



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

DECEMBER

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: December 19, 2025

Subject: Monthly Activities Report

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

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 September / October 2025
- Public Housing AMP Budgets as of September / October 2025
- Financial Condition Indicators as of September / October 2025
- Management Operations Indicator as of September / October 2025

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of September 2025
- Income Statement as of October 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: December 10, 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. Asset Management continues to work with McCormack Baron to address late recertifications that affect SLHA's Recertification Rate.

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. Currently, thirty-two (32) individuals are on SLHA's Trespass and Ban List.

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. Requests were submitted to HUD, however, due to the government shut down, SLHA has not received a response for requests submitted.

Number of HUD Approved Units (Start of the month)	486
New Requests Submitted to HUD (# of units)	3
Extension Requests Submitted to HUD (# of units)	0

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:

November	86.90%
HUD GOAL	95%

Prior Months:

October	September	August
89.92%	91.36%	91.96%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	177	98	94.2%	177	97	93.3%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%
MO001000017	West Pine	99		96	97.0%		96	97.0%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%
MO001000038	Southside Scattered Sites	143	25	99	83.9%	25	102	86.4%
MO001000041	Northside Scattered Sites	128	64	60	93.8%	64	59	92.2%
MO001000044	Murphy Park I	93	30	56	88.9%	29	57	89.1%
MO001000045	Murphy Park II	64	16	46	95.8%	16	47	97.9%
MO001000046	Murphy Park III	65	4	54	88.5%	4	54	88.5%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%
MO001000050	Renaissance Pl @ Grand	62		54	87.1%		54	87.1%
MO001000052	King Louis III	24	2	22	100.0%	2	22	100.0%
MO001000054	Sr. Living at Renaissance Pl	75	1	69	93.2%		70	93.3%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		21	95.5%
MO001000056	Cahill House	80		79	98.8%		76	95.0%
MO001000057	Renaissance Pl @ Grand II	36	2	34	100.0%	2	34	100.0%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%	2	48	100.0%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%
MO001000065	North Sarah II	46	6	34	85.0%	6	34	85.0%
MO001000066	North Sarah III	35	1	31	91.2%	1	31	91.2%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%
TOTAL		2,732	487	2,104	93.7%	485	2,091	93.1%

Move-Out Analysis
November 1 - November 30, 2025

	November 2025		October 2025 - November 2025	
Abandonment of Unit	2	10.0%	4	8.7%
Deceased	3	15.0%	5	10.9%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	5	25.0%	14	30.4%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	-	-
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	6	30.0%	18	39.1%
Moved without Notice	-	-	-	-
One Strike	-	-	-	-
Nursing Home Placement	-	-	-	-
Purchased Home	-	-	-	-
Relocation Transfer	1	5.0%	1	2.2%
Transfer to Diff PH Unit	3	15.0%	4	8.7%
Total	20	100%	46	100%

Demographic Report
November 1 - November 30, 2025

	Disabled	Non-Disabled	Total
Number of Families	658	1,500	2,158
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.2	45.7	49.5
Number of Youth Family Members (<18)	-	-	1,781
Average Age of Youth Family Members	-	-	10.1
Number of Senior (62+) Head of Household	312	345	657
Average Household Income	\$12,747	\$12,103	\$12,299
Number of Head of Households Employed	606	958	1,564
Average Monthly Rent	\$259.32	\$219.98	\$231.98
Average Cost of Utilities Paid by SLHA	\$5.67	\$32.27	\$24.16
Average Length of Occupancy (Years)	9.4	5.7	6.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	2	16	18
Asian Only	-	3	3
Black/African American Only	15	2,065	2,080
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	39	41
White/American Indian/Alaskan Native	-	1	1
White, Black/African American	1	12	13
Total	20	2,138	2,158

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 11/30/2025

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	2	-100%	0	2	-100%	1	2	-50%	0%	0%	-67%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-50%	*	*
ROBBERY	0	0	*	0	0	*	4	4	0%	0%	-43%	-50%
AGGRAVATED ASSAULT	1	1	0%	3	2	50%	69	46	50%	92%	60%	-13%
BURGLARY	0	0	*	1	1	0%	13	16	-19%	18%	-13%	-7%
FELONY THEFT	0	0	*	3	2	50%	25	22	14%	92%	47%	-38%
AUTO THEFT	1	1	0%	2	4	-50%	7	23	-70%	-74%	-79%	-56%
TOTAL	2	4	-50%	9	11	-18%	120	115	4%	28%	3%	-25%

SHOOTING INCIDENTS	0	1	-100%	0	1	-100%	10	8	25%	25%	11%	0%
SHOOTING VICTIMS	0	5	-100%	0	5	-100%	15	12	25%	67%	67%	15%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	4	1	300%	300%	300%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	6	1	500%	500%	500%	*

MISDEMEANOR THEFT	0	0	*	0	1	-100%	42	20	110%	50%	56%	31%
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GUN ARRESTS	1	0	*	2	0	*	6	7	-14%	-40%	-14%	-57%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 11/30/2025

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%	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-75%	-50%	-50%
ROBBERY	0	0	*	0	1	-100%	8	13	-38%	-43%	-33%	-53%
AGGRAVATED ASSAULT	0	4	-100%	1	6	-83%	29	32	-9%	-17%	-17%	-15%
BURGLARY	1	0	*	3	2	50%	21	28	-25%	-19%	-19%	75%
FELONY THEFT	0	2	-100%	5	5	0%	44	45	-2%	-28%	-48%	-45%
AUTO THEFT	0	0	*	1	3	-67%	18	40	-55%	-78%	-70%	-28%
TOTAL	1	6	-83%	10	17	-41%	121	161	-25%	-46%	-45%	-29%
SHOOTING INCIDENTS	0	0	*	0	0	*	1	4	-75%	-86%	-83%	-86%
SHOOTING VICTIMS	0	0	*	0	0	*	1	4	-75%	-88%	-83%	-88%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
MISDEMEANOR THEFT	3	0	*	5	9	-44%	56	82	-32%	-38%	-25%	-37%
GUN ARRESTS	0	0	*	0	1	-100%	9	12	-25%	-53%	-50%	-25%
JUVENILE GUN ARRESTS	0	0	*	0	1	-100%	0	2	-100%	-100%	-100%	-100%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 11/30/2025

	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	*	2	2	0%	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	3	-67%	*	0%	*
ROBBERY	0	0	*	0	0	*	6	4	50%	50%	-40%	20%
AGGRAVATED ASSAULT	0	1	-100%	0	3	-100%	26	14	86%	18%	-21%	4%
BURGLARY	0	0	*	0	0	*	3	7	-57%	-63%	-73%	-50%
FELONY THEFT	0	0	*	3	0	*	35	26	35%	-15%	-5%	21%
AUTO THEFT	0	0	*	1	1	0%	6	16	-63%	-73%	-83%	-57%
TOTAL	0	1	-100%	4	4	0%	79	72	10%	-19%	-39%	-1%
SHOOTING INCIDENTS	0	0	*	0	0	*	2	5	-60%	0%	-50%	-33%
SHOOTING VICTIMS	0	0	*	0	0	*	2	6	-67%	0%	-50%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
MISDEMEANOR THEFT	1	0	*	8	4	100%	63	103	-39%	26%	103%	186%
GUN ARRESTS	0	0	*	0	3	-100%	8	7	14%	33%	33%	60%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	3	0	*	200%	*	200%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 11/30/2025

	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%	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	2	-100%	-100%	*	*
ROBBERY	0	0	*	0	0	*	4	4	0%	0%	0%	-64%
AGGRAVATED ASSAULT	0	0	*	0	2	-100%	28	25	12%	4%	-32%	-57%
BURGLARY	0	0	*	2	0	*	14	14	0%	-13%	-26%	-52%
FELONY THEFT	0	1	-100%	1	2	-50%	12	20	-40%	-48%	-59%	-79%
AUTO THEFT	0	2	-100%	0	8	-100%	8	21	-62%	-65%	-76%	-67%
TOTAL	0	3	-100%	3	12	-75%	66	86	-23%	-30%	-48%	-65%
SHOOTING INCIDENTS	0	0	*	0	0	*	4	3	33%	100%	-64%	-56%
SHOOTING VICTIMS	0	0	*	0	0	*	6	3	100%	100%	-45%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	2	0	*	*	-50%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	2	0	*	*	-50%	*
MISDEMEANOR THEFT	1	2	-50%	6	5	20%	57	49	16%	46%	128%	-15%
GUN ARRESTS	0	0	*	0	1	-100%	5	9	-44%	-29%	-64%	-62%
JUVENILE GUN ARRESTS	0	0	*	0	1	-100%	1	2	-50%	0%	-50%	-86%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: December 10, 2025

SUBJECT: Property Management Board Report

Property Management Department:

Training

The Property Management Department, in collaboration with Compliance, the General Counsel and the Ombudsman, conducted a comprehensive training for all property managers, general managers and support staff on the standardized SLHA Lease Violation and Termination Procedures. This procedure establishes a unified, HUD-compliant workflow for identifying lease violations, issuing notices, conducting grievance meetings, filing unlawful detainers and enforcing judgments.

Occupancy & Leasing

Occupancy across the portfolio remained strong, with most developments maintaining levels above SLHA's 94% threshold. Six sites closed the month above 96% occupancy and only one site did not meet minimum standards. The overall portfolio occupancy rate at the end of November stood at 94.14%. Leasing efforts continued to prioritize achieving monthly move-in goals, while ensuring that turnover processes kept units in rent-ready condition.

Unit Turns & Maintenance

Vacant unit turnaround remained a priority, with staff focused on minimizing the number of days units remain offline. Routine and emergency work orders were completed across all developments; however, limited staffing and budget constraints continued to affect response times. Despite these challenges, efforts remain concentrated on sustaining operational efficiency and reducing vacancy loss.

Occupancy and HUD Compliance

- Property Management completed 10 move-ins in November 2025. For move-outs, 26.32% of residents were evicted and 31% moved with notice. There were three transfers in the month of November.
- Trend Consistency: The occupancy rate at the end of November 2025 was 94.17%, a slight increase from October's occupancy percentage.

September 2025	October 2025	November 2025
95.69%	93.83%	94.17%

Performance Monitoring

The Property Management Department has launched a 30-Day Occupancy Action Plan (OAP) for all developments below SLHA's internal 96% benchmark, outlining site-specific leasing targets and coordinated responsibilities across Property Management, Facilities and Compliance. Weekly progress reviews through a leadership dashboard ensure accountability, remove barriers and drive sustained occupancy improvement.

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. Senior Public Housing Wait List. Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA's online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

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

Development(s):	Issue/Trend Identified:	Action:
James House	Outstanding work orders	Prioritized make ready units
Parkview Elderly	Outstanding work orders	Review open work orders for resolution

Recertifications: Property Management closed out November with 24 late recertifications, resulting in a 98.56% recertification rate.

August 2025	October 2025	November 2025
23	14	24

Work Order Period Activity

Period Date From: 11/01/2025 - Period Date To: 11/30/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	14	21	21	14
Southside Scattered	114	32	65	81
Clinton - Peabody	31	6	1	36
Cochran Plaza	8	6	10	4
Euclid Plaza Elderly	14	14	11	17
James House	121	24	0	145
King Louis III	27	6	0	33
Kingsbury Terrace	1	1	0	2
LaSalle Park	100	27	66	61
Northside Scattered	2	11	4	9
Parkview Elderly	138	46	54	130
West Pine	9	7	8	8
Total	579	202	239	542

PUBLIC HOUSING CASH ACTIVITY AS OF 09/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	9/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	9/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,415,831.82	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$98,433.51	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$529,064.09	FEDERAL HOME LOAN	Various	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$687,276.41	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$312,987.77	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$109,228.67	FEDERAL HOME LOAN BANK	Various	\$759,992.81
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,846.23	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,766.36	TREASURY BILL	Various	\$985,813.66
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$233,503.60	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,943.56	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,796.79	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$215,098.86	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$713,856.82	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,482.30	FARMER MAC	10/29/2025	\$491,009.31
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$148,068.60			
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,338,185.39	TOTAL INVESTMENTS		\$5,696,207.76

PUBLIC HOUSING CASH ACTIVITY AS OF 10/01

CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS		PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS		
BANK AND TYPE OF ACCOUNT	10/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	10/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,535,739.56	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$25,127.18	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$530,619.73	FEDERAL HOME LOAN	Various	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$689,297.28	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$313,908.04	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$109,549.87	SALLIE MAE BANK	6/30/2026	\$230,665.96
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,866.36	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,786.24	TREASURY BILL	Various	\$985,813.66
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$234,190.16	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,952.13	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,822.68	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$215,731.31	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$715,955.87	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,552.43	FED HOME LOAN MORTGAGE	1/28/2026	\$518,796.47
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,669.90	DELTA NATL BANK	6/26/2026	\$240,490.25
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,392,768.74			
		TOTAL INVESTMENTS		\$5,435,158.32

Clinton Peabody
Income Statement
Period = Oct 2024-Sep 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	139,911.00	130,000.00	9,911.00	130,000.00
Utility Reimb.-LIPH	-79,468.00	-84,000.00	4,532.00	-84,000.00
Total Rental Income	60,443.00	46,000.00	14,443.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	1,500.00	-1,500.00	1,500.00
Late Charges	5,408.00	20,000.00	-14,592.00	20,000.00
Misc TPA Bal Forward	-1,317.00	0.00	-1,317.00	0.00
Misc.Tenant Income	-50.00	0.00	-50.00	0.00
Vacate Charges	454.00	0.00	454.00	0.00
Total Other Tenant Income	4,620.00	21,500.00	-16,880.00	21,500.00
NET TENANT INCOME	65,063.00	67,500.00	-2,437.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	2,276,497.34	2,167,213.00	109,284.34	2,167,213.00
Allocated Interest Income	0.00	140.00	-140.00	140.00
Fraud Recovery PH	0.00	0.00	0.00	0.00
Non-Dwelling Rent	0.00	1,200.00	-1,200.00	1,200.00
Other Miscellaneous Income	11,208.91	0.00	11,208.91	0.00
Allocated Other Income	24,211.63	51,095.00	-26,883.37	51,095.00
TOTAL GRANT AND OTHER INCOME	2,311,917.88	2,219,648.00	92,269.88	2,219,648.00
TOTAL INCOME	2,376,980.88	2,287,148.00	89,832.88	2,287,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	406,042.01	663,744.00	257,701.99	663,744.00
TOTAL TENANT SERVICES EXPENSES	31,634.20	37,830.00	6,195.80	37,830.00
TOTAL UTILITY EXPENSES	481,986.96	547,985.00	65,998.04	547,985.00
Total Maint Salaries				
	226,673.61	322,303.00	95,629.39	322,303.00
Total Materials				
	35,269.76	63,500.00	28,230.24	63,500.00
Total Contract Costs				
	316,338.85	358,803.37	42,464.52	358,803.37
TOTAL MAINTENACE EXPENSES	578,282.22	744,606.37	166,324.15	744,606.37
TOTAL PROTECTIVE SERVICES	126,737.73	347,617.00	220,879.27	347,617.00
TOTAL INSURANCE PREMIUMS	198,981.07	274,444.63	75,463.56	274,444.63
TOTAL GENERAL EXPENSES	51,007.98	18,538.00	-32,469.98	18,538.00
TOTAL EXTRAORDINARY EXPENSES	26,283.33	0.00	-26,283.33	0.00
TOTAL OPERATING EXPENSES	1,900,955.50	2,634,765.00	733,809.50	2,634,765.00
OTHER FINANCING SOURCES				
Excess Cash Transfer OUT	651,251.40	0.00	-651,251.40	0.00
Operating Transfers IN	138,085.57	347,617.00	-209,531.43	347,617.00
TOTAL OTHER FINANCING SOURCES	789,336.97	347,617.00	-860,782.83	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	-40,541.77	0.00	-40,541.77	0.00

James House
Income Statement
Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	246,076.45	261,704.00	-15,627.55	261,704.00
Total Rental Income	246,076.45	261,704.00	-15,627.55	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	200.00	-200.00	200.00
Late Charges	16,601.00	20,000.00	-3,399.00	20,000.00
Legal Fees - Tenant	-344.00	2,000.00	-2,344.00	2,000.00
Misc. Tenant Income	180.00	0.00	180.00	0.00
Total Other Tenant Income	16,437.00	22,200.00	-5,763.00	22,200.00
NET TENANT INCOME	262,513.45	283,904.00	-21,390.55	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	525,434.66	501,361.00	24,073.66	501,361.00
Allocated Interest Income	0.00	21.00	-21.00	21.00
Gain/Loss- Liability Settlements	100,000.00	0.00	100,000.00	0.00
Other Miscellaneous Income	1,245.62	0.00	1,245.62	0.00
Other Miscellaneous Income-PMC	0.00	600.00	-600.00	600.00
Insurance Proceeds	50,000.00	0.00	50,000.00	0.00
Allocated Other Income	3,627.44	7,655.00	-4,027.56	7,655.00
TOTAL GRANT AND OTHER INCOME	680,307.72	509,637.00	170,670.72	509,637.00
TOTAL INCOME	942,821.17	793,541.00	149,280.17	793,541.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	217,437.97	260,524.00	43,086.03	260,524.00
TOTAL TENANT SERVICES EXPENSES	35,711.90	13,157.00	-22,554.90	13,157.00
TOTAL UTILITY EXPENSES	249,748.11	219,500.00	-30,248.11	219,500.00
Total Maint Salaries	126,219.23	154,689.00	28,469.77	154,689.00
Total Materials	18,092.88	52,000.00	33,907.12	52,000.00
Total Contract Costs	654,637.89	186,357.71	-468,280.18	186,357.71
TOTAL MAINTENACE EXPENSES	798,950.00	393,046.71	-405,903.29	393,046.71
TOTAL PROTECTIVE SERVICES	156,911.61	204,084.00	47,172.39	204,084.00
TOTAL INSURANCE PREMIUMS	90,902.81	100,765.29	9,862.48	100,765.29
TOTAL GENERAL EXPENSES	54,968.15	5,595.00	-49,373.15	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,604,630.55	1,196,672.00	-407,958.55	1,196,672.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	796,251.40	0.00	796,251.40	0.00
Operating Transfers IN	248,906.02	403,131.00	-154,224.98	403,131.00
TOTAL OTHER FINANCING SOURCES	1,045,157.42	403,131.00	642,026.42	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	361,392.78	0.00	361,392.78	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	233,791.00	274,788.00	-40,997.00	274,788.00
Total Rental Income	233,791.00	274,788.00	-40,997.00	274,788.00
Other Tenant Income				
Damages/Maintenance	0.00	150.00	-150.00	150.00
Late Charges	16,328.50	10,000.00	6,328.50	10,000.00
Legal Fees - Tenant	0.00	4,500.00	-4,500.00	4,500.00
Vacate Charges	-504.00	4,000.00	-4,504.00	4,000.00
Total Other Tenant Income	15,824.50	18,650.00	-2,825.50	18,650.00
NET TENANT INCOME	249,615.50	293,438.00	-43,822.50	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	501,301.34	477,858.00	23,443.34	477,858.00
Allocated Interest Income	0.00	18.00	-18.00	18.00
Fraud Recovery PH	10,681.50	0.00	10,681.50	0.00
Other Miscellaneous Income	1,107.22	0.00	1,107.22	0.00
Other Miscellaneous Income-PMC	0.00	700.00	-700.00	700.00
Allocated Other Income	3,224.39	6,805.00	-3,580.61	6,805.00
TOTAL GRANT AND OTHER INCOME	516,314.45	485,381.00	30,933.45	485,381.00
TOTAL INCOME	765,929.95	778,819.00	-12,889.05	778,819.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	206,384.66	256,851.00	50,466.34	256,851.00
TOTAL TENANT SERVICES EXPENSES	10,229.91	12,435.00	2,205.09	12,435.00
TOTAL UTILITY EXPENSES	237,992.33	256,850.00	18,857.67	256,850.00
Total Maint Salaries	137,268.81	194,677.00	57,408.19	194,677.00
Total Materials	26,810.51	41,200.00	14,389.49	41,200.00
Total Contract Costs	142,306.18	116,100.00	-26,206.18	116,100.00
TOTAL MAINTENACE EXPENSES	306,385.50	351,977.00	45,591.50	351,977.00
TOTAL PROTECTIVE SERVICES	66,005.02	71,915.00	5,909.98	71,915.00
TOTAL INSURANCE PREMIUMS	75,205.40	75,747.10	541.70	75,747.10
TOTAL GENERAL EXPENSE	27,457.89	5,000.00	-22,457.89	5,000.00
TOTAL OPERATING EXPENSES	929,660.71	1,030,775.10	101,114.39	1,030,775.10
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	47,555.10	-47,555.10	47,555.10
Operating Transfers IN	195,713.01	204,401.00	-8,687.99	204,401.00
TOTAL OTHER FINANCING SOURCES	195,713.01	251,956.10	-56,243.09	251,956.10
NET INCOME	31,982.25	0.00	31,982.25	0.00

West Pine
Income Statement
Period = Oct 2024-Sep 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	256,480.50	264,700.00	-8,219.50	264,700.00
Utility Reimbursement Refund	132.00	0.00	132.00	0.00
Total Rental Income	256,612.50	264,700.00	-8,087.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	100.00	-70.00	100.00
Late Charges	9,571.00	8,000.00	1,571.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	300.34	1,000.00	-699.66	1,000.00
Total Other Tenant Income	10,385.84	9,100.00	1,285.84	9,100.00
NET TENANT INCOME	266,998.34	273,800.00	-6,801.66	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	394,400.34	376,508.00	17,892.34	376,508.00
Allocated Interest Income	0.00	21.00	-21.00	21.00
Fraud Recovery PH	0.00	0.00	0.00	0.00
Other Miscellaneous Income	1,028.13	0.00	1,028.13	
Other Miscellaneous Income-PMC	0.00	2,500.00	-2,500.00	2,500.00
Allocated Other Income	2,994.09	6,319.00	-3,324.91	6,319.00
TOTAL GRANT AND OTHER INCOME	398,422.56	385,348.00	13,074.56	385,348.00
TOTAL INCOME	665,420.90	659,148.00	6,272.90	659,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	181,847.49	241,894.00	60,046.51	241,894.00
TOTAL TENANT SERVICES EXPENSES	5,940.66	9,642.00	3,701.34	9,642.00
TOTAL UTILITY EXPENSES	251,702.43	212,900.00	-38,802.43	212,900.00
Total Maint Salaries	118,991.24	188,836.00	69,844.76	188,836.00
Total Materials	41,655.67	42,500.00	844.33	42,500.00
Total Contract Costs	218,349.33	177,260.00	-41,089.33	177,260.00
TOTAL MAINTENACE EXPENSES	378,996.24	408,596.00	29,599.76	408,596.00
TOTAL PROTECTIVE SERVICES	102,008.31	104,019.00	2,010.69	104,019.00
TOTAL INSURANCE PREMIUMS	113,993.90	82,733.95	-31,259.95	82,733.95
TOTAL GENERAL EXPENSES	20,595.30	7,073.00	-13,522.30	7,073.00
TOTAL OPERATING EXPENSES	1,055,084.33	1,066,857.95	11,773.62	1,066,857.95
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	75,000.00	72,997.95	2,002.05	72,997.95
Operating Transfers IN	355,918.99	334,712.00	21,206.99	334,712.00
TOTAL OTHER FINANCING SOURCES	430,918.99	407,709.95	23,209.04	407,709.95
NET INCOME	41,255.56	0.00	41,255.56	0.00

