



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

JANUARY 23

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: January 17, 2025

Subject: Monthly Activities Report

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

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 November 2024
- Public Housing AMP Budgets September-November 2024
- Financial Condition/Management Operations Indicators September-November 2024

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of November 2024
- HCV Budget September-November 2024
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of November 2024

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 Operations for Public Housing

DATE: January 8, 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 turn around and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent.

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

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. As of December, forty-four (44) individuals were 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.

Number of HUD Approved Units (Start of the month)	430
New Requests Submitted to HUD (# of units)	1
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	90.79*
HUD GOAL	95%

Prior Months:

November	October	September
91.61%	92.45%	90.75%

*Several sites had recent staffing changes, which has slowed progress in completing late reexaminations. Asset Management staff has been providing training and technical assistance to newly hired staff to assist them in completing late reexaminations.

CDA Offline Unit Repairs: The City of St. Louis Community Development Administration (CDA) awarded SLHA \$2 million to assist with repairs to vacant and offline units. Below please find an update on the current CDA-funded activities.

- **Northside Scattered Sites** - Design work is underway for the first group of approximately 14 vacant units located in Samuel Shepard and Page Manor that will be funded by CDA. These units will also receive upgrades through a HUD Housing-Related Hazards grant of \$520,300 to improve indoor air quality and reduce carbon monoxide hazards. In November, SLHA Modernization and Development conducted unit inspections with St. Louis Design Alliance to develop scopes of work and finalize the unit list for the solicitation. Bid documents are being prepared and it is anticipated that a solicitation will be issued in February 2025.
- **1411 N 9th (Cochran Plaza)** - This 2-bedroom unit has been vacant since November 2022 as a result of a fire. Property Management issued a solicitation in October 2024 and a purchase order was awarded to Mosaic Associates to complete repairs. Construction started in December and is anticipated to be completed by March 2025. CDA funds, along with insurance proceeds, will be used to fund repairs.

Public Housing Occupancy

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

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

Move-Out Analysis
December 1 - December 31, 2024

	December 2024		October 2024 - December 2024	
Abandonment of Unit	1	3.4%	3	2.9%
Deceased	3	10.3%	14	13.6%
Did Not Like Unit	1	3.4%	1	-
Evicted-Legal Action	4	13.8%	16	15.5%
Incarcerated	-	-	-	-
Moved-In Legal	1	3.4%	1	0
Moved to HCV Prog S8	6	20.7%	8	7.8%
Moved with Notice	7	24.1%	39	37.9%
Moved without Notice	1	3.4%	2	1.9%
One Strike	2	6.9%	2	-
Nursing Home Placement	-	-	2	1.9%
Purchased Home	-	-	-	-
Relocation Transfer	1	3.4%	5	4.9%
Transfer to Diff PH Unit	2	6.9%	10	9.7%
Total	29	100%	103	100%

Demographic Report

December 1 - December 31, 2024

	Disabled	Non-Disabled	Total
Number of Families	695	1,504	2,199
Average Family Size	1.3	2.3	2.0
Average Age of Head of Household	58.7	45.0	49.3
Number of Youth Family Members (<18)	-	-	1,854
Average Age of Youth Family Members	-	-	9.9
Number of Senior (62+) Head of Household	344	333	677
Average Household Income	\$12,924	\$12,001	\$12,288
Number of Head of Households Employed	653	974	1,627
Average Monthly Rent	\$264.97	\$221.20	\$235.04
Average Cost of Utilities Paid by SLHA	\$3.57	\$29.32	\$21.18
Average Length of Occupancy (Years)	9.5	5.6	9.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	2	9	11
Asian Only	0	2	2
Black/African American Only	15	2,113	2,128
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	42	44
White, Black/African American	0	12	12
Total	19	2,180	2,199

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 12/29/2024**

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	1	0	*	1	0	*	3	1	200%	200%	0%
SEXUAL ASSAULT	0	0	*	0	0	*	2	2	0%	*	*
ROBBERY	0	0	*	0	0	*	4	4	0%	-50%	-56%
AGGRAVATED ASSAULT	1	0	*	3	2	50%	50	38	32%	4%	-38%
BURGLARY	0	1	-100%	3	1	200%	19	12	58%	27%	36%
FELONY THEFT	1	0	*	2	1	100%	25	14	79%	14%	-40%
AUTO THEFT	0	0	*	0	0	*	25	27	-7%	-31%	32%
TOTAL	3	1	200%	9	4	125%	128	98	31%	-2%	-23%
SHOOTING INCIDENTS	0	0	*	0	0	*	9	8	13%	-10%	-10%
SHOOTING VICTIMS	0	0	*	0	0	*	13	9	44%	30%	0%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	2	1	100%	100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	2	1	100%	100%	*
MISDEMEANOR THEFT	1	2	-50%	6	2	200%	27	30	-10%	-18%	-18%
GUN ARRESTS	0	0	*	1	0	*	8	10	-20%	0%	-43%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	1	3	-67%	-50%	0%

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 12/29/2024**

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	1	2	-50%	0%	0%
SEXUAL ASSAULT	0	0	*	0	0	*	1	4	-75%	-67%	-67%
ROBBERY	0	0	*	0	0	*	14	14	0%	-7%	-18%
AGGRAVATED ASSAULT	0	1	-100%	0	3	-100%	32	38	-16%	-16%	-14%
BURGLARY	0	1	-100%	4	2	100%	32	28	14%	7%	167%
FELONY THEFT	0	0	*	1	2	-50%	46	64	-28%	-48%	-47%
AUTO THEFT	0	1	-100%	2	4	-50%	42	87	-52%	-37%	50%
TOTAL	0	3	-100%	7	11	-36%	168	237	-29%	-31%	-9%
SHOOTING INCIDENTS	0	1	-100%	0	1	-100%	4	8	-50%	-43%	-43%
SHOOTING VICTIMS	0	1	-100%	0	1	-100%	4	9	-56%	-43%	-50%
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	2	50%	9	5	80%	90	95	-5%	13%	-5%
GUN ARRESTS	0	0	*	0	1	-100%	12	20	-40%	-37%	0%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	2	6	-67%	-33%	100%

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 12/29/2024**

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	2	0	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	2	0	*	100%	*
ROBBERY	0	0	*	1	0	*	5	4	25%	-50%	0%
AGGRAVATED ASSAULT	0	0	*	0	3	-100%	14	25	-44%	-58%	-50%
BURGLARY	0	0	*	0	1	-100%	7	9	-22%	-42%	17%
FELONY THEFT	0	1	-100%	1	1	0%	27	42	-36%	-31%	-16%
AUTO THEFT	0	0	*	0	1	-100%	16	23	-30%	-59%	0%
TOTAL	0	1	-100%	2	6	-67%	73	103	-29%	-46%	-17%
SHOOTING INCIDENTS	0	0	*	0	0	*	5	2	150%	25%	67%
SHOOTING VICTIMS	0	0	*	0	0	*	6	2	200%	50%	100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	1	2	-50%	0%	0%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	1	2	-50%	0%	0%
MISDEMEANOR THEFT	0	1	-100%	1	3	-67%	104	53	96%	225%	316%
GUN ARRESTS	0	0	*	0	0	*	7	6	17%	17%	17%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	*	-100%

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 12/29/2024**

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
Peabody Darst Webbe											
MURDER	0	0	*	0	0	*	0	0	*	-100%	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	2	1	100%	*	*
ROBBERY	0	0	*	0	0	*	4	4	0%	0%	-64%
AGGRAVATED ASSAULT	0	0	*	3	1	200%	28	28	0%	-32%	-59%
BURGLARY	1	0	*	1	0	*	15	16	-6%	-21%	-53%
FELONY THEFT	1	0	*	1	1	0%	20	24	-17%	-38%	-68%
AUTO THEFT	0	0	*	0	3	-100%	21	26	-19%	-45%	-16%
TOTAL	2	0	*	5	5	0%	90	99	-9%	-34%	-56%
SHOOTING INCIDENTS	0	0	*	1	0	*	4	2	100%	-67%	-56%
SHOOTING VICTIMS	0	0	*	1	0	*	4	3	33%	-67%	-56%
JUVENILE SHOOTING INCIDENTS	0	0	*	1	0	*	1	0	*	-75%	*
JUVENILE SHOOTING VICTIMS	0	0	*	1	0	*	1	0	*	-75%	*
MISDEMEANOR THEFT	1	1	0%	3	5	-40%	51	44	16%	76%	-32%
GUN ARRESTS	0	0	*	0	0	*	9	7	29%	-40%	-31%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	2	1	100%	0%	-71%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: January 8, 2025

SUBJECT: Property Management Board Report

Property Management Department:

In December, the Property Management Department continued its strategic efforts to foster community interaction through various holiday events. A majority of sites hosted winter holiday events. Property managers collaborated with various outside organizations to provide our residents with gift bags, toys, clothes and other household necessities. Staff members jumped at the chance to provide assistance where needed. Community engagement has become a mainstay for Property Management.

1. Occupancy and HUD Compliance

- Property Management completed 14 move-ins in December. However, the department experienced a significant number of move-outs during the same month. Approximately 50% of these move-outs were due to resident transfers, while 25% were the result of evictions or legal actions. The high volume of move-outs caused a two-point decrease in occupancy for December. Efforts are currently underway to raise occupancy levels in accordance with HUD guidelines to maintain funding and compliance.
- **Trend Consistency:** The occupancy rate at the end of December 2024 was 90.42%. This was an anticipated decrease due to the reasons listed above.

October 2024	November 2024	December 2024
93.34%	92.30%	90.42%

2. Resident Support Initiatives: Rental Assistance

In December, the City of St. Louis, in partnership with the Community Development Administration and FORWARD, began offering rental assistance to low-income residents. The rental assistance program is funded with \$3.8M to assist residents who experienced financial hardships and housing instability.

- **Referrals to Rental Assistance Agencies:** Property managers have notified all residents about the rental assistance opportunities available through the City of St. Louis and the Community Development Administration. Additionally, on-site staff provided support to residents facing technological challenges, helping them to complete the grant

application process. Evictions, due to non-payment, have been paused for residents who have applied for the grant.

- **Repayment Agreements:** Residents with past-due balances have the option to consolidate their overdue amounts and spread the payments over time. This arrangement allows them to make a small additional payment, alongside their regular rent, to address the delinquent balance. The repayment plan can be structured for several months, up to a maximum of 12 months.

3. Community Engagement Events

To strengthen community bonds and enhance resident satisfaction, several developments hosted winter holiday gatherings for children and families:

- **Participating Sites:** Clinton-Peabody, West Pine, LaSalle Park, James House, Kingsbury Terrace, Euclid Plaza, Parkview and Baden.
- **Activities Provided:** These events offered an array of festive activities, meals for residents and family-friendly entertainment, designed to bring joy to residents and foster community spirit during the holiday season.

The number of staff willing to volunteer at various sites was overwhelming. All participating sites offered assistance to their sister sites to make the holiday season extra festive. These gatherings serve as an opportunity for residents to engage with their neighbors and the Property Management staff, building a sense of community within each development.

Waiting List (housing needs of families)

- A. **Public Housing Waiting List.** The St. Louis Housing Authority's public housing waiting list is currently closed. There are 26,788 applicants on the waiting list. Southside Scattered Sites mailed over 400 letters to applicants to fill vacant units at the development. The response was greater than anticipated, with close to 100 families responding to the waiting list letters.
- B. **Senior Public Housing Wait List.** Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA's online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

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

Development(s):	Issue/Trend Identified:	Action:
Euclid Plaza	Outstanding work orders	Work orders created for pre-NSpire inspections.

Recertifications: The Property Management team successfully concluded the month of December 2024 with only eight past-due recertifications, achieving a reporting rate of **99.54%**. This reporting rate is consistent with last month's rate.

October 2024	November 2024	December 2024
6	8	8

Work Order Period Activity

Property : For Selected Properties

Period Date From: 12/01/2024 - Period Date To: 12/31/2024

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	9	3	10	2
Badenfest Elderly	5	0	4	1
Badenhaus Elderly	20	13	25	8
California Gardens	11	1	11	1
Clinton-Peabody	28	54	58	24
Cochran Plaza	1	1	0	2
Euclid Plaza Elderly	51	40	1	90
Folsom	8	1	9	0
James House	34	20	0	54
King Louis III	13	45	29	29
Kingsbury Terrace	6	17	22	1
Lafayette Apartments	34	12	29	17
Lafayette Townhomes	64	14	49	29
LaSalle Park	34	51	47	38
Lookaway	1	6	0	7
Marie Fanger	12	0	9	3
McMillian Manor II	1	0	0	1
Page Manor	0	1	1	0
Parkview Elderly	83	38	48	73
Tiffany Turnkey	33	8	35	6
West Pine	48	19	28	39
Total	523	355	443	435

PUBLIC HOUSING CASH ACTIVITY AS OF 11/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	11/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	11/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,808,251.23	FEDERAL HOME LOAN BANK	12/17/2024	\$241,614.57
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$22,521.81	ENERBANK USA	2/14/2025	\$247,657.92
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$795,178.20	WALPOLE CO-OPERATIVE BK	5/29/2025	\$244,930.21
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$646,323.84	FEDERAL FARM CREDIT BANK	8/12/2025	242741.44
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$303,356.97	CIT BANK NA CD	12/17/2024	\$94,712.13
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$105,867.64	FEDERAL HOME LOAN BANK	12/13/2024	250000
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,635.58	GREENSTATE CREDIT UNION	6/16/2025	\$235,005.75
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,558.15	FEDERAL HOME LOAN BANK	10/22/025	241196.34
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$319,312.85	SIMMONS BANK/PINE BLUFF	1/16/2025	\$174,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,401.66	VERITEX COMMUNITY BK	5/23/2025	171000
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$168,898.65	ZIONS BANCORP NA CD	12/30/2024	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$309,739.33	CALIFORNIA CREDIT UNION	12/27/2024	94939.86
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$691,890.93	SOLVAY BANK CD	12/2/2024	\$245,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,397,948.83	USALLIANCE FED CR UNION	12/30/2024	103160.53
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,625.40	EAGLEBANK CD	2/24/2025	\$187,622.31
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$19,773,511.07	TOTAL INVESTMENTS		\$3,023,581.06

**PUBLIC HOUSING AMP BUDGETS
SEPTEMBER 2024**

Clinton Peabody Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	116,568.08	168,000.00	-51,431.92	168,000.00
Utility Reimb.-LIPH	-56,203.90	-70,000.00	13,796.10	-70,000.00
Utility Reimbursement Refund	-713.00	0.00	-713.00	0.00
Total Rental Income	<u>59,651.18</u>	<u>98,000.00</u>	<u>-38,348.82</u>	<u>98,000.00</u>
Other Tenant Income				
Damages/Maintenance	841.00	200.00	641.00	200.00
Late Charges	11,087.00	20,000.00	-8,913.00	20,000.00
Legal Fees - Tenant	969.00	0.00	969.00	0.00
Tenant Owed Utilities	2,573.30	0.00	2,573.30	0.00
Misc TPA Bal Forward	1,317.00	0.00	1,317.00	0.00
Misc. Tenant Income	-240.00	0.00	-240.00	0.00
Vacate Charges	823.00	0.00	823.00	0.00
Total Other Tenant Income	<u>17,370.30</u>	<u>20,200.00</u>	<u>-2,829.70</u>	<u>20,200.00</u>
NET TENANT INCOME	<u>77,021.48</u>	<u>118,200.00</u>	<u>-41,178.52</u>	<u>118,200.00</u>
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	2,337,775.40	2,483,875.00	-146,099.60	2,483,875.00
Interest Income -Private Management	0.00	40.00	-40.00	40.00
Allocated Interest Income	0.00	140.00	-140.00	140.00
Fraud Recovery PH	4,391.00	0.00	4,391.00	0.00
Non-Dwelling Rent	600.00	1,200.00	-600.00	1,200.00
Other Miscellaneous Income	10,056.89	0.00	10,056.89	0.00
Insurance Proceeds	49,615.24	0.00	49,615.24	0.00
PH & HAP FSS Forfeitures	5,800.95	0.00	5,800.95	0.00
Allocated Other Income	29,677.38	51,095.00	-21,417.62	51,095.00
TOTAL GRANT AND OTHER INCOME	<u>2,437,916.86</u>	<u>2,536,350.00</u>	<u>-98,433.14</u>	<u>2,536,350.00</u>
TOTAL INCOME	<u>2,514,938.34</u>	<u>2,654,550.00</u>	<u>-139,611.66</u>	<u>2,654,550.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	489,812.62	616,093.00	126,280.38	616,093.00
TOTAL TENANT SERVICES EXPENSES	29,952.60	27,300.00	-2,652.60	27,300.00
TOTAL UTILITY EXPENSES	503,357.33	639,900.00	136,542.67	639,900.00
Total Maint Salaries	186,094.50	289,796.00	103,701.50	289,796.00
Total Materials	36,708.81	100,400.00	63,691.19	100,400.00
Total Contract Costs	442,998.33	401,580.00	-41,418.33	401,580.00
TOTAL MAINTENANCE EXPENSES	<u>665,801.64</u>	<u>791,776.00</u>	<u>125,974.36</u>	<u>791,776.00</u>
TOTAL PROTECTIVE SERVICES	131,199.91	347,617.00	216,417.09	347,617.00
TOTAL INSURANCE PREMIUMS	183,431.33	201,991.00	18,559.67	201,991.00
TOTAL GENERAL EXPENSES	66,231.35	29,870.00	-36,361.35	29,870.00
TOTAL EXTRAORDINARY EXPENSES	90,700.85	0.00	-90,700.85	0.00
TOTAL OPERATING EXPENSES	<u>2,160,487.63</u>	<u>2,654,550.00</u>	<u>494,059.37</u>	<u>2,654,547.00</u>
NET INCOME	<u>354,450.71</u>	<u>0.00</u>	<u>354,450.71</u>	<u>0.00</u>

James House
Income Statement
Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	239,170.15	286,000.00	-46,829.85	286,000.00
Total Rental Income	239,170.15	286,000.00	-46,829.85	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	200.00	-200.00	200.00
Late Charges	16,956.00	30,500.00	-13,544.00	30,500.00
Legal Fees - Tenant	1,227.50	0.00	1,227.50	0.00
Misc. Tenant Income	20.00	0.00	20.00	0.00
Vacate Charges	0.00	2,300.00	-2,300.00	2,300.00
Total Other Tenant Income	18,203.50	33,000.00	-14,796.50	33,000.00
NET TENANT INCOME	257,373.65	319,000.00	-61,626.35	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	520,967.00	856,995.00	-336,028.00	856,995.00
Interest Income -Private Management	34.33	175.00	-140.67	175.00
Allocated Interest Income	0.00	21.00	-21.00	21.00
Fraud Recovery PH	15,007.90	0.00	15,007.90	0.00
Other Miscellaneous Income	1,811.64	0.00	1,811.64	0.00
Other Miscellaneous Income-PMC	1,063.99	400.00	663.99	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,446.32	7,655.00	-3,208.68	7,655.00
TOTAL GRANT AND OTHER INCOME	551,334.77	865,246.00	-313,911.23	865,246.00
TOTAL INCOME	808,708.42	1,184,246.00	-375,537.58	1,184,246.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	208,401.51	253,845.00	45,443.49	253,845.00
TOTAL TENANT SERVICES EXPENSES	12,714.22	15,581.00	2,866.78	15,581.00
TOTAL UTILITY EXPENSES	198,875.13	217,325.00	18,449.87	217,325.00
Total Maint Salaries	98,689.43	168,624.00	69,934.57	168,624.00
Total Materials	48,593.26	41,450.00	-7,143.26	41,450.00
Total Contract Costs	221,857.02	193,345.00	-28,512.02	193,345.00
TOTAL MAINTENANCE EXPENSES	369,139.71	403,419.00	34,279.29	403,419.00
TOTAL PROTECTIVE SERVICES	239,538.83	194,366.00	-45,172.83	194,366.00
TOTAL INSURANCE PREMIUMS	106,213.30	94,112.00	-12,101.30	94,112.00
TOTAL GENERAL EXPENSES	69,165.71	5,595.00	-63,570.71	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,204,048.41	1,184,246.00	-19,805.41	1,184,246.00
NET INCOME	-395,339.99	0.00	-395,339.99	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	242,168.00	256,000.00	-13,832.00	256,000.00
Utility Reimb.-LIPH	1,346.00	0.00	1,346.00	0.00
Total Rental Income	243,514.00	256,000.00	-12,486.00	256,000.00
Other Tenant Income				
Damages/Maintenance	375.00	150.00	225.00	150.00
Late Charges	12,955.00	10,000.00	2,955.00	10,000.00
Legal Fees - Tenant	4,371.61	0.00	4,371.61	0.00
NSF Charges	194.00	0.00	194.00	0.00
Misc. Tenant Income	280.00	0.00	280.00	0.00
Vacate Charges	1,289.00	7,700.00	-6,411.00	7,700.00
Total Other Tenant Income	19,464.61	17,850.00	1,614.61	17,850.00
NET TENANT INCOME	262,978.61	273,850.00	-10,871.39	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	486,487.00	701,100.00	-214,613.00	701,100.00
Interest Income -Private Management	124.33	600.00	-475.67	600.00
Allocated Interest Income	0.00	18.00	-18.00	18.00
Fraud Recovery PH	640.00	0.00	640.00	0.00
Other Miscellaneous Income	1,156.00	0.00	1,156.00	0.00
Other Miscellaneous Income-PMC	3,377.98	700.00	2,677.98	700.00
Allocated Other Income	3,952.28	6,805.00	-2,852.72	6,805.00
TOTAL GRANT AND OTHER INCOME	495,737.59	709,223.00	-213,485.41	709,223.00
TOTAL INCOME	758,716.20	983,073.00	-224,356.80	983,073.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	224,327.03	231,818.00	7,490.97	231,818.00
TOTAL TENANT SERVICES EXPENSES	10,213.07	18,036.00	7,822.93	18,036.00
TOTAL UTILITY EXPENSES	244,107.16	213,500.00	-30,607.16	213,500.00
Total Maint Salaries	131,389.34	165,806.00	34,416.66	165,806.00
Total Materials	41,397.59	53,500.00	12,102.41	53,500.00
Total Contract Costs	112,089.40	141,125.00	29,035.60	141,125.00
TOTAL MAINTENANCE EXPENSES	284,876.33	360,431.00	75,554.67	360,431.00
TOTAL PROTECTIVE SERVICES	73,394.99	68,490.00	-4,904.99	68,490.00
TOTAL INSURANCE PREMIUMS	69,967.98	85,695.00	15,727.02	85,695.00
TOTAL GENERAL EXPENSE	39,147.59	5,106.00	-34,041.59	5,106.00
TOTAL OPERATING EXPENSES	946,034.15	983,073.00	37,041.85	983,073.00
NET INCOME	-187,317.95	0.00	-187,317.95	0.00

West Pine Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	230,501.87	276,000.00	-45,498.13	276,000.00
Utility Reimb.-LIPH	536.95	0.00	536.95	0.00
Utility Reimbursement Refund	-20.00	0.00	-20.00	0.00
Less: Concessions	-100.00	0.00	-100.00	0.00
Total Rental Income	230,918.82	276,000.00	-45,081.18	276,000.00
Other Tenant Income				
Damages/Maintenance	70.00	50.00	20.00	50.00
Late Charges	7,901.00	18,240.00	-10,339.00	18,240.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Misc.Tenant Income	10.00	0.00	10.00	0.00
Vacate Charges	710.00	0.00	710.00	0.00
Total Other Tenant Income	9,175.50	18,290.00	-9,114.50	18,290.00
NET TENANT INCOME	240,094.32	294,290.00	-54,195.68	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	399,587.00	666,583.00	-266,996.00	666,583.00
Interest Income -Private Management	48.25	100.00	-51.75	100.00
Allocated Interest Income	0.00	17.00	-17.00	17.00
Fraud Recovery PH	4,410.00	0.00	4,410.00	0.00
Other Miscellaneous Income	1,075.83	0.00	1,075.83	0.00
Other Miscellaneous Income-PMC	953.23	300.00	653.23	300.00
Allocated Other Income	3,669.99	6,319.00	-2,649.01	6,319.00
TOTAL GRANT AND OTHER INCOME	409,744.30	673,319.00	-263,574.70	673,319.00
TOTAL INCOME	649,838.62	967,609.00	-317,770.38	967,609.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	181,426.86	227,614.00	46,187.14	227,614.00
TOTAL TENANT SERVICES EXPENSES	9,551.09	9,661.00	109.91	9,661.00
TOTAL UTILITY EXPENSES	185,005.29	213,600.00	28,594.71	213,600.00
Total Maint Salaries				
Total Maint Salaries	127,322.81	163,785.00	36,462.19	163,785.00
Total Materials				
Total Materials	52,276.27	31,199.00	-21,077.27	31,199.00
Total Contract Costs				
Total Contract Costs	242,483.21	138,020.00	-104,463.21	138,020.00
TOTAL MAINTENACE EXPENSES	422,082.29	333,004.00	-89,078.29	333,004.00
TOTAL PROTECTIVE SERVICES	108,161.66	99,066.00	-9,095.66	99,066.00
TOTAL INSURANCE PREMIUMS	64,585.19	77,595.00	13,009.81	77,595.00
TOTAL GENERAL EXPENSES	18,225.96	7,073.00	-11,152.96	7,073.00
TOTAL OPERATING EXPENSES	989,038.34	967,609.00	-21,425.34	967,609.00
NET INCOME	-339,199.72	0.00	-339,199.72	0.00

Parkview Elderly Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	590,594.35	641,500.00	-50,905.65	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	590,448.35	641,500.00	-51,051.65	641,500.00
Other Tenant Income				
Damages/Maintenance	225.00	0.00	225.00	0.00
Late Charges	32,915.00	60,195.00	-27,280.00	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
NSF Charges	35.00	0.00	35.00	0.00
Misc. Tenant Income	194.00	0.00	194.00	0.00
Vacate Charges	50.00	4,000.00	-3,950.00	4,000.00
Total Other Tenant Income	33,359.00	64,195.00	-30,836.00	64,195.00
NET TENANT INCOME	623,807.35	705,695.00	-81,887.65	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,634,978.00	1,774,578.00	-139,600.00	1,774,578.00
Interest Income	110.64	460.00	-349.36	460.00
Allocated Interest Income	0.00	48.00	-48.00	48.00
Fraud Recovery PH	527.65	0.00	527.65	0.00
Non-Dwelling Rent	12,639.00	13,200.00	-561.00	13,200.00
Other Miscellaneous Income	12,796.16	0.00	12,796.16	0.00
Other Miscellaneous Income-PMC	50,382.52	175.00	50,207.52	175.00
Allocated Other Income	10,410.05	17,923.00	-7,512.95	17,923.00
TOTAL GRANT AND OTHER INCOME	1,721,844.02	1,806,384.00	-84,539.98	1,806,384.00
TOTAL INCOME	2,345,651.37	2,512,079.00	-166,427.63	2,512,079.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	398,598.09	479,031.00	80,432.91	479,031.00
TOTAL TENANT SERVICES EXPENSES	13,230.97	14,001.00	770.03	14,001.00
TOTAL UTILITY EXPENSES	392,208.38	628,700.00	236,491.62	628,700.00
Total Maint Salaries	266,103.43	381,041.00	114,937.57	381,041.00
Total Materials	77,946.52	67,600.00	-10,346.52	67,600.00
Total Contract Costs	593,175.88	312,083.00	-281,092.88	312,083.00
TOTAL MAINTENANCE EXPENSES	937,225.83	760,724.00	-176,501.83	760,724.00
TOTAL PROTECTIVE SERVICES	455,700.70	425,626.00	-30,074.70	425,626.00
TOTAL INSURANCE PREMIUMS	181,155.49	208,089.00	26,933.51	208,089.00
TOTAL GENERAL EXPENSES	114,635.93	21,535.00	-93,100.93	21,535.00
TOTAL EXTRAORDINARY EXPENSES	17,635.85	0.00	-17,635.85	0.00
TOTAL OPERATING EXPENSES	2,510,391.24	2,537,706.00	27,314.76	2,537,706.00
NET INCOME	-164,739.87	-25,627.00	-139,112.87	-25,627.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	207,404.85	252,750.00	-45,345.15	252,750.00
Utility Reimb.-LIPH	325.02	-1,500.00	1,825.02	-1,500.00
Utility Reimbursement Refund	-21.00	0.00	-21.00	0.00
Total Rental Income	207,708.87	251,250.00	-43,541.13	251,250.00
Other Tenant Income				
Damages/Maintenance	100.00	1,000.00	-900.00	1,000.00
Late Charges	14,105.00	14,000.00	105.00	14,000.00
Vacate Charges	1,603.00	3,700.00	-2,097.00	3,700.00
Total Other Tenant Income	15,808.00	18,700.00	-2,892.00	18,700.00
NET TENANT INCOME	223,516.87	269,950.00	-46,433.13	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	683,201.00	696,869.00	-13,668.00	696,869.00
Interest Income -Private Management	27.37	150.00	-122.63	150.00
Allocated Interest Income	0.00	20.00	-20.00	20.00
Fraud Recovery PH	972.00	0.00	972.00	0.00
Other Miscellaneous Income	3,042.41	0.00	3,042.41	0.00
Other Miscellaneous Income-PMC	1,955.40	250.00	1,705.40	250.00
Allocated Other Income	4,375.74	7,534.00	-3,158.26	7,534.00
TOTAL GRANT AND OTHER INCOME	693,573.92	704,823.00	-11,249.08	704,823.00
TOTAL INCOME	917,090.79	974,773.00	-57,682.21	974,773.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	211,038.28	252,706.00	41,667.72	252,706.00
TOTAL TENANT SERVICES EXPENSES	4,274.78	5,840.00	1,565.22	5,840.00
TOTAL UTILITY EXPENSES	228,950.72	219,800.00	-9,150.72	219,800.00
Total Maint Salaries	123,241.24	167,685.00	44,443.76	167,685.00
Total Materials	30,159.66	34,590.00	4,430.34	34,590.00
Total Contract Costs	120,260.26	151,847.00	31,586.74	151,847.00
TOTAL MAINTENANCE EXPENSES	273,661.16	354,122.00	80,460.84	354,122.00
TOTAL PROTECTIVE SERVICES	88,833.15	77,969.00	-10,864.15	77,969.00
TOTAL INSURANCE PREMIUMS	49,513.16	61,149.00	11,635.84	61,149.00
TOTAL GENERAL EXPENSES	14,963.12	3,193.00	-11,770.12	3,193.00
TOTAL OPERATING EXPENSES	871,234.37	974,773.00	103,544.63	974,773.00
NET INCOME	45,856.42	0.00	45,856.42	0.00

