



ST. LOUIS
HOUSING
AUTHORITY

Budget

Other
10%

Food
20%

FY 2025

BUDGET BOOK

AGENCY PROFILE

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 137 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately \$89.5 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

Board of Commissioners:



Sal Martinez
Chairman



Regina D. Fowler
Vice Chairwoman



Tino Ochoa
Treasurer



Annetta Booth
Commissioner



Margaret English
Commissioner



Benita Jones
Commissioner

*Not Pictured: Shelby Watson, Commissioner

SENIOR LEADERSHIP TEAM



LATASHA BARNES
EXECUTIVE DIRECTOR



LUCIUS BENNETT
DIRECTOR OF
PROPERTY MANAGEMENT



BRIDGETTE HARVEY
DIRECTOR OF
FINANCE



JASON HENSLEY
DIRECTOR OF REAL
ESTATE DEVELOPMENT



SARAH HUGG-TURNER
GENERAL COUNSEL



KARL HUGHES
DIRECTOR OF
INFORMATION TECHNOLOGY



VAL JOYNER
DIRECTOR OF
COMMUNICATIONS



CARLA MATTHEWS
DIRECTOR OF OPERATIONS –
HCV PROGRAM



VONTRICE MCDOWELL
DIRECTOR OF RESIDENT
INITIATIVES



STACY TAYLOR
DIRECTOR OF
HUMAN RESOURCES



PAUL WERNER
DIRECTOR OF
OPERATIONS – PUBLIC HOUSING

DEPARTMENT SUMMARIES

ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. The department monitors Agency compliance with Public Housing regulations, regarding lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

COMMUNICATIONS

The Communications Department is response for the creation and management of internal and external communications, including social media and news media relations. Additionally, the department is responsible for the management of SLHA-sponsored outreach events.

DEVELOPMENT & MODERNIZATION

The Development and Modernization Department is responsible for the creation of new public housing units and for making capital improvements to public housing developments within the Agency's portfolio. The department identifies opportunities and developments that need capital improvements. The department contracts with a variety of architectural/engineering firms and construction contractors to perform the work and is responsible for the planning, procurement, contracting, project management and oversight of development and modernization activities.

FINANCE

The Finance Department is responsible for all accounting activities, such as payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intrafund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs major processes in the HCV program, including application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department 4 conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid. Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

HUMAN RESOURCES

The Human Resources Department is responsible for recruiting and hiring employees, training and development, and employee relation.

INFORMATION TECHNOLOGY

The Information Technology (IT) Department performs a number of duties to ensure that SLHA staff has full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

LEGAL

The Legal Department provides legal and procurement services for the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

PROPERTY MANAGEMENT

The Property Management Department manages and maintains SLHA's public housing portfolio of high and mid-rise buildings, townhomes, and scattered-site multi-unit developments. It oversees public housing admissions and leasing, property maintenance and repairs, and resident relations.

RESIDENT INITIATIVES

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include: family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting elderly and disabled persons to access community social service resources.

FY 2025 REVENUE SOURCES

SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) (95.9%) and tenant payments from rent (3.1%). Revenue projections taken together show an increase for FY 2025 due almost entirely to an increase in the Housing Choice Voucher and Emergency Housing Voucher programs. In FY2025, SLHA will continue with the plans implemented in FY2024 to increase leasing in the Housing Choice Voucher program by purging the current waiting list and establishing a new waiting list, thereby increasing the pool of viable tenants. The table below depicts variances for the four major sources of revenue, comparing FY 2023 to FY 2025.

Resource Type	FY2023 Approved Budget	FY2024 Approved Budget	FY 2025 Proposed Budget	Variance FY 2024 vs FY 2025
HUD Grants	\$83,800,578	\$75,569,106	\$85,215,460	\$9,646,354
Tenant Revenues	\$2,941,510	\$2,638,195	\$2,694,841	\$56,646
Other Income	\$176,024	\$289,440	\$291,020	\$1,580
Program Reserves*	\$144,556	\$931,463	\$1,377,671	\$446,208
Grand Total	\$87,062,668	\$79,428,204	\$89,578,992	\$10,150,788

**Includes lawsuit proceeds received in 2022*

HUD Grant – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Voucher Program (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant.

Tenant Revenue – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

Other Income – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

Program Reserves – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.

FY 2025

REVENUE ASSUMPTIONS

Operating Fund (Public Housing)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FY 2025 is 30,222-unit months, a decrease of 933 from the unit months that were originally projected to be subsidized in FY 2024 of 31,155. The lower eligible unit months projected for FY2025 are due to units undergoing modernization, limited unit turnaround and prolonged vacancies. There is also a continuance of 2024 low tenant income because of the low unit occupancy. As in FY2024, the property management department will be responsible for maintenance requests, leasing, rent collection, and ensuring a professional property management experience.

The Operating Subsidy is calculated using a formula derived from HUD and is based on (1) project expense levels (PEL); (2) a utility expense level based on the last three years of consumption (UEL); (3) prior year audit costs; and (4) several add-on fees including an asset management fee, bookkeeping fee and information technology fee less any prior year rents.

The anticipated local inflation factor is projected at 3%. The anticipated utility expense level local inflation factor is projected at 3% and the Congressional proration factor is estimated at 95% for calendar year 2025.

Capital Fund Grant

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD, and is subject to Congressional Appropriation. In FY 2025, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY2025 using current and prior year funding with a Debt Service for the 15th year allocation of \$1,051,115 of a \$17,511,630 loan from the Capital Fund Financing Program included.

The Capital Fund operations budget line item has been dedicated to the individual housing developments as described elsewhere in this budget book. Budgets for developments served by SLHA's contract with the St. Louis Metropolitan Police Department Housing Unit reflect the eligible expenses.

FY 2025 DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,809 units of public housing of which 1,748 are in 11 developments owned by the SLHA and 1,061 public housing units are in mixed-income developments. The SLHA owned public housing units is managed by SLHA staff, which consist of 63 employees to maintain and operate all properties. Additional financial staff was hired to process property generated invoices.

In an effort to continue to provide quality affordable housing to all of our residents, while practicing fiscal responsibility, in FY 2025 SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development.