Parkview Elderly
Income Statement
Period = Oct 2024-Sep 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	666,512.97	650,000.00	16,512.97	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	666,514.97	650,000.00	16,514.97	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	18,992.00	40,000.00	-21,008.00	40,000.00
Legal Fees - Tenant	374.00	0.00	374.00	0.00
NSF Charges	35.00	0.00	35.00	0.00
Misc.Tenant Income	1,654.00	0.00	1,654.00	0.00
Vacate Charges	-732.00	4,000.00	-4,732.00	4,000.00
Total Other Tenant Income	20,444.00	44,000.00	-23,556.00	44,000.00
NET TENANT INCOME	686,958.97	694,000.00	-7,041.03	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,041,340.34	994,800.00	46,540.34	994,800.00
Allocated Interest Income	0.00	48.00	-48.00	48.00
Fraud Recovery PH	0.00	0.00	0.00	0.00
Non-Dwelling Rent	15,301.00	13,200.00	2,101.00	13,200.00
Other Miscellaneous Income	2,916.34	0.00	2,916.34	0.00
Other Miscellaneous Income-PMC	0.00	1,000.00	-1,000.00	1,000.00
Allocated Other Income	8,492.80	17,923.00	-9,430.20	17,923.00
TOTAL GRANT AND OTHER INCOME	1,068,050.48	1,026,971.00	41,079.48	1,026,971.00
TOTAL INCOME	1,755,009.45	1,720,971.00	34,038.45	1,720,971.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	445,412.11	475,528.00	30,115.89	475,528.00
TOTAL TENANT SERVICES EXPENSES	21,507.43	18,747.00	-2,760.43	18,747.00
TOTAL UTILITY EXPENSES	393,781.95	380,006.00	-13,775.95	380,006.00
Total Maint Salaries	299,093.93	424,368.00	125,274.07	424,368.00
Total Materials	39,885.37	80,600.00	40,714.63	80,600.00
Total Contract Costs	193,843.62	325,310.00	131,466.38	325,310.00
TOTAL MAINTENANCE EXPENSES	532,822.92	830,278.00	297,455.08	830,278.00
TOTAL PROTECTIVE SERVICES	292,124.57	446,907.00	154,782.43	446,907.00
TOTAL INSURANCE PREMIUMS	179,367.24	193,412.00	14,044.76	193,412.00
TOTAL GENERAL EXPENSES	130,509.99	20,000.00	-110,509.99	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,995,526.21	2,364,878.00	369,351.79	2,364,878.00
OTHER FINANCING SOURCES				
Operating Transfers IN	7,377.00	0.00	7,377.00	0.00
Operating Transfers IN	446,907.00	537,407.00	-90,500.00	537,407.00
Transfer between Program/Projects IN	106,449.86	106,500.00	-50.14	106,500.00
TOTAL OTHER FINANCING SOURCES	560,733.86	643,907.00	-83,173.14	643,907.00
Prior Period Adjustments Affecting RR	22,798.45	0.00	-22,798.45	0.00
Prior Period Adjustments Affecting RR	161,256.55	0.00	-161,256.55	0.00
TOTAL NON-OPERATING ITEMS	184,055.00	0.00	-184,055.00	0.00
NET INCOME	136,162.10	0.00	134,920.31	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	219,590.00	249,000.00	-29,410.00	249,000.00
Utility Reimb.-LIPH	-2,541.00	-2,196.00	-345.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	217,070.00	246,804.00	-29,734.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	1,000.00	-1,000.00	1,000.00
Late Charges	15,795.00	14,000.00	1,795.00	14,000.00
Misc. Tenant Income	50.00	0.00	50.00	0.00
Vacate Charges	100.00	1,500.00	-1,400.00	1,500.00
Total Other Tenant Income	15,945.00	16,500.00	-555.00	16,500.00
NET TENANT INCOME	233,015.00	263,304.00	-30,289.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	481,260.34	459,946.00	21,314.34	459,946.00
Allocated Interest Income	0.00	20.00	-20.00	20.00
Fraud Recovery PH	0.00	0.00	0.00	0.00
Other Miscellaneous Income	1,225.85	0.00	1,225.85	0.00
Other Miscellaneous Income-PMC	0.00	250.00	-250.00	250.00
Allocated Other Income	3,569.84	7,534.00	-3,964.16	7,534.00
TOTAL GRANT AND OTHER INCOME	486,056.03	467,750.00	18,306.03	467,750.00
TOTAL INCOME	719,071.03	731,054.00	-11,982.97	731,054.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	194,735.37	251,204.00	56,468.63	251,204.00
TOTAL TENANT SERVICES EXPENSES	4,128.84	10,617.00	6,488.16	10,617.00
TOTAL UTILITY EXPENSES	229,360.80	216,960.00	-12,400.80	216,960.00
Total Maint Salaries	152,410.28	193,383.00	40,972.72	193,383.00
Total Materials	18,827.12	34,900.00	16,072.88	34,900.00
Total Contract Costs	110,171.38	123,828.00	13,656.62	123,828.00
TOTAL MAINTENACE EXPENSES	281,408.78	352,111.00	70,702.22	352,111.00
TOTAL PROTECTIVE SERVICES	76,031.03	81,867.00	5,835.97	81,867.00
TOTAL INSURANCE PREMIUMS	53,284.65	64,453.96	11,169.31	64,453.96
TOTAL GENERAL EXPENSES	17,315.46	3,193.00	-14,122.46	3,193.00
TOTAL OPERATING EXPENSES	856,264.93	980,405.96	124,141.03	980,405.96
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	20,803.96	-20,803.96	20,803.96
Operating Transfers IN	134,601.99	228,548.00	-93,946.01	228,548.00
TOTAL OTHER FINANCING SOURCES	134,601.99	249,351.96	-114,749.97	249,351.96
NET INCOME	-2,591.91	0.00	-2,591.91	0.00

LaSalle Park
Income Statement
Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	292,559.00	203,640.00	88,919.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-118,397.00	-75,000.00	-43,397.00	-75,000.00
Utility Reimbursement Refund	6,156.00	0.00	6,156.00	0.00
Total Rental Income	178,843.00	128,640.00	50,203.00	128,640.00
Other Tenant Income				
Damages/Maintenance	252.50	160.00	92.50	160.00
Late Charges	7,875.00	14,000.00	-6,125.00	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	1,010.00	0.00	1,010.00	0.00
Vacate Charges	6,349.00	3,800.00	2,549.00	3,800.00
Total Other Tenant Income	16,721.50	17,960.00	-1,238.50	17,960.00
NET TENANT INCOME	195,564.50	146,600.00	48,964.50	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	980,522.00	1,011,770.00	-31,248.00	1,011,770.00
Allocated Interest Income	0.00	74.00	-74.00	74.00
Fraud Recovery PH	2,238.00	0.00	2,238.00	0.00
Other Miscellaneous Income	4,478.30	0.00	4,478.30	0.00
Insurance Proceeds	25,000.00	0.00	25,000.00	0.00
Allocated Other Income	13,041.50	27,522.00	-14,480.50	27,522.00
TOTAL GRANT AND OTHER INCOME	1,025,279.80	1,039,366.00	-14,086.20	1,039,366.00
TOTAL INCOME	1,220,844.30	1,185,966.00	34,878.30	1,185,966.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	334,837.25	358,811.74	23,974.49	358,811.74
TOTAL TENANT SERVICES EXPENSES	15,804.93	21,642.00	5,837.07	21,642.00
TOTAL UTILITY EXPENSES	304,115.57	275,399.00	-28,716.57	275,399.00
Total Maint Salaries	220,924.65	222,581.00	1,656.35	222,581.00
Total Materials	36,376.99	82,000.00	45,623.01	82,000.00
Total Contract Costs	163,725.81	183,200.00	19,474.19	183,200.00
TOTAL MAINTENACE EXPENSES	421,027.45	487,781.00	66,753.55	487,781.00
TOTAL PROTECTIVE SERVICES	52,514.92	143,706.00	91,191.08	143,706.00
TOTAL INSURANCE PREMIUMS	98,377.92	126,220.26	27,842.34	126,220.26
TOTAL GENERAL EXPENSES	34,161.74	16,112.00	-18,049.74	16,112.00
TOTAL OPERATING EXPENSES	1,260,839.78	1,429,672.00	168,832.22	1,429,672.00
OTHER FINANCING SOURCES				
Excess Cash Transfer OUT	200,000.00	0.00	-200,000.00	0.00
Equity Transfer Capital Assets IN	149,519.00	0.00	149,519.00	0.00
Operating Transfers IN	57,104.00	143,706.00	-86,602.00	143,706.00
Operating Transfers IN	99,999.99	100,000.00	-0.01	100,000.00
TOTAL OTHER FINANCING SOURCES	506,622.99	243,706.00	-137,083.01	243,706.00
NET INCOME	66,627.51	0.00	66,627.51	0.00

Cochran Plaza
Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	84,264.00	101,655.00	-17,391.00	101,655.00
Utility Reimb.-LIPH	-49,989.00	-53,000.00	3,011.00	-53,000.00
Utility Reimbursement Refund	2,724.00	0.00	2,724.00	0.00
Total Rental Income	36,999.00	48,655.00	-11,656.00	48,655.00
Other Tenant Income				
Damages/Maintenance	38.00	400.00	-362.00	400.00
Late Charges	5,259.00	6,000.00	-741.00	6,000.00
Legal Fees - Tenant	0.00	12,000.00	-12,000.00	12,000.00
Misc. Tenant Income	452.00	0.00	452.00	0.00
Vacate Charges	-30.00	2,000.00	-2,030.00	2,000.00
Total Other Tenant Income	5,719.00	20,400.00	-14,681.00	20,400.00
NET TENANT INCOME	42,718.00	69,055.00	-26,337.00	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	624,927.34	596,241.54	28,685.80	596,241.54
Allocated Interest Income	0.00	43.00	-43.00	43.00
Fraud Recovery PH	220.00	0.00	220.00	0.00
Other Miscellaneous Income	3,567.46	0.00	3,567.46	0.00
Insurance Proceeds	76,553.00	0.00	76,553.00	0.00
Allocated Other Income	7,571.56	15,979.00	-8,407.44	15,979.00
TOTAL GRANT AND OTHER INCOME	712,839.36	612,263.54	100,575.82	612,263.54
TOTAL INCOME	755,557.36	681,318.54	74,238.82	681,318.54
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	198,868.24	236,917.00	38,048.76	236,917.00
TOTAL TENANT SERVICES EXPENSES	8,757.13	8,489.00	-268.13	8,489.00
TOTAL UTILITY EXPENSES	160,767.65	244,600.00	83,832.35	244,600.00
Total Maint Salaries				
	115,133.19	197,457.00	82,323.81	197,457.00
Total Materials				
	5,347.62	22,800.00	17,452.38	22,800.00
Total Contract Costs				
	187,586.59	139,130.00	-48,456.59	139,130.00
TOTAL MAINTENANCE EXPENSES	308,067.40	359,387.00	51,319.60	359,387.00
TOTAL PROTECTIVE SERVICES	27,696.56	75,739.00	48,042.44	75,739.00
TOTAL INSURANCE PREMIUMS	56,547.65	61,272.54	4,724.89	61,272.54
TOTAL GENERAL EXPENSES	9,905.41	5,461.54	-4,443.87	5,461.54
TOTAL OPERATING EXPENSES	770,610.04	991,866.08	221,256.04	991,866.08
OTHER FINANCING SOURCES				
Equity Transfer Capital Assets IN	1,084,335.58	0.00	1,084,335.58	0
Operating Transfers IN	30,066.26	75,739.00	-45,672.74	75,739.00
Operating Transfers IN	134,808.00	234,808.54	-100,000.54	234,808.54
TOTAL OTHER FINANCING SOURCES	1,249,209.84	310,547.54	938,662.30	310,547.54
NET INCOME	1,234,157.16	0.00	1,234,157.16	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	98,831.94	130,700.00	-31,868.06	130,700.00
Utility Reimb.-LIPH	-59,502.00	-58,000.00	-1,502.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	39,201.94	72,700.00	-33,498.06	72,700.00
Other Tenant Income				
Late Charges	6,570.00	5,000.00	1,570.00	5,000.00
Legal Fees - Tenant	0.00	2,000.00	-2,000.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	245.00	9,500.00	-9,255.00	9,500.00
Total Other Tenant Income	6,815.01	16,500.00	-9,684.99	16,500.00
NET TENANT INCOME	46,016.95	89,200.00	-43,183.05	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,033,615.34	1,031,847.00	1,768.34	1,031,847.00
Allocated Interest Income	0.00	73.00	-73.00	73.00
Fraud Recovery PH	0.00	0.00	0.00	0.00
Other Miscellaneous Income	4,389.33	0.00	4,389.33	0.00
Allocated Other Income	12,782.38	26,975.00	-14,192.62	26,975.00
TOTAL GRANT AND OTHER INCOME	1,050,787.05	1,058,895.00	-8,107.95	1,058,895.00
TOTAL INCOME	1,096,804.00	1,148,095.00	-51,291.00	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	233,003.71	296,768.00	63,764.29	296,768.00
TOTAL TENANT SERVICES EXPENSES	14,783.89	14,332.00	-451.89	14,332.00
TOTAL UTILITY EXPENSES	217,880.87	240,600.00	22,719.13	240,600.00
Total Maint Salaries	99,222.14	189,759.00	90,536.86	189,759.00
Total Materials	44,601.43	86,740.00	42,138.57	86,740.00
Total Contract Costs	261,932.00	338,229.00	76,297.00	338,229.00
TOTAL MAINTENANCE EXPENSES	405,755.57	614,728.00	208,972.43	614,728.00
TOTAL PROTECTIVE SERVICES	641.70	2,500.00	1,858.30	2,500.00
TOTAL INSURANCE PREMIUMS	106,408.62	75,410.00	-30,998.62	75,410.00
TOTAL GENERAL EXPENSES	19,360.35	20,144.00	783.65	20,144.00
TOTAL OPERATING EXPENSES	997,834.71	1,264,482.00	266,647.29	1,264,482.00
OTHER FINANCING SOURCES				
Equity Transfer Capital Assets IN	82,613.88	0.00	82,613.88	0.00
Operating Transfers IN	116,387.00	116,387.00	0.00	116,387.00
TOTAL OTHER FINANCING SOURCES	199,000.88	116,387.00	82,613.88	116,387.00
NET INCOME	297,970.17	0.00	297,970.17	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	132,100.46	214,908.00	-82,807.54	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-49,849.00	-29,800.00	-20,049.00	-29,800.00
Utility Reimbursement Refund	5,268.43	0.00	5,268.43	0.00
Total Rental Income	87,119.89	185,108.00	-97,988.11	185,108.00
Other Tenant Income				
Damages/Maintenance	186.72	0.00	186.72	0.00
Late Charges	-7,811.00	15,500.00	-23,311.00	15,500.00
Legal Fees - Tenant	2,446.50	0.00	2,446.50	
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc. Tenant Income	-49.00	0.00	-49.00	0.00
Vacate Charges	7,503.61	3,000.00	4,503.61	3,000.00
Total Other Tenant Income	1,477.03	18,500.00	-17,022.97	18,500.00
NET TENANT INCOME	88,596.92	203,608.00	-115,011.08	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	718,144.34	713,566.00	4,578.34	713,566.00
Allocated Interest Income	0.00	37.00	-37.00	37.00
Fraud Recovery PH	4,425.00	0.00	4,425.00	0.00
Other Miscellaneous Income	2,514.81	0.00	2,514.81	0.00
Other Miscellaneous Income-PMC	0.00	10.00	-10.00	10.00
Allocated Other Income	6,535.15	13,791.00	-7,255.85	13,791.00
TOTAL GRANT AND OTHER INCOME	731,619.30	727,404.00	4,215.30	727,404.00
TOTAL INCOME	820,216.22	931,012.00	-110,795.78	931,012.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	206,199.71	284,106.00	77,906.29	284,106.00
TOTAL TENANT SERVICES EXPENSES	7,558.41	7,327.00	-231.41	7,327.00
TOTAL UTILITY EXPENSES	224,933.54	221,000.00	-3,933.54	221,000.00
Total Maint Salaries				
	219,851.88	314,265.00	94,413.12	314,265.00
Total Materials				
	53,939.90	70,500.00	16,560.10	70,500.00
Total Contract Costs				
	202,474.67	207,260.00	4,785.33	207,260.00
TOTAL MAINTENACE EXPENSES	476,266.45	592,025.00	115,758.55	592,025.00
TOTAL PROTECTIVE SERVICES	1,122.28	0.00	-1,122.28	0.00
TOTAL INSURANCE PREMIUMS	153,736.69	99,575.68	-54,161.01	99,575.68
TOTAL GENERAL EXPENSES	80,883.20	10,000.00	-70,883.20	10,000.00
TOTAL OPERATING EXPENSES	1,150,700.28	1,214,033.68	63,333.40	1,214,033.68
OTHER FINANCING SOURCES				
Equity Transfer Capital Assets IN	1,305,266.45	0.00	1,305,266.45	0.00
Operating Transfers IN	280,188.00	283,021.68	-2,833.68	283,021.68
TOTAL OTHER FINANCING SOURCES	1,585,454.45	283,021.68	1,302,432.77	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	1,241,188.39	0.00	1,241,188.39	0.00

King Louis Square III**Income Statement**

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	56,647.00	50,268.00	6,379.00	50,268.00
Utility Reimb.-LIPH	-15,312.00	-7,836.00	-7,476.00	-7,836.00
Total Rental Income	41,335.00	42,432.00	-1,097.00	42,432.00
Other Tenant Income				
Late Charges	663.00	2,500.00	-1,837.00	2,500.00
Total Other Tenant Income	663.00	2,500.00	-1,837.00	2,500.00
NET TENANT INCOME	41,998.00	44,932.00	-2,934.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	130,936.00	124,841.00	6,095.00	124,841.00
Allocated Interest Income	0.00	9.00	-9.00	9.00
Fraud Recovery PH	99.00	0.00	99.00	0.00
Other Miscellaneous Income	553.61	0.00	553.61	0.00
Allocated Other Income	1,612.21	3,402.00	-1,789.79	3,402.00
TOTAL GRANT AND OTHER INCOME	133,200.82	128,252.00	4,948.82	128,252.00
TOTAL INCOME	175,198.82	173,184.00	2,014.82	173,184.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	32,746.23	48,658.00	15,911.77	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,864.64	1,808.00	-56.64	1,808.00
TOTAL UTILITY EXPENSES	29,007.75	51,300.00	22,292.25	51,300.00
Total General Maint Expense	15,214.11	21,471.00	6,256.89	21,471.00
Total Materials	5,449.29	11,740.00	6,290.71	11,740.00
Total Contract Costs	34,133.85	56,820.00	22,686.15	56,820.00
TOTAL MAINTENACE EXPENSES	54,797.25	90,031.00	35,233.75	90,031.00
TOTAL PROTECTIVE SERVICES	8,369.50	23,304.00	14,934.50	23,304.00
TOTAL INSURANCE PREMIUMS	16,198.30	17,752.00	1,553.70	17,752.00
TOTAL GENERAL EXPENSES	3,131.34	7,979.00	4,847.66	7,979.00
TOTAL OPERATING EXPENSES	146,115.01	238,915.00	92,799.99	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	9,261.24	23,304.00	-14,042.76	23,304.00
Operating Transfers IN	42,427.00	42,427.00	0.00	42,427.00
TOTAL OTHER FINANCING SOURCES	51,688.24	65,731.00	-14,042.76	65,731.00
NET INCOME	80,772.05	0.00	80,772.05	0.00