LaSalle Park
Income Statement
Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	154,645.00	252,150.00	-97,505.00	252,150.00
Utility Reimb.-LIPH	-61,396.34	-75,000.00	13,603.66	-75,000.00
Utility Reimbursement Refund	-5,350.00	0.00	-5,350.00	0.00
Total Rental Income	<u>87,898.66</u>	<u>177,150.00</u>	<u>-89,251.34</u>	<u>177,150.00</u>
Other Tenant Income				
Cleaning Fee	75	0	75	0
Damages/Maintenance	-60.00	160.00	-220.00	160.00
Late Charges	8,527.00	14,000.00	-5,473.00	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	8,772.00	3,800.00	4,972.00	3,800.00
Total Other Tenant Income	<u>17,459.00</u>	<u>17,960.00</u>	<u>-501.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>105,357.66</u>	<u>195,110.00</u>	<u>-89,752.34</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,162,892.59	1,179,797.00	-16,904.41	1,179,797.00
Allocated Interest Income	8,798.80	74.00	8,724.80	74.00
Other Miscellaneous Income	1,969.87	0.00	1,969.87	0.00
Insurance Proceeds	14,039.88	0.00	14,039.88	0.00
Allocated Other Income	15,985.57	27,522.00	-11,536.43	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>1,203,686.71</u>	<u>1,207,393.00</u>	<u>-3,706.29</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>1,309,044.37</u>	<u>1,402,503.00</u>	<u>-93,458.63</u>	<u>1,402,503.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	299,273.43	345,326.00	46,052.57	345,326.00
TOTAL TENANT SERVICES EXPENSES	15,696.70	14,705.00	-991.70	14,705.00
TOTAL UTILITY EXPENSES	243,749.37	214,000.00	-29,749.37	214,000.00
Total Maint Salaries				
	161,182.55	240,031.00	78,848.45	240,031.00
Total Materials				
	83,991.37	85,540.00	1,548.63	85,540.00
Total Contract Costs				
	<u>245,827.73</u>	<u>229,740.00</u>	<u>-16,087.73</u>	<u>229,740.00</u>
TOTAL MAINTENACE EXPENSES	491,001.65	555,311.00	64,309.35	555,311.00
TOTAL PROTECTIVE SERVICES	93,053.59	143,706.00	50,652.41	143,706.00
TOTAL INSURANCE PREMIUMS	90,136.14	113,337.00	23,200.86	113,337.00
TOTAL GENERAL EXPENSES	47,683.51	16,112.00	-31,571.51	16,112.00
TOTAL OPERATING EXPENSES	<u>1,280,594.39</u>	<u>1,402,503.00</u>	<u>121,903.17</u>	<u>1,402,503.00</u>
NET INCOME	<u>28,449.98</u>	<u>0.00</u>	<u>28,449.98</u>	<u>0.00</u>

Cochran Plaza
Income Statement
Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	107,125.51	136,700.00	-29,574.49	136,700.00
Utility Reimb.-LIPH	-50,091.00	-45,000.00	-5,091.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	56,074.51	91,700.00	-35,625.49	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,120.46	400.00	-1,520.46	400.00
Late Charges	3,277.00	6,000.00	-2,723.00	6,000.00
Legal Fees - Tenant	13,046.50	0.00	13,046.50	0.00
Misc.Tenant Income	-252.00	0.00	-252.00	0.00
Vacate Charges	1,913.00	400.00	1,513.00	400.00
Total Other Tenant Income	16,864.04	6,800.00	10,064.04	6,800.00
NET TENANT INCOME	72,938.55	98,500.00	-25,561.45	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	823,788.00	872,215.00	-48,427.00	872,215.00
Allocated Interest Income	0.00	43.00	-43.00	43.00
Fraud Recovery PH	2,352.00	0.00	2,352.00	0.00
Other Miscellaneous Income	7,877.06	0.00	7,877.06	0.00
Other Miscellaneous Income-PMC	368.00	0.00	368.00	0.00
Allocated Other Income	9,280.80	15,979.00	-6,698.20	15,979.00
TOTAL GRANT AND OTHER INCOME	843,665.86	888,237.00	-44,571.14	888,237.00
TOTAL INCOME	916,604.41	986,737.00	-70,132.59	986,737.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	170,968.37	233,789.00	62,820.63	233,789.00
TOTAL TENANT SERVICES EXPENSES	9,066.68	8,538.00	-528.68	8,538.00
TOTAL UTILITY EXPENSES	253,185.66	214,840.00	-38,345.66	214,840.00
Total Maint Salaries	102,462.76	124,079.00	21,616.24	124,079.00
Total Materials	15,004.75	68,835.00	53,830.25	68,835.00
Total Contract Costs	197,389.70	180,170.00	-17,219.70	180,170.00
TOTAL MAINTENACE EXPENSES	314,857.21	373,084.00	58,226.79	373,084.00
TOTAL PROTECTIVE SERVICES	49,493.19	75,739.00	26,245.81	75,739.00
TOTAL INSURANCE PREMIUMS	52,635.00	57,445.00	4,810.00	57,445.00
TOTAL GENERAL EXPENSES	45,973.55	3,529.00	-42,444.55	3,529.00
TOTAL OPERATING EXPENSES	896,179.66	966,964.00	70,784.34	966,964.00
NET INCOME	20,424.75	19,773.00	651.75	19,773.00

Southside Scattered Sites

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	214,368.39	205,000.00	9,368.39	205,000.00
Utility Reimb.-LIPH	-20,998.00	-24,500.00	3,502.00	-24,500.00
Utility Reimbursement Refund	6,835.00	0.00	6,835.00	0.00
Total Rental Income	200,205.39	180,500.00	19,705.39	180,500.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	14,933.00	15,500.00	-567.00	15,500.00
Misc.Tenant Income	225.00	0.00	225.00	0.00
Vacate Charges	897.00	3,000.00	-2,103.00	3,000.00
Total Other Tenant Income	16,105.00	18,500.00	-2,395.00	18,500.00
NET TENANT INCOME	216,310.39	199,000.00	17,310.39	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,059,901.00	1,022,352.00	37,549.00	1,022,352.00
Allocated Interest Income	0.00	37.00	-37.00	37.00
Fraud Recovery PH	6,320.00	0.00	6,320.00	0.00
Other Miscellaneous Income	2,491.76	0.00	2,491.76	0.00
Other Miscellaneous Income-PMC	37,994.30	10.00	37,984.30	10.00
Allocated Other Income	8,010.43	13,791.00	-5,780.57	13,791.00
TOTAL GRANT AND OTHER INCOME	1,114,717.49	1,036,190.00	78,527.49	1,036,190.00
TOTAL INCOME	1,331,027.88	1,235,190.00	95,837.88	1,235,190.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	207,021.95	285,820.00	78,798.05	285,820.00
TOTAL TENANT SERVICES EXPENSES	11,119.72	7,369.00	-3,750.72	7,369.00
TOTAL UTILITY EXPENSES	253,866.70	263,200.00	9,333.30	263,200.00
Total Maint Salaries	185,823.39	295,578.00	109,754.61	295,578.00
Total Materials	60,358.41	70,090.00	9,731.59	70,090.00
Total Contract Costs	272,801.53	212,113.00	-60,688.53	212,113.00
TOTAL MAINTENANCE EXPENSES	518,983.33	577,781.00	58,797.67	577,781.00
TOTAL PROTECTIVE SERVICES	2,107.00	0.00	-2,107.00	0.00
TOTAL INSURANCE PREMIUMS	142,643.82	89,968.00	-52,675.82	89,968.00
TOTAL GENERAL EXPENSES	38,320.09	11,057.00	-27,263.09	11,057.00
TOTAL OPERATING EXPENSES	1,174,062.61	1,235,190.00	61,131.95	1,235,190.00
NET INCOME	156,965.27	0.00	156,965.27	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	136,260.80	143,000.00	-6,739.20	143,000.00
Utility Reimb.-LIPH	-56,988.00	-40,000.00	-16,988.00	-40,000.00
Utility Reimbursement Refund	-1,326.00	0.00	-1,326.00	0.00
Total Rental Income	77,946.80	103,000.00	-25,053.20	103,000.00
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	4,772.00	4,500.00	272.00	4,500.00
Legal Fees - Tenant	1,484.00	2,000.00	-516.00	2,000.00
Tenant Owed Utilities	1,025.21	0.00	1,025.21	0.00
Misc.Tenant Income	680.00	0.00	680.00	0.00
Vacate Charges	12,334.74	0.00	12,334.74	0.00
Total Other Tenant Income	20,430.95	6,500.00	13,930.95	6,500.00
NET TENANT INCOME	98,377.75	109,500.00	-11,122.25	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,360,446.00	1,300,204.00	60,242.00	1,300,204.00
Allocated Interest Income	0.00	73.00	-73.00	73.00
Fraud Recovery PH	-1,463.21	0.00	-1,463.21	0.00
Allocated Other Income	4,449.31	0.00	4,449.31	0.00
Other Miscellaneous Income	15,667.97	26,975.00	-11,307.03	26,975.00
TOTAL GRANT AND OTHER INCOME	1,379,100.07	1,327,252.00	51,848.07	1,327,252.00
TOTAL INCOME	1,477,477.82	1,436,752.00	40,725.82	1,436,752.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	240,228.20	325,675.00	85,446.80	325,675.00
TOTAL TENANT SERVICES EXPENSES	15,306.43	18,414.00	3,107.57	18,414.00
TOTAL UTILITY EXPENSES	225,090.37	242,500.00	17,409.63	242,500.00
Total Maint Salaries	72,670.66	197,809.00	125,138.34	197,809.00
Total Materials	74,943.29	79,850.00	4,906.71	79,850.00
Total Contract Costs	589,631.63	428,520.00	-161,111.63	428,520.00
TOTAL MAINTENACE EXPENSES	737,245.58	706,179.00	-31,066.58	706,179.00
TOTAL PROTECTIVE SERVICES	1,223.40	2,500.00	1,276.60	2,500.00
TOTAL INSURANCE PREMIUMS	100,724.08	98,411.00	-2,313.08	98,411.00
TOTAL GENERAL EXPENSES	45,367.08	12,695.00	-32,672.08	12,695.00
TOTAL OPERATING EXPENSES	1,365,185.14	1,406,374.00	41,188.86	1,406,374.00
NET INCOME	112,292.68	30,378.00	81,914.68	30,378.00

King Louis Square III

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	28,941.00	63,000.00	-34,059.00	63,000.00
Utility Reimb.-LIPH	-1,332.00	-10,400.00	9,068.00	-10,400.00
Total Rental Income	27,609.00	52,600.00	-24,991.00	52,600.00
Other Tenant Income				
Late Charges	1,230.00	2,500.00	-1,270.00	2,500.00
Vacate Charges	178.00	0.00	178.00	0.00
Total Other Tenant Income	1,408.00	2,500.00	-1,092.00	2,500.00
NET TENANT INCOME	29,017.00	55,100.00	-26,083.00	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	160,195.04	176,627.00	-16,431.96	176,627.00
Allocated Interest Income	0.00	9.00	-9.00	9.00
Other Miscellaneous Income	561.17	0.00	561.17	0.00
Allocated Other Income	1,976.16	3,402.00	-1,425.84	3,402.00
TOTAL GRANT AND OTHER INCOME	162,732.37	180,038.00	-17,305.63	180,038.00
TOTAL INCOME	191,749.37	235,138.00	-43,388.63	235,138.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	37,936.45	55,490.00	17,553.55	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,930.55	1,818.00	-112.55	1,818.00
TOTAL UTILITY EXPENSES	40,649.34	47,020.00	6,370.66	47,020.00
Total General Maint Expense				
Total Materials	12,141.56	19,250.00	7,108.44	19,250.00
Total Contract Costs	1,202.74	12,140.00	10,937.26	12,140.00
Total Contract Costs	44,716.92	53,300.00	8,583.08	53,300.00
TOTAL MAINTENANCE EXPENSES	58,061.22	84,690.00	26,628.78	84,690.00
TOTAL PROTECTIVE SERVICES	15,133.75	23,304.00	8,170.25	23,304.00
TOTAL INSURANCE PREMIUMS	15,060.00	14,843.00	-217.00	14,843.00
TOTAL GENERAL EXPENSES	9,778.60	7,979.00	-1,799.60	7,979.00
TOTAL OPERATING EXPENSES	178,549.91	235,138.00	56,592.56	235,138.00
NET INCOME	13,199.46	0.00	13,199.46	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

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	518,209.00	591,912.00	-73,703.00	591,912.00
Investment Inc -Restricted Non-Allocated	425.95	0.00	425.95	0.00
TOTAL GRANT AND OTHER INCOME	518,634.95	591,912.00	-73,277.05	591,912.00
TOTAL INCOME	518,634.95	591,912.00	-73,277.05	591,912.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	63,210.79	75,175.00	11,964.21	75,175.00
TOTAL UTILITY EXPENSES	145,886.81	146,863.00	976.19	146,863.00
TOTAL INSURANCE PREMIUMS	7,780.00	10,030.00	2,250.00	10,030.00
TOTAL GENERAL EXPENSES	359,504.33	359,844.00	339.67	359,844.00
TOTAL OPERATING EXPENSES	576,381.93	591,912.00	15,530.07	591,912.00
NET INCOME	-57,746.98	0.00	-57,746.98	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	320,375.00	354,836.00	-34,461.00	354,836.00
Investment Inc -Restricted Non-Allocated	19,068.08	0.00	19,068.08	0.00
TOTAL GRANT AND OTHER INCOME	339,443.08	354,836.00	-15,392.92	354,836.00
TOTAL INCOME	339,443.08	354,836.00	-15,392.92	354,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	41,431.24	50,484.00	9,052.76	50,484.00
TOTAL UTILITY EXPENSES	96,468.68	100,127.00	3,658.32	100,127.00
TOTAL INSURANCE PREMIUMS	5,350.00	6,898.00	1,548.00	6,898.00
TOTAL GENERAL EXPENSES	192,194.20	197,327.00	5,132.80	197,327.00
TOTAL OPERATING EXPENSES	335,444.12	354,836.00	19,391.88	354,836.00
NET INCOME	3,998.96	0.00	4,003.96	0.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Sep 2024

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	369,386.00	398,229.00	-28,843.00	398,229.00
Investment Inc -Restricted Non-Allocated	0.17	0.00	0.17	0.00
TOTAL GRANT AND OTHER INCOME	369,386.17	398,229.00	-28,842.83	398,229.00
TOTAL INCOME	369,386.17	398,229.00	-28,842.83	398,229.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	44,799.22	54,551.00	9,751.78	54,551.00
TOTAL UTILITY EXPENSES	100,093.80	103,678.00	3,584.20	103,678.00
TOTAL INSURANCE PREMIUMS	5,380.00	6,946.00	1,566.00	6,946.00
TOTAL GENERAL EXPENSES	227,650.55	233,054.00	5,403.45	233,054.00
TOTAL OPERATING EXPENSES	377,923.57	398,229.09	20,305.43	398,229.00
NET INCOME	-8,537.40	-0.09	-8,537.30	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	148,977.00	168,496.00	-19,519.00	168,496.00
Investment Inc -Restricted Non-Allocated	31.39	0.00	31.39	0.00
TOTAL GRANT AND OTHER INCOME	149,008.39	168,496.00	-19,487.61	168,496.00
TOTAL INCOME	149,008.39	168,496.00	-19,487.61	168,496.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,225.99	22,539.00	4,313.01	22,539.00
TOTAL UTILITY EXPENSES	13,716.62	13,600.00	-116.62	13,600.00
TOTAL PROTECTIVE SERVICES	22,664.83	34,956.00	12,291.17	34,956.00
TOTAL INSURANCE PREMIUMS	3,152.00	4,049.00	897.00	4,049.00
TOTAL GENERAL EXPENSES	66,540.88	61,190.00	-5,350.88	61,190.00
TOTAL OPERATING EXPENSES	124,300.32	136,334.00	12,033.68	136,334.00
NET INCOME	24,708.07	32,162.00	7,453.93	32,162.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

Les Chateaux (48)

Les Chateaux (48)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	159,947.00	184,550.00	-24,603.00	184,550.00
TOTAL GRANT AND OTHER INCOME	159,947.00	184,550.00	-24,603.00	184,550.00
TOTAL INCOME	159,947.00	184,550.00	-24,603.00	184,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,316.70	15,897.00	1,580.30	15,897.00
TOTAL TENANT SERVICES EXPENSES	750.00	600.00	-150.00	600.00
TOTAL UTILITY EXPENSES	55,854.00	55,854.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	25,175.22	38,840.00	13,664.78	38,840.00
TOTAL INSURANCE PREMIUMS	2,750.00	3,542.00	792.00	3,542.00
TOTAL GENERAL EXPENSES	59,384.00	59,384.00	0.00	59,384.00
TOTAL OPERATING EXPENSES	158,229.92	174,117.00	15,887.08	174,117.00
NET INCOME	1,717.08	10,433.00	-8,715.92	10,433.00

King Louis Square II (49)

King Louis Square II (49)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	188,054.00	210,375.00	22,321.00	210,375.00
Investment Inc -Restricted Non-Allocated	19.45	0.00	19.45	0.00
TOTAL GRANT AND OTHER INCOME	188,073.45	210,375.00	22,340.45	210,375.00
TOTAL INCOME	188,073.45	210,375.00	22,340.45	210,375.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	23,037.27	28,213.00	5,175.73	28,213.00
TOTAL UTILITY EXPENSES	25,604.17	25,500.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	27,757.29	42,724.00	14,966.71	42,724.00
TOTAL INSURANCE PREMIUMS	3,758.00	4,835.00	1,077.00	4,835.00
TOTAL GENERAL EXPENSES	91,109.54	88,720.00	-2,389.54	88,720.00
TOTAL OPERATING EXPENSES	171,266.27	189,992.00	18,725.73	189,992.00
NET INCOME	16,807.18	20,383.00	3,614.72	20,383.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

Reaissance PI @ Grand (50)

Reaissance PI @ Grand (50)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	285,067.00	310,876.00	-25,809.00	310,876.00
Investment Inc -Restricted Non-Allocated	1,658.40	0.00	1,658.40	0.00
Other Miscellaneous Income	3,584.92	0.00	3,584.92	0.00
TOTAL GRANT AND OTHER INCOME	290,310.32	310,876.00	-20,565.68	310,876.00
TOTAL INCOME	290,310.32	310,876.00	-20,565.68	310,876.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	39,266.27	47,748.00	8,481.73	47,748.00
TOTAL TENANT SERVICES EXPENSES	4,784.92	930.00	-3,854.92	930.00
TOTAL UTILITY EXPENSES	74,373.30	74,917.00	543.70	74,917.00
TOTAL PROTECTIVE SERVICES	39,089.77	60,203.00	21,113.23	60,203.00
TOTAL INSURANCE PREMIUMS	5,235.00	6,745.00	1,510.00	6,745.00
TOTAL GENERAL EXPENSES	130,369.64	132,230.00	1,860.36	132,230.00
TOTAL OPERATING EXPENSES	293,118.90	322,773.00	29,654.10	322,773.00
NET INCOME	-2,808.58	-11,897.00	9,088.42	-11,897.00

Senior Living @ Renaissance Place (54)

Senior Living @ Renaissance Place (54)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	328,276.00	368,702.00	-40,426.00	368,702.00
Investment Inc -Restricted Non-Allocated	33,227.02	0.00	33,227.02	0.00
TOTAL GRANT AND OTHER INCOME	361,503.02	368,702.00	-7,198.98	368,702.00
TOTAL INCOME	361,503.02	368,702.00	-7,198.98	368,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,691.27	24,955.00	4,263.73	24,955.00
TOTAL TENANT SERVICES EXPENSES	3,110.00	1,125.00	-1,985.00	1,125.00
TOTAL UTILITY EXPENSES	104,982.68	105,441.00	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	47,266.37	72,825.00	25,558.63	72,825.00
TOTAL INSURANCE PREMIUMS	5,567.00	6,594.00	1,027.00	6,594.00
TOTAL GENERAL EXPENSES	154,016.34	156,970.00	2,953.66	156,970.00
TOTAL OPERATING EXPENSES	335,633.66	367,910.00	32,276.34	367,910.00
NET INCOME	25,869.36	792.00	25,077.36	792.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Sep 2024

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	112,035.00	131,617.00	-19,582.00	131,617.00
Investment Inc -Restricted Non-Allocated	4,983.41	0.00	4,983.41	0.00
TOTAL GRANT AND OTHER INCOME	117,018.41	131,617.00	-14,598.59	131,617.00
TOTAL INCOME	117,018.41	131,617.00	-14,598.59	131,617.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,134.96	7,493.00	1,358.04	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	330.00	330.00	330.00
TOTAL UTILITY EXPENSES	38,637.85	39,644.00	1,006.15	39,644.00
TOTAL PROTECTIVE SERVICES	13,842.73	21,363.00	7,520.27	21,363.00
TOTAL INSURANCE PREMIUMS	2,172.00	2,506.00	334.00	2,506.00
TOTAL GENERAL EXPENSES	56,921.98	55,728.00	-1,193.98	55,728.00
TOTAL OPERATING EXPENSES	117,709.52	127,064.00	9,354.48	127,064.00
NET INCOME	-691.11	4,553.00	-5,244.11	4,553.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	314,678.00	291,068.00	23,610.00	291,068.00
Investment Inc -Restricted Non-Allocated	33,335.52	0.00	33,335.52	0.00
TOTAL GRANT AND OTHER INCOME	348,013.52	291,068.00	56,945.52	291,068.00
TOTAL INCOME	348,013.52	291,068.00	56,945.52	291,068.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,342.03	25,565.00	4,222.97	25,565.00
Tenant Participation Funds	675.14	0.00	-675.14	0.00
TOTAL UTILITY EXPENSES	131,866.08	133,665.00	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	7,350.00	8,480.00	1,130.00	8,480.00
TOTAL GENERAL EXPENSES	130,302.80	126,001.00	-4,301.80	126,001.00
TOTAL OPERATING EXPENSES	291,536.05	293,711.00	2,174.95	293,711.00
NET INCOME	56,477.47	-2,643.00	54,770.57	-2,643.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-Sep 2024

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	285,175.00	292,534.00	-7,359.00	292,534.00
Investment Inc -Restricted Non-Allocated	6,573.32	0.00	6,573.32	0.00
TOTAL GRANT AND OTHER INCOME	291,748.32	292,534.00	-785.68	292,534.00
TOTAL INCOME	291,748.32	292,534.00	-785.68	292,534.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,109.86	24,717.00	4,607.14	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	540.00	540.00	540.00
TOTAL UTILITY EXPENSES	56,785.72	60,832.00	4,046.28	60,832.00
TOTAL PROTECTIVE SERVICES	22,664.83	34,956.00	12,291.17	34,956.00
TOTAL INSURANCE PREMIUMS	3,052.00	3,932.00	880.00	3,932.00
TOTAL GENERAL EXPENSES	139,954.09	144,294.00	4,339.91	144,294.00
TOTAL OPERATING EXPENSES	242,566.50	269,271.00	26,704.50	269,271.00
NET INCOME	49,181.82	23,263.00	25,918.82	23,263.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	260,420.00	264,262.00	-3,842.00	264,262.00
Investment Inc -Restricted Non-Allocated	13,837.69	0.00	13,837.69	0.00
TOTAL GRANT AND OTHER INCOME	274,257.69	264,262.00	9,995.69	264,262.00
TOTAL INCOME	274,257.69	264,262.00	9,995.69	264,262.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,458.27	32,197.00	5,738.73	32,197.00
TOTAL UTILITY EXPENSES	88,409.46	77,609.00	-10,800.46	77,609.00
TOTAL PROTECTIVE SERVICES	28,976.57	44,667.00	15,690.43	44,667.00
TOTAL INSURANCE PREMIUMS	3,923.00	5,168.00	1,245.00	5,168.00
TOTAL GENERAL EXPENSES	138,819.00	138,819.00	0.00	138,819.00
TOTAL OPERATING EXPENSES	286,586.30	298,460.00	11,873.70	298,460.00
NET INCOME	-12,328.61	-34,198.00	21,869.39	-34,198.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

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	314,972.00	333,818.00	-32,807.00	333,818.00
Investment Inc -Restricted Non-Allocated	11,867.80	0.00	11,867.80	0.00
TOTAL GRANT AND OTHER INCOME	326,839.80	333,818.00	-20,939.20	333,818.00
TOTAL INCOME	326,839.80	333,818.00	-20,939.20	333,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	34,183.14	41,627.00	7,443.86	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	750.00	750.00	750.00
TOTAL UTILITY EXPENSES	79,072.71	82,177.00	3,104.29	82,177.00
TOTAL PROTECTIVE SERVICES	31,486.96	48,551.00	17,064.04	48,551.00
TOTAL INSURANCE PREMIUMS	4,150.00	5,358.00	1,208.00	5,358.00
TOTAL GENERAL EXPENSES	177,235.13	178,509.00	1,273.87	178,509.00
TOTAL OPERATING EXPENSES	326,127.94	356,972.00	30,844.06	356,972.00
NET INCOME	711.86	-23,154.00	9,904.86	-23,154.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	289,388.00	284,458.00	-37,378.00	284,458.00
Investment Inc -Restricted Non-Allocated	5,139.64	0.00	5,139.64	0.00
TOTAL GRANT AND OTHER INCOME	294,527.64	284,458.00	-32,238.36	284,458.00
TOTAL INCOME	294,527.64	284,458.00	-32,238.36	284,458.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	31,350.37	38,064.00	6,713.63	38,064.00
TOTAL UTILITY EXPENSES	79,183.42	73,581.00	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	27,759.42	42,724.00	14,964.58	42,724.00
TOTAL INSURANCE PREMIUMS	3,708.00	4,897.00	1,189.00	4,897.00
TOTAL GENERAL EXPENSES	170,772.33	120,772.00	-50,000.33	120,772.00
TOTAL OPERATING EXPENSES	312,773.54	280,038.00	-32,735.54	280,038.00
NET INCOME	-18,245.90	4,420.00	-64,973.90	4,420.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-Sep 2024

