

Vermilion Housing Authority



Board of Commissioners

March 18, 2021

Board Packet



Vermilion Housing Authority

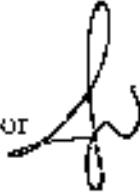
1507 Clyman Lane

Danville, IL 61832

P: (217) 443-0621 F: (217) 431-7059

Jaclyn Vinson, Executive Director

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director 

DATE: March 12, 2021

SUBJECT: Board of Commissioners Monthly Meeting

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, March 18, 2021 at 4:00 p.m. will be held via teleconference.**

JV:sh

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 12, 2021

SUBJECT: Board of Commissioners Monthly Meeting



The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for **Thursday, March 18, 2021 at 4:00 p.m. will be held via teleconference.**

Copies of information and business items are enclosed. Please contact me at (217) 444-3101 if you have any questions.

JV:sh
Enclosures



**BOARD OF COMMISSIONERS
REGULAR MEETING
VIA TELECONFERENCE
THURSDAY, MARCH 18, 2021
AGENDA**

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda [voice vote]
4. Public and Resident Comments:
Comments will be accepted on items listed on the agenda for action at the March Board of Commissioners meeting with a 3 minute limit or with an authorized form signed and turned in prior to the meeting-ED
5. Approval of January 21, 2021 - VHA Board Minutes (pages 1-9)
6. Police Reports (pages 10-11)
7. Department Reports:
 - (a) Public Housing (pages 12-13)
 - (b) HCV (pages 14-15)
 - (c) Family Services (pages 16-18)
 - (d) Finance (pages 19-38)
 - (e) Personnel (page 39)
8. New Business [all the below items – roll call vote]
 - * (a) Fiscal Year 2022 Public Housing Budget Submission (pages 40-42)
 - * (b) Fiscal Year 2022 HCV/Section 8 Budget Submission (pages 43-45)
 - * (c) Beeler Terrace Parking Area and Playground Concrete Work (pages 46-48)
9. Other Business
 - (a) HPC Update (page 49)



10. Chairman /Commissioner Comments

11. Adjournment

***NEED BOARD APPROVAL AND/OR RESOLUTION**

-The next regularly scheduled meeting of the Board of Commissioners is April 15, 2021 via teleconference. We will begin at 4:00 p.m.

MINUTES OF
JANUARY 21, 2021
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in regular session on January 21, 2021 at 4:03 p.m. via Zoom. Chairman O'Shaughnessy asked Elder Parks to lead a prayer in lieu of the "Pledge of Allegiance." Upon roll call requested by Chairman O'Shaughnessy, those present and absent were:

PRESENT:	Carla Boyd, Chairman Pat O'Shaughnessy, Vice-Chairman – Tyson Parks and Deanna Witzel
ABSENT:	Alicia Geddis, Gary Miller and Lindsay VanFleet
ALSO PRESENT:	Executive Director, Jachyn Vinson; Sue Hadden, Chief Financial Officer, Amber McCoy; Director of Housing Operations, Brittany Savalick; Prevention Coordinator, Tamera Forthenberry; Tracy Williams and Steve Clark from S.E. Clark & Associates; Ross Brown from WITY and Jennifer Bailey from Commercial News

Chairman O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chairman O'Shaughnessy then called for a motion to approve the agenda as presented. Commissioner Witzel moved that the agenda be approved as presented. Vice Chairman Parks seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O'Shaughnessy opened the floor to public and resident comments, item number 4 on the agenda. None were presented.

Chairman O'Shaughnessy asked for any additions or deletions to the minutes from the December 17, 2020 Regular Board Meeting and Closed Meeting Minutes item number 5 on the amended agenda. None were presented. Chairman O'Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Commissioner Witzel made a motion that the minutes from the December 17, 2020 Regular Board Meeting and Closed Meeting Minutes be approved. Vice Chairman Parks seconded the motion. Upon unanimous ayes, the minutes of the December 17, 2020 Regular Board Meeting and Closed Meeting Minutes were approved.

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated there were 11 police calls for December.

Chairman O'Shaughnessy asked for item number 7 on the agenda – Director's reports.

(a) **Public Housing** – Brittany Savalick went over the December report. She stated they were at 92% occupancy for all AMPs. A question and answer session followed.

(b) **HCV/Section 8** – Brittany Savalick went over the December report. A question and answer session followed.

(c) **Family Services** – Tamara Forthenberry went over the December report. A question and answer session followed.

(d) **Finance** – Amber McCoy went over the Finance, IAR's and Expenditures Reports for December.

(e) **Personnel** – Mrs. Vinson went over the December report.

Chairman O'Shaughnessy asked if there were any other questions regarding the reports. None were presented.

Chairman O'Shaughnessy asked for item number 8 on the agenda – Housing Authority of the City of Danville Authorizing Execution of an Option Agreement with Vermilion Housing Coalition; PHA Annual Plan; 5-Year Action Plan; Centennial Manor Corridor Renovation Bid and Mer Cho Manor Corridor Renovation Bid.

(a) **Housing Authority of the City of Danville Authorizing Execution of an Option Agreement with Vermilion Housing Coalition** – Mrs. Vinson and Steve Clark went over the Option Agreement. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Boyd made a motion to approve the Housing Authority of the City of Danville Authorizing Execution of an Option Agreement with Vermilion Housing Coalition. Vice Chairman Parks seconded it.

RESOLUTION NO. 2021-1

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment

projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose and objectives, the Authority caused the creation of Vermilion Housing Coalition (NHC), an Illinois no-for-profit corporation (the "Corporation" for the purposes of redeveloping certain property owned by the Authority, including the property described in the Option Agreement attached hereto as Exhibit A (the "Property"); and

WHEREAS, the Corporation is an instrumentality of the Authority; and

WHEREAS, the Corporation will be making application for an allocation of low income housing tax credits for purposes of redeveloping property owned by the Authority; and

WHEREAS, in connection with its application, Corporation is obligated to evidence site control; and

WHEREAS, to facilitate the redevelopment of the Property as affordable housing, the Authority desires to grant Corporation an option to purchase the Property.

