00
Allocated Other Income	22,566.52	34,064.00	-11,497.48	51,095.00
TOTAL GRANT AND OTHER INCOME	1,472,932.04	1,479,768.64	-6,836.60	2,219,648.00
TOTAL INCOME	1,516,087.04	1,524,768.64	-8,681.60	2,287,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	275,240.71	442,506.72	167,266.01	663,744.00
TOTAL TENANT SERVICES EXPENSES	19,919.91	25,216.00	5,296.09	37,830.00
TOTAL UTILITY EXPENSES	300,221.95	365,320.00	65,098.05	547,985.00
Total Maint Salaries	131,252.85	214,864.00	83,611.15	322,303.00
Total Materials	28,000.86	42,344.00	14,343.14	63,500.00
Total Contract Costs	212,505.85	239,205.36	26,699.51	358,803.37
TOTAL MAINTENACE EXPENSES	371,759.56	496,413.36	124,653.80	744,606.37
TOTAL PROTECTIVE SERVICES	104,761.02	231,744.64	126,983.62	347,617.00
TOTAL INSURANCE PREMIUMS	132,472.72	182,968.00	50,495.28	274,444.63
TOTAL GENERAL EXPENSES	8,444.24	12,360.00	3,915.76	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,212,820.11	1,756,512.64	543,692.53	2,634,765.00
OTHER FINANCING SOURCES				
Operating Transfers IN	116,108.86	231,744.00	-115,635.14	347,617.00
TOTAL OTHER FINANCING SOURCES	116,108.86	231,744.00	-115,635.14	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	415,974.47	0.00	415,974.47	0.00

James House
Income Statement
Period = Oct 2024-May 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	182,231.55	174,472.00	7,759.55	261,704.00
Total Rental Income	182,231.55	174,472.00	7,759.55	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	136.00	-136.00	200.00
Late Charges	11,246.00	13,336.00	-2,090.00	20,000.00
Legal Fees - Tenant	-484.50	1,336.00	-1,820.50	2,000.00
Misc. Tenant Income	160.00	0.00	160.00	0.00
Total Other Tenant Income	10,921.50	14,808.00	-3,886.50	22,200.00
NET TENANT INCOME	193,153.05	189,280.00	3,873.05	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	339,259.18	334,240.00	5,019.18	501,361.00
Allocated Interest Income	0.00	8.00	-8.00	21.00
Fraud Recovery PH	-1,703.00	0.00	-1,703.00	0.00
Other Miscellaneous Income-PMC	0.00	400.00	-400.00	600.00
Allocated Other Income	3,380.96	5,104.00	-1,723.04	7,655.00
TOTAL GRANT AND OTHER INCOME	340,937.14	339,752.00	1,185.14	509,637.00
TOTAL INCOME	534,090.19	529,032.00	5,058.19	793,541.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	153,519.47	173,672.00	20,152.53	260,524.00
TOTAL TENANT SERVICES EXPENSES	8,058.33	8,776.00	717.67	13,157.00
TOTAL UTILITY EXPENSES	133,557.09	146,328.00	12,770.91	219,500.00
Total Maint Salaries	77,709.61	103,132.00	25,422.39	154,689.00
Total Materials	13,762.22	34,672.00	20,909.78	52,000.00
Total Contract Costs	113,827.45	124,234.64	10,407.19	186,357.71
TOTAL MAINTENACE EXPENSES	205,299.28	262,038.64	56,739.36	393,046.71
TOTAL PROTECTIVE SERVICES	129,805.88	136,056.00	6,250.12	204,084.00
TOTAL INSURANCE PREMIUMS	60,490.38	67,176.00	6,685.62	100,765.29
TOTAL GENERAL EXPENSES	1,325.24	3,728.00	2,402.76	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	692,055.67	797,784.00	105,728.33	1,196,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	165,937.34	268,752.00	-102,814.66	403,131.00
TOTAL OTHER FINANCING SOURCES	165,937.34	268,752.00	-102,814.66	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	-13,983.40	0.00	-13,983.40	0.00

Euclid Plaza Elderly
Income Statement
Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	160,115.61	183,192.00	-23,076.39	274,788.00
Total Rental Income	160,115.61	183,192.00	-23,076.39	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	96.00	-146.00	150.00
Late Charges	10,545.00	6,664.00	3,881.00	10,000.00
Legal Fees - Tenant	0.00	3,000.00	-3,000.00	4,500.00
Vacate Charges	39.00	2,664.00	-2,625.00	4,000.00
Total Other Tenant Income	10,534.00	12,424.00	-1,890.00	18,650.00
NET TENANT INCOME	170,649.61	195,616.00	-24,966.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	321,932.62	318,576.00	3,356.62	477,858.00
Allocated Interest Income	0.00	8.00	-8.00	18.00
Fraud Recovery PH	11,848.39	0.00	11,848.39	0.00
Other Miscellaneous Income-PMC	0.00	464.00	-464.00	700.00
Allocated Other Income	3,005.30	4,536.00	-1,530.70	6,805.00
TOTAL GRANT AND OTHER INCOME	336,786.31	323,584.00	13,202.31	485,381.00
TOTAL INCOME	507,435.92	519,200.00	-11,764.08	778,819.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	147,269.57	171,224.00	23,954.43	256,851.00
TOTAL TENANT SERVICES EXPENSES	6,502.68	8,288.00	1,785.32	12,435.00
TOTAL UTILITY EXPENSES	128,765.13	171,232.00	42,466.87	256,850.00
Total Maint Salaries	77,424.72	129,782.64	52,357.92	194,677.00
Total Materials	8,759.92	27,464.00	18,704.08	41,200.00
Total Contract Costs	69,245.50	77,408.00	8,162.50	116,100.00
TOTAL MAINTENACE EXPENSES	155,430.14	234,654.64	79,224.50	351,977.00
TOTAL PROTECTIVE SERVICES	38,713.45	47,944.00	9,230.55	71,915.00
TOTAL INSURANCE PREMIUMS	50,136.96	50,496.00	359.04	75,747.10
TOTAL GENERAL EXPENSE	1,392.01	3,336.00	1,943.99	5,000.00
TOTAL OPERATING EXPENSES	528,209.94	687,168.00	158,958.06	1,030,775.10
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	31,704.00	-31,704.00	47,555.10
Operating Transfers IN	57,763.74	136,264.00	-78,500.26	204,401.00
TOTAL OTHER FINANCING SOURCES	57,763.74	167,968.00	-110,204.26	251,956.10
NET INCOME	36,989.72	0.00	36,989.72	0.00

West Pine
Income Statement
Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	180,292.50	176,464.00	3,828.50	264,700.00
Total Rental Income	180,292.50	176,464.00	3,828.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	64.00	-34.00	100.00
Late Charges	6,811.00	5,336.00	1,475.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-78.66	664.00	-742.66	1,000.00
Total Other Tenant Income	7,246.84	6,064.00	1,182.84	9,100.00
NET TENANT INCOME	187,539.34	182,528.00	5,011.34	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	255,289.44	251,008.00	4,281.44	376,508.00
Allocated Interest Income	0.00	8.00	-8.00	21.00
Fraud Recovery PH	-4,569.00	0.00	-4,569.00	0.00
Other Miscellaneous Income-PMC	0.00	1,664.00	-1,664.00	2,500.00
Allocated Other Income	2,790.64	4,216.00	-1,425.36	6,319.00
TOTAL GRANT AND OTHER INCOME	253,511.08	256,896.00	-3,384.92	385,348.00
TOTAL INCOME	441,050.42	439,424.00	1,626.42	659,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	129,684.00	161,256.00	31,572.00	241,894.00
TOTAL TENANT SERVICES EXPENSES	4,105.39	6,432.00	2,326.61	9,642.00
TOTAL UTILITY EXPENSES	139,805.88	141,944.00	2,138.12	212,900.00
Total Maint Salaries	74,338.88	125,889.36	51,550.48	188,836.00
Total Materials	27,486.69	28,336.00	849.31	42,500.00
Total Contract Costs	163,966.53	118,168.00	-45,798.53	177,260.00
TOTAL MAINTENACE EXPENSES	265,792.10	272,393.36	6,601.26	408,596.00
TOTAL PROTECTIVE SERVICES	62,959.41	69,344.00	6,384.59	104,019.00
TOTAL INSURANCE PREMIUMS	46,988.29	55,160.00	8,171.71	82,733.95
TOTAL GENERAL EXPENSES	1,242.80	4,712.00	3,469.20	7,073.00
TOTAL OPERATING EXPENSES	650,577.87	711,230.64	60,652.77	1,066,857.95
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	48,665.28	-48,665.28	72,997.95
Operating Transfers IN	171,295.58	223,141.36	-51,845.78	334,712.00
TOTAL OTHER FINANCING SOURCES	171,295.58	271,806.64	-100,511.06	407,709.95
NET INCOME	-38,231.87	0.00	-38,231.87	0.00

Parkview Elderly
Income Statement

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	471,059.16	433,336.00	37,723.16	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	471,061.16	433,336.00	37,725.16	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	17,702.00	26,664.00	-8,962.00	40,000.00
Legal Fees - Tenant	374.00	0.00	374.00	0.00
Misc. Tenant Income	1,700.00	0.00	1,700.00	0.00
Vacate Charges	-847.00	2,664.00	-3,511.00	4,000.00
Total Other Tenant Income	19,050.00	29,328.00	-10,278.00	44,000.00
NET TENANT INCOME	490,111.16	462,664.00	27,447.16	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	748,354.53	663,200.00	85,154.53	994,800.00
Allocated Interest Income	0.00	32.00	-32.00	48.00
Fraud Recovery PH	-455.65	0.00	-455.65	0.00
Non-Dwelling Rent	10,593.00	8,800.00	1,793.00	13,200.00
Other Miscellaneous Income-PMC	0.00	664.00	-664.00	1,000.00
Allocated Other Income	7,915.73	11,952.00	-4,036.27	17,923.00
TOTAL GRANT AND OTHER INCOME	766,407.61	684,648.00	81,759.61	1,026,971.00
TOTAL INCOME	1,256,518.77	1,147,312.00	109,206.77	1,720,971.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	290,763.07	317,024.00	26,260.93	475,528.00
TOTAL TENANT SERVICES EXPENSES	12,208.20	12,504.00	295.80	18,747.00
TOTAL UTILITY EXPENSES	228,653.46	253,340.08	24,686.62	380,006.00
Total Maint Salaries	192,946.19	282,908.64	89,962.45	424,368.00
Total Materials	28,634.66	53,744.00	25,109.34	80,600.00
Total Contract Costs	147,484.41	216,880.00	69,395.59	325,310.00
TOTAL MAINTENACE EXPENSES	369,065.26	553,532.64	184,467.38	830,278.00
TOTAL PROTECTIVE SERVICES	232,022.96	297,936.00	65,913.04	446,907.00
TOTAL INSURANCE PREMIUMS	121,789.67	128,938.00	7,148.33	193,412.00
TOTAL GENERAL EXPENSES	2,496.95	13,336.00	10,839.05	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,256,999.57	1,576,584.00	319,584.43	2,364,878.00
OTHER FINANCING SOURCES				
Transfer between Program/Projects IN	106,449.86	71,000.00	35,449.86	106,500.00
Operating Transfers IN	240,830.50	358,272.00	-117,441.50	537,407.00
TOTAL OTHER FINANCING SOURCES	347,280.36	429,272.00	-81,991.64	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	162,744.56	0.00	162,744.56	0.00