Book = Accrual

Kingsbury Terrace (61a)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	453,260.00	682,372.00	-229,112.00	682,372.00
Loan Interest Income-Kingsbury	31,560.81	0.00	31,560.81	0.00
Investment Inc -Restricted Non-Allocated	157,992.64	0.00	157,992.64	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>642,847.10</u>	<u>682,372.00</u>	<u>-39,524.90</u>	<u>682,372.00</u>
TOTAL INCOME	<u>642,847.10</u>	<u>682,372.00</u>	<u>-39,524.90</u>	<u>682,372.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	30,984.27	37,536.00	6,551.73	37,536.00
TOTAL UTILITY EXPENSES	229,875.00	232,500.00	2,625.00	232,500.00
TOTAL GENERAL EXPENSES	<u>149,317.86</u>	<u>395,431.00</u>	<u>246,113.14</u>	<u>395,431.00</u>
TOTAL OPERATING EXPENSES	<u>410,177.13</u>	<u>665,467.00</u>	<u>255,289.87</u>	<u>665,467.00</u>
NET INCOME	232,669.97	16,905.00	215,764.97	16,905.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	241,669.00	279,139.00	-37,470.00	279,139.00
Investment Inc -Restricted Non-Allocated	322.80	0.00	322.80	0.00
TOTAL GRANT AND OTHER INCOME	<u>241,991.80</u>	<u>279,139.00</u>	<u>-37,147.20</u>	<u>279,139.00</u>
TOTAL INCOME	<u>241,991.80</u>	<u>279,139.00</u>	<u>-37,147.20</u>	<u>279,139.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,550.30	24,521.00	3,970.70	24,521.00
TOTAL UTILITY EXPENSES	121,353.91	120,546.00	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	47,266.37	72,825.00	25,558.63	72,825.00
TOTAL INSURANCE PREMIUMS	5,158.00	6,534.00	1,376.00	6,534.00
TOTAL GENERAL EXPENSES	<u>44,855.68</u>	<u>41,155.00</u>	<u>-3,700.68</u>	<u>41,155.00</u>
TOTAL OPERATING EXPENSES	<u>239,184.26</u>	<u>265,581.00</u>	<u>26,396.74</u>	<u>265,581.00</u>
NET INCOME	2,807.54	13,558.00	-10,750.46	13,558.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	431,689.00	416,838.00	14,851.00	416,838.00
Investment Inc -Restricted Non-Allocated	299.07	0.00	299.07	0.00
TOTAL GRANT AND OTHER INCOME	431,988.07	416,838.00	15,150.07	416,838.00
TOTAL INCOME	431,988.07	416,838.00	15,150.07	416,838.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	40,409.30	49,064.00	8,654.70	49,064.00
TOTAL UTILITY EXPENSES	146,646.08	148,293.00	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	5,743.00	7,418.00	1,675.00	7,418.00
TOTAL GENERAL EXPENSES	232,285.47	232,009.00	-276.47	232,009.00
TOTAL OPERATING EXPENSES	425,083.85	436,784.00	11,700.15	436,784.00
NET INCOME	6,904.22	-19,946.00	26,850.22	-19,946.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	301,064.00	287,666.00	13,398.00	287,666.00
Investment Inc -Restricted Non-Allocated	793.79	0.00	793.79	0.00
TOTAL GRANT AND OTHER INCOME	301,857.79	287,666.00	14,191.79	287,666.00
TOTAL INCOME	301,857.79	287,666.00	14,191.79	287,666.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	35,192.28	42,699.00	7,506.72	42,699.00
TOTAL UTILITY EXPENSES	66,069.29	66,680.00	610.71	66,680.00
TOTAL INSURANCE PREMIUMS	4,940.00	6,370.00	1,430.00	6,370.00
TOTAL GENERAL EXPENSES	191,492.13	191,796.00	303.87	191,796.00
TOTAL OPERATING EXPENSES	297,693.70	307,545.00	9,851.30	307,545.00
NET INCOME	4,164.09	-19,879.00	24,043.09	-19,879.00

Mixed Finance Properties
Income Statement

Period = Oct 2023-Sep 2024

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	218,947.00	213,498.00	5,449.00	213,498.00
Investment Inc -Restricted Non-Allocated	11,660.19	0.00	11,660.19	0.00
TOTAL GRANT AND OTHER INCOME	230,607.19	213,498.00	17,109.19	213,498.00
TOTAL INCOME	230,607.19	213,498.00	17,109.19	213,498.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	23,756.19	28,968.00	5,211.81	28,968.00
TOTAL UTILITY EXPENSES	44,156.81	43,600.00	-556.81	43,600.00
TOTAL INSURANCE PREMIUMS	3,873.00	4,969.00	1,096.00	4,969.00
TOTAL GENERAL EXPENSES	282,921.90	155,306.00	-127,615.90	155,306.00
TOTAL OPERATING EXPENSES	354,707.90	232,843.00	-121,864.90	232,843.00
NET INCOME	-124,100.71	-19,345.00	-104,755.71	-19,345.00

North Sarah III (66)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	134,559.00	139,571.00	-5,012.00	139,571.00
Investment Inc -Restricted Non-Allocated	17,123.27	0.00	17,123.27	0.00
TOTAL GRANT AND OTHER INCOME	151,682.27	139,571.00	12,111.27	139,571.00
TOTAL INCOME	151,682.27	139,571.00	12,111.27	139,571.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,890.74	23,125.00	4,234.26	23,125.00
TOTAL UTILITY EXPENSES	32,438.85	32,480.00	41.15	32,480.00
TOTAL INSURANCE PREMIUMS	2,970.00	4,939.00	1,969.00	4,939.00
TOTAL GENERAL EXPENSES	96,896.57	96,193.00	-703.57	96,193.00
TOTAL OPERATING EXPENSES	151,196.16	156,737.00	5,540.84	156,737.00
NET INCOME	486.11	-17,166.00	6,570.43	-17,166.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	101,085.00	98,272.00	2,813.00	98,272.00
Investment Inc -Restricted Non-Allocated	17.35	0.00	17.35	0.00
TOTAL GRANT AND OTHER INCOME	101,102.35	98,272.00	2,830.35	98,272.00
TOTAL INCOME	101,102.35	98,272.00	2,830.35	98,272.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	400.00	15,992.00	15,592.00	15,992.00
TOTAL UTILITY EXPENSES	16,275.00	16,275.00	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	1,558.00	1,798.00	240.00	1,798.00
TOTAL GENERAL EXPENSES	66,960.00	66,960.00	0.00	66,960.00
TOTAL OPERATING EXPENSES	85,193.00	101,025.00	15,832.00	101,025.00
NET INCOME	15,909.35	-2,753.00	-13,001.65	-2,753.00

**PUBLIC HOUSING AMP BUDGETS
OCTOBER 2024**

Clinton Peabody Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	7,645.00	10,833.00	-3,188.00	130,000.00
Utility Reimb.-LIPH	-8,281.00	-7,000.00	-1,281.00	-84,000.00
Total Rental Income	-636.00	3,833.00	-4,469.00	46,000.00
Other Tenant Income				
Damages/Maintenance	0.00	125.00	-125.00	1,500.00
Late Charges	543.00	1,667.00	-1,124.00	20,000.00
Total Other Tenant Income	543.00	1,792.00	-1,249.00	21,500.00
NET TENANT INCOME	-93.00	5,625.00	-5,718.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	175,775.84	211,159.08	-35,383.24	2,533,911.00
Allocated Interest Income	0.00	12.00	-12.00	140.00
Fraud Recovery PH	-506.00	0.00	-506.00	0.00
Non-Dwelling Rent	0.00	100.00	-100.00	1,200.00
Allocated Other Income	775.64	4,258.00	-3,482.36	51,095.00
TOTAL GRANT AND OTHER INCOME	176,045.48	215,529.08	-39,483.60	2,586,346.00
TOTAL INCOME	175,952.48	221,156.08	-45,203.60	2,653,846.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	37,234.98	54,403.00	17,168.02	652,825.00
TOTAL TENANT SERVICES EXPENSES	636.99	3,152.00	2,515.01	37,830.00
TOTAL UTILITY EXPENSES	29,432.95	45,665.00	16,232.05	547,985.00
Total Maint Salaries				
Total Maint Salaries	11,542.59	26,858.00	15,315.41	322,303.00
Total Materials				
Total Materials	8,343.88	5,293.00	-3,050.88	63,500.00
Total Contract Costs				
Total Contract Costs	27,147.48	32,401.00	5,253.52	388,803.37
TOTAL MAINTENANCE EXPENSES	47,033.95	64,552.00	17,518.05	774,606.37
TOTAL PROTECTIVE SERVICES	0.00	28,968.08	28,968.08	347,617.00
TOTAL INSURANCE PREMIUMS	16,215.29	22,871.00	6,655.71	274,444.63
TOTAL GENERAL EXPENSES	2,573.14	1,545.00	-1,028.14	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	133,127.30	221,156.08	88,028.78	2,653,846.00
NET INCOME	42,825.18	0.00	42,825.18	0.00

James House
Income Statement
Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	23,731.00	21,809.00	1,922.00	261,704.00
Total Rental Income	23,731.00	21,809.00	1,922.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	17.00	-17.00	200.00
Late Charges	2,191.00	1,667.00	524.00	20,000.00
Legal Fees - Tenant	0.00	167.00	-167.00	2,000.00
Total Other Tenant Income	2,191.00	1,851.00	340.00	22,200.00
NET TENANT INCOME	25,922.00	23,660.00	2,262.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	40,400.00	58,787.00	-18,387.00	705,445.00
Allocated Interest Income	0.00	1.00	-1.00	21.00
Fraud Recovery PH	-2,696.00	0.00	-2,696.00	0.00
Other Miscellaneous Income-PMC	0.00	50.00	-50.00	600.00
Allocated Other Income	116.21	638.00	-521.79	7,655.00
TOTAL GRANT AND OTHER INCOME	37,820.21	59,476.00	-21,655.79	713,721.00
TOTAL INCOME	63,742.21	83,136.00	-19,393.79	997,625.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,913.05	21,709.00	5,795.95	260,524.00
TOTAL TENANT SERVICES EXPENSES	802.95	1,097.00	294.05	13,157.00
TOTAL UTILITY EXPENSES	28,222.01	18,291.00	-9,931.01	219,500.00
Total Maint Salaries	9,893.47	12,891.00	2,997.53	154,689.00
Total Materials	3,687.91	4,334.00	646.09	52,000.00
Total Contract Costs	5,571.30	15,529.33	9,958.03	186,357.71
TOTAL MAINTENANCE EXPENSES	19,152.68	32,754.33	13,601.65	393,046.71
TOTAL PROTECTIVE SERVICES	17,889.02	17,007.00	-882.02	204,084.00
TOTAL INSURANCE PREMIUMS	7,454.64	8,397.00	942.36	100,765.29
TOTAL GENERAL EXPENSES	179.34	466.00	286.66	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	89,613.69	99,723.25	10,107.64	1,196,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	16,587.25	-16,587.25	199,047.00
TOTAL OTHER FINANCING SOURCES	0.00	16,587.25	-16,587.25	199,047.00
NET INCOME	-25,871.48	0.00	-25,873.40	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	21,393.61	22,899.00	-1,505.39	274,788.00
Total Rental Income	21,393.61	22,899.00	-1,505.39	274,788.00
Other Tenant Income				
Damages/Maintenance	0.00	12.00	-12.00	150.00
Late Charges	1,341.00	833.00	508.00	10,000.00
Legal Fees - Tenant	0.00	375.00	-375.00	4,500.00
Vacate Charges	0.00	333.00	-333.00	4,000.00
Total Other Tenant Income	1,341.00	1,553.00	-212.00	18,650.00
NET TENANT INCOME	22,734.61	24,452.00	-1,717.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	37,339.50	46,893.17	-9,553.67	562,712.00
Allocated Interest Income	0.00	1.00	-1.00	18.00
Fraud Recovery PH	2,137.39	0.00	2,137.39	0.00
Other Miscellaneous Income-PMC	0.00	58.00	-58.00	700.00
Allocated Other Income	103.30	567.00	-463.70	6,805.00
TOTAL GRANT AND OTHER INCOME	39,580.19	47,519.17	-7,938.98	570,235.00
TOTAL INCOME	62,314.80	71,971.17	-9,656.37	863,673.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,444.23	21,403.00	-41.23	256,851.00
TOTAL TENANT SERVICES EXPENSES	604.51	1,036.00	431.49	12,435.00
TOTAL UTILITY EXPENSES	14,139.25	21,404.00	7,264.75	256,850.00
Total Maint Salaries	5,936.74	16,223.00	10,286.26	194,677.00
Total Materials	774.33	3,433.00	2,658.67	41,200.00
Total Contract Costs	5,986.37	9,676.00	3,689.63	116,100.00
TOTAL MAINTENANCE EXPENSES	12,697.44	29,332.00	16,634.56	351,977.00
TOTAL PROTECTIVE SERVICES	5,372.78	5,993.00	620.22	71,915.00
TOTAL INSURANCE PREMIUMS	6,267.12	6,312.00	44.88	75,747.10
TOTAL GENERAL EXPENSE	116.66	417.00	300.34	5,000.00
TOTAL OPERATING EXPENSES	60,641.99	85,896.35	25,255.01	1,030,775.10
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	13,925.18	-13,925.18	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	13,925.18	-13,925.18	167,102.10
NET INCOME	1,672.81	0.00	1,673.46	0.00

West Pine Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	29,720.00	22,058.00	7,662.00	264,700.00
Total Rental Income	29,720.00	22,058.00	7,662.00	264,700.00
Other Tenant Income				
Damages/Maintenance	0.00	8.00	-8.00	100.00
Late Charges	780.00	667.00	113.00	8,000.00
Vacate Charges	0.00	83.00	-83.00	1,000.00
Total Other Tenant Income	780.00	758.00	22.00	9,100.00
NET TENANT INCOME	30,500.00	22,816.00	7,684.00	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	30,763.50	40,044.25	-9,280.75	480,527.00
Allocated Interest Income	0.00	1.00	-1.00	21.00
Fraud Recovery PH	-457.00	0.00	-457.00	0.00
Other Miscellaneous Income-PMC	0.00	208.00	-208.00	2,500.00
Allocated Other Income	95.92	527.00	-431.08	6,319.00
TOTAL GRANT AND OTHER INCOME	30,402.42	40,780.25	-10,377.83	489,367.00
TOTAL INCOME	60,902.42	63,596.25	-2,693.83	763,167.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,001.46	20,157.00	2,155.54	241,894.00
TOTAL TENANT SERVICES EXPENSES	502.66	804.00	301.34	9,642.00
TOTAL UTILITY EXPENSES	13,685.39	17,743.00	4,057.61	212,900.00
Total Maint Salaries	10,291.91	15,736.00	5,444.09	188,836.00
Total Materials	5,948.33	3,542.00	-2,406.33	42,500.00
Total Contract Costs	31,685.67	14,771.00	-16,914.67	177,260.00
TOTAL MAINTENACE EXPENSES	47,925.91	34,049.00	-13,876.91	408,596.00
TOTAL PROTECTIVE SERVICES	7,724.78	8,668.00	943.22	104,019.00
TOTAL INSURANCE PREMIUMS	6,396.18	6,895.00	498.82	82,733.95
TOTAL GENERAL EXPENSES	186.84	589.00	402.16	7,073.00
TOTAL OPERATING EXPENSES	94,423.22	88,903.83	-5,518.22	1,066,857.95
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	25,307.58	-25,307.58	303,690.95
TOTAL OTHER FINANCING SOURCES	0.00	25,307.58	204,574.54	303,690.95
NET INCOME	-33,520.80	0.00	196,362.49	0.00

Parkview Elderly Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	64,509.00	54,167.00	10,342.00	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	64,511.00	54,167.00	10,344.00	650,000.00
Other Tenant Income				
Late Charges	2,319.00	3,333.00	-1,014.00	40,000.00
Misc. Tenant Income	105.00	0.00	105.00	0.00
Vacate Charges	-3,047.00	333.00	-3,380.00	4,000.00
Total Other Tenant Income	-623.00	3,666.00	-4,289.00	44,000.00
NET TENANT INCOME	63,888.00	57,833.00	6,055.00	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	83,233.00	130,434.25	-47,201.25	1,565,201.00
Allocated Interest Income	0.00	4.00	-4.00	48.00
Fraud Recovery PH	-116.00	0.00	-116.00	0.00
Non-Dwelling Rent	1,177.00	1,100.00	77.00	13,200.00
Other Miscellaneous Income-PMC	0.00	83.00	-83.00	1,000.00
Allocated Other Income	272.08	1,494.00	-1,221.92	17,923.00
TOTAL GRANT AND OTHER INCOME	84,566.08	133,115.25	-48,549.17	1,597,372.00
TOTAL INCOME	148,454.08	190,948.25	-42,494.17	2,291,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,843.65	39,628.00	784.35	475,528.00
TOTAL TENANT SERVICES EXPENSES	620.55	1,563.00	942.45	18,747.00
TOTAL UTILITY EXPENSES	28,956.62	41,958.00	13,001.38	503,500.00
Total Maint Salaries				
Total Maint Salaries	21,198.70	35,364.00	14,165.30	424,368.00
Total Materials				
Total Materials	6,721.92	6,718.00	-3.92	80,600.00
Total Contract Costs				
Total Contract Costs	74,631.55	27,110.00	-47,521.55	325,310.00
TOTAL MAINTENANCE EXPENSES	102,552.17	69,192.00	-33,360.17	830,278.00
TOTAL PROTECTIVE SERVICES	31,984.51	37,242.00	5,257.49	446,907.00
TOTAL INSURANCE PREMIUMS	14,417.41	16,117.25	1,699.84	193,412.00
TOTAL GENERAL EXPENSES	509.50	1,667.00	1,157.50	20,000.00
TOTAL EXTRAORDINARY EXPENSES	27,064.00	0.00	-27,064.00	0.00
TOTAL OPERATING EXPENSES	244,948.41	207,364.92	-37,581.16	2,488,372.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	16,416.67	-16,416.67	197,000.00
TOTAL OTHER FINANCING SOURCES	0.00	16,416.67	-16,416.67	197,000.00
NET INCOME	-96,494.33	0.00	-96,492.00	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	21,781.00	20,750.00	1,031.00	249,000.00
Utility Reimb.-LIPH	-123.00	-183.00	60.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	21,679.00	20,567.00	1,112.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	83.00	-83.00	1,000.00
Late Charges	1,050.00	1,167.00	-117.00	14,000.00
Vacate Charges	0.00	125.00	-125.00	1,500.00
Total Other Tenant Income	1,050.00	1,375.00	-325.00	16,500.00
NET TENANT INCOME	22,729.00	21,942.00	787.00	263,304.00
 GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	35,390.50	45,151.25	-9,760.75	541,813.00
Allocated Interest Income	0.00	1.00	-1.00	20.00
Fraud Recovery PH	-102.00	0.00	-102.00	0.00
Other Miscellaneous Income-PMC	0.00	21.00	-21.00	250.00
Allocated Other Income	114.36	628.00	-513.64	7,534.00
TOTAL GRANT AND OTHER INCOME	35,402.86	45,801.25	-10,398.39	549,617.00
TOTAL INCOME	58,131.86	67,743.25	-9,611.39	812,921.00
 EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,534.87	20,934.00	4,399.13	251,204.00
TOTAL TENANT SERVICES EXPENSES	79.18	885.00	805.82	10,617.00
TOTAL UTILITY EXPENSES	27,522.63	18,081.00	-9,441.63	216,960.00
Total Maint Salaries				
Total Maint Salaries	10,432.71	16,116.00	5,683.29	193,383.00
Total Materials				
Total Materials	2,040.65	2,907.00	866.35	34,900.00
Total Contract Costs				
Total Contract Costs	24,454.37	10,318.00	-14,136.37	123,828.00
TOTAL MAINTENANCE EXPENSES	36,927.73	29,341.00	-7,586.73	352,111.00
TOTAL PROTECTIVE SERVICES	6,146.65	6,822.00	675.35	81,867.00
TOTAL INSURANCE PREMIUMS	4,440.38	5,371.00	930.62	64,453.96
TOTAL GENERAL EXPENSES	104.24	266.00	161.76	3,193.00
TOTAL OPERATING EXPENSES	91,755.68	81,700.33	-10,055.68	980,405.96
 OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	13,957.08	-13,957.08	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	13,957.08	-13,957.08	167,484.96
 NET INCOME	-33,623.82	0.00	-33,624.15	0.00

LaSalle Park Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	13,811.00	16,970.00	-3,159.00	203,640.00
Utility Reimb.-LIPH	-13,567.00	-6,250.00	-7,317.00	-75,000.00
Utility Reimbursement Refund	1,373.00	0.00	1,373.00	0.00
Total Rental Income	<u>1,617.00</u>	<u>10,720.00</u>	<u>-9,103.00</u>	<u>128,640.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	13.00	-13.00	160.00
Late Charges	690.00	1,167.00	-477.00	14,000.00
Legal Fees - Tenant	350.00	0.00	350.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Vacate Charges	0.00	317.00	-317.00	3,800.00
Total Other Tenant Income	<u>956.00</u>	<u>1,497.00</u>	<u>-541.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>2,573.00</u>	<u>12,217.00</u>	<u>-9,644.00</u>	<u>146,600.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	71,603.87	96,289.50	-24,685.63	1,155,476.00
Allocated Interest Income	0.00	6.00	-6.00	74.00
Allocated Other Income	417.80	2,294.00	-1,876.20	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>72,021.67</u>	<u>98,589.50</u>	<u>-26,567.83</u>	<u>1,183,072.00</u>
TOTAL INCOME	<u>74,594.67</u>	<u>110,806.50</u>	<u>-36,211.83</u>	<u>1,329,672.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,704.16	29,900.00	3,195.84	358,811.74
TOTAL TENANT SERVICES EXPENSES	349.25	1,803.50	1,454.25	21,642.00
TOTAL UTILITY EXPENSES	17,073.01	22,950.00	5,876.99	275,399.00
Total Maint Salaries				
Total Maint Salaries	18,520.93	18,549.00	28.07	222,581.00
Total Materials				
Total Materials	4,907.29	6,834.00	1,926.71	82,000.00
Total Contract Costs				
Total Contract Costs	18,298.75	15,266.00	-3,032.75	183,200.00
TOTAL MAINTENACE EXPENSES	<u>41,726.97</u>	<u>40,649.00</u>	<u>-1,077.97</u>	<u>487,781.00</u>
TOTAL PROTECTIVE SERVICES	0.00	11,975.50	11,975.50	143,706.00
TOTAL INSURANCE PREMIUMS	9,068.43	10,518.00	1,449.57	126,220.26
TOTAL GENERAL EXPENSES	37.28	1,343.00	1,305.72	16,112.00
TOTAL OPERATING EXPENSES	<u>94,959.10</u>	<u>119,139.83</u>	<u>24,180.46</u>	<u>1,429,672.00</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	8,333.33	-8,333.33	100,000.00
TOTAL OTHER FINANCING SOURCES	<u>0.00</u>	<u>8,333.33</u>	<u>-8,333.33</u>	<u>100,000.00</u>
NET INCOME	-20,364.43	0.00	-20,364.70	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	7,143.00	8,471.00	-1,328.00	101,655.00
Utility Reimb.-LIPH	-4,757.00	-4,417.00	-340.00	-53,000.00
Total Rental Income	2,386.00	4,054.00	-1,668.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	419.00	500.00	-81.00	6,000.00
Legal Fees - Tenant	0.00	1,000.00	-1,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	167.00	-167.00	2,000.00
Total Other Tenant Income	706.00	1,667.00	-961.00	20,000.00
NET TENANT INCOME	3,092.00	5,721.00	-2,629.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	50,801.99	55,995.58	-5,193.59	671,947.00
Allocated Interest Income	0.00	3.00	-3.00	43.00
Fraud Recovery PH	-502.00	0.00	-502.00	0.00
Other Miscellaneous Income	98.81	0.00	98.81	0.00
Allocated Other Income	242.56	1,332.00	-1,089.44	15,979.00
TOTAL GRANT AND OTHER INCOME	50,641.36	57,330.58	-6,689.22	687,969.00
TOTAL INCOME	53,733.36	63,051.58	-9,318.22	756,624.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,152.88	19,902.00	5,749.12	238,816.00
TOTAL TENANT SERVICES EXPENSES	167.93	708.00	540.07	8,489.00
TOTAL UTILITY EXPENSES	5,285.80	20,383.00	15,097.20	244,600.00
Total Maint Salaries	6,690.56	16,455.00	9,764.44	197,457.00
Total Materials	694.36	1,900.00	1,205.64	22,800.00
Total Contract Costs	14,494.86	11,594.00	-2,900.86	139,130.00
TOTAL MAINTENANCE EXPENSES	21,879.78	29,949.00	8,069.22	359,387.00
TOTAL PROTECTIVE SERVICES	0.00	6,311.58	6,311.58	75,739.00
TOTAL INSURANCE PREMIUMS	4,712.30	5,107.00	394.70	61,272.54
TOTAL GENERAL EXPENSES	14.88	294.00	279.12	3,529.00
TOTAL OPERATING EXPENSES	46,213.57	82,652.29	36,441.01	991,832.54
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	19,600.71	-19,600.71	235,208.54
TOTAL OTHER FINANCING SOURCES	0.00	19,600.71	-19,600.71	235,208.54
NET INCOME	7,519.79	0.00	7,519.79	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	-468.00	17,909.00	-18,377.00	214,908.00
Utility Reimb.-LIPH	-13,654.00	-2,483.00	-11,171.00	-29,800.00
Utility Reimbursement Refund	480.00	0.00	480.00	0.00
Total Rental Income	-13,642.00	15,426.00	-29,068.00	185,108.00
Other Tenant Income				
Late Charges	-2,610.00	1,292.00	-3,902.00	15,500.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	0.00	250.00	-250.00	3,000.00
Total Other Tenant Income	-2,685.00	1,542.00	-4,227.00	18,500.00
NET TENANT INCOME	-16,327.00	16,968.00	-33,295.00	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	51,211.00	70,837.47	-19,626.47	850,047.68
Allocated Interest Income	0.00	3.00	-3.00	37.00
Fraud Recovery PH	9,931.00	0.00	9,931.00	0.00
Other Miscellaneous Income-PMC	0.00	0.00	0.00	10.00
Allocated Other Income	209.36	1,149.00	-939.64	13,791.00
TOTAL GRANT AND OTHER INCOME	61,351.36	71,989.47	-10,638.11	863,885.68
TOTAL INCOME	45,024.36	88,957.47	-43,933.11	1,067,493.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,107.19	23,675.00	7,567.81	284,106.00
TOTAL TENANT SERVICES EXPENSES	144.94	611.00	466.06	7,327.00
TOTAL UTILITY EXPENSES	20,065.07	18,417.00	-1,648.07	221,000.00
Total Maint Salaries	14,030.78	26,188.00	12,157.22	314,265.00
Total Materials	6,323.72	5,875.00	-448.72	70,500.00
Total Contract Costs	29,809.55	17,275.00	-12,534.55	207,260.00
TOTAL MAINTENANCE EXPENSES	50,164.05	49,338.00	-826.05	592,025.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL INSURANCE PREMIUMS	18,889.44	8,298.00	-10,591.44	99,575.68
TOTAL GENERAL EXPENSES	131.09	833.00	701.91	10,000.00
TOTAL OPERATING EXPENSES	105,501.78	101,169.14	-4,330.22	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	12,211.67	-12,211.67	146,540.00
TOTAL OTHER FINANCING SOURCES	0.00	12,211.67	-12,211.67	146,540.00
NET INCOME	-60,477.42	0.00	-60,477.42	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	10,639.00	10,892.00	-253.00	130,700.00
Utility Reimb.-LIPH	-5,167.00	-4,833.00	-334.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	5,344.00	6,059.00	-715.00	72,700.00
Other Tenant Income				
Late Charges	660.00	417.00	243.00	5,000.00
Legal Fees - Tenant	0.00	167.00	-167.00	2,000.00
Vacate Charges	-66.00	792.00	-858.00	9,500.00
Total Other Tenant Income	594.00	1,376.00	-782.00	16,500.00
NET TENANT INCOME	5,938.00	7,435.00	-1,497.00	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	77,387.00	85,987.00	-8,600.00	1,031,847.00
Allocated Interest Income	0.00	6.00	-6.00	73.00
Fraud Recovery PH	-328.00	0.00	-328.00	0.00
Allocated Other Income	409.50	2,248.00	-1,838.50	26,975.00
TOTAL GRANT AND OTHER INCOME	77,468.50	88,241.00	-10,772.50	1,058,895.00
TOTAL INCOME	83,406.50	95,676.00	-12,269.50	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,863.28	24,730.33	4,867.05	296,768.00
TOTAL TENANT SERVICES EXPENSES	283.50	1,194.00	910.50	14,332.00
TOTAL UTILITY EXPENSES	30,064.82	20,050.00	-10,014.82	240,600.00
Total Maint Salaries	5,276.78	15,813.00	10,536.22	189,759.00
Total Materials	5,829.60	7,229.00	1,399.40	86,740.00
Total Contract Costs	60,218.66	32,352.00	-27,866.66	388,229.00
TOTAL MAINTENANCE EXPENSES	71,325.04	55,394.00	-15,931.04	664,728.00
TOTAL PROTECTIVE SERVICES	0.00	208.00	208.00	2,500.00
TOTAL INSURANCE PREMIUMS	9,864.98	2,117.00	-7,747.98	25,410.00
TOTAL GENERAL EXPENSES	149.62	1,679.00	1,529.38	20,144.00
TOTAL OPERATING EXPENSES	131,551.24	105,374.92	-26,178.91	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	9,698.92	-9,698.92	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	9,698.92	-9,698.92	116,387.00
NET INCOME	-48,072.74	0.00	-48,075.33	0.00