TOTAL FY 2025 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Totals, Public Housing-Capital Fund-Other	PHA Wide	Clinton Peabody	James House	Euclid Plaza Elderly	West Pine	Kingsbury Terrace	Parkview Elderly
REVENUE								
Tenant Revenues	\$ 2,694,841.00	\$ -	\$ 67,500.00	\$ 283,904.00	\$ 293,438.00	\$ 273,800.00	\$ 265,500.00	\$ 694,000.00
HUD Grant - Public Housing & CF Operations	\$ 18,193,967.22	\$ -	\$ 2,533,911.00	\$ 904,492.00	\$ 682,259.00	\$ 711,220.00	\$ 701,083.00	\$ 1,833,851.00
HUD Grants - Capital Fund (SLHA Managed)	\$ 4,191,115.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ 1,000,000.00	\$ 411,091.00	\$ 550,000.00
Program Reserves	\$ 528,311.29	\$ -	\$ -	\$ -	\$ 47,555.00	\$ 72,997.95	\$ -	\$ -
Other Income	\$ 206,460.00	\$ -	\$ 52,435.00	\$ 8,276.00	\$ 7,523.00	\$ 8,836.00	\$ 1,500.00	\$ 32,171.00
Total Receipts	\$ 25,814,694.51	\$ 400,000.00	\$ 2,653,846.00	\$ 1,196,672.00	\$ 1,030,775.00	\$ 2,066,853.95	\$ 1,379,174.00	\$ 3,110,022.00
EXPENSES								
Total Administration	\$ 4,726,752.74	\$ 400,000.00	\$ 652,825.00	\$ 260,524.00	\$ 256,851.00	\$ 241,894.00	\$ 279,815.00	\$ 475,528.00
Total Tenant Services	\$ 178,316.00	\$ -	\$ 37,830.00	\$ 13,157.00	\$ 12,435.00	\$ 9,642.00	\$ 12,000.00	\$ 18,747.00
Total Utilities - All SLHA Managed	\$ 4,867,144.65	\$ -	\$ 547,985.00	\$ 219,500.00	\$ 256,850.00	\$ 212,900.00	\$ 226,000.00	\$ 503,500.00
Sub-total Ord Maint Salaries	\$ 2,581,084.00	\$ -	\$ 322,303.00	\$ 154,689.00	\$ 194,677.00	\$ 188,836.00	\$ 157,295.00	\$ 424,368.00
Sub-total Ordinary Maint Materials	\$ 630,980.00	\$ -	\$ 63,500.00	\$ 52,000.00	\$ 41,200.00	\$ 42,500.00	\$ 42,500.00	\$ 80,600.00
Sub-total Ord Maint Contracts	\$ 2,435,798.08	\$ -	\$ 388,803.37	\$ 186,357.71	\$ 116,100.00	\$ 177,260.00	\$ 143,500.00	\$ 325,310.00
Total Ordinary Maintenance	\$ 5,647,862.08	\$ -	\$ 774,606.37	\$ 393,046.71	\$ 351,977.00	\$ 408,596.00	\$ 343,295.00	\$ 830,278.00
Total Protective Services	\$ 2,057,292.00	\$ -	\$ 347,617.00	\$ 204,084.00	\$ 71,915.00	\$ 104,019.00	\$ 41,000.00	\$ 446,907.00
Total General	\$ 5,597,327.05	\$ -	\$ 292,982.63	\$ 106,360.29	\$ 80,747.00	\$ 89,802.95	\$ 477,064.00	\$ 285,062.00
Total Capital Improvements - SLHA Managed	\$ 2,740,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00	\$ -	\$ 550,000.00
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 25,814,694.51	\$ 400,000.00	\$ 2,653,846.00	\$ 1,196,672.00	\$ 1,030,775.00	\$ 2,066,853.95	\$ 1,379,174.00	\$ 3,110,022.00
Total Expenses	\$ 25,814,694.51	\$ 400,000.00	\$ 2,653,846.00	\$ 1,196,672.00	\$ 1,030,775.00	\$ 2,066,853.95	\$ 1,379,174.00	\$ 3,110,022.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2025 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Badenhaus/ Badenfest Elderly	LaSalle Park	Cochran Plaza	Southside Scattered Sites	Northside Scattered Sites	Murphy Park I	Murphy Park II	Murphy Park III	King Louis Square
REVENUE									
Tenant Revenues	\$ 263,304.00	\$ 146,600.00	\$ 69,055.00	\$ 203,608.00	\$ 89,200.00	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 688,494.00	\$ 1,255,476.00	\$ 906,755.54	\$ 996,587.68	\$ 1,148,234.00	\$ 504,553.00	\$ 353,304.00	\$ 312,387.00	\$ 182,295.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ 520,000.00	\$ 640,024.00	\$ -	\$ 670,000.00	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ 20,803.96	\$ -	\$ -	\$ -	\$ -	\$ 87,327.00	\$ 51,308.00	\$ 41,901.00	\$ -
Other Income	\$ 7,804.00	\$ 27,596.00	\$ 16,022.00	\$ 13,838.00	\$ 27,048.00	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 980,405.96	\$ 1,949,672.00	\$ 1,631,856.54	\$ 1,214,033.68	\$ 1,934,482.00	\$ 591,880.00	\$ 404,612.00	\$ 354,288.00	\$ 182,295.00
EXPENSES									
Total Administration	\$ 251,204.00	\$ 358,811.74	\$ 238,816.00	\$ 284,106.00	\$ 296,768.00	\$ 76,017.00	\$ 51,047.00	\$ 55,160.00	\$ 22,775.00
Total Tenant Services	\$ 10,617.00	\$ 21,642.00	\$ 8,489.00	\$ 7,327.00	\$ 14,332.00	\$ -	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 216,960.00	\$ 275,399.00	\$ 244,600.00	\$ 221,000.00	\$ 240,600.00	\$ 161,470.00	\$ 117,296.00	\$ 122,700.00	\$ 14,850.00
Sub-total Ord Maint Salaries	\$ 193,383.00	\$ 222,581.00	\$ 197,457.00	\$ 314,265.00	\$ 189,759.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 34,900.00	\$ 82,000.00	\$ 22,800.00	\$ 70,500.00	\$ 86,740.00	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 123,828.00	\$ 183,200.00	\$ 139,130.00	\$ 207,260.00	\$ 388,229.00	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ 352,111.00	\$ 487,781.00	\$ 359,387.00	\$ 592,025.00	\$ 664,728.00	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 81,867.00	\$ 143,706.00	\$ 75,739.00	\$ -	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 34,956.00
Total General	\$ 67,646.96	\$ 142,332.26	\$ 704,825.54	\$ 109,575.68	\$ 45,554.00	\$ 354,393.00	\$ 236,269.00	\$ 176,428.00	\$ 109,714.00
Total Capital Improvements - SLHA Managed	\$ -	\$ 520,000.00	\$ -	\$ -	\$ 670,000.00	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 980,405.96	\$ 1,949,672.00	\$ 1,631,856.54	\$ 1,214,033.68	\$ 1,934,482.00	\$ 591,880.00	\$ 404,612.00	\$ 354,288.00	\$ 182,295.00
Total Expenses	\$ 980,405.96	\$ 1,949,672.00	\$ 1,631,856.54	\$ 1,214,033.68	\$ 1,934,482.00	\$ 591,880.00	\$ 404,612.00	\$ 354,288.00	\$ 182,295.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2025 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Les Chateaux	King Louis Square II	Renaissance Place at Grand	King Louis Square III	Senior Living at Renaissance	Gardens at Renaissance	Vaughn Elderly Cahill House	Renaissance Place at Grand II	Cambridge Heights
REVENUE									
Tenant Revenues	\$ -	\$ -	\$ -	\$ 44,932.00	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 193,795.00	\$ 227,006.00	\$ 354,364.00	\$ 192,489.00	\$ 384,378.00	\$ 145,438.00	\$ 301,732.00	\$ 282,561.00	\$ 268,532.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ 31,324.00	\$ -	\$ -	\$ 11,516.00	\$ 31,692.00
Other Income	\$ -	\$ -	\$ -	\$ 3,411.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 193,795.00	\$ 227,006.00	\$ 354,364.00	\$ 240,832.00	\$ 415,702.00	\$ 145,438.00	\$ 301,732.00	\$ 294,077.00	\$ 300,224.00
EXPENSES									
Total Administration	\$ 16,060.00	\$ 28,511.00	\$ 48,278.00	\$ 48,658.00	\$ 25,220.00	\$ 7,571.00	\$ 25,837.00	\$ 24,989.00	\$ 32,551.00
Total Tenant Services	\$ 600.00	\$ -	\$ 2,220.00	\$ 1,808.00	\$ 1,140.00	\$ 330.00	\$ 1,200.00	\$ 540.00	\$ 1,410.00
Total Utilities - All SLHA Managed	\$ 57,530.00	\$ 21,075.96	\$ 73,889.25	\$ 51,300.00	\$ 136,476.00	\$ 41,898.00	\$ 141,244.98	\$ 72,448.00	\$ 77,609.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ 21,471.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ 11,740.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ 56,820.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ 90,031.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 38,840.00	\$ 42,724.00	\$ 60,203.00	\$ 23,304.00	\$ 72,825.00	\$ 21,363.00	\$ -	\$ 34,956.00	\$ 44,667.00
Total General	\$ 80,765.00	\$ 134,695.04	\$ 169,773.75	\$ 25,731.00	\$ 180,041.00	\$ 74,276.00	\$ 133,450.02	\$ 161,144.00	\$ 143,987.00
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 193,795.00	\$ 227,006.00	\$ 354,364.00	\$ 240,832.00	\$ 415,702.00	\$ 145,438.00	\$ 301,732.00	\$ 294,077.00	\$ 300,224.00
Total Expenses	\$ 193,795.00	\$ 227,006.00	\$ 354,364.00	\$ 240,832.00	\$ 415,702.00	\$ 145,438.00	\$ 301,732.00	\$ 294,077.00	\$ 300,224.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL FY 2025 PUBLIC HOUSING DEVELOPMENT BUDGET (Operating and Capital)

	Renaissance Place at Grand III	Cambridge Heights II	Senior Living at Cambridge	Arlington Heights	North Sarah I	North Sarah II	North Sarah III	Preservation Square
REVENUE								
Tenant Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 362,650.00	\$ 241,669.00	\$ 278,830.00	\$ 439,121.00	\$ 302,751.00	\$ 229,439.00	\$ 154,640.00	\$ 119,670.00
HUD Grants - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ 17,125.00	\$ 38,597.38	\$ -	\$ 16,651.00	\$ 17,295.00	\$ 22,023.00	\$ 20,195.00	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Receipts	\$ 379,775.00	\$ 280,266.38	\$ 278,830.00	\$ 455,772.00	\$ 320,046.00	\$ 251,462.00	\$ 174,835.00	\$ 119,670.00
EXPENSES								
Total Administration	\$ 42,088.00	\$ 38,483.00	\$ 24,777.00	\$ 49,597.00	\$ 43,167.00	\$ 29,282.00	\$ 23,374.00	\$ 16,168.00
Total Tenant Services	\$ 750.00	\$ -	\$ -	\$ -	\$ 2,100.00	\$ -	\$ -	\$ -
Total Utilities - All SLHA Managed	\$ 84,069.00	\$ 73,581.25	\$ 113,958.24	\$ 155,151.00	\$ 92,633.00	\$ 42,645.00	\$ 32,551.00	\$ 17,474.97
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 48,551.00	\$ 42,724.00	\$ 72,825.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total General	\$ 204,317.00	\$ 125,478.13	\$ 67,269.76	\$ 251,024.00	\$ 182,146.00	\$ 179,535.00	\$ 118,910.00	\$ 86,027.03
Total Capital Improvements - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint. - SLHA Managed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 379,775.00	\$ 280,266.38	\$ 278,830.00	\$ 455,772.00	\$ 320,046.00	\$ 251,462.00	\$ 174,835.00	\$ 119,670.00
Total Expenses	\$ 379,775.00	\$ 280,266.38	\$ 278,830.00	\$ 455,772.00	\$ 320,046.00	\$ 251,462.00	\$ 174,835.00	\$ 119,670.00
Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CLINTON PEABODY