Baden House Elderly/Badenfest**Income Statement**

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	156,747.00	166,000.00	-9,253.00	249,000.00
Utility Reimb.-LIPH	-1,653.00	-1,464.00	-189.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	155,115.00	164,536.00	-9,421.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	664.00	-664.00	1,000.00
Late Charges	10,844.00	9,336.00	1,508.00	14,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	100.00	1,000.00	-900.00	1,500.00
Total Other Tenant Income	10,969.00	11,000.00	-31.00	16,500.00
NET TENANT INCOME	166,084.00	175,536.00	-9,452.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	308,401.60	306,632.00	1,769.60	459,946.00
Allocated Interest Income	0.00	8.00	-8.00	20.00
Fraud Recovery PH	-34.00	0.00	-34.00	0.00
Other Miscellaneous Income-PMC	0.00	168.00	-168.00	250.00
Allocated Other Income	3,327.28	5,024.00	-1,696.72	7,534.00
TOTAL GRANT AND OTHER INCOME	311,694.88	311,832.00	-137.12	467,750.00
TOTAL INCOME	477,778.88	487,368.00	-9,589.12	731,054.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	126,462.77	167,472.00	41,009.23	251,204.00
TOTAL TENANT SERVICES EXPENSES	2,445.88	7,080.00	4,634.12	10,617.00
TOTAL UTILITY EXPENSES	130,146.92	144,648.00	14,501.08	216,960.00
Total Maint Salaries				
Total Maint Salaries	97,488.87	128,925.36	31,436.49	193,383.00
Total Materials				
Total Materials	15,092.40	23,256.00	8,163.60	34,900.00
Total Contract Costs				
Total Contract Costs	75,280.00	82,544.00	7,264.00	123,828.00
TOTAL MAINTENACE EXPENSES	187,861.27	234,725.36	46,864.09	352,111.00
TOTAL PROTECTIVE SERVICES	46,784.72	54,576.00	7,791.28	81,867.00
TOTAL INSURANCE PREMIUMS	35,523.04	42,968.00	7,444.96	64,453.96
TOTAL GENERAL EXPENSES	1,354.21	2,128.00	773.79	3,193.00
TOTAL OPERATING EXPENSES	530,578.81	653,602.64	123,023.83	980,405.96
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	13,869.28	-13,869.28	20,803.96
Operating Transfers IN	89,734.66	152,365.36	-62,630.70	228,548.00
TOTAL OTHER FINANCING SOURCES	89,734.66	166,234.64	-76,499.98	249,351.96
NET INCOME	36,934.73	0.00	36,934.73	0.00

LaSalle Park
Income Statement
Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	193,969.00	135,760.00	58,209.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-81,408.00	-50,000.00	-31,408.00	-75,000.00
Utility Reimbursement Refund	2,683.00	0.00	2,683.00	0.00
Total Rental Income	113,769.00	85,760.00	28,009.00	128,640.00
Other Tenant Income				
Damages/Maintenance	135.00	104.00	31.00	160.00
Late Charges	4,425.00	9,336.00	-4,911.00	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	915.00	0.00	915.00	0.00
Vacate Charges	3,199.00	2,536.00	663.00	3,800.00
Total Other Tenant Income	9,909.00	11,976.00	-2,067.00	17,960.00
NET TENANT INCOME	123,678.00	97,736.00	25,942.00	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	619,780.20	674,512.00	-54,731.80	1,011,770.00
Allocated Interest Income	0.00	48.00	-48.00	74.00
Allocated Other Income	12,155.35	18,352.00	-6,196.65	27,522.00
TOTAL GRANT AND OTHER INCOME	631,935.55	692,912.00	-60,976.45	1,039,366.00
TOTAL INCOME	755,613.55	790,648.00	-35,034.45	1,185,966.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	206,781.28	239,200.00	32,418.72	358,811.74
TOTAL TENANT SERVICES EXPENSES	9,080.81	14,428.00	5,347.19	21,642.00
TOTAL UTILITY EXPENSES	197,003.73	183,600.00	-13,403.73	275,399.00
Total Maint Salaries	141,643.44	148,393.36	6,749.92	222,581.00
Total Materials	19,492.88	54,672.00	35,179.12	82,000.00
Total Contract Costs	102,063.40	122,128.00	20,064.60	183,200.00
TOTAL MAINTENACE EXPENSES	263,199.72	325,193.36	61,993.64	487,781.00
TOTAL PROTECTIVE SERVICES	43,042.67	95,804.00	52,761.33	143,706.00
TOTAL INSURANCE PREMIUMS	64,723.19	84,144.00	19,420.81	126,220.26
TOTAL GENERAL EXPENSES	-1,124.02	10,744.00	11,868.02	16,112.00
TOTAL OPERATING EXPENSES	782,707.38	953,118.64	170,411.26	1,429,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	48,015.75	95,804.00	-47,788.25	143,706.00
Operating Transfers IN	28,333.33	66,666.64	-38,333.31	100,000.00
TOTAL OTHER FINANCING SOURCES	76,349.08	162,470.64	-86,121.56	243,706.00
NET INCOME	49,255.25	0.00	49,255.25	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-May 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	56,992.00	67,768.00	-10,776.00	101,655.00
Utility Reimb.-LIPH	-35,214.00	-35,336.00	122.00	-53,000.00
Total Rental Income	21,778.00	32,432.00	-10,654.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	266.64	-231.64	400.00
Late Charges	3,339.00	4,000.00	-661.00	6,000.00
Legal Fees - Tenant	0.00	8,000.00	-8,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	1,336.00	-1,336.00	2,000.00
Total Other Tenant Income	3,626.00	13,602.64	-9,976.64	20,400.00
NET TENANT INCOME	25,404.00	46,034.64	-20,630.64	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	403,254.89	397,496.00	5,758.89	596,241.54
Allocated Interest Income	0.00	24.00	-24.00	43.00
Fraud Recovery PH	-1,620.00	0.00	-1,620.00	0.00
Other Miscellaneous Income	665.98	0.00	665.98	0.00
Insurance Proceeds	76,553.00	0.00	76,553.00	0.00
Allocated Other Income	7,057.09	10,656.00	-3,598.91	15,979.00
TOTAL GRANT AND OTHER INCOME	485,910.96	408,176.00	77,734.96	612,263.54
TOTAL INCOME	511,314.96	454,210.64	57,104.32	681,318.54
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	117,171.37	157,948.64	40,777.27	236,917.00
TOTAL TENANT SERVICES EXPENSES	5,187.62	5,664.00	476.38	8,489.00
TOTAL UTILITY EXPENSES	105,153.95	163,064.00	57,910.05	244,600.00
Total Maint Salaries	74,035.71	131,638.64	57,602.93	197,457.00
Total Materials	3,799.35	15,200.00	11,400.65	22,800.00
Total Contract Costs	147,053.92	92,752.00	-54,301.92	139,130.00
TOTAL MAINTENACE EXPENSES	224,888.98	239,590.64	14,701.66	359,387.00
TOTAL PROTECTIVE SERVICES	22,911.44	50,492.64	27,581.20	75,739.00
TOTAL INSURANCE PREMIUMS	37,698.40	40,856.00	3,157.60	61,272.54
TOTAL GENERAL EXPENSES	2,443.52	3,640.32	1,196.80	5,461.54
TOTAL OPERATING EXPENSES	515,455.28	661,239.28	145,784.00	991,866.08
OTHER FINANCING SOURCES				
Operating Transfers IN	25,281.14	50,492.64	-25,211.50	75,739.00
Operating Transfers IN	19,567.33	156,536.00	-136,968.67	234,808.54
TOTAL OTHER FINANCING SOURCES	44,848.47	207,028.64	-162,180.17	310,547.54
NET INCOME	40,708.15	0.00	40,708.15	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	97,722.19	143,272.00	-45,549.81	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-40,699.00	-19,864.00	-20,835.00	-29,800.00
Utility Reimbursement Refund	2,753.43	0.00	2,753.43	0.00
Total Rental Income	59,376.62	123,408.00	-64,031.38	185,108.00
Other Tenant Income				
Damages/Maintenance	136.72	0.00	136.72	0.00
Late Charges	-8,404.00	10,336.00	-18,740.00	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	6,506.61	2,000.00	4,506.61	3,000.00
Total Other Tenant Income	-2,634.47	12,336.00	-14,970.47	18,500.00
NET TENANT INCOME	56,742.15	135,744.00	-79,001.85	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	457,881.65	475,712.00	-17,830.35	713,566.00
Allocated Interest Income	0.00	24.00	-24.00	37.00
Fraud Recovery PH	1,191.00	0.00	1,191.00	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	6,091.10	9,192.00	-3,100.90	13,791.00
TOTAL GRANT AND OTHER INCOME	465,434.46	484,928.00	-19,493.54	727,404.00
TOTAL INCOME	522,176.61	620,672.00	-98,495.39	931,012.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	109,773.47	189,400.00	79,626.53	284,106.00
TOTAL TENANT SERVICES EXPENSES	4,477.51	4,888.00	410.49	7,327.00
TOTAL UTILITY EXPENSES	153,551.12	147,336.00	-6,215.12	221,000.00
Total Maint Salaries	151,799.25	209,505.36	57,706.11	314,265.00
Total Materials	28,743.19	47,000.00	18,256.81	70,500.00
Total Contract Costs	133,281.58	138,200.00	4,918.42	207,260.00
TOTAL MAINTENACE EXPENSES	313,824.02	394,705.36	80,881.34	592,025.00
TOTAL PROTECTIVE SERVICES	1,014.29	0.00	-1,014.29	0.00
TOTAL INSURANCE PREMIUMS	115,513.62	66,386.00	-49,127.62	99,575.68
TOTAL GENERAL EXPENSES	2,676.68	6,664.00	3,987.32	10,000.00
TOTAL OPERATING EXPENSES	700,830.71	809,353.12	108,522.41	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	186,792.00	188,681.12	-1,889.12	283,021.68
TOTAL OTHER FINANCING SOURCES	186,792.00	188,681.12	-1,889.12	283,021.68
Prior Period Adjustments Affecting RR	13,782.00	0.00	-13,782.00	0.00
TOTAL NON-OPERATING ITEMS	13,782.00	0.00	-13,782.00	0.00
NET INCOME	-5,644.10	0.00	-5,644.10	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	72,167.00	87,136.00	-14,969.00	130,700.00
Utility Reimb.-LIPH	-40,678.00	-38,664.00	-2,014.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	31,361.00	48,472.00	-17,111.00	72,700.00
Other Tenant Income				
Late Charges	3,810.00	3,336.00	474.00	5,000.00
Legal Fees - Tenant	0.00	1,336.00	-1,336.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	6,336.00	-6,402.00	9,500.00
Total Other Tenant Income	3,744.01	11,008.00	-7,263.99	16,500.00
NET TENANT INCOME	35,105.01	59,480.00	-24,374.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	664,251.80	687,896.00	-23,644.20	1,031,847.00
Allocated Interest Income	0.00	48.00	-48.00	73.00
Fraud Recovery PH	-1,837.00	0.00	-1,837.00	0.00
Allocated Other Income	11,913.84	17,984.00	-6,070.16	26,975.00
TOTAL GRANT AND OTHER INCOME	674,328.64	705,928.00	-31,599.36	1,058,895.00
TOTAL INCOME	709,433.65	765,408.00	-55,974.35	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	153,270.53	197,842.64	44,572.11	296,768.00
TOTAL TENANT SERVICES EXPENSES	8,757.80	9,552.00	794.20	14,332.00
TOTAL UTILITY EXPENSES	145,558.53	160,400.00	14,841.47	240,600.00
Total Maint Salaries	55,113.12	126,506.64	71,393.52	189,759.00
Total Materials	27,146.90	57,832.00	30,685.10	86,740.00
Total Contract Costs	179,515.90	225,485.36	45,969.46	338,229.00
TOTAL MAINTENACE EXPENSES	261,775.92	409,824.00	148,048.08	614,728.00
TOTAL PROTECTIVE SERVICES	290.85	1,664.00	1,373.15	2,500.00
TOTAL INSURANCE PREMIUMS	71,301.95	50,272.00	-21,029.95	75,410.00
TOTAL GENERAL EXPENSES	1,229.32	13,432.00	12,202.68	20,144.00
TOTAL OPERATING EXPENSES	642,184.90	842,999.36	200,814.46	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	77,591.36	-77,591.36	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	77,591.36	-77,591.36	116,387.00
NET INCOME	67,248.75	0.00	67,248.75	0.00