King Louis Square III

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	10,663.00	4,189.00	6,474.00	50,268.00
Utility Reimb.-LIPH	-1,661.00	-653.00	-1,008.00	-7,836.00
Total Rental Income	9,002.00	3,536.00	5,466.00	42,432.00
Other Tenant Income				
Late Charges	120.00	208.00	-88.00	2,500.00
Total Other Tenant Income	120.00	208.00	-88.00	2,500.00
NET TENANT INCOME	9,122.00	3,744.00	5,378.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	9,417.26	12,345.00	-2,927.74	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Allocated Other Income	51.65	284.00	-232.35	3,402.00
TOTAL GRANT AND OTHER INCOME	9,468.91	12,629.00	-3,160.09	151,556.00
TOTAL INCOME	18,590.91	16,373.00	2,217.91	196,488.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,626.09	4,055.00	1,428.91	48,658.00
TOTAL TENANT SERVICES EXPENSES	35.76	151.00	115.24	1,808.00
TOTAL UTILITY EXPENSES	1,539.22	4,275.00	2,735.78	51,300.00
Total General Maint Expense	1,021.25	1,789.00	767.75	21,471.00
Total Materials	0.00	979.00	979.00	11,740.00
Total Contract Costs	1,953.72	4,735.00	2,781.28	56,820.00
TOTAL MAINTENACE EXPENSES	2,974.97	7,503.00	4,528.03	90,031.00
TOTAL PROTECTIVE SERVICES	0.00	1,942.00	1,942.00	23,304.00
TOTAL INSURANCE PREMIUMS	1,349.86	1,480.00	130.14	17,752.00
TOTAL GENERAL EXPENSES	404.00	665.00	261.00	7,979.00
TOTAL OPERATING EXPENSES	8,929.90	20,071.00	11,141.10	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	3,375.83	-3,375.83	40,510.00
TOTAL OTHER FINANCING SOURCES	0.00	3,375.83	-3,375.83	42,427.00
NET INCOME	9,661.01	-162.17	9,823.18	-1,917.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	39,658.00	42,046.08	-2,388.08	504,553.00
Investment Inc -Restricted Non-Allocated	30.02	0.00	30.02	0.00
TOTAL GRANT AND OTHER INCOME	39,688.02	42,046.08	-2,358.06	504,553.00
TOTAL INCOME	39,688.02	42,046.08	-2,358.06	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,329.67	6,334.75	1,005.08	76,017.00
TOTAL UTILITY EXPENSES	12,238.58	13,455.83	1,217.25	161,470.00
TOTAL INSURANCE PREMIUMS	681.67	578.83	-102.84	6,946.00
TOTAL GENERAL EXPENSES	29,294.00	28,953.92	-340.08	347,447.00
TOTAL OPERATING EXPENSES	47,543.92	49,323.33	1,779.41	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	7,277.25	-7,277.25	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	7,277.25	-7,277.25	87,327.00
NET INCOME	-7,855.90	0.00	-7,855.90	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

Murphy Park II (45)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	25,027.50	28,975.92	-3,948.42	347,711.00
Investment Inc -Restricted Non-Allocated	1,365.65	0.00	1,365.65	0.00
TOTAL GRANT AND OTHER INCOME	26,393.15	28,975.92	-2,582.77	347,711.00
TOTAL INCOME	26,393.15	28,975.92	-2,582.77	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,566.78	4,253.92	687.14	51,047.00
TOTAL UTILITY EXPENSES	8,343.92	9,774.67	1,430.75	117,296.00
TOTAL INSURANCE PREMIUMS	467.08	574.83	107.75	6,898.00
TOTAL GENERAL EXPENSES	15,706.92	19,114.25	3,407.33	229,371.00
TOTAL OPERATING EXPENSES	28,084.70	33,717.67	5,632.97	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	4,741.75	-4,741.75	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	4,741.75	-4,741.75	56,901.00
NET INCOME	-1,691.55	0.00	-1,691.55	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	28,856.50	29,524.00	-667.50	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	28,856.50	29,524.00	-667.50	354,288.00
TOTAL INCOME	28,856.50	29,524.00	-667.50	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,856.74	4,596.66	739.92	55,160.00
TOTAL UTILITY EXPENSES	8,639.83	10,225.00	1,585.17	122,700.00
TOTAL INSURANCE PREMIUMS	470.17	578.83	108.66	6,946.00
TOTAL GENERAL EXPENSES	19,421.17	14,123.50	-5,297.67	169,482.00
TOTAL OPERATING EXPENSES	32,387.91	29,523.99	-2,863.92	354,288.00
NET INCOME	-3,531.41	0.00	-3,531.32	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	11,551.00	14,633.17	-3,082.17	175,598.00
Investment Inc -Restricted Non-Allocated	2.64	0.00	2.64	0.00
TOTAL GRANT AND OTHER INCOME	11,553.64	14,633.17	-3,079.53	175,598.00
TOTAL INCOME	11,553.64	14,633.17	-3,079.53	175,598.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,566.62	1,897.91	331.29	22,775.00
TOTAL UTILITY EXPENSES	1,133.33	1,237.50	104.17	14,850.00
TOTAL PROTECTIVE SERVICES	0.00	2,913.00	2,913.00	34,956.00
TOTAL INSURANCE PREMIUMS	274.33	337.42	63.09	4,049.00
TOTAL GENERAL EXPENSES	5,099.17	8,247.30	3,148.13	98,967.60
TOTAL OPERATING EXPENSES	8,073.45	14,633.17	6,559.68	175,598.00
NET INCOME	3,480.19	0.00	3,480.19	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

Les Chateaux (48)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	12,449.42	16,149.59	-3,700.17	193,795.00
TOTAL GRANT AND OTHER INCOME	12,449.42	16,149.59	-3,700.17	193,795.00
TOTAL INCOME	12,449.42	16,149.59	-3,700.17	193,795.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,226.23	1,338.34	112.11	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	50.00	50.00	600.00
TOTAL UTILITY EXPENSES	4,654.50	4,794.17	139.67	57,530.00
TOTAL PROTECTIVE SERVICES	0.00	3,236.67	3,236.67	38,840.00
TOTAL INSURANCE PREMIUMS	244.08	295.17	51.09	3,542.00
TOTAL GENERAL EXPENSES	4,948.67	6,435.25	1,486.58	77,223.00
TOTAL OPERATING EXPENSES	11,073.48	16,149.59	5,076.12	193,795.00
NET INCOME	1,375.94	0.00	1,375.95	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	14,619.06	18,443.66	-3,824.60	221,324.00
Investment Inc -Restricted Non-Allocated	1.64	0.00	1.64	0.00
TOTAL GRANT AND OTHER INCOME	14,620.70	18,443.66	-3,822.96	221,324.00
TOTAL INCOME	14,620.70	18,443.66	-3,822.96	221,324.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,980.00	2,375.92	395.92	28,511.00
TOTAL UTILITY EXPENSES	2,125.00	1,756.33	-368.67	21,075.96
TOTAL PROTECTIVE SERVICES	0.00	3,560.33	3,560.33	42,724.00
TOTAL INSURANCE PREMIUMS	327.50	402.92	75.42	4,835.00
TOTAL GENERAL EXPENSES	7,393.33	10,348.17	2,954.84	124,178.04
TOTAL OPERATING EXPENSES	11,825.83	18,443.66	6,617.84	221,324.00
NET INCOME	2,794.87	0.00	2,794.88	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	23,061.81	28,029.75	-4,967.94	336,357.00
TOTAL GRANT AND OTHER INCOME	23,061.81	28,029.75	-4,967.94	336,357.00
TOTAL INCOME	23,061.81	28,029.75	-4,967.94	336,357.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,379.71	4,023.16	643.45	48,278.00
TOTAL TENANT SERVICES EXPENSES	0.00	185.00	185.00	2,220.00
TOTAL UTILITY EXPENSES	6,243.08	6,157.44	-85.64	73,889.25
TOTAL PROTECTIVE SERVICES	0.00	5,016.92	5,016.92	60,203.00
TOTAL INSURANCE PREMIUMS	456.75	562.08	105.33	6,745.00
TOTAL GENERAL EXPENSES	10,169.17	12,085.19	1,916.02	145,022.31
TOTAL OPERATING EXPENSES	20,248.71	28,029.75	7,781.08	336,357.00
NET INCOME	2,813.10	0.00	2,813.14	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	25,923.11	34,641.83	-8,718.72	415,702.00
Investment Inc -Restricted Non-Allocated	2,583.13	0.00	2,583.13	0.00
TOTAL GRANT AND OTHER INCOME	28,506.24	34,641.83	-6,135.59	415,702.00
TOTAL INCOME	28,506.24	34,641.83	-6,135.59	415,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,778.04	2,101.66	323.62	25,220.00
TOTAL TENANT SERVICES EXPENSES	0.00	95.00	95.00	1,140.00
TOTAL UTILITY EXPENSES	8,786.75	11,373.00	2,586.25	136,476.00
TOTAL PROTECTIVE SERVICES	0.00	6,068.75	6,068.75	72,825.00
TOTAL INSURANCE PREMIUMS	459.50	549.50	90.00	6,594.00
TOTAL GENERAL EXPENSES	13,080.83	14,453.92	1,373.09	173,447.00
TOTAL OPERATING EXPENSES	24,105.12	34,641.83	10,536.71	415,702.00
NET INCOME	4,401.12	0.00	4,401.12	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2024-Oct 2024

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	9,609.67	10,891.42	-1,281.75	130,697.00
Investment Inc -Restricted Non-Allocated	345.01	0.00	345.01	0.00
TOTAL GRANT AND OTHER INCOME	9,954.68	10,891.42	-936.74	130,697.00
TOTAL INCOME	9,954.68	10,891.42	-936.74	130,697.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	527.11	630.92	103.81	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	27.50	27.50	330.00
TOTAL UTILITY EXPENSES	3,303.67	3,491.50	187.83	41,898.00
TOTAL PROTECTIVE SERVICES	0.00	1,780.25	1,780.25	21,363.00
TOTAL INSURANCE PREMIUMS	187.92	208.83	20.91	2,506.00
TOTAL GENERAL EXPENSES	4,644.00	4,752.42	108.42	57,029.00
TOTAL OPERATING EXPENSES	8,662.70	10,891.42	2,228.72	130,697.00
NET INCOME	1,291.98	0.00	1,291.98	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	23,424.50	25,630.42	-2,205.92	307,565.10
Investment Inc -Restricted Non-Allocated	2,380.02	0.00	2,380.02	0.00
TOTAL GRANT AND OTHER INCOME	25,804.52	25,630.42	174.10	307,565.10
TOTAL INCOME	25,804.52	25,630.42	174.10	307,565.10

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	1,833.60	2,153.08	319.48	25,837.00
TOTAL TENANT SERVICES EXPENSES	0.00	100.00	100.00	1,200.00
TOTAL UTILITY EXPENSES	11,138.75	11,770.42	631.67	141,244.98
TOTAL INSURANCE PREMIUMS	639.58	706.67	67.09	8,480.00
TOTAL GENERAL EXPENSES	10,500.08	10,900.26	400.18	130,803.12
TOTAL OPERATING EXPENSES	24,112.01	25,630.42	1,518.42	307,565.10
NET INCOME	1,692.51	0.00	1,692.52	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	22,647.00	24,506.42	-1,859.42	294,077.00
Investment Inc -Restricted Non-Allocated	459.05	0.00	459.05	0.00
TOTAL GRANT AND OTHER INCOME	23,106.05	24,506.42	-1,400.37	294,077.00
TOTAL INCOME	23,106.05	24,506.42	-1,400.37	294,077.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	1,730.92	2,082.42	351.50	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	45.00	45.00	540.00
TOTAL UTILITY EXPENSES	5,069.33	6,037.33	968.00	72,448.00
TOTAL PROTECTIVE SERVICES	0.00	2,913.00	2,913.00	34,956.00
TOTAL INSURANCE PREMIUMS	266.25	327.67	61.42	3,932.00
TOTAL GENERAL EXPENSES	12,024.50	13,101.00	1,076.50	157,212.00
TOTAL OPERATING EXPENSES	19,091.00	24,506.42	5,415.42	294,077.00
NET INCOME	4,015.05	0.00	4,015.05	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	20,852.91	25,018.67	-4,165.76	300,224.00
Investment Inc -Restricted Non-Allocated	1,117.07	0.00	1,117.07	0.00
TOTAL GRANT AND OTHER INCOME	21,969.98	25,018.67	-3,048.69	300,224.00
TOTAL INCOME	21,969.98	25,018.67	-3,048.69	300,224.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	2,276.55	2,712.58	436.03	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	117.50	117.50	1,410.00
TOTAL UTILITY EXPENSES	6,467.50	6,467.42	-0.08	77,609.00
TOTAL PROTECTIVE SERVICES	0.00	3,722.25	3,722.25	44,667.00
TOTAL INSURANCE PREMIUMS	342.00	430.67	88.67	5,168.00
TOTAL GENERAL EXPENSES	11,568.26	11,568.25	-0.01	138,819.00
TOTAL OPERATING EXPENSES	20,654.31	25,018.67	4,364.36	300,224.00
NET INCOME	1,315.67	0.00	1,315.67	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	25,313.33	31,647.92	-6,334.59	379,775.00
Investment Inc -Restricted Non-Allocated	716.75	0.00	716.75	0.00
TOTAL GRANT AND OTHER INCOME	26,030.08	31,647.92	-5,617.84	379,775.00
TOTAL INCOME	26,030.08	31,647.92	-5,617.84	379,775.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	2,942.18	3,507.33	565.15	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	62.50	62.50	750.00
TOTAL UTILITY EXPENSES	6,848.08	7,005.75	157.67	84,069.00
TOTAL PROTECTIVE SERVICES	0.00	4,045.92	4,045.92	48,551.00
TOTAL INSURANCE PREMIUMS	362.58	446.50	83.92	5,358.00
TOTAL GENERAL EXPENSES	14,875.75	16,579.92	1,704.17	198,959.00
TOTAL OPERATING EXPENSES	25,028.59	31,647.92	6,619.33	379,775.00
NET INCOME	1,001.49	0.00	1,001.49	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	21,094.61	19,795.16	1,299.45	237,542.00
Investment Inc -Restricted Non-Allocated	389.81	0.00	389.81	0.00
TOTAL GRANT AND OTHER INCOME	21,484.42	19,795.16	1,689.26	237,542.00
TOTAL INCOME	21,484.42	19,795.16	1,689.26	237,542.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	2,697.45	3,206.92	509.47	38,483.00
TOTAL UTILITY EXPENSES	6,131.75	6,131.77	0.02	73,581.25
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL INSURANCE PREMIUMS	323.50	408.08	84.58	4,897.00
TOTAL GENERAL EXPENSES	10,064.36	10,048.43	-15.93	120,581.13
TOTAL OPERATING EXPENSES	19,217.06	19,795.16	578.14	237,542.00
NET INCOME	2,267.36	0.00	2,267.40	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	34,185.00	7,244.00	26,941.00	86,934.00
Loan Interest Income-Kingsbury	0.00	0.00	0.00	0.00
Investment Inc -Restricted Non-Allocated	2,547.83	0.00	2,547.83	0.00
TOTAL GRANT AND OTHER INCOME	36,732.83	7,244.00	29,488.83	86,934.00
TOTAL INCOME	36,732.83	7,244.00	29,488.83	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,668.31	3,163.00	494.69	37,961.00
TOTAL UTILITY EXPENSES	19,375.00	0.00	-19,375.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	4,081.00	4,081.00	48,973.00
TOTAL GENERAL EXPENSES	11,552.58	0.00	-11,552.58	0.00
TOTAL OPERATING EXPENSES	33,595.89	7,244.00	-26,351.89	86,934.00
NET INCOME	3,136.94	0.00	3,136.94	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	19,311.61	21,468.83	-2,157.22	257,626.00
Investment Inc -Restricted Non-Allocated	24.44	0.00	24.44	0.00
TOTAL GRANT AND OTHER INCOME	19,336.05	21,468.83	-2,132.78	257,626.00
TOTAL INCOME	19,336.05	21,468.83	-2,132.78	257,626.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,730.97	2,064.74	333.77	24,777.00
TOTAL UTILITY EXPENSES	10,045.50	9,496.52	-548.98	113,958.24
TOTAL PROTECTIVE SERVICES	0.00	6,068.75	6,068.75	72,825.00
TOTAL INSURANCE PREMIUMS	450.08	544.50	94.42	6,534.00
TOTAL GENERAL EXPENSES	3,429.58	3,294.30	-135.28	39,531.60
TOTAL OPERATING EXPENSES	15,656.13	21,468.83	5,812.68	257,626.00
NET INCOME	3,679.92	0.00	3,679.90	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

Arlington Grove (63)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	33,546.50	37,981.00	-4,434.50	455,772.00
Investment Inc -Restricted Non-Allocated	24.14	0.00	24.14	0.00
TOTAL GRANT AND OTHER INCOME	33,570.64	37,981.00	-4,410.36	455,772.00
TOTAL INCOME	33,570.64	37,981.00	-4,410.36	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,475.63	4,133.08	657.45	49,597.00
TOTAL UTILITY EXPENSES	12,357.75	12,929.25	571.50	155,151.00
TOTAL INSURANCE PREMIUMS	502.17	618.17	116.00	7,418.00
TOTAL GENERAL EXPENSES	18,831.08	20,300.50	1,469.42	243,606.00
TOTAL OPERATING EXPENSES	35,166.63	37,981.00	2,814.37	455,772.00
NET INCOME	-1,595.99	0.00	-1,595.99	0.00

North Sarah (64)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	23,259.00	26,670.50	-3,411.50	320,046.00
Investment Inc -Restricted Non-Allocated	64.06	0.00	64.06	0.00
TOTAL GRANT AND OTHER INCOME	23,323.06	26,670.50	-3,347.44	320,046.00
TOTAL INCOME	23,323.06	26,670.50	-3,347.44	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,994.15	3,597.25	603.10	43,167.00
TOTAL TENANT SERVICES EXPENSES	0.00	175.00	175.00	2,100.00
TOTAL UTILITY EXPENSES	5,556.67	7,719.42	2,162.75	92,633.00
TOTAL INSURANCE PREMIUMS	431.33	530.83	99.50	6,370.00
TOTAL GENERAL EXPENSES	15,983.00	14,648.00	-1,335.00	175,776.00
TOTAL OPERATING EXPENSES	24,965.15	26,670.50	1,705.35	320,046.00
NET INCOME	-1,642.09	0.00	-1,642.09	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

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	15,813.00	20,955.17	-5,142.17	251,462.00
Investment Inc -Restricted Non-Allocated	621.95	0.00	621.95	0.00
TOTAL GRANT AND OTHER INCOME	16,434.95	20,955.17	-4,520.22	251,462.00
TOTAL INCOME	16,434.95	20,955.17	-4,520.22	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,010.06	2,440.16	430.10	29,282.00
TOTAL UTILITY EXPENSES	3,633.33	3,553.75	-79.58	42,645.00
TOTAL INSURANCE PREMIUMS	338.00	414.08	76.08	4,969.00
TOTAL GENERAL EXPENSES	12,143.10	14,547.17	2,404.07	174,566.00
TOTAL OPERATING EXPENSES	18,124.49	20,955.17	2,830.67	251,462.00
NET INCOME	-1,689.54	0.00	-1,689.55	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	9,978.50	14,569.58	-4,591.08	174,835.00
Investment Inc -Restricted Non-Allocated	1,140.57	0.00	1,140.57	0.00
TOTAL GRANT AND OTHER INCOME	11,119.07	14,569.58	-3,450.51	174,835.00
TOTAL INCOME	11,119.07	14,569.58	-3,450.51	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,591.28	1,947.83	356.55	23,374.00
TOTAL UTILITY EXPENSES	2,706.67	2,712.58	5.91	32,551.00
TOTAL INSURANCE PREMIUMS	259.00	411.58	152.58	4,939.00
TOTAL GENERAL EXPENSES	7,033.08	9,497.58	2,464.50	113,971.00
TOTAL OPERATING EXPENSES	11,590.03	14,569.58	2,979.54	174,835.00
NET INCOME	-470.96	0.00	-6,430.05	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	7,084.50	9,972.50	-2,888.00	119,670.00
Investment Inc -Restricted Non-Allocated	1.50	0.00	1.50	0.00
TOTAL GRANT AND OTHER INCOME	7,086.00	9,972.50	-2,886.50	119,670.00
TOTAL INCOME	7,086.00	9,972.50	-2,886.50	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	389.98	1,347.33	957.35	16,168.00
TOTAL UTILITY EXPENSES	1,356.25	1,456.25	100.00	17,474.97
TOTAL INSURANCE PREMIUMS	136.25	149.83	13.58	1,798.00
TOTAL GENERAL EXPENSES	5,580.00	7,019.09	1,439.09	84,229.03
TOTAL OPERATING EXPENSES	7,462.48	9,972.50	2,510.02	119,670.00
NET INCOME	-376.48	0.00	-5,396.52	0.00

**PUBLIC HOUSING AMP BUDGETS
NOVEMBER 2024**

Clinton Peabody Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	23,620.00	21,666.00	1,954.00	130,000.00
Utility Reimb.-LIPH	-16,208.00	-14,000.00	-2,208.00	-84,000.00
Total Rental Income	7,412.00	7,666.00	-254.00	46,000.00
Other Tenant Income				
Damages/Maintenance	0.00	250.00	-250.00	1,500.00
Late Charges	1,280.00	3,334.00	-2,054.00	20,000.00
Total Other Tenant Income	1,280.00	3,584.00	-2,304.00	21,500.00
NET TENANT INCOME	8,692.00	11,250.00	-2,558.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	338,255.84	422,318.16	-84,062.32	2,533,911.00
Allocated Interest Income	0.00	24.00	-24.00	140.00
Fraud Recovery PH	-1,205.00	0.00	-1,205.00	0.00
Non-Dwelling Rent	0.00	200.00	-200.00	1,200.00
Allocated Other Income	16,301.54	8,516.00	7,785.54	51,095.00
TOTAL GRANT AND OTHER INCOME	353,352.38	431,058.16	-77,705.78	2,586,346.00
TOTAL INCOME	362,044.38	442,312.16	-80,267.78	2,653,846.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	76,199.92	108,806.00	32,606.08	652,825.00
TOTAL TENANT SERVICES EXPENSES	3,451.19	6,304.00	2,852.81	37,830.00
TOTAL UTILITY EXPENSES	29,386.76	91,330.00	61,943.24	547,985.00
Total Maint Salaries				
Total Maint Salaries	19,057.47	53,716.00	34,658.53	322,303.00
Total Materials				
Total Materials	9,721.04	10,586.00	864.96	63,500.00
Total Contract Costs				
Total Contract Costs	41,266.68	64,802.00	23,535.32	388,803.37
TOTAL MAINTENANCE EXPENSES	70,045.19	129,104.00	59,058.81	774,606.37
TOTAL PROTECTIVE SERVICES	300.00	57,936.16	57,636.16	347,617.00
TOTAL INSURANCE PREMIUMS	32,430.58	45,742.00	13,311.42	274,444.63
TOTAL GENERAL EXPENSES	3,236.14	3,090.00	-146.14	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	215,049.78	442,312.16	227,262.38	2,653,846.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00
NET INCOME	146,994.60	0.00	146,998.60	0.00

James House
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	48,118.00	43,618.00	4,500.00	261,704.00
Total Rental Income	48,118.00	43,618.00	4,500.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	34.00	-34.00	200.00
Late Charges	3,457.00	3,334.00	123.00	20,000.00
Legal Fees - Tenant	0.00	334.00	-334.00	2,000.00
Total Other Tenant Income	3,457.00	3,702.00	-245.00	22,200.00
NET TENANT INCOME	51,575.00	47,320.00	4,255.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	80,800.00	117,574.00	-36,774.00	705,445.00
Allocated Interest Income	0.00	2.00	-2.00	21.00
Fraud Recovery PH	-4,105.00	0.00	-4,105.00	0.00
Other Miscellaneous Income-PMC	0.00	100.00	-100.00	600.00
Allocated Other Income	2,442.33	1,276.00	1,166.33	7,655.00
TOTAL GRANT AND OTHER INCOME	79,137.33	118,952.00	-39,814.67	713,721.00
TOTAL INCOME	130,712.33	166,272.00	-35,559.67	997,625.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	36,588.39	43,418.00	6,829.61	260,524.00
TOTAL TENANT SERVICES EXPENSES	1,917.59	2,194.00	276.41	13,157.00
TOTAL UTILITY EXPENSES	28,222.01	36,582.00	8,359.99	219,500.00
Total Maint Salaries				
	14,778.19	25,782.00	11,003.81	154,689.00
Total Materials				
	4,138.90	8,668.00	4,529.10	52,000.00
Total Contract Costs				
	13,693.32	31,058.66	17,365.34	186,357.71
TOTAL MAINTENANCE EXPENSES	32,610.41	65,508.66	32,898.25	393,046.71
TOTAL PROTECTIVE SERVICES	35,266.76	34,014.00	-1,252.76	204,084.00
TOTAL INSURANCE PREMIUMS	15,066.14	16,794.00	1,727.86	100,765.29
TOTAL GENERAL EXPENSES	179.34	932.00	752.66	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	149,850.64	199,446.50	49,592.02	1,196,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	33,174.50	-33,174.50	199,047.00
TOTAL OTHER FINANCING SOURCES	0.00	33,174.50	-33,174.50	199,047.00
NET INCOME	-19,138.31	0.00	-19,142.15	0.00

Euclid Plaza Elderly
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	41,639.11	45,798.00	-4,158.89	274,788.00
Total Rental Income	41,639.11	45,798.00	-4,158.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	24.00	-74.00	150.00
Late Charges	2,387.50	1,666.00	721.50	10,000.00
Legal Fees - Tenant	0.00	750.00	-750.00	4,500.00
Vacate Charges	39.00	666.00	-627.00	4,000.00
Total Other Tenant Income	2,376.50	3,106.00	-729.50	18,650.00
NET TENANT INCOME	44,015.61	48,904.00	-4,888.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	74,679.00	93,786.34	-19,107.34	562,712.00
Allocated Interest Income	0.00	2.00	-2.00	18.00
Fraud Recovery PH	4,779.39	0.00	4,779.39	0.00
Other Miscellaneous Income-PMC	0.00	116.00	-116.00	700.00
Allocated Other Income	2,170.96	1,134.00	1,036.96	6,805.00
TOTAL GRANT AND OTHER INCOME	81,629.35	95,038.34	-13,408.99	570,235.00
TOTAL INCOME	125,644.96	143,942.34	-18,297.38	863,673.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	42,961.96	42,806.00	-155.96	256,851.00
TOTAL TENANT SERVICES EXPENSES	1,581.64	2,072.00	490.36	12,435.00
TOTAL UTILITY EXPENSES	14,139.25	42,808.00	28,668.75	256,850.00
Total Maint Salaries				
Total Materials	11,380.95	32,446.00	21,065.05	194,677.00
Total Contract Costs	774.33	6,866.00	6,091.67	41,200.00
TOTAL MAINTENACE EXPENSES	13,555.12	19,352.00	5,796.88	116,100.00
TOTAL PROTECTIVE SERVICES	25,710.40	58,664.00	32,953.60	351,977.00
TOTAL INSURANCE PREMIUMS	10,739.68	11,986.00	1,246.32	71,915.00
TOTAL GENERAL EXPENSE	12,534.24	12,624.00	89.76	75,747.10
TOTAL OPERATING EXPENSES	134.79	834.00	699.21	5,000.00
TOTAL OPERATING EXPENSES	107,801.96	171,792.70	63,992.04	1,030,775.10
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	27,850.36	-27,850.36	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	27,850.36	-27,850.36	167,102.10
NET INCOME	17,843.00	0.00	17,844.30	0.00

West Pine
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	54,965.00	44,116.00	10,849.00	264,700.00
Total Rental Income	54,965.00	44,116.00	10,849.00	264,700.00
Other Tenant Income				
Damages/Maintenance	10.00	16.00	-6.00	100.00
Late Charges	1,593.00	1,334.00	259.00	8,000.00
Vacate Charges	0.00	166.00	-166.00	1,000.00
Total Other Tenant Income	1,603.00	1,516.00	87.00	9,100.00
NET TENANT INCOME	56,568.00	45,632.00	10,936.00	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	61,527.00	80,088.50	-18,561.50	480,527.00
Allocated Interest Income	0.00	2.00	-2.00	21.00
Fraud Recovery PH	-914.00	0.00	-914.00	0.00
Other Miscellaneous Income-PMC	0.00	416.00	-416.00	2,500.00
Allocated Other Income	2,015.89	1,054.00	961.89	6,319.00
TOTAL GRANT AND OTHER INCOME	62,628.89	81,560.50	-18,931.61	489,367.00
TOTAL INCOME	119,196.89	127,192.50	-7,995.61	763,167.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,048.02	40,314.00	2,265.98	241,894.00
TOTAL TENANT SERVICES EXPENSES	1,541.03	1,608.00	66.97	9,642.00
TOTAL UTILITY EXPENSES	13,685.39	35,486.00	21,800.61	212,900.00
Total Maint Salaries	15,643.98	31,472.00	15,828.02	188,836.00
Total Materials	9,406.65	7,084.00	-2,322.65	42,500.00
Total Contract Costs	50,222.02	29,542.00	-20,680.02	177,260.00
TOTAL MAINTENANCE EXPENSES	75,272.65	68,098.00	-7,174.65	408,596.00
TOTAL PROTECTIVE SERVICES	15,226.12	17,336.00	2,109.88	104,019.00
TOTAL INSURANCE PREMIUMS	12,283.21	13,790.00	1,506.79	82,733.95
TOTAL GENERAL EXPENSES	186.84	1,178.00	991.16	7,073.00
TOTAL OPERATING EXPENSES	156,243.26	177,807.66	21,566.74	1,066,857.95
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	50,615.16	-50,615.16	303,690.95
TOTAL OTHER FINANCING SOURCES	0.00	50,615.16	-50,615.16	303,690.95
NET INCOME	-37,046.37	0.00	-37,044.03	0.00