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. The Option Agreement attached hereto as Exhibit A is hereby approved.
- Section 3. Jaclyn Vinson, the Executive Director of the Authority, is hereby authorized to and directed to execute and deliver the attached Option Agreement.
- Section 4. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 5. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Housing Authority of the City of Danville Authorizing Execution of an Option Agreement with Vermilion Housing Coalition which produced the following:

AYES: C. Boyd, P. O'Shaughnessy, T. Parks and D. Witzel
NAYES: None
ABSENT: A. Geddis, G. Miller and L. VanFleet

Chairman O'Shaughnessy thereupon declared said motion carried.

(b) **PHA Annual Plan** – Mrs. Vinson went over the Annual Plan. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the PHA Annual Plan. Commissioner Boyd seconded it.

RESOLUTION NO. 2021-2

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the PHA Annual Plan; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. Approval of the PHA Annual Plan.

Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the PHA Annual Plan which produced the following:

AYES: P. O'Shaughnessy, T. Parks, D. Witzel and C. Boyd
NAYES: None
ABSENT: G. Miller, L. VanFleet and A. Geddis

Chairman O'Shaughnessy thereupon declared said motion carried.

(c) **5-Year Action Plan** – Mrs. Vinson went over the 5-Year Action Plan. Chairman O'Shaughnessy asked if there were any questions. None were presented. Vice Chairman Parks made a motion to approve the 5-Year Action Plan. Commissioner Boyd seconded it.

RESOLUTION NO. 2021-3

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the 5-Year Plan; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the 5-Year Action Plan.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the 5-Year Action Plan which produced the following:

AYES: T. Parks, D. Witzel, C. Boyd and P. O'Shaughnessy
NAYES: None
ABSENT: G. Miller, L. VanFleet and A. Geddis

Chairman O'Shaughnessy thereupon declared said motion carried.

(d) **Centennial Manor Corridor Renovation Bid** Mrs. Vinson went over the bid. Chairman O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion to approve the Centennial Manor Corridor Renovation Bid. Commissioner Boyd seconded it.

RESOLUTION NO. 2021-4

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment

projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing;
and

WHEREAS, in furtherance of its purpose, the Authority to approve a project agreement with Farnsworth Group for corridor renovations at Centennial Manor not to exceed \$18,000.00; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a project agreement with Farnsworth Group for corridor renovations at Centennial Manor not to exceed \$18,000.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Centennial Manor Corridor Renovation Bid which produced the following:

AYES: D. Witzel, C. Boyd, P. O'Shaughnessy and T. Parks
NAYES: None
ABSENT: G. Miller, L. VanFleet and A. Goddis

Chairman O'Shaughnessy thereupon declared said motion carried.

(e) **Mer Che Manor Corridor Renovation Bid** Mrs. Vinson went over the bid. A question and answer session followed. Chairman O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Boyd made a motion to approve the Mer Che Manor Corridor Renovation Bid. Vice Chairman Parks seconded it. Upon unanimous ayes, motion carried.

RESOLUTION NO. 2021-5

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, the Authority to approve a project agreement with Schaumburg Fine Trim for corridor renovations at Mer Che Manor not to exceed \$145,857.20; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action,

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of a project agreement with Schaumburg Fine Trim for corridor renovations at Mer Che Manor not to exceed \$145,857.20.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Mer Che Manor Corridor Renovation Bid which produced the following:

AYES: C. Boyd, P. O'Shaughnessy, T. Parks and D. Witzel
NAYES: None
ABSENT: A. Geddis, G. Miller and L. Van Fleet

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the agenda – Other Business. None was presented.

Chairman O'Shaughnessy asked for item 10 on the agenda – Chairman/Commissioner Comments. None were presented.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner Witzel made the motion to adjourn. Commissioner Boyd seconded the motion. Upon a unanimous vote the meeting was adjourned at 4:40 p.m.

_____, Date: _____

Chairman
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

_____, Date: _____

Secretary/Treasurer
The Housing Authority of the City of
Danville, Illinois d/b/a Vermilion Housing Authority,
Board of Commissioners

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VHA - Police Reports in Commercial News - February 2021

Date	Type	Location	Description
2/2/2021	Police	Parkview	911 Investigation at Parkview Court, Hoopeston
2/2/2021	Police	Fair Oaks	Criminal trespass to land in the 1600 block of Clyman
2/2/2021	Police	Mer Che	Disorderly conduct at 723 Oak St.
2/4/2021	Police	Fair Oaks	Criminal trespass to property at Clyman and Hubbard
2/4/2021	Police	Fair Oaks	Disorderly conduct in the 900 block of Belton Drive
2/5/2021	Police	Fair Oaks	Domestic battery in the 1600 block of East Fairchild
2/7/2021	Police	Churchill	Domestic battery at 101 Seminary St.
2/8/2021	Police	Beeler	Domestic battery in the 300 block of Washington Street
2/9/2021	Police	Fair Oaks	Criminal trespass to state supported land in the 1000 block of Campbell Lane
2/9/2021	Police	Fair Oaks	In State Warrant in the 900 block of Belton
2/9/2021	Police	Fair Oaks	Death investigation in the 900 block of Hubbard
2/10/2021	Police	Beeler	Domestic battery in the 300 block of Washington Street
2/10/2021	Police	Mer Che	Domestic battery at 723 Oak St.
2/11/2021	Police	Fair Oaks	Aggravated domestic battery in the 900 block of Hubbard
2/11/2021	Police	Fair Oaks	Domestic battery in the 900 block of Redden
2/14/2021	Police	Fair Oaks	Burglary in the 900 block of Hubbard
2/17/2021	Police	Fair Oaks	Violation of an order of protection in the 900 block of Wakely
2/18/2021	Police	Centennial	Premise check in the 400 block of Honeywell, Hoopeston
2/20/2021	Police	Fair Oaks	Domestic battery in the 1000 block of Campbell
2/21/2021	Police	Fair Oaks	Aggravated discharge in the 1700 block of East Fairchild
2/27/2021	Police	Fair Oaks	Criminal damage in the 900 block of Redden
2/27/2021	Police	Fair Oaks	Domestic battery in the 1600 block of Clyman
Year to Date Comparisons to Next Page			