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 121,702	\$ 118,200	\$ 118,690	\$ 67,500
HUD PHA Grants (PH, CF Operations)	3,402,992	2,483,875	2,235,403	2,533,911
Capital Funds (Soft Costs-SLHA Mngd)	859,248		109,798	
Capital Funds (Hard Costs-SLHA Mngd)	621,782			
Insurance Proceeds	27,686			
Other Revenue	54,489	52,475	55,762	52,435
Program Reserves	-			
Total Revenue	\$ 5,087,899	\$ 2,654,550	\$ 2,519,653	\$ 2,653,846
PROGRAM EXPENDITURES:				
Administration	\$ 617,534	\$ 616,093	\$ 447,438	\$ 652,825
Tenant Services	25,891	27,300	27,109	37,830
Utilities	607,154	639,900	481,690	547,985
Ordinary Maintenance Salaries	357,205	289,796	205,198	322,303
Ordinary Maintenance Materials	114,062	100,400	37,782	63,500
Ordinary Maintenance Contract	591,240	401,580	416,890	388,803
<i>Protective Services</i>	<i>405,992</i>	<i>347,617</i>	<i>131,200</i>	<i>347,617</i>
General Expenses	248,234	231,864	151,223	292,983
Capital Expenditures (Managed by SLHA)	1,481,030		644,478	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 4,448,342	\$ 2,654,550	\$ 2,543,008	\$ 2,653,846
Surplus/Deficit from Operations	\$ 639,557	\$ -	\$ (23,354)	\$ -

Depreciation (Not Included in Totals)

JAMES HOUSE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 303,535	\$ 319,000	\$ 262,600	\$ 283,904
HUD PHA Grants (PH, CF Operations)	613,648	856,995	778,986	904,492
HUD PHA Grants (Soft Costs)	25,600		103,586	
Capital Fund (Hard Costs)				
Other Revenue	7,792	8,251	4,355	8,276
Insurance Proceeds	45,704		8,731	
Program Reserves				
Total Revenue	\$ 996,279	\$ 1,184,246	\$ 1,158,258	\$ 1,196,672
PROGRAM EXPENDITURES:				
Administration	\$ 197,770	\$ 253,845	\$ 205,042	\$ 260,524
Tenant Services	37,936	15,581	12,844	13,157
Utilities	193,728	217,325	179,430	219,500
Ordinary Maintenance Salaries	119,481	168,624	93,734	154,689
Ordinary Maintenance Materials	39,714	41,450	48,579	52,000
Ordinary Maintenance Contract	190,875	193,345	268,474	186,358
Protective Services	214,925	194,366	242,200	204,084
General Expenses	104,618	99,707	105,400	106,360
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,099,047	\$ 1,184,246	\$ 1,155,703	\$ 1,196,672
Surplus/Deficit from Operations	\$ (102,768)	\$ -	\$ 2,555	\$ -

Depreciation (Not Included in Totals)

EUCLID PLAZA ELDERLY

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 271,753	\$ 273,850	\$ 261,941	\$ 293,438
HUD PHA Grants (PH, CF Operations)	626,348	701,100	622,300	682,259
HUD PHA Grants (Soft Costs)	18,767		47,632	
Capital Fund (Hard Costs)	1,026,759			
Other Revenue	7,315	8,126	5,091	7,523
Program Reserves				47,555
Total Revenue	\$ 1,950,942	\$ 983,076	\$ 936,964	\$ 1,030,775
PROGRAM EXPENDITURES:				
Administration	\$ 224,194	\$ 231,818	\$ 218,051	\$ 256,851
Tenant Services	13,941	18,036	10,230	12,435
Utilities	213,437	213,500	244,409	256,850
Ordinary Maintenance Salaries	211,982	165,806	128,240	194,677
Ordinary Maintenance Materials	48,935	53,500	41,874	41,200
Ordinary Maintenance Contract	157,456	141,125	120,872	116,100
Protective Services	66,422	68,490	74,193	71,915
General Expenses	89,058	90,801	76,329	80,747
Capital Expenditures			47,632	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,025,425	\$ 983,076	\$ 961,829	\$ 1,030,775
Surplus/Deficit from Operations	\$ 925,517	\$ -	\$ (24,864)	\$ -

Depreciation (Not Included in Totals)

WEST PINE APARTMENTS

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 274,840	\$ 294,290	\$249,878	\$ 273,800
HUD PHA Grants (PH, CF Operations)	607,177	666,583	600,156	711,220
HUD PHA Grants (Soft Costs)	6,510			
Capital Fund (Hard Costs)	54,945	485,477	206,845	1,000,000
Other Revenue	6,719	6,736	8,820	8,836
Program Reserves				72,998
Total Revenue	\$ 950,191	\$ 1,453,090	\$ 1,065,699	\$ 2,066,854
PROGRAM EXPENDITURES:				
Administration	\$ 138,353	\$ 227,614	\$175,618	\$ 241,894
Tenant Services	6,158	9,661	9,572	9,642
Utilities	195,188	213,600	175,476	212,900
Ordinary Maintenance Salaries	154,347	163,785	122,564	188,836
Ordinary Maintenance Materials	25,779	31,199	58,290	42,500
Ordinary Maintenance Contract	217,055	138,020	243,638	177,260
Protective Services	103,073	99,066	109,407	104,019
General Expenses	66,954	84,668	21,219	89,803
Capital Expenditures		485,477	151,900	1,000,000
Operating Transfer Out				
Total Program /Operating Expenses	\$ 906,907	\$ 1,453,090	\$ 1,067,684	\$ 2,066,854
Surplus/Deficit from Operations	\$ 43,284	\$ -	\$ (1,985)	\$ -

Depreciation (Not Included in Totals)

PARKVIEW ELDERLY

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 673,552	\$ 705,695	\$624,252	\$ 705,695
HUD PHA Grants (PH, CF Operations)	1,417,625	1,774,578	1,405,149	1,774,578
HUD PHA Grants (Soft Costs)	132,707		375,459	
Capital Fund (Hard Costs)	985,227	531,000	647,861	531,000
Insurance Proceeds	307,202		0	
Other Revenue	31,454	31,806	25,602	31,806
Program Reserves		25,627		25,627
Total Revenue	\$ 3,547,768	\$ 3,068,706	\$ 3,078,323	\$ 3,068,706
PROGRAM EXPENDITURES:				
Administration	\$ 514,571	\$ 479,031	\$377,457	\$ 479,031
Tenant Services	10,920	14,001	11,598	14,001
Utilities	543,049	628,700	380,201	628,700
Ordinary Maintenance Salaries	372,613	381,041	256,696	381,041
Ordinary Maintenance Materials	78,864	67,600	82,422	67,600
Ordinary Maintenance Contract	405,943	312,083	683,275	312,083
Protective Services	411,108	425,626	460,045	425,626
General Expenses	208,903	229,624	84,339	229,624
Capital Expenditures	985,227	531,000	647,861	531,000
Operating Transfer Out				
Total Program /Operating Expenses	\$ 3,531,198	\$ 3,068,706	\$ 2,983,894	\$ 3,068,706
Surplus/Deficit from Operations	\$ 16,570	\$ -	\$ 94,429	\$ -

Depreciation (Not Included in Totals)

BADENHAUS/BADENFEST ELDERLY

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 268,398	\$ 269,950	\$ 234,441	\$ 263,304
HUD PHA Grants (PH, CF Operations)	636,421	673,289	488,319	688,494
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)		285,900	213,205	
Other Revenue	7,667	7,954	8,249	7,804
Program Reserves		23,586		20,804
Total Revenue	\$ 912,486	\$ 1,260,679	\$ 944,214	\$ 980,406
PROGRAM EXPENDITURES:				
Administration	\$ 180,062	\$ 252,706	\$205,304	\$ 251,204
Tenant Services	3,804	5,840	3,654	10,617
Utilities	204,523	219,800	205,121	216,960
Ordinary Maintenance Salaries	161,292	167,685	119,984	193,383
Ordinary Maintenance Materials	19,222	34,590	31,823	34,900
Ordinary Maintenance Contract	140,251	151,847	121,566	123,828
Protective Services	75,239	77,969	90,150	81,867
General Expenses	72,686	64,342	26,106	67,647
Capital Expenditures		285,900	213,205	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 857,079	\$ 1,260,679	\$ 1,016,913	\$ 980,406
Surplus/Deficit from Operations	\$ 55,407	\$ -	\$ (72,699)	\$ -

Depreciation (Not Included in Totals)