Parkview Elderly
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	125,289.65	108,334.00	16,955.65	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	125,291.65	108,334.00	16,957.65	650,000.00
Other Tenant Income				
Late Charges	5,310.00	6,666.00	-1,356.00	40,000.00
Misc. Tenant Income	410.00	0.00	410.00	0.00
Vacate Charges	-3,774.00	666.00	-4,440.00	4,000.00
Total Other Tenant Income	1,946.00	7,332.00	-5,386.00	44,000.00
NET TENANT INCOME	127,237.65	115,666.00	11,571.65	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	166,466.00	260,868.50	-94,402.50	1,565,201.00
Allocated Interest Income	0.00	8.00	-8.00	48.00
Fraud Recovery PH	-227.65	0.00	-227.65	0.00
Non-Dwelling Rent	2,354.00	2,200.00	154.00	13,200.00
Other Miscellaneous Income-PMC	0.00	166.00	-166.00	1,000.00
Allocated Other Income	5,718.15	2,988.00	2,730.15	17,923.00
TOTAL GRANT AND OTHER INCOME	174,310.50	266,230.50	-91,920.00	1,597,372.00
TOTAL INCOME	301,548.15	381,896.50	-80,348.35	2,291,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	85,752.87	79,256.00	-6,496.87	475,528.00
TOTAL TENANT SERVICES EXPENSES	1,829.63	3,126.00	1,296.37	18,747.00
TOTAL UTILITY EXPENSES	28,956.62	83,916.00	54,959.38	503,500.00
Total Maint Salaries				
Total Maint Salaries	35,350.33	70,728.00	35,377.67	424,368.00
Total Materials				
Total Materials	8,411.87	13,436.00	5,024.13	80,600.00
Total Contract Costs				
Total Contract Costs	74,784.29	54,220.00	-20,564.29	325,310.00
TOTAL MAINTENACE EXPENSES	118,546.49	138,384.00	19,837.51	830,278.00
TOTAL PROTECTIVE SERVICES	65,248.96	74,484.00	9,235.04	446,907.00
TOTAL INSURANCE PREMIUMS	28,541.57	32,234.50	3,692.93	193,412.00
TOTAL GENERAL EXPENSES	577.25	3,334.00	2,756.75	20,000.00
TOTAL EXTRAORDINARY EXPENSES	27,064.00	0.00	-27,064.00	0.00
TOTAL OPERATING EXPENSES	356,517.39	414,729.84	58,217.11	2,488,372.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	32,833.34	-32,833.34	197,000.00
TOTAL OTHER FINANCING SOURCES	0.00	32,833.34	-32,833.34	197,000.00
Prior Period Adjustments Affecting RR				
Prior Period Adjustments Affecting RR	34,717.15	0.00	-34,717.15	0.00
TOTAL NON-OPERATING ITEMS	34,717.15	0.00	-34,717.15	0.00
NET INCOME	-89,686.39	0.00	-89,681.73	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	39,860.00	41,500.00	-1,640.00	249,000.00
Utility Reimb.-LIPH	-246.00	-366.00	120.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	39,635.00	41,134.00	-1,499.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	166.00	-166.00	1,000.00
Late Charges	2,760.00	2,334.00	426.00	14,000.00
Tenant Screening	-200.00	0.00	-200.00	0.00
Vacate Charges	0.00	250.00	-250.00	1,500.00
Total Other Tenant Income	2,560.00	2,750.00	-190.00	16,500.00
NET TENANT INCOME	42,195.00	43,884.00	-1,689.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	70,781.00	90,302.50	-19,521.50	541,813.00
Allocated Interest Income	0.00	2.00	-2.00	20.00
Fraud Recovery PH	-204.00	0.00	-204.00	0.00
Other Miscellaneous Income-PMC	0.00	42.00	-42.00	250.00
Allocated Other Income	2,403.55	1,256.00	1,147.55	7,534.00
TOTAL GRANT AND OTHER INCOME	72,980.55	91,602.50	-18,621.95	549,617.00
TOTAL INCOME	115,175.55	135,486.50	-20,310.95	812,921.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	25,452.70	41,868.00	16,415.30	251,204.00
TOTAL TENANT SERVICES EXPENSES	482.32	1,770.00	1,287.68	10,617.00
TOTAL UTILITY EXPENSES	27,522.63	36,162.00	8,639.37	216,960.00
Total Maint Salaries				
Total Maint Salaries	25,082.63	32,232.00	7,149.37	193,383.00
Total Materials	7,090.15	5,814.00	-1,276.15	34,900.00
Total Contract Costs	31,267.47	20,636.00	-10,631.47	123,828.00
TOTAL MAINTENANCE EXPENSES	63,440.25	58,682.00	-4,758.25	352,111.00
TOTAL PROTECTIVE SERVICES	12,242.30	13,644.00	1,401.70	81,867.00
TOTAL INSURANCE PREMIUMS	8,880.76	10,742.00	1,861.24	64,453.96
TOTAL GENERAL EXPENSES	112.78	532.00	419.22	3,193.00
TOTAL OPERATING EXPENSES	138,133.74	163,400.66	25,266.26	980,405.96
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	27,914.16	-27,914.16	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	27,914.16	-27,914.16	167,484.96
NET INCOME	-22,958.19	0.00	-22,958.85	0.00

LaSalle Park
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	40,071.00	33,940.00	6,131.00	203,640.00
Utility Reimb.-LIPH	-25,379.00	-12,500.00	-12,879.00	-75,000.00
Utility Reimbursement Refund	981.00	0.00	981.00	0.00
Total Rental Income	15,673.00	21,440.00	-5,767.00	128,640.00
Other Tenant Income				
Damages/Maintenance	75.00	26.00	49.00	160.00
Late Charges	330.00	2,334.00	-2,004.00	14,000.00
Legal Fees - Tenant	350.00	0.00	350.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Misc.Tenant Income	666.00	0.00	666.00	0.00
Vacate Charges	0.00	634.00	-634.00	3,800.00
Total Other Tenant Income	1,337.00	2,994.00	-1,657.00	17,960.00
NET TENANT INCOME	17,010.00	24,434.00	-7,424.00	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	137,709.37	192,579.00	-54,869.63	1,155,476.00
Allocated Interest Income	0.00	12.00	-12.00	74.00
Allocated Other Income	8,780.74	4,588.00	4,192.74	27,522.00
TOTAL GRANT AND OTHER INCOME	146,490.11	197,179.00	-50,688.89	1,183,072.00
TOTAL INCOME	163,500.11	221,613.00	-58,112.89	1,329,672.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	45,115.75	59,800.00	14,684.25	358,811.74
TOTAL TENANT SERVICES EXPENSES	1,822.01	3,607.00	1,784.99	21,642.00
TOTAL UTILITY EXPENSES	17,008.97	45,900.00	28,891.03	275,399.00
Total Maint Salaries				
	44,385.40	37,098.00	-7,287.40	222,581.00
Total Materials				
	8,451.18	13,668.00	5,216.82	82,000.00
Total Contract Costs				
	30,908.29	30,532.00	-376.29	183,200.00
TOTAL MAINTENANCE EXPENSES	83,744.87	81,298.00	-2,446.87	487,781.00
TOTAL PROTECTIVE SERVICES	0.00	23,951.00	23,951.00	143,706.00
TOTAL INSURANCE PREMIUMS	17,019.11	21,036.00	4,016.89	126,220.26
TOTAL GENERAL EXPENSES	-1,920.72	2,686.00	4,606.72	16,112.00
TOTAL OPERATING EXPENSES	162,789.99	238,279.66	75,488.57	1,429,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	16,666.66	-16,666.66	100,000.00
TOTAL OTHER FINANCING SOURCES	0.00	16,666.66	-16,666.66	100,000.00
NET INCOME	710.12	0.00	710.12	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	15,084.00	16,942.00	-1,858.00	101,655.00
Utility Reimb.-LIPH	-9,224.00	-8,834.00	-390.00	-53,000.00
Total Rental Income	5,860.00	8,108.00	-2,248.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	929.00	1,000.00	-71.00	6,000.00
Legal Fees - Tenant	0.00	2,000.00	-2,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	334.00	-334.00	2,000.00
Total Other Tenant Income	1,216.00	3,334.00	-2,118.00	20,000.00
NET TENANT INCOME	7,076.00	11,442.00	-4,366.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	98,708.99	111,991.16	-13,282.17	671,947.00
Allocated Interest Income	0.00	6.00	-6.00	43.00
Fraud Recovery PH	-663.00	0.00	-663.00	0.00
Other Miscellaneous Income	175.73	0.00	175.73	0.00
Allocated Other Income	5,097.87	2,664.00	2,433.87	15,979.00
TOTAL GRANT AND OTHER INCOME	103,319.59	114,661.16	-11,341.57	687,969.00
TOTAL INCOME	110,395.59	126,103.16	-15,707.57	756,624.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,097.20	39,804.00	15,706.80	238,816.00
TOTAL TENANT SERVICES EXPENSES	1,022.98	1,416.00	393.02	8,489.00
TOTAL UTILITY EXPENSES	5,285.80	40,766.00	35,480.20	244,600.00
Total Maint Salaries				
Total Maint Salaries	17,808.53	32,910.00	15,101.47	197,457.00
Total Materials				
Total Materials	694.36	3,800.00	3,105.64	22,800.00
Total Contract Costs				
Total Contract Costs	27,519.19	23,188.00	-4,331.19	139,130.00
TOTAL MAINTENANCE EXPENSES	46,022.08	59,898.00	13,875.92	359,387.00
TOTAL PROTECTIVE SERVICES	0.00	12,623.16	12,623.16	75,739.00
TOTAL INSURANCE PREMIUMS	9,424.60	10,214.00	789.40	61,272.54
TOTAL GENERAL EXPENSES	14.88	588.00	573.12	3,529.00
TOTAL OPERATING EXPENSES	85,867.54	165,309.16	79,441.62	991,832.54
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	39,201.42	-39,201.42	235,208.54
TOTAL OTHER FINANCING SOURCES	0.00	39,201.42	-39,201.42	235,208.54
NET INCOME	24,528.05	-4.58	24,528.05	0.00

Southside Scattered Sites
Income Statement
Period = Oct 2024-Nov 2024
 Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	257.00	35,818.00	-35,561.00	214,908.00
Utility Reimb.-LIPH	-19,985.00	-4,966.00	-15,019.00	-29,800.00
Utility Reimbursement Refund	480.00	0.00	480.00	0.00
Total Rental Income	-19,248.00	30,852.00	-50,100.00	185,108.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	-8,384.00	2,584.00	-10,968.00	15,500.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	0.00	500.00	-500.00	3,000.00
Total Other Tenant Income	-8,409.00	3,084.00	-11,493.00	18,500.00
NET TENANT INCOME	-27,657.00	33,936.00	-61,593.00	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	102,422.00	141,674.94	-39,252.94	850,047.68
Allocated Interest Income	0.00	6.00	-6.00	37.00
Fraud Recovery PH	7,959.00	0.00	7,959.00	0.00
Other Miscellaneous Income-PMC	0.00	0.00	0.00	10.00
Allocated Other Income	4,400.06	2,298.00	2,102.06	13,791.00
TOTAL GRANT AND OTHER INCOME	114,781.06	143,978.94	-29,197.88	863,885.68
TOTAL INCOME	87,124.06	177,914.94	-90,790.88	1,067,493.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	25,882.96	47,350.00	21,467.04	284,106.00
TOTAL TENANT SERVICES EXPENSES	882.94	1,222.00	339.06	7,327.00
TOTAL UTILITY EXPENSES	20,065.07	36,834.00	16,768.93	221,000.00
Total Maint Salaries				
Total Maint Salaries	32,523.05	52,376.00	19,852.95	314,265.00
Total Materials				
Total Materials	10,542.66	11,750.00	1,207.34	70,500.00
Total Contract Costs				
Total Contract Costs	32,493.08	34,550.00	2,056.92	207,260.00
TOTAL MAINTENANCE EXPENSES	75,558.79	98,676.00	23,117.21	592,025.00
TOTAL PROTECTIVE SERVICES	189.00	0.00	-189.00	0.00
TOTAL INSURANCE PREMIUMS	60,943.56	16,596.00	-44,347.56	99,575.68
TOTAL GENERAL EXPENSES	-160.91	1,666.00	1,826.91	10,000.00
TOTAL OPERATING EXPENSES	183,361.41	202,338.28	18,982.15	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	24,423.34	-24,423.34	146,540.00
TOTAL OTHER FINANCING SOURCES	0.00	24,423.34	-24,423.34	146,540.00
NET INCOME	-96,237.35	0.00	-96,237.35	0.00

Northside Scattered Sites
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	22,599.00	21,784.00	815.00	130,700.00
Utility Reimb.-LIPH	-10,533.00	-9,666.00	-867.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	11,938.00	12,118.00	-180.00	72,700.00
Other Tenant Income				
Late Charges	1,050.00	834.00	216.00	5,000.00
Legal Fees - Tenant	0.00	334.00	-334.00	2,000.00
Vacate Charges	-66.00	1,584.00	-1,650.00	9,500.00
Total Other Tenant Income	984.00	2,752.00	-1,768.00	16,500.00
NET TENANT INCOME	12,922.00	14,870.00	-1,948.00	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	154,774.00	171,974.00	-17,200.00	1,031,847.00
Allocated Interest Income	0.00	12.00	-12.00	73.00
Fraud Recovery PH	-656.00	0.00	-656.00	0.00
Allocated Other Income	8,606.29	4,496.00	4,110.29	26,975.00
TOTAL GRANT AND OTHER INCOME	162,724.29	176,482.00	-13,757.71	1,058,895.00
TOTAL INCOME	175,646.29	191,352.00	-15,705.71	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	42,361.90	49,460.66	7,098.76	296,768.00
TOTAL TENANT SERVICES EXPENSES	1,727.00	2,388.00	661.00	14,332.00
TOTAL UTILITY EXPENSES	30,064.82	40,100.00	10,035.18	240,600.00
Total Maint Salaries				
Total Maint Salaries	8,372.38	31,626.00	23,253.62	189,759.00
Total Materials				
Total Materials	10,035.35	14,458.00	4,422.65	86,740.00
Total Contract Costs				
Total Contract Costs	83,640.79	64,704.00	-18,936.79	388,229.00
TOTAL MAINTENANCE EXPENSES	102,048.52	110,788.00	8,739.48	664,728.00
TOTAL PROTECTIVE SERVICES	0.00	416.00	416.00	2,500.00
TOTAL INSURANCE PREMIUMS	18,641.69	4,234.00	-14,407.69	25,410.00
TOTAL GENERAL EXPENSES	368.11	3,358.00	2,989.89	20,144.00
TOTAL OPERATING EXPENSES	195,212.04	210,749.84	15,532.62	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	19,397.84	-19,397.84	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	19,397.84	-19,397.84	116,387.00
NET INCOME	-19,493.75	0.00	-19,498.93	0.00

King Louis Square III
Income Statement
Period = Oct 2024-Nov 2024
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	10,602.00	8,378.00	2,224.00	50,268.00
Utility Reimb.-LIPH	-3,167.00	-1,306.00	-1,861.00	-7,836.00
Total Rental Income	7,435.00	7,072.00	363.00	42,432.00
Other Tenant Income				
Late Charges	-235.00	416.00	-651.00	2,500.00
Total Other Tenant Income	-235.00	416.00	-651.00	2,500.00
NET TENANT INCOME	7,200.00	7,488.00	-288.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	21,509.74	24,690.00	-3,180.26	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Allocated Other Income	1,085.48	568.00	517.48	3,402.00
TOTAL GRANT AND OTHER INCOME	22,595.22	25,258.00	-2,662.78	151,556.00
TOTAL INCOME	29,795.22	32,746.00	-2,950.78	196,488.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,507.81	8,110.00	3,602.19	48,658.00
TOTAL TENANT SERVICES EXPENSES	217.82	302.00	84.18	1,808.00
TOTAL UTILITY EXPENSES	1,539.22	8,550.00	7,010.78	51,300.00
Total General Maint Expense	2,708.07	3,578.00	869.93	21,471.00
Total Materials	14.99	1,958.00	1,943.01	11,740.00
Total Contract Costs	5,125.35	9,470.00	4,344.65	56,820.00
TOTAL MAINTENACE EXPENSES	7,848.41	15,006.00	7,157.59	90,031.00
TOTAL PROTECTIVE SERVICES	0.00	3,884.00	3,884.00	23,304.00
TOTAL INSURANCE PREMIUMS	2,699.72	2,960.00	260.28	17,752.00
TOTAL GENERAL EXPENSES	778.00	1,330.00	552.00	7,979.00
TOTAL OPERATING EXPENSES	17,590.98	40,142.00	22,551.02	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	6,751.66	-6,751.66	40,510.00
TOTAL OTHER FINANCING SOURCES	0.00	6,751.66	-6,751.66	40,510.00
NET INCOME	12,204.24	-324.34	12,528.58	-1,917.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Nov 2024

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	79,316.00	84,092.16	-4,776.16	504,553.00
Investment Inc -Restricted Non-Allocated	59.26	0.00	59.26	0.00
TOTAL GRANT AND OTHER INCOME	79,375.26	84,092.16	-4,716.90	504,553.00
TOTAL INCOME	79,375.26	84,092.16	-4,716.90	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,068.51	12,669.50	1,600.99	76,017.00
TOTAL UTILITY EXPENSES	24,477.16	26,911.66	2,434.50	161,470.00
TOTAL INSURANCE PREMIUMS	1,363.34	1,157.66	-205.68	6,946.00
TOTAL GENERAL EXPENSES	58,588.00	57,907.84	-680.16	347,447.00
TOTAL OPERATING EXPENSES	95,497.01	98,646.66	3,149.65	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	14,554.50	-14,554.50	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	14,554.50	-14,554.50	87,327.00
NET INCOME	-16,121.75	0.00	-16,121.75	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Murphy Park II (45)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	50,055.00	57,951.84	-7,896.84	347,711.00
Investment Inc -Restricted Non-Allocated	2,796.00	0.00	2,796.00	0.00
TOTAL GRANT AND OTHER INCOME	52,851.00	57,951.84	-5,100.84	347,711.00
TOTAL INCOME	52,851.00	57,951.84	-5,100.84	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,407.57	8,507.84	1,100.27	51,047.00
TOTAL UTILITY EXPENSES	16,687.84	19,549.34	2,861.50	117,296.00
TOTAL INSURANCE PREMIUMS	934.16	1,149.66	215.50	6,898.00
TOTAL GENERAL EXPENSES	31,413.84	38,228.50	6,814.66	229,371.00
TOTAL OPERATING EXPENSES	56,443.41	67,435.34	10,991.93	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	9,483.50	-9,483.50	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	9,483.50	-9,483.50	56,901.00
NET INCOME	-3,592.41	0.00	-3,592.41	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Murphy Park III (46)

Murphy Park III (46)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	57,713.00	59,048.00	-1,335.00	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	57,713.00	59,048.00	-1,335.00	354,288.00
TOTAL INCOME	57,713.00	59,048.00	-1,335.00	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,010.15	9,193.32	1,183.17	55,160.00
TOTAL UTILITY EXPENSES	17,279.66	20,450.00	3,170.34	122,700.00
TOTAL INSURANCE PREMIUMS	940.34	1,157.66	217.32	6,946.00
TOTAL GENERAL EXPENSES	38,842.34	28,247.00	-10,595.34	169,482.00
TOTAL OPERATING EXPENSES	65,072.49	59,048.00	-6,024.51	354,288.00
NET INCOME	-7,359.49	0.00	-7,359.41	0.00

King Louis Square (47)

King Louis Square (47)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	21,766.50	29,266.34	-7,499.84	175,598.00
Investment Inc -Restricted Non-Allocated	5.12	0.00	5.12	0.00
TOTAL GRANT AND OTHER INCOME	21,771.62	29,266.34	-7,494.72	175,598.00
TOTAL INCOME	21,771.62	29,266.34	-7,494.72	175,598.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,177.40	3,795.82	618.42	22,775.00
TOTAL UTILITY EXPENSES	2,266.66	2,475.00	208.34	14,850.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL INSURANCE PREMIUMS	548.66	674.84	126.18	4,049.00
TOTAL GENERAL EXPENSES	10,198.34	16,494.60	6,296.26	98,967.60
TOTAL OPERATING EXPENSES	16,191.06	29,266.34	13,075.20	175,598.00
NET INCOME	5,580.56	0.00	5,580.48	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	23,415.42	32,299.18	-8,883.76	193,795.00
TOTAL GRANT AND OTHER INCOME	23,415.42	32,299.18	-8,883.76	193,795.00
TOTAL INCOME	23,415.42	32,299.18	-8,883.76	193,795.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,342.74	2,676.68	333.94	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	100.00	100.00	600.00
TOTAL UTILITY EXPENSES	9,309.00	9,588.34	279.34	57,530.00
TOTAL PROTECTIVE SERVICES	0.00	6,473.34	6,473.34	38,840.00
TOTAL INSURANCE PREMIUMS	488.16	590.34	102.18	3,542.00
TOTAL GENERAL EXPENSES	9,897.34	12,870.50	2,973.16	77,223.00
TOTAL OPERATING EXPENSES	22,037.24	32,299.18	10,261.96	193,795.00
NET INCOME	1,378.18	0.00	1,378.20	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	27,602.56	36,887.32	-9,284.76	221,324.00
Investment Inc -Restricted Non-Allocated	3.18	0.00	3.18	0.00
TOTAL GRANT AND OTHER INCOME	27,605.74	36,887.32	-9,281.58	221,324.00
TOTAL INCOME	27,605.74	36,887.32	-9,281.58	221,324.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,015.04	4,751.84	736.80	28,511.00
TOTAL UTILITY EXPENSES	4,250.00	3,512.66	-737.34	21,075.96
TOTAL PROTECTIVE SERVICES	0.00	7,120.66	7,120.66	42,724.00
TOTAL INSURANCE PREMIUMS	655.00	805.84	150.84	4,835.00
TOTAL GENERAL EXPENSES	14,786.66	20,696.34	5,909.68	124,178.04
TOTAL OPERATING EXPENSES	23,706.70	36,887.32	13,180.64	221,324.00
NET INCOME	3,899.04	0.00	3,899.06	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

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	43,820.31	56,059.50	-12,239.19	336,357.00
TOTAL GRANT AND OTHER INCOME	43,820.31	56,059.50	-12,239.19	336,357.00
TOTAL INCOME	43,820.31	56,059.50	-12,239.19	336,357.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,997.18	8,046.32	1,049.14	48,278.00
TOTAL TENANT SERVICES EXPENSES	0.00	370.00	370.00	2,220.00
TOTAL UTILITY EXPENSES	12,486.16	12,314.88	-171.28	73,889.25
TOTAL PROTECTIVE SERVICES	0.00	10,033.84	10,033.84	60,203.00
TOTAL INSURANCE PREMIUMS	913.50	1,124.16	210.66	6,745.00
TOTAL GENERAL EXPENSES	20,338.34	24,170.38	3,832.04	145,022.31
TOTAL OPERATING EXPENSES	40,735.18	56,059.50	15,324.40	336,357.00
NET INCOME	3,085.13	0.00	3,085.21	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	49,061.11	69,283.66	-20,222.55	415,702.00
Investment Inc -Restricted Non-Allocated	5,102.71	0.00	5,102.71	0.00
TOTAL GRANT AND OTHER INCOME	54,163.82	69,283.66	-15,119.84	415,702.00
TOTAL INCOME	54,163.82	69,283.66	-15,119.84	415,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,586.79	4,203.32	616.53	25,220.00
TOTAL TENANT SERVICES EXPENSES	0.00	190.00	190.00	1,140.00
TOTAL UTILITY EXPENSES	17,573.50	22,746.00	5,172.50	136,476.00
TOTAL PROTECTIVE SERVICES	0.00	12,137.50	12,137.50	72,825.00
TOTAL INSURANCE PREMIUMS	919.00	1,099.00	180.00	6,594.00
TOTAL GENERAL EXPENSES	26,161.66	28,907.84	2,746.18	173,447.00
TOTAL OPERATING EXPENSES	48,240.95	69,283.66	21,042.71	415,702.00
NET INCOME	5,922.87	0.00	5,922.87	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

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	18,403.67	21,782.84	-3,379.17	130,697.00
Investment Inc -Restricted Non-Allocated	681.59	0.00	681.59	0.00
TOTAL GRANT AND OTHER INCOME	19,085.26	21,782.84	-2,697.58	130,697.00
TOTAL INCOME	19,085.26	21,782.84	-2,697.58	130,697.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	1,063.05	1,261.84	198.79	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	55.00	55.00	330.00
TOTAL UTILITY EXPENSES	6,607.34	6,983.00	375.66	41,898.00
TOTAL PROTECTIVE SERVICES	0.00	3,560.50	3,560.50	21,363.00
TOTAL INSURANCE PREMIUMS	375.84	417.66	41.82	2,506.00
TOTAL GENERAL EXPENSES	9,288.00	9,504.84	216.84	57,029.00
TOTAL OPERATING EXPENSES	17,334.23	21,782.84	4,448.61	130,697.00
NET INCOME	1,751.03	0.00	1,751.03	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	46,849.00	51,260.84	-4,411.84	307,565.10
Investment Inc -Restricted Non-Allocated	4,701.52	0.00	4,701.52	0.00
TOTAL GRANT AND OTHER INCOME	51,550.52	51,260.84	289.68	307,565.10
TOTAL INCOME	51,550.52	51,260.84	289.68	307,565.10

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	3,687.01	4,306.16	619.15	25,837.00
TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	1,200.00
TOTAL UTILITY EXPENSES	22,277.50	23,540.84	1,263.34	141,244.98
TOTAL INSURANCE PREMIUMS	1,279.16	1,413.34	134.18	8,480.00
TOTAL GENERAL EXPENSES	21,000.16	21,800.52	800.36	130,803.12
TOTAL OPERATING EXPENSES	48,243.83	51,260.84	3,017.03	307,565.10
NET INCOME	3,306.69	0.00	3,306.71	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-Nov 2024

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	43,958.50	49,012.84	-5,054.34	294,077.00
Investment Inc -Restricted Non-Allocated	906.80	0.00	906.80	0.00
TOTAL GRANT AND OTHER INCOME	44,865.30	49,012.84	-4,147.54	294,077.00
TOTAL INCOME	44,865.30	49,012.84	-4,147.54	294,077.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	3,584.33	4,164.84	580.51	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	90.00	90.00	540.00
TOTAL UTILITY EXPENSES	10,138.66	12,074.66	1,936.00	72,448.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL INSURANCE PREMIUMS	532.50	655.34	122.84	3,932.00
TOTAL GENERAL EXPENSES	24,049.00	26,202.00	2,153.00	157,212.00
TOTAL OPERATING EXPENSES	38,304.49	49,012.84	10,708.35	294,077.00
NET INCOME	6,560.81	0.00	6,560.81	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	39,998.41	50,037.34	-10,038.93	300,224.00
Investment Inc -Restricted Non-Allocated	2,206.68	0.00	2,206.68	0.00
TOTAL GRANT AND OTHER INCOME	42,205.09	50,037.34	-7,832.25	300,224.00
TOTAL INCOME	42,205.09	50,037.34	-7,832.25	300,224.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	4,688.21	5,425.16	736.95	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	235.00	235.00	1,410.00
TOTAL UTILITY EXPENSES	12,935.00	12,934.84	-0.16	77,609.00
TOTAL PROTECTIVE SERVICES	0.00	7,444.50	7,444.50	44,667.00
TOTAL INSURANCE PREMIUMS	684.00	861.34	177.34	5,168.00
TOTAL GENERAL EXPENSES	23,136.52	23,136.50	-0.02	138,819.00
TOTAL OPERATING EXPENSES	41,443.73	50,037.34	8,593.61	300,224.00
NET INCOME	761.36	0.00	761.36	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-Nov 2024