King Louis Square III
Income Statement
Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	33,881.00	33,512.00	369.00	50,268.00
Utility Reimb.-LIPH	-11,780.00	-5,224.00	-6,556.00	-7,836.00
Total Rental Income	22,101.00	28,288.00	-6,187.00	42,432.00
Other Tenant Income				
Late Charges	213.00	1,664.00	-1,451.00	2,500.00
Total Other Tenant Income	213.00	1,664.00	-1,451.00	2,500.00
NET TENANT INCOME	22,314.00	29,952.00	-7,638.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	84,867.51	83,224.00	1,643.51	124,841.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	235.00	0.00	235.00	0.00
Allocated Other Income	1,502.66	2,272.00	-769.34	3,402.00
TOTAL GRANT AND OTHER INCOME	86,605.17	85,496.00	1,109.17	128,252.00
TOTAL INCOME	108,919.17	115,448.00	-6,528.83	173,184.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,091.36	32,440.00	11,348.64	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,104.59	1,208.00	103.41	1,808.00
TOTAL UTILITY EXPENSES	19,060.86	34,200.00	15,139.14	51,300.00
Total General Maint Expense	9,746.88	14,312.00	4,565.12	21,471.00
Total Materials	425.96	7,832.00	7,406.04	11,740.00
Total Contract Costs	21,816.87	37,880.00	16,063.13	56,820.00
TOTAL MAINTENACE EXPENSES	31,989.71	60,024.00	28,034.29	90,031.00
TOTAL PROTECTIVE SERVICES	6,895.55	15,536.00	8,640.45	23,304.00
TOTAL INSURANCE PREMIUMS	10,798.88	11,840.00	1,041.12	17,752.00
TOTAL GENERAL EXPENSES	75.63	5,320.00	5,244.37	7,979.00
TOTAL OPERATING EXPENSES	91,016.58	159,268.64	68,252.06	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	7,787.29	15,536.00	-7,748.71	23,304.00
Operating Transfers IN	0.00	28,284.64	-28,284.64	42,427.00
TOTAL OTHER FINANCING SOURCES	7,787.29	43,820.64	-36,033.35	65,731.00
NET INCOME	25,689.88	0.00	25,689.88	0.00

Mixed Finance Properties**Income Statement**

Period = Oct 2024-May 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	339,192.64	336,368.64	2,824.00	504,553.00
Investment Inc -Restricted Non-Allocated	214.73	0.00	214.73	0.00
TOTAL GRANT AND OTHER INCOME	339,407.37	336,368.64	3,038.73	504,553.00
TOTAL INCOME	339,407.37	336,368.64	3,038.73	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	40,952.17	50,678.00	9,725.83	76,017.00
TOTAL UTILITY EXPENSES	97,908.64	107,646.64	9,738.00	161,470.00
TOTAL INSURANCE PREMIUMS	5,453.36	4,630.64	-822.72	6,946.00
TOTAL GENERAL EXPENSES	234,352.00	231,631.36	-2,720.64	347,447.00
TOTAL OPERATING EXPENSES	378,666.17	394,586.64	15,920.47	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	58,218.00	-58,218.00	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	58,218.00	-58,218.00	87,327.00
NET INCOME	-39,258.80	0.00	-39,258.80	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	231,643.87	231,807.36	-163.49	347,711.00
Investment Inc -Restricted Non-Allocated	10,587.35	0.00	10,587.35	0.00
TOTAL GRANT AND OTHER INCOME	242,231.22	231,807.36	10,423.86	347,711.00
TOTAL INCOME	242,231.22	231,807.36	10,423.86	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	27,406.93	34,031.36	6,624.43	51,047.00
TOTAL UTILITY EXPENSES	66,751.36	78,197.36	11,446.00	117,296.00
TOTAL INSURANCE PREMIUMS	3,736.64	4,598.64	862.00	6,898.00
TOTAL GENERAL EXPENSES	125,655.36	152,914.00	27,258.64	229,371.00
TOTAL OPERATING EXPENSES	223,550.29	269,741.36	46,191.07	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	37,934.00	-37,934.00	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	37,934.00	-37,934.00	56,901.00
NET INCOME	18,680.93	0.00	18,680.93	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-May 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	270,903.09	236,192.00	34,711.09	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	270,903.09	236,192.00	34,711.09	354,288.00
TOTAL INCOME	270,903.09	236,192.00	34,711.09	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	29,635.88	36,773.28	7,137.40	55,160.00
TOTAL UTILITY EXPENSES	69,118.64	81,800.00	12,681.36	122,700.00
TOTAL INSURANCE PREMIUMS	3,761.36	4,630.64	869.28	6,946.00
TOTAL GENERAL EXPENSES	155,369.36	112,988.00	-42,381.36	169,482.00
TOTAL OPERATING EXPENSES	257,885.24	236,192.00	-21,693.24	354,288.00
NET INCOME	13,017.85	0.00	13,017.85	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	79,638.64	93,761.36	-14,122.72	140,642.00
Investment Inc -Restricted Non-Allocated	20.71	0.00	20.71	0.00
TOTAL GRANT AND OTHER INCOME	79,659.35	93,761.36	-14,102.01	140,642.00
TOTAL INCOME	79,659.35	93,761.36	-14,102.01	140,642.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,849.44	15,183.28	3,333.84	22,775.00
TOTAL UTILITY EXPENSES	9,066.64	9,900.00	833.36	14,850.00
TOTAL PROTECTIVE SERVICES	10,327.02	23,304.00	12,976.98	34,956.00
TOTAL INSURANCE PREMIUMS	2,194.64	2,699.36	504.72	4,049.00
TOTAL GENERAL EXPENSES	40,793.36	65,978.40	25,185.04	98,967.60
TOTAL OPERATING EXPENSES	74,231.10	117,065.36	42,834.26	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	11,662.52	23,304.00	-11,641.48	34,956.00
TOTAL OTHER FINANCING SOURCES	11,662.52	23,304.00	-11,641.48	34,956.00
NET INCOME	17,090.77	0.00	17,090.77	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-May 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	85,306.91	103,303.36	-17,996.45	154,955.00
TOTAL GRANT AND OTHER INCOME	85,306.91	103,303.36	-17,996.45	154,955.00
TOTAL INCOME	85,306.91	103,303.36	-17,996.45	154,955.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,914.05	10,706.72	1,792.67	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	400.00	400.00	600.00
TOTAL UTILITY EXPENSES	37,236.00	38,353.36	1,117.36	57,530.00
TOTAL PROTECTIVE SERVICES	11,470.84	25,893.36	14,422.52	38,840.00
TOTAL INSURANCE PREMIUMS	1,952.64	2,361.36	408.72	3,542.00
TOTAL GENERAL EXPENSES	39,589.36	51,482.00	11,892.64	77,223.00
TOTAL OPERATING EXPENSES	99,162.89	129,196.72	30,033.83	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	12,954.26	25,893.36	-12,939.10	38,840.00
TOTAL OTHER FINANCING SOURCES	12,954.26	25,893.36	-12,939.10	38,840.00
NET INCOME	-901.72	0.00	-901.72	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	112,950.66	119,066.64	-6,115.98	178,600.00
Investment Inc -Restricted Non-Allocated	12.84	0.00	12.84	0.00
TOTAL GRANT AND OTHER INCOME	112,963.50	119,066.64	-6,103.14	178,600.00
TOTAL INCOME	112,963.50	119,066.64	-6,103.14	178,600.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,973.81	19,007.36	4,033.55	28,511.00
TOTAL UTILITY EXPENSES	17,000.00	14,050.64	-2,949.36	21,075.96
TOTAL PROTECTIVE SERVICES	12,647.35	28,482.64	15,835.29	42,724.00
TOTAL INSURANCE PREMIUMS	2,620.00	3,223.36	603.36	4,835.00
TOTAL GENERAL EXPENSES	59,146.64	82,785.36	23,638.72	124,178.04
TOTAL OPERATING EXPENSES	106,387.80	147,549.28	41,161.48	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	14,282.91	28,482.64	-14,199.73	42,724.00
TOTAL OTHER FINANCING SOURCES	14,282.91	28,482.64	-14,199.73	42,724.00
NET INCOME	20,858.61	0.00	20,858.61	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-May 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	193,218.87	184,102.64	9,116.23	276,154.00
TOTAL GRANT AND OTHER INCOME	193,218.87	184,102.64	9,116.23	276,154.00
TOTAL INCOME	193,218.87	184,102.64	9,116.23	276,154.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	25,940.81	32,185.28	6,244.47	48,278.00
TOTAL TENANT SERVICES EXPENSES	3,704.92	1,480.00	-2,224.92	2,220.00
TOTAL UTILITY EXPENSES	49,944.64	49,259.52	-685.12	73,889.25
TOTAL PROTECTIVE SERVICES	17,810.87	40,135.36	22,324.49	60,203.00
TOTAL INSURANCE PREMIUMS	3,654.00	4,496.64	842.64	6,745.00
TOTAL GENERAL EXPENSES	81,353.36	96,681.52	15,328.16	145,022.31
TOTAL OPERATING EXPENSES	182,408.60	224,238.00	41,829.40	336,357.00
OTHER FINANCING SOURCES				
Operating Transfers IN	20,114.18	40,135.36	-20,021.18	60,203.00
TOTAL OTHER FINANCING SOURCES	20,114.18	40,135.36	-20,021.18	60,203.00
NET INCOME	30,924.45	0.00	30,924.45	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	205,042.63	228,584.64	-23,542.01	342,877.00
Investment Inc -Restricted Non-Allocated	18,472.13	0.00	18,472.13	0.00
TOTAL GRANT AND OTHER INCOME	223,514.76	228,584.64	-5,069.88	342,877.00
TOTAL INCOME	223,514.76	228,584.64	-5,069.88	342,877.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,398.43	16,813.28	3,414.85	25,220.00
TOTAL TENANT SERVICES EXPENSES	1,065.00	760.00	-305.00	1,140.00
TOTAL UTILITY EXPENSES	70,294.00	90,984.00	20,690.00	136,476.00
TOTAL PROTECTIVE SERVICES	21,536.46	48,550.00	27,013.54	72,825.00
TOTAL INSURANCE PREMIUMS	3,676.00	4,396.00	720.00	6,594.00
TOTAL GENERAL EXPENSES	319,471.33	115,631.36	-203,839.97	173,447.00
TOTAL OPERATING EXPENSES	429,441.22	277,134.64	-152,306.58	415,702.00
OTHER FINANCING SOURCES				
Operating Transfers IN	24,321.57	48,550.00	-24,228.43	72,825.00
TOTAL OTHER FINANCING SOURCES	24,321.57	48,550.00	-24,228.43	72,825.00
NET INCOME	-181,604.89	0.00	-181,604.89	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-May 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	81,214.38	72,889.36	8,325.02	109,334.00
Investment Inc -Restricted Non-Allocated	2,467.31	0.00	2,467.31	0.00
TOTAL GRANT AND OTHER INCOME	83,681.69	72,889.36	10,792.33	109,334.00
TOTAL INCOME	83,681.69	72,889.36	10,792.33	109,334.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	3,971.35	5,047.36	1,076.01	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	220.00	220.00	330.00
TOTAL UTILITY EXPENSES	26,429.36	27,932.00	1,502.64	41,898.00
TOTAL PROTECTIVE SERVICES	6,307.32	14,242.00	7,934.68	21,363.00
TOTAL INSURANCE PREMIUMS	1,503.36	1,670.64	167.28	2,506.00
TOTAL GENERAL EXPENSES	83,599.00	38,019.36	-45,579.64	57,029.00
TOTAL OPERATING EXPENSES	121,810.39	87,131.36	-34,679.03	130,697.00

OTHER FINANCING SOURCES

Operating Transfers IN	7,122.99	14,242.00	-7,119.01	21,363.00
TOTAL OTHER FINANCING SOURCES	7,122.99	14,242.00	-7,119.01	21,363.00
NET INCOME	-31,005.71	0.00	-31,005.71	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	199,267.11	205,043.36	-5,776.25	307,565.10
Investment Inc -Restricted Non-Allocated	17,019.73	0.00	17,019.73	0.00
TOTAL GRANT AND OTHER INCOME	216,286.84	205,043.36	11,243.48	307,565.10
TOTAL INCOME	216,286.84	205,043.36	11,243.48	307,565.10

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	15,087.49	17,224.64	2,137.15	25,837.00
TOTAL TENANT SERVICES EXPENSES	951.43	800.00	-151.43	1,200.00
TOTAL UTILITY EXPENSES	89,110.00	94,163.36	5,053.36	141,244.98
TOTAL INSURANCE PREMIUMS	5,116.64	5,653.36	536.72	8,480.00
TOTAL GENERAL EXPENSES	84,000.64	87,202.08	3,201.44	130,803.12
TOTAL OPERATING EXPENSES	194,266.20	205,043.36	10,777.16	307,565.10
NET INCOME	22,020.64	0.00	22,020.64	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-May 2025