Mixed Finance Properties**Income Statement**

Period = Oct 2024-Sep 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	527,396.00	504,553.00	22,843.00	504,553.00
Investment Inc -Restricted Non-Allocated	318.15	0.00	318.15	0.00
TOTAL GRANT AND OTHER INCOME	527,714.15	504,553.00	23,161.15	504,553.00
TOTAL INCOME	527,714.15	504,553.00	23,161.15	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	55,549.09	76,017.00	20,467.91	76,017.00
TOTAL UTILITY EXPENSES	146,862.96	161,470.00	14,607.04	161,470.00
TOTAL INSURANCE PREMIUMS	8,180.00	6,946.00	-1,234.00	6,946.00
TOTAL GENERAL EXPENSES	442,344.00	347,447.00	-94,897.00	347,447.00
TOTAL OPERATING EXPENSES	652,936.05	591,880.00	-61,056.05	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	87,327.00	-87,327.00	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	87,327.00	-87,327.00	87,327.00
NET INCOME	-125,221.90	0.00	-125,221.90	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	365,650.00	347,711.00	17,939.00	347,711.00
Investment Inc -Restricted Non-Allocated	13,845.37	0.00	13,845.37	0.00
TOTAL GRANT AND OTHER INCOME	379,495.37	347,711.00	31,784.37	347,711.00
TOTAL INCOME	379,495.37	347,711.00	31,784.37	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	37,175.31	51,047.00	13,871.69	51,047.00
TOTAL UTILITY EXPENSES	100,127.04	117,296.00	17,168.96	117,296.00
TOTAL INSURANCE PREMIUMS	5,605.00	6,898.00	1,293.00	6,898.00
TOTAL GENERAL EXPENSES	519,854.04	229,371.00	-290,483.04	229,371.00
TOTAL OPERATING EXPENSES	662,761.39	404,612.00	-258,149.39	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	56,901.00	-56,901.00	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	56,901.00	-56,901.00	56,901.00
NET INCOME	-283,266.02	0.00	-283,266.02	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Sep 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	363,392.66	354,288.00	9,104.66	354,288.00
Investment Inc -Restricted Non-Allocated	0.28	0.00	0.28	0.00
TOTAL GRANT AND OTHER INCOME	363,392.94	354,288.00	9,104.94	354,288.00
TOTAL INCOME	363,392.94	354,288.00	9,104.94	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	40,197.55	55,160.00	14,962.45	55,160.00
TOTAL UTILITY EXPENSES	103,677.96	122,700.00	19,022.04	122,700.00
TOTAL INSURANCE PREMIUMS	5,642.00	6,946.00	1,304.00	6,946.00
TOTAL GENERAL EXPENSES	398,304.04	169,482.00	-228,822.04	169,482.00
TOTAL OPERATING EXPENSES	547,821.55	354,288.00	-193,533.55	354,288.00
NET INCOME	-184,428.61	0.00	-184,428.61	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	121,430.66	140,642.00	-19,211.34	140,642.00
Investment Inc -Restricted Non-Allocated	31.25	0.00	31.25	0.00
TOTAL GRANT AND OTHER INCOME	121,461.91	140,642.00	-19,180.09	140,642.00
TOTAL INCOME	121,461.91	140,642.00	-19,180.09	140,642.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,303.26	22,775.00	6,471.74	22,775.00
TOTAL UTILITY EXPENSES	13,599.96	14,850.00	1,250.04	14,850.00
TOTAL PROTECTIVE SERVICES	12,534.44	34,956.00	22,421.56	34,956.00
TOTAL INSURANCE PREMIUMS	3,292.00	4,049.00	757.00	4,049.00
TOTAL GENERAL EXPENSES	160,865.04	98,967.60	-61,897.44	98,967.60
TOTAL OPERATING EXPENSES	206,594.70	175,598.00	-30,996.70	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	13,869.94	34,956.00	-21,086.06	34,956.00
TOTAL OTHER FINANCING SOURCES	13,869.94	34,956.00	-21,086.06	34,956.00
NET INCOME	-71,262.85	0.00	-71,262.85	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 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	130,008.00	154,955.00	-24,947.00	154,955.00
TOTAL GRANT AND OTHER INCOME	130,008.00	154,955.00	-24,947.00	154,955.00
TOTAL INCOME	130,008.00	154,955.00	-24,947.00	154,955.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,700.69	16,060.00	3,359.31	16,060.00
TOTAL TENANT SERVICES EXPENSES	960.00	600.00	-360.00	600.00
TOTAL UTILITY EXPENSES	55,854.00	57,530.00	1,676.00	57,530.00
TOTAL PROTECTIVE SERVICES	13,922.77	38,840.00	24,917.23	38,840.00
TOTAL INSURANCE PREMIUMS	2,929.00	3,542.00	613.00	3,542.00
TOTAL GENERAL EXPENSES	70,453.04	77,223.00	6,769.96	77,223.00
TOTAL OPERATING EXPENSES	156,819.50	193,795.00	36,975.50	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	15,406.19	38,840.00	-23,433.81	38,840.00
TOTAL OTHER FINANCING SOURCES	15,406.19	38,840.00	-23,433.81	38,840.00
NET INCOME	-11,405.31	0.00	-11,405.31	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	176,263.34	178,600.00	-2,336.66	178,600.00
Investment Inc -Restricted Non-Allocated	19.37	0.00	19.37	0.00
TOTAL GRANT AND OTHER INCOME	176,282.71	178,600.00	-2,317.29	178,600.00
TOTAL INCOME	176,282.71	178,600.00	-2,317.29	178,600.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,603.59	28,511.00	7,907.41	28,511.00
TOTAL UTILITY EXPENSES	25,500.00	21,075.96	-4,424.04	21,075.96
TOTAL PROTECTIVE SERVICES	15,350.75	42,724.00	27,373.25	42,724.00
TOTAL INSURANCE PREMIUMS	3,930.00	4,835.00	905.00	4,835.00
TOTAL GENERAL EXPENSES	158,719.96	124,178.04	-34,541.92	124,178.04
TOTAL OPERATING EXPENSES	224,104.30	221,324.00	-2,780.30	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	16,986.31	42,724.00	-25,737.69	42,724.00
TOTAL OTHER FINANCING SOURCES	16,986.31	42,724.00	-25,737.69	42,724.00
NET INCOME	-30,835.28	0.00	-30,835.28	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	258,590.66	276,154.00	-17,563.34	276,154.00
Investment Inc -Restricted Non-Allocated	2,034.33	0.00	2,034.33	
TOTAL GRANT AND OTHER INCOME	260,624.99	276,154.00	-15,529.01	276,154.00
TOTAL INCOME	260,624.99	276,154.00	-15,529.01	276,154.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	35,242.85	48,278.00	13,035.15	48,278.00
TOTAL TENANT SERVICES EXPENSES	-356.53	2,220.00	2,576.53	2,220.00
TOTAL UTILITY EXPENSES	74,916.96	73,889.25	-1,027.71	73,889.25
TOTAL PROTECTIVE SERVICES	21,618.01	60,203.00	38,584.99	60,203.00
TOTAL INSURANCE PREMIUMS	5,497.50	6,745.00	1,247.50	6,745.00
TOTAL GENERAL EXPENSES	484,830.04	145,022.31	-339,807.73	145,022.31
TOTAL OPERATING EXPENSES	621,748.83	336,357.00	-285,391.83	336,357.00
OTHER FINANCING SOURCES				
Operating Transfers IN	23,921.32	60,203.00	-36,281.68	60,203.00
TOTAL OTHER FINANCING SOURCES	23,921.32	60,203.00	-36,281.68	60,203.00
NET INCOME	-337,202.52	0.00	-337,202.52	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	321,031.66	342,877.00	-21,845.34	342,877.00
Investment Inc -Restricted Non-Allocated	24,906.18	0.00	24,906.18	0.00
TOTAL GRANT AND OTHER INCOME	345,937.84	342,877.00	3,060.84	342,877.00
TOTAL INCOME	345,937.84	342,877.00	3,060.84	342,877.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,383.89	25,220.00	6,836.11	25,220.00
TOTAL TENANT SERVICES EXPENSES	2,910.00	1,140.00	-1,770.00	1,140.00
TOTAL UTILITY EXPENSES	105,441.00	136,476.00	31,035.00	136,476.00
TOTAL PROTECTIVE SERVICES	26,139.96	72,825.00	46,685.04	72,825.00
TOTAL INSURANCE PREMIUMS	5,514.00	6,594.00	1,080.00	6,594.00
TOTAL GENERAL EXPENSES	505,498.78	173,447.00	-332,051.78	173,447.00
TOTAL OPERATING EXPENSES	663,887.63	415,702.00	-248,185.63	415,702.00
OTHER FINANCING SOURCES				
Operating Transfers IN	28,925.07	72,825.00	-43,899.93	72,825.00
TOTAL OTHER FINANCING SOURCES	28,925.07	72,825.00	-43,899.93	72,825.00
NET INCOME	-289,024.72	0.00	-289,024.72	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Sep 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	128,155.00	109,334.00	18,821.00	109,334.00
Investment Inc -Restricted Non-Allocated	3,129.83	0.00	3,129.83	0.00
TOTAL GRANT AND OTHER INCOME	131,284.83	109,334.00	21,950.83	109,334.00
TOTAL INCOME	131,284.83	109,334.00	21,950.83	109,334.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	5,618.00	7,571.00	1,953.00	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	330.00	330.00	330.00
TOTAL UTILITY EXPENSES	39,644.04	41,898.00	2,253.96	41,898.00
TOTAL PROTECTIVE SERVICES	7,655.51	21,363.00	13,707.49	21,363.00
TOTAL INSURANCE PREMIUMS	2,255.00	2,506.00	251.00	2,506.00
TOTAL GENERAL EXPENSES	146,048.00	57,029.00	-89,019.00	57,029.00
TOTAL OPERATING EXPENSES	201,220.55	130,697.00	-70,523.55	130,697.00

OTHER FINANCING SOURCES

Operating Transfers IN	8,471.18	21,363.00	-12,891.82	21,363.00
TOTAL OTHER FINANCING SOURCES	8,471.18	21,363.00	-12,891.82	21,363.00
NET INCOME	-61,464.54	0.00	-61,464.54	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	309,487.34	307,565.10	1,922.24	307,565.10
Investment Inc -Restricted Non-Allocated	25,229.09	0.00	25,229.09	0.00
TOTAL GRANT AND OTHER INCOME	334,716.43	307,565.10	27,151.33	307,565.10
TOTAL INCOME	334,716.43	307,565.10	27,151.33	307,565.10

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	20,983.28	25,837.00	4,853.72	25,837.00
TOTAL TENANT SERVICES EXPENSES	1,189.24	1,200.00	10.76	1,200.00
TOTAL UTILITY EXPENSES	133,665.00	141,244.98	7,579.98	141,244.98
TOTAL INSURANCE PREMIUMS	7,675.00	8,480.00	805.00	8,480.00
TOTAL GENERAL EXPENSES	297,000.96	130,803.12	-166,197.84	130,803.12
TOTAL OPERATING EXPENSES	460,513.48	307,565.10	-152,948.38	307,565.10
NET INCOME	-125,797.05	0.00	-125,797.05	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 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	240,011.34	259,121.00	-19,109.66	259,121.00
Investment Inc -Restricted Non-Allocated	4,678.68	0.00	4,678.68	0.00
TOTAL GRANT AND OTHER INCOME	244,690.02	259,121.00	-14,430.98	259,121.00
TOTAL INCOME	244,690.02	259,121.00	-14,430.98	259,121.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,036.58	24,989.00	6,952.42	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	540.00	540.00	540.00
TOTAL UTILITY EXPENSES	60,831.96	72,448.00	11,616.04	72,448.00
TOTAL PROTECTIVE SERVICES	12,534.44	34,956.00	22,421.56	34,956.00
TOTAL INSURANCE PREMIUMS	3,195.00	3,932.00	737.00	3,932.00
TOTAL GENERAL EXPENSES	231,592.85	157,212.00	-74,380.85	157,212.00
TOTAL OPERATING EXPENSES	326,190.83	294,077.00	-32,113.83	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	13,869.94	34,956.00	-21,086.06	34,956.00
TOTAL OTHER FINANCING SOURCES	13,869.94	34,956.00	-21,086.06	34,956.00
NET INCOME	-67,630.87	0.00	-67,630.87	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	209,083.66	255,557.00	-46,473.34	255,557.00
Investment Inc -Restricted Non-Allocated	11,837.48	0.00	11,837.48	0.00
TOTAL GRANT AND OTHER INCOME	220,921.14	255,557.00	-34,635.86	255,557.00
TOTAL INCOME	220,921.14	255,557.00	-34,635.86	255,557.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	23,712.09	32,551.00	8,838.91	32,551.00
TOTAL TENANT SERVICES EXPENSES	75.90	1,410.00	1,334.10	1,410.00
TOTAL UTILITY EXPENSES	77,610.00	77,609.00	-1.00	77,609.00
TOTAL PROTECTIVE SERVICES	16,025.08	44,667.00	28,641.92	44,667.00
TOTAL INSURANCE PREMIUMS	4,104.00	5,168.00	1,064.00	5,168.00
TOTAL GENERAL EXPENSES	265,941.12	138,819.00	-127,122.12	138,819.00
TOTAL OPERATING EXPENSES	387,468.19	300,224.00	-87,244.19	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	17,732.49	44,667.00	-26,934.51	44,667.00
TOTAL OTHER FINANCING SOURCES	17,732.49	44,667.00	-26,934.51	44,667.00
NET INCOME	-148,814.56	0.00	-148,814.56	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 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	320,152.34	331,224.00	-11,071.66	331,224.00
Investment Inc -Restricted Non-Allocated	6,706.60	0.00	6,706.60	0.00
TOTAL GRANT AND OTHER INCOME	326,858.94	331,224.00	-4,365.06	331,224.00
TOTAL INCOME	326,858.94	331,224.00	-4,365.06	331,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	30,657.71	42,088.00	11,430.29	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	750.00	750.00	750.00
TOTAL UTILITY EXPENSES	82,176.96	84,069.00	1,892.04	84,069.00
TOTAL PROTECTIVE SERVICES	17,413.38	48,551.00	31,137.62	48,551.00
TOTAL INSURANCE PREMIUMS	4,351.00	5,358.00	1,007.00	5,358.00
TOTAL GENERAL EXPENSES	404,094.00	198,959.00	-205,135.00	198,959.00
TOTAL OPERATING EXPENSES	538,693.05	379,775.00	-158,918.05	379,775.00
OTHER FINANCING SOURCES				
Operating Transfers IN	19,268.71	48,551.00	-29,282.29	48,551.00
TOTAL OTHER FINANCING SOURCES	19,268.71	48,551.00	-29,282.29	48,551.00
NET INCOME	-192,565.40	0.00	-192,565.40	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	233,943.00	194,818.00	39,125.00	194,818.00
Investment Inc -Restricted Non-Allocated	4,131.08	0.00	4,131.08	0.00
TOTAL GRANT AND OTHER INCOME	238,074.08	194,818.00	43,256.08	194,818.00
TOTAL INCOME	238,074.08	194,818.00	43,256.08	194,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	28,220.61	38,483.00	10,262.39	38,483.00
TOTAL UTILITY EXPENSES	73,589.28	73,581.25	-8.03	73,581.25
TOTAL PROTECTIVE SERVICES	15,351.75	42,724.00	27,372.25	42,724.00
TOTAL INSURANCE PREMIUMS	3,882.00	4,897.00	1,015.00	4,897.00
TOTAL GENERAL EXPENSES	269,578.32	120,581.13	-148,997.19	120,581.13
TOTAL OPERATING EXPENSES	390,621.96	280,266.00	-110,355.96	280,266.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	42,724.00	-42,724.00	42,724.00
Operating Transfers IN	16,987.36	42,724.00	-25,736.64	42,724.00
TOTAL OTHER FINANCING SOURCES	16,987.36	85,448.00	-68,460.64	85,448.00
NET INCOME	-135,560.52	0.00	-135,560.52	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 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	476,631.66	86,934.00	389,697.66	86,934.00
Investment Inc -Restricted Non-Allocated	192,733.14	0.00	192,733.14	0.00
TOTAL GRANT AND OTHER INCOME	669,364.80	86,934.00	582,430.80	86,934.00
TOTAL INCOME	669,364.80	86,934.00	582,430.80	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	34,768.09	37,961.00	3,192.91	37,961.00
TOTAL UTILITY EXPENSES	232,500.00	0.00	-232,500.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	48,973.00	48,973.00	48,973.00
TOTAL GENERAL EXPENSES	395,430.96	0.00	-395,430.96	0.00
TOTAL OPERATING EXPENSES	662,699.05	86,934.00	-575,765.05	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	263,465.75	0.00	263,465.75	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	211,002.00	184,801.00	26,201.00	184,801.00
Investment Inc -Restricted Non-Allocated	258.94	0.00	258.94	0.00
TOTAL GRANT AND OTHER INCOME	211,260.94	184,801.00	26,459.94	184,801.00
TOTAL INCOME	211,260.94	184,801.00	26,459.94	184,801.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,393.36	24,777.00	6,383.64	24,777.00
TOTAL UTILITY EXPENSES	120,546.00	113,958.24	-6,587.76	113,958.24
TOTAL PROTECTIVE SERVICES	26,139.96	72,825.00	46,685.04	72,825.00
TOTAL INSURANCE PREMIUMS	5,401.00	6,534.00	1,133.00	6,534.00
TOTAL GENERAL EXPENSES	255,099.96	39,531.60	-215,568.36	39,531.60
TOTAL OPERATING EXPENSES	425,580.28	257,626.00	-167,954.28	257,626.00
OTHER FINANCING SOURCES				
Operating Transfers IN	28,925.07	72,825.00	-43,899.93	72,825.00
TOTAL OTHER FINANCING SOURCES	28,925.07	72,825.00	-43,899.93	72,825.00
NET INCOME	-185,394.27	0.00	-185,394.27	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Sep 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	452,193.34	455,772.00	-3,578.66	455,772.00
Investment Inc -Restricted Non-Allocated	255.90	0.00	255.90	0.00
TOTAL GRANT AND OTHER INCOME	452,449.24	455,772.00	-3,322.76	455,772.00
TOTAL INCOME	452,449.24	455,772.00	-3,322.76	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	36,184.98	49,597.00	13,412.02	49,597.00
TOTAL UTILITY EXPENSES	148,293.00	155,151.00	6,858.00	155,151.00
TOTAL INSURANCE PREMIUMS	6,026.00	7,418.00	1,392.00	7,418.00
TOTAL GENERAL EXPENSES	483,798.96	243,606.00	-240,192.96	243,606.00
TOTAL OPERATING EXPENSES	674,302.94	455,772.00	-218,530.94	455,772.00
NET INCOME	-221,853.70	0.00	-221,853.70	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	315,865.34	320,046.00	-4,180.66	320,046.00
Investment Inc -Restricted Non-Allocated	668.42	0.00	668.42	0.00
TOTAL GRANT AND OTHER INCOME	316,533.76	320,046.00	-3,512.24	320,046.00
TOTAL INCOME	316,533.76	320,046.00	-3,512.24	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	31,594.97	43,167.00	11,572.03	43,167.00
TOTAL TENANT SERVICES EXPENSES	960.00	2,100.00	1,140.00	2,100.00
TOTAL UTILITY EXPENSES	66,680.04	92,633.00	25,952.96	92,633.00
TOTAL INSURANCE PREMIUMS	5,176.00	6,370.00	1,194.00	6,370.00
TOTAL GENERAL EXPENSES	412,656.00	175,776.00	-236,880.00	175,776.00
TOTAL OPERATING EXPENSES	517,067.01	320,046.00	-197,021.01	320,046.00
NET INCOME	-200,533.25	0.00	-200,533.25	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Sep 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	243,279.34	251,462.00	-8,182.66	251,462.00
Investment Inc -Restricted Non-Allocated	6,126.75	0.00	6,126.75	0.00
TOTAL GRANT AND OTHER INCOME	249,406.09	251,462.00	-2,055.91	251,462.00
TOTAL INCOME	249,406.09	251,462.00	-2,055.91	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,342.11	29,282.00	7,939.89	29,282.00
TOTAL UTILITY EXPENSES	43,599.96	42,645.00	-954.96	42,645.00
TOTAL INSURANCE PREMIUMS	4,056.00	4,969.00	913.00	4,969.00
TOTAL GENERAL EXPENSES	479,250.20	174,566.00	-304,684.20	174,566.00
TOTAL OPERATING EXPENSES	548,248.27	251,462.00	-296,786.27	251,462.00
NET INCOME	-298,842.18	0.00	-298,842.18	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	161,351.66	174,835.00	-13,483.34	174,835.00
Investment Inc -Restricted Non-Allocated	11,793.64	0.00	11,793.64	0.00
TOTAL GRANT AND OTHER INCOME	173,145.30	174,835.00	-1,689.70	174,835.00
TOTAL INCOME	173,145.30	174,835.00	-1,689.70	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,978.98	23,374.00	6,395.02	23,374.00
TOTAL UTILITY EXPENSES	32,480.04	32,551.00	70.96	32,551.00
TOTAL INSURANCE PREMIUMS	3,108.00	4,939.00	1,831.00	4,939.00
TOTAL GENERAL EXPENSES	246,432.96	113,971.00	-132,461.96	113,971.00
TOTAL OPERATING EXPENSES	298,999.98	174,835.00	-124,164.98	174,835.00
NET INCOME	-125,854.68	0.00	-125,854.68	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-Sep 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	88,556.66	119,670.00	-31,113.34	119,670.00
Investment Inc -Restricted Non-Allocated	18.25	0.00	18.25	0.00
TOTAL GRANT AND OTHER INCOME	88,574.91	119,670.00	-31,095.09	119,670.00
TOTAL INCOME	88,574.91	119,670.00	-31,095.09	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,466.42	16,168.00	11,701.58	16,168.00
TOTAL UTILITY EXPENSES	16,275.00	17,474.97	1,199.97	17,474.97
TOTAL INSURANCE PREMIUMS	1,635.00	1,798.00	163.00	1,798.00
TOTAL GENERAL EXPENSES	193,782.00	84,229.03	-109,552.97	84,229.03
TOTAL OPERATING EXPENSES	216,158.42	119,670.00	-96,488.42	119,670.00
NET INCOME	-127,583.51	0.00	-127,583.51	0.00

Clinton Peabody
Income Statement
Period = Oct 2025-Oct 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	10,863.00	11,062.00	-199.00	132,744.00
Utility Reimb.-LIPH	-6,529.00	-6,019.00	-510.00	-72,228.00
Total Rental Income	4,334.00	5,043.00	-709.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	83.00	-83.00	1,000.00
Damages/Maintenance	0.00	125.00	-125.00	1,500.00
Late Charges	492.00	392.00	100.00	4,700.00
Total Other Tenant Income	492.00	600.00	-108.00	7,200.00
NET TENANT INCOME	4,826.00	5,643.00	-817.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	195,814.34	227,891.00	-32,076.66	2,734,700.00
Allocated Interest Income	0.00	12.00	-12.00	140.00
Fraud Recovery PH	536.00	0.00	536.00	0.00
Allocated Other Income	1,345.74	1,956.00	-610.26	23,477.00
TOTAL GRANT AND OTHER INCOME	197,696.08	229,859.00	-32,162.92	2,758,317.00
TOTAL INCOME	202,522.08	235,502.00	-32,979.92	2,826,033.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,456.63	43,082.00	27,625.37	516,972.00
TOTAL TENANT SERVICES EXPENSES	22,574.73	3,292.00	-19,282.73	39,499.00
TOTAL UTILITY EXPENSES	2,122.22	43,106.00	40,983.78	517,265.00
Total Maint Salaries	13,839.66	17,013.00	3,173.34	204,148.00
Total Materials	0.00	3,127.00	3,127.00	37,500.00
Total Contract Costs	5,935.39	27,900.00	21,964.61	334,800.00
TOTAL MAINTENACE EXPENSES	19,775.05	48,040.00	28,264.95	576,448.00
TOTAL PROTECTIVE SERVICES	0.00	29,176.00	29,176.00	350,117.00
TOTAL INSURANCE PREMIUMS	16,212.58	20,932.00	4,719.42	251,176.00
TOTAL GENERAL EXPENSES	1,009.83	47,880.00	46,870.17	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	77,151.04	235,502.00	158,350.96	2,826,033.00
NET INCOME	125,371.04	0.00	125,371.04	0.00

James House
Income Statement
Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	24,025.00	21,436.00	2,589.00	257,232.00
Total Rental Income	24,025.00	21,436.00	2,589.00	257,232.00
Other Tenant Income				
Damages/Maintenance	0.00	17.00	-17.00	200.00
Late Charges	1,320.00	1,250.00	70.00	15,000.00
Legal Fees - Tenant	0.00	83.00	-83.00	1,000.00
Misc.Tenant Income	0.00	0.00	0.00	0.00
Total Other Tenant Income	1,320.00	1,350.00	-30.00	16,200.00
NET TENANT INCOME	25,345.00	22,786.00	2,559.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	44,202.67	57,820.00	-13,617.33	693,843.00
Allocated Interest Income	0.00	1.00	-1.00	21.00
Fraud Recovery PH	-3,363.00	0.00	-3,363.00	0.00
Allocated Other Income	201.62	293.00	-91.38	3,517.00
TOTAL GRANT AND OTHER INCOME	41,041.29	58,114.00	-17,072.71	697,381.00
TOTAL INCOME	66,386.29	80,900.00	-14,513.71	970,813.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,495.91	16,593.00	6,097.09	199,115.00
TOTAL TENANT SERVICES EXPENSES	935.84	1,094.00	158.16	13,124.00
TOTAL UTILITY EXPENSES	30,308.62	21,084.00	-9,224.62	253,000.00
Total Maint Salaries	6,254.62	9,740.00	3,485.38	116,878.00
Total Materials	0.00	2,126.00	2,126.00	25,500.00
Total Contract Costs	11,410.61	12,612.00	1,201.39	151,360.00
TOTAL MAINTENACE EXPENSES	17,665.23	24,478.00	6,812.77	293,738.00
TOTAL PROTECTIVE SERVICES	9,183.49	6,719.00	-2,464.49	80,626.00
TOTAL INSURANCE PREMIUMS	7,048.91	10,517.00	3,468.09	126,210.00
TOTAL GENERAL EXPENSES	0.00	417.00	417.00	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	75,638.00	80,900.00	5,264.00	970,813.00
NET INCOME	-9,251.71	0.00	-9,251.71	0.00

Euclid Plaza Elderly**Income Statement**

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	21,556.50	19,422.00	2,134.50	233,064.00
Total Rental Income	21,556.50	19,422.00	2,134.50	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	167.00	-167.00	2,000.00
Late Charges	1,740.00	1,250.00	490.00	15,000.00
Legal Fees - Tenant	0.00	958.00	-958.00	11,500.00
Total Other Tenant Income	1,740.00	2,375.00	-635.00	28,500.00
NET TENANT INCOME	23,296.50	21,797.00	1,499.50	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,587.33	48,764.00	-6,176.67	585,166.00
Allocated Interest Income	0.00	1.00	-1.00	18.00
Fraud Recovery PH	-3,509.50	0.00	-3,509.50	0.00
Allocated Other Income	179.22	260.00	-80.78	3,126.00
TOTAL GRANT AND OTHER INCOME	39,257.05	49,025.00	-9,767.95	588,310.00
TOTAL INCOME	62,553.55	70,822.00	-8,268.45	849,874.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,681.87	16,211.00	13,529.13	194,548.00
TOTAL TENANT SERVICES EXPENSES	894.35	1,034.00	139.65	12,407.00
TOTAL UTILITY EXPENSES	13,739.85	20,652.00	6,912.15	247,831.00
Total Maint Salaries	8,514.30	10,094.00	1,579.70	121,129.00
Total Materials	782.87	1,645.00	862.13	19,750.00
Total Contract Costs	3,018.49	7,595.00	4,576.51	91,100.00
TOTAL MAINTENACE EXPENSES	12,315.66	19,334.00	7,018.34	231,979.00
TOTAL PROTECTIVE SERVICES	9,163.58	6,669.00	-2,494.58	80,026.00
TOTAL INSURANCE PREMIUMS	5,924.14	6,507.00	582.86	78,083.00
TOTAL GENERAL EXPENSE	5.00	417.00	412.00	5,000.00
TOTAL OPERATING EXPENSES	44,724.45	70,822.00	26,097.55	849,874.00
NET INCOME	17,829.10	0.00	17,829.10	0.00