2021 Monthly Occupancy Report				
February				
AMP	Single Family	TOTAL UNITS HERE	Vacant for Demo	OCCUPIED UNIT %
AMP 101-Fair Oaks	775	823	34	58%
AMP 102-Deeler, Churchill, Madison Ct.	103	103	0	100%
AMP 103- Mer Cho	92	92	0	100%
AMP 104- County Sites	194	212	18	78%
GRAND TOTAL FOR MONTH	1064	1128	52	95%
GRAND TOTAL LAST MONTH	1052	1128	56	97%

* DO NOT CHANGE THE SHLGTED CELLS *

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Demo Update

Fair Oaks	
Transferred	14
Voucher Route	67
Porting	20
Awaiting Eligibility	1
Moved out on own	10
Total	92

Ramey Court	
Transferred	8
Awaiting Transfer	0
Voucher Route	7
Vacant Prior to Approval	8
Porting	0
Abandoned	1
Moved out on own	2
Total	26

HCV February 2021 Board Report

UTILIZATION

- New Admissions: 5
- Terminations: 2
 - 1- Portability
 - 1- Voluntary

HCV issued 67 Tenant Protection Vouchers to the families affected by the Fair Oaks Phase II Demolition. Of those, 5 have already found housing in Vermillion County. 20 have requested to port. The remaining families have not indicated their preference. 16 families overall were either transferred to other public housing units or moved out on their own. (see Demo Update included in LIPH report)

We have been in communication with the VA and new property management at Cannon Place to ensure an increase in VASH and VASH 16 vouchers.

Year											2020 Total
2019	2020	2021									
Month		FUP	Reg.	DEMO II	VASH	VASH 16	CP	Port- Out	PMII		
1	387	449	9	338		47	51	5	12	4	466
2	387	454	8	341		47	52	5	14	4	471
3	384	460	7	342	3	46	53	5	14	4	474
4	390	470									
5	402	458									
6	403	460									
7	407	469									
8	405	469									
9	406	464									
10	417	466									
11	425	465									
12	436	463									
Grand Total	4849	5547	24	1021	3	140	156	15	40	12	1411

Legend:

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

FUNDING

Month	UMA	UML	ABA
JAN	910	466	58%
YTD	910	466	58%

Month	ABA	HAP	PUC	YTD
JAN	\$224,438	\$221,408	99%	\$475.12
YTD	\$224,438	\$221,408	99%	\$475.12

UMA Unit Months Available

UML Unit Months Leased

ABA Annual Budget Authority

HAP Housing Assistance Payment

PUC Per Unit Cost (Average)

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FAMILY SERVICES MONTHLY ACTIVITY REPORT - Month Ending: FEBRUARY 2021

I. PROGRAM STATISTICS

This reporting information includes unduplicated monthly totals per grant program.

FAMILY SERVICES:

- The Family Services department is continuing to build partnerships in the community.
- Working with the Hope Center assist youth with school assignments and stay in touch with families.

COMPREHENSIVE PREVENTION GRANTS:

TEEN PREGNANCY PREVENTION

- PREP webinars
- Implementation at North Ridge
- Recreating/updating PowerPoint sessions for remote facilitation

II. MEETINGS HELD/ STAFF TRAINING ATTENDED DURING THE MONTH:

- DACC Leadership Boot Camp
- VMEC Training

MONTHLY PROGRAM HIGHLIGHTS - (grants applied for and awarded, success stories, special meetings/events, description of new staff, special holiday events, major youth sports events, awards, competitions)

Department of Human Services

- Draw the Line/Respect the Line implementation
- TPP webinars/Zoom meetings and trainings

News from The Hope Center:

- Fall programming:
 - 9:30-10:45 AM Elementary Students
 - 12:00-1:30 PM Elementary Students
 - 1:30-2:30 Elementary Students
 - 2:30-4:00 PM Middle and High School Students

With the R3 grant partnership we have with Two Roads Wellness Center and the University of Illinois, Lauren goes to Moule Park Elementary School on Tuesdays, Wednesdays, and Thursdays, implementing a social-emotional learning curriculum with the students there.

We still have a few remote learning students who come to the Hope Center to get on their classes, and our after school tutoring program is steady.

We are starting to prepare to transition to our new space the Housing Authority has offered us, and once settled in there, we will look at what programs/activities we'll offer and when.

We are hoping to be able to offer more of our usual summer programming this upcoming summer!

News from The Dwelling Place:

Planning fundraiser - Breakfast & Break-a-Balloon event-- so put it on your calendar.
Saturday, June 26

Easter baskets were donated to TDP. 163 are going to Vermilion County elementary schools—about 900 hygiene products and treats and some fun things. Funded by TDP but 115 volunteer hours by friends of TDP in Decatur putting them together.