Book = Accrual

Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	187,464.56	172,747.36	14,717.20	259,121.00
Investment Inc -Restricted Non-Allocated	3,282.94	0.00	3,282.94	0.00
TOTAL GRANT AND OTHER INCOME	190,747.50	172,747.36	18,000.14	259,121.00
TOTAL INCOME	190,747.50	172,747.36	18,000.14	259,121.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,274.09	16,659.36	3,385.27	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	360.00	360.00	540.00
TOTAL UTILITY EXPENSES	40,554.64	48,298.64	7,744.00	72,448.00
TOTAL PROTECTIVE SERVICES	10,327.02	23,304.00	12,976.98	34,956.00
TOTAL INSURANCE PREMIUMS	2,130.00	2,621.36	491.36	3,932.00
TOTAL GENERAL EXPENSES	112,627.85	104,808.00	-7,819.85	157,212.00
TOTAL OPERATING EXPENSES	178,913.60	196,051.36	17,137.76	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	11,662.52	23,304.00	-11,641.48	34,956.00
TOTAL OTHER FINANCING SOURCES	11,662.52	23,304.00	-11,641.48	34,956.00
NET INCOME	23,496.42	0.00	23,496.42	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	139,372.20	170,371.36	-30,999.16	255,557.00
Investment Inc -Restricted Non-Allocated	7,988.25	0.00	7,988.25	0.00
TOTAL GRANT AND OTHER INCOME	147,360.45	170,371.36	-23,010.91	255,557.00
TOTAL INCOME	147,360.45	170,371.36	-23,010.91	255,557.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,393.71	21,700.64	4,306.93	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	940.00	940.00	1,410.00
TOTAL UTILITY EXPENSES	51,740.00	51,739.36	-0.64	77,609.00
TOTAL PROTECTIVE SERVICES	13,202.92	29,778.00	16,575.08	44,667.00
TOTAL INSURANCE PREMIUMS	2,736.00	3,445.36	709.36	5,168.00
TOTAL GENERAL EXPENSES	92,546.08	92,546.00	-0.08	138,819.00
TOTAL OPERATING EXPENSES	177,618.71	200,149.36	22,530.65	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	14,910.33	29,778.00	-14,867.67	44,667.00
TOTAL OTHER FINANCING SOURCES	14,910.33	29,778.00	-14,867.67	44,667.00
NET INCOME	-15,347.93	0.00	-15,347.93	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-May 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	228,740.28	220,816.00	7,924.28	331,224.00
Investment Inc -Restricted Non-Allocated	5,125.64	0.00	5,125.64	0.00
TOTAL GRANT AND OTHER INCOME	233,865.92	220,816.00	13,049.92	331,224.00
TOTAL INCOME	233,865.92	220,816.00	13,049.92	331,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	22,558.60	28,058.64	5,500.04	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	500.00	500.00	750.00
TOTAL UTILITY EXPENSES	54,784.64	56,046.00	1,261.36	84,069.00
TOTAL PROTECTIVE SERVICES	14,346.73	32,367.36	18,020.63	48,551.00
TOTAL INSURANCE PREMIUMS	2,900.64	3,572.00	671.36	5,358.00
TOTAL GENERAL EXPENSES	197,446.00	132,639.36	-64,806.64	198,959.00
TOTAL OPERATING EXPENSES	292,036.61	253,183.36	-38,853.25	379,775.00
OTHER FINANCING SOURCES				
Operating Transfers IN	16,202.06	32,367.36	-16,165.30	48,551.00
TOTAL OTHER FINANCING SOURCES	16,202.06	32,367.36	-16,165.30	48,551.00
NET INCOME	-41,968.63	0.00	-41,968.63	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	153,107.25	129,878.64	23,228.61	194,818.00
Investment Inc -Restricted Non-Allocated	2,787.84	0.00	2,787.84	0.00
TOTAL GRANT AND OTHER INCOME	155,895.09	129,878.64	26,016.45	194,818.00
TOTAL INCOME	155,895.09	129,878.64	26,016.45	194,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,735.57	25,655.36	4,919.79	38,483.00
TOTAL UTILITY EXPENSES	49,062.28	49,054.16	-8.12	73,581.25
TOTAL PROTECTIVE SERVICES	12,647.93	28,480.00	15,832.07	42,724.00
TOTAL INSURANCE PREMIUMS	2,588.00	3,264.64	676.64	4,897.00
TOTAL GENERAL EXPENSES	80,514.88	80,387.44	-127.44	120,581.13
TOTAL OPERATING EXPENSES	165,548.66	186,843.92	21,295.26	280,266.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	28,482.64	-28,482.64	42,724.00
Operating Transfers IN	14,283.54	28,482.64	-14,199.10	42,724.00
TOTAL OTHER FINANCING SOURCES	14,283.54	56,965.28	-42,681.74	85,448.00
NET INCOME	4,629.97	0.00	4,629.97	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-May 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	282,793.66	57,952.00	224,841.66	86,934.00
Investment Inc -Restricted Non-Allocated	18,219.54	0.00	18,219.54	0.00
TOTAL GRANT AND OTHER INCOME	301,013.20	57,952.00	243,061.20	86,934.00
TOTAL INCOME	301,013.20	57,952.00	243,061.20	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,576.96	25,304.00	4,727.04	37,961.00
TOTAL UTILITY EXPENSES	155,000.00	0.00	-155,000.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	32,648.00	32,648.00	48,973.00
TOTAL GENERAL EXPENSES	242,220.64	0.00	-242,220.64	0.00
TOTAL OPERATING EXPENSES	417,797.60	57,952.00	-359,845.60	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	140,015.60	0.00	140,015.60	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	136,658.89	123,200.64	13,458.25	184,801.00
Investment Inc -Restricted Non-Allocated	174.79	0.00	174.79	0.00
TOTAL GRANT AND OTHER INCOME	136,833.68	123,200.64	13,633.04	184,801.00
TOTAL INCOME	136,833.68	123,200.64	13,633.04	184,801.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,396.11	16,517.92	3,121.81	24,777.00
TOTAL UTILITY EXPENSES	80,364.00	75,972.16	-4,391.84	113,958.24
TOTAL PROTECTIVE SERVICES	21,536.46	48,550.00	27,013.54	72,825.00
TOTAL INSURANCE PREMIUMS	3,600.64	4,356.00	755.36	6,534.00
TOTAL GENERAL EXPENSES	27,436.64	26,354.40	-1,082.24	39,531.60
TOTAL OPERATING EXPENSES	146,333.85	171,750.64	25,416.79	257,626.00
OTHER FINANCING SOURCES				
Operating Transfers IN	24,321.57	48,550.00	-24,228.43	72,825.00
TOTAL OTHER FINANCING SOURCES	24,321.57	48,550.00	-24,228.43	72,825.00
NET INCOME	14,821.40	0.00	14,821.40	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-May 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	290,199.20	303,848.00	-13,648.80	455,772.00
Investment Inc -Restricted Non-Allocated	172.66	0.00	172.66	0.00
TOTAL GRANT AND OTHER INCOME	290,371.86	303,848.00	-13,476.14	455,772.00
TOTAL INCOME	290,371.86	303,848.00	-13,476.14	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,450.28	33,064.64	6,614.36	49,597.00
TOTAL UTILITY EXPENSES	98,862.00	103,434.00	4,572.00	155,151.00
TOTAL INSURANCE PREMIUMS	4,017.36	4,945.36	928.00	7,418.00
TOTAL GENERAL EXPENSES	150,648.64	162,404.00	11,755.36	243,606.00
TOTAL OPERATING EXPENSES	279,978.28	303,848.00	23,869.72	455,772.00
NET INCOME	10,393.58	0.00	10,393.58	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	202,467.49	213,364.00	-10,896.51	320,046.00
Investment Inc -Restricted Non-Allocated	458.12	0.00	458.12	0.00
TOTAL GRANT AND OTHER INCOME	202,925.61	213,364.00	-10,438.39	320,046.00
TOTAL INCOME	202,925.61	213,364.00	-10,438.39	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	23,329.77	28,778.00	5,448.23	43,167.00
TOTAL TENANT SERVICES EXPENSES	960.00	1,400.00	440.00	2,100.00
TOTAL UTILITY EXPENSES	44,453.36	61,755.36	17,302.00	92,633.00
TOTAL INSURANCE PREMIUMS	3,450.64	4,246.64	796.00	6,370.00
TOTAL GENERAL EXPENSES	127,864.00	117,184.00	-10,680.00	175,776.00
TOTAL OPERATING EXPENSES	200,057.77	213,364.00	13,306.23	320,046.00
NET INCOME	2,867.84	0.00	2,867.84	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-May 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	152,901.06	167,641.36	-14,740.30	251,462.00
Investment Inc -Restricted Non-Allocated	4,447.76	0.00	4,447.76	0.00
TOTAL GRANT AND OTHER INCOME	157,348.82	167,641.36	-10,292.54	251,462.00
TOTAL INCOME	157,348.82	167,641.36	-10,292.54	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,793.44	19,521.28	3,727.84	29,282.00
TOTAL UTILITY EXPENSES	29,066.64	28,430.00	-636.64	42,645.00
TOTAL INSURANCE PREMIUMS	2,704.00	3,312.64	608.64	4,969.00
TOTAL GENERAL EXPENSES	97,144.80	116,377.36	19,232.56	174,566.00
TOTAL OPERATING EXPENSES	144,708.88	167,641.36	22,932.48	251,462.00
NET INCOME	12,639.94	0.00	12,639.94	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	100,684.75	116,556.64	-15,871.89	174,835.00
Investment Inc -Restricted Non-Allocated	8,156.39	0.00	8,156.39	0.00
TOTAL GRANT AND OTHER INCOME	108,841.14	116,556.64	-7,715.50	174,835.00
TOTAL INCOME	108,841.14	116,556.64	-7,715.50	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,586.38	15,582.64	2,996.26	23,374.00
TOTAL UTILITY EXPENSES	21,653.36	21,700.64	47.28	32,551.00
TOTAL INSURANCE PREMIUMS	2,072.00	3,292.64	1,220.64	4,939.00
TOTAL GENERAL EXPENSES	56,264.64	75,980.64	19,716.00	113,971.00
TOTAL OPERATING EXPENSES	92,576.38	116,556.64	23,980.26	174,835.00
NET INCOME	16,264.76	0.00	16,264.76	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-May 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	57,610.15	79,780.00	-22,169.85	119,670.00
Investment Inc -Restricted Non-Allocated	12.10	0.00	12.10	0.00
TOTAL GRANT AND OTHER INCOME	57,622.25	79,780.00	-22,157.75	119,670.00
TOTAL INCOME	57,622.25	79,780.00	-22,157.75	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,007.45	10,778.64	7,771.19	16,168.00
TOTAL UTILITY EXPENSES	10,850.00	11,650.00	800.00	17,474.97
TOTAL INSURANCE PREMIUMS	1,090.00	1,198.64	108.64	1,798.00
TOTAL GENERAL EXPENSES	44,640.00	56,152.72	11,512.72	84,229.03
TOTAL OPERATING EXPENSES	59,587.45	79,780.00	20,192.55	119,670.00
NET INCOME	-1,965.20	0.00	-1,965.20	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 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		\$ 2,878,906.09	\$ 347,951.69	\$ 211,451.28	\$ 191,564.35	\$ 627,861.12	\$ 285,507.24	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 23,277.85	\$ 35,348.27	\$ 29,143.09	\$ 50,271.33	\$ 22,387.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 43,051.14	\$ 117,086.45	\$ 49,465.94	\$ 27,420.33	\$ 188,313.88	\$ 21,092.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 430,031.65	\$ 106,388.87	\$ 82,357.61	\$ 76,475.93	\$ 207,182.65	\$ 82,644.65	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,373,061.31	\$ 594,704.86	\$ 378,623.10	\$ 324,603.70	\$ 1,073,628.98	\$ 411,631.70	
310 Total Current Liabilities		\$ 52,485.71	\$ 186,986.66	\$ 25,169.45	\$ 32,449.89	\$ 73,053.65	\$ 26,845.70	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ 31,768.44	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 52,485.71	\$ 186,986.66	\$ 56,937.89	\$ 32,449.89	\$ 73,053.65	\$ 26,845.70	
Quick Ratio:		64.27	3.18	6.65	10.00	14.70	15.33	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,878,906.09	\$ 347,951.69	\$ 211,451.28	\$ 191,564.35	\$ 627,861.12	\$ 285,507.24	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 23,277.85	\$ 35,348.27	\$ 29,143.09	\$ 50,271.33	\$ 22,387.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 43,051.14	\$ 117,086.45	\$ 49,465.94	\$ 27,420.33	\$ 188,313.88	\$ 21,092.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 430,031.65	\$ 106,388.87	\$ 82,357.61	\$ 76,475.93	\$ 207,182.65	\$ 82,644.65	
310 (-) Total Current Liabilities		\$ 52,485.71	\$ 186,986.66	\$ 25,169.45	\$ 32,449.89	\$ 73,053.65	\$ 26,845.70	
MENAR Numerator Total:		\$ 3,320,575.60	\$ 407,718.20	\$ 353,453.65	\$ 292,153.81	\$ 1,000,575.33	\$ 384,786.00	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 1,212,820.11	\$ 692,055.67	\$ 528,209.94	\$ 650,577.87	\$ 1,256,999.57	\$ 530,578.81	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 151,602.51	\$ 86,506.96	\$ 66,026.24	\$ 81,322.23	\$ 157,124.95	\$ 66,322.35	
MENAR:		21.90	4.71	5.35	3.59	6.37	5.80	
MENAR Score (max points 11):		11	11	11	10.39	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 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		\$ 415,974.47	\$ (13,983.40)	\$ 36,989.72	\$ (38,231.87)	\$ 162,744.56	\$ 36,934.73
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 415,974.47	\$ (13,983.40)	\$ 36,989.72	\$ (38,231.87)	\$ 162,744.56	\$ 36,934.73
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	10.39	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	24.39	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)		32389.61	3350	3150	2700	2414.61	6650	2925
Total number of units in PHA's portfolio		1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		24.95	25.00	25.00	25.00	24.39	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>								