LASALLE PARK VILLAGE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 184,638	\$ 195,110	\$98,145	\$ 146,600
HUD PHA Grants (PH, CF Operations)	946,694	1,179,797	1,043,017	1,255,476
HUD PHA Grants (Soft Costs)	231,604		228,051	
Capital Fund (Hard Costs)	130,403	350,000	8,629	520,000
Insurance Proceeds	50,767		14,040	
Other Revenue	27,336	27,596	21,719	27,596
Program Reserves				
Total Revenue	\$ 1,571,442	\$ 1,752,503	\$ 1,413,601	\$ 1,949,672
PROGRAM EXPENDITURES:				
Administration	\$ 352,701	\$ 345,326	\$280,726	\$ 358,812
Tenant Services	13,898	14,705	13,348	21,642
Utilities	192,133	214,000	229,797	275,399
Ordinary Maintenance Salaries	196,996	240,031	153,218	222,581
Ordinary Maintenance Materials	96,609	85,540	96,217	82,000
Ordinary Maintenance Contract	254,130	229,740	248,871	183,200
Protective Services	170,118	143,712	95,515	143,706
General Expenses	117,137	129,449	126,701	142,332
Capital Expenditures		350,000	234,029	520,000
Operating Transfer Out			5,978	
Total Program /Operating Expenses	\$ 1,393,722	\$ 1,752,503	\$ 1,484,400	\$ 1,949,672
Surplus/Deficit from Operations	\$ 177,720	\$ -	\$ (70,799)	\$ -

Depreciation (Not Included in Totals)

COCHRAN PLAZA

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 102,541	\$ 98,500	\$ 69,301.00	\$ 69,055
HUD PHA Grants (PH, CF Operations)	867,653	872,215	823,149	906,756
HUD PHA Grants (Soft Costs)	228,368	637,684	637,684	
Capital Fund (Hard Costs)	508,213		533,213	640,024
Other Revenue	16,967	16,022	18,013	16,022
Program Reserves				
Total Revenue	\$ 1,723,742	\$ 1,624,421	\$ 2,081,360	\$ 1,631,857
PROGRAM EXPENDITURES:				
Administration	\$ 224,122	\$ 233,789	\$188,182	\$ 238,816
Tenant Services	8,069	8,538	7,749	8,489
Utilities	209,079	214,840	243,495	244,600
Ordinary Maintenance Salaries	83,144	124,079	100,938	197,457
Ordinary Maintenance Materials	49,535	68,835	10,807	22,800
Ordinary Maintenance Contract	197,581	180,170	184,588	139,130
Protective Services	90,757	75,739	50,834	75,739
General Expenses	54,188	60,974	116,362	64,802
Capital Expenditures	228,368	0	533,213	0
CFFP Debt Service	626,536	637,684	637,684	640,024
Operating Transfer Out		19,773		
Total Program /Operating Expenses	\$ 1,771,380	\$ 1,624,421	\$ 2,073,852	\$ 1,631,857
Surplus/Deficit from Operations	\$ (47,638)	\$ -	\$ 7,508	\$ -

Depreciation (Not Included in Totals)

SOUTHSIDE SCATTERED SITES

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 211,831	\$ 199,000	\$214,089	\$ 203,608
HUD PHA Grants (PH, CF Operations)	820,790	1,022,352	1,059,132	996,588
HUD PHA Grants (Soft Costs-SLHA Managed)	57,187			
Capital Fund (Hard Costs-SLHA Managed)	170,607	200,000	724,716	
Other Revenue	13,698	13,843	14,387	13,838
Program Reserves				
Total Revenue	\$ 1,274,113	\$ 1,435,195	\$ 2,012,324	\$ 1,214,034
PROGRAM EXPENDITURES:				
Administration	\$ 213,742	\$ 285,820	\$202,343	\$ 284,106
Tenant Services	6,964	7,369	11,364	7,327
Utilities	237,498	263,200	254,626	221,000
Ordinary Maintenance Salaries	223,153	295,578	187,039	314,265
Ordinary Maintenance Materials	61,881	70,090	74,663	70,500
Ordinary Maintenance Contract	254,104	212,113	289,816	207,260
Protective Services	2,323		2,299	
General Expenses	147,068	101,025	198,628	109,576
Capital Expenditures		200,000	724,716	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 1,146,733	\$ 1,435,195	\$ 1,945,494	\$ 1,214,034
Surplus/Deficit from Operations	\$ 127,380	\$ -	\$ 66,830	\$ -

Depreciation (Not Included in Totals)

NORTHSIDE SCATTERED SITES

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ 100,900	\$ 109,500	\$98,950	\$ 89,200
HUD PHA Grants (PH, CF Operations)	1,393,301	1,300,204	1,396,809	1,148,234
HUD PHA Grants (Soft Costs)	27,332			
Capital Fund (Hard Costs)	501,728		88,871	670,000
Insurance Proceeds	31,957		0	
Other Revenue	263,464	27,048	13,890	27,048
Program Reserves				
Total Revenue	\$ 2,318,682	\$ 1,436,752	\$ 1,598,520	\$ 1,934,482
PROGRAM EXPENDITURES:				
Administration	\$ 300,159	\$ 325,675	\$237,737	\$ 296,768
Tenant Services	25,543	18,414	15,198	14,332
Utilities	225,580	242,500	213,062	240,600
Ordinary Maintenance Salaries	127,852	197,809	70,728	189,759
Ordinary Maintenance Materials	56,710	79,850	76,405	86,740
Ordinary Maintenance Contract	334,734	428,520	637,119	388,229
Protective Services	2,299	2,500	1,335	2,500
General Expenses	130,606	111,106	121,251	45,554
Capital Expenditures			88,871	670,000
Operating Transfer Out		30,378		
Total Program /Operating Expenses	\$ 1,203,483	\$ 1,436,752	\$ 1,461,706	\$ 1,934,482
Surplus/Deficit from Operations	\$ 1,115,199	\$ -	\$ 136,814	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE I

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 491,246	\$ 503,297	517,633	\$ 504,553
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue	2,217		394	
Program Reserves		88,615		87,327
Total Revenue	\$ 493,463	\$ 591,912	\$ 591,912	\$ 591,880
PROGRAM EXPENDITURES:				
Administration	\$ 58,439	\$ 75,175	\$57,144	\$ 76,017
Tenant Services				
Utilities	139,608	146,863	145,887	161,470
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	295,416	369,874	351,287	354,393
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 493,463	\$ 591,912	\$ 591,912	\$ 591,880
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE II

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 286,567	\$ 288,450	\$ 319,966	\$ 353,304
HUD PHA Grants (Soft Costs)	0			
Capital Fund (Hard Costs)	0			
Other Revenue	10,428		17,381	
Program Reserves		66,386	61,167	51,308
Total Revenue	\$ 296,995	\$ 354,836	\$ 398,514	\$ 404,612
PROGRAM EXPENDITURES:				
Administration	\$ 37,882	\$ 50,484	\$36,939	\$ 51,047
Tenant Services				
Utilities	78,278	100,127	96,469	117,296
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	180,835	204,225	257,541	236,269
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 296,995	\$ 354,836	\$ 390,949	\$ 404,612
Surplus/Deficit from Operations	\$ -	\$ -	\$ 7,565	\$ -

Depreciation (Not Included in Totals)

MURPHY PARK PHASE III

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 327,030	\$ 349,187	\$ 368,980	\$ 312,387
HUD PHA Grants (Soft Costs)				
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		49,042		41,901
Total Revenue	\$ 327,030	\$ 398,229	\$ 368,980	\$ 354,288
PROGRAM EXPENDITURES:				
Administration	\$ 40,961	\$ 54,551	\$40,409	\$ 55,160
Tenant Services				
Utilities	83,691	103,678	100,094	122,700
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	211,868	240,000	227,651	176,428
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 336,520	\$ 398,229	\$ 368,154	\$ 354,288
Surplus/Deficit from Operations	\$ (9,490)	\$ -	\$ 826	\$ -

Depreciation (Not Included in Totals)

KING LOUIS SQUARE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 147,744	\$ 168,496	\$ 138,766	\$ 182,295
HUD PHA Grants (Soft Costs)			10,049	
Capital Fund (Hard Costs)	40,560			
Other Revenue	31		29	
Program Reserves				
Total Revenue	\$ 188,335	\$ 168,496	\$ 148,844	\$ 182,295
PROGRAM EXPENDITURES:				
Administration	\$ 16,767	\$ 22,539	\$16,453	\$ 22,775
Tenant Services				
Utilities	10,400	13,600	13,717	14,850
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	40,508	34,956	22,665	34,956
General Expenses	167,119	65,239	66,541	109,714
Capital Expenditures				
Operating Transfer Out		32,162	53,481	32,162
Total Program /Operating Expenses	\$ 234,794	\$ 168,496	\$ 172,857	\$ 214,457
Surplus/Deficit from Operations	\$ (46,459)	\$ -	\$ (24,013)	\$ (32,162)

Depreciation (Not Included in Totals)

LES CHATEAUX

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 156,450	\$ 184,550	\$ 148,593	\$ 193,795
HUD PHA Grants (Soft Costs)			11,162	
Capital Fund (Hard Costs)	44,984			
Other Revenue				
Program Reserves				
Total Revenue	\$ 201,434	\$ 184,550	\$ 159,755	\$ 193,795
PROGRAM EXPENDITURES:				
Administration	\$ 13,220	\$ 15,897	\$12,947	\$ 16,060
Tenant Services		600	600	600
Utilities	48,252	55,854	55,854	57,530
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	45,005	38,840	25,175	38,840
General Expenses	114,447	62,926	59,384	80,765
Capital Expenditures				
Operating Transfer Out		10,433		0
Total Program /Operating Expenses	\$ 220,924	\$ 184,550	\$ 153,960	\$ 193,795
Surplus/Deficit from Operations	\$ (19,490)	\$ -	\$ 5,795	\$ -