Please see detailed chart for Dwelling Place services that have been provided to our community. (attachment)

The Dwelling Place

Individuals Served 1 March 2020 - 28 February 2021

	Individuals Served		Individuals Served		Total Individuals Served	Meals/Snacks Served		Showers	Laundry Loads	Lump Sum	Households Served
	Day Center		Pantry			Under 18					
	Adult	Under 18	Adult	Under 18		Adult	Under 18				
Mar-20	16	1	-	-	17	10	5	7	10	17	15
Apr-20	-	-	-	-	0	-	-	-	-	-	-
May-20	-	-	-	37	37	-	-	-	-	37	15
Jun-20	-	-	1,017	354	1,371	-	-	-	-	1,371	390
Jul-20	47	4	2,175	870	3,096	23	8	-	-	3,096	785
Aug-20	42	-	111	100	253	12	-	8	8	253	86
Sep-20	27	9	793	439	1,268	32	-	1	0	1,268	467
Oct-20	26	-	608	260	894	41	-	4	14	894	405
Nov-20	107	56	94	117	334	144	12	10	8	374	163
Dec-20	142	104	-	25	337	24	10	13	25	331	87
Jan-21	93	8	114	131	346	94	156	16	50	346	106
Feb-21	55	4	759	287	1,195	66	12	4	40	1,105	346
Total	555	236	5,671	2,620	8,582	340	303	55	155	9,092	2,865

HUD Income Guidelines Followed by TDP

Family Size	Income Not To Exceed
1	\$37,150
2	\$42,450
3	\$47,750
4	\$53,050
5	\$57,300
6	\$61,550
7	\$65,800
8	\$70,050

*Limited to Moderate Income

Adults Served	2,226
Under 18 Served	1,886
Total Individuals Served	4,112
Total Households Served	2,865
Meals/Snacks Provided	8,582

NOTE:

In spite of the COVID pandemic efforts on serving those in need through restrictions and health safety protocols, The Dwelling Place services from March 2020 to March 2021 benefited over 9,000 homeless, displaced, and low to moderate income individuals. In addition to the numbers shown above, hundreds more were provided food/snacks, hygiene and household care products, Bumbo socks, and miscellany by the Dwelling Place at Crosspoint at the Y, The Hope Center, Fair Hope Children's Ministries, DaySpring, Women's Care Clinic, Vermilion Housing LPH properties of Mer Che, Church of the Holy, Madison Court, and Carver Park; the Church of Christ in Georgetown; the Oakwood Food Pantry; the Potomac Food Pantry; and the Multi Agency Service Center in Hopps Station.

To: Janlyn Pinson, Executive Director
From: Amber McCoy, Chief Financial Officer
Date: March 8, 2021
Re: Monthly Report

Public Housing Operating Fund

	February 2021	FY 21 YTD
COCC	\$13,554.18	\$128,792.03
AMP 101	\$82,884.13	\$808,470.18
AMP 102	\$71,658.21	\$626,671.78
AMP 103	\$81,049.44	\$74,131.13
AMP 104	\$97,417.32	\$25,859.74
Total	\$294,563.15	\$1,303,116.15

Section 8

Section 8 is currently showing a gain of \$5,224.36 for the month and an overall gain of \$68,732.60 for this year.

Yeast Pregnancy

HACD received a payment this month for the Yeast Pregnancy Prevention Grant of \$9,100.16; however, we have revenue due from the state in the amount of \$7,946.62. HACD has been paid through January 2021.

Public Housing Capital Fund

Capital Fund 2018, HACD, funds were drawn down in the amount of \$0.00. Capital Fund 2019, HACD, funds were drawn down in the amount of \$99,945.62. Capital Fund 2019, VCHS, funds were drawn down in the amount of \$1,124.14. Capital Fund 2020, HACD, funds were drawn down in the amount of \$0.00. Capital Fund 2020, VCHS, funds were drawn down in the amount of \$51,843.38.

CARF's Act Funding

	February 2021	Expended Grant-To-Date	Available Balance
AMP 101	\$9,390.18	\$218,999.93	\$95,442.67
AMP 102	\$999.06	\$45,556.37	\$51,793.63
AMP 103	\$1,113.57	\$41,056.09	\$5,888.53
AMP 104	\$3,875.86	\$71,689.86	\$29,017.14
HCM Section 8	\$794.45	\$46,856.57	\$68,957.45
Total	\$15,678.44	\$423,412.42	\$291,220.79

Tenant Receivables Outstanding

Tenant accounts receivables for the month have increased in total to \$5,915.92.

Notable AP Expenditures

First Time Trial Heat: \$157,651.83 Energy performance contract lease buy-down due to phase two demand of their Onks.

Venturian Housing Authority
Balance Sheet - Detail
Reporting for periods as of 2/28/2021