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 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	\$ 1,040,293.61	\$ 962,691.66	\$ 709,627.58	\$ 873,205.65	\$ 329,577.85
114 Cash - tenant security deposits	\$ 37,430.00	\$ 16,642.00	\$ 30,156.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 39,219.58	\$ 17,000.70	\$ 125,672.36	\$ 22,809.71	\$ 2,220.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 201,128.73	\$ 130,545.46	\$ 140,834.60	\$ 241,114.33	\$ 23,784.34
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,318,071.92	\$ 1,126,879.82	\$ 1,006,291.04	\$ 1,167,222.90	\$ 360,888.50
310 Total Current Liabilities	\$ 84,186.50	\$ 594,431.58	\$ 81,701.24	\$ 59,714.31	\$ 10,163.50
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 84,186.50	\$ 14,431.58	\$ 81,701.24	\$ 59,714.31	\$ 10,163.50
Quick Ratio:	15.66	78.08	12.32	19.55	35.51
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,040,293.61	\$ 962,691.66	\$ 709,627.58	\$ 873,205.65	\$ 329,577.85
114 Cash - tenant security deposits	\$ 37,430.00	\$ 16,642.00	\$ 30,156.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 39,219.58	\$ 17,000.70	\$ 125,672.36	\$ 22,809.71	\$ 2,220.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 201,128.73	\$ 130,545.46	\$ 140,834.60	\$ 241,114.33	\$ 23,784.34
310 (-) Total Current Liabilities	\$ 84,186.50	\$ 14,431.58	\$ 81,701.24	\$ 59,714.31	\$ 10,163.50
MENAR Numerator Total:	\$ 1,233,885.42	\$ 1,112,448.24	\$ 924,589.80	\$ 1,107,508.59	\$ 350,725.00
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 782,707.38	\$ 515,455.28	\$ 700,830.71	\$ 642,184.90	\$ 91,016.58
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 97,838.42	\$ 64,431.91	\$ 87,603.84	\$ 80,273.11	\$ 11,377.07
MENAR:	12.61	17.27	10.55	13.80	30.83
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 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	\$ 49,255.25	\$ 40,708.15	\$ (5,644.10)	\$ 67,248.75	\$ 25,689.88
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 49,255.25	\$ 40,708.15	\$ (5,644.10)	\$ 67,248.75	\$ 25,689.88
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
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of May 31, 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		892	987	822	733	1,741	876
OR Numerator Total:		892	987	822	733	1,741	876
11190 Unit Months Available		1,170	1,002	864	792	2,150	934
OR Denominator Total:		1,170	1,002	864	792	2,150	934
Occupancy Rate:		0.76239	0.98503	0.95139	0.92551	0.80977	0.93790
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		\$ 50,724.27	\$ 124,464.95	\$ 41,183.57	\$ 31,800.00	\$ 209,316.86	\$ 20,418.84
TAR Numerator Total:		\$ 50,724.27	\$ 124,464.95	\$ 41,183.57	\$ 31,800.00	\$ 209,316.86	\$ 20,418.84
70500 Total Tenant Revenue		\$ 64,807.50	\$ 289,804.58	\$ 256,049.42	\$ 281,384.01	\$ 735,241.74	\$ 249,201.00
TAR Denominator Total:		\$ 64,807.50	\$ 289,804.58	\$ 256,049.42	\$ 281,384.01	\$ 735,241.74	\$ 249,201.00
TAR:		78.0%	43.0%	16.0%	11.0%	28.0%	8.0%
TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS # (Maximum points 4)							
312 Accounts Payable - Current		\$ 16,635.89	\$ 3,677.30	\$ 3,970.97	\$ 11,403.16	\$ 21,120.90	\$ 3,260.61
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 16,635.89	\$ 3,677.30	\$ 3,970.97	\$ 11,403.16	\$ 21,120.90	\$ 3,260.61
96900 Total Operating Expenses /12		\$ 151,602.51	\$ 86,506.96	\$ 66,026.24	\$ 81,322.23	\$ 157,124.95	\$ 66,322.35
AP Denominator Total:		\$ 151,602.51	\$ 86,506.96	\$ 66,026.24	\$ 81,322.23	\$ 157,124.95	\$ 66,322.35
AP:		0.11	0.04	0.06	0.14	0.13	0.05
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 May 31, 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	1,111	451	743	509	174
OR Numerator Total:	1,111	451	743	509	174
11190 Unit Months Available	1,184	488	914	597	177
OR Denominator Total:	1,184	488	914	597	177
Occupancy Rate:	0.93834	0.92418	0.81291	0.85260	0.98305
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	\$ 42,421.92	\$ 18,131.60	\$ 137,584.50	\$ 24,929.77	\$ 2,455.00
TAR Numerator Total:	\$ 42,421.92	\$ 18,131.60	\$ 137,584.50	\$ 24,929.77	\$ 2,455.00
70500 Total Tenant Revenue	\$ 185,592.00	\$ 38,106.00	\$ 85,113.23	\$ 52,657.52	\$ 33,471.00
TAR Denominator Total:	\$ 185,592.00	\$ 38,106.00	\$ 85,113.23	\$ 52,657.52	\$ 33,471.00
TAR:	23.0%	48.0%	162.0%	47.0%	7.0%
TAR Score (max points 5):	2	0	0	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 10,619.10	\$ 24,312.31	\$ 14,934.16	\$ 14,790.46	\$ 2,152.37
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 10,619.10	\$ 24,312.31	\$ 14,934.16	\$ 14,790.46	\$ 2,152.37
96900 Total Operating Expenses /12	\$ 97,838.42	\$ 64,431.91	\$ 87,603.84	\$ 80,273.11	\$ 11,377.07
AP Denominator Total:	\$ 97,838.42	\$ 64,431.91	\$ 87,603.84	\$ 80,273.11	\$ 11,377.07
AP:	0.11	0.38	0.17	0.18	0.19
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 05/30/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,863,209.27

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 233,542.99
	TOTAL INVESTED		\$ 233,542.99

SLHA - Housing Choice Voucher

Income Statement

Period = Oct 2024-May 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	40,096,217.00	37,286,000.00	2,810,217.00	55,928,996.00
Section 8 Admin. Fee Income	3,321,349.00	3,319,472.00	1,877.00	4,979,202.00
Section 8 HAP Service Fees	0.00	361,016.00	-361,016.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	43,417,966.00	40,966,488.00	2,451,478.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	334,861.36	-334,861.36	502,292.00
TOTAL OTHER INCOME	4,644.00	334,861.36	-330,217.36	502,292.00
TOTAL INCOME	43,422,610.00	41,301,349.36	2,121,260.64	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,538,894.68	3,429,030.88	890,136.20	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	51,615.56	155,677.36	104,061.80	233,517.00
TOTAL UTILITY EXPENSES	29,285.19	27,904.00	-1,381.19	41,856.00
Total Materials	2,353.65	1,800.00	-553.65	2,700.00
Total Contract Costs	39,800.37	53,309.44	13,509.07	79,964.00
TOTAL MAINTENACE EXPENSES	42,154.02	55,109.44	12,955.42	82,664.00
TOTAL PROTECTIVE SERVICES	25,818.25	27,093.36	1,275.11	40,640.00
TOTAL INSURANCE PREMIUMS	134,161.84	90,857.12	-43,304.72	136,285.77
TOTAL GENERAL EXPENSES	20,111.70	21,000.00	888.30	31,500.00
TOTAL OPERATING EXPENSES	2,842,041.24	3,806,677.44	964,636.20	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	40,279,386.19	37,494,671.92	-2,784,714.27	56,242,009.00
TOTAL EXPENSES	43,121,427.43	41,301,349.36	-1,820,078.07	61,952,020.00
NET INCOME	301,182.57	0.00	301,182.57	0.00

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: July 9, 2025

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families 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 233 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.

April 2025	May 2025	June 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 182 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, 21 referrals were received and 27 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 19 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 40 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 169 active participants in the TPV program. There are no families 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

Five-hundred fifty (550) 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, 245 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 507 inspections: 178 biennial inspections, 199 reinspection, 84 initial inspections, nine quality control, one 24-hour emergency and 36 special inspections. This represents a constant tread in the number of inspections over the past three months.

	April 2025	May 2025	June 2025
Biennial Inspections	222	158	178
Reinspection	242	197	199
Initial Inspections	111	132	84
Quality Control	16	17	9
Special Inspections	12	12	36
24-hour emergency	0	0	1
Total	603	516	507

A detailed breakdown of inspection activity and a deficiency report are 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.

	April 2025	May 2025	June 2025
HCV Participants	3239	3239	3555
Landlords	1916	1916	1962
Total	5155	5155	5517

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, 66 participants are enrolled and approximately 26 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has been focusing on the Section Eight Management Assessment Program (SEMAP). The HUD-measured indicators are currently being reviewed. The Housing Choice Voucher program rating for fiscal year 2024 was standard; however, for fiscal year 2025, the projection is to achieve high performer status.