Depreciation (Not Included in Totals)

KING LOUIS II

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 191,571	\$ 210,375	\$ 175,533	\$ 227,006
HUD PHA Grants (Soft Costs)			12,307	
Capital Fund (Hard Costs)	49,482			
Other Revenue	19		18	
Program Reserves				
Total Revenue	\$ 241,072	\$ 210,375	\$ 187,858	\$ 227,006
PROGRAM EXPENDITURES:				
Administration	\$ 21,098	\$ 28,213	\$20,566	\$ 28,511
Tenant Services				
Utilities	21,250	25,500	25,604	21,076
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
<i>Protective Services</i>	49,541	42,724	27,757	42,724
General Expenses	170,624	93,555	91,110	134,695
Capital Expenditures				
Operating Transfer Out		20,383	50,086	0
Total Program /Operating Expenses	\$ 262,513	\$ 210,375	\$ 215,123	\$ 227,006
Surplus/Deficit from Operations	\$ (21,441)	\$ -	\$ (27,265)	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 250,977	\$ 310,876	\$ 267,461	\$ 354,364
HUD PHA Grants (Soft Costs)	0			
Capital Fund (Hard Costs)	70,688			
Other Revenue	1,120		5,243	
Program Reserves		11,897		
Total Revenue	\$ 322,785	\$ 322,773	\$ 272,704	\$ 354,364
PROGRAM EXPENDITURES:				
Administration	\$ 36,860	\$ 47,748	\$35,422	\$ 48,278
Tenant Services	0	930	50	2,220
Utilities	73,837	74,917	74,373	73,889
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	69,795	60,203	39,090	60,203
General Expenses	164,918	138,975	122,918	169,774
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 345,410	\$ 322,773	\$ 271,853	\$ 354,364
Surplus/Deficit from Operations	\$ (22,625)	\$ -	\$ 851	\$ -

Depreciation (Not Included in Totals)

SENIOR LIVING AT RENAISSANCE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 288,058	\$ 362,351	\$ 306,953	\$ 384,378
HUD PHA Grants (Soft Costs)	486		20,957	
Capital Fund (Hard Costs)				
Other Revenue			30,478	
Program Reserves				31,324
Total Revenue	\$ 288,544	\$ 362,351	\$ 358,388	\$ 415,702
PROGRAM EXPENDITURES:				
Administration	\$ 20,454	\$ 23,161	\$18,681	\$ 25,220
Tenant Services	1,125	1,125	1,225	1,140
Utilities	111,807	111,083	104,983	136,476
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services		72,825	47,266	72,825
General Expenses	109,385	113,866	191,447	180,041
Capital Expenditures				
Operating Transfer Out		40,291		
Total Program /Operating Expenses	\$ 242,771	\$ 362,351	\$ 363,602	\$ 415,702
Surplus/Deficit from Operations	\$ 45,773	\$ -	\$ (5,214)	\$ -

Depreciation (Not Included in Totals)

GARDENS AT RENAISSANCE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 114,680	\$ 139,084	\$ 118,037	\$ 145,438
HUD PHA Grants (Soft Costs)	344		6,138	
Capital Fund (Hard Costs)				
Other Revenue			4,616	
Program Reserves				
Total Revenue	\$ 115,024	\$ 139,084	\$ 128,791	\$ 145,438
PROGRAM EXPENDITURES:				
Administration	\$ 6,264	\$ 6,981	\$5,539	\$ 7,571
Tenant Services	330	330		330
Utilities	43,739	44,935	38,638	41,898
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
<i>Protective Services</i>		21,363	13,843	21,363
General Expenses	52,037	54,888	78,526	74,276
Capital Expenditures				
Operating Transfer Out		10,587		
Total Program /Operating Expenses	\$ 102,370	\$ 139,084	\$ 136,546	\$ 145,438
Surplus/Deficit from Operations	\$ 12,654	\$ -	\$ (7,755)	\$ -

Depreciation (Not Included in Totals)

VAUGHN ELDERLY - CAHILL HOUSE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 294,110	\$ 301,119	\$ 314,306	\$ 301,732
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue			30,802	
Program Reserves				
Total Revenue	\$ 294,596	\$ 301,119	\$ 345,108	\$ 301,732
PROGRAM EXPENDITURES:				
Administration	\$ 21,082	\$ 23,492	\$19,270	\$ 25,837
Tenant Services	0		125	1,200
Utilities	120,679	117,321	131,866	141,245
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	128,121	125,555	137,653	133,450
Capital Expenditures				
Operating Transfer Out		34,751		
Total Program /Operating Expenses	\$ 269,882	\$ 301,119	\$ 288,914	\$ 301,732
Surplus/Deficit from Operations	\$ 24,714	\$ -	\$ 56,194	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE II

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 203,324	\$ 279,636	\$ 274,930	\$ 282,561
HUD PHA Grants (Soft Costs)	426		10,049	
Capital Fund (Hard Costs)				
Other Revenue			6,085	
Program Reserves				11,516
Total Revenue	\$ 203,750	\$ 279,636	\$ 291,064	\$ 294,077
PROGRAM EXPENDITURES:				
Administration	\$ 19,809	\$ 22,624	\$18,141	\$ 24,989
Tenant Services	540	540		540
Utilities	50,662	49,773	56,786	72,448
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
<i>Protective Services</i>		34,956	22,665	34,956
General Expenses	93,953	107,353	167,102	161,144
Capital Expenditures				
Operating Transfer Out		64,390		
Total Program /Operating Expenses	\$ 164,964	\$ 279,636	\$ 264,694	\$ 294,077
Surplus/Deficit from Operations	\$ 38,786	\$ -	\$ 26,370	\$ -

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 236,687	\$ 265,234	\$ 247,275	\$ 268,532
HUD PHA Grants (Soft Costs)	3,405		12,848	
Capital Fund (Hard Costs)				
Other Revenue			12,649	
Program Reserves		30,423		31,692
Total Revenue	\$ 240,092	\$ 295,657	\$ 272,772	\$ 300,224
PROGRAM EXPENDITURES:				
Administration	\$ 30,984	\$ 29,474	\$23,872	\$ 32,551
Tenant Services				1,410
Utilities	66,859	75,359	88,409	77,609
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
<i>Protective Services</i>		44,667	28,977	44,667
General Expenses	141,656	146,157	138,819	143,987
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 239,499	\$ 295,657	\$ 280,077	\$ 300,224
Surplus/Deficit from Operations	\$ 593	\$ -	\$ (7,305)	\$ -

Depreciation (Not Included in Totals)

RENAISSANCE PLACE AT GRAND PHASE III

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 301,170	\$ 329,844	\$ 300,703	\$ 362,650
HUD PHA Grants (Soft Costs)	486		13,961	
Capital Fund (Hard Costs)				
Other Revenue			11,105	
Program Reserves		41,948		17,125
Total Revenue	\$ 301,656	\$ 371,792	\$ 325,769	\$ 379,775
PROGRAM EXPENDITURES:				
Administration	\$ 33,435	\$ 38,071	\$30,836	\$ 42,088
Tenant Services	750	750		750
Utilities	76,961	75,547	79,073	84,069
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services		48,551	31,487	48,551
General Expenses	180,343	208,873	177,235	204,317
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 291,489	\$ 371,792	\$ 318,631	\$ 379,775
Surplus/Deficit from Operations	\$ 10,167	\$ -	\$ 7,138	\$ -

Depreciation (Not Included in Totals)

CAMBRIDGE HEIGHTS II

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 282,399	\$ 298,499	\$ 246,770	\$ 241,669
HUD PHA Grants (Soft Costs)	3,405		12,308	
Capital Fund (Hard Costs)				
Other Revenue			4,725	
Program Reserves		8,152		38,597
Total Revenue	\$ 285,804	\$ 306,651	\$ 263,803	\$ 280,266
PROGRAM EXPENDITURES:				
Administration	\$ 33,559	\$ 34,836	\$28,285	\$ 38,483
Tenant Services				
Utilities	67,590	72,084	79,183	73,581
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services		42,724	27,759	42,724
General Expenses	156,206	157,007	120,772	125,478
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 257,355	\$ 306,651	\$ 255,999	\$ 280,266
Surplus/Deficit from Operations	\$ 28,449	\$ -	\$ 7,804	\$ -

Depreciation (Not Included in Totals)