Assets	Total Venturian Housing	100 COCC	101 Fair Oaks	102 Beeley CH Madison	103 Meryle	104 County	800 HCY
111301 Gen Op Fund	2,796,701.14	2,796,701.14	0.00	0.00	0.00	0.00	0.00
111309 HCY Fund	0.00	0.00	0.00	0.00	0.00	0.00	219,622.16
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112200 Interfund	8,971.79	(3,590,162.11)	1,558,921.59	501,689.68	260,187.26	218,525.27	(480.11)
112200 AR Tonnies	45,918.52	0.00	16,739.86	1,419.73	6,377.16	2,482.41	175,587.02
112255 Allow Doubtful	(3,578.93)	0.00	(363.00)	(25.00)	(397.85)	(2,203.00)	(175,587.02)
112500 Acct Rec HTF	109,507.90	0.00	0.00	0.00	0.00	109,507.90	0.00
121100 Prepaid WFO	62,617.94	62,617.94	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	148,779.08	581.55	6,793.28	22,752.26	19,204.93	44,243.98	4,010.38
121102 Prepaid Soft	0.00	0.00	0.00	0.00	0.00	0.00	3,683.15
121103 Prepaid H/W	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
140001 Vehicles	291,554.68	0.00	84,290.68	18,772.39	18,192.30	0.00	44,730.53
140002 Equipment	1,030,949.01	99,051.80	424,879.22	177,762.88	31,762.85	344,873.00	0.00
140003 Development	27,700,000.82	335,444.89	2,251,339.92	3,543,397.00	1,361,767.00	11,368,343.00	0.00
140004 Structures	23,600,571.47	854,359.87	22,259,688.71	8,651,972.68	3,634,108.10	249,627.08	0.00
140005 Accrued Deprec	(49,842,922.00)	(1,259,046.22)	(24,595,417.73)	(11,189,732.34)	(1,442,411.52)	(8,446,751.06)	(24,849.25)
140006 Land	0.4,591.60	86,109.55	397,766.85	151,874.31	137,110.09	191,380.00	0.00
140100 FPO	4,844,122.94	0.00	1,207,648.30	1,537,698.50	968,821.44	0.00	0.00
Total Assets	\$ 13,832,624.50	\$ 389,168.83	\$ 4,476,767.22	\$ 2,817,283.05	\$ 2,012,079.43	\$ 4,127,325.57	\$ 240,220.08
Liability							
2117 Tax Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211700 Sen Dep	75,612.75	0.00	33,000.25	9,549.00	1,900.00	30,154.00	0.00
211704 Health Ins	(36,430.66)	(36,430.66)	0.00	0.00	0.00	0.00	0.00
211708 Unempl Ins	(752.38)	(752.38)	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	1,264.45	1,264.45	0.00	0.00	0.00	0.00	0.00
211717 Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Victim	140.82	140.82	0.00	0.00	0.00	0.00	0.00
211726 Child Ins	(271.65)	(271.65)	0.00	0.00	0.00	0.00	0.00
211900 Asst Training	17,321.75	0.00	6,757.79	4,755.30	2,170.67	4,121.15	0.00
211903 Camp	1,267.60	1,267.60	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	51,624.35	12,627.19	17,911.81	5,282.19	4,448.88	11,234.08	6,437.68
212000 Accrued Tax	32,449.28	963.98	1,370.25	411.77	340.34	860.94	489.61
213000 H/W Acc Lit	15,972.78	0.00	7,507.06	5,622.02	2,853.40	0.00	0.00
213000 H/W Chr Prp	18,755.86	0.00	8,626.32	5,222.82	4,404.92	0.00	0.00
213000 H/W M/V	29,982.78	0.00	8,109.86	13,461.13	7,517.39	0.00	0.00
213300 H/W H/W acc	10,963.83	0.00	(10.39)	3,680.52	7,250.89	0.00	0.00
213400 Accrued WFO	31,295.37	12,717.13	7,729.83	4,150.52	2,124.56	4,538.83	3,275.90
213700 FPO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	8,533.03	0.00	975.20	2,735.18	628.00	4,751.50	0.00
224500 Unearned Rents	0.00	0.00	0.00	0.00	0.00	0.00	68,297.42
230000 Loan L/C	1,750,267.47	0.00	(234,983.19)	1,321,163.36	660,457.07	0.00	0.00
Total Liability	\$ 1,979,096.77	\$ (8,542.52)	\$ (143,112.77)	\$ 1,377,979.11	\$ 697,058.22	\$ 55,714.51	\$ 78,565.82
Equity							
280200 Net H/A Assets	8,405,906.55	59,610.14	1,601,579.12	1,288,560.57	1,173,217.12	2,891,948.33	16,876.15
280600 Unrestricted	3,815,110.15	339,507.66	2,880,630.32	518,634.89	(2,269.63)	214,612.97	104,459.42
281000 Unreserved	(1,461,909.55)	0.00	(970,793.63)	(594,945.27)	(102,260.58)	0.00	0.00
282602 Restricted TAP	0.00	0.00	0.00	0.00	0.00	0.00	21,982.06
Total	\$ 10,849,117.15	\$ 299,075.30	\$ 3,811,409.81	\$ 1,412,251.16	\$ 1,309,886.91	\$ 4,046,551.30	\$ 143,318.46
Current Year H/A L/C	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (60,297.00)
Current Year Oper L/C	\$ 1,003,110.15	\$ 128,793.05	\$ 808,470.18	\$ 25,692.78	\$ 14,134.40	\$ 25,059.74	\$ 68,733.80
Current Year Net Assets	\$ 1,003,110.15	\$ 128,793.05	\$ 808,470.18	\$ 26,652.78	\$ 14,134.40	\$ 25,059.74	\$ 8,436.80
Total Equity	\$ 11,843,627.35	\$ 397,711.25	\$ 4,619,879.99	\$ 1,439,303.94	\$ 1,315,021.26	\$ 4,071,611.04	\$ 151,654.26
Liabilities & Net Assets	\$ 13,822,624.10	\$ 389,168.83	\$ 4,476,767.22	\$ 2,817,283.05	\$ 2,012,079.43	\$ 4,127,325.57	\$ 240,220.08