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	48,771.33	63,295.84	-14,524.51	379,775.00
Investment Inc -Restricted Non-Allocated	1,415.88	0.00	1,415.88	0.00
TOTAL GRANT AND OTHER INCOME	50,187.21	63,295.84	-13,108.63	379,775.00
TOTAL INCOME	50,187.21	63,295.84	-13,108.63	379,775.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	6,090.73	7,014.66	923.93	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	125.00	125.00	750.00
TOTAL UTILITY EXPENSES	13,696.16	14,011.50	315.34	84,069.00
TOTAL PROTECTIVE SERVICES	0.00	8,091.84	8,091.84	48,551.00
TOTAL INSURANCE PREMIUMS	725.16	893.00	167.84	5,358.00
TOTAL GENERAL EXPENSES	29,751.50	33,159.84	3,408.34	198,959.00
TOTAL OPERATING EXPENSES	50,263.55	63,295.84	13,032.29	379,775.00
NET INCOME	-76.34	0.00	-76.34	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	40,553.61	39,590.32	963.29	237,542.00
Investment Inc -Restricted Non-Allocated	770.05	0.00	770.05	0.00
TOTAL GRANT AND OTHER INCOME	41,323.66	39,590.32	1,733.34	237,542.00
TOTAL INCOME	41,323.66	39,590.32	1,733.34	237,542.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	5,555.71	6,413.84	858.13	38,483.00
TOTAL UTILITY EXPENSES	12,263.50	12,263.54	0.04	73,581.25
TOTAL INSURANCE PREMIUMS	647.00	816.16	169.16	4,897.00
TOTAL GENERAL EXPENSES	20,128.72	20,096.86	-31.86	120,581.13
TOTAL OPERATING EXPENSES	38,594.93	39,590.32	995.47	237,542.00
NET INCOME	2,728.73	0.00	2,728.81	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	68,370.00	14,488.00	53,882.00	86,934.00
Investment Inc -Restricted Non-Allocated	5,032.97	0.00	5,032.97	0.00
TOTAL GRANT AND OTHER INCOME	73,402.97	14,488.00	58,914.97	86,934.00
TOTAL INCOME	73,402.97	14,488.00	58,914.97	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,571.25	6,326.00	754.75	37,961.00
TOTAL UTILITY EXPENSES	38,750.00	0.00	-38,750.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	8,162.00	8,162.00	48,973.00
TOTAL GENERAL EXPENSES	23,105.16	0.00	-23,105.16	0.00
TOTAL OPERATING EXPENSES	67,426.41	14,488.00	-52,938.41	86,934.00
NET INCOME	5,976.56	0.00	5,976.56	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	35,838.11	42,937.66	-7,099.55	257,626.00
Investment Inc -Restricted Non-Allocated	48.29	0.00	48.29	0.00
TOTAL GRANT AND OTHER INCOME	35,886.40	42,937.66	-7,051.26	257,626.00
TOTAL INCOME	35,886.40	42,937.66	-7,051.26	257,626.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,472.72	4,129.48	656.76	24,777.00
TOTAL UTILITY EXPENSES	20,091.00	18,993.04	-1,097.96	113,958.24
TOTAL PROTECTIVE SERVICES	0.00	12,137.50	12,137.50	72,825.00
TOTAL INSURANCE PREMIUMS	900.16	1,089.00	188.84	6,534.00
TOTAL GENERAL EXPENSES	6,859.16	6,588.60	-270.56	39,531.60
TOTAL OPERATING EXPENSES	31,323.04	42,937.66	11,614.58	257,626.00
NET INCOME	4,563.36	0.00	4,563.32	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Arlington Grove (63)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	67,093.00	75,962.00	-8,869.00	455,772.00
Investment Inc -Restricted Non-Allocated	47.69	0.00	47.69	0.00
TOTAL GRANT AND OTHER INCOME	67,140.69	75,962.00	-8,821.31	455,772.00
TOTAL INCOME	67,140.69	75,962.00	-8,821.31	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,115.44	8,266.16	1,150.72	49,597.00
TOTAL UTILITY EXPENSES	24,715.50	25,858.50	1,143.00	155,151.00
TOTAL INSURANCE PREMIUMS	1,004.34	1,236.34	232.00	7,418.00
TOTAL GENERAL EXPENSES	37,662.16	40,601.00	2,938.84	243,606.00
TOTAL OPERATING EXPENSES	70,497.44	75,962.00	5,464.56	455,772.00
NET INCOME	-3,356.75	0.00	-3,356.75	0.00

North Sarah (64)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	46,518.00	53,341.00	-6,823.00	320,046.00
Investment Inc -Restricted Non-Allocated	126.52	0.00	126.52	0.00
TOTAL GRANT AND OTHER INCOME	46,644.52	53,341.00	-6,696.48	320,046.00
TOTAL INCOME	46,644.52	53,341.00	-6,696.48	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,187.37	7,194.50	1,007.13	43,167.00
TOTAL TENANT SERVICES EXPENSES	0.00	350.00	350.00	2,100.00
TOTAL UTILITY EXPENSES	11,113.34	15,438.84	4,325.50	92,633.00
TOTAL INSURANCE PREMIUMS	862.66	1,061.66	199.00	6,370.00
TOTAL GENERAL EXPENSES	31,966.00	29,296.00	-2,670.00	175,776.00
TOTAL OPERATING EXPENSES	50,129.37	53,341.00	3,211.63	320,046.00
NET INCOME	-3,484.85	0.00	-3,484.85	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

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	31,626.00	41,910.34	-10,284.34	251,462.00
Investment Inc -Restricted Non-Allocated	1,228.61	0.00	1,228.61	0.00
TOTAL GRANT AND OTHER INCOME	32,854.61	41,910.34	-9,055.73	251,462.00
TOTAL INCOME	32,854.61	41,910.34	-9,055.73	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,153.76	4,880.32	726.56	29,282.00
TOTAL UTILITY EXPENSES	7,266.66	7,107.50	-159.16	42,645.00
TOTAL INSURANCE PREMIUMS	676.00	828.16	152.16	4,969.00
TOTAL GENERAL EXPENSES	24,286.20	29,094.34	4,808.14	174,566.00
TOTAL OPERATING EXPENSES	36,382.62	41,910.34	5,527.70	251,462.00
NET INCOME	-3,528.01	0.00	-3,528.03	0.00

North Sarah III (66)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	19,957.00	29,139.16	-9,182.16	174,835.00
Investment Inc -Restricted Non-Allocated	2,253.11	0.00	2,253.11	0.00
TOTAL GRANT AND OTHER INCOME	22,210.11	29,139.16	-6,929.05	174,835.00
TOTAL INCOME	22,210.11	29,139.16	-6,929.05	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,288.38	3,895.66	607.28	23,374.00
TOTAL UTILITY EXPENSES	5,413.34	5,425.16	11.82	32,551.00
TOTAL INSURANCE PREMIUMS	518.00	823.16	305.16	4,939.00
TOTAL GENERAL EXPENSES	14,066.16	18,995.16	4,929.00	113,971.00
TOTAL OPERATING EXPENSES	23,285.88	29,139.16	5,853.26	174,835.00
NET INCOME	-1,075.77	0.00	-1,075.79	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	14,169.00	19,945.00	-5,776.00	119,670.00
Investment Inc -Restricted Non-Allocated	3.05	0.00	3.05	0.00
TOTAL GRANT AND OTHER INCOME	14,172.05	19,945.00	-5,772.95	119,670.00
TOTAL INCOME	14,172.05	19,945.00	-5,772.95	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	814.25	2,694.66	1,880.41	16,168.00
TOTAL UTILITY EXPENSES	2,712.50	2,912.50	200.00	17,474.97
TOTAL INSURANCE PREMIUMS	272.50	299.66	27.16	1,798.00
TOTAL GENERAL EXPENSES	11,160.00	14,038.18	2,878.18	84,229.03
TOTAL OPERATING EXPENSES	14,959.25	19,945.00	4,985.75	119,670.00
NET INCOME	-787.20	0.00	-787.20	0.00

**FINANCIAL CONDITION INDICATORS
MANAGEMENT OPERATIONS INDICATORS
SEPTEMBER 2024**

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of September 30, 2024

	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	\$	2,593,985.00	\$	473,919.00	\$	271,285.00	\$	292,575.00	\$	727,572.00	\$	328,427.00
114 Cash - tenant security deposits	\$	21,072.00	\$	22,678.00	\$	14,528.00	\$	26,732.00	\$	48,187.00	\$	20,646.00
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	40,898.00	\$	85,743.00	\$	14,790.00	\$	19,922.00	\$	95,184.00	\$	6,478.00
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	365,171.00	\$	76,570.00	\$	57,289.00	\$	53,339.00	\$	150,686.00	\$	64,883.00
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,021,126.00	\$	658,910.00	\$	357,892.00	\$	392,568.00	\$	1,021,629.00	\$	420,434.00
310 Total Current Liabilities	\$	109,690.00	\$	237,092.00	\$	41,428.00	\$	62,184.00	\$	183,798.00	\$	72,583.00
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:	\$	109,690.00	\$	237,092.00	\$	41,428.00	\$	62,184.00	\$	183,798.00	\$	72,583.00
Quick Ratio:		27.54		2.78		8.64		6.31		5.56		5.79
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	2,593,985.00	\$	473,919.00	\$	271,285.00	\$	292,575.00	\$	727,572.00	\$	328,427.00
114 Cash - tenant security deposits	\$	21,072.00	\$	22,678.00	\$	14,528.00	\$	26,732.00	\$	48,187.00	\$	20,646.00
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	40,898.00	\$	85,743.00	\$	14,790.00	\$	19,922.00	\$	95,184.00	\$	6,478.00
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	389,099.61	\$	76,570.00	\$	57,289.00	\$	53,339.00	\$	150,686.00	\$	64,883.00
310 (-) Total Current Liabilities	\$	56,096.08	\$	237,092.00	\$	41,428.00	\$	62,184.00	\$	183,798.00	\$	72,583.00
MENAR Numerator Total:	\$	2,988,958.53	\$	421,818.00	\$	316,464.00	\$	330,384.00	\$	837,831.00	\$	347,851.00
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	2,069,787.00	\$	1,204,048.00	\$	946,034.00	\$	989,038.00	\$	2,492,755.00	\$	871,235.00
97100 Extraordinary Maintenance	\$	90,701.00	\$	58,004.00	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	17,636.00	\$	-
MENAR Denominator Total:	\$	180,040.67	\$	105,171.00	\$	78,836.17	\$	82,419.83	\$	209,199.25	\$	72,602.92
MENAR:		16.60		4.01		4.01		4.01		4.01		4.79
MENAR Score (max points 11):		11		11		11		11		11		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of September 30, 2024

	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		\$ 190,136.00	\$ (395,340.00)	\$ (187,318.00)	\$ (339,200.00)	\$ (676,784.00)	\$ (167,995.00)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 190,136.00	\$ (395,340.00)	\$ (187,318.00)	\$ (339,200.00)	\$ (676,784.00)	\$ (167,995.00)
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	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)	1353	189	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	33825	4725	3150	2700	2475	6650	2925
Total number of units in PHA's portfolio	1353	189	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00	25.00

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

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of September 30, 2024

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,069,839.00	\$ 955,705.00	\$ 772,592.00	\$ 867,058.00	\$ 311,688.00
114 Cash - tenant security deposits	\$ 34,416.00	\$ 16,542.00	\$ 26,610.00	\$ 30,043.00	\$ 4,468.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 34,132.00	\$ 10,294.00	\$ 144,348.00	\$ 13,527.00	\$ 4,061.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 170,902.00	\$ 111,696.00	\$ 105,999.00	\$ 206,008.00	\$ 18,385.00
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,309,289.00	\$ 1,094,237.00	\$ 1,049,549.00	\$ 1,116,636.00	\$ 338,602.00
310 Total Current Liabilities	\$ 124,198.00	\$ 644,342.00	\$ 119,748.00	\$ 76,519.00	\$ 11,023.00
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 550,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 124,198.00	\$ 94,342.00	\$ 119,748.00	\$ 76,519.00	\$ 11,023.00
Quick Ratio:	10.54	11.60	8.76	14.59	30.72
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,069,839.00	\$ 955,705.00	\$ 772,592.00	\$ 867,058.00	\$ 311,688.00
114 Cash - tenant security deposits	\$ 34,416.00	\$ 16,542.00	\$ 26,610.00	\$ 30,043.00	\$ 4,468.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 34,132.00	\$ 10,294.00	\$ 144,348.00	\$ 13,527.00	\$ 4,061.00
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 170,902.00	\$ 111,696.00	\$ 105,999.00	\$ 206,008.00	\$ 18,385.00
310 (-) Total Current Liabilities	\$ 124,198.00	\$ 644,342.00	\$ 119,748.00	\$ 76,519.00	\$ 11,023.00
MENAR Numerator Total:	\$ 1,185,091.00	\$ 449,895.00	\$ 929,801.00	\$ 1,040,117.00	\$ 327,579.00
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 1,280,594.00	\$ 896,180.00	\$ 1,174,063.00	\$ 1,365,185.00	\$ 178,550.00
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 106,716.17	\$ 74,681.67	\$ 97,838.58	\$ 113,765.42	\$ 14,879.17
MENAR:	11.11	6.02	9.50	9.14	22.02
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of September 30, 2024

	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	\$ (309,393.00)	\$ (178,799.00)	\$ (231,247.00)	\$ (228,963.00)	\$ (10,581.00)
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (309,393.00)	\$ (178,799.00)	\$ (231,247.00)	\$ (228,963.00)	\$ (10,581.00)
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	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00

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

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of September 30, 2024

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		1,628	1,320	1,243	1,018	2,726	1,314
	OR Numerator Total:	1,628	1,320	1,243	1,018	2,726	1,314
11190 Unit Months Available		2,268	1,512	1,296	1,188	3,305	1,429
	OR Denominator Total:	2,268	1,512	1,296	1,188	3,305	1,429
	Occupancy Rate:	0.71781	0.87302	0.95910	0.85690	0.82481	0.91952
	Occupancy Rate Score (max points 16):	0	0	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 45,043.00	\$ 90,886.00	\$ 17,852.00	\$ 19,335.00	\$ 114,525.00	\$ 5,299.00
	TAR Numerator Total:	\$ 45,043.00	\$ 90,886.00	\$ 17,852.00	\$ 19,335.00	\$ 114,525.00	\$ 5,299.00
70500 Total Tenant Revenue		\$ 77,021.48	\$ 257,373.65	\$ 262,978.61	\$ 240,094.32	\$ 623,807.00	\$ 223,516.87
	TAR Denominator Total:	\$ 77,021.48	\$ 257,373.65	\$ 262,978.61	\$ 240,094.32	\$ 623,807.00	\$ 223,516.87
	TAR:	58.0%	35.0%	7.0%	8.0%	18.0%	2.0%
	TAR Score (max points 5):	0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 60,479.69	\$ 46,737.65	\$ 11,749.34	\$ 30,021.51	\$ 100,047.09	\$ 40,862.90
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 60,479.69	\$ 46,737.65	\$ 11,749.34	\$ 30,021.51	\$ 100,047.09	\$ 40,862.90
96900 Total Operating Expenses /12		\$ 172,482.25	\$ 100,337.33	\$ 78,836.17	\$ 82,419.83	\$ 207,729.58	\$ 72,602.92
	AP Denominator Total:	\$ 172,482.25	\$ 100,337.33	\$ 78,836.17	\$ 82,419.83	\$ 207,729.58	\$ 72,602.92
	AP:	0.35	0.47	0.15	0.36	0.48	0.56
	AP Score (max points 4):	4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	0	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	5	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	7	19	10	10	11
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	12718	1134	882	2052	990	2660	1287
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	9.54	6.00	7.00	19.00	10.00	10.00	11.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of September 30, 2024

		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		1,602	707	1,234	894	232
	OR Numerator Total:	1,602	707	1,234	894	232
11190 Unit Months Available		1,772	841	1,410	1,094	276
	OR Denominator Total:	1,772	841	1,410	1,094	276
	Occupancy Rate:	0.90406	0.84067	0.87518	0.81718	0.84058
	Occupancy Rate Score (max points 16):	1	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 36,435.00	\$ 9,166.00	\$ 156,682.00	\$ 12,626.00	\$ 4,384.00
	TAR Numerator Total:	\$ 36,435.00	\$ 9,166.00	\$ 156,682.00	\$ 12,626.00	\$ 4,384.00
70500 Total Tenant Revenue		\$ 105,357.66	\$ 72,938.04	\$ 216,310.39	\$ 98,377.75	\$ 29,017.00
	TAR Denominator Total:	\$ 105,357.66	\$ 72,938.04	\$ 216,310.39	\$ 98,377.75	\$ 29,017.00
	TAR:	35.0%	13.0%	72.0%	13.0%	15.0%
	TAR Score (max points 5):	2	5	0	5	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 25,216.27	\$ 29,931.05	\$ 29,008.24	\$ 26,546.45	\$ 4,160.56
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 25,216.27	\$ 29,931.05	\$ 29,008.24	\$ 26,546.45	\$ 4,160.56
96900 Total Operating Expenses /12		\$ 106,716.17	\$ 74,681.67	\$ 97,838.58	\$ 113,765.42	\$ 14,879.17
	AP Denominator Total:	\$ 106,716.17	\$ 74,681.67	\$ 97,838.58	\$ 113,765.42	\$ 14,879.17
	AP:	0.24	0.4	0.3	0.23	0.28
	AP Score (max points 4):	4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		1	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		2	5	0	5	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)		9	11	5	11	10
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		1332	759	580	1012	30
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		9.00	11.00	5.00	11.00	10.00

**FINANCIAL CONDITION INDICATORS
MANAGEMENT OPERATIONS INDICATORS
OCTOBER 2024**

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of **October 31, 2024**

	Total AMPs	Clinton Peabody AMP 00002	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	\$	2,588,868.08	\$	404,581.18	\$	232,283.73	\$	230,546.63	\$	591,169.27	\$	269,765.86
114 Cash - tenant security deposits	\$	21,072.43	\$	22,677.85	\$	35,198.27	\$	26,732.09	\$	48,187.33	\$	20,645.70
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	36,622.64	\$	94,838.40	\$	22,101.04	\$	28,661.99	\$	116,482.19	\$	11,721.27
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	543,538.68	\$	158,571.35	\$	126,227.45	\$	116,965.19	\$	306,051.77	\$	113,727.31
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,190,101.83	\$	680,668.78	\$	415,810.49	\$	402,905.90	\$	1,061,890.56	\$	415,860.14
310 Total Current Liabilities	\$	235,178.57	\$	284,721.90	\$	97,673.75	\$	106,041.02	\$	320,554.12	\$	101,632.69
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:	\$	235,178.57	\$	284,721.90	\$	97,673.75	\$	106,041.02	\$	320,554.12	\$	101,632.69
Quick Ratio:		13.56		2.39		4.26		3.80		3.31		4.09
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	2,588,868.08	\$	404,581.18	\$	232,283.73	\$	230,546.63	\$	591,169.27	\$	269,765.86
114 Cash - tenant security deposits	\$	21,072.43	\$	22,677.85	\$	35,198.27	\$	26,732.09	\$	48,187.33	\$	20,645.70
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	36,622.64	\$	94,838.40	\$	22,101.04	\$	28,661.99	\$	116,482.19	\$	11,721.27
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	389,099.61	\$	158,571.35	\$	126,227.45	\$	116,965.19	\$	306,051.77	\$	113,727.31
310 (-) Total Current Liabilities	\$	56,096.08	\$	284,721.90	\$	97,673.75	\$	106,041.02	\$	320,554.12	\$	101,632.69
MENAR Numerator Total:	\$	2,979,566.68	\$	395,946.88	\$	318,136.74	\$	296,864.88	\$	741,336.44	\$	314,227.45
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	133,127.30	\$	89,613.69	\$	60,641.99	\$	94,423.22	\$	244,948.41	\$	91,755.68
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MENAR Denominator Total:	\$	133,127.30	\$	89,613.69	\$	60,641.99	\$	94,423.22	\$	244,948.41	\$	91,755.68
MENAR:		22.38		4.42		5.25		3.14		3.03		3.43
MENAR Score (max points 11):		11		11		11		9.73		9.56		10.14

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of October 31, 2024

		Total AMPs	Clinton Peabody AMP 00002	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		\$ 42,825.18	\$ (25,871.48)	\$ 1,672.81	\$ (33,520.80)	\$ (96,494.33)	\$ (33,623.82)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 42,825.18	\$ (25,871.48)	\$ 1,672.81	\$ (33,520.80)	\$ (96,494.33)	\$ (33,623.82)
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	0
DSCR Score (max points 2):			2	2	2	2	2	2
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	11	11	9.73	9.56	10.14
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	23.73	23.56	24.14
Number of units in Project (FDS #11190 (UMA)/ 12)		1298	134	126	108	99	266	117
Weighted Value (Project FASS score times number of units)		31840.23	3350	3150	2700	2349.27	6266.96	2824
Total number of units in PHA's portfolio		1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		24.53	25.00	25.00	25.00	23.73	23.56	24.14

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

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of **October 31, 2024**

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,020,546.31	\$ 948,698.60	\$ 699,627.88	\$ 815,053.76	\$ 311,799.23
114 Cash - tenant security deposits	\$ 34,416.25	\$ 16,542.00	\$ 26,609.50	\$ 30,043.00	\$ 4,837.68
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 40,115.58	\$ 10,189.70	\$ 131,646.60	\$ 17,049.70	\$ 11,704.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 258,359.24	\$ 163,531.56	\$ 201,796.62	\$ 302,551.30	\$ 33,233.36
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,353,437.38	\$ 1,138,961.86	\$ 1,059,680.60	\$ 1,164,697.76	\$ 361,574.58
310 Total Current Liabilities	\$ 188,703.64	\$ 670,873.31	\$ 190,357.10	\$ 172,653.87	\$ 21,807.42
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 188,703.64	\$ 90,873.31	\$ 190,357.10	\$ 172,653.87	\$ 21,807.42
Quick Ratio:	7.17	12.53	5.57	6.75	16.58
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,020,546.31	\$ 948,698.60	\$ 699,627.88	\$ 815,053.76	\$ 311,799.23
114 Cash - tenant security deposits	\$ 34,416.25	\$ 16,542.00	\$ 26,609.50	\$ 30,043.00	\$ 4,837.68
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 40,115.58	\$ 10,189.70	\$ 131,646.60	\$ 17,049.70	\$ 11,704.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 258,359.24	\$ 163,531.56	\$ 201,796.62	\$ 302,551.30	\$ 33,233.36
310 (-) Total Current Liabilities	\$ 188,703.64	\$ 670,873.31	\$ 190,357.10	\$ 172,653.87	\$ 21,807.42
MENAR Numerator Total:	\$ 1,164,733.74	\$ 468,088.55	\$ 869,323.50	\$ 992,043.89	\$ 339,767.16
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 94,959.10	\$ 46,213.57	\$ 105,501.78	\$ 131,551.24	\$ 8,929.00
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 94,959.10	\$ 46,213.57	\$ 105,501.78	\$ 131,551.24	\$ 8,929.00
MENAR:	12.27	10.13	8.24	7.54	38.05
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of October 31, 2024

	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	\$ (20,364.43)	\$ 7,519.79	\$ (60,477.42)	\$ (48,072.74)	\$ 9,661.01
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (20,364.43)	\$ 7,519.79	\$ (60,477.42)	\$ (48,072.74)	\$ 9,661.01
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	148	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00

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

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of October 31, 2024

	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		119	125	105	90	246	111
OR Numerator Total:		119	125	105	90	246	111
11190 Unit Months Available		134	126	108	99	261	116
OR Denominator Total:		134	126	108	99	261	116
Occupancy Rate:		0.88806	0.99206	0.97222	0.90909	0.94253	0.95690
Occupancy Rate Score (max points 16):		0	16	12	1	8	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 43,598.27	\$ 103,209.90	\$ 23,529.67	\$ 28,929.66	\$ 137,145.52	\$ 11,116.00
TAR Numerator Total:		\$ 43,598.27	\$ 103,209.90	\$ 23,529.67	\$ 28,929.66	\$ 137,145.52	\$ 11,116.00
70500 Total Tenant Revenue		\$ (1,116.00)	\$ 311,064.00	\$ 272,815.32	\$ 366,000.00	\$ 766,656.00	\$ 272,748.00
TAR Denominator Total:		\$ (1,116.00)	\$ 311,064.00	\$ 272,815.32	\$ 366,000.00	\$ 766,656.00	\$ 272,748.00
TAR:		-3907.0%	33.0%	9.0%	8.0%	18.0%	4.0%
TAR Score (max points 5):		5	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 196,637.00	\$ 100,807.54	\$ 77,408.27	\$ 80,377.29	\$ 253,706.22	\$ 77,730.52
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 196,637.00	\$ 100,807.54	\$ 77,408.27	\$ 80,377.29	\$ 253,706.22	\$ 77,730.52
96900 Total Operating Expenses /12		\$ 133,127.30	\$ 89,613.69	\$ 60,641.99	\$ 94,423.22	\$ 244,948.41	\$ 91,755.68
AP Denominator Total:		\$ 133,127.30	\$ 89,613.69	\$ 60,641.99	\$ 94,423.22	\$ 244,948.41	\$ 91,755.68
AP:		1.48	1.12	1.28	0.85	1.04	0.85
AP Score (max points 4):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	16	12	1	8	8
Indicator #2 - Tenant Accounts Receivable (TAR)		5	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)		2	2	2	2	2	2
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		9	21	21	9	16	16
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	16960	1701	2646	2268	891	4256	1872
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	12.72	9.00	21.00	21.00	9.00	16.00	16.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of October 31, 2024

		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	138	56	93	69	20
	OR Numerator Total:	138	56	93	69	20
11190	Unit Months Available	148	60	107	76	23
	OR Denominator Total:	148	60	107	76	23
	Occupancy Rate:	0.93243	0.93333	0.86916	0.90789	0.86957
	Occupancy Rate Score (max points 16):	4	4	0	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 43,317.92	\$ 10,202.60	\$ 134,818.74	\$ 17,660.76	\$ 12,174.00
	TAR Numerator Total:	\$ 43,317.92	\$ 10,202.60	\$ 134,818.74	\$ 17,660.76	\$ 12,174.00
70500	Total Tenant Revenue	\$ 30,876.00	\$ 37,104.00	\$ (195,924.00)	\$ 71,256.00	\$ 109,464.00
	TAR Denominator Total:	\$ 30,876.00	\$ 37,104.00	\$ (195,924.00)	\$ 71,256.00	\$ 109,464.00
	TAR:	140.0%	27.0%	-69.0%	25.0%	11.0%
	TAR Score (max points 5):	0	2	5	2	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 102,171.69	\$ 70,882.64	\$ 109,918.20	\$ 126,664.02	\$ 15,678.14
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 102,171.69	\$ 70,882.64	\$ 109,918.20	\$ 126,664.02	\$ 15,678.14
96900	Total Operating Expenses /12	\$ 94,959.10	\$ 46,213.57	\$ 105,501.78	\$ 131,551.24	\$ 8,929.00
	AP Denominator Total:	\$ 94,959.10	\$ 46,213.57	\$ 105,501.78	\$ 131,551.24	\$ 8,929.00
	AP:	1.08	1.53	1.04	0.96	1.76
	AP Score (max points 4):	2	0	2	2	0
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		4	4	0	1	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	2	5
Indicator #3 - Accounts Payable (AP)		2	0	2	2	0
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		8	8	8	7	6
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		1184	552	928	644	18
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		8.00	8.00	8.00	7.00	6.00

**FINANCIAL CONDITION INDICATORS
MANAGEMENT OPERATIONS INDICATORS
NOVEMBER 2024**

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2024

	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		\$ 2,523,596.72	\$ 325,485.29	\$ 181,687.82	\$ 161,612.69	\$ 405,113.00	\$ 214,670.11
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,198.27	\$ 26,732.09	\$ 48,187.33	\$ 20,645.70
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 39,862.64	\$ 100,770.40	\$ 26,209.54	\$ 30,991.99	\$ 118,844.37	\$ 11,343.27
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 527,323.39	\$ 151,116.71	\$ 119,960.33	\$ 111,181.01	\$ 291,927.61	\$ 109,286.93
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:		\$ 3,111,855.18	\$ 600,050.25	\$ 363,055.96	\$ 330,517.78	\$ 864,072.31	\$ 355,946.01
310 Total Current Liabilities		\$ 52,099.50	\$ 197,370.20	\$ 28,749.03	\$ 37,178.47	\$ 115,927.93	\$ 31,052.93
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -
QR Denominator Total:		\$ 52,099.50	\$ 197,370.20	\$ 28,749.03	\$ 37,178.47	\$ 115,927.93	\$ 31,052.93
Quick Ratio:		59.73	3.04	12.63	8.89	7.45	11.46
Quick Ratio Score (max points 12):		12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted		\$ 2,523,596.72	\$ 325,485.29	\$ 181,687.82	\$ 161,612.69	\$ 405,113.00	\$ 214,670.11
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,198.27	\$ 26,732.09	\$ 48,187.33	\$ 20,645.70
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 39,862.64	\$ 100,770.40	\$ 26,209.54	\$ 30,991.99	\$ 118,844.37	\$ 11,343.27
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 389,099.61	\$ 151,116.71	\$ 119,960.33	\$ 111,181.01	\$ 291,927.61	\$ 109,286.93
310 (-) Total Current Liabilities		\$ 56,096.08	\$ 197,370.20	\$ 28,749.03	\$ 37,178.47	\$ 115,927.93	\$ 31,052.93
MENAR Numerator Total:		\$ 2,917,535.32	\$ 402,680.05	\$ 334,306.93	\$ 293,339.31	\$ 748,144.38	\$ 324,893.08
Average Monthly Operating Expenses:							
96900 Total Operating Expenses		\$ 215,049.78	\$ 149,850.64	\$ 107,801.96	\$ 156,243.26	\$ 391,234.54	\$ 138,133.74
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:		\$ 107,524.89	\$ 74,925.32	\$ 53,900.98	\$ 78,121.63	\$ 195,617.27	\$ 69,066.87
MENAR:		27.13	5.37	6.20	3.76	3.83	4.70
MENAR Score (max points 11):		11	11	11	10.62	10.72	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2024

	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		\$ 146,994.60	\$ (19,138.31)	\$ 17,843.00	\$ (37,046.37)	\$ (89,686.39)	\$ (22,958.19)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 146,994.60	\$ (19,138.31)	\$ 17,843.00	\$ (37,046.37)	\$ (89,686.39)	\$ (22,958.19)
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	10.62	10.72	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	24.62	24.72	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1298	134	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	32337.9	3350	3150	2700	2437.38	6575.52	2925
Total number of units in PHA's portfolio	1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.91	25.00	25.00	25.00	24.62	24.72	25.00