KINGSBURY TERRACE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue	\$ -	\$ -	\$ -	265,500
HUD PHA Grants (PH, CF Operations)	686,748	682,372	640,212	701,083
HUD PHA Grants (Soft Costs)	405,642	409,588	409,588	411,091
Capital Fund (Hard Costs)				
Other Revenue				1,500
Program Reserves				
Total Revenue	\$ 1,092,390	\$ 1,091,960	\$ 1,049,800	\$ 1,379,174
PROGRAM EXPENDITURES:				
Administration	\$ 23,594	\$ 37,536	\$ 29,080	\$ 279,815
Tenant Services				12,000
Utilities	219,000	232,500	229,875	226,000
Ordinary Maintenance Salaries				157,295
Ordinary Maintenance Materials				42,500
Ordinary Maintenance Contract				143,500
Protective Services				41,000
General Expenses	421,633	395,431	329,986	65,973
Extraordinary Expenses (SLHA Managed)				
Capital Expenditures				
CFFP Debt Service	405,642	409,588	409,588	411,091
Operating Transfer Out		16,905		
Total Program /Operating Expenses	\$ 1,069,869	\$ 1,091,960	\$ 998,529	\$ 1,379,174
Surplus/Deficit from Operations	\$ 22,521	\$ -	\$ 51,271	\$ -

Depreciation (Not Included in Totals)

SENIOR LIVING AT CAMBRIDGE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 193,115	\$ 269,324	\$ 220,473	\$ 278,830
HUD PHA Grants (Soft Costs)	486		20,957	
Capital Fund (Hard Costs)				
Other Revenue			297	
Program Reserves				
Total Revenue	\$ 193,601	\$ 269,324	\$ 241,727	\$ 278,830
PROGRAM EXPENDITURES:				
Administration	\$ 20,334	\$ 22,554	\$18,595	\$ 24,777
Tenant Services				
Utilities	105,421	105,574	121,354	113,958
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services		72,825	47,266	72,825
General Expenses	33,718	38,736	44,856	67,270
Capital Expenditures				
Operating Transfer Out		29,635		
Total Program /Operating Expenses	\$ 159,473	\$ 269,324	\$ 232,071	\$ 278,830
Surplus/Deficit from Operations	\$ 34,128	\$ -	\$ 9,656	\$ -

Depreciation (Not Included in Totals)

ARLINGTON GROVE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 379,687	\$ 370,859	\$ 431,216	\$ 439,121
Capital Funds (Soft Costs-SLHA Mngd)	486			
Capital Funds (Hard Costs-SLHA Mngd)				
Other Revenue			273	
Program Reserves		17,261		16,651
Total Revenue	\$ 380,173	\$ 388,120	\$ 431,489	\$ 455,772
PROGRAM EXPENDITURES:				
Administration	\$ 39,454	\$ 44,953	\$36,466	\$ 49,597
Tenant Services				
Utilities	134,935	135,093	146,646	155,151
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	211,335	208,074	233,500	251,024
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 385,724	\$ 388,120	\$ 416,612	\$ 455,772
Surplus/Deficit from Operations	\$ (5,551)	\$ -	\$ 14,877	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH I

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 243,738	\$ 263,864	\$ 300,794	\$ 302,751
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue			726	
Program Reserves				17,295
Total Revenue	\$ 244,224	\$ 263,864	\$ 301,520	\$ 320,046
PROGRAM EXPENDITURES:				
Administration	\$ 34,023	\$ 39,093	\$31,788	\$ 43,167
Tenant Services		885	0	2,100
Utilities	63,295	63,085	66,069	92,633
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	133,154	152,925	196,432	182,146
Capital Expenditures				
Operating Transfer Out		7,876		
Total Program /Operating Expenses	\$ 230,472	\$ 263,864	\$ 294,289	\$ 320,046
Surplus/Deficit from Operations	\$ 13,752	\$ -	\$ 7,231	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH II

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 234,355	\$ 229,688	\$ 218,647	\$ 229,439
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue			10,998	
Program Reserves		11,924		22,023
Total Revenue	\$ 234,841	\$ 241,612	\$ 229,645	\$ 251,462
PROGRAM EXPENDITURES:				
Administration	\$ 23,400	\$ 26,546	\$ 21,471	\$ 29,282
Tenant Services		690	0	
Utilities	49,787	50,505	44,157	42,645
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	169,806	163,871	182,972	179,535
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 242,993	\$ 241,612	\$ 248,600	\$ 251,462
Surplus/Deficit from Operations	\$ (8,152)	\$ -	\$ (18,955)	\$ -

Depreciation (Not Included in Totals)

NORTH SARAH III

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ 141,278	\$ 130,106	\$ 134,376	\$ 154,640
HUD PHA Grants (Soft Costs)	486			
Capital Fund (Hard Costs)				
Other Revenue			15,909	
Program Reserves		17,050		20,195
Total Revenue	\$ 141,764	\$ 147,156	\$ 150,285	\$ 174,835
PROGRAM EXPENDITURES:				
Administration	\$ 18,710	\$ 23,179	\$17,081	\$ 23,374
Tenant Services		525		
Utilities	33,671	35,172	32,439	32,551
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	77,065	88,280	91,020	118,910
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 129,446	\$ 147,156	\$ 140,540	\$ 174,835
Surplus/Deficit from Operations	\$ 12,318	\$ -	\$ 9,745	\$ -

Depreciation (Not Included in Totals)

PRESERVATION SQUARE

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	\$ -	\$ -	\$ 101,085	\$ 119,670
HUD PHA Grants (Soft Costs)	180,339			
Capital Fund (Hard Costs)	759,811	940,150		
Other Revenue			16	
Program Reserves				
Total Revenue	\$ 940,150	\$ 940,150	\$ 101,101	\$ 119,670
PROGRAM EXPENDITURES:				
Administration	\$ -	\$ -	\$ 400	\$ 16,168
Tenant Services				
Utilities			16,275	17,475
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract	180,339			
Protective Services				
General Expenses			83,355	86,027
Capital Expenditures	759,811	940,150	0	
Operating Transfer Out				
Total Program /Operating Expenses	\$ 940,150	\$ 940,150	\$ 100,030	\$ 119,670
Surplus/Deficit from Operations	\$ -	\$ -	\$ 1,071	\$ -

Depreciation (Not Included in Totals)

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program (HCV and formerly referred to as Section 8) is also comprised of Mainstream, Emergency Housing and other housing assistance voucher programs totaling \$61.9 million projected for FY 2025. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs.

Administrative fees are estimated to have a 2.5% inflation over FY 2024 Column A rates of \$79.18 and a Column B rate at \$73.89. In addition, administrative fee income is estimated with a Congressional proration rate of 91% for 2024 and 90% for 2025.

HOUSING CHOICE VOUCHER PROGRAM

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
HUD PHA Grants (HAP)	45,132,782	46,186,776	51,000,059	\$ 54,277,272
HUD PHA Grants (Admin Fee)	4,879,935	4,896,143	4,877,957	4,809,522
CARES Act Admin				
5-Year Mainstream (HAP)	287,699	244,825	199,746	314,348
5-Year Mainstream (Admin Fee)	71,659	41,643	29,291	33,648
Emergency Hsg Vouchers (HAP)	645,002	1,200,000	1,257,560	1,337,376
Emergency Hsg Vouchers (Service Fee)	102,452	541,530		541,530
Emergency Hsg Vouchers (Admin Fee)	22,433	41,416	139,227	136,032
Emergency Hsg Vouchers (Prelim Fee)	5,000			
Emergency Hsg Vouchers (Placmt/Iss Fee)		3,400	2,900	
Other Revenue	13,380			
Program Reserves Held at HUD	1,187,492	407,119	407,119	502,292
Total Revenue	\$ 52,347,834	\$ 57,813,604	\$ 57,913,859	\$ 61,952,020
PROGRAM EXPENDITURES:				
Administration*	\$ 4,430,151	\$ 4,874,358	\$ 4,546,251	\$ 5,143,549
Tenant Services	14,164	5,000	5,559	5,000
Utilities	44,182	47,040	45,652	41,856
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	2,065	2,400	3,847	2,700
Ordinary Maintenance Contract*	231,760	88,892	84,032	81,964
Housing Assistance Payments	47,054,098	52,632,246	52,607,344	56,470,526
Protective Services*	31,373	33,494	36,881	38,640
General Expenses	109,115	130,174	147,746	167,786
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 51,916,908	\$ 57,813,604	\$ 57,477,311	\$ 61,952,020
Surplus/Deficit from Operations	\$ 430,926	\$ -	\$ 436,548	\$ -

Depreciation (Not Included in Totals)

FY 2025 **CENTRAL OFFICE BUDGETS**

The Central Office (COCC) budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source.

TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

REVENUE

Allocated Overhead from AMPS	\$ 1,398,062.00	\$ -	\$ 1,398,062.00	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -
HCV/Mainstream/EHV Administrative Fees	\$ 4,979,202.00	\$ -	\$ -	\$ -	\$ 4,979,202.00	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ 502,292.00	\$ -	\$ -	\$ -	\$ 502,292.00	\$ -	\$ -	\$ -
Capital Funds Operations/Admin.	\$ 1,064,269.00	\$ -	\$ -	\$ 1,064,269.00	\$ -	\$ -	\$ -	\$ -
Capital Fund Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROSS - FSS Coordinator	\$ 157,378.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,378.00	\$ -
ROSS - Service Coordinator	\$ 159,003.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,003.00	\$ -
CDA Grant Admin	\$ 238,690.00	\$ -	\$ -	\$ -	\$ -	\$ 238,690.00	\$ -	\$ -
Non-Federal Funds	\$ 35,940.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,940.00
Direct Project Charges to AMP	\$ 2,693,948.00	\$ 2,693,948.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Federal Reserves (Lawsuit Proceeds)	\$ 347,068.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347,068.00
Bank/Link Mkt Rent Income	\$ 41,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,620.00
Miscellaneous Income/Fraud Rec.	\$ 192,000.00	\$ -	\$ 185,000.00	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00
Total Receipts	\$ 11,809,972.00	\$ 2,693,948.00	\$ 1,583,562.00	\$ 1,064,269.00	\$ 5,481,494.00	\$ 238,690.00	\$ 316,381.00	\$ 431,628.00

EXPENSES

			15%	15%	70%			
Administrative Salaries	\$ 6,363,912.00	\$ 1,695,162.00	\$ 840,113.00	\$ 547,227.00	\$ 2,764,395.00	\$ 73,735.00	\$ 200,200.00	\$ 243,080.00
MO Workmen's Comp-Second Inj	\$ 22,196.00	\$ -	\$ 360.00	\$ 360.00	\$ 2,880.00	\$ -	\$ -	\$ 18,596.00
FICA-ER/Medicare	\$ 496,878.00	\$ 129,680.00	\$ 64,269.00	\$ 36,508.00	\$ 211,476.00	\$ 5,211.00	\$ 15,315.00	\$ 34,419.00
Medical Benefits	\$ 1,142,900.00	\$ 293,023.00	\$ 128,385.00	\$ 98,998.00	\$ 527,331.00	\$ 11,042.00	\$ 56,207.00	\$ 27,914.00
Retirement Benefit	\$ 912,088.00	\$ 353,336.00	\$ 110,824.00	\$ 62,860.00	\$ 349,080.00	\$ 6,988.00	\$ 26,636.00	\$ 2,364.00
Unemployment Insurance	\$ 56,365.00	\$ 12,942.00	\$ 9,039.00	\$ 5,070.00	\$ 26,774.00	\$ 522.00	\$ 2,018.00	\$ -
LTD Benefit	\$ 9,553.00	\$ 4,731.00	\$ 790.00	\$ 573.00	\$ 2,854.00	\$ 92.00	\$ 264.00	\$ 249.00
Bonuses	\$ 112,862.00	\$ -	\$ 24,696.00	\$ 10,979.00	\$ 66,311.00	\$ 1,576.00	\$ 6,006.00	\$ 3,294.00
Dental Insurance	\$ 48,114.00	\$ 15,244.00	\$ 5,193.00	\$ 3,001.00	\$ 21,342.00	\$ 476.00	\$ 1,734.00	\$ 1,124.00
Cell Phone Allowance	\$ 18,885.00	\$ 4,308.00	\$ 3,582.00	\$ 722.00	\$ 6,494.00	\$ -	\$ 2,751.00	\$ 1,028.00
H.S.A Contribution	\$ 89,736.00	\$ 82,236.00	\$ 1,050.00	\$ 1,050.00	\$ 4,900.00	\$ -	\$ 500.00	\$ -
Beneflex	\$ 40,500.00	\$ 5,000.00	\$ 5,250.00	\$ 5,250.00	\$ 24,500.00	\$ -	\$ 500.00	\$ -

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Travel/Meetings	\$ 19,548.00	\$ -	\$ 2,475.00	\$ 1,150.00	\$ 4,875.00	\$ 1,048.00	\$ -	\$ 10,000.00
Accounting and Auditing Fees	\$ 130,000.00	\$ -	\$ 19,500.00	\$ 13,000.00	\$ 97,500.00	\$ -	\$ -	\$ -
Office Rent/Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 55,900.00	\$ -	\$ 4,700.00	\$ 3,200.00	\$ 32,500.00	\$ 10,000.00	\$ 500.00	\$ 5,000.00
Temporary Help	\$ 51,000.00	\$ -	\$ 5,000.00	\$ -	\$ 46,000.00	\$ -	\$ -	\$ -
Postage	\$ 90,300.00	\$ -	\$ 13,545.00	\$ 9,030.00	\$ 67,725.00	\$ -	\$ -	\$ -
Advertising	\$ 27,000.00	\$ -	\$ 4,500.00	\$ 7,500.00	\$ 15,000.00	\$ -	\$ -	\$ -
Fiscal Agent Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Publications	\$ 3,750.00	\$ -	\$ 550.00	\$ 700.00	\$ 2,500.00	\$ -	\$ -	\$ -
Membership Dues	\$ 30,040.00	\$ -	\$ 4,347.00	\$ 2,898.00	\$ 21,735.00	\$ -	\$ 750.00	\$ 310.00
Telephone Expense	\$ 9,840.00	\$ -	\$ 1,476.00	\$ 984.00	\$ 7,380.00	\$ -	\$ -	\$ -
Maint Agreement-Office Equip	\$ 12,100.00	\$ -	\$ 1,815.00	\$ 1,210.00	\$ 9,075.00	\$ -	\$ -	\$ -
Maint Agreement-Computer Equip	\$ 5,513.00	\$ -	\$ 826.95	\$ 551.30	\$ 4,134.75	\$ -	\$ -	\$ -
Professional/Technical Consultant	\$ 399,601.00	\$ -	\$ 38,504.10	\$ 128,376.40	\$ 112,720.50	\$120,000.00	\$ -	\$ -
Software	\$ 639,198.10	\$ -	\$ 143,415.00	\$ 35,340.90	\$ 460,442.20	\$ -	\$ -	\$ -
Internet/Data Lines	\$ 15,240.00	\$ -	\$ 3,240.00	\$ 1,200.00	\$ 10,800.00	\$ -	\$ -	\$ -
Computer Supplies	\$ 131,733.00	\$ -	\$ 16,759.95	\$ 16,173.30	\$ 98,799.75	\$ -	\$ -	\$ -
Bank Service Charges	\$ 2,700.00	\$ -	\$ 300.00	\$ -	\$ 2,400.00	\$ -	\$ -	\$ -
Office Equipment Repair	\$ 500.00	\$ -	\$ 75.00	\$ 50.00	\$ 375.00	\$ -	\$ -	\$ -
Subscriptions	\$ 1,500.00	\$ -	\$ 575.00	\$ 50.00	\$ 875.00	\$ -	\$ -	\$ -
Drug Testing Results	\$ 3,100.00	\$ -	\$ 2,000.00	\$ 100.00	\$ 1,000.00	\$ -	\$ -	\$ -
Copy Center Expense	\$ 32,600.00	\$ -	\$ 4,590.00	\$ 3,060.00	\$ 22,950.00	\$ 2,000.00	\$ -	\$ -
Other Administrative Expenses	\$ 69,800.00	\$ -	\$ 9,190.00	\$ 5,910.00	\$ 48,700.00	\$ 6,000.00	\$ -	\$ -
Landlord's Late Fees	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -
Total Administration	\$ 11,137,752.10	\$ 2,595,662.00	\$ 1,481,380.00	\$ 1,014,711.90	\$ 5,143,549.20	\$238,690.00	\$316,381.00	\$ 347,378.00
Salaries (Resident Initiatives)	\$ 68,840.00	\$ 68,840.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ten Sal Employee Benefits	\$ 29,446.00	\$ 29,446.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation / Publications Other	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
Tenant Screenings	\$ 10,000.00	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -
Total Tenant Services	\$ 110,786.00	\$ 98,286.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 2,500.00
Water	\$ 2,150.00	\$ -	\$ 450.00	\$ 270.00	\$ 1,080.00	\$ -	\$ -	\$ 350.00
Electric	\$ 60,000.00	\$ -	\$ 15,000.00	\$ 9,000.00	\$ 36,000.00	\$ -	\$ -	\$ -

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Gas	\$ 960.00	\$ -	\$ 240.00	\$ 144.00	\$ 576.00	\$ -	\$ -	\$ -
Sewer	\$ 7,000.00	\$ -	\$ 1,750.00	\$ 1,050.00	\$ 4,200.00	\$ -	\$ -	\$ -
Total Utilities	\$ 70,110.00	\$ -	\$ 17,440.00	\$ 10,464.00	\$ 41,856.00	\$ -	\$ -	\$ 350.00
Ordinary Maintenance Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Comp Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Custodial Materials	\$ 4,600.00		\$ 1,125.00	\$ 675.00	\$ 2,700.00	\$ -	\$ -	\$ 100.00
Electrical Materials	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Plumbing Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Lawn Care Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Tools	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Other / Painting / Building	\$ 1,100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
HVAC Materials	\$ 300.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Hardware	\$ 800.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800.00
Paint & Decorating Supplies	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Cabinets/Doors/Windows	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Sub-total Ordinary Maint Materials	\$ 8,600.00	\$ -	\$ 1,125.00	\$ 675.00	\$ 2,700.00	\$ -	\$ -	\$ 4,100.00
Elevator	\$ 9,800.00		\$ 1,200.00	\$ 720.00	\$ 2,880.00	\$ -	\$ -	\$ 5,000.00
Trash Removal	\$ 4,700.00		\$ 1,050.00	\$ 630.00	\$ 3,020.00	\$ -	\$ -	\$ -
Custodial Contract	\$ 48,500.00		\$ 12,125.00	\$ 7,275.00	\$ 29,100.00	\$ -	\$ -	\$ -
Plumbing (Plumbing / Electrical)	\$ 3,400.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400.00
Snow Removal	\$ 10,000.00		\$ 2,500.00	\$ 1,500.00	\$ 6,000.00	\$ -	\$ -	\$ -
Ground Maint (Lawn / Snow) (Landscaping)	\$ 9,168.50		\$ 1,592.00	\$ 955.00	\$ 3,821.50	\$ -	\$ -	\$ 2,800.00
Vehicle Gas/Oil	\$ 14,700.00		\$ 440.00	\$ 440.00	\$ 13,820.00	\$ -	\$ -	\$ -
Maintenance Contract (HVAC)	\$ 15,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00
Fire Protection	\$ 3,810.00		\$ 180.00	\$ 108.00	\$ 422.00	\$ -	\$ -	\$ 3,100.00
Vehicle Repairs	\$ 26,500.00		\$ 2,500.00	\$ 2,000.00	\$ 22,000.00	\$ -	\$ -	\$ -
Other (Maintenance Other)	\$ 6,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00
Building Repairs	\$ 20,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
Parking Lot Repair	\$ 10,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00

	TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Contract - Electrical	\$ 2,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
Exterminating Contract	\$ 1,500.00		\$ 375.00	\$ 225.00	\$ 900.00	\$ -	\$ -	\$ -
Contract-Painting and Wall Repair	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Contract-Cabinets/Countertops/Windows/Doors	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Sub-total Ord Maint Contracts	\$ 188,078.50	\$ -	\$ 21,962.00	\$ 13,853.00	\$ 81,963.50	\$ -	\$ -	\$ 70,300.00
Contract Security	\$ 50,639.70		\$ 7,595.90	\$ 5,063.90	\$ 37,979.90	\$ -	\$ -	\$ -
Alarm (SLHA/Warehouse/4108)	\$ 1,100.00		\$ 275.00	\$ 165.00	\$ 660.00	\$ -	\$ -	\$ -
Total Protective Services	\$ 51,739.70	\$ -	\$ 7,870.90	\$ 5,228.90	\$ 38,639.90	\$ -	\$ -	\$ -

TOTAL	AMPS	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	CDA	ROSS GRANTS	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

Workmen's Comp Claims	\$ 32,000.00		\$ 10,000.00	\$ -	\$ 22,000.00	\$ -	\$ -	\$ -
Auto Insurance	\$ 47,151.50		\$ 10,025.42	\$ 5,853.08	\$ 31,273.00	\$ -	\$ -	\$ -
Property Insurance	\$ 46,143.14		\$ 19,036.01	\$ 5,421.37	\$ 21,685.76	\$ -	\$ -	\$ -
Honesty Bonding/Fidelity Ins.	\$ 4,350.00		\$ 435.00	\$ 435.00	\$ 3,480.00	\$ -	\$ -	\$ -
Liability Insurance	\$ 2,611.68		\$ 652.92	\$ 391.75	\$ 1,567.01	\$ -	\$ -	\$ -
Excess Workmen's Comp Ins.	\$ 70,350.00		\$ 7,035.00	\$ 7,035.00	\$ 56,280.00	\$ -	\$ -	\$ -
Other Admin/General Expenses	\$ 40,300.00		\$ 1,600.00	\$ 200.00	\$ 31,500.00	\$ -	\$ -	\$ 7,000.00
Total General	\$ 242,906.32	\$ -	\$ 48,784.35	\$ 19,336.20	\$ 167,785.77	\$ -	\$ -	\$ 7,000.00

Total Revenues	\$ 11,809,972.00	\$ 2,693,948.00	\$ 1,583,562.00	\$ 1,064,269.00	\$ 5,481,494.00	\$ 238,690.00	\$ 316,381.00	\$ 431,628.00
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Total Expenses	\$ 11,809,972.00	\$ 2,693,948.00	\$ 1,583,562.00	\$ 1,064,269.00	\$ 5,481,494.00	\$ 238,690.00	\$ 316,381.00	\$ 431,628.00
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Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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FY 2025 PERSONNEL SUMMARY

The FY 2025 proposed staffing level for the St. Louis Housing Authority is set at 135 FTE staff. The personnel costs are estimated at \$11.0 million, which includes the site staff as mentioned above. The increase also includes a 3% Bonus for all staff employed with SLHA on October 1, 2024 and all new hires pro-rated based upon the percentage of the eligibility year that they are employed.

DEPARTMENT	FY 2025 Budgeted FTE	Percentage of Total
Executive	4.0	3%
Legal	4.0	3%
Finance	6.0	4%
Information Technology	4.0	3%
Human Resources	5.0	4%
Resident Initiatives	7.0	5%
Development	5.0	4%
Operations	2.0	1%
Property Management	63.0	47%
Asset Management	4.0	3%
Housing Choice Voucher	31.0	23%
TOTAL	135.0	

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) SUMMARY

FSS Coordinators: Service Coordinators

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 191,422	\$ 462,511	\$ 268,405	\$ 316,381
Other Revenue				
Program Reserves				
Total Revenue	\$ 191,422	\$ 462,511	\$ 268,405	\$ 316,381
PROGRAM EXPENDITURES:				
Administration and Program Delivery*	\$ 190,372	\$ 146,198	\$ 122,521	\$ 159,003
Tenant Services#	1,050	141,449	145,884	157,378
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	-	174,864	-	-
Operating Transfer Out			-	-
Total Program /Operating Expenses	\$ 191,422	\$ 462,511	\$ 268,405	\$ 316,381
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

*The Service Coordinator ROSS Grant allows for the cost of 2 Service Coordinators positions, however all of their time is used to support tenant activities through SLHA or in-kind partners.

#The ROSS Family Self Sufficiency Coordinator Grant, allows for the payment of 2 FSS Coordinators in both Public Housing and Housing Choice Voucher Program to assist families to achieve goals toward self-sufficiency by providing monthly escrow deposits based on the difference between their pre-FSS enrollment income based rent and their present income based rent.

PUBLIC HOUSING/HCV FAMILY SELF SUFFICIENCY ROSS GRANT (FSS)

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 82,953	145,884	\$ 145,884	157,378
Other Revenue				
Program Reserves				
Total Revenue	\$ 82,953	\$ 145,884	\$ 145,884	\$ 157,378
PROGRAM EXPENDITURES:				
Administration and Program Delivery				
Tenant Services	\$ 82,953	145,884	\$ 145,884	157,378
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 82,953	\$ 145,884	\$ 145,884	\$ 157,378
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

SERVICE COORDINATORS ROSS GRANT

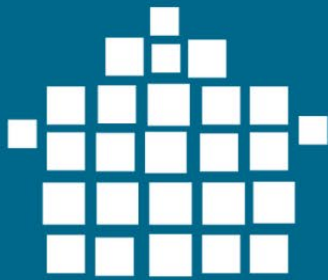
Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 108,470	151,628	\$ 122,521	159,003
Other Revenue				
Program Reserves				
Total Revenue	\$ 108,470	\$ 151,628	\$ 122,521	\$ 159,003
PROGRAM EXPENDITURES:				
Administration and Program Delivery	\$ 108,470	\$ 151,628	\$ 122,521	\$ 159,003
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 108,470	\$ 151,628	\$ 122,521	\$ 159,003
Surplus/Deficit from Operations	\$ -	\$ -	\$ -	\$ -

\$454,884 was awarded in June 2023 for a 36 month period.

OTHER INCOME

Account Title	FY 23 Actual	FY 24 Approved Budget	FY 24 Projected Actual	FY 25 Proposed Budget
REVENUE:				
Gala Fundraiser		\$ -	\$ -	\$ -
Program Income/Sale of Property	-	-	-	-
Developer's Fee	-	-	-	-
Senior Fund Grant - Circle of Friends	13,145		19,199	
Lawsuit Proceeds		284,465	-	-
Non Dwelling Rent	41,144	41,620	32,802	41,620
Investment Income	83,784		189,795	50,000
Resident Services	37,568	37,560	24,300	35,940
Tax Reimbursement	5,231	7,000	4,569	7,000
Program Reserves/Lawsuit Proceeds		-	77,268	297,068
Total Revenue	\$ 180,872	\$ 370,645	\$ 347,933	\$ 431,628
PROGRAM EXPENDITURES:				
Administration	\$ 203,848	\$ 285,715	\$ 249,333	\$ 347,378
Tenant Services	38,621	6,540	40,879	2,500
Utilities	341	350	98	350
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	356	3,950	106	4,100
Ordinary Maintenance Contract	33,643	67,090	49,313	70,300
Housing Assistance Payments				
Protective Services				
General Expenses	12,880	7,000	8,204	7,000
Capital Expenditures				
Operating Transfer Out				
Total Program /Operating Expenses	\$ 289,689	\$ 370,645	\$ 347,933	\$ 431,628
Surplus/Deficit from Operations	\$ (108,817)	\$ -	\$ -	\$ -

Depreciation (Not Included in Totals)



ST. LOUIS
HOUSING
AUTHORITY