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

June 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	38	36	2	11	0	22	1	0	0	2	95%
Biennials	178	178	0	82	0	53	34	0	0	9	100%
Initials	84	84	0	55	2	6	13	0	0	7	100%
Reinspections	217	199	18	111	0	49	19	1	0	19	92%
24 Hour	1	1	0	1	0	0	0	0	0	0	100%
Quality Control	9	9	0	8	0	1	0	0	0	0	100%
Total	527	507	20	268	2	131	67	1	0	37	98%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 06/01/2025 - 06/30/2025

Primary Status: Fail

	Total Observations
Absent or insecure railings	3
All burners not working (all burners have to be operable)	1
Broken or frayed wire	1
Broken wiring	1
Broken/missing steps or boards	1
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	3
Clogged	3
Cracked pane	1
Damaged floor boards	4
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)	15
Evidence of sewer back-up	3
Excessive paint issues	1
Exhaust fumes	1
Exposed fuse/breaker box connections	1
Falling material	18
Falling surface materials (other than wall paper or paint)	2
Gutter in poor condition	2
Gutters not securely attached	4
Hall/stair lights do not function	1
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	1
Holes or cracks	19
Holes or cracks - air penetration	1
Inadequate lighting	1
Internal water damage	4
Large sections of crumbling brick, stone or concrete	1
Leaking	13
Leaks	1
Lock(s) not fasten securely to door	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	2
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	1
Missing cover plate	1
Missing handrail	1
Missing pane	1
No adequate air circulation	1
No smoke detector	6
Not connected to an acceptable drainage system	1
Not weatherized	1
Other hazards-tripping	1

Oven does not work	2
Permanent floor covering or floor boards which present serious tripping hazards	3
Presence of large holes	2
Presence of sewer gas	1
Repair/replace leaking water heater	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof in poor condition	1
Roof leaks	7
Severe buckling, bulging or leaning	1
Severe bulging	9
Sewer gas	1
Signs of rats, mice or vermin	2
Smoke detector not working	9
Stove does not work	1
Toilet does not work	1
Tripping hazard	5
Unit has evidence of roach infestation	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsecured handrail	1
Unsecured height protection	1
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	12
Window not openable designed to be opened	1
Total	194

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = May 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,969,574.02
Cash Non-Fed Gala Fundraiser	1,866.56
Cash Private Management	1,135,925.38
Cash SLHA Property Management	1,043,572.05
Petty Cash	500.00
Cash General Disbursing	13,207,415.12
Cash Non-Fed Rent	345,633.89
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,829.31
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	44,773.88
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,002.40
Cash LaSalle Youth Festival	-110.74
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,526.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	153,132.40
Total Unrestricted Cash	21,038,075.20
Restricted Cash	
Cash Restricted-Security Deposits	29,096.21
Cash Restricted-FSS Escrow	479,640.49
Cash Restricted-HAP	202,121.93
Cash Restricted-Trust/Escrow Reserves	3,767,846.97
Cash Restricted-SLHA Mgt Security Deposits	272,468.17
Cash Restricted-Endowment/Homeownership	1,398,645.69
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	36,737.81
Total Restricted Cash	6,917,664.43
TOTAL CASH	27,955,739.63

ACCOUNTS AND NOTES RECEIVABLE

St. Louis Housing Authority

Balance Sheet

Period = May 2025

Book = Accrual

	Current Balance
A/R-Tenants	2,649,708.69
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	38,911.60
A/R-HUD	482.44
A/R-Other	303,557.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,383,152.18
A/R Fraudulent	11,636.38
Accrued Interest Receivable	13,782.34
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,312,240.76
 OTHER CURRENT ASSETS	
Investments-Unrestricted	6,595,974.27
Investments-Restricted	658,513.19
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	21,221.93
Prepaid Insurance Property	289,122.02
Prepaid Insurance Liability	81,630.08
Prepaid Insurance Fidelity Bond	1,302.60
Prepaid Insurance Workers Comp	49,692.90
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	9,450,592.49
TOTAL CURRENT ASSETS	41,718,572.88
 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	13,241,007.43
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

St. Louis Housing Authority

Balance Sheet

Period = May 2025

Book = Accrual

	Current Balance
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,434,256.49
Capital Funds Operations	2,055,857.00
Administration & Other Costs	7,183,019.85
Project Coordinator	906,431.14
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	5,377,377.10
Soft Cost Contra	-35,764,943.75
CFG-Hard Cost Contra	-23,210,678.33
CFG-Site Improvement	1,246,446.13
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	20,921,712.70
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)	76,505,991.40
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

St. Louis Housing Authority

Balance Sheet

Period = May 2025

Book = Accrual

	Current Balance
OTHER ASSETS	
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	150,873,507.94
TOTAL ASSETS	192,592,080.82

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-910,375.81
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	260,079.23
Tenant Security Deposits	188,129.71
Security Deposit Interest	220.97
Security Deposit Clearing Account	-4,521.33
Security Deposit-Pet	747.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-5,033.74
Union Dues	-1,112.40
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	903.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	-55,824.42
Deferred Comp SBG	-4,324.37
Roth 457 Deduction SBG	-1,659.80
Retirement Insurance	3,312.62
Section 125 Childcare Deduction	6,578.19
Section 125 Medical Deduction	-3,691.30
Medical Insurance	35,322.86
Long Term Disability	-3,378.39
Vision Insurance	442.16
Voluntary/Term Life Ins Deduction	1,419.40
Colonial Life Ins Deduction	603.29
Landlord Back-up Withholdings	8,114.38
A/P -Other	28,380.00
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	0.25
Accrued Liabilities-Other	175,000.00

St. Louis Housing Authority

Balance Sheet

Period = May 2025

Book = Accrual

	Current Balance
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,893.00
Lease Liability-Short Term	37,058.68
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	50,620.81
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	2,484,379.45
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	346,507.27
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	1,730,819.06
TOTAL LIABILITIES	4,215,198.51
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	32,050,266.71
Unrestricted Net Assets -Retained Earnings	1,887,698.99
TOTAL RETAINED EARNINGS:	103,565,126.39
TOTAL EQUITY	188,376,882.31
TOTAL LIABILITIES AND EQUITY	192,592,080.82

St. Louis Housing Authority

Income Statement

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	331,193.74	3,613,852.76
Tenant Accounts - True Up	0.00	-1,875.00
Utility Reimb.-LIPH	-52,898.00	-449,086.00
Utility Reimbursement Refund	1,699.43	5,331.43
Total Rental Income	279,995.17	3,168,223.19
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	10.00	286.72
Late Charges	19,929.50	135,499.00
Legal Fees - Tenant	0.00	1,693.00
Tenant Owed Utilities	0.00	-883.79
Tenant Screening	200.00	0.00
Misc TPA Bal Forward	-1,317.00	-1,317.00
Misc. Tenant Income	520.00	-2,345.94
Vacate Charges	459.61	6,333.95
Total Other Tenant Income	19,802.11	139,511.94
NET TENANT INCOME	299,797.28	3,307,735.13
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,076,336.56	7,579,726.58
HUD PHA Operating Grants/Subsidy	287,173.00	2,026,087.30
Section 8 HAP Earned	5,069,736.00	40,096,217.00
Section 8 Admin. Fee Income	400,206.00	3,321,749.00
Capital Fund Grants	392,611.95	5,318,606.75
Capital Fund Grants-Soft Costs	308,837.53	4,229,134.53
TOTAL GRANT INCOME	7,534,901.04	62,571,521.16
OTHER INCOME		
Investment Income - Unrestricted	24,188.22	109,296.83
Investment Inc -Restricted Non-Allocated	11,854.68	100,551.05
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-2,539.50	1,852.24
Non-Dwelling Rent	2,354.00	10,593.00
Vending Income-James House TAB	287.31	2,554.77
Vending Income-Parkview	637.31	2,981.90
Vending Income-Badenhaus TAB	21.68	626.61
Contributions/Donations	0.00	1,700.00
Other Miscellaneous Income	1,855.88	225,382.35
Other Income-Bank Rent	3,216.67	25,450.02
Pension Forfeitures	0.00	5,486.17
Insurance Proceeds	0.00	76,553.00
PH & HAP FSS Forfeitures	0.00	18,479.03
TOTAL OTHER INCOME	41,876.25	590,868.91
TOTAL INCOME	7,876,574.57	66,470,125.20

St. Louis Housing Authority

Income Statement

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	275,629.43	2,357,505.06
Administrative Salaries	84,186.13	803,745.36
Administrative Salaries-PT	6,673.65	89,839.59
Admin Salaries-Overtime	172.28	2,975.83
FICA	19,848.85	269,920.03
Health Benefits	42,631.96	338,835.97
Retirement Benefits	30,110.14	291,465.27
Unemployment Insurance	0.00	9,409.24
Long Term Disability	312.08	2,666.02
Dental	1,744.05	14,471.23
Cell Phones	1,005.08	8,449.05
Beneflex HSA	0.00	15,253.62
WC MO 2nd Injury Fund	0.00	768.55
WC Self-Insurers Qtrly Taxes	0.00	520.20
FICA	5,847.06	80,667.09
Health Benefits	13,866.84	133,023.58
Retirement Benefits	11,592.30	93,606.90
Unemployment Insurance	3.87	9,754.02
Long Term Disability	62.17	2,140.14
Dental	680.03	12,583.29
Cell Phones	92.42	5,050.44
Total Administrative Salaries	494,458.34	4,542,650.48
Legal Expense		
Legal Services	11,266.35	87,648.84
Legal Services	2,333.50	19,260.50
Total Legal Expense	13,599.85	106,909.34
Other Admin Expenses		
Staff Training	2,519.42	11,190.23
Travel	72.10	72.10
Auditing Fees	10,000.00	121,080.00
Port Out Admin Fee Paid	3,972.22	29,765.68
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	16,563.74	162,463.91
Miscellaneous Admin Expenses		
Office Supplies	1,699.87	18,662.65
Office Supplies	0.00	5,035.01
Temporary Admin Labor	1,452.00	65,932.79
Temporary Admin Labor	0.00	7,928.66
Postage	3,636.00	47,425.10
Postage	0.00	881.65
Advertising	5,285.29	20,563.45
Fiscal Agent Fees	400.00	2,900.00
Printing & Publications	0.00	1,111.15
Printing & Publications	0.00	1,084.73
Membership Fees	0.00	22,136.37

St. Louis Housing Authority

Income Statement

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
Telephone	-186.24	27,001.91
Telephone	540.00	48,505.42
Maint Agreement-Office Equipment	1,079.68	16,061.22
Maint Agreement-Office Equipment	1,400.00	11,800.00
Professional/Technical Services	477,827.03	1,445,243.36
Consultants-LaSalle Youth Festival	0.00	300.00
Software License Fees	203.18	44,450.03
Software License Fees	0.00	447.98
Internet / Cable	199.98	21,848.16
Computer Supplies	56.95	30,609.34
Meeting Expense	0.00	350.00
Other Admin Expense	7,207.65	48,268.38
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	1,154.55	3,933.20
Bank Fees	1,185.21	14,474.08
Bank Fees -FSS	32.18	32.18
Office Equipment Repairs	17.95	17.95
Subscription-News/Magazines	0.00	18.97
D/A Testings/Results	172.80	1,097.15
Copying Expense	8,419.72	19,948.25
Allocated OH-Administrative Expense	2,132.65	28,198.08
Allocated OH-Legal Expense	12.74	1,258.92
Allocated OH-Tenant Services Expense	-78.08	406.40
Allocated OH-Utilities Expense	675.67	7,512.43
Allocated OH-Materials Expense	0.00	666.50
Allocated OH-Maintenance Expense	207.97	7,213.12
Allocated OH-Protective Services Expense	391.94	3,244.23
Allocated OH-Insurance Expense	0.00	20,882.44
Allocated OH-General Expense	0.00	57.15
Total Miscellaneous Admin Expenses	515,126.69	1,997,386.32
TOTAL ADMINISTRATIVE EXPENSES	1,039,748.62	6,809,410.05
TENANT SERVICES		
Tenant Services Salaries	5,295.36	47,075.75
FICA	403.14	3,853.63
Health Benefits	737.48	6,136.87
Retirement Benefits	704.54	5,793.23
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	33.22	271.76
Cell Phones	46.16	378.51
Relocation Costs	1,475.00	4,225.25
Tenant Srv Rec/Pub/Other	0.00	280.21
Tenant Srv Rec/Pub/Other-Clinton TAB	100.00	100.00
Tenant Srv Rec/Pub/Other-James House TAB	130.57	2,937.41
Tenant Srv Rec/Pub/Other-Euclid TAB	175.00	2,317.68
Tenant Srv Rec/Pub/Other-Parkview	534.04	6,328.11
Tenant Srv Rec/Pub/Other-LaSalle TAB	155.87	282.09
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	750.00	-1,252.01