West Pine
Income Statement
Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	22,497.00	20,578.00	1,919.00	246,936.00
Total Rental Income	22,497.00	20,578.00	1,919.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	125.00	-125.00	1,500.00
Damages/Maintenance	0.00	17.00	-17.00	200.00
Late Charges	90.00	750.00	-660.00	9,000.00
Legal Fees - Tenant	0.00	42.00	-42.00	500.00
Total Other Tenant Income	90.00	934.00	-844.00	11,200.00
NET TENANT INCOME	22,587.00	21,512.00	1,075.00	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	33,028.33	56,664.00	-23,635.67	679,955.00
Allocated Interest Income	0.00	1.00	-1.00	17.00
Fraud Recovery PH	-452.00	0.00	-452.00	0.00
Allocated Other Income	166.42	242.00	-75.58	2,903.00
TOTAL GRANT AND OTHER INCOME	32,742.75	56,907.00	-24,164.25	682,875.00
TOTAL INCOME	55,329.75	78,419.00	-23,089.25	941,011.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,772.03	13,905.00	6,132.97	166,877.00
TOTAL TENANT SERVICES EXPENSES	1,674.58	1,002.00	-672.58	12,015.00
TOTAL UTILITY EXPENSES	18,345.42	19,494.00	1,148.58	233,935.00
Total Maint Salaries	5,515.64	10,001.00	4,485.36	119,998.00
Total Materials	406.74	1,875.00	1,468.26	22,500.00
Total Contract Costs	4,178.00	11,980.00	7,802.00	143,742.00
TOTAL MAINTENACE EXPENSES	10,100.38	23,856.00	13,755.62	286,240.00
TOTAL PROTECTIVE SERVICES	13,205.83	6,669.00	-6,536.83	80,026.00
TOTAL INSURANCE PREMIUMS	11,177.10	12,910.00	1,732.90	154,918.00
TOTAL GENERAL EXPENSES	61.71	583.00	521.29	7,000.00
TOTAL OPERATING EXPENSES	62,337.05	78,419.00	16,081.95	941,011.00
NET INCOME	-7,007.30	0.00	-7,007.30	0.00

Parkview Elderly**Income Statement**

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	46,730.00	54,235.00	-7,505.00	650,820.00
Total Rental Income	46,730.00	54,235.00	-7,505.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	83.00	-83.00	1,000.00
Late Charges	885.00	1,667.00	-782.00	20,000.00
Legal Fees - Tenant	981.00	83.00	898.00	1,000.00
Misc. Tenant Income	490.00	0.00	490.00	0.00
Vacate Charges	3,137.50	0.00	3,137.50	0.00
Total Other Tenant Income	5,493.50	1,833.00	3,660.50	22,000.00
NET TENANT INCOME	52,223.50	56,068.00	-3,844.50	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	86,487.33	90,095.00	-3,607.67	1,081,136.00
Allocated Interest Income	0.00	4.00	-4.00	48.00
Non-Dwelling Rent	1,177.00	1,177.00	0.00	14,124.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	472.05	686.00	-213.95	8,235.00
TOTAL GRANT AND OTHER INCOME	94,379.77	91,962.00	2,417.77	1,103,543.00
TOTAL INCOME	146,603.27	148,030.00	-1,426.73	1,776,363.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,488.42	37,678.00	19,189.58	452,138.00
TOTAL TENANT SERVICES EXPENSES	1,502.63	1,756.00	253.37	21,072.00
TOTAL UTILITY EXPENSES	51,178.50	33,948.00	-17,230.50	407,371.00
Total Maint Salaries	11,847.43	20,532.00	8,684.57	246,384.00
Total Materials	0.00	4,125.00	4,125.00	49,500.00
Total Contract Costs	1,350.00	19,083.00	17,733.00	229,000.00
TOTAL MAINTENACE EXPENSES	13,197.43	43,740.00	30,542.57	524,884.00
TOTAL PROTECTIVE SERVICES	11,958.38	13,485.00	1,526.62	161,816.00
TOTAL INSURANCE PREMIUMS	13,726.94	15,132.00	1,405.06	181,582.00
TOTAL GENERAL EXPENSES	29.89	2,291.00	2,261.11	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	110,082.19	148,030.00	37,947.81	1,776,363.00
NET INCOME	36,521.08	0.00	36,521.08	0.00

Baden House Elderly/Badenfest**Income Statement**

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	20,455.00	19,738.00	717.00	236,856.00
Utility Reimb.-LIPH	-222.00	-222.00	0.00	-2,664.00
Total Rental Income	20,233.00	19,516.00	717.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	42.00	-42.00	500.00
Damages/Maintenance	0.00	83.00	-83.00	1,000.00
Late Charges	792.00	1,167.00	-375.00	14,000.00
Total Other Tenant Income	792.00	1,292.00	-500.00	15,500.00
NET TENANT INCOME	21,025.00	20,808.00	217.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	41,042.33	51,242.00	-10,199.67	614,901.00
Allocated Interest Income	0.00	1.00	-1.00	20.00
Fraud Recovery PH	-93.00	0.00	-93.00	0.00
Allocated Other Income	198.42	288.00	-89.58	3,461.00
TOTAL GRANT AND OTHER INCOME	41,147.75	51,531.00	-10,383.25	618,382.00
TOTAL INCOME	62,172.75	72,339.00	-10,166.25	868,074.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,259.86	20,423.00	10,163.14	245,097.00
TOTAL TENANT SERVICES EXPENSES	190.27	1,082.00	891.73	12,985.00
TOTAL UTILITY EXPENSES	11,790.79	18,167.00	6,376.21	218,000.00
Total Maint Salaries	6,938.97	10,666.00	3,727.03	127,995.00
Total Materials	0.00	1,869.00	1,869.00	22,426.00
Total Contract Costs	1,408.00	8,685.00	7,277.00	104,228.00
TOTAL MAINTENANCE EXPENSES	8,346.97	21,220.00	12,873.03	254,649.00
TOTAL PROTECTIVE SERVICES	9,800.78	6,719.00	-3,081.78	80,626.00
TOTAL INSURANCE PREMIUMS	4,168.42	4,477.00	308.58	53,717.00
TOTAL GENERAL EXPENSES	77.55	250.00	172.45	3,000.00
TOTAL OPERATING EXPENSES	44,634.64	72,339.00	27,704.36	868,074.00
NET INCOME	17,538.11	0.00	17,538.11	0.00

LaSalle Park
Income Statement
Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	27,840.00	28,471.00	-631.00	341,652.00
Utility Reimb.-LIPH	-11,802.00	-9,454.00	-2,348.00	-113,448.00
Total Rental Income	16,038.00	19,017.00	-2,979.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	317.00	-317.00	3,800.00
Damages/Maintenance	0.00	33.00	-33.00	400.00
Late Charges	990.00	625.00	365.00	7,500.00
Legal Fees - Tenant	0.00	125.00	-125.00	1,500.00
Total Other Tenant Income	990.00	1,100.00	-110.00	13,200.00
NET TENANT INCOME	17,028.00	20,117.00	-3,089.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	85,714.00	101,143.00	-15,429.00	1,213,713.00
Allocated Interest Income	0.00	6.00	-6.00	74.00
Fraud Recovery PH	-374.00	0.00	-374.00	0.00
Allocated Other Income	724.88	1,054.00	-329.12	12,645.00
TOTAL GRANT AND OTHER INCOME	86,064.88	102,203.00	-16,138.12	1,226,432.00
TOTAL INCOME	103,092.88	122,320.00	-19,227.12	1,467,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,750.49	29,946.00	13,195.51	359,356.00
TOTAL TENANT SERVICES EXPENSES	695.08	1,994.00	1,298.92	23,925.00
TOTAL UTILITY EXPENSES	2,156.41	25,082.00	22,925.59	301,000.00
Total Maint Salaries	9,292.55	16,696.00	7,403.45	200,353.00
Total Materials	0.00	4,225.00	4,225.00	50,702.00
Total Contract Costs	2,221.27	20,459.00	18,237.73	245,500.00
TOTAL MAINTENACE EXPENSES	11,513.82	41,380.00	29,866.18	496,555.00
TOTAL PROTECTIVE SERVICES	0.00	11,976.00	11,976.00	143,706.00
TOTAL INSURANCE PREMIUMS	10,295.52	8,157.00	-2,138.52	97,882.00
TOTAL GENERAL EXPENSES	587.13	3,784.00	3,196.87	45,412.00
TOTAL OPERATING EXPENSES	41,998.45	122,319.00	80,320.55	1,467,836.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	11,976.00	-11,976.00	143,706.00
TOTAL OTHER FINANCING SOURCES	0.00	11,976.00	-11,976.00	143,706.00
NET INCOME	61,094.43	11,977.00	49,117.43	143,706.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	7,529.00	7,805.00	-276.00	93,660.00
Utility Reimb.-LIPH	-6,027.00	-4,381.00	-1,646.00	-52,572.00
Total Rental Income	1,502.00	3,424.00	-1,922.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	50.00	-50.00	600.00
Late Charges	840.00	417.00	423.00	5,000.00
Legal Fees - Tenant	0.00	208.00	-208.00	2,500.00
Vacate Charges	-128.00	0.00	-128.00	0.00
Total Other Tenant Income	712.00	675.00	37.00	8,100.00
NET TENANT INCOME	2,214.00	4,099.00	-1,885.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	52,614.33	64,756.00	-12,141.67	777,057.00
Allocated Interest Income	0.00	3.00	-3.00	43.00
Fraud Recovery PH	-559.00	0.00	-559.00	0.00
Other Miscellaneous Income	76.78	0.00	76.78	0.00
Allocated Other Income	420.85	612.00	-191.15	7,342.00
TOTAL GRANT AND OTHER INCOME	52,552.96	65,371.00	-12,818.04	784,442.00
TOTAL INCOME	54,766.96	69,470.00	-14,703.04	833,630.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,547.61	16,174.67	8,627.06	194,099.00
TOTAL TENANT SERVICES EXPENSES	403.55	1,399.00	995.45	16,792.00
TOTAL UTILITY EXPENSES	7,551.77	14,905.00	7,353.23	178,860.00
Total Maint Salaries	6,333.53	14,007.00	7,673.47	168,096.00
Total Materials	0.00	1,719.00	1,719.00	20,650.00
Total Contract Costs	2,286.19	9,845.00	7,558.81	118,124.00
TOTAL MAINTENANCE EXPENSES	8,619.72	25,571.00	16,951.28	306,870.00
TOTAL PROTECTIVE SERVICES	0.00	6,362.00	6,362.00	76,339.00
TOTAL INSURANCE PREMIUMS	4,753.91	4,764.00	10.09	57,170.00
TOTAL GENERAL EXPENSES	941.53	292.00	-649.53	3,500.00
TOTAL OPERATING EXPENSES	29,818.09	69,470.00	39,651.91	833,630.00
NET INCOME	24,948.87	0.00	24,948.87	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	5,577.00	7,847.00	-2,270.00	94,164.00
Utility Reimb.-LIPH	-6,530.00	-5,328.00	-1,202.00	-63,936.00
Total Rental Income	-953.00	2,519.00	-3,472.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	42.00	-42.00	500.00
Late Charges	780.00	500.00	280.00	6,000.00
Legal Fees - Tenant	0.00	167.00	-167.00	2,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Total Other Tenant Income	805.00	709.00	96.00	8,500.00
NET TENANT INCOME	-148.00	3,228.00	-3,376.00	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	87,651.33	77,920.00	9,731.33	935,045.00
Allocated Interest Income	0.00	6.00	-6.00	73.00
Allocated Other Income	710.48	1,033.00	-322.52	12,394.00
TOTAL GRANT AND OTHER INCOME	88,361.81	78,959.00	9,402.81	947,512.00
TOTAL INCOME	88,213.81	82,187.00	6,026.81	986,240.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,867.92	20,673.00	3,805.08	248,056.00
TOTAL TENANT SERVICES EXPENSES	681.27	1,945.00	1,263.73	23,337.00
TOTAL UTILITY EXPENSES	12,784.27	17,699.00	4,914.73	212,383.00
Total Maint Salaries	7,387.66	10,144.00	2,756.34	121,725.00
Total Materials	0.00	4,437.00	4,437.00	53,250.00
Total Contract Costs	8,744.03	17,784.00	9,039.97	213,434.00
TOTAL MAINTENACE EXPENSES	16,131.69	32,365.00	16,233.31	388,409.00
TOTAL PROTECTIVE SERVICES	0.00	67.00	67.00	800.00
TOTAL INSURANCE PREMIUMS	9,058.66	9,021.00	-37.66	108,255.00
TOTAL GENERAL EXPENSES	16.82	417.00	400.18	5,000.00
TOTAL OPERATING EXPENSES	55,540.63	82,187.00	26,646.37	986,240.00
NET INCOME	32,673.18	0.00	32,673.18	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	16,738.00	17,777.00	-1,039.00	213,324.00
Utility Reimb.-LIPH	-4,860.00	-3,258.00	-1,602.00	-39,096.00
Total Rental Income	11,878.00	14,519.00	-2,641.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	667.00	-667.00	8,000.00
Late Charges	655.00	417.00	238.00	5,000.00
Legal Fees - Tenant	0.00	208.00	-208.00	2,500.00
Total Other Tenant Income	655.00	1,292.00	-637.00	15,500.00
NET TENANT INCOME	12,533.00	15,811.00	-3,278.00	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	61,794.33	74,057.00	-12,262.67	888,687.00
Allocated Interest Income	0.00	3.00	-3.00	37.00
Fraud Recovery PH	-1,474.00	0.00	-1,474.00	0.00
Allocated Other Income	363.24	528.00	-164.76	6,337.00
TOTAL GRANT AND OTHER INCOME	60,683.57	74,588.00	-13,904.43	895,061.00
TOTAL INCOME	73,216.57	90,399.00	-17,182.43	1,084,789.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,798.37	25,349.00	13,550.63	304,193.00
TOTAL TENANT SERVICES EXPENSES	348.30	1,385.00	1,036.70	16,613.00
TOTAL UTILITY EXPENSES	12,208.43	18,246.00	6,037.57	218,959.00
Total Maint Salaries	3,345.68	19,314.00	15,968.32	231,774.00
Total Materials	1,437.58	3,681.00	2,243.42	44,180.00
Total Contract Costs	-553.42	12,518.00	13,071.42	150,220.00
TOTAL MAINTENANCE EXPENSES	4,229.84	35,513.00	31,283.16	426,174.00
TOTAL PROTECTIVE SERVICES	0.00	100.00	100.00	1,200.00
TOTAL INSURANCE PREMIUMS	64,715.11	9,346.00	-55,369.11	112,150.00
TOTAL GENERAL EXPENSES	24.40	458.00	433.60	5,500.00
TOTAL OPERATING EXPENSES	93,324.45	90,399.00	-2,927.45	1,084,789.00
NET INCOME	-20,107.88	0.00	-20,107.88	0.00

King Louis Square III**Income Statement**

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	4,865.00	4,825.00	40.00	57,900.00
Utility Reimb.-LIPH	-966.00	-966.00	0.00	-11,592.00
Total Rental Income	3,899.00	3,859.00	40.00	46,308.00
Other Tenant Income				
Late Charges	-30.00	83.00	-113.00	1,000.00
Total Other Tenant Income	-30.00	83.00	-113.00	1,000.00
NET TENANT INCOME	3,869.00	3,942.00	-73.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	10,927.00	13,016.00	-2,089.00	156,183.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	-34.00	0.00	-34.00	0.00
Allocated Other Income	89.61	130.00	-40.39	1,563.00
TOTAL GRANT AND OTHER INCOME	10,982.61	13,146.00	-2,163.39	157,755.00
TOTAL INCOME	14,851.61	17,088.00	-2,236.39	205,063.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	850.07	3,178.00	2,327.93	38,149.00
TOTAL TENANT SERVICES EXPENSES	85.93	780.00	694.07	9,353.00
TOTAL UTILITY EXPENSES	1,155.05	3,000.00	1,844.95	36,000.00
Total General Maint Expense	737.45	1,086.00	348.55	13,031.00
Total Materials	0.00	1,112.00	1,112.00	13,364.00
Total Contract Costs	1,897.50	3,957.00	2,059.50	47,480.00
TOTAL MAINTENACE EXPENSES	2,634.95	6,155.00	3,520.05	73,875.00
TOTAL PROTECTIVE SERVICES	0.00	1,942.00	1,942.00	23,304.00
TOTAL INSURANCE PREMIUMS	1,383.00	1,782.00	399.00	21,382.00
TOTAL GENERAL EXPENSES	0.00	250.00	250.00	3,000.00
TOTAL OPERATING EXPENSES	6,109.00	17,088.00	10,979.00	205,063.00
NET INCOME	8,742.61	0.00	8,742.61	0.00