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Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 825,032.00	\$ 80,359.50	\$ 813,730.80	100%
Non - Dwelling Rental	\$ 26,560.00	\$ 1,840.00	\$ 12,860.00	114%
Interest Income	\$ 19,500.00	\$ 651.78	\$ 2,036.39	46%
Other Income	\$ 580,874.00	\$ 64,407.97	\$ 125,656.19	33%
Subsidy	\$ 3,463,403.00	\$ 343,105.95	\$ 3,402,102.90	98%
Total Revenue	\$ 4,703,369.00	\$ 491,005.20	\$ 4,374,786.28	93%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 585,615.00	\$ 28,557.50	\$ 486,635.75	83%
Legal	\$ 16,163.00	\$ -	\$ 18,222.73	113%
PHA Mngt. Exp.	\$ -	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 1,638.00	\$ 96.10	\$ 4,275.98	261%
Other Administrative Exp	\$ 136,893.00	\$ 7,131.98	\$ 128,080.51	94%
<i>Total Administrative Expense</i>	<i>\$ 740,309.00</i>	<i>\$ 35,785.58</i>	<i>\$ 637,217.07</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 16,176.00	\$ 1,293.52	\$ 15,603.94	95%
<i>Total Tenant Services Expenses</i>	<i>\$ 16,176.00</i>	<i>\$ 1,293.52</i>	<i>\$ 15,603.94</i>	
<i>Total Utility Expenses</i>	<i>\$ 597,934.00</i>	<i>\$ 57,886.50</i>	<i>\$ 550,174.05</i>	93%
<i>Maintenance</i>				
Salaries	\$ 551,208.00	\$ 17,695.86	\$ 456,470.00	60%
Materials	\$ 233,900.00	\$ 11,604.58	\$ 154,093.73	66%
Contracts	\$ 509,915.00	\$ 26,303.40	\$ 374,441.26	73%
<i>Total Maintenance Expenses</i>	<i>\$ 1,405,023.00</i>	<i>\$ 57,693.94</i>	<i>\$ 985,004.99</i>	
<i>General Expenses</i>				
Insurance	\$ 169,476.00	\$ 14,873.61	\$ 155,514.76	92%
Employee Benefits	\$ 620,444.00	\$ 29,546.39	\$ 520,177.22	84%
Depreciation Expense	\$ 425,425.00	\$ 28,816.77	\$ 315,584.47	74%
Casualty Losses	\$ 5,000.00	\$ -	\$ 10,000.00	0%
Collection Losses	\$ 62,345.00	\$ (800.74)	\$ (4,577.47)	-7%
PHCA	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 238,243.00	\$ 11,314.08	\$ 185,177.10	78%
<i>Total General Expenses</i>	<i>\$ 1,520,933.00</i>	<i>\$ 83,750.11</i>	<i>\$ 1,183,676.08</i>	
Total Expenses	\$ 4,275,375.00	\$ 226,412.05	\$ 3,371,676.13	79%
Surplus - (Deficit)	\$ 427,991.00	\$ 254,593.15	\$ 1,003,110.15	

Percent of Budget Month 11 of 12

92%

00000020

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 91,574.00	\$ -	\$ 432.00	0%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 91,574.00	\$ -	\$ 432.00	0%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 294,515.00	\$ 17,933.24	\$ 257,209.50	87%
Legal	\$ 1,621.00	\$ -	\$ 1,485.00	92%
PBA Mgmt. Exp.	\$ (417,000.00)	\$ (50,510.00)	\$ (579,570.00)	139%
Mileage/Travel/Training	\$ 500.00	\$ -	\$ 2,899.76	580%
Other Administrative Exp	\$ 27,445.00	\$ 2,092.21	\$ 17,942.06	65%
<i>Total Administrative Expense</i>	<i>\$ (92,915.00)</i>	<i>\$ (30,227.95)</i>	<i>\$ (300,347.59)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 19,315.00</i>	<i>\$ 943.43</i>	<i>\$ 13,002.68</i>	<i>67%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 342.00	\$ -	\$ -	0%
Contracts	\$ 5,500.00	\$ 8,205.84	\$ 25,652.33	466%
<i>Total Maintenance Expenses</i>	<i>\$ 5,842.00</i>	<i>\$ 8,205.84</i>	<i>\$ 25,652.33</i>	
<i>General Expenses</i>				
Insurance	\$ 549.00	\$ 50.17	\$ 517.09	93%
Employee Benefits	\$ 158,027.00	\$ 7,474.33	\$ 132,819.44	84%
Depreciation Expense	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
PILOT	\$ -	\$ -	\$ -	0%
Energy Perf Unit Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 158,576.00</i>	<i>\$ 7,524.50</i>	<i>\$ 133,336.53</i>	
Total Expenses	\$ 90,815.00	\$ (13,554.18)	\$ (128,361.05)	141%
Surplus - (Deficit)	\$ 1,059.00	\$ 13,554.18	\$ 128,793.05	

Percent of Budget Month 11 of 12

92%

00000022

Vermillion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 156,264.00	\$ 16,568.30	\$ 147,047.25	94%
Non - Dwelling Rental	\$ 16,560.00	\$ 1,840.00	\$ 18,860.00	114%
Interest Income	\$ 7,000.00	\$ 254.19	\$ 3,485.19	46%
Other Income	\$ 73,000.00	\$ 2,316.08	\$ 35,223.38	48%
Subsidy	\$ 2,034,550.00	\$ 153,882.00	\$ 2,038,185.00	100%
Total Revenue	\$ 2,287,374.00	\$ 180,860.28	\$ 2,242,800.82	98%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 128,775.00	\$ 3,600.00	\$ 99,275.00	77%
Legal	\$ 8,481.00	\$ -	\$ 3,788.81	45%
PDA Mgmt. Exp.	\$ 144,000.00	\$ 20,535.00	\$ 275,402.50	170%
Mileage/Travel/Training	\$ -	\$ -	\$ 9.09	0%
Other Administrative Exp	\$ 43,377.00	\$ 2,448.59	\$ 44,838.50	91%
<i>Total Administrative Expense</i>	<i>\$ 324,633.00</i>	<i>\$ 26,573.63</i>	<i>\$ 353,214.10</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 7,176.00	\$ 492.02	\$ 5,926.15	83%
<i>Total Tenant Services Expenses</i>	<i>\$ 7,176.00</i>	<i>\$ 492.02</i>	<i>\$ 5,926.15</i>	
<i>Total Utility Expenses</i>	<i>\$ 255,356.00</i>	<i>\$ 24,054.29</i>	<i>\$ 245,456.87</i>	<i>96%</i>
<i>Maintenance</i>				
Salaries	\$ 301,572.00	\$ 6,108.92	\$ 187,533.94	61%
Materials	\$ 158,000.00	\$ 4,735.35	\$ 70,500.45	48%
Contracts	\$ 298,505.00	\$ 4,626.26	\$ 152,615.55	51%
<i>Total Maintenance Expenses</i>	<i>\$ 758,077.00</i>	<i>\$ 15,470.33</i>	<i>\$ 411,745.94</i>	
<i>General Expenses</i>				
Insurance	\$ 72,725.00	\$ 6,199.33	\$ 60,002.71	91%
Employee Benefits	\$ 179,099.00	\$ 7,999.87	\$ 167,210.35	82%
Depreciation Expense	\$ 131,552.00	\$ 10,962.84	\$ 120,589.04	92%
Casualty Losses	\$ 5,000.00	\$ -	\$ 5,000.00	0%
Collection Losses	\$ 30,000.00	\$ 806.26	\$ (17,470.39)	-42%
PILOT	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 95,297.00	\$ 5,317.61	\$ 51,855.86	54%
<i>Total General Expenses</i>	<i>\$ 513,673.00</i>	<i>\$ 31,255.71</i>	<i>\$ 377,987.58</i>	
Total Expenses	\$ 1,864,915.00	\$ 97,976.18	\$ 1,434,330.64	77%
Surplus - (Deficit)	\$ 423,054.00	\$ 82,884.10	\$ 808,470.18	