St. Louis Housing Authority **Income Statement**

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
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	3,000.00	24,624.00
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	-702.76	1,797.29
Tenant Participation Funds	100.00	5,653.32
Tenant Srv Lobby Monitors	1,554.38	11,104.11
Tenant Services -Other	1,078.05	2,878.05
Tenant Services Other-Circle of Friends (SLU)	5,020.84	17,318.72
TOTAL TENANT SERVICES EXPENSES	20,590.89	171,460.17
UTILITIES		
Mixed Finance Utilities	146,155.24	1,169,241.92
Water	8,017.24	258,550.83
Electricity	22,787.96	528,642.81
Gas	10,776.94	217,243.66
Sewer	99,934.49	718,572.06
TOTAL UTILITY EXPENSES	287,671.87	2,892,251.28
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	67,518.92	535,545.45
Maint Labor -Janitorial Cleaning	18,421.84	181,530.34
Maintenance Labor-Overtime	10,298.74	55,367.65
FICA	7,330.60	66,390.48
Health Benefits	15,462.73	128,690.25
Retirement Benefits	10,428.10	88,617.28
Unemployment Insurance	14.53	4,442.97
Long Term Disability	97.66	2,267.03
Dental	873.34	13,404.29
Cell Phones	84.16	7,243.78
Total General Maint Expense	130,530.62	1,083,499.52
Materials		
Materials-Custodial	0.00	3,334.36
Materials-Custodial	2,411.82	22,150.01
Materials-Electrical	2,011.83	22,349.47
Materials-Plumbing	0.00	7.99
Materials-Plumbing	4,047.26	26,742.49
Materials-Lawn/Grounds/Snow Removal	2,075.98	6,426.56
Materials-Tools/Equipment	743.42	8,722.56
Materials-Boiler	0.00	45.97
Materials-Other	1,009.45	13,612.06
Materials-HVAC	3,836.87	24,626.24
Materials-Gas/Oil Vehicles	0.00	515.44
Materials-Appliances	3,391.86	49,735.42
Materials-Hardware	292.43	1,095.95
Materials-Paint	7.99	3,317.86

St. Louis Housing Authority **Income Statement**

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
Materials-Flooring	11.99	679.76
Materials-Cabinets/Countertops Doors/Windows	1,853.79	21,317.25
Total Materials	21,694.69	204,679.39
Contract Costs		
Contract-Elevators	205.00	-592.15
Contract-Elevators	6,260.82	126,010.21
Contract-Trash Removal	1,913.00	39,878.89
Contract-Trash Removal	26,823.78	205,515.14
Contract-Custodian	0.00	18,360.00
Contract-Custodian	0.00	75,546.16
Contract-Plumbing	150.00	150.00
Contract-Plumbing	6,863.40	96,831.75
Contract-Uniform Cleaning	340.40	22,021.69
Contract-Snow Removal	8,579.28	42,176.66
Contract-Grounds/Lawn	795.50	9,350.75
Contract-Grounds/Lawn	38,207.22	95,920.57
Contract-Auto Gas	691.01	5,988.63
Contract-Auto Gas	628.79	6,127.19
Contract-HVAC	4,047.12	5,532.12
Contract-HVAC	3,174.30	123,878.30
Contract-Fire Protection	275.50	1,756.22
Contract-Fire Protection	120.50	38,859.06
Contract-Vehicle Repairs	1,804.02	8,113.18
Contract-Vehicle Repairs	43.78	1,616.13
Contract-Other	78,534.39	127,165.30
Contract-Exterior Building Repairs	295.80	27,241.79
Contract-Parking Lot Repairs	0.00	13,755.00
Contract-Electrical	0.00	5,385.53
Contract-Pest Control/Extermination	238.85	1,563.25
Contract-Pest Control/Extermination	5,186.82	44,785.87
Contract-Flooring Installation	885.00	64,574.66
Contract-Painting/Wall Repairs	20,593.20	134,896.03
Contr-Cabinet/Counters/Door/Windows	2,343.40	70,096.53
Contract-Lease Automobiles	0.00	24,062.00
Contract-Occupancy Permits	1,637.42	7,049.42
Contract-Bed Bug Eradication	2,375.00	27,455.00
Total Contract Costs	213,013.30	1,471,070.88
TOTAL MAINTENACE EXPENSES	365,238.61	2,759,249.79
PROTECTIVE SERVICES		
Security Alarm Service	0.00	13,271.45
Security/Law Enforcement	55,947.70	503,671.34
Security Enforcement-Police	151,876.91	330,468.49
Security Enforcement/Sec Guards	3,527.50	25,293.61
TOTAL PROTECTIVE SERVICES	211,352.11	872,704.89
INSURANCE PREMIUMS		
Workers Comp Claims	6,661.82	141,526.24
Auto Insurance	5,305.51	42,444.08

St. Louis Housing Authority **Income Statement**

Period = May 2025

Book = Accrual

	Period to Date	Year to Date
Property Insurance	72,280.47	578,243.76
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	2,605.20
Liability Insurance	20,407.49	165,584.92
Excess Workers Comp Insurance	7,098.98	51,045.10
TOTAL INSURANCE PREMIUMS	112,079.92	993,370.42
GENERAL EXPENSES		
Bad Debt-Tenant Rents	468.00	1,990.16
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	244,787.01	2,167,042.66
PH FSS Escrow Expense	13,353.98	7,124.96
ACC Reserve Shortfall Disbursement	356,143.54	356,143.54
TOTAL GENERAL EXPENSES	614,752.53	2,600,233.82
TOTAL OPERATING EXPENSES	2,651,434.55	17,098,680.42
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,697,385.84	37,289,663.99
Tenant Utility Payments-Voucher	235,518.00	1,944,315.00
Portable Out HAP Payments	132,517.19	1,008,057.19
FSS Escrow Payments	3,231.00	37,350.01
TOTAL HOUSING ASSISTANCE PAYMENTS	5,068,652.03	40,279,386.19
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	414,011.95	5,340,006.75
Equity Transfer Capital Assets OUT	-414,011.95	-5,340,006.75
Operating Transfers IN	151,876.91	633,208.49
Operating Transfers IN	195,329.16	952,877.48
Operating Transfers OUT	-347,206.07	-1,586,085.97
TOTAL OTHER FINANCING SOURCES	0.00	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	3,443.52	83,988.86
Water Consumption Contra	3,443.52	83,988.86
Electric Consumption	189,722.00	5,017,013.26
Electric Consumption Contra	189,722.00	5,017,013.26
Gas Consumption	6,474.00	158,703.00
Gas Consumption Contra	6,474.00	158,703.00
Sewer Consumption	13,141.00	106,510.00
Sewer Consumption Contra	13,141.00	106,510.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,720,086.58	57,601,260.19
NET INCOME	156,487.99	8,868,865.01

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: July 9, 2025

Subject: Development and Modernization Department Board Report

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

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the community engagement meeting with Clinton-Peabody residents on June 12, 2025.

The meeting included updates from various stakeholders and was a celebration of the June 19th holiday that included activities, stories, and trivia related to the event.

Aldermanic candidates were given a platform to speak with residents and respond to a question posed by the Clinton-Peabody TAB. Each candidate responded to the same question. The previous 8th Ward Alderman, Cara Spencer, was elected mayor in April and a special election was being held to fill the vacated seat.

SLHA Resident Initiatives staff gave an update on upcoming events and programs. They announced a summer camp for kids at the Al Chappelle Community Center that would begin on June 23, 2025 and would be open to Clinton-Peabody residents.

POAH continued focusing 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 to ensure 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 July 17, 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 (LIHTC)

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. Development and Modernization staff are working with Development Resource Partners to assemble a LIHTC application for the Missouri Housing Development Commission to be submitted in the fall.

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 have been working to upload documentation necessary to schedule a Concept Call with HUD. This is expected to occur in July.

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 severely damaged.

The contract with the roofing company was signed on June 6, 2025 and mobilization occurred on June 20. Unseasonably wet weather for the months of May and June impeded the application of a water tight membrane on the roof. The contractor worked throughout the weekend of June 20 to ensure that the building was protected before the next rain.

Work will continue into July.

PHA Wide Asphalt Shingle Roof Replacement – The contract for the asphalt shingle roofs replacement at Lookaway, Badenhau, Walnut Park and Cochran was signed on June 3, 2025 and preconstruction was held on June 12, 2025. Submittal review and subcontractor forms will be reviewed in July.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The service requisition for the project was issued in May and preconstruction review and submittals are being processed through July. Work will begin when the team finishes work on RD 24-08 - Cochran Security improvements.

RD 25-06 – Parkview Apartments First Floor Furniture – Development and Modernization issued a service requisition for the furniture in May. There was a delay in the delivery of the furniture, which was expected in June. The delivery is now scheduled for July.

RD 25-02 – West Pine Elevator Replacement – The contract was awarded to Hankins Construction and signed in April. Submittals are continuing to be reviewed for subcontractors and product. The contractor submitted an invoice for ordering the equipment necessary for the elevator replacement. This was processed in June and product is on order and expected to arrive later in the fall.

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 July. The unit was expected to be complete in June, but there was delay in the flooring material.

The successful completion of these projects will return three (3) 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 85% complete in June. Phase II construction is about 50% complete. The remaining work is dependent on the successful completion of the low voltage work for RD 23-03A (see below).

RD 24-08 – Cochran Plaza Security Upgrades – Work was expected to be complete in June, however, the final pieces of work were reliant on Ameren’s participation. Given the EF3 tornado event that occurred on May 16, 2025, Ameren suspended all non-emergency work until that emergency was addressed. They are expected to resume the work at Cochran in July.

RD 24-04 – Badenhaus Sewer Repair – Development and Modernization issued an order to the contractor to install lighting as part of the contract. This material has been ordered and is expected to be installed in July.

RD 23-03A – Parkview Apartments Access Control System – This project is on hold until the entry door at Parkview can be properly repaired. This includes installing new doors, which will arrive in July.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – Work continues on the security improvements at California Gardens. The project has been delayed due to unforeseen conditions at the site. These are expected to be resolved in July.

RD 22-04 – Parkview Elevator Replacement – Punch list (final review of contractor work) was completed in June and the elevators returned to service. Close-out will begin in July.

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 reviewed and approved a quote for additional shoring material in April. Materials were ordered for the additional shoring in June and the work is expected to be completed in July.

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 the 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. HUD reached out in June to discuss the Section 18 application for Hodiamont. The process will continue into July.

Projects Ready for Close-Out

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. This project returned four (4) units to occupancy. Close-out activities are ongoing.

RD 23-12 – West Pine Roof Replacement – The contractor has completed all of the punch list items and work continues on the close-out for the project. This is expected to be finalized in July.

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.

Community Development Administration (CDA) Neighborhood Transformation Grant – Parkview Elderly Apartments – Development and Modernization staff are preparing a Neighborhood Transformation Grant to City of St. Louis 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 and resubmitted to HUD in June per their request. A response from HUD is expected over the summer.

Solicitations

Al Chappelle Roof Replacement – This project will be put out to bid in July.

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 were due on June 12 and SLHA received three (3) responses. SLHA has requested contractor intent to perform forms and will evaluate in July.

Re-Solicitations

None.

Pre-Solicitation

None.

Planning

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. The designs for the project have been delayed and are expected in July.

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 1 in March. Development and Modernization staff have 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 Solicitation. The solicitation received three (3) bids and the apparent low bidder has been notified.

Phase 2: The second phase will be split into two (2) solicitations due to mold remediation efforts needed for McMillan.

Phase 2a: Lookaway (5 units) will be solicited in July.

Phase 2b: McMillan I (5 units) and McMillan II (5 units) require mold remediation. The bids for the work are being requested now. When the work is complete, the units can be scoped and put out for bid. This is expected to occur in the fall.