Mixed Finance Properties**Income Statement**

Period = Oct 2025-Oct 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	44,667.00	6,486.00	38,181.00	77,837.20
Investment Inc -Restricted Non-Allocated	24.73	0.00	24.73	0.00
TOTAL GRANT AND OTHER INCOME	44,691.73	6,486.00	38,205.73	77,837.20
TOTAL INCOME	44,691.73	6,486.00	38,205.73	77,837.20
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,818.70	5,179.00	2,360.30	62,148.20
TOTAL UTILITY EXPENSES	12,238.58	0.00	-12,238.58	0.00
TOTAL INSURANCE PREMIUMS	560.33	659.00	98.67	7,913.00
TOTAL GENERAL EXPENSES	34,478.00	648.00	-33,830.00	7,776.00
TOTAL OPERATING EXPENSES	50,095.61	6,486.00	-43,609.61	77,837.20
NET INCOME	-5,403.88	0.00	-5,403.88	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	31,829.00	3,918.00	27,911.00	47,013.68
Investment Inc -Restricted Non-Allocated	720.82	0.00	720.82	0.00
TOTAL GRANT AND OTHER INCOME	32,549.82	3,918.00	28,631.82	47,013.68
TOTAL INCOME	32,549.82	3,918.00	28,631.82	47,013.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,886.28	3,466.00	1,579.72	41,591.68
TOTAL UTILITY EXPENSES	8,343.92	0.00	-8,343.92	0.00
TOTAL INSURANCE PREMIUMS	497.08	452.00	-45.08	5,422.00
TOTAL GENERAL EXPENSES	15,706.92	0.00	-15,706.92	0.00
TOTAL OPERATING EXPENSES	26,434.20	3,918.00	-22,516.20	47,013.68
NET INCOME	6,115.62	0.00	6,115.62	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	30,246.67	4,203.00	26,043.67	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	30,246.67	4,203.00	26,043.67	50,431.88
TOTAL INCOME	30,246.67	4,203.00	26,043.67	50,431.88
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,021.46	3,748.00	1,726.54	44,972.88
TOTAL UTILITY EXPENSES	8,639.83	0.00	-8,639.83	0.00
TOTAL INSURANCE PREMIUMS	433.50	455.00	21.50	5,459.00
TOTAL GENERAL EXPENSES	19,421.17	0.00	-19,421.17	0.00
TOTAL OPERATING EXPENSES	30,515.96	4,203.00	-26,312.96	50,431.88
NET INCOME	-269.29	0.00	-269.29	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	9,904.67	4,657.00	5,247.67	55,883.00
Investment Inc -Restricted Non-Allocated	2.66	0.00	2.66	0.00
TOTAL GRANT AND OTHER INCOME	9,907.33	4,657.00	5,250.33	55,883.00
TOTAL INCOME	9,907.33	4,657.00	5,250.33	55,883.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	863.15	1,479.00	615.85	17,742.68
TOTAL UTILITY EXPENSES	1,133.33	0.00	-1,133.33	0.00
TOTAL PROTECTIVE SERVICES	0.00	2,913.00	2,913.00	34,956.00
TOTAL INSURANCE PREMIUMS	323.83	265.00	-58.83	3,184.00
TOTAL GENERAL EXPENSES	5,099.17	0.00	-5,099.17	0.00
TOTAL OPERATING EXPENSES	7,419.48	4,657.00	-2,762.48	55,883.00
NET INCOME	2,487.85	0.00	2,487.85	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	10,594.00	4,680.00	5,914.00	56,156.85
TOTAL GRANT AND OTHER INCOME	10,594.00	4,680.00	5,914.00	56,156.85
TOTAL INCOME	10,594.00	4,680.00	5,914.00	56,156.85
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	737.74	1,157.00	419.26	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	50.00	1,010.00	600.00
TOTAL UTILITY EXPENSES	4,654.50	0.00	-4,654.50	0.00
TOTAL PROTECTIVE SERVICES	0.00	3,237.00	3,237.00	38,840.00
TOTAL INSURANCE PREMIUMS	187.08	236.00	48.92	2,833.00
TOTAL GENERAL EXPENSES	4,948.67	0.00	-4,948.67	0.00
TOTAL OPERATING EXPENSES	9,567.99	4,680.00	-4,887.99	56,156.85
NET INCOME	1,026.01	0.00	1,026.01	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	15,017.33	5,746.00	9,271.33	68,954.08
Investment Inc -Restricted Non-Allocated	1.65	0.00	1.65	0.00
TOTAL GRANT AND OTHER INCOME	15,018.98	5,746.00	9,272.98	68,954.08
TOTAL INCOME	15,018.98	5,746.00	9,272.98	68,954.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,090.90	1,869.00	778.10	22,429.08
TOTAL UTILITY EXPENSES	2,125.00	0.00	-2,125.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	3,560.00	3,560.00	42,724.00
TOTAL INSURANCE PREMIUMS	287.42	317.00	29.58	3,801.00
TOTAL GENERAL EXPENSES	7,393.33	0.00	-7,393.33	0.00
TOTAL OPERATING EXPENSES	10,896.65	5,746.00	-5,150.65	68,954.08
NET INCOME	4,122.33	0.00	4,122.33	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	21,441.67	8,821.00	12,620.67	105,853.08
TOTAL GRANT AND OTHER INCOME	21,441.67	8,821.00	12,620.67	105,853.08
TOTAL INCOME	21,441.67	8,821.00	12,620.67	105,853.08
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,796.94	3,285.00	1,488.06	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,061.03	78.00	-1,983.03	930.00
TOTAL UTILITY EXPENSES	6,243.08	0.00	-6,243.08	0.00
TOTAL PROTECTIVE SERVICES	0.00	5,017.00	5,017.00	60,203.00
TOTAL INSURANCE PREMIUMS	346.08	442.00	95.92	5,302.00
TOTAL GENERAL EXPENSES	10,169.17	0.00	-10,169.17	0.00
TOTAL OPERATING EXPENSES	20,616.30	8,821.00	-11,795.30	105,853.08
NET INCOME	825.37	0.00	825.37	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	27,539.67	8,341.00	19,198.67	100,090.00
Investment Inc -Restricted Non-Allocated	1,409.51	0.00	1,409.51	0.00
TOTAL GRANT AND OTHER INCOME	28,949.18	8,341.00	20,608.18	100,090.00
TOTAL INCOME	28,949.18	8,341.00	20,608.18	100,090.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	951.17	1,734.00	782.83	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	94.00	94.00	1,125.00
TOTAL UTILITY EXPENSES	8,786.75	0.00	-8,786.75	0.00
TOTAL PROTECTIVE SERVICES	0.00	6,069.00	6,069.00	72,825.00
TOTAL INSURANCE PREMIUMS	408.83	444.00	35.17	5,334.00
TOTAL GENERAL EXPENSES	13,080.83	0.00	-13,080.83	0.00
TOTAL OPERATING EXPENSES	23,227.58	8,341.00	-14,886.58	100,090.00
NET INCOME	5,721.60	0.00	5,721.60	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	11,147.00	2,506.00	8,641.00	30,080.00
Investment Inc -Restricted Non-Allocated	146.13	0.00	146.13	0.00
TOTAL GRANT AND OTHER INCOME	11,293.13	2,506.00	8,787.13	30,080.00
TOTAL INCOME	11,293.13	2,506.00	8,787.13	30,080.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	318.12	517.00	198.88	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	28.00	28.00	330.00
TOTAL UTILITY EXPENSES	3,303.67	0.00	-3,303.67	0.00
TOTAL PROTECTIVE SERVICES	0.00	1,780.00	1,780.00	21,363.00
TOTAL INSURANCE PREMIUMS	138.67	182.00	43.33	2,181.00
TOTAL GENERAL EXPENSES	4,644.00	0.00	-4,644.00	0.00
TOTAL OPERATING EXPENSES	8,404.46	2,506.00	-5,898.46	30,080.00
NET INCOME	2,888.67	0.00	2,888.67	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	26,159.33	2,504.00	23,655.33	30,043.00
Investment Inc -Restricted Non-Allocated	2,020.87	0.00	2,020.87	0.00
TOTAL GRANT AND OTHER INCOME	28,180.20	2,504.00	25,676.20	30,043.00
TOTAL INCOME	28,180.20	2,504.00	25,676.20	30,043.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	402.76	1,785.00	1,382.24	21,419.76
TOTAL TENANT SERVICES EXPENSES	-186.15	100.00	286.15	1,200.00
TOTAL UTILITY EXPENSES	11,138.75	0.00	-11,138.75	0.00
TOTAL INSURANCE PREMIUMS	467.83	619.00	151.17	7,423.00
TOTAL GENERAL EXPENSES	10,500.08	0.00	-10,500.08	0.00
TOTAL OPERATING EXPENSES	22,323.27	2,504.00	-19,819.27	30,043.00
NET INCOME	5,856.93	0.00	5,856.93	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Oct 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	19,196.33	4,898.00	14,298.33	58,776.00
Investment Inc -Restricted Non-Allocated	329.34	0.00	329.34	0.00
TOTAL GRANT AND OTHER INCOME	19,525.67	4,898.00	14,627.67	58,776.00
TOTAL INCOME	19,525.67	4,898.00	14,627.67	58,776.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	919.88	1,682.00	762.12	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	45.00	45.00	540.00
TOTAL UTILITY EXPENSES	5,069.33	0.00	-5,069.33	0.00
TOTAL PROTECTIVE SERVICES	0.00	2,913.00	2,913.00	34,956.00
TOTAL INSURANCE PREMIUMS	262.25	258.00	-4.25	3,092.00
TOTAL GENERAL EXPENSES	12,024.50	0.00	-12,024.50	0.00
TOTAL OPERATING EXPENSES	18,275.96	4,898.00	-13,377.96	58,775.60
NET INCOME	1,249.71	0.00	1,249.71	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	16,516.67	6,324.00	10,192.67	75,885.48
Investment Inc -Restricted Non-Allocated	920.27	0.00	920.27	0.00
TOTAL GRANT AND OTHER INCOME	17,436.94	6,324.00	11,112.94	75,885.48
TOTAL INCOME	17,436.94	6,324.00	11,112.94	75,885.48
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,221.35	2,214.00	992.65	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	58.00	-16.69	690.00
TOTAL UTILITY EXPENSES	6,467.50	0.00	-6,467.50	0.00
TOTAL PROTECTIVE SERVICES	0.00	3,722.00	3,722.00	44,667.00
TOTAL INSURANCE PREMIUMS	277.92	331.00	53.08	3,969.00
TOTAL GENERAL EXPENSES	11,568.26	0.00	-11,568.26	0.00
TOTAL OPERATING EXPENSES	19,609.72	6,325.00	-13,284.72	75,886.48
NET INCOME	-2,172.78	0.00	-2,172.78	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	27,327.33	7,319.00	20,008.33	87,825.00
Investment Inc -Restricted Non-Allocated	357.22	0.00	357.22	0.00
TOTAL GRANT AND OTHER INCOME	27,684.55	7,319.00	20,365.55	87,825.00
TOTAL INCOME	27,684.55	7,319.00	20,365.55	87,825.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,564.58	2,860.00	1,295.42	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	62.00	62.00	750.00
TOTAL UTILITY EXPENSES	6,848.08	0.00	-6,848.08	0.00
TOTAL PROTECTIVE SERVICES	0.00	4,046.00	4,046.00	48,551.00
TOTAL INSURANCE PREMIUMS	322.42	351.00	28.58	4,209.00
TOTAL GENERAL EXPENSES	14,875.75	0.00	-14,875.75	0.00
TOTAL OPERATING EXPENSES	23,610.83	7,319.00	-16,291.83	87,825.00
NET INCOME	4,073.72	0.00	4,073.72	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	19,158.00	6,496.00	12,662.00	77,956.00
Investment Inc -Restricted Non-Allocated	321.20	0.00	321.20	0.00
TOTAL GRANT AND OTHER INCOME	19,479.20	6,496.00	12,983.20	77,956.00
TOTAL INCOME	19,479.20	6,496.00	12,983.20	77,956.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,446.85	2,623.00	1,176.15	31,478.00
TOTAL UTILITY EXPENSES	6,131.75	0.00	-6,131.75	0.00
TOTAL PROTECTIVE SERVICES	0.00	3,560.00	3,560.00	42,724.00
TOTAL INSURANCE PREMIUMS	295.75	313.00	17.25	3,754.00
TOTAL GENERAL EXPENSES	10,064.36	0.00	-10,064.36	0.00
TOTAL OPERATING EXPENSES	17,938.71	6,496.00	-11,442.71	77,956.00
NET INCOME	1,540.49	0.00	1,540.49	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Oct 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	40,947.66	26,329.00	14,618.66	315,943.00
Investment Inc -Restricted Non-Allocated	2,099.05	0.00	2,099.05	0.00
TOTAL GRANT AND OTHER INCOME	43,046.71	26,329.00	16,717.71	315,943.00
TOTAL INCOME	43,046.71	26,329.00	16,717.71	315,943.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,398.18	2,592.00	1,193.82	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	750.00	750.00	9,000.00
TOTAL UTILITY EXPENSES	19,375.00	16,846.00	-2,529.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	6,140.00	6,140.00	73,680.00
TOTAL GENERAL EXPENSES	32,952.58	0.00	-32,952.58	0.00
TOTAL OPERATING EXPENSES	53,725.76	26,328.00	-27,397.76	315,943.00
NET INCOME	-10,679.05	0.00	-10,679.05	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	17,643.00	8,231.00	9,412.00	98,772.00
Investment Inc -Restricted Non-Allocated	20.13	0.00	20.13	0.00
TOTAL GRANT AND OTHER INCOME	17,663.13	8,231.00	9,432.13	98,772.00
TOTAL INCOME	17,663.13	8,231.00	9,432.13	98,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	968.88	1,718.00	749.12	20,623.00
TOTAL UTILITY EXPENSES	10,045.50	0.00	-10,045.50	0.00
TOTAL PROTECTIVE SERVICES	0.00	6,069.00	6,069.00	72,825.00
TOTAL INSURANCE PREMIUMS	377.42	435.00	57.58	5,224.00
TOTAL GENERAL EXPENSES	3,429.58	0.00	-3,429.58	0.00
TOTAL OPERATING EXPENSES	14,821.38	8,231.00	-6,590.38	98,772.00
NET INCOME	2,841.75	0.00	2,841.75	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2025-Oct 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	38,462.33	3,899.00	34,563.33	46,791.00
Investment Inc -Restricted Non-Allocated	19.88	0.00	19.88	0.00
TOTAL GRANT AND OTHER INCOME	38,482.21	3,899.00	34,583.21	46,791.00
TOTAL INCOME	38,482.21	3,899.00	34,583.21	46,791.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,883.09	3,413.00	1,529.91	40,962.00
TOTAL UTILITY EXPENSES	12,357.75	0.00	-12,357.75	0.00
TOTAL INSURANCE PREMIUMS	409.25	486.00	76.75	5,829.00
TOTAL GENERAL EXPENSES	18,831.08	0.00	-18,831.08	0.00
TOTAL OPERATING EXPENSES	33,481.17	3,899.00	-29,582.17	46,791.00
NET INCOME	5,001.04	0.00	5,001.04	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	26,928.33	3,435.00	23,493.33	41,216.00
Investment Inc -Restricted Non-Allocated	8.57	0.00	8.57	0.00
TOTAL GRANT AND OTHER INCOME	26,936.90	3,435.00	23,501.90	41,216.00
TOTAL INCOME	26,936.90	3,435.00	23,501.90	41,216.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,587.02	2,943.00	1,355.98	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	74.00	74.00	885.00
TOTAL UTILITY EXPENSES	5,556.67	0.00	-5,556.67	0.00
TOTAL INSURANCE PREMIUMS	374.17	417.00	42.83	5,007.00
TOTAL GENERAL EXPENSES	15,983.00	0.00	-15,983.00	0.00
TOTAL OPERATING EXPENSES	23,500.86	3,435.00	-20,065.86	41,216.00
NET INCOME	3,436.04	0.00	3,436.04	0.00

Mixed Finance Properties Income Statement

Period = Oct 2025-Oct 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	21,465.33	3,113.00	18,352.33	37,356.00
Investment Inc -Restricted Non-Allocated	25.89	0.00	25.89	0.00
TOTAL GRANT AND OTHER INCOME	21,491.22	3,113.00	18,378.22	37,356.00
TOTAL INCOME	21,491.22	3,113.00	18,378.22	37,356.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,072.13	1,987.00	914.87	23,845.00
TOTAL UTILITY EXPENSES	3,633.33	0.00	-3,633.33	0.00
TOTAL INSURANCE PREMIUMS	49.33	327.00	277.67	3,923.00
TOTAL GENERAL EXPENSES	8,172.10	799.00	-7,373.10	9,588.00
TOTAL OPERATING EXPENSES	12,926.89	3,113.00	-9,813.89	37,356.00
NET INCOME	8,564.33	0.00	8,564.33	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	14,414.67	1,831.00	12,583.67	21,968.00
Investment Inc -Restricted Non-Allocated	632.45	0.00	632.45	0.00
TOTAL GRANT AND OTHER INCOME	15,047.12	1,831.00	13,216.12	21,968.00
TOTAL INCOME	15,047.12	1,831.00	13,216.12	21,968.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	848.74	1,579.00	730.26	18,961.00
TOTAL UTILITY EXPENSES	2,706.67	0.00	-2,706.67	0.00
TOTAL INSURANCE PREMIUMS	425.33	251.00	-174.33	3,007.00
TOTAL GENERAL EXPENSES	16,863.08	0.00	-16,863.08	0.00
TOTAL OPERATING EXPENSES	20,843.82	1,831.00	-19,012.82	21,968.00
NET INCOME	-5,796.70	0.00	-5,796.70	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2025-Oct 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	7,361.67	1,242.00	6,119.67	14,903.00
Investment Inc -Restricted Non-Allocated	1.30	0.00	1.30	0.00
TOTAL GRANT AND OTHER INCOME	7,362.97	1,242.00	6,120.97	14,903.00
TOTAL INCOME	7,362.97	1,242.00	6,120.97	14,903.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	604.35	1,110.00	505.65	13,321.00
TOTAL UTILITY EXPENSES	1,356.25	0.00	-1,356.25	0.00
TOTAL INSURANCE PREMIUMS	264.25	132.00	-132.25	1,582.00
TOTAL GENERAL EXPENSES	5,580.00	0.00	-5,580.00	0.00
TOTAL OPERATING EXPENSES	7,804.85	1,242.00	-6,562.85	14,903.00
NET INCOME	-441.88	0.00	-441.88	0.00

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,548,428.00	\$ 687,215.00	\$ 300,021.00	\$ 315,626.00	\$ 822,240.00	\$ 322,722.00	
114 Cash - tenant security deposits		\$ 21,072.00	23,678.00	\$ 35,448.00	\$ -	\$ 50,271.00	\$ 23,060.00	
115 Cash - restricted for payment of current liability		\$ -	\$ -	\$ -	\$ -		\$ -	
120 Total Receivables		\$ 34,174.00	\$ 66,977.00	\$ 46,028.00	\$ 18,662.00	\$ 68,275.00	\$ 6,650.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 373,485.00	\$ 77,816.00	\$ 58,396.00	\$ 54,367.00	\$ 153,602.00	\$ 66,109.00	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 2,977,159.00	\$ 855,686.00	\$ 439,893.00	\$ 388,655.00	\$ 1,094,388.00	\$ 418,541.00	
310 Total Current Liabilities		\$ 96,539.00	\$ 69,346.00	\$ 83,648.00	\$ 41,677.00	\$ 115,114.00	\$ 65,010.00	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 96,539.00	\$ 69,346.00	\$ 83,648.00	\$ 41,677.00	\$ 115,114.00	\$ 65,010.00	
Quick Ratio:		30.84	12.34	5.26	9.33	9.51	6.44	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,548,428.00	\$ 687,215.00	\$ 300,021.00	\$ 315,626.00	\$ 822,240.00	\$ 322,722.00	
114 Cash - tenant security deposits		\$ 21,072.00	\$ 23,678.00	\$ 35,448.00	\$ -	\$ 50,271.00	\$ 23,060.00	
115 Cash - restricted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 34,174.00	\$ 66,977.00	\$ 46,028.00	\$ 18,662.00	\$ 68,275.00	\$ 6,650.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 373,485.00	\$ 77,816.00	\$ 58,396.00	\$ 54,367.00	\$ 153,602.00	\$ 66,109.00	
310 (-) Total Current Liabilities		\$ 96,539.00	\$ 297,146.96	\$ 83,648.00	\$ 41,677.00	\$ 115,114.00	\$ 65,010.00	
MENAR Numerator Total:		\$ 2,880,620.00	\$ 558,539.04	\$ 356,245.00	\$ 346,978.00	\$ 979,274.00	\$ 353,531.00	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 1,866,220.00	\$ 1,604,627.00	\$ 929,661.00	\$ 1,055,089.00	\$ 1,995,526.00	\$ 856,266.00	
97100 Extraordinary Maintenance		\$ 26,283.00	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 157,708.58	\$ 133,718.92	\$ 77,471.75	\$ 87,924.08	\$ 166,293.83	\$ 71,355.50	
MENAR:		18.27	4.18	4.60	3.95	5.89	4.96	
MENAR Score (max points 11):		11	11	11	10.9	11	11	

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

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses		\$ 510,810.00	\$ (761,756.00)	\$ (163,681.00)	\$ (389,618.00)	\$ (240,466.00)	\$ (137,145.00)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 510,810.00	\$ (761,756.00)	\$ (163,681.00)	\$ (389,618.00)	\$ (240,466.00)	\$ (137,145.00)
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	10.9	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	24.9	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		1274	155	125	108	99	252	118
Weighted Value (Project FASS score times number of units)		31832	3881	3129	2700	2465	6294	2942
Total number of units in PHA's portfolio		1273.67	155	125	108	99	252	118
Overall AMPs Financial Condition Indicator Score		24.99	25.00	25.00	25.00	24.90	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 September 30, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 970,726.00	\$ 1,107,750.00	\$ 687,751.00	\$ 1,067,318.00	\$ 395,912.00
114 Cash - tenant security deposits	\$ 39,205.00	\$ 17,045.00	\$ 30,719.00	\$ 30,193.00	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ 49,625.00	\$ -	\$ -	\$ -
120 Total Receivables	\$ 24,067.00	\$ 14,357.00	\$ 49,854.00	\$ 15,928.00	\$ 2,755.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 173,801.00	\$ 114,296.00	\$ 108,243.00	\$ 210,397.00	\$ 18,939.00
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,207,799.00	\$ 1,303,073.00	\$ 876,567.00	\$ 1,323,836.00	\$ 422,912.00
310 Total Current Liabilities	\$ 100,788.00	\$ 669,104.00	\$ 70,936.00	\$ 70,426.00	\$ 14,383.00
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
QR Denominator Total:	\$ 100,788.00	\$ 89,104.00	\$ 70,936.00	\$ 70,426.00	\$ 14,383.00
Quick Ratio:	11.98	14.62	12.36	18.80	29.40
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 970,726.00	\$ 1,107,750.00	\$ 687,751.00	\$ 1,067,318.00	\$ 395,912.00
114 Cash - tenant security deposits	\$ 39,205.00	\$ 17,045.00	\$ 30,719.00	\$ 30,193.00	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ 49,625.00	\$ -	\$ -	\$ -
120 Total Receivables	\$ 24,067.00	\$ 14,357.00	\$ 49,854.00	\$ 15,928.00	\$ 2,755.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 173,801.00	\$ 114,296.00	\$ 108,243.00	\$ 210,397.00	\$ 18,939.00
310 (-) Total Current Liabilities	\$ 100,788.00	\$ 89,104.00	\$ 70,936.00	\$ 70,426.00	\$ 14,383.00
MENAR Numerator Total:	\$ 1,107,011.00	\$ 1,213,969.00	\$ 805,631.00	\$ 1,253,410.00	\$ 408,529.00
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 1,259,727.00	\$ 770,610.00	\$ 1,138,016.00	\$ 1,007,220.00	\$ 146,115.00
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 104,977.25	\$ 64,217.50	\$ 94,834.67	\$ 83,935.00	\$ 12,176.25
MENAR:	10.55	18.90	8.50	14.93	33.55
MENAR Score (max points 11):	11	11	11	11	11

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ (38,832.00)	\$ (15,003.00)	\$ (317,800.00)	\$ 89,584.00	\$ 29,084.00
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (38,832.00)	\$ (15,003.00)	\$ (317,800.00)	\$ 89,584.00	\$ 29,084.00
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	61	114	72	22
Weighted Value (Project FASS score times number of units)	3700	1531	2842	1794	554
Total number of units in PHA's portfolio	148	61	114	72	22
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 September 30, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		1,302	1,462	1,227	1,107	2,535	1,320
OR Numerator Total:		1,302	1,462	1,227	1,107	2,535	1,320
11190 Unit Months Available		1,863	1,502	1,296	1,188	3,021	1,412
OR Denominator Total:		1,863	1,502	1,296	1,188	3,021	1,412
Occupancy Rate:		0.69887	0.97337	0.94676	0.93182	0.83913	0.93484
Occupancy Rate Score (max points 16):		0	12	8	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
126 Accounts Receivable - Tenants		\$ 27,507.00	\$ 18,510.00	\$ 19,692.00	\$ 75,428.00	\$ 40,893.00	\$ 46,194.00
TAR Numerator Total:		\$ 27,507.00	\$ 18,510.00	\$ 19,692.00	\$ 75,428.00	\$ 40,893.00	\$ 46,194.00
70500 Total Tenant Revenue		\$ 65,113.00	\$ 262,563.45	\$ 249,665.50	\$ 267,048.34	\$ 687,008.97	\$ 233,065.00
TAR Denominator Total:		\$ 65,113.00	\$ 262,563.45	\$ 249,665.50	\$ 267,048.34	\$ 687,008.97	\$ 233,065.00
TAR:		42.0%	7.0%	8.0%	28.0%	6.0%	20.0%
TAR Score (max points 5):		0	5	5	2	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
312 Accounts Payable - Current		\$ 49,512.00	\$ 27,987.00	\$ 53,608.00	\$ 8,483.00	\$ 46,699.00	\$ 28,776.00
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 49,512.00	\$ 27,987.00	\$ 53,608.00	\$ 8,483.00	\$ 46,699.00	\$ 28,776.00
96900 Total Operating Expenses /12		\$ 155,518.33	\$ 133,718.92	\$ 77,471.75	\$ 87,924.08	\$ 166,293.83	\$ 71,355.50
AP Denominator Total:		\$ 155,518.33	\$ 133,718.92	\$ 77,471.75	\$ 87,924.08	\$ 166,293.83	\$ 71,355.50
AP:		0.32	0.21	0.69	0.1	0.28	0.4
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	12	8	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	2	5	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	22	19	11	10	14
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	16163	1176	2772	2052	1089	2660	1638
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	12.06	6.00	22.00	19.00	11.00	10.00	14.00