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

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2024

	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	\$ 943,243.47	\$ 920,232.17	\$ 576,336.37	\$ 733,579.39	\$ 303,232.70
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 26,609.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 42,951.58	\$ 11,769.70	\$ 113,812.60	\$ 21,358.20	\$ 6,630.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 248,832.81	\$ 158,819.26	\$ 193,087.76	\$ 293,774.59	\$ 31,883.50
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,271,019.86	\$ 1,107,363.13	\$ 909,846.23	\$ 1,078,755.39	\$ 346,952.51
310 Total Current Liabilities	\$ 87,503.57	\$ 622,343.24	\$ 89,189.66	\$ 58,132.30	\$ 5,683.28
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 87,503.57	\$ 42,343.24	\$ 89,189.66	\$ 58,132.30	\$ 5,683.28
Quick Ratio:	14.53	26.15	10.20	18.56	61.05
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 943,243.47	\$ 920,232.17	\$ 576,336.37	\$ 733,579.39	\$ 303,232.70
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 26,609.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 42,951.58	\$ 11,769.70	\$ 113,812.60	\$ 21,358.20	\$ 6,630.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 248,832.81	\$ 158,819.26	\$ 193,087.76	\$ 293,774.59	\$ 31,883.50
310 (-) Total Current Liabilities	\$ 87,503.57	\$ 622,343.24	\$ 89,189.66	\$ 58,132.30	\$ 5,683.28
MENAR Numerator Total:	\$ 1,183,516.29	\$ 485,019.89	\$ 820,656.57	\$ 1,020,623.09	\$ 341,269.23
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 162,789.99	\$ 85,867.54	\$ 183,361.41	\$ 195,212.04	\$ 17,590.98
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Caualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 81,395.00	\$ 42,933.77	\$ 91,680.71	\$ 97,606.02	\$ 8,795.49
MENAR:	14.54	11.30	8.95	10.46	38.80
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2024

		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	\$ 710.12	\$ 24,528.05	\$ (96,237.35)	\$ (19,493.75)	\$ 12,204.24
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
	DSCR Numerator Total:	\$ 710.12	\$ 24,528.05	\$ (96,237.35)	\$ (19,493.75)	\$ 12,204.24
	Annual Debt Service excluding CFFP debt*					
96710	Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
	DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
	DSCR:	0	0	0	0	0
	DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score						
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2
Project FASS score		25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		148	69	116	92	23
Weighted Value (Project FASS score times number of units)		3700	1725	2900	2300	575
Total number of units in PHA's portfolio		148	69	116	92	23
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>						

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2024

	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		234	250	208	183	475	222
OR Numerator Total:		234	250	208	183	475	222
11190 Unit Months Available		282	252	216	198	525	232
OR Denominator Total:		282	252	216	198	525	232
Occupancy Rate:		0.82979	0.99206	0.96296	0.92424	0.90476	0.95690
Occupancy Rate Score (max points 16):		0	16	12	4	1	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 47,537.27	\$ 110,550.90	\$ 24,996.17	\$ 31,716.66	\$ 139,619.35	\$ 10,840.00
TAR Numerator Total:		\$ 47,537.27	\$ 110,550.90	\$ 24,996.17	\$ 31,716.66	\$ 139,619.35	\$ 10,840.00
70500 Total Tenant Revenue		\$ 52,152.00	\$ 309,450.00	\$ 264,093.66	\$ 339,408.00	\$ 763,425.90	\$ 253,170.00
TAR Denominator Total:		\$ 52,152.00	\$ 309,450.00	\$ 264,093.66	\$ 339,408.00	\$ 763,425.90	\$ 253,170.00
TAR:		91.0%	36.0%	9.0%	9.0%	18.0%	4.0%
TAR Score (max points 5):		0	2	5	5	5	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 14,678.93	\$ 13,709.84	\$ 7,457.55	\$ 12,390.74	\$ 50,600.69	\$ 7,021.76
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 14,678.93	\$ 13,709.84	\$ 7,457.55	\$ 12,390.74	\$ 50,600.69	\$ 7,021.76
96900 Total Operating Expenses /12		\$ 107,524.89	\$ 74,925.32	\$ 53,900.98	\$ 78,121.63	\$ 195,617.27	\$ 69,066.87
AP Denominator Total:		\$ 107,524.89	\$ 74,925.32	\$ 53,900.98	\$ 78,121.63	\$ 195,617.27	\$ 69,066.87
AP:		0.14	0.18	0.14	0.16	0.26	0.1
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	16	12	4	1	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	5	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	23	23	14	11	18
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	16716	1134	2898	2484	1386	2926	2106
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		12.54	6.00	23.00	14.00	11.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2024

		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	277	113	184	132	42
	OR Numerator Total:	277	113	184	132	42
11190	Unit Months Available	296	121	214	152	45
	OR Denominator Total:	296	121	214	152	45
	Occupancy Rate:	0.93581	0.93388	0.85981	0.86842	0.93333
	Occupancy Rate Score (max points 16):	4	4	0	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 46,153.92	\$ 11,943.60	\$ 118,956.74	\$ 22,297.26	\$ 7,100.00
	TAR Numerator Total:	\$ 46,153.92	\$ 11,943.60	\$ 118,956.74	\$ 22,297.26	\$ 7,100.00
70500	Total Tenant Revenue	\$ 102,060.00	\$ 42,456.00	\$ (165,942.00)	\$ 77,532.00	\$ 43,200.00
	TAR Denominator Total:	\$ 102,060.00	\$ 42,456.00	\$ (165,942.00)	\$ 77,532.00	\$ 43,200.00
	TAR:	45.0%	28.0%	-72.0%	29.0%	16.0%
	TAR Score (max points 5):	0	2	5	2	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 5,997.62	\$ 21,839.57	\$ 422,005.77	\$ 12,484.95	\$ 100.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 5,997.62	\$ 21,839.57	\$ 422,005.77	\$ 12,484.95	\$ 100.00
96900	Total Operating Expenses /12	\$ 81,395.00	\$ 42,933.77	\$ 91,680.71	\$ 97,606.02	\$ 8,795.49
	AP Denominator Total:	\$ 81,395.00	\$ 42,933.77	\$ 91,680.71	\$ 97,606.02	\$ 8,795.49
	AP:	0.07	0.51	4.6	0.13	0.01
	AP Score (max points 4):	4	4	0	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		4	4	0	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	0	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		10	12	6	8	14
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		1480	828	696	736	42
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		10.00	12.00	6.00	8.00	14.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 11/30/2024

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,197,132.84

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 242,022.11
	TOTAL INVESTED		\$ 242,022.11

**HOUSING CHOICE VOUCHER BUDGET
SEPTEMBER 2024**

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Sep 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	52,458,065.00	47,631,601.00	4,826,464.00	47,631,601.00
Section 8 Admin. Fee Income	5,046,475.00	5,019,258.00	27,217.00	5,019,258.00
Section 8 HAP Service Fees	23,385.00	541,530.00	-518,145.00	541,530.00
Section 8 -Placement/Issuance Fees	2,900.00	3,400.00	-500.00	3,400.00
TOTAL GRANT INCOME	57,530,825.00	53,195,789.00	4,335,036.00	53,195,789.00
OTHER INCOME				
Interest Income	7,476.91	0.00	7,476.91	0.00
Operating Shortfall Revenue	0.00	407,119.00	-407,119.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
PH & HAP FSS Forfeitures	-7,659.00	0.00	-7,659.00	0.00
TOTAL OTHER INCOME	7,486.16	407,119.00	-399,632.84	407,119.00
TOTAL INCOME	57,538,311.16	53,602,908.00	3,935,403.16	53,602,908.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,568,347.52	5,114,982.00	546,634.48	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	309,555.56	8,415.00	-301,140.56	8,415.00
TOTAL UTILITY EXPENSES	46,970.89	47,856.00	885.11	47,856.00
Total Materials	5,648.59	2,700.00	-2,948.59	2,700.00
Total Contract Costs	82,200.90	81,064.00	-1,136.90	81,064.00
TOTAL MAINTENANCE EXPENSES	87,849.49	83,764.00	-4,085.49	83,764.00
TOTAL PROTECTIVE SERVICES	38,010.32	33,566.00	-4,444.32	33,566.00
TOTAL INSURANCE PREMIUMS	106,756.51	111,119.00	4,362.49	111,119.00
TOTAL GENERAL EXPENSES	48,892.43	30,075.00	-18,817.43	30,075.00
TOTAL OPERATING EXPENSES	5,206,382.72	5,429,777.00	223,394.28	5,429,777.00
DEPRECIATION EXPENSE				
Depreciation-Furn,Equip,Machinery-Admin.	19,682.78	0.00	-19,682.78	0.00
Depreciation-Vehicles	17,361.00	0.00	-17,361.00	0.00
TOTAL DEPRECIATION EXPENSES	37,043.78	0.00	-37,043.78	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	52,267,653.65	48,173,131.00	-4,094,522.65	48,173,131.00
TOTAL EXPENSES	57,511,080.15	53,602,908.00	-3,908,168.64	53,602,908.00
NET INCOME	27,231.01	0.00	27,231.01	0.00

**HOUSING CHOICE VOUCHER BUDGET
OCTOBER 2024**

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Oct 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	4,522,267.00	4,660,750.00	-138,483.00	55,928,996.00
Section 8 Admin. Fee Income	396,257.00	414,934.00	-18,677.00	4,979,202.00
Section 8 -Placement/Issuance Fees	0.00	45,127.00	-45,127.00	541,530.00
TOTAL GRANT INCOME	4,918,524.00	5,120,811.00	-202,287.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	41,857.67	-41,857.67	502,292.00
TOTAL OTHER INCOME	4,644.00	41,857.67	-37,213.67	502,292.00
TOTAL INCOME	4,923,168.00	5,162,668.67	-239,500.67	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	303,788.09	428,628.86	124,840.77	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	6,192.12	19,459.67	13,267.55	233,517.00
TOTAL UTILITY EXPENSES	4,487.79	3,488.00	-999.79	41,856.00
Total Materials	206.93	225.00	18.07	2,700.00
Total Contract Costs	3,072.94	6,663.68	3,590.74	79,964.00
TOTAL MAINTENANCE EXPENSES	3,279.87	6,888.68	3,608.81	82,664.00
TOTAL PROTECTIVE SERVICES	2,939.58	3,386.67	447.09	40,640.00
TOTAL INSURANCE PREMIUMS	7,358.74	11,357.14	3,998.40	136,285.77
TOTAL GENERAL EXPENSES	0.01	2,625.00	2,624.99	31,500.00
TOTAL OPERATING EXPENSES	328,046.20	475,834.02	147,787.82	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,800,511.00	4,686,833.99	-113,677.01	56,242,009.00
TOTAL EXPENSES	5,128,557.20	5,162,668.67	34,110.81	61,952,020.00
NET INCOME	-205,389.20	0.00	-205,386.35	0.00

**HOUSING CHOICE VOUCHER BUDGET
NOVEMBER 2024**

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Nov 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	9,093,746.00	9,321,500.00	-227,754.00	55,928,996.00
Section 8 Admin. Fee Income	824,697.00	829,868.00	-5,171.00	4,979,202.00
Section 8 HAP Service Fees	0.00	90,254.00	-90,254.00	541,530.00
Section 8 -Placement/Issuance Fees	200.00	0.00	200.00	0.00
TOTAL GRANT INCOME	9,918,643.00	10,241,622.00	-322,979.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	83,715.34	-83,715.34	502,292.00
TOTAL OTHER INCOME	4,644.00	83,715.34	-79,071.34	502,292.00
TOTAL INCOME	9,923,287.00	10,325,337.34	-402,050.34	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	590,702.62	857,257.72	266,555.10	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	26,224.79	38,919.34	12,694.55	233,517.00
TOTAL UTILITY EXPENSES	4,487.79	6,976.00	2,488.21	41,856.00
Total Materials	817.42	450.00	-367.42	2,700.00
Total Contract Costs	7,550.41	13,327.36	5,776.95	79,964.00
TOTAL MAINTENANCE EXPENSES	8,367.83	13,777.36	5,409.53	82,664.00
TOTAL PROTECTIVE SERVICES	7,679.83	6,773.34	-906.49	40,640.00
TOTAL INSURANCE PREMIUMS	22,589.34	22,714.28	124.94	136,285.77
TOTAL GENERAL EXPENSES	0.01	5,250.00	5,249.99	31,500.00
TOTAL OPERATING EXPENSES	660,052.21	951,668.04	291,615.83	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	9,763,872.15	9,373,667.98	-390,204.17	56,242,009.00
TOTAL EXPENSES	10,423,924.36	10,325,337.34	-98,588.34	61,952,020.00
NET INCOME	-500,637.36	0.00	-500,635.17	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director
From: Carla Matthews, Director of Operations for HCV
Date: January 8, 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 St. Louis families.

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are 5,890 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new vouchers were issued and 201 families are currently searching for housing.

The HCV program is actively working to increase Section 8 utilization rates. HUD defines a program’s utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available) or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV’s current utilization rate based on budget authority during this reporting period is 99%. The current utilization rate is increasing within the most recent three-month trends.

October 2024	November 2024	December 2024
98%	98%	99%

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

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program

participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on December 3, 2024.

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 272 active participants. Four (4) referrals received during the month of December.

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 July 2021, 180 families have been housed. Two families are currently searching for units.

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

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 232 active participants in the HUD-VASH program. During this reporting period, no referrals were received and 10 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 20 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 26 active families under lease and two (2) family are presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left foster care or will leave foster care within 90 days 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

212 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, 207 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 456 inspections: 120 biennial inspections, 195 reinspection, 130 initial inspections, no quality control inspections, one 24-hour emergency inspection and 10 special inspections. This represents a constant trend in the number of inspections over the past three months. Our department has hired a new HQS inspector to increase the number of inspections completed.

	October 2024	November 2024	December 2024
Biennial Inspections	256	134	120
Reinspection	254	200	195
Initial Inspections	165	187	130
Quality Control	12	4	0
Special Inspections	31	21	10
24-hour emergency	2	5	1
Total	720	551	456

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.

	October 2024	November 2024	December 2024
HCV Participants	3235	3239	3239
Landlords	1848	1855	1861
Total	5083	5094	5100

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, 38 participants are enrolled and approximately 25 participants have escrow accounts.

New Business/Upcoming Events

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

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waitin 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
December 2024 Section 8 Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	11	10	1	0	1	6	1	0	1	1	90.91%
Biennials	123	120	3	84	1	31	16	0	0	3	97.56%
Initials	132	130	2	135	2	4	31	9	0	2	98.48%
Reinspections	202	195	7	109	1	56	21	14	1	7	96.53%
24 hr Emergency	1	1	0	0	0	1	0	0	0	0	100.00%
Total	469	456	13	328	5	98	69	23	2	13	96.70%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 12/01/2024 - 12/31/2024

Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	4
Badly cracked outlet	1
Broken/missing steps or boards	1
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	6
Clogged	2
Cracked pane	1
Damaged floor boards	4
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	6
Evidence of severe leakage of water or the presence of sewer gas	2
Evidence of sewer back-up	1
Exhaust fan does not work	1
Falling material	7
Falling surface materials (other than wall paper or paint)	1
Hall/stair lights do not function	1
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	8
Inadequate lighting	1
Leaking	6
Loose sections of plaster which are in danger of falling	1
Loose, broken or missing step(s)	1
Missing cover plate	2
Missing cover plate on switch or outlets	2
No cold water	2
No smoke detector	5
Not weatherized	4
Permanent floor covering or floor boards which present serious tripping hazards	1

Presence of large holes	1
Roof leaks	1
Severe buckling or movement under walking stress	1
Severe bulging	3
Signs of rats, mice or vermin	1
Smoke detector not working	2
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Tripping hazard	4
Unit has evidence of roach infestation	2
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	2
Total	97

FINANCE

St. Louis Housing Authority Balance Sheet

Period = Nov 2024

Book = Accrual

	Current Balance
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ASSETS

CURRENT ASSETS:

CASH

Unrestricted Cash

Cash HCV Admin	4,878,525.35
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	737,751.07
Cash SLHA Property Management	1,760,465.53
Petty Cash	500.00
Cash General Disbursing	13,149,820.61
Cash Non-Fed Rent	326,333.87
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,662.23
Cash Euclid TAB	46,537.86
Cash West Pine TAB	393.49
Cash Parkview TAB	46,139.46
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,412.28
Cash LaSalle Youth Festival	764.91
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	5,626.78
Cash Cambridge Sr TAB	613.92
Cash Payroll	371,199.79
Total Unrestricted Cash	21,414,416.97

Restricted Cash

Cash Restricted-Security Deposits	27,084.46
Cash Restricted-FSS Escrow	441,564.83
Cash Restricted-HAP	-145,653.68
Cash Restricted-Trust/Escrow Reserves	4,059,586.06
Cash Restricted-SLHA Mgt Security Deposits	260,246.17
Cash Restricted-Endowment/Homeownership	1,397,948.83
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	33,408.51
Total Restricted Cash	6,805,292.34

TOTAL CASH	28,219,709.31
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ACCOUNTS AND NOTES RECEIVABLE

St. Louis Housing Authority
Balance Sheet

Period = Nov 2024

Book = Accrual

	Current Balance
A/R-Tenants	1,264,670.45
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	41,823.10
A/R-HUD	482.44
A/R-Other	376,953.36
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,383,152.18
A/R Fraudulent	11,636.38
Accrued Interest Receivable	13,872.05
TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,003,599.59
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,023,581.06
Investments-Restricted	650,721.84
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	53,054.99
Prepaid Insurance Property	722,804.84
Prepaid Insurance Liability	203,866.68
Prepaid Insurance Liability	1,575.75
Prepaid Insurance Fidelity Bond	3,256.50
Prepaid Insurance Workers Comp	0.10
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	6,407,279.32
TOTAL CURRENT ASSETS	37,630,588.22
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	10,334,279.57
Accum Depreciation-Buildings	-189,394,312.62
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-442,461.82
Accum Depreciation-Vehicles	-348,414.17

St. Louis Housing Authority
Balance Sheet

Period = Nov 2024

Book = Accrual

	Current Balance
Accum Depreciation-Leashold Improvements	-299,190.63
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	15,942,849.59
Administration & Other Costs	6,855,495.65
Project Coordinator	754,751.14
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	510,698.55
CFG-Fee & Cost-Soft	4,198,782.66
Soft Cost Contra	-31,531,818.21
CFG-Hard Cost Contra	-20,303,950.47
CFG-Site Improvement	826,295.76
CFG-Site Improvement-Soft	326,238.78
CFG-Dwelling Structure	18,248,511.87
CFG-Dwelling Structure-Soft	582,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	65,516.16
CFG-Bond Debt Obligation	5,304,974.00
CFG-Contra Bond Debt Obligation	-5,304,974.00
TOTAL FIXED ASSETS (NET)	73,412,523.44
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,912,332.57
Discount Notes/Amortization	-44,182,292.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-563,976.20
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	74,299,737.71

St. Louis Housing Authority
Balance Sheet

Period = Nov 2024

Book = Accrual

	Current Balance
OTHER ASSETS	
Right of Use Asset -Leases	271,141.06
Right of Use- Accum/Amort-Leases	-201,598.23
TOTAL OTHER ASSETS	69,542.83
TOTAL NONCURRENT ASSETS	147,781,803.98
TOTAL ASSETS	185,412,392.20
 LIABILITIES & EQUITY	
 LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-1,266,445.26
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	115,683.14
Tenant Security Deposits	202,957.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-1,551.00
Security Deposit-Pet	747.00
Garnishment Clearing Account	-2,025.13
United Way	303.95
Dental Deduction	-4,209.05
Union Dues	-253.14
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,450.65
Retirement Insurance	4,450.58
Section 125 Childcare Deduction	5,689.00
Section 125 Medical Deduction	14,676.53
Medical Insurance	-31,144.28
Long Term Disability	-2,298.68
Vision Insurance	505.00
Voluntary/Term Life Ins Deduction	262.77
Colonial Life Ins Deduction	845.12
Landlord Back-up Withholdings	4,417.68
A/P -Other	42,103.36
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	0.25
Accrued Liabilities-Other	175,000.00
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,825.00
Lease Liability-Short Term	37,965.68

St. Louis Housing Authority
Balance Sheet

Period = Nov 2024

Book = Accrual

	Current Balance
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	53,115.20
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	2,034,115.97
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	358,975.06
Lease Liability -Long Term	6,800.00
Bonds Payable-Long Term	1,945,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	2,653,355.85
TOTAL LIABILITIES	4,687,471.82
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
TOTAL RESERVED FUND BALANCE	84,811,755.92
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	24,398,304.78
Unrestricted Net Assets -Retained Earnings	1,887,698.99
TOTAL RETAINED EARNINGS:	95,913,164.46
TOTAL EQUITY	180,724,920.38
TOTAL LIABILITIES AND EQUITY	185,412,392.20

St. Louis Housing Authority Income Statement

Period = Nov 2024

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	474,083.15	774,773.37
Utility Reimb.-LIPH	-58,148.00	-124,408.00
Utility Reimbursement Refund	-392.00	1,356.00
Total Rental Income	415,543.15	651,721.37
Other Tenant Income		
Damages/Maintenance	85.00	120.00
Late Charges	11,644.50	27,742.50
Legal Fees - Tenant	0.00	350.00
Tenant Owed Utilities	0.00	-84.00
Tenant Screening	-200.00	-200.00
Misc.Tenant Income	1,405.00	2,719.06
Vacate Charges	-688.00	-6,437.00
Total Other Tenant Income	12,246.50	24,210.56
NET TENANT INCOME	427,789.65	675,931.93
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,100,289.45	1,942,676.56
HUD PHA Operating Grants/Subsidy	0.00	232,913.66
Section 8 HAP Earned	4,571,479.00	9,093,746.00
Section 8 Admin. Fee Income	428,440.00	824,697.00
Section 8 -Placement/Issuance Fees	200.00	200.00
Capital Fund Grants	1,199,522.41	1,518,029.39
Capital Fund Grants-Soft Costs	108,089.80	423,382.64
TOTAL GRANT INCOME	7,408,020.66	14,035,645.25
OTHER INCOME		
Investment Income - Unrestricted	9,336.31	32,252.12
Investment Inc -Restricted Non-Allocated	13,688.44	27,622.39
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-2,597.65	4,763.74
Non-Dwelling Rent	1,177.00	2,354.00
Vending Income-Badenhaus TAB	0.00	36.49
Other Miscellaneous Income	157,824.40	177,459.11
Other Income-Bank Rent	3,216.67	6,150.00
Pension Forfeitures	2,431.08	5,167.74
TOTAL OTHER INCOME	185,076.25	260,449.59
TOTAL INCOME	8,020,886.56	14,972,026.77
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	287,494.07	604,203.14
Administrative Salaries	68,168.52	173,093.94
Administrative Salaries-PT	6,681.76	17,087.70

St. Louis Housing Authority Income Statement

Period = Nov 2024

Book = Accrual

	Period to Date	Year to Date
Admin Salaries-Overtime	874.82	1,743.73
FICA	20,839.39	45,449.48
Health Benefits	39,899.94	65,046.40
Retirement Benefits	34,981.83	63,674.88
Unemployment Insurance	51.44	3,207.20
Long Term Disability	356.57	569.53
Dental	1,678.62	2,867.25
Cell Phones	1,017.06	1,728.98
Beneflex HSA	3,142.08	3,781.59
Employee Benefit Contribution-Admin	0.00	196.26
WC Self-Insurers Qtrly Taxes	178.20	189.00
FICA	24,352.52	38,340.39
Health Benefits	25,232.45	36,764.67
Retirement Benefits	12,001.99	19,543.96
Unemployment Insurance	4,718.19	6,627.99
Long Term Disability	1,500.89	1,613.22
Dental	6,564.49	7,808.71
Cell Phones	3,726.72	4,842.85
Total Administrative Salaries	543,461.55	1,098,380.87
Legal Expense		
Legal Services	1,004.56	11,688.91
Legal Services	1,222.50	7,444.50
Total Legal Expense	2,227.06	19,133.41
Other Admin Expenses		
Port Out Admin Fee Paid	3,605.19	7,391.79
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	3,605.19	7,747.69
Miscellaneous Admin Expenses		
Office Supplies	2,929.69	3,994.02
Office Supplies	0.00	19.93
Temporary Admin Labor	10,490.70	23,643.29
Temporary Admin Labor	6,041.05	6,041.05
Postage	0.00	215.65
Advertising	748.57	3,048.39
Printing & Publications	0.00	468.73
Telephone	6,046.65	8,375.45
Telephone	7,211.57	15,593.82
Maint Agreement-Office Equipment	0.00	1,079.68
Maint Agreement-Office Equipment	1,400.00	6,200.00
Professional/Technical Services	58,736.39	268,254.15
Software License Fees	478.00	28,929.35
Software License Fees	0.00	447.98
Internet / Cable	900.36	5,434.66
Computer Supplies	10,750.91	10,963.07
Other Admin Expense	3,836.96	8,170.75
Other Admin-LaSalle Youth Festival	0.00	63.88
Other Admin Expense	1,396.23	1,628.52
Bank Fees	1,194.37	1,832.56
D/A Testings/Results	287.55	586.15

St. Louis Housing Authority Income Statement

Period = Nov 2024

Book = Accrual

	Period to Date	Year to Date
Copying Expense	3,981.09	3,981.09
Allocated OH-Administrative Expense	3,047.15	3,938.47
Allocated OH-Legal Expense	63.48	547.48
Allocated OH-Tenant Services Expense	14.46	406.40
Allocated OH-Utilities Expense	0.00	1,121.95
Allocated OH-Materials Expense	0.00	51.73
Allocated OH-Maintenance Expense	1,119.37	1,761.30
Allocated OH-Protective Services Expense	825.78	825.78
Allocated OH-Insurance Expense	9,758.80	10,635.14
Total Miscellaneous Admin Expenses	<u>131,259.13</u>	<u>418,260.42</u>
TOTAL ADMINISTRATIVE EXPENSES	680,552.93	1,543,522.39
TENANT SERVICES		
Tenant Services Salaries	5,295.36	7,943.04
FICA	399.78	1,305.38
Health Benefits	765.46	1,301.28
Retirement Benefits	704.54	1,213.72
Long Term Disability	7.68	13.06
Dental	33.02	56.13
Cell Phones	46.16	78.47
Tenant Srv Rec/Pub/Other-Euclid TAB	100.00	774.82
Tenant Srv Rec/Pub/Other-Parkview	1,512.10	2,042.14
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	182.91	482.91
Resident Council	0.00	522.50
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	19,823.00	25,448.00
Tenant Services Screening	462.72	462.72
Tenant Participation Funds	571.25	986.03
Tenant Srv Lobby Monitors	1,577.00	3,328.75
Tenant Services Other-Circle of Friends (SLU)	1,704.95	4,413.20
TOTAL TENANT SERVICES EXPENSES	<u>33,185.93</u>	<u>50,872.15</u>
UTILITIES		
Mixed Finance Utilities	146,155.24	292,310.48
Water	0.00	20,606.30
Electricity	-110.23	94,210.64
Gas	0.00	21,371.63
Sewer	0.00	86,045.69
TOTAL UTILITY EXPENSES	<u>146,045.01</u>	<u>514,544.74</u>
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	43,159.60	103,756.65
Maint Labor -Janitorial Cleaning	11,417.25	33,224.94
Maintenance Labor-Overtime	5,639.92	14,239.53
FICA	5,901.15	13,300.50
Health Benefits	18,533.28	27,415.80
Retirement Benefits	13,794.27	19,953.27
Unemployment Insurance	241.06	326.13

St. Louis Housing Authority Income Statement

Period = Nov 2024

Book = Accrual

	Period to Date	Year to Date
Long Term Disability	1,319.32	1,641.16
Dental	7,185.91	7,671.57
Cell Phones	5,062.80	5,561.43
Total General Maint Expense	112,254.56	227,090.98
Materials		
Materials-Custodial	864.87	1,158.03
Materials-Custodial	2,852.72	6,564.23
Materials-Electrical	2,768.67	7,869.99
Materials-Plumbing	1,201.00	8,747.87
Materials-Lawn Care	108.27	138.22
Materials-Tools/Equipment	548.19	2,867.02
Materials-Boiler	0.00	45.97
Materials-Other	1,476.92	3,746.50
Materials-HVAC	1,565.32	4,699.47
Materials-Gas/Oil Vehicles	1,669.53	1,669.53
Materials-Appliances	6,667.99	22,447.15
Materials-Hardware	423.50	516.72
Materials-Paint	2,578.83	3,107.96
Materials-Flooring	651.79	667.77
Materials-Cabinets/Countertops Doors/Windows	1,496.76	6,193.08
Total Materials	24,874.36	70,439.51
Contract Costs		
Contracts Generic	0.00	62,349.05
Contract-Elevators	14,406.17	30,676.28
Contract-Trash Removal	357.39	2,975.58
Contract-Trash Removal	31,324.92	57,930.87
Contract-Custodian	2,847.50	5,695.00
Contract-Custodian	2,775.52	34,677.72
Contract-Plumbing	9,473.48	23,721.84
Contract-Uniform Cleaning	2,851.36	6,348.14
Contract-Grounds/Lawn	673.20	1,832.60
Contract-Grounds/Lawn	30,244.85	38,765.85
Contract-Auto Gas	0.00	1,323.44
Contract-HVAC	13,506.67	24,802.98
Contract-Fire Protection	700.79	8,913.35
Contract-Vehicle Repairs	0.00	60.00
Contract-Vehicle Repairs	80.84	944.50
Contract-Other	2,465.00	2,465.00
Contract-Other	785.00	20,602.75
Contract-Exterior Building Repairs	3,040.00	6,850.00
Contract-Parking Lot Repairs	8,040.00	8,040.00
Contract-Electrical	0.00	512.65
Contract-Pest Control/Extermination	3,654.15	9,181.30
Contract-Flooring Installation	-7,641.55	41,543.89
Contract-Painting/Wall Repairs	-5,414.26	46,636.20
Contr-Cabinet/Counters/Door/Windows	-4,430.62	25,521.23
Contract-Lease Automobiles	5,426.00	8,532.00
Contract-Bed Bug Eradication	1,400.00	7,350.00
Total Contract Costs	116,566.41	478,252.22

St. Louis Housing Authority Income Statement

Period = Nov 2024

Book = Accrual

	Period to Date	Year to Date
TOTAL MAINTENANCE EXPENSES	253,695.33	775,782.71
PROTECTIVE SERVICES		
Security Alarm Service	2,352.65	2,352.65
Security Alarm Service	786.50	837.50
Security/Law Enforcement	69,308.58	138,375.32
Security Enforcement-Police	0.00	99,543.12
Security Enforcement/Sec Guards	3,695.47	7,222.97
TOTAL PROTECTIVE SERVICES	76,143.20	248,331.56
INSURANCE PREMIUMS		
Workers Comp Claims	52,366.27	66,561.17
Auto Insurance	2,520.62	10,611.02
Property Insurance	72,280.47	144,560.94
Cyber Security Insurance	11,921.12	11,921.12
Fidelity Bond Insurance	325.65	651.30
Liability Insurance	20,386.66	43,348.32
Excess Workers Comp Insurance	7,775.10	15,550.20
TOTAL INSURANCE PREMIUMS	167,575.89	293,204.07
GENERAL EXPENSES		
Bad Debt-Tenant Rents	-58.00	1,706.00
Other General Expense	243,755.54	488,695.77
PH FSS Escrow Expense	-3,974.00	832.00
TOTAL GENERAL EXPENSES	239,723.54	491,233.77
TOTAL OPERATING EXPENSES	1,596,921.83	3,917,491.39
EXTRAORDINARY EXPENSES		
Casualty Loss Expense	0.00	27,064.00
TOTAL EXTRAORDINARY EXPENSES	0.00	27,064.00
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,582,912.15	8,981,807.15
Tenant Utility Payments-Voucher	246,295.00	486,102.00
Portable Out HAP Payments	128,876.00	284,587.00
FSS Escrow Payments	5,278.00	11,376.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,963,361.15	9,763,872.15
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	1,199,522.41	1,518,029.39
Equity Transfer Capital Assets OUT	1,199,522.41	1,518,029.39
Operating Transfers IN	0.00	42,258.47
Operating Transfers OUT	0.00	42,258.47
TOTAL OTHER FINANCING SOURCES	0.00	0.00
Prior Period Adjustments Affecting RR	47,624.15	47,624.15
TOTAL NON-OPERATING ITEMS	47,624.15	47,624.15
UTILITY CONSUMPTION		
Water Consumption	0.00	7,043.65
Water Consumption Contra	0.00	7,043.65

St. Louis Housing Authority
Income Statement

Period = Nov 2024
 Book = Accrual

	Period to Date	Year to Date
Electric Consumption	0.00	621,675.30
Electric Consumption Contra	0.00	621,747.30
Gas Consumption	0.00	9,236.00
Gas Consumption Contra	0.00	9,236.00
Sewer Consumption	0.00	14,135.00
Sewer Consumption Contra	0.00	14,135.00
TOTAL UTILITY CONSUMPTION	0.00	-72.00
TOTAL EXPENSES	6,607,907.13	13,755,979.69
NET INCOME	1,412,979.43	1,216,047.08

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: January 8, 2025

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – The December Community Engagement meeting for Clinton-Peabody was an opportunity for the development team to give back to residents and to make some announcements.