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 2024 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 JUNE MONTHLY ACTIVITY REPORT

[illegible]

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals						
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	Bus Sec 3 %	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	9/17/2025	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	\$ 650,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	\$ 700,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A

DEVELOPMENT AND MODERNIZATION JUNE 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	5/27/2025	N/A	N/A	61%	99%	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	7/15/2025	TBD	N/A	N/A	100%	93%	
0	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	3/31/2025	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	100%	48%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	TBD	TBD	N/A	N/A	15%	22%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	TBD	N/A	N/A	100%	85%	
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	1/20/2025	3/21/2025	5/16/2025	5/14/2025	5/13/2025	5/14/2025	100%	100%	
MO0010000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	90%	
MO0010000038	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%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	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 JUNE MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	Monthly Narrative
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The third and final elevator passed state inspection on May 27, 2025. Punchlist was completed on June 19. Closeout activities are beginning in July.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Additional Exterior Lighting is on order and installation is anticipated in July.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed. Electrical work is expected to be complete in July.
N/A	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; it is anticipated to go out to bid in August.
MO001000041	Hodiamont - Section 18 Disposition	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 fom HUD.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	The project is on hold pending installation of new front vestibule doors.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	The mechanical contractor completed their connections to the fire alarm system in June. Final city inspection was scheduled for July 2, 2025. Closeout will begin in July.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities are ongoing.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Contract was executed on June 6, 2025. Preconstruction meeting was June 10, 2025. Mobilization occurred on June 20, 2025. Vapor barrier has been installed; construction is ongoing.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	The project is on hold awaiting Ameren's restoration of power to the Minimall for final camera installation in New Haven Court.
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. Closeout activities are ongoing.
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 is anticipated to be complete in July.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Pre-construction meeting was held on June 10, 2025. Submittals are being reviewed. The project will begin construction after the completion of the Cochran Security Upgrades.
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. Mobilization is anticipated in the fall.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	Contract was executed on June 3, 2025. Preconstruction meeting was held June 12, 2025. Submittal review is ongoing. Mobilization is anticipated in August.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Three bids were received on June 12, 2025. Information was requested from the apparent low bidder. Dev & Mod staff are reviewing the bid; award and contract execution is anticipated in July.
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. PNA, Energy Audit, and Architecture consultants conducted site visits in June.
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	Schematic Design for the new Parking Lot was reviewed in June.
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	Solicitation is scheduled to go out to bid July 7, 2025.
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	Design work is on hold pending remediation of water damage.
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	Solicitation is anticipated to go out to bid in August.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

DEVELOPMENT AND MODERNIZATION

JUNE MONTHLY ACTIVITY REPORT



Parkview First Floor Renovations



James House Emergency Roof Replacement



Cochran Plaza Security Upgrades



Marie Fanger & Folsum Make-Ready Units

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 6/30/2025

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	8,078,988.38	941,944.62	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	7,791,077.51	1,839,700.49	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,275,674.36	2,729,904.64	4,867,179.02	4,138,399.98	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	2,617,307.39	6,633,320.61	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	194,080.67	12,214.33	0.00	206,295.00	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,209,751.00	0.00	9,209,751.00	0.00	9,209,751.00	13-May-2027	13-May-2029
Totals		\$57,217,860.00	\$48,820,506.99	\$8,397,353.01	\$42,122,624.36	\$15,095,235.64		
			85.3%		73.6%			

RESIDENT INITIATIVES

Resident Initiatives Department

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

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: July 9, 2025

Subject: Resident Initiatives Board Report

In June 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
0	137	69%

Resident Engagement

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

- Utility Assistance (1)
- 20 Bust Tickets Distributed Utility Assistance (2)

Community Outreach

In June, the ROSS Coordinators attended the following events to build awareness of the ROSS program and to increase enrollment:

6/12/25 – Clinton-Peabody Resident Meeting

The Coordinators attended the monthly resident meeting to provide youth resources and to announce upcoming youth activities with Clinton-Peabody families.

Additionally, the ROSS team, in partnership with the Property Management team, launched the Summer Hub at LaSalle Park. At the Summer Hub, hosted every Thursday, LaSalle youth can enjoy free books from Ready Readers, programming offered by Lincoln University Cooperative Extension and a fun time on the YMCA's Mobile Gaming Bus.



Pictured Above: LaSalle Park youth enjoying books and gaming during the Summer Hub!

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 June, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members.

Family Self Sufficiency

As of June 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-five (65) participants, fourteen (14) with established escrow accounts and four (4) actively receiving a monthly escrow credit. In addition, there were fifty-six (56) 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 was one (1) new participant enrolled in HCV-FSS and eleven (11) new participants enrolled in PH-FSS Program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	65	17	1	17/27%	3/18%
PH	56	33	11	33/66%	15/45%

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

6/25/25 – Employee Alliance Job Meeting at Doorways

The FSS Coordinator attended the alliance meeting to connect with potential employers for FSS program participants.

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.

6/14/2025 – Euclid Plaza Community Clean Up

Residents at Euclid Plaza Apartments had the opportunity to connect with representatives from Justine Petersen, the Citizens' Service Bureau (CSB) of St. Louis City and the Resident Initiatives Department to learn about valuable local resources related to homeownership, social services, and city services. In addition to the information session, the community came together for a clean-up effort, collecting over 20 bags of trash around the property. More than 15 residents participated in the event, which concluded with pizza provided by the Tenant Association Board (TAB). Pictured right: Euclid Plaza residents and Resident Coordinator, Camille Shoals, cleaning the area surrounding Euclid Plaza.



6/20/25 – Renaissance Place Community Clean Up

Residents participated in a community clean-up at Renaissance Place at Grand. With support from Brightside STL, participants collected two bags of trash, helping to beautify the neighborhood. In addition to the clean-up, valuable health resources were distributed by Affinia Healthcare and ArchWell Health, providing residents with helpful information and support. Pictured left: Renaissance Place at Grand residents and TAB members cleaning up the area around their complex.

6/24/25 – Parkview Elderly Virtual Block Party

The Resident Coordinator and the Missouri Botanical Garden partnered to host a fun and informative virtual block party for residents of Parkview Apartments! During the event, representatives from Missouri Botanical Garden shared interesting facts about the organization, extended an invitation for residents to visit the Garden, and answered frequently asked questions about home gardening. The Resident Coordinator also took the opportunity to highlight upcoming department programming and resources available to residents.

6/26/25 – North Side Scattered Sites Ribbon Cutting

The Resident Coordinator hosted a Ribbon Cutting for Northside Scattered Sites to celebrate upcoming construction additions to the property in the form of park benches for residents at McMillan Manor. Picture Right: SLHA staff and residents cut the ribbon to celebrate the upcoming beautification installations at McMillan Manor.





6/28/25 – North Side Scattered Sites Block Party

The Resident Coordinator hosted a Block Party for McMillian Manor Residents. SLHA partnered with St. Louis Job Corps, Contemporary Art Museum STL, In the Door, and the Lewis Place Historical Preservation to provide various community resources to residents and provided pizza sponsored by SLHA's Circle of Friends.

6/30/25 – West Pine Ribbon Cutting

West Pine's final Beautification event was a ribbon cutting to celebrate their upcoming outdoor improvements. Picture right: West Pine residents celebrating their upcoming beautification project with a ribbon cutting.



TABs

The St. Louis Tenant Affairs Board postponed their monthly meeting in support of SLHA's Juneteenth Celebration.

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.

6/11/25 – Meeting w/ Lincoln University Cooperative Extension

The Director met with Lincoln University Cooperative Extension to finalize details for programming at LaSalle Park's Summer HUB.

6/24/25 – Meeting with St. Louis Internship Program

The Director and Resident Coordinator met with St. Louis Internship Program to learn more about their resources and potential programming for SLHA youth.

6/27/25 – Violence Prevention Commission Leadership Council

The Director attended Violence Prevention Commission Leadership Council's leadership meeting to obtain updates on the regional response efforts to gun violence and tornado relief in the city of St. Louis.



In addition to ongoing partner meetings, the Director worked closely with the Executive Director and Property Management team to successfully launch the St. Louis Housing Authority's first summer camp in several years at the Al Chapelle Community Center. The camp officially began on June 16th and is open to all SLHA youth ages 8 to 17. This exciting initiative is sponsored by Lincoln University Cooperative Extension. Campers will engage in a dynamic curriculum focused on STEM, social-emotional learning and community building. In addition to daily programming, participants will enjoy several field trips, including

excursions to Poplar Bluff and a culminating trip to Branson. SLHA partners, such as St. Louis Public Library, Behind it All Foundation and City Faces will provide additional activities for the campers. This camp represents a significant step toward investing in youth development and enriching the lives of SLHA families. Pictured right: SLHA Summer Camp participants enjoying their first field trip - Discover Nature Day in Charleston, MO.



Pictured left: SLHA Summer Camp participants enjoying an ice cream social hosted by SLHA's Staff Val Joyner, Jason Bogan and John Young.

Other Business and Upcoming Events

The Resident Initiatives Department is hosting several upcoming events to engage SLHA families and provide safe programming for youth.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: July 9, 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. A contract for \$439,000 was executed on June 3, 2025.

RD 25-26 James House Emergency Roof Replacement. The roof at James House was seriously damaged as a result of the EF3 Tornado that struck the Ville neighborhood on May 16, 2025. The scope of work for this project is the removal of the existing roof system, including coping, flashing, insulation board, etc. and the installation of a new system and a new stairwell pressurization unit. Due to the emergency nature of this project, a contract was awarded to Rody Exteriors on June 6, 2025 for \$601,000.

B. Solicitations Pending

RD 25-07 Requests for Quotations for SLHA Fleet Maintenance was sent to contractors on March 14, 2025. Quotations are due April 17, 2025. One quote was received and is being reviewed. Contract is anticipated in July.

- RD 25-14 Invitation for Bids for NSSS 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. Three bids were received. The contract is anticipated to be awarded in July.
- RD 25-22 Invitation for Bids for Lookaway Unit Repairs/Make Ready. The scope of work for this project will consist of the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, and windows. The Acquisition and Solicitation Plans were approved on June 25, 2025. The solicitation is anticipated to be issued in July.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: July 9, 2025

Subject: Communications Board Report

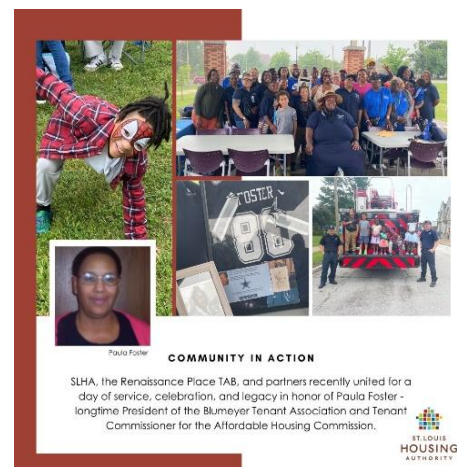
ACTIVITY	TOTAL	DETAILS
News and Announcements	1	Home Again: ReHousing Recovery Fair
Outreach	1	Clinton-Peabody Summer Camp Luau sponsored by SLHA staff
News coverage		
New Social Media Campaign(s)		
Facebook Posts	16	Highest Performing (Facebook) <ul style="list-style-type: none"> Home Again Fair Highlights 23,621 Reach; 584 Engagements Home Again: Save the Date 4,541 Reach; 141 Engagements
Twitter Posts	14	Highest Performing (Twitter) <ul style="list-style-type: none"> Paula Foster Day & Care Fair 78 Impressions; 1 Engagement LaSalle Park Youth Summer Hub 69 Impressions; 2 Engagements
LinkedIn Posts	12	Highest Performing (LinkedIn) <ul style="list-style-type: none"> Home Again Fair Highlights 23,621 Impressions; 584 Engagements Home Again Landlord Recruitment 4,500 Impressions; 138 Engagements

Social media analytics:

Facebook Total Followers: 3,357	JUNE 2025	MAY 2025	APRIL 2025
Reach	28,454 (+813%)	3,117 (+8%)	2,888 (+103%)
Post Engagement	1,492 (+778%)	170 (-77%)	749 (+732%)
Visits	2,027 (+137%)	855 (+3)	834 (-4%)
New Followers	226 (+259%)	63 (+85%)	34 (+31%)

LinkedIn Total Followers: 508	JUNE 2025	May 2025	APRIL 2025	MARCH 2025
Impressions	28,454 (+3,224%)	856 (+26%)	680 (-7%)	730 (-29%)
Page Views	71,426 (+132,170%)	54 (+4%)	52 (+30%)	40 (-35%)
Unique Visitors	226 (+842%)	24 (-20%)	30 (+20%)	25 (-22%)
Post Reactions	1,492 (+5,426%)	27 (+35%)	20 (-35%)	31 (-24%)

Monthly Highlights:



1. Juneteenth Staff Celebration
2. Home Again Fair (Chaifetz)
3. Paula Foster Day

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: July 9, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JUNE 30, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
105	0	4	109

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>
None this reporting period.		

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

<u>Name</u>	<u>Former Department</u>	<u>Current Location</u>
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None this reporting period.

Recruitment

number of position vacancies published this month: 2

number of position vacancies carried over from previous month: 0

Applications

Received This Month

Position Vacancies Published this Month:

Assistant Property Manager	17
Property Manager	50

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>
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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>
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None this reporting period.