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

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)					
FDS #					
11210 Unit Months Leased	1,676	670	1,126	759	262
OR Numerator Total:	1,676	670	1,126	759	262
11190 Unit Months Available	1,776	735	1,364	861	266
OR Denominator Total:	1,776	735	1,364	861	266
Occupancy Rate:	0.94369	0.91156	0.82551	0.88153	0.98496
Occupancy Rate Score (max points 16):	8	1	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 45,815.00	\$ 15,713.00	\$ 7,830.00	\$ 84,255.00	\$ 2,998.00
TAR Numerator Total:	\$ 45,815.00	\$ 15,713.00	\$ 7,830.00	\$ 84,255.00	\$ 2,998.00
70500 Total Tenant Revenue	\$ 195,614.50	\$ 42,768.00	\$ 88,596.92	\$ 46,016.95	\$ 41,998.00
TAR Denominator Total:	\$ 195,614.50	\$ 42,768.00	\$ 88,596.92	\$ 46,016.95	\$ 41,998.00
TAR:	23.0%	37.0%	9.0%	183.0%	7.0%
TAR Score (max points 5):	2	2	5	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 44,244.00	\$ 38,198.00	\$ 34,061.00	\$ 35,506.00	\$ 8,027.00
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 44,244.00	\$ 38,198.00	\$ 34,061.00	\$ 35,506.00	\$ 8,027.00
96900 Total Operating Expenses /12	\$ 104,977.25	\$ 64,217.50	\$ 94,834.67	\$ 83,935.00	\$ 12,176.25
AP Denominator Total:	\$ 104,977.25	\$ 64,217.50	\$ 94,834.67	\$ 83,935.00	\$ 12,176.25
AP:	0.42	0.59	0.36	0.42	0.66
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	8	1	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)	2	2	5	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)	16	9	10	6	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2368	621	1160	552	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	16.00	9.00	10.00	6.00	25.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of October 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		\$ 2,451,149.07	\$ 592,369.84	\$ 213,562.06	\$ 239,283.93	\$ 671,914.17	\$ 274,097.20	
114 Cash - tenant security deposits		\$ 21,072.43	24,057.85	\$ 36,478.27	\$ 30,159.09	\$ 50,591.33	\$ 23,342.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 34,946.30	\$ 69,941.89	\$ 46,358.05	\$ 19,998.25	\$ 67,947.89	\$ 5,069.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 551,822.95	\$ 155,353.98	\$ 123,561.92	\$ 114,468.59	\$ 304,598.76	\$ 111,961.40	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,058,990.75	\$ 841,723.56	\$ 419,960.30	\$ 403,909.86	\$ 1,095,052.15	\$ 414,470.30	
310 Total Current Liabilities		\$ 53,923.82	\$ 64,685.34	\$ 45,935.78	\$ 33,928.76	\$ 79,306.43	\$ 43,451.25	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 53,923.82	\$ 64,685.34	\$ 45,935.78	\$ 33,928.76	\$ 79,306.43	\$ 43,451.25	
Quick Ratio:		56.73	13.01	9.14	11.90	13.81	9.54	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,451,149.07	\$ 592,369.84	\$ 213,562.06	\$ 239,283.93	\$ 671,914.17	\$ 274,097.20	
114 Cash - tenant security deposits		\$ 21,072.43	24,057.85	\$ 36,478.27	\$ 30,159.09	\$ 50,591.33	\$ 23,342.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 34,946.30	\$ 69,941.89	\$ 46,358.05	\$ 19,998.25	\$ 67,947.89	\$ 5,069.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 551,822.95	\$ 155,353.98	\$ 123,561.92	\$ 114,468.59	\$ 304,598.76	\$ 111,961.40	
310 (-) Total Current Liabilities		\$ 53,923.82	\$ 297,146.96	\$ 45,935.78	\$ 33,928.76	\$ 79,306.43	\$ 43,451.25	
MENAR Numerator Total:		\$ 3,005,066.93	\$ 544,576.60	\$ 374,024.52	\$ 369,981.10	\$ 1,015,745.72	\$ 371,019.05	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 77,151.04	\$ 75,638.00	\$ 44,724.45	\$ 62,337.05	\$ 110,082.19	\$ 44,634.64	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 77,151.04	\$ 75,638.00	\$ 44,724.45	\$ 62,337.05	\$ 110,082.19	\$ 44,634.64	
MENAR:		38.95	7.20	8.36	5.94	9.23	8.31	
MENAR Score (max points 11):		11	11	11	11	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of October 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		\$ 125,371.04	\$ (9,251.71)	\$ 17,829.10	\$ (7,007.30)	\$ 36,521.08	\$ 17,538.11
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 125,371.04	\$ (9,251.71)	\$ 17,829.10	\$ (7,007.30)	\$ 36,521.08	\$ 17,538.11
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	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		100	10	10	9	8	18	10
Weighted Value (Project FASS score times number of units)		2506	260	260	225	206	438	252
Total number of units in PHA's portfolio		100.25	10	10	9	8	18	10
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00	25.00	24.99
<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 October 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	\$ 903,782.87	\$ 1,052,790.41	\$ 557,099.24	\$ 997,448.82	\$ 380,137.40
114 Cash - tenant security deposits	\$ 39,405.00	\$ 17,045.00	\$ 31,218.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 21,711.42	\$ 16,383.75	\$ 44,690.81	\$ 18,991.48	\$ 3,364.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 260,536.56	\$ 166,589.28	\$ 207,739.03	\$ 310,042.11	\$ 34,151.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,225,435.85	\$ 1,252,808.44	\$ 840,747.58	\$ 1,356,675.62	\$ 422,959.24
310 Total Current Liabilities	\$ 57,126.94	\$ 615,743.76	\$ 70,936.00	\$ 70,591.20	\$ 5,687.67
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
QR Denominator Total:	\$ 57,126.94	\$ 35,743.76	\$ 70,936.00	\$ 70,591.20	\$ 5,687.67
Quick Ratio:	21.45	35.05	11.85	19.22	74.36
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 903,782.87	\$ 1,052,790.41	\$ 557,099.24	\$ 997,448.82	\$ 380,137.40
114 Cash - tenant security deposits	\$ 39,405.00	\$ 17,045.00	\$ 31,218.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 21,711.42	\$ 16,383.75	\$ 44,690.81	\$ 18,991.48	\$ 3,364.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 260,536.56	\$ 166,589.28	\$ 207,739.03	\$ 310,042.11	\$ 34,151.53
310 (-) Total Current Liabilities	\$ 57,126.94	\$ 35,743.76	\$ 70,936.00	\$ 70,591.20	\$ 5,687.67
MENAR Numerator Total:	\$ 1,168,308.91	\$ 1,217,064.68	\$ 769,811.58	\$ 1,286,084.42	\$ 417,271.57
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 41,998.45	\$ 29,818.09	\$ 93,324.45	\$ 55,540.63	\$ 6,109.00
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 41,998.45	\$ 29,818.09	\$ 93,324.45	\$ 55,540.63	\$ 6,109.00
MENAR:	27.82	40.82	8.25	23.16	68.30
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of October 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	\$ 61,094.43	\$ 24,948.87	\$ (20,107.88)	\$ 32,673.18	\$ 8,742.61
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 61,094.43	\$ 24,948.87	\$ (20,107.88)	\$ 32,673.18	\$ 8,742.61
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)	12	5	10	5	2
Weighted Value (Project FASS score times number of units)	308	131	246	133	46
Total number of units in PHA's portfolio	12	5	10	5	2
Overall AMPs Financial Condition Indicator Score	25.00	24.95	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 October 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		98	119	105	96	197	112
OR Numerator Total:		98	119	105	96	197	112
11190 Unit Months Available		125	125	108	99	210	121
OR Denominator Total:		125	125	108	99	210	121
Occupancy Rate:		0.78400	0.95200	0.97222	0.96970	0.93810	0.92562
Occupancy Rate Score (max points 16):		0	8	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
126 Accounts Receivable - Tenants		\$ 25,524.99	\$ 20,298.00	\$ 22,755.48	\$ 81,756.27	\$ 41,129.57	\$ 50,033.57
TAR Numerator Total:		\$ 25,524.99	\$ 20,298.00	\$ 22,755.48	\$ 81,756.27	\$ 41,129.57	\$ 50,033.57
70500 Total Tenant Revenue		\$ 57,912.00	\$ 304,140.00	\$ 279,558.00	\$ 271,044.00	\$ 626,682.00	\$ 252,300.00
TAR Denominator Total:		\$ 57,912.00	\$ 304,140.00	\$ 279,558.00	\$ 271,044.00	\$ 626,682.00	\$ 252,300.00
TAR:		44.0%	7.0%	8.0%	30.0%	7.0%	20.0%
TAR Score (max points 5):		0	5	5	2	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
312 Accounts Payable - Current		\$ 18,811.62	\$ 31,314.81	\$ 21,718.39	\$ 10,352.15	\$ 25,539.70	\$ 14,725.54
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 18,811.62	\$ 31,314.81	\$ 21,718.39	\$ 10,352.15	\$ 25,539.70	\$ 14,725.54
96900 Total Operating Expenses /12		\$ 77,151.04	\$ 75,638.00	\$ 44,724.45	\$ 62,337.05	\$ 110,082.19	\$ 44,634.64
AP Denominator Total:		\$ 77,151.04	\$ 75,638.00	\$ 44,724.45	\$ 62,337.05	\$ 110,082.19	\$ 44,634.64
AP:		0.24	0.41	0.49	0.17	0.23	0.33
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	8	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	2	5	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	18	23	19	14	14
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	18792	1176	2268	2484	1881	3724	1638
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	14.02	6.00	18.00	23.00	19.00	14.00	14.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of October 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	144	58	99	60	22
OR Numerator Total:	144	58	99	60	22
11190 Unit Months Available	148	63	118	64	22
OR Denominator Total:	148	63	118	64	22
Occupancy Rate:	0.97297	0.92063	0.83898	0.93750	1.00000
Occupancy Rate Score (max points 16):	12	4	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 42,125.87	\$ 18,299.00	\$ 6,342.00	\$ 83,927.54	\$ 3,641.00
TAR Numerator Total:	\$ 42,125.87	\$ 18,299.00	\$ 6,342.00	\$ 83,927.54	\$ 3,641.00
70500 Total Tenant Revenue	\$ 204,336.00	\$ 26,568.00	\$ (1,776.00)	\$ 150,396.00	\$ 46,428.00
TAR Denominator Total:	\$ 204,336.00	\$ 26,568.00	\$ (1,776.00)	\$ 150,396.00	\$ 46,428.00
TAR:	21.0%	69.0%	-357.0%	56.0%	8.0%
TAR Score (max points 5):	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 10,349.83	\$ 19,597.37	\$ 27,213.56	\$ 41,907.68	\$ 100.00
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 10,349.83	\$ 19,597.37	\$ 27,213.56	\$ 41,907.68	\$ 100.00
96900 Total Operating Expenses /12	\$ 41,998.45	\$ 29,818.09	\$ 93,324.45	\$ 55,540.63	\$ 6,109.00
AP Denominator Total:	\$ 41,998.45	\$ 29,818.09	\$ 93,324.45	\$ 55,540.63	\$ 6,109.00
AP:	0.25	0.66	0.29	0.75	0.02
AP Score (max points 4):	4	4	4	2	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	12	4	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)	4	4	4	2	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	20	10	10	8	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2960	690	1160	736	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	20.00	10.00	10.00	8.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 09/30/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,924,333.11

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 197,339.45
	TOTAL INVESTED		\$ 197,339.45

SECTION 8 CASH ACTIVITY AS OF 10/31/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,983,063.16

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 165,858.14
	TOTAL INVESTED		\$ 165,858.14

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Sep 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	61,070,111.00	55,928,996.00	5,141,115.00	55,928,996.00
Section 8 Admin. Fee Income	5,253,199.00	4,979,202.00	273,997.00	4,979,202.00
Port-In Admin Fees Earned	3,481.68	0.00	3,481.68	0.00
Port In HAP Earned	29,473.00	0.00	29,473.00	0.00
Section 8 HAP Service Fees	1,300.00	541,530.00	-540,230.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	66,357,964.68	61,449,728.00	4,908,236.68	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	502,292.00	-502,292.00	502,292.00
Other Miscellaneous Income	3,985.74	0.00	3,985.74	0.00
TOTAL OTHER INCOME	8,629.74	502,292.00	-493,662.26	502,292.00
TOTAL INCOME	66,366,594.42	61,952,020.00	4,414,574.42	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,183,156.38	5,143,548.23	960,391.85	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	89,423.50	233,517.00	144,093.50	233,517.00
TOTAL UTILITY EXPENSES	48,286.72	41,856.00	-6,430.72	41,856.00
Total Materials	3,558.32	2,700.00	-858.32	2,700.00
Total Contract Costs	66,693.52	79,964.00	13,270.48	79,964.00
TOTAL MAINTENANCE EXPENSES	70,251.84	82,664.00	12,412.16	82,664.00
TOTAL PROTECTIVE SERVICES	38,479.93	40,640.00	2,160.07	40,640.00
TOTAL INSURANCE PREMIUMS	210,738.42	136,285.77	-74,452.65	136,285.77
TOTAL GENERAL EXPENSES	35,064.31	31,500.00	-3,564.31	31,500.00
TOTAL OPERATING EXPENSES	4,675,401.10	5,710,018.26	1,034,617.16	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	60,311,995.29	56,242,009.00	-4,069,986.29	56,242,009.00
DEPRECIATION EXPENSE				
Depreciation-Furn,Equip,Machinery-Admin.	19,682.78	0.00	-19,682.78	0.00
Depreciation-Vehicles	1,446.75	0.00	-1,446.75	0.00
TOTAL DEPRECIATION EXPENSES	21,129.53	0.00	-21,129.53	0.00
TOTAL EXPENSES	65,008,525.92	61,952,020.00	-3,056,505.92	61,952,020.00
NET INCOME	1,358,068.50	0.00	1,358,068.50	0.00

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Oct 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	5,044,857.00	4,643,961.00	400,896.00	55,727,530.00
Section 8 Admin. Fee Income	393,860.00	376,850.00	17,010.00	4,522,203.00
Port-In Admin Fees Earned	524.04	0.00	524.04	0.00
Port In HAP Earned	12,924.00	0.00	12,924.00	0.00
TOTAL GRANT INCOME	5,452,165.04	5,020,811.00	431,354.04	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	44,760.00	-44,760.00	537,115.00
TOTAL OTHER INCOME	0.00	44,760.00	-44,760.00	537,115.00
TOTAL INCOME	5,452,165.04	5,065,571.00	386,594.04	60,786,848.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	181,658.86	386,415.00	204,756.14	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	0.00	208.00	208.00	2,500.00
TOTAL UTILITY EXPENSES	4,058.53	3,488.00	-570.53	41,856.00
Total Materials	55.69	225.00	169.31	2,700.00
Total Contract Costs	3,356.24	5,029.00	1,672.76	60,342.00
TOTAL MAINTENACE EXPENSES	3,411.93	5,254.00	1,842.07	63,042.00
TOTAL PROTECTIVE SERVICES	2,706.30	3,220.00	513.70	38,640.00
TOTAL INSURANCE PREMIUMS	19,842.88	19,400.00	-442.88	232,821.00
TOTAL GENERAL EXPENSES	30.27	3,625.00	3,594.73	43,500.00
TOTAL OPERATING EXPENSES	211,708.77	421,617.26	209,908.49	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	5,058,656.26	4,643,961.00	-414,695.26	55,727,530.00
TOTAL EXPENSES	5,270,365.03	5,065,571.00	-204,794.03	60,786,848.00
NET INCOME	181,800.01	0.00	181,800.01	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: December 10, 2025

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are 5,759 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 264 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.

September 2025	October 2025	November 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 November 4, 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 186 active participants. Three (3) referrals were received during the month of November.

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. One family is currently searching for a unit.

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 230 active participants in the HUD-VASH program. During this reporting period, two referrals were received and 14 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 18 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 82 Mainstream vouchers, with 56 active families under lease and five families are 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 (TPVs) 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. 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 172 active participants in the TPV program. Nine families are currently searching for units.

8) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

Six hundred three (603) 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, 139 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 413 inspections: 144 biennial inspections, 156 reinspection, 88 initial inspections, 10 quality control, no 24-hour emergency and 15 special inspections. This represents a constant tread in the number of inspections over the past three months.

	September 2025	October 2025	November 2025
Biennial Inspections	158	221	144
Reinspection	237	184	156
Initial Inspections	133	126	88
Quality Control	22	13	10
Special Inspections	24	27	15
24-hour emergency	3	0	0
Total	577	571	413

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent

- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

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

	September 2025	October 2025	November 2025
HCV Participants	4823	4846	4851
Landlords	1972	1976	1981
Total	6795	6822	6832

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, 72 participants are enrolled and approximately 29 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has been focused 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, the SEMAP rating for fiscal year 2025 designates the agency as a high performer.**

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
November 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	15	15	0	1	0	14	0	0	0	0	100%
Biennials	145	144	1	95	0	30	14	0	0	2	99%
Initials	88	88	0	53	0	20	15	0	0	0	100%
Reinspections	160	156	4	99	0	33	20	0	0	4	98%
Quality Control	10	10	0	9	0	1	0	0	0	0	100%
Total	418	413	5	257	0	98	49	0	0	6	99%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 11/01/2025 - 11/30/2025

Primary Status: Fail

	Total Observations
Absence of a functioning toilet in unit (only one 24 hr)	1
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	9
Badly cracked outlet	4
Badly cracked outlets	1
Broken or frayed wire	4
Broken wiring	3
Broken/missing steps or boards	4
Ceiling material is bulging and/or buckling and must be repaired	7
Ceiling surface is wet and has mold-like substances	24
Clogged	4
Cracked pane	10
Damaged floor boards	5
Dangerously loose, cracked panes	2
Does not shut	1
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	2
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	4
Excessive paint issues	2
Exhaust fan does not work	1
Exits are blocked or obstructed by debris, used as storage area, secured by nailing, etc	1
Exposed fuse/breaker box connections	1
Falling material	21
Gutter in poor condition	2
Gutters not securely attached	3
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	5
Heating equipment not capable of providing adequate heat	17
Heavy accumulation of large piles of trash and garbage in or around unit	4
Holes or cracks	68
Holes or cracks - air penetration	5
Improper types of wiring, connections or insulation	3
Inadequate lighting	1
Internal water damage	7
Large holes (8 1/2 x 11")	1
Large piles of garbage	2
Large sections of damaged or missing parts (floor boards)	2
Leaking	16
Leaks	6
Lock(s) not fasten securely to door	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	15
Locks exterior door	8
Loose or damaged structural members	7

Mechanism within toilet does not work	2
Missing cover plate	7
Missing cover plate on switch or outlets	3
Missing fixture	1
Missing handrail	2
Missing height protection	1
Missing outlet	2
Missing pane	6
No adequate air circulation	1
No cold water	6
No fixture	1
No fixture or outlet	9
No flush toilet	6
No hot water	6
No hot water (24hr)	2
No natural light	2
No outside/public entrance	1
No permanent fixture	5
No preparation space	1
No pressure relief valve	1
No Refrigerator	4
No sink	7
No smoke detector	12
No storage space	9
No Stove	2
No trash storage space	1
No tub or shower	6
No water service (Annual only 24 hr)	2
Not connected to a system that delivers hot and cold running water	1
Not enough equipment	10
Not served by approvable system	1
Not weatherized	7
Obstacles prevent safe entrance or exit from unit (24 hr)	2
One outlet	5
Other air pollution	4
Other hazards-tripping	1
Oven does not work	4
Overloaded circuits evidenced by frequently "blown/tripped" fuses	5
Permanent floor covering or floor boards which present serious tripping hazards	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	4
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	10
Roof leaks	16
Severe buckling or movement under walking stress	2
Severe buckling, bulging or leaning	2
Severe bulging	13
Severe floor damage caused by water from tub or shower	1
Severe leaning	1

Signs of rats, mice or vermin	6
Sink is not connected to a properly operating drain system	1
Sink is not connected to water system to provide hot or cold water	2
Stove does not work	5
Stove is missing oven door handle	2
Temperature too high	2
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Toilet does not flush	2
Toilet does not work	7
Toilet isn't connected to water supply	1
Tripping hazard	12
Unit cannot be entered without go through another unit	1
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	6
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unsafe hallway	1
Unsafely equipped	1
Unsecured handrail	2
Unsecured height protection	3
Unsupported fixture	5
Un-vented space or room heater	3
Wall holes allowing significant drafts to enter the unit	4
Water damage to interior ceiling (indicating leaks)	9
Water heater is leaking and must be repaired or replaced	1
Window does not have a tight seal, allowing serious drafts to enter unit	1
Wires lying in or located near standing water or other unsafe places	1
Total	575

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Sep 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,917,830.30
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	1,607,751.22
Petty Cash	500.00
Cash General Disbursing	14,399,067.64
Cash Non-Fed Rent	358,500.57
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	24,762.65
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	46,314.91
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,795.25
Cash LaSalle Youth Festival	-870.68
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,591.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	139,010.41
Total Unrestricted Cash	21,605,205.84
Restricted Cash	
Cash Restricted-Security Deposits	135.00
Cash Restricted-FSS Escrow	484,275.22
Cash Restricted-HAP	1,010,643.48
Cash Restricted-Trust/Escrow Reserves	3,489,475.83
Cash Restricted-SLHA Mgt Security Deposits	305,921.38
Cash Restricted-Endowment/Homeownership	849,482.30
Cash Restricted-Cochran Program Income	729,819.16
Cash Restricted-Rev Bonds Debt Service	83,510.06
Total Restricted Cash	6,953,262.43
TOTAL CASH	28,558,468.27
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	822,785.08

St. Louis Housing Authority

Balance Sheet

Period = Sep 2025

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	40,809.81
A/R-HUD	377,723.41
A/R-Other	277,017.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,554,379.88
A/R Fraudulent	11,636.38
A/R Port Ins	25,510.63
Accrued Interest Receivable	4,155.63
TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,036,100.87
 OTHER CURRENT ASSETS	
Investments-Unrestricted	5,696,207.76
Investments-Restricted	896,412.72
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Workers Comp	21,296.98
Insurance Surplus Deposits	1,409,454.77
Interprogram-Due From	55,552.94
TOTAL OTHER CURRENT ASSETS	8,452,708.41
TOTAL CURRENT ASSETS	40,047,277.55
 NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	233,609,610.88
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	11,601,366.43
Construction in Progress	13,948,249.63
Accum Depreciation-Buildings	-193,381,889.20
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,899,797.95
Operations	13,997,535.90
Capital Funds Operations	2,055,857.00
Administration & Other Costs	5,747,414.22

St. Louis Housing Authority

Balance Sheet

Period = Sep 2025

Book = Accrual

	Current Balance
Project Coordinator	669,743.20
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	246,323.71
CFG-Fee & Cost-Soft	5,404,703.23
Soft Cost Contra	-30,966,109.77
CFG-Hard Cost Contra	-14,909,479.92
CFG-Site Improvement	1,043,240.33
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	12,849,049.53
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	408,900.77
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,290,366.00
CFG-Contra Bond Debt Obligation	-5,290,366.00
TOTAL FIXED ASSETS (NET)	74,261,394.63
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78

St. Louis Housing Authority

Balance Sheet

Period = Sep 2025

Book = Accrual

	Current Balance
TOTAL NONCURRENT ASSETS	146,328,450.61
TOTAL ASSETS	186,324,176.64

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-858,895.02
A/P Vendors -Non Control	1,565,638.56
A/P Vendors and Contractors	57,016.31
Tenant Security Deposits	176,747.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	5,171.50
Security Deposit-Pet	-128.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-9,205.55
Union Dues	-922.62
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	2,437.23
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	8,049.45
Section 125 Childcare Deduction	7,270.47
Section 125 Medical Deduction	1,714.25
Medical Insurance	-21,178.15
Long Term Disability	-3,940.36
Vision Insurance	-52.54
Voluntary/Term Life Ins Deduction	1,411.28
Colonial Life Ins Deduction	6,595.37
Landlord Back-up Withholdings	11,126.14
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	46,278.25
Accrued Payroll & Payroll Taxes	130,286.72
Accrued Payroll & Payroll Taxes	86,626.62
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	39,972.87

St. Louis Housing Authority

Balance Sheet

Period = Sep 2025

Book = Accrual

	Current Balance
Unearned Revenue -EHV	227,217.00
Interprogram-Due To	55,552.94
TOTAL CURRENT LIABILITIES	2,640,301.98
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	252,073.32
Lease Liability -Long Term	1,994.30
Bonds Payable-Long Term	995,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	1,630,465.65
TOTAL LIABILITIES	4,270,767.63
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
TOTAL RESERVED FUND BALANCE	81,667,470.00
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	28,292,231.68
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	100,233,514.52
TOTAL EQUITY	181,900,984.52
TOTAL LIABILITIES AND EQUITY	186,171,752.15

St. Louis Housing Authority

Income Statement

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	434,663.11	4,959,539.98
Tenant Accounts - True Up	0.00	-1,875.00
Utility Reimb.-LIPH	-51,187.00	-594,062.00
Utility Reimbursement Refund	3,473.00	11,500.43
Total Rental Income	386,949.11	4,375,103.41
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	35.50	507.22
Late Charges	16,812.00	188,026.50
Legal Fees - Tenant	981.00	4,280.00
Tenant Owed Utilities	0.00	-883.79
Misc TPA Bal Forward	0.00	-1,317.00
Misc. Tenant Income	295.00	-865.94
Vacate Charges	3,707.00	11,246.95
Total Other Tenant Income	21,830.50	201,239.94
NET TENANT INCOME	408,779.61	4,576,343.35
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	954,504.51	10,508,472.29
HUD PHA Operating Grants/Subsidy	287,173.00	2,887,606.30
Capital Fund Revenue	-21,400.00	-355,415.67
Capital Fund Revenue-PM	0.00	269,815.67
Section 8 HAP Earned	5,109,833.00	55,966,488.00
Section 8 Admin. Fee Income	434,464.00	4,572,461.00
Port-In Admin Fees Earned	0.00	2,342.58
Section 8 HAP Service Fees	0.00	1,300.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	278,772.45	6,561,702.13
Capital Fund Grants-Soft Costs	267,274.64	5,182,525.58
TOTAL GRANT INCOME	7,310,621.60	85,597,697.88
OTHER INCOME		
Investment Income - Unrestricted	24,061.58	177,978.13
Investment Inc -Restricted Non-Allocated	10,556.66	134,449.55
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	1,273.10	-1,580.16
Non-Dwelling Rent	1,177.00	14,124.00
Vending Income-James House TAB	0.00	3,143.42
Vending Income-Parkview	392.98	5,624.29
Vending Income-Badenhaus TAB	0.00	755.54
Contributions/Donations	0.00	2,200.00
Other Miscellaneous Income	19,446.61	289,126.92
Other Income-Bank Rent	3,216.67	35,100.03
Pension Forfeitures	5,235.80	10,913.29