The meeting, held on December 19, was the day after the Missouri Housing Development Commission (MHDC) announced the low-income housing tax credit (LIHTC) awards. SLHA and POAH were proud to announce that MHDC had awarded the redevelopment of Clinton-Peabody \$3.5 million in housing tax credits and an additional \$3 million in Missouri Affordable Housing Assistance Program tax credits. These awards will allow the redevelopment of 89 housing units (44 will be reserved for current Clinton-Peabody residents) and allow for the construction to begin in late 2025/early 2026. The development team has been working for a year to improve the application that was submitted in 2024 and those efforts were successful.

In addition to the great news regarding funding for the first phase of redevelopment, the development team raised over \$5,000 in private donations to provide additional gifts to residents. These gifts were distributed through a drawing for residents throughout the meeting. Games were also provided and even Santa made an appearance to take pictures with residents and kids.

The next resident engagement meeting will be held on January 16, 2025.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff submitted the RAD applications to HUD on August 23, 2024 after board approval for the submission was received at the board meeting on August 22, 2024. The applications received

their official Contract to enter into a Housing Assistant Payment (CHAP) contract on October 31, 2024. SLHA will begin finalizing the closing terms.

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

Parkview Apartments First Floor Renovation – A contract for the project was signed in November and Development and Modernization staff are currently reviewing submittals. The Notice to Proceed should be issued in January 2025.

Cochran Plaza Security Upgrades – A contract with Utilitra, the responsive low bidder for the project, was executed on September 6, 2024. Development and Modernization staff are currently reviewing submittals in preparation to provide a Notice to Proceed to the contractor, which is anticipated to be sent in January 2025.

SSSC Lafayette Townhomes Make-Ready (4) units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. Units were turned over to Property Management on December 17, 2024. Staff will begin close-out in January, 2025.

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

Badenhaus Sewer Repair – The balance of the exterior work was completed in December 2024. The project has been placed on hiatus until January 2025 in order to get materials onsite to begin the interior part of the contract. Work on the sewers will resume after the first of the year.

Parkview Apartments Access Control System – Work on the access control system continues. The gate was fixed in December 2024, based on the approval made in November 2024. The contractor is still waiting for product to complete the work. This is anticipated for January, 2025.

West Pine Roof Replacement – The work on the roof was completed in December 2024. The final punch list is scheduled for January 2025.

The California Garden Fence Replacement and Security Upgrades – The contractor is waiting for gates to arrive for installation. The product received was incorrect and needed to be resent due to manufacturer error. Work will continue in January 2025, as weather permits.

Parkview Elevator Replacement – Work continues on the north passenger elevator. This work began in November 2024 and the contractor still anticipates having the second elevator back in service for residents by February 2025.

Parkview Parking Deck Evaluation – Development and Modernization staff are continuing to monitor the shoring of the parking deck and have ensured regular structural engineering inspections.

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

LaSaison Phase II – Development and Modernization staff executed an Option Agreement with Habitat for Humanity St. Louis for the remaining five parcels so that they can apply for additional grant funding through a city agency. They are expected to hear a response in January, 2025. SLHA staff will also extend the Master Developer Agreement (MDA) in January 2025.

Section 18

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July 2024. SLHA staff responded to the technical questions presented by HUD and have confirmed that they received the information. HUD stated that it has not begun the review yet.

Projects Ready for Close-Out

SSSS – Tiffany Make-Ready RFQ (5 units) – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. All of the units have been turned over to Property Management. Close-out activities began in December 2024.

LaSalle Park Apartments Security Cameras – Development and Modernization staff will complete the close-out documents in January 2025.

Grant Applications

Community Development Administration (CDBG) – Development and Modernization staff submitted a 2025 Community Development Block Grant (CDBG) application to the City of St. Louis Community Development Administration in September and were awarded \$750,000 in CDBG funds to replace critical building systems at the Al Chappelle Community Center. This will include a new roof for the building and upgrades to the HVAC system.

Solicitations

West Pine Elevator Replacement – Approval for the solicitation of this project was done in November. The solicitation is expected to be out in the community in early-December. Proposals are due in January 2025.

Re-Solicitations

SSSC Lafayette Townhomes (4) units– This is part of the heavy make-ready turn work that was identified as necessary in February 2024. After consultation with the Procurement and Planning Manager, Development and Modernization staff determined that the solicitation can be split and put out to bid as two projects. The project was awarded to Raineri Construction in December 2024 and will begin construction in January 2025.

Folsom/Norfolk Make Ready (3) units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. After consultation with the Procurement and Planning Manager, Development and Modernization staff determined that the solicitation can be split and put out to bid as two projects.

Development and Modernization staff identified an additional unit that needed to be added to this solicitation in December 2024. The addendum will be approved and issued in January, 2025 and quotes will be due in February 2025.

The successful completion of these projects will return seven (7) units of housing back to productive use and occupancy.

Pre-Solicitation

Emergency Safety and Security Grant (ESSG) 2024 – Development and Modernization staff submitted an Emergency Safety and Security Grant for a new camera system at California Gardens on March 27, 2024 and HUD awarded SLHA \$206,295 on June 20, 2024 for the project. Development and Modernization staff are working on bid documents to be issued in January 2025.

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

The solicitation will be coordinated with a heavy make-ready solicitation that will be issued in the first quarter of 2025. This should help to reduce the overall costs of both solicitations and provide more value for dollar.

PHA Wide Asphalt Shingle Roof Replacement – Asphalt shingle roofs at Lookaway, Badenhaus, Walnut Park and Cochran; review sets were received by SLHA in October 2024. The solicitation is anticipated in the first quarter of 2025 due to delays with HUD approval.

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. Design work has been reviewed and the solicitation should be made in the second quarter of 2025.

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 2025. Development and Modernization staff have issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, and will complete the design process for the following projects:

Phase 1: This phase is more comprehensive than the later phases because it includes an additional grant funding source from HUD through the Housing-Related Hazards (HRH) grant. In total, 15 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the HRH grant. These units will be at Page Manor (7 units) and Samuel Shepard (8 units).

In addition to this make-ready work, the solicitation will also include 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.

In all, 34 units will be improved through the CDA and HRH grants in the first phase.

Phase 2: McMillan (5 units), Lookaway (5 units), and McMillan 2 (5 units)

Phase 3: Cochran (21 units)

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

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

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

Environmental Consultants – Development and Modernization will issue a request for qualifications for Environmental Consultants in January.

Parkview Apartments First Floor Furniture – Development and Modernization will issue a request for quotations for new furniture for the Parkview Apartments’ first floor in January 2025.

On Hold Solicitations

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

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 DECEMBER MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	44096	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO001000041	Hodiamont Section 18	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
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024	1/14/2022
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	0	N/A	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	9/23/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	1	4	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

DEVELOPMENT AND MODERNIZATION DECEMBER 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	ICE Completion Date (Required >\$250K)	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	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024	N/A	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	N/A	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	Renovation	1	N/A	TBD	TBD	TBD	TBD	TBD	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	TBD	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Utilitra	\$120,785.21	0%	\$25,482	21%	\$ -	0%
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024	TBD	LK Communications	\$ 218,112.00	0%	\$ -	0%	0	0%
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	\$ 500,000	10/8/2023	10/24/2023	2/15/2024	TBD	Roady Exteriors	\$ 774,239.00	0%	-	0%	-	0.00%
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	180	\$ 700,000	2/26/2024	3/12/2024	TBD	TBD	Raineri Construction	\$ 611,979.00	16%	\$ 115,818	19%	\$ 121,275	20%
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	N/A	N/A	POAH/Roakoke Construction	N/A	N/A	N/A	N/A	N/A	N/A
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	TBD	Utilitra	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	60	\$ 150,000	N/A	4/30/2024	6/3/2024	N/A	Raineri Construction	\$122,550.00	TBD	\$ 10,000	8%	\$ 53,730.00	43%
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	60	\$ 180,000	N/A	6/4/2024	8/12/2024	N/A	Raineri Construction	\$174,200.00	0%	\$ -	0%	\$152,700.00	88%
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	1	4	60	\$ 210,000	N/A	11/19/2024	12/17/2024	N/A	Raineri Construction	\$164,533.00	0	\$ 19,977	12%	\$ 50,760	31%

DEVELOPMENT AND MODERNIZATION DECEMBER 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 Parking Lot	1	0	4/24/2024	4/29/2026	N/A	TBD	N/A	N/A	35%	44%	
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-	-	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	N/A	TBD	N/A	N/A	49%	50%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	N/A	TBD	N/A	N/A	100%	47%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-	-	
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-	-	
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-	-	
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	11/16/2022	1/15/2023	3/31/2024	TBD	N/A	N/A	100%	98%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	90%	-
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	8/30/2024	2/26/2025	TBD	TBD	N/A	N/A	50%	72%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	8/5/2023	TBD	100%	100%	-
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	N/A	N/A	N/A	N/A	8/5/2023	9	-	95%	-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	6/4/2024	8/3/2024	11/15/2024	11/5/2024	11/13/2024	11/13/2024	100%	100%	-
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	8/13/2024	12/31/2024	TBD	11/25/2024	12/16/2024	12/17/2024	100%	100%	
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	1	4	TBD	TBD	TBD	TBD	TBD	TBD	-	-	

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	A Mobilization Meeting was held on 3/11/2024. The Notice to Proceed was issued on April 24, 2024. Construction work is ongoing. The new freight elevator passed inspection and was turned over to SLHA in October. The north passenger elevator is now being replaced.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Exterior Work was completed in December 2024. Work inside units is anticipated to begin in January 2025.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The Notice to Proceed was issued on 6/12/2024. Project mobilized on June 13, 2024. The stairs have been demolished; and the new stairs and new lighting fixtures have been installed. The fence was installed in December; installation of the gates, security system, and repair of the concrete balconies are anticipated in January.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0	This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809	Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Design for this scope of work is anticipated to begin in January.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase 1 assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A	The contractor has completed the process of installing additional electrical service to the cameras and all camera have been installed. Closeout documents are being prepared.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	Mobilization was June 10, 2024. Ninety percent of the work has been completed. The new exterior doors are installed. Front doors were repaired and fence work was completed in December; the contractor anticipates to completing work in the east wing in January.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	The Pre-Construction Meeting was held on 03/11/2024. The contractor mobilized on 09/03/2024. Project work was completed in December. Punchlist inspection is scheduled for January.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Submittal review and preconstruction activities are ongoing. Notice to Proceed is anticipated in January.
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	10	41	41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	Phase II moves were completed in December
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Submittal review and preconstruction activities are ongoing. Notice to Proceed is anticipated in January.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	Quotes were received on May 23, 2024. Purchase order will be issued to Raineri Construction June 2024. A Pre-construction Meeting was held on June 10, 2024. Construction was completed in November; closeout activities will be completed in January.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	The units were turned over to Property Management in December. Closeout documents are being prepared.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger/Hickory)	TBD	TBD	After dividing into (2) projects by development, this project was re-bid in November. The project was awarded to Raineri Construction mid-December.

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT



West Pine Roof Replacement



Lafayette Make-Ready Units



Parkview Elevator Replacment



Parkview Elevator Replacment

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

AT 12/31/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	0.00	1,888,651.00	0.00	31-Aug-2024	31-Aug-2024
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	1,446,045.11	339,829.89	189,204.49	1,596,670.51	31-Aug-2025	31-Aug-2025
MO36P00150118	562	10,026,279.00	10,026,279.00	0.00	10,026,279.00	0.00	28-Nov-2021	28-Nov-2023
MO36P00150119	563	8,787,844.00	8,737,922.92	49,921.08	8,474,714.36	313,129.64	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,656,623.85	364,309.15	6,940,810.96	2,080,122.04	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	7,926,551.13	414,968.87	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	8,703,683.86	927,094.14	6,173,289.45	3,457,488.55	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,374,167.30	4,631,411.70	3,241,427.31	5,764,151.69	16-Feb-2025	16-Feb-2027
MO36E00150123	569	250,000.00	250,000.00	0.00	0.00	250,000.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	0.00	520,300.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	1,972,867.80	7,277,760.20	0.00	9,250,628.00	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	0.00	206,295.00	0.00	206,295.00	19-Jun-2025	19-Jun-2026
Totals		\$58,379,916.00	\$42,566,722.04	\$13,590,326.16	\$35,252,756.70	\$23,127,159.30		
			72.9%			60.4%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: January 8, 2025

Subject: Resident Initiatives Board Report

In December 2024, 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. Resident Initiatives enrolled 36 new participants in the ROSS program.

New Enrollments (Dec)	Total Enrollment	Percent of Dept. Goal
36	147	74%

Resident Engagement

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

- Employment - 2
- Utility Assistance - 10
- Household Supplies - 18

Community Outreach

The ROSS Coordinators attended the following events to build awareness of the ROSS program and to increase enrollment:

12/2/24 - Resource Fair at St. Louis Community College (Forest Park)

The ROSS Coordinators tabled at St. Louis Community College (STLCC) to spread awareness of St. Louis Housing Authority's goals, programming and shared Employment opportunities with STLCC students/staff.

12/11/24 - Circle of Friends Holiday Party at Parkview

The ROSS Coordinators supported the Elderly and Disabled Services Coordinator and Parkview seniors during their holiday party.

12/16/24 - Parkview Holiday Party and Washington University Gift Distribution

SLHA partnered with the Washington University Medical Center Redevelopment Corporation to distribute gifts to SLHA seniors residing at Parkview and West Pine.

12/18/24 - James House Holiday Party

The ROSS Coordinators partnered with Property Management to host a holiday party for James House residents. The team provided toys for youth, food, music, household supplies and a resource table to build awareness of the ROSS program.

12/19/24 - Kingsbury Holiday Party

ROSS Coordinators partnered with property management to host a holiday party for Kingsbury residents. The team provided giftbags for youth, food, music, household supplies and a resource table to build awareness of the ROSS program.



Pictured Right: Kingsbury residents celebrating at their holiday party.

12/21/24 - Office of Violence Prevention Youth Kick Back with Lifewise and Lasalle Park

SLHA partnered with the Office of Violence Prevention to host a holiday kick back for youth and families residing at LaSalle Park and Clinton-Peabody. The ROSS Coordinators hosted a resource table to build awareness of Resident Initiatives program.



Pictured Left: SLHA staff greeting SLHA families at the OVP Holiday Kickback

Seniors/Disabled

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

In December, the Circle of Friends groups focused on hosting holiday celebrations for their members. There are currently 62 Circle of Friends participants. They hosted a total of 24 meetings in December. In addition to their meetings, the Coordinator worked with Circle of Friends members to complete the following:

12/19/24 - Kingsbury Holiday Party

Circle of Friends group partnered with William Temple Church of God to provide Christmas baskets to the children and families living at the Kingsbury development.

12/19/24 - Outing with Renaissance

Renaissance Circle of Friends had an outing to see the Christmas Lights and decoration in Belleville, Illinois. The group hosted their Christmas party and exchange of gifts at their community building the following day.

12/30/24 - Receipt of Salvation Army Donations

Ninety-eight percent of the residents who completed applications for the Salvation Army Christmas program received a holiday food voucher.

Additionally, the partnership with HOSCO farms is successful, as they continue to deliver meals to the Parkview and West Pine developments every Friday.

Family Self Sufficiency

As of December 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-eight (38) participants, twenty-six (26) with established escrow accounts, and nine (9) actively receiving a monthly escrow credit. In addition, there were thirty-four (34) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which twenty-one (21) have established escrow accounts and fifteen (15) received a monthly escrow credit. There were two (2) new participants enrolled in HCV-FSS program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	38	26	2	68%
PH	34	21	0	62%

Resident Coordinator

The Coordinator continues to host several events to engage residents and property managers in the implementation of the CDA beautification grant. This month, the Coordinator launched a series of successful meetings to gather insight on what beautification improvements residents would like to see in their communities.

12/5/24 - 12/17/24 - Euclid Plaza, West Pine and Northside Scattered Sites Resident Meetings

The Resident Relations Coordinator hosted the first series of meetings at Euclid Plaza, West Pine and North Side Scattered Sites to share information about the CDA beautification grant and started the process of community engagement to get resident feedback on the project for each site. Additionally, the Coordinator shared information about Resident Initiatives programs.

TABs

In place of their monthly meeting on December 18, 2024, the St. Louis Tenant Affairs Board had a workshop with Legal Services of Eastern Missouri.

12/12/24 – Cambridge Heights TAB Sworn-in

The Director of Resident and Community Engagement swore in Cambridge Heights residents to re-activate their Tenant Association Board.

12/17/24 - Saint Louis Tenant Affairs Board Sworn-in

The Director of Resident and Community Engagement swore in the newly elected officers of the Saint Louis Tenant Affairs Board.

Pictured Right: Camille Shoals, Resident Relations Coordinator, Vontrice McDowell, Director of Resident and Community Engagement with the new members of the Cambridge TAB.



12/18/24 - Legal Services of Eastern MO EIN Clinic

The Director of Resident and Community Engagement and Resident Coordinator hosted the Community Economic Development – Microenterprise Program from Legal Services of Eastern Missouri on Zoom to assist a portion of SLHA TABs with their EIN and non-profit related questions.

Throughout the month, several TABs hosted joyful holiday celebrations, bringing SLHA families together for festive parties filled with gifts, resources and community spirit. Euclid Plaza, West Pine, Parkview, North Sarah and Clinton-Peabody TABs collaborated with local organizations to provide delicious food, engaging activities and valuable resources.



Pictured Above: SLHA residents at Euclid Plaza and North Sarah enjoying their holiday parties.



These events would not have been possible without the dedication of dozens of SLHA staff members who volunteered their time and energy to ensure their success

Pictured Left: ROSS Coordinator, Keshia Post distributing books at Peabody's Holiday Party.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Erika Sparks, Planning & Procurement Manager

CC: Sarah J. Hugg-Turner, General Counsel

Date: January 8, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 24-11A Lafayette Townhomes Unit Repairs/Make-Ready was awarded to Raineri Construction on December 17, 2024. The general scope of work for this project will consist of furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted on the plans and specifications. The RFQ was sent to contractors on November 11, 2024. This request for quotes was a resolicitation of RD 24-11, where only one bid was received and was above the small project acquisition process limit of \$250,000.00. RD 24-11 was split into RD 24-11A and RD 24-11B to encourage smaller contractors and potentially increase the number of bids received. The pre-bid conference was held onsite on November 19, 2024. Quotations were received on December 10, 2024 and are currently being evaluated.

B. Solicitations Pending

RD 25-02 Request for Proposals for West Pine Apartments Elevator Replacement. The general scope of work for this project will consist of removal and replacement of the current building elevator system with a new elevator system designed to meet all current code requirements. The replacement of two passenger elevators will include the replacement of all elevator

switchgear, cables, structural supports and control systems. Elevator cabs will be rebuilt and upgraded to include new finishes. The solicitation was approved on November 25, 2024 and advanced notice was emailed to contractors on November 25, 2024. The solicitation was advertised in the St. Louis American on November 28, 2024 and scheduled to run in the St. Louis Post Dispatch on December 1, 2024. The pre-bid meeting was held onsite on December 17, 2024. Proposals are due January 23, 2025.

C. Resolicitations

RD 24-11B Request for quotes for Marie Fanger/Folsom was sent to contractors on November 11, 2024. This RFQ is a resolicitation of RD 24-11, where only one bid was received and was above the small project acquisition process limit of \$250,000.00. RD 24-11 was split into RD 24-11A and RD 24-11B to encourage smaller contractors and potentially increase the number of bids received. The general scope of work for this project will consist of furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted on the plans and specifications. The pre-bid conference was held onsite on November 19, 2024. A unit was added to the solicitation and as a result, the due date has been extended to mid-January.

Other Contracting Activity

A. Contracts Awarded

PM 25-05 Renovations/Repairs at 1411 N. 9th was awarded to Mosaic Associates Incorporated on December 5, 2024. The scope of work/specifications for the building unit includes providing all necessary labor, tools, materials and equipment to replace or repair damaged flooring, walls, ceilings, electrical systems, light fixtures, plumbing, HVAC, doors and hardware, windows and related components. The solicitation was approved on October 18, 2024. The RFQ was advertised via email sent to potential offerors on October 18, 2024. The walkthrough at 1411 N. 9th was completed on November 1, 2024. Quotations were received on November 8, 2024.

B. Solicitations Pending

LG 25-03 Request for Proposals for Legal Services for the St. Louis Housing Authority. The purpose of this solicitation is to develop a pool of attorneys from which the SLHA may choose to do business with from time to time. Offerors are invited to submit proposals to provide both litigation and transactional

service(s) in one or more of the following practice areas: Employment/ Employee Benefits/Tax Law; Housing Law; Construction/ Procurement Law; Real Estate Law & Affordable Housing Development; Torts; Bond Counsel; and Bankruptcy & Creditor's Rights. The RFP was approved on December 18, 2024. The RFP was advertised in the St. Louis American on December 19, 2024, the Post Dispatch on December 20, 2024 and is scheduled to run in the St. Louis Law Journal in the upcoming January/February 2025 issue. An addendum was issued explaining that the pre-proposal meeting was scheduled for January 6, 2025, but was rescheduled to January 8, 2025 due to the closure of SLHA office from inclement weather. Proposals are due January 15, 2025.

HR 24-02 Request for Proposals for 401(a) Money Purchase Plan Recordkeeping and Plan Administration Services & Investment Advisory and 457(b) Plan Recordkeeping and Plan Administration & Investment Advisory Services. The general scope of work for this project will include handling an investment platform, administrative and recordkeeping, providing plan documents and trust services, access to investment products, employee communication, and investment education and advisory services. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. The Evaluation Committee has evaluated the proposals for award recommendation and narrowed it down to three offerors. In-person presentations for all three companies were conducted on October 16, 2024. The evaluation team is currently in negotiations with the highest scored offeror.

HR 24-03 Request for Proposals for Group Term Life (GTL) Insurance Program for the St. Louis Housing Authority. The general scope of work for this project will include providing a fully insured GTL plan consisting of Basic GTL and VGTL. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. Human Resources is working with SLHA's broker to evaluate the proposals.

COMMUNICATIONS

Communications Department

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: January 8, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	2	C.O.R.E. News – Winter Edition HUD Launches STL C.A.R.E. Center
News coverage	2	HUD taking C.A.R.E. into STL metro area (ST. Louis American p. 18) Residents of St. Louis public housing complex organize, demand repairs (Post-Dispatch)
Outreach Events	9	HUD C.A.R.E. Launch, Clinton-Peabody Neighborhood Cleanup, and Holiday Parties: Clinton-Peabody, LaSalle Park (sponsored by OVP), James House, Euclid Plaza, Kingsbury, Parkview, and Washington University (senior outreach)...and more!
Social Media Campaign		
Facebook Posts	20	Highest Performing (Facebook) <ul style="list-style-type: none"> • <i>Above & Beyond: Latasha Barnes</i> 1,264 Reach; 557 Engagements • <i>HUD C.A.R.E. Launch</i> 357 Reach; 14 Engagements
Twitter Posts	19	Highest Performing (Twitter) <ul style="list-style-type: none"> • <i>HUD C.A.R.E. Launch</i> 50 Impressions; 0 Engagement • <i>Above & Beyond: Marietta Mirakowska</i> 33 Impressions; 0 Engagement
LinkedIn Posts	13	Highest Performing (LinkedIn) <ul style="list-style-type: none"> • <i>HUD C.A.R.E. Launch</i> 170 Impressions; 24 Engagements • <i>Heritage U Clothing Donation</i> 92 Impressions; 14 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,918	DEC 2024	NOV 2024	OCT 2024	SEPT 2024
Reach	2,500 (+14%)	2,200	3,423	3572
Post Engagement	472 (+205%)	155	198	87
Visits	734 (-33%)	1,100	970	6,800
New Followers	18 (-49%)	35	33	100

LinkedIn Total Followers: 464	DEC 2024	NOV 2024	OCT 2024	SEPT 2024	AUG 2024
Impressions	1,062 (-27%)	1,453	2,009	1,469	3,579
Page Views	89 (-39%)	146	116	122	170
Unique Visitors	43 (-20%)	54	52	55	2,137
Post Reactions	29 (-46%)	54	64	129	180

Monthly Highlights:



1. Above and Beyond: Latasha Barnes
2. Heritage U Clothing Donation
3. Clinton-Peabody Clean Up Event

HUMAN RESOURCES



Human Resources Department

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

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: January 8, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF DECEMBER 31, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
120	0	4	124

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Ronald Jordon	Facilities Specialist
Terrance Robinson	Janitor

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.		

RECRUITMENT

Number of Position Vacancies Published This Month: 0

Number of Position Vacancies Carried Over From Previous Month: 11

Applications

**Received This
Month**

Position Vacancies Published this Month:

None this reporting period.

Additional Applications Received this Month:

Administrative Assistant	81
Communications Intern	24
Community Beautification Intern	5
Janitor	95
Groundskeeper	50
HCV Supervisor	17
Housing Specialist	34
Intake Specialist Coordinator	47
Maintenance Technician	15
Property Manager	60
Leasing Agent	32

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>
SLHA Employees (4)	Cyber Awareness Challenge 2025	2.00
Camille Shoals	Can You Dig It? Zoom Training	1.00

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.					