Percent of Budget Month 11 of 12

92%

00000023

Vermilton Housing Authority
Operating Statement - Public Housing - Becker/Madison/Churchill AMI 102
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 176,820.00	\$ 16,580.00	\$ 174,332.25	99%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 3,120.00	\$ 104.28	\$ 1,429.84	46%
Other Income	\$ 37,000.00	\$ 60,216.88	\$ 67,396.78	182%
Subsidy	\$ 483,353.00	\$ 36,583.00	\$ 430,162.00	87%
Total Revenue	\$ 700,293.00	\$ 112,934.16	\$ 673,520.87	95%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 56,062.00	\$ 2,309.09	\$ 44,519.38	80%
Legal	\$ 451.00	\$ -	\$ 116.40	0%
PBA Mngt. Exp.	\$ 77,540.00	\$ 8,100.00	\$ 96,192.50	121%
Mileage/Travel/Training	\$ 408.00	\$ -	\$ 194.82	48%
Other Administrative Exp	\$ 13,956.00	\$ 712.90	\$ 15,211.57	109%
<i>Total Administrative Expense</i>	<i>\$ 148,516.00</i>	<i>\$ 11,121.99</i>	<i>\$ 154,332.67</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,520.00	\$ 212.25	\$ 2,556.85	101%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,520.00</i>	<i>\$ 212.25</i>	<i>\$ 2,556.85</i>	
<i>Total Utility Expenses</i>	<i>\$ 85,139.00</i>	<i>\$ 7,124.35</i>	<i>\$ 76,678.83</i>	<i>90%</i>
<i>Maintenance</i>				
Salaries	\$ 85,104.00	\$ 2,989.48	\$ 66,950.42	79%
Materials	\$ 27,234.00	\$ 1,409.53	\$ 23,945.61	88%
Contracts	\$ 61,034.00	\$ 1,289.13	\$ 52,536.93	86%
<i>Total Maintenance Expenses</i>	<i>\$ 173,372.00</i>	<i>\$ 5,688.14</i>	<i>\$ 143,432.96</i>	
<i>General Expenses</i>				
Insurance	\$ 73,867.00	\$ 2,279.22	\$ 22,458.90	94%
Employee Benefits	\$ 76,518.00	\$ 3,882.59	\$ 55,031.09	85%
Depreciation Expense	\$ 103,503.00	\$ 8,673.29	\$ 96,878.10	97%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ (1,569.00)	\$ 170.80	0%
PILOT	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 95,297.00	\$ 3,281.09	\$ 87,377.30	92%
<i>Total General Expenses</i>	<i>\$ 299,185.00</i>	<i>\$ 16,490.19</i>	<i>\$ 259,926.78</i>	
Total Expenses	\$ 708,877.00	\$ 41,245.95	\$ 646,868.05	91%
Surplus - (Deficit)	\$ 1,471.00	\$ 71,688.21	\$ 26,652.78	

Percent of Budget Month 11 of 12

92%

00000024

Vermilion Housing Authority
Operating Statement - Public Housing - Mercho AMP 103
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 179,076.00	\$ 16,720.50	\$ 165,970.55	93%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 2,730.00	\$ 91.25	\$ 1,251.11	46%
Other Income	\$ 32,000.00	\$ 808.25	\$ 7,959.14	25%
Subsidy	\$ 288,853.00	\$ 43,187.00	\$ 202,672.00	98%
Total Revenue	\$ 502,659.00	\$ 60,807.30	\$ 457,752.81	91%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 46,284.00	\$ 1,816.63	\$ 41,140.00	89%
Legal	\$ 610.00	\$ -	\$ 271.50	45%
PHA Mngt. Exp.	\$ 66,000.00	\$ 5,975.00	\$ 84,300.00	128%
Mileage/Travel/Training	\$ 365.00	\$ 32.26	\$ 178.54	49%
Other Administrative Exp	\$ 13,671.00	\$ 969.12	\$ 11,092.80	80%
<i>Total Administrative Expense</i>	<i>\$ 126,930.00</i>	<i>\$ 9,892.99</i>	<i>\$ 137,582.90</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 1,992.00	\$ 182.52	\$ 2,198.39	110%
<i>Total Tenant Services Expenses</i>	<i>\$ 1,992.00</i>	<i>\$ 182.52</i>	<i>\$ 2,198.39</i>	
<i>Total Utility Expenses</i>	<i>\$ 73,412.00</i>	<i>\$ 8,552.21</i>	<i>\$ 64,252.04</i>	<i>88%</i>
<i>Maintenance</i>				
Salaries	\$ 52,788.00	\$ 1,761.19	\$ 30,858.52	59%
Materials	\$ 18,324.00	\$ 3,031.95	\$ 14,569.54	80%
Contracts	\$ 62,753.00	\$ 5,367.98	\$ 46,001.57	73%
<i>Total Maintenance Expenses</i>	<i>\$ 133,865.00</i>	<i>\$ 10,161.12</i>	<i>\$ 91,569.58</i>	
<i>General Expenses</i>				
Insurance	\$ 21,404.00	\$ 1,920.49	\$ 19,894.10	93%
Employee Benefits	\$ 32,878.00	\$ 2,263.60	\$ 32,563.00	82%
Depreciation Expense	\$ 49,035.00	\$ 4,080.35	\$ 46,949.85	97%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 7,345.00	\$ (14.00)	\$ 4,464.01	61%
PILOT	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 47,849.00	\$ 2,715.38	\$ 46,143.41	97%
<i>Total General Expenses</i>	<i>\$ 165,312.00</i>	<i>\$ 10,968.82</i>	<i>\$ 149,015.00</i>	
Total Expenses	\$ 501,511.00	\$ 39,757.86	\$ 447,618.51	88%
Surplus - (Deficit)	\$ 1,158.00	\$ 21,049.34	\$ 14,134.40	