St. Louis Housing Authority

Income Statement

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	0.00	76,553.00
PH & HAP FSS Forfeitures	0.00	32,890.97
TOTAL OTHER INCOME	65,360.40	790,640.92
TOTAL INCOME	7,784,761.61	90,964,682.15

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries	392,193.58	3,302,007.68
Administrative Salaries	100,786.53	1,062,641.78
Administrative Salaries-PT	9,942.25	121,396.72
Admin Salaries-Overtime	7,834.32	13,443.33
FICA	28,121.46	341,025.50
Health Benefits	62,832.96	486,211.23
Retirement Benefits	50,449.93	411,990.66
Unemployment Insurance	0.00	9,487.13
Long Term Disability	461.73	3,751.23
Dental	2,390.18	20,263.97
Cell Phones	1,527.25	12,082.15
Beneflex HSA	4,924.28	27,240.53
WC MO 2nd Injury Fund	0.00	1,840.23
WC Self-Insurers Qtrly Taxes	619.20	1,139.40
FICA	7,966.87	101,002.77
Health Benefits	19,509.80	181,975.63
Retirement Benefits	14,021.33	129,590.60
Unemployment Insurance	35.04	9,789.06
Long Term Disability	99.84	2,386.91
Dental	843.06	14,756.25
Cell Phones	138.63	5,373.91

Total Administrative Salaries	704,698.24	6,259,396.67
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Legal Expense

Legal Services	3,343.11	93,161.84
Legal Services	6,783.00	38,189.50

Total Legal Expense	10,126.11	131,351.34
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Other Admin Expenses

Staff Training	337.46	6,783.96
Travel/Mileage	1,552.73	1,552.73
Travel/Mileage	0.00	72.10
Auditing Fees	3,188.94	124,268.94
Port Out Admin Fee Paid	4,998.69	42,448.90
Marketing-LaSalle Youth Festival	0.00	355.90

Total Other Admin Expenses	10,077.82	175,482.53
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Miscellaneous Admin Expenses

Office Supplies	1,499.17	24,085.83
Office Supplies	266.01	6,213.00
Temporary Admin Labor	0.00	65,932.79
Temporary Admin Labor	0.00	7,928.66
Postage	81.07	58,535.43
Postage	0.00	881.65

St. Louis Housing Authority **Income Statement**

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Advertising	3,124.85	32,013.01
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	62.50	1,673.65
Printing & Publications	0.00	1,378.51
Membership Fees	0.00	22,164.27
Telephone	3,053.65	39,372.21
Telephone	11,032.77	108,165.19
Maint Agreement-Office Equipment	2,070.08	32,207.84
Maint Agreement-Office Equipment	2,350.00	18,350.00
Professional/Technical Services	392,823.40	1,989,403.11
Consultants-LaSalle Youth Festival	0.00	300.00
Software License Fees	788.00	326,822.70
Software License Fees	0.00	447.98
Internet / Cable	6,089.70	46,986.05
Computer Supplies	0.00	105,831.78
Computer Supplies	0.00	1,859.70
Meeting Expense	0.00	350.00
Other Admin Expense	5,344.01	64,486.54
Other Admin-LaSalle Youth Festival	0.00	-63.42
Other Admin Expense	0.00	8,101.75
Bank Fees	1,247.47	18,043.70
Bank Fees -FSS	0.00	64.18
Subscription-News/Magazines	17.85	943.33
D/A Testings/Results	238.50	1,422.05
Copying Expense	4,151.59	26,204.77
Allocated OH-Administrative Expense	1,585.39	70,521.31
Allocated OH-Legal Expense	0.00	1,296.42
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	2,604.97	10,255.07
Allocated OH-Materials Expense	2.98	885.55
Allocated OH-Maintenance Expense	846.88	10,214.15
Allocated OH-Protective Services Expense	410.61	4,494.72
Allocated OH-Insurance Expense	2,164.80	25,834.81
Allocated OH-General Expense	14.51	857.56
Total Miscellaneous Admin Expenses	441,870.76	3,137,772.25
TOTAL ADMINISTRATIVE EXPENSES	1,166,772.93	9,704,002.79
TENANT SERVICES		
Tenant Services Salaries	7,943.04	63,756.13
FICA	604.71	7,118.00
Health Benefits	1,106.22	8,718.05
Retirement Benefits	1,056.81	8,259.12
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	49.83	388.03
Cell Phones	69.24	540.07
Relocation Costs	7,422.18	27,607.70
Tenant Srv Rec/Pub/Other	292.60	1,646.34
Tenant Services- Ameren	105.29	105.29

St. Louis Housing Authority **Income Statement**

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	125.00
Tenant Srv Rec/Pub/Other-James House TAB	0.00	2,979.91
Tenant Srv Rec/Pub/Other-Euclid TAB	75.00	2,517.68
Tenant Srv Rec/Pub/Other-Parkview	265.13	8,631.70
Tenant Srv Rec/Pub/Other-Badenhaus TAB	191.79	191.79
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	282.09
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	-1,317.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	960.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	3,000.00	58,745.09
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	0.00	3,264.98
Tenant Participation Funds	329.98	6,860.53
Tenant Srv Lobby Monitors	2,461.50	17,883.91
Tenant Services -Other	0.00	2,878.05
Tenant Services Other-Circle of Friends (SLU)	1,131.96	20,995.57
TOTAL TENANT SERVICES EXPENSES	26,105.28	271,534.21
UTILITIES		
Mixed Finance Utilities	146,155.24	1,607,707.64
Water	29,764.07	375,348.80
Electricity	139,325.76	814,177.94
Gas	8,448.95	254,297.31
Sewer	126,129.01	1,041,978.97
TOTAL UTILITY EXPENSES	449,823.03	4,093,510.66
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	106,637.94	796,673.97
Maint Labor -Janitorial Cleaning	25,397.51	243,251.26
Maintenance Labor-Overtime	14,522.00	78,918.65
FICA	10,741.19	96,040.21
Health Benefits	21,911.28	180,251.93
Retirement Benefits	17,302.45	129,088.64
Unemployment Insurance	0.00	4,475.00
Long Term Disability	308.89	2,873.60
Dental	1,189.85	16,304.91
Cell Phones	126.24	7,538.34
Total General Maint Expense	198,137.35	1,555,416.51
Materials		
Materials-Custodial	16.87	4,615.63
Materials-Custodial	241.19	32,299.70
Materials-Electrical	0.00	125.04
Materials-Electrical	152.17	24,891.07
Materials-Plumbing	0.00	350.95
Materials-Plumbing	381.92	34,025.81
Materials-Lawn/Grounds/Snow Removal	0.00	81.88

St. Louis Housing Authority **Income Statement**

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Materials-Lawn/Grounds/Snow Removal	0.00	6,480.13
Materials-Tools/Equipment	64.99	139.70
Materials-Tools/Equipment	145.95	11,166.72
Materials-Boiler	0.00	45.97
Materials-Other	198.18	16,760.72
Materials-HVAC	6.99	46,241.40
Materials-Gas/Oil Vehicles	0.00	555.42
Materials-Appliances	0.00	56,977.17
Materials-Hardware	29.98	1,315.46
Materials-Paint	102.92	3,540.22
Materials-Flooring	0.00	861.54
Materials-Cabinets/Countertops Doors/Windows	193.45	25,664.86
Total Materials	1,534.61	266,139.39
Contract Costs		
Contracts Generic	77.25	77.25
Contract-Elevators	0.00	230.00
Contract-Elevators	2,105.10	166,774.09
Contract-Trash Removal	6,055.37	53,231.61
Contract-Trash Removal	231.86	265,967.06
Contract-Custodian	2,847.50	29,750.00
Contract-Custodian	0.00	77,513.65
Contract-Plumbing	300.00	450.00
Contract-Plumbing	3,242.03	138,690.90
Contract-Uniform Cleaning	2,897.14	34,433.67
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	35,644.41
Contract-Grounds/Lawn	1,227.75	12,827.50
Contract-Grounds/Lawn	29,673.00	188,694.57
Contract-Auto Gas	0.00	7,579.64
Contract-Auto Gas	0.00	7,133.87
Contract-HVAC	5,137.85	10,669.97
Contract-HVAC	0.00	185,187.64
Contract-Fire Protection	0.00	2,193.98
Contract-Fire Protection	0.00	54,825.57
Contract-Vehicle Repairs	826.00	10,659.21
Contract-Vehicle Repairs	317.68	1,933.81
Contract-Other	969.85	41,669.05
Contract-Other	0.00	90,564.32
Contract-Exterior Building Repairs	0.00	32,341.69
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	0.00	395.89
Contract-Electrical	0.00	8,370.51
Contract-Pest Control/Extermination	243.15	3,240.35
Contract-Pest Control/Extermination	5,199.15	62,198.65
Contract-Flooring Installation	0.00	69,111.62
Contract-Painting/Wall Repairs	5,155.00	152,662.10
Contr-Cabinet/Counters/Door/Windows	0.00	2,310.00
Contr-Cabinet/Counters/Door/Windows	1,268.15	88,843.72

St. Louis Housing Authority **Income Statement**

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Lease Automobiles	0.00	36,486.00
Contract-Occupancy Permits	1,261.98	8,311.40
Contract-Bed Bug Eradication	0.00	30,475.00
Contracts -Disaster Relief Expenses	263,959.72	436,725.78
Total Contract Costs	332,995.53	2,368,461.73
TOTAL MAINTENANCE EXPENSES	532,667.49	4,190,017.63
 PROTECTIVE SERVICES		
Security Alarm Service	0.00	2,352.65
Security Alarm Service	0.00	11,269.65
Security/Law Enforcement	39,158.15	660,234.18
Security Enforcement-Police	41,909.41	400,317.65
Security Enforcement/Sec Guards	3,695.47	36,548.00
TOTAL PROTECTIVE SERVICES	84,763.03	1,110,722.13
 INSURANCE PREMIUMS		
Workers Comp Claims	46,399.44	222,474.93
Auto Insurance	5,305.51	58,360.61
Property Insurance	72,280.47	795,085.17
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	3,582.15
Liability Insurance	20,407.49	226,807.39
Excess Workers Comp Insurance	7,098.98	72,342.04
TOTAL INSURANCE PREMIUMS	151,817.54	1,390,573.41
 GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	56.00
Severance Expense	0.00	39,304.00
Bad Debt-Tenant Rents	0.00	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	244,633.30	2,899,490.83
Other General Expense	0.00	138.95
Other General Exp-Disaster Relief	0.00	13,500.00
PH FSS Escrow Expense	3,321.01	16,536.97
ACC Reserve Shortfall Disbursement	290,850.13	1,026,646.67
TOTAL GENERAL EXPENSES	538,804.44	4,065,596.08
TOTAL OPERATING EXPENSES	2,950,753.74	24,825,956.91
 HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,627,068.00	51,292,895.09
Tenant Utility Payments-Voucher	228,373.00	2,606,965.00
Portable Out HAP Payments	154,674.00	1,408,996.19
FSS Escrow Payments	2,574.00	43,751.01
TOTAL HOUSING ASSISTANCE PAYMENTS	5,012,689.00	55,352,607.29
 OTHER FINANCING SOURCES		
Excess Cash Transfer IN	0.00	146,251.40
Excess Cash Transfer OUT	0.00	146,251.40

St. Louis Housing Authority
Income Statement

Period = Sep 2025

Book = Accrual

	Period to Date	Year to Date
Equity Transfer Capital Assets IN	278,772.45	6,561,702.13
Equity Transfer Capital Assets OUT	278,772.45	6,561,702.13
Operating Transfers IN	41,909.41	753,057.65
Operating Transfers IN	237,493.91	1,506,545.21
Operating Transfers OUT	279,403.32	2,259,602.86
Transfer between Program/Projects IN	0.00	106,449.86
Transfer between Program/Projects OUT	0.00	106,449.86
Transfer Within AMP IN	0.00	538,464.11
Transfer Within AMP OUT	0.00	538,464.11
TOTAL OTHER FINANCING SOURCES	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	9,411.15	136,619.89
Water Consumption Contra	9,411.15	136,619.89
Electric Consumption	982,355.00	7,296,913.26
Electric Consumption Contra	982,355.00	7,296,913.26
Gas Consumption	7,018.00	188,988.00
Gas Consumption Contra	7,018.00	188,988.00
Sewer Consumption	18,229.00	153,041.00
Sewer Consumption Contra	18,229.00	153,041.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,963,442.74	80,401,757.78
NET INCOME	-178,681.13	10,562,924.37

St. Louis Housing Authority

Balance Sheet

Period = Oct 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,137,729.68
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	1,776,743.51
Petty Cash	500.00
Cash General Disbursing	13,345,059.63
Cash Non-Fed Rent	361,717.24
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	2,845.21
Cash City Faces	24,679.97
Cash James House TAB	24,762.65
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	46,757.97
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,898.28
Cash LaSalle Youth Festival	1,629.32
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,591.92
Cash -Kingsbury	4,082.50
Cash Cambridge Sr TAB	613.92
Cash Payroll	134,984.69
Total Unrestricted Cash	20,945,227.22
Restricted Cash	
Cash Restricted-Security Deposits	100.00
Cash Restricted-FSS Escrow	378,477.11
Cash Restricted-HAP	993,668.63
Cash Restricted-Trust/Escrow Reserves	3,497,410.68
Cash Restricted-SLHA Mgt Security Deposits	308,869.38
Cash Restricted-Endowment/Homeownership	849,552.33
Cash Restricted-Cochran Program Income	729,819.16
Cash Restricted-Rev Bonds Debt Service	37,358.43
Total Restricted Cash	6,795,255.72
TOTAL CASH	27,740,482.94

ACCOUNTS AND NOTES RECEIVABLE

St. Louis Housing Authority

Balance Sheet

Period = Oct 2025

Book = Accrual

	Current Balance
A/R-Tenants	839,858.18
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	31,487.31
A/R-HUD	14,268.02
A/R-Other	277,017.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,549,796.88
A/R Fraudulent	11,636.38
A/R Port Ins	15,591.56
Accrued Interest Receivable	3,163.69
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,664,902.07
OTHER CURRENT ASSETS	
Investments-Unrestricted	5,435,158.32
Investments-Restricted	897,133.54
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	65,646.98
Prepaid Insurance Property	798,952.48
Prepaid Insurance Liability	215,136.34
Prepaid Insurance Fidelity Bond	3,582.15
Prepaid Insurance Workers Comp	14,198.00
Insurance Surplus Deposits	1,409,454.77
TOTAL OTHER CURRENT ASSETS	9,213,045.82
TOTAL CURRENT ASSETS	39,618,430.83
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	233,609,610.88
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	11,601,366.43
Construction in Progress	14,151,956.73
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60
Accum Depreciation-Vehicles	-349,860.92

St. Louis Housing Authority

Balance Sheet

Period = Oct 2025

Book = Accrual

	Current Balance
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	13,997,535.90
Capital Funds Operations	2,055,857.00
Administration & Other Costs	5,797,124.22
Project Coordinator	688,344.96
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	246,323.71
CFG-Fee & Cost-Soft	5,477,583.53
Soft Cost Contra	-31,107,301.83
CFG-Hard Cost Contra	-15,113,187.02
CFG-Site Improvement	1,043,240.33
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	13,052,756.63
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	408,900.77
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,290,366.00
CFG-Contra Bond Debt Obligation	-5,290,366.00
TOTAL FIXED ASSETS (NET)	74,381,080.74
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19

St. Louis Housing Authority

Balance Sheet

Period = Oct 2025

Book = Accrual

	Current Balance
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	146,244,160.71
TOTAL ASSETS	185,862,591.54

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,358,860.52
A/P Vendors -Non Control	1,551,630.88
A/P Vendors and Contractors	47,123.46
Tenant Security Deposits	177,586.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	3,128.50
Security Deposit-Pet	-128.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-9,427.66
Union Dues	-922.62
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	2,434.23
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	7,899.40
Section 125 Childcare Deduction	7,424.31
Section 125 Medical Deduction	2,108.23
Medical Insurance	-24,830.14
Long Term Disability	-8,380.94
Vision Insurance	-70.03
Voluntary/Term Life Ins Deduction	-758.92
Colonial Life Ins Deduction	1,713.27
Landlord Back-up Withholdings	12,233.74
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	950,000.00

St. Louis Housing Authority

Balance Sheet

Period = Oct 2025

Book = Accrual

	Current Balance
Accrued Interest Payable-Bonds	0.75
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	38,559.37
Unearned Revenue -EHV	227,217.00
TOTAL CURRENT LIABILITIES	1,781,192.57
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	197,907.05
Lease Liability -Long Term	1,994.30
Bonds Payable-Long Term	995,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	1,576,299.38
TOTAL LIABILITIES	3,357,491.95
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
TOTAL RESERVED FUND BALANCE	81,667,470.00
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	28,896,346.75
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	100,837,629.59
TOTAL EQUITY	182,505,099.59
TOTAL LIABILITIES AND EQUITY	185,862,591.54

St. Louis Housing Authority

Income Statement

Period = Oct 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	208,675.50	208,675.50
Utility Reimb.-LIPH	-36,936.00	-36,936.00
Total Rental Income	171,739.50	171,739.50
Other Tenant Income		
Late Charges	8,554.00	8,554.00
Legal Fees - Tenant	981.00	981.00
Misc.Tenant Income	515.00	515.00
Vacate Charges	3,009.50	3,009.50
Total Other Tenant Income	13,059.50	13,059.50
NET TENANT INCOME	184,799.00	184,799.00
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	941,201.85	941,201.85
HUD PHA Operating Grants/Subsidy	287,173.00	287,173.00
Section 8 HAP Earned	5,044,857.00	5,044,857.00
Section 8 Admin. Fee Income	393,860.00	393,860.00
Port-In Admin Fees Earned	524.04	524.04
Port In HAP Earned	12,924.00	12,924.00
Capital Fund Grants	203,707.10	203,707.10
Capital Fund Grants-Soft Costs	100,577.55	100,577.55
TOTAL GRANT INCOME	6,984,824.54	6,984,824.54
OTHER INCOME		
Investment Income - Unrestricted	22,943.98	22,943.98
Investment Inc -Restricted Non-Allocated	9,131.70	9,131.70
Fraud Recovery PH	-9,322.50	-9,322.50
Non-Dwelling Rent	1,177.00	1,177.00
Vending Income-Parkview	443.06	443.06
Vending Income-Badenhaus TAB	103.03	103.03
Vending Income -Kingsbury	265.68	265.68
Contributions- Clinton Peabody	2,635.00	2,635.00
Contributions -LaSalle Youth Festival	2,500.00	2,500.00
Other Miscellaneous Income	211.28	211.28
Other Income-Bank Rent	3,216.67	3,216.67
Pension Forfeitures	4,787.12	4,787.12
Insurance Proceeds	6,243.39	6,243.39
TOTAL OTHER INCOME	44,335.41	44,335.41
TOTAL INCOME	7,213,958.95	7,213,958.95
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries	177,321.16	177,321.16
Administrative Salaries	36,510.77	36,510.77
Administrative Salaries-PT	3,919.92	3,919.92

St. Louis Housing Authority **Income Statement**

Period = Oct 2025

Book = Accrual

	Period to Date	Year to Date
Manager/Superintendent Salaries	1,031.24	1,031.24
Admin Salaries-Overtime	622.63	622.63
FICA	12,223.82	12,223.82
Health Benefits	26,457.90	26,457.90
Retirement Benefits	22,089.12	22,089.12
Unemployment Insurance	52.70	52.70
Long Term Disability	290.37	290.37
Dental	904.06	904.06
Cell Phones	671.83	671.83
Beneflex HSA	4,092.43	4,092.43
WC MO 2nd Injury Fund	13.63	13.63
WC Self-Insurers Qtrly Taxes	210.15	210.15
FICA	3,018.02	3,018.02
Health Benefits	9,073.77	9,073.77
Retirement Benefits	5,346.52	5,346.52
Unemployment Insurance	79.50	79.50
Long Term Disability	51.53	51.53
Dental	382.03	382.03
Cell Phones	60.09	60.09
Total Administrative Salaries	304,423.19	304,423.19
Other Admin Expenses		
Staff Training	-905.00	-905.00
Travel/Mileage	4,111.46	4,111.46
Port Out Admin Fee Paid	4,977.97	4,977.97
Total Other Admin Expenses	8,184.43	8,184.43
Miscellaneous Admin Expenses		
Office Supplies	1,912.65	1,912.65
Office Supplies	174.59	174.59
Postage	3,600.00	3,600.00
Advertising	7,579.88	7,579.88
Fiscal Agent Fees	400.00	400.00
Printing & Publications	404.60	404.60
Printing & Publications	293.78	293.78
Telephone	2,796.00	2,796.00
Telephone	2,606.88	2,606.88
Maint Agreement-Office Equipment	1,850.00	1,850.00
Professional/Technical Services	80,275.70	80,275.70
Consultants-LaSalle Youth Festival	2,046.65	2,046.65
Software License Fees	292.08	292.08
Internet / Cable	4,252.06	4,252.06
Computer Supplies	2,570.14	2,570.14
Computer Supplies	-619.90	-619.90
Other Admin Expense	5,709.92	5,709.92
Other Admin Expense	11,133.82	11,133.82
Bank Fees	990.19	990.19
Bank Fees -FSS	163.90	163.90
Office Equipment Repairs	297.50	297.50
Subscription-News/Magazines	17.99	17.99
Copying Expense	4,296.26	4,296.26

St. Louis Housing Authority **Income Statement**

Period = Oct 2025

Book = Accrual

	Period to Date	Year to Date
Allocated OH-Administrative Expense	2,182.12	2,182.12
Allocated OH-Utilities Expense	1,014.63	1,014.63
Allocated OH-Materials Expense	13.92	13.92
Allocated OH-Maintenance Expense	618.52	618.52
Allocated OH-Protective Services Expense	360.84	360.84
Allocated OH-Insurance Expense	12,439.17	12,439.17
Allocated OH-General Expense	0.06	0.06
Total Miscellaneous Admin Expenses	149,673.95	149,673.95
TOTAL ADMINISTRATIVE EXPENSES	462,281.57	462,281.57
TENANT SERVICES		
Tenant Services Salaries	3,441.98	3,441.98
FICA	262.64	262.64
Health Benefits	479.36	479.36
Retirement Benefits	457.95	457.95
Dental	21.59	21.59
Cell Phones	8.72	8.72
Relocation Costs	21,114.31	21,114.31
Tenant Srv Rec/Pub/Other-Euclid TAB	75.00	75.00
Tenant Srv Rec/Pub/Other-Parkview	224.18	224.18
Tenant Srv Rec/Pub/Other-Lafayette TAB	21.25	21.25
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	2,422.01	2,422.01
Tenant Srv Rec/Pub/Other Cambridge I-II TAB	74.69	74.69
Tenant Services Screening	175.00	175.00
Tenant Participation Funds	591.60	591.60
Tenant Srv Lobby Monitors	5,955.00	5,955.00
Tenant Services Other-Circle of Friends (SLU)	1,716.23	1,716.23
TOTAL TENANT SERVICES EXPENSES	37,041.51	37,041.51
UTILITIES		
Mixed Finance Utilities	146,155.24	146,155.24
Water	20,277.85	20,277.85
Electricity	70,027.20	70,027.20
Gas	6,981.31	6,981.31
Sewer	71,804.57	71,804.57
TOTAL UTILITY EXPENSES	315,246.17	315,246.17
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	41,703.82	41,703.82
Maint Labor -Janitorial Cleaning	8,622.15	8,622.15
Maintenance Labor-Overtime	7,960.61	7,960.61
FICA	4,443.23	4,443.23
Health Benefits	9,664.55	9,664.55
Retirement Benefits	6,939.81	6,939.81
Long Term Disability	84.23	84.23
Dental	534.40	534.40
Cell Phones	54.69	54.69
Total General Maint Expense	80,007.49	80,007.49

St. Louis Housing Authority **Income Statement**

Period = Oct 2025

Book = Accrual

	Period to Date	Year to Date
Materials		
Materials-Custodial	78.90	78.90
Materials-Custodial	406.74	406.74
Materials-HVAC	840.33	840.33
Materials-Appliances	1,353.12	1,353.12
Materials-Cabinets/Countertops Doors/Windows	27.00	27.00
Total Materials	2,706.09	2,706.09
Contract Costs		
Contract-Elevators	6,972.61	6,972.61
Contract-Trash Removal	994.62	994.62
Contract-Custodian	2,847.50	2,847.50
Contract-Custodian	633.39	633.39
Contract-Plumbing	2,577.50	2,577.50
Contract-Grounds/Lawn	15,861.00	15,861.00
Contract-HVAC	1,570.00	1,570.00
Contract-Fire Protection	283.75	283.75
Contract-Fire Protection	2,729.60	2,729.60
Contract-Vehicle Repairs	1,161.82	1,161.82
Contract-Electrical	2,186.09	2,186.09
Contract-Pest Control/Extermination	349.35	349.35
Contract-Pest Control/Extermination	4,077.00	4,077.00
Contract-Painting/Wall Repairs	2,250.00	2,250.00
Contract-Lease Automobiles	-1,353.76	-1,353.76
Contract-Bed Bug Eradication	2,675.00	2,675.00
Contracts -Disaster Relief Expenses	2,212.60	2,212.60
Total Contract Costs	48,028.07	48,028.07
TOTAL MAINTENANCE EXPENSES	130,741.65	130,741.65
PROTECTIVE SERVICES		
Security/Law Enforcement	53,312.06	53,312.06
Security Enforcement/Sec Guards	3,247.56	3,247.56
TOTAL PROTECTIVE SERVICES	56,559.62	56,559.62
INSURANCE PREMIUMS		
Workers Comp Claims	63,777.62	63,777.62
Auto Insurance	8,828.74	8,828.74
Property Insurance	72,632.07	72,632.07
Cyber Security Insurance	12,095.16	12,095.16
Fidelity Bond Insurance	325.65	325.65
Liability Insurance	19,808.86	19,808.86
Excess Workers Comp Insurance	7,098.98	7,098.98
TOTAL INSURANCE PREMIUMS	184,567.08	184,567.08
GENERAL EXPENSES		
Other General Expense	265,025.85	265,025.85
PH FSS Escrow Expense	14,392.61	14,392.61
TOTAL GENERAL EXPENSES	279,418.46	279,418.46
TOTAL OPERATING EXPENSES	1,465,856.06	1,465,856.06

St. Louis Housing Authority **Income Statement**

Period = Oct 2025

Book = Accrual

	Period to Date	Year to Date
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,679,561.00	4,679,561.00
Tenant Utility Payments-Voucher	216,593.00	216,593.00
Portable Out HAP Payments	152,948.26	152,948.26
FSS Escrow Payments	9,554.00	9,554.00
TOTAL HOUSING ASSISTANCE PAYMENTS	5,058,656.26	5,058,656.26
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	203,707.10	203,707.10
Equity Transfer Capital Assets OUT	203,707.10	203,707.10
TOTAL OTHER FINANCING SOURCES	0.00	0.00
UTILITY CONSUMPTION		
Water Consumption	7,988.11	7,988.11
Water Consumption Contra	7,988.11	7,988.11
Electric Consumption	513,354.00	513,354.00
Electric Consumption Contra	513,602.44	513,602.44
Gas Consumption	6,305.00	6,305.00
Gas Consumption Contra	6,305.00	6,305.00
Sewer Consumption	9,803.00	9,803.00
Sewer Consumption Contra	9,803.00	9,803.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,524,263.88	6,524,263.88
NET INCOME	689,695.07	689,695.07

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: December 10, 2025

Subject: Development and Modernization Department Board Report

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

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and Key Strategic Group (POAH was unavailable) conducted the community engagement meeting with the Clinton-Peabody residents on November 20, 2025.

Staff continued to talk about the RAD conversion and reminded residents of their rights, which include the right to return, their right to representation and their right to affordable housing.

SLHA provided an update on the demolition of the first six buildings. These structures have been completely removed and the contractor is preparing the site for construction. An update was also given on efforts to close on the financing, which will allow for construction to begin. The closing is scheduled for February 26, 2026.

Key Strategic Group (KSG) led the rest of the meeting and introduced the Community Improvement Specialist to give an update on efforts to improve street lighting in the area. In addition, Show Me Peace was there to talk about their future plans for staffing Clinton-Peabody and to be present onsite for longer periods of time. Finally, KSG led the group in some giving thanks activities to celebrate the upcoming Thanksgiving holiday.

Planning continued on the December "All Aboard the Holiday Express" and fundraising updates were given. SLHA Resident Initiatives team helped to broaden the scope and impact of the event through inclusion of the King Louis Square III and LaSalle Park residents. The event will be held at the December resident engagement meeting.

The next resident engagement meeting will be held on December 18, 2025.

Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – Development and Modernization received and answered another underwriting question from the Missouri Housing Development Commission related to the September low-income housing tax credit application that was submitted. A successful application will provide funding to convert Parkview from public housing subsidy to project-based Section 8 and redevelop the property to preserve 295 units of affordable senior housing.

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff continue to work with the developer toward a closing. The developer was working on some final financing documents to submit to HUD.

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

Al Chappelle Roof Replacement – Development and Modernization staff have identified Raineri Construction as the lowest responsive bidder. SLHA is still working with the City of St. Louis Community Development Administration to finalize a contract. That work continued in November and will likely go into January.

Lookaway Unit Repairs (5 Units) 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. Development and Modernization staff have recommended LPI Construction as the lowest responsive bidder and is waiting for CDA's approval. This will continue into December.

The successful completion of this project will return five (5) units to occupancy.

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – The contractor mobilized on September 22, 2025 at Samuel Shepard. Work proceeded on vacant units and permits were received in November. Work began on temporary resident moves in November and residents were provided hotel rooms while their units are being worked on. The unit work also began in November.

In total, 17 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the Housing-Related Hazards (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.

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

The design of the lightning protection system has been finalized and work is anticipated to begin in December.

RD 24-13 – PHA Wide Asphalt Shingle Roof Replacement – All of the shingle roofs are expected to be completed in December, weather permitting.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – The contractor has completed about 90% of the cameras. The relocation of the conduit began in November and is expected to be completed in December.

RD 25-06 – Parkview Apartments First-Floor Furniture – The delivery of the remaining furniture has been delayed pending completion of the first-floor renovation.

RD 25-02 – West Pine Elevator Replacement – Work continues on the West Pine elevator replacement.

RD 24-07 – Parkview Apartments First-Floor Renovation – Work continued into November on the first-floor renovation. The contractor had to deal with several water leaks, which delayed progress. The low voltage work will continue into December.

RD 24-08 – Cochran Plaza Security Upgrades – Installation and configuration of the camera system was completed in November. Training and closeout activities are anticipated in December.

RD 23-03A – Parkview Apartments Access Control System – Programming of the system should be completed by the end of the year.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – SLHA and the contractor worked on solving an issue with the strike plate on the north fence gate. It had been vandalized and staff looked for a solution. The work was completed in November and the fence is being monitored.

Parkview Parking Deck Evaluation – Development and Modernization staff are still monitoring the Parkview parking deck.

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. The final unit is expected to be sold in December.

LaSaison Phase II – The developer is mobilizing for construction of the second phase.

Section 18

Hodiamont Board Up – Development and Modernization staff had several calls with HUD related to the Section 18 application in August. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has set up a meeting to discuss. The process is ongoing.

Projects Ready for Close-Out

RD 24-04 – Badenhaus Sewer Repair – Close-out activities will continue into December.

RD 24-11B – Folsom/Norfolk Make-Ready (3) Units – Close-out activities will continue into December.

RD 22-04 – Parkview Elevator Replacement – Close-out activities will continue into December.

Grant Applications

Community Development Administration (CDA) Vacant Unit Turn (VUT) Tornado Response Grant – Development and Modernization staff submitted a grant application to CDA in response to a NOFA requesting units that could be turned quickly. With the help of Property Management, Procurement and site staff, Development and Modernization was able to produce a quality application for 22 units to be put back in service.

Solicitations

None.

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. The architects have provided very preliminary plans. More detailed drawings should be available in the fall.

California Gardens PTACS and Unit Repairs – Development and Modernization staff have begun the work to update electrical panels and replace PTAC units at California Gardens. As part of that work, twelve (12) units will be made ready under the heavy make-ready work underway throughout the portfolio.

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 will be solicited starting with Phase I 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) has been moved to Solicitation.

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). Bid documents for six (6) units are being prepared.

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

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

On Hold Solicitations

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

DEVELOPMENT AND MODERNIZATION NOVEMBER MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Questionnaire	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	44096	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/2025	7/30/2025
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024	1/14/2022
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	45841	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	10/2/2020
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO0010000028	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	(CDA) Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 1/7/2025
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	24	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A	(CDA) Part 50 / Part 58	9/22/2020 / 9/26/25	9/23/2020 1/7/2025
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	0%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	3/3/2025	3/3/2027	TBD	Sherman Carter Barnhart	4/26/2024	100%	100%	0%	0%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	20%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	100%	100%	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION NOVEMBER 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	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024	Davinroy Mechanical Contractor	\$ 1,834,000	0	\$85,348	5%	\$ 15,800	1%
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	Roady Exteriors	\$ 514,400	0%	\$ -	0%	\$ -	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250					
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	8/7/2025	8/5/2025	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024	LK Communications	\$ 218,112.00	0%	\$ -	0%	0	0%
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	180	\$ 700,000	2/26/2024	3/12/2024	TBD	Raineri Construction	\$ 611,979.00	16%	\$ 115,818	19%	\$ 121,275	20%
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%	\$ -	0%	0	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Utilitra	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	60	\$ 210,000	N/A	11/19/2024 1/9/2025	2/21/2025	LPI Construction	\$200,137.00	TBD	\$ 200,137	100%	TBD	TBD
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	Utilitra, LLC	\$169,530.95	0%	\$ 77,633	46%	\$153,936.98	91%
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	546	\$ 1,000,000	12/1/2024	12/17/2024	4/4/2025	Hankins Construction	\$ 1,145,000.00	0%	\$ -	0%	\$ 8,914.00	1%
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	180	\$ 500,000	3/9/2025	3/18/2025	6/3/2025	Roady Exteriors	\$ 439,000.00	76%	\$ -	0%	\$ -	0%
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Raineri Construction	\$ 1,384,765.00	TBD	\$ 296,824	21%	\$ 205,000	15%
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
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
MO001000038	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	TBD	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
MO001000038	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
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A

DEVELOPMENT AND MODERNIZATION NOVEMBER 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	81%	100%	
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%	100%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	9/1/2025	TBD	N/A	N/A	100%	80%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	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%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	1/10/2025	7/9/2025	12/23/2025	TBD	N/A	N/A	100%	65%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	97%	85%	
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%	95%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	99%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	1/14/2026	TBD	N/A	N/A	100%	75%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	16%	35%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	10/21/2025	1/19/2026	TBD	TBD	N/A	N/A	56%	60%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/18/2026	TBD	TBD	N/A	N/A	46%	20%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	

DEVELOPMENT AND MODERNIZATION NOVEMBER 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 continuing into December.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Lighting installation was completed in September. Punchlist was held September 29, 2025. Closeout activities continue into December.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed; the electrical work and system setup were completed in September. Training of SLHA staff on the access control system occurred in October. The concrete and steel structural repair portions of the contract are being moved to a new project.
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.Two bids were received on September 4; review and coordination with CDA continue into December.
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 completion of wiring.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Installation of the Lightning Protection system is anticipated in December pending weather.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Training and closeout activities are anticipated in December.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Closeout activities continue into December.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction completion is anticipated in December pending weather.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025; construction is ongoing.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The contractor mobilized in October; construction completion is anticipated in December pending weather.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization was September 22, 2025. Work continues at Sam Shepard through December.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	LIHTC Application submitted in October
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	Design Development documents for the new Parking Lot were received and reviewed in August.
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	Two bids were received August 7, 2025. Notice of Award issued 9/5/25 to LPI Construction Management. Contract pending CDA approval, anticipated December.
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	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

DEVELOPMENT AND MODERNIZATION NOVEMBER MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



**NSSS Electrification & Unit Repairs
(Samuel Shepard)**



**Northside Asphalt Roof Replacement
(Lookaway)**



**Northside Asphalt Roof Replacement
(Walnut Park)**

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 11/30/2025

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	1,785,875.00	0.00	1,785,875.00	0.00	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	9,032,772.89		8,526,493.49	494,439.51	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	8,366,376.26	1,264,401.74	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	7,152,381.47	1,841,357.64	5,309,028.04	3,696,550.96	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	520,300.00	0.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	4,437,383.24	4,813,244.76	2,982,017.76	6,268,610.24	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	196,718.08	9,576.92	10,654.05	195,640.95	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	\$50,553,680.68	\$6,664,179.32	\$44,777,916.60	\$12,439,943.40		
			88.4%		78.3%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: December 10, 2025

Subject: Resident Initiatives Board Report

In November 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
2	189	95%

Resident Engagement

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

- Utility Assistance (3)
- Education (5)
- Food Assistance (20)
- Health and Wellness (1)
- Bus Cards (98)

Community Outreach

In November, the ROSS Coordinators attended the following events to increase program enrollment, support current participants and identify opportunities for partnerships:

11/5/2025 - SLHA Resident Initiatives Department and STL City Department of Recreation

The ROSS Coordinators facilitated a meeting between the Resident Initiatives Department and the Director of STL City Department of Recreation. During this meeting, the teams discussed partnerships to engage residents in recreational activities, as well as employment opportunities for SLHA families.

11/12/2025 - Harris-Stowe State University and STL Housing Authority Partnership Meeting

The ROSS Coordinators facilitated a meeting between the Resident Initiatives Department and Harris Stowe State University staff to brainstorm a partnership that would increase SLHA's families' awareness and potential enrollment at the University.

11/13/2025 - West Pine Resident Meeting

The ROSS team attended the West Pine resident meeting to provide resources around mental health and crisis response resources.

11/18/2025 - Lasalle Park Door Knocking

The ROSS team conducted door knocking and flyer distribution at LaSalle Park to encourage residents to register for the "All Aboard the Holiday Express" event.

11/20/2025 - Clinton-Peabody Thanksgiving Resident Meeting

The ROSS team attended the Clinton-Peabody Thanksgiving resident meeting and shared information regarding upcoming department activities.

11/22/2025 - Euclid Plaza Thanksgiving Bingo

The ROSS Coordinator and Community Beautification Intern assisted Euclid Plaza's Tenant Association Board with their Thanksgiving bingo event. More than 30 residents attended the event, enjoying food, fellowship and bingo.

Seniors/Disabled

The Elderly and Disabled Services program continued to provide case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends program. In November, Circle of Friends groups focused on hosting their regularly scheduled meetings for members. Additionally, SLHA seniors began a second computer class at the Urban League.

Family Self Sufficiency

As of November 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy (70) participants, fourteen (14) with established escrow accounts and four (4) actively receiving a monthly escrow credit. In addition, there were seventy-four (74) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which ten (10) have established escrow accounts and six (6) receiving a monthly escrow credit. There were (2) new participants enrolled in HCV-FSS in PH-FSS program and one voluntary exit from the HCV-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	70	14	2	14/20%	4/29%
PH	74	10	0	10/14%	6/60%

11/11/25 - 4th Quarter Check-In

The FSS program hosted its 4th Quarter Check-In featuring guest speaker Melissa Carron of Operation HOPE. Ms. Carron provided financial education focused on holiday budgeting, credit repair, financial coaching and long-term investment strategies.

Additionally, an FSS-HCV 2025 graduate shared an inspiring testimonial that highlighted their progress and achievements through the program. The event was well attended, with 21 FSS participants actively engaged.

TABs

The St. Louis Tenant Affairs Board is on holiday break until January 2026. They did not hold a monthly meeting in November. Several SLHA TABs hosted Thanksgiving activities at their sites and are in the process of planning events for the holidays. Additionally, four TABs partnered with PCC member, Love in Action, to provide Thanksgiving meals to their residents.



Pictured above: Euclid Plaza TAB President preparing to welcome residents to their Thanksgiving Bingo and Ms. Imani Robinson (middle center), Co-Founder and CEO of Love in Action, with two volunteers preparing to deliver Thanksgiving meals.

Director's Activities

The Director of Resident and Community Engagement (Director) 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.

In November, the Director focused on supporting the Credentials Committee as they prepared for the St. Louis Housing Authority's Resident Commissioner's Election.

11/7/25 - Credentials Committee Review of Applicants

The Director provided the Credentials Committee with all paperwork and materials for them to review the applications of those who applied for the Resident Commissioner's candidacy.

11/17/25 - Credentials Committee Orientation with Candidates

The Director worked with the Credentials Committee to coordinate an orientation with the qualifying candidates for the Resident Commissioner's Election. During the orientation, candidates received packets with information about the timeline, campaign policies and procedures, code of conduct and voting process.

11/19/25 - Mayor's Resident and Community Tornado Recovery Advisory Committee

The Director serves on this committee for St. Louis City. The Committee provides insight on the resident experience as a result of the May 16, 2025 tornado and resources needed for recovery.



11/20/25 – Clinton-Peabody Monthly Coordinating and Resident Meetings

The Director attended these meetings to support alignment of resource coordination for Clinton-Peabody families and to assist with planning for the upcoming resident holiday party.

11/20/25 – Clinton-Peabody Monthly Resident Meetings

The Director attended this meeting to fellowship with residents and update them on the upcoming Resident Commissioner's election process.

Pictured above: ROSS Coordinator, Camille Shoals, assisting a young Clinton-Peabody resident with adding her note to the gratitude tree.

11/21/25 - Parkview TAB Finance Meeting

The Director met with the TAB to discuss their process for re-establishing their bank account.

Other Business and Upcoming Events

The Resident Initiatives Department worked with the Demetrious Johnson Foundation and the Property Management Department to coordinate the distribution of turkeys to Clinton-Peabody families. Additionally, the Clinton-Peabody TAB received an abundance of non-perishables from a donor and decided to share their donation with the families of LaSalle Park.

Pictured left: SLHA Property Management staff and members of the Demetrious Johnson Foundation delivering turkeys and food baskets to Clinton-Peabody and LaSalle Park Families.



Lastly, the Director is working with Bethlehem Missionary Baptist Church to facilitate a coat drive for teens residing in Renaissance Place at Grand. All coats will be delivered to the Tenant Association Board for distribution during their afterschool holiday party.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: December 10, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of existing roofing system, drip edges, flashing and HVAC units, and repairs to existing toilet rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104 inside the Clinton-Peabody Development. The solicitation was issued on July 29, 2025. Bids were due on September 4, 2025. Two bids were received and are being reviewed.

RD 25-22 Invitation for Bid for Lookaway Unit Repairs. 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 for five (5) homes. The solicitation was issued on July 9, 2025. Bids were due on August 7, 2025. Two bids were received and are being reviewed.

Property Management

A. Contracts Awarded

PM 25-17 Invitation for Bids for Bedbug Control. The scope of work for this project will consist of providing bedbug treatments and preventive services for the SLHA Property Management portfolio. The solicitation was issued on August 12, 2025. The contract was awarded to Orkin Pest control on October 30, 2025.

PM 25-18 Invitation for Bids for General Pest Control. The scope of work for this project will consist of providing general pest control services for the SLHA Property Management portfolio. The solicitation was issued on August 12, 2025. The contract was awarded to Orkin Pest control on October 30, 2025.

B. Solicitations Pending

PM 25-32 Invitation for Snow and Ice Removal. The scope of work for this project will consist of snow and ice removal for the SLHA Property Management portfolio. Services will include clearing of parking lots and salting as required. The solicitation was issued on October 29, 2025. Bids were due on November 7, 2025. Two bids were received and the contract is anticipated to be awarded in December.

PM 25-34 Invitation for Bids for High-Rise Preventative Maintenance and Repairs. The scope of work for this project will consist of biannual inspections and routine maintenance and repairs to HVAC and/or boiler systems for SLHA's high-rise developments: James House, Euclid Plaza, Kingsbury Terrace, Parkview and West Pine. The solicitation was issued on November 7, 2025. Bids were due on November 14, 2025. Three bids were received and the contract is anticipated to be awarded in December.

PM 26-05 Invitation for Bids for Plumbing Services. The scope of work for this project will consist of clearing of sewer lines and major plumbing repairs for the SLHA Property Management portfolio. The solicitation was issued on October 30, 2025. Bids were due on November 7, 2025. No bids were received.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: December 10, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements		
Outreach	1	MSV Housewarming Event
News coverage		
New Social Media Campaign(s)	1	Season of Gratitude highlighting giveback events
Facebook Posts	11	Highest Performing (Facebook) <ul style="list-style-type: none"> • Thinksgiving 2025 4,783 Reach; 31 Engagements • Above and Beyond: Camille Shoals 484 Reach; 12 Engagements
Twitter Posts	12	Highest Performing (Twitter) <ul style="list-style-type: none"> • MSV Housewarming 42 Impressions; 0 Engagement • Demetrious Johnson Foundation Turkey Giveaway 31 Impressions; 1 Engagement
LinkedIn Posts	8	Highest Performing (LinkedIn) <ul style="list-style-type: none"> • Property Management Hiring 122 Impressions; 3 Engagements • Demetrious Johnson Foundation Turkey Giveaway 66 Impressions; 5 Engagements

Social media analytics:

Facebook Total Followers: 3,707	NOV 2025	OCT 2025	SEPT 2025
Reach	10,977 (-9%)	12,011 (-18%)	14,693 (-67%)
Post Engagement	91 (-12%)	103 (-51%)	208 (-84%)
Visits	875 (+9%)	799 (-16%)	948 (-68%)
New Followers	81 (+127%)	18 (-44%)	32 (-85%)

LinkedIn Total Followers: 530	NOV 2025	OCT 2025	SEPT 2025
Impressions	882 (-21%)	1,087 (-50%)	2,182 (+125%)
Page Views	86 (+39%)	58 (-33%)	86 (-18%)
Unique Visitors	33 (+20%)	27 (-25%)	36 (-5%)
Post Reactions	26 (+4%)	27 (-56%)	62 (210%)

Monthly Highlights:



1. Demetrius Johnson Foundation Turkey Giveaway
2. Thanksgiving 2025
3. Above and Beyond: Camille Shoals

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: December 10, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF NOVEMBER 30, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
104	0	4	108

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Jamal Johnson	Senior Maintenance Technician
Lisa Salinas	Property Manager
Lisa Ross	Assistant Property Manager

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>
None this reporting period.		

Status Change (Temporary to Regular Part-Time):

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

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

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

Transfers

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

Recruitment**number of position vacancies published this month: 1****number of position vacancies carried over from previous month: 5****Applications****Received This Month****Position Vacancies Published this Month:**

Director of Finance	25
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Additional Applications Received this Month:

Circle of Friends – Practicum	4
HQS Inspector	12
Janitor	60
Senior Maintenance Technician	2
Social Work Intern	13

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>
11 SLHA Employees	Cyber Awareness Challenge 2025	1.20
16 SLHA Employees	Lease Violation and Termination Procedures	1.00
Meagon Bradley	Fair Housing Section 504 Compliance	3.00

EMPLOYEE TRAINING OUT- OF- STATE:

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