Percent of Budget: Month 11 of 12

92%

00000025

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 310,872.00	\$ 31,681.00	\$ 331,730.64	107%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 6,045.00	\$ 232.06	\$ 2,770.25	46%
Other Income	\$ 147,000.00	\$ 1,066.75	\$ 14,644.89	10%
Subsidy	\$ 645,634.00	\$ 103,453.95	\$ 651,133.90	101%
Total Revenue	\$ 1,110,551.00	\$ 136,403.76	\$ 1,000,279.68	90%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 59,980.00	\$ 2,651.92	\$ 44,409.66	74%
Legal	\$ 5,000.00	\$ -	\$ 12,362.98	251%
PDA Mngt. Exp.	\$ 179,360.00	\$ 14,700.00	\$ 156,075.00	121%
Mileage/Travel/Training	\$ 365.00	\$ 63.84	\$ 991.77	272%
Other Administrative Exp	\$ 32,443.00	\$ 909.16	\$ 38,395.58	118%
<i>Total Administrative Expense</i>	<i>\$ 277,148.00</i>	<i>\$ 18,324.92</i>	<i>\$ 257,434.99</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,488.00	\$ 408.70	\$ 4,922.55	110%
<i>Total Tenant Services Expenses</i>	<i>\$ 4,488.00</i>	<i>\$ 408.70</i>	<i>\$ 4,922.55</i>	
<i>Total Utility Expenses</i>	<i>\$ 159,712.00</i>	<i>\$ 16,612.62</i>	<i>\$ 150,833.03</i>	<i>94%</i>
<i>Maintenance</i>				
Salaries	\$ 221,654.00	\$ 6,836.27	\$ 176,087.12	79%
Materials	\$ 30,000.00	\$ 2,517.65	\$ 38,887.13	130%
Contracts	\$ 82,123.00	\$ 8,814.19	\$ 97,624.93	119%
<i>Total Maintenance Expenses</i>	<i>\$ 333,777.00</i>	<i>\$ 18,168.31</i>	<i>\$ 312,604.18</i>	
<i>General Expenses</i>				
Insurance	\$ 56,931.00	\$ 4,424.40	\$ 47,046.96	92%
Employee Benefits	\$ 166,922.00	\$ 7,929.00	\$ 142,552.73	85%
Depreciation Expense	\$ 141,334.00	\$ 5,142.49	\$ 56,567.39	0%
Casualty Losses	\$ -	\$ -	\$ 5,000.00	0%
Collection Losses	\$ 25,000.00	\$ (24.00)	\$ 3,258.11	13%
PFF.OI	\$ -	\$ -	\$ -	0%
Energy Perf Coat Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 384,187.00</i>	<i>\$ 17,471.89</i>	<i>\$ 254,425.19</i>	
Total Expenses	\$ 1,109,312.00	\$ 70,988.44	\$ 975,219.94	88%
Surplus - (Deficit)	\$ 1,239.00	\$ 65,415.32	\$ 25,059.74	

Percent of Budget Month 11 of 12

92%

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Vermilion Housing Authority
Operating Statement - HCV - Section 8
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,808.00	\$ 1,786.71	\$ 21,946.33	203%
Interest Income	\$ 500.00	\$ 46.82	\$ 435.37	87%
Administrative Fees	\$ 251,576.00	\$ 23,502.00	\$ 283,124.00	113%
Total Revenue	\$ 262,884.00	\$ 25,335.53	\$ 305,505.70	116%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 133,846.00	\$ 8,816.19	\$ 120,319.27	90%
Legal	\$ -	\$ -	\$ 1,893.18	0%
Mileage/Travel/Training	\$ 1,100.00	\$ 975.00	\$ 6,148.05	0%
Other Administrative Exp	\$ 49,640.00	\$ 5,429.90	\$ 37,614.40	76%
<i>Total Administrative Expense</i>	<i>\$ 184,586.00</i>	<i>\$ 15,221.09</i>	<i>\$ 165,974.90</i>	
<i>General Expenses</i>				
Insurance	\$ 5,774.00	\$ 401.06	\$ 5,199.83	90%
Employee Benefits	\$ 68,722.00	\$ 3,566.10	\$ 61,906.49	90%
Depreciation Expense	\$ -	\$ 922.92	\$ 3,691.68	0%
<i>Total General Expenses</i>	<i>\$ 74,496.00</i>	<i>\$ 4,890.08</i>	<i>\$ 70,798.00</i>	
Total Expenses	\$ 259,082.00	\$ 20,111.17	\$ 236,772.90	91%
Surplus - (Deficit)	\$ 3,802.00	\$ 5,224.36	\$ 68,732.80	

Percent of Budget Month 11 of 12 92%

Vermilion Housing Authority
Operating Statement - Teen Pregnancy Prevention - State Grant
February 2021

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Subsidy	\$ 125,052.00	\$ 8,100.16	\$ 67,534.69	54%
Total Revenue	<u>\$ 125,052.00</u>	<u>\$ 8,100.16</u>	<u>\$ 67,534.69</u>	<u>54%</u>
Operating Expenses				
Salaries	\$ 60,370.03	\$ 2,014.40	\$ 38,180.73	63%
Mileage/Travel/Training	\$ 596.00	\$ 1,650.00	\$ 1,698.54	285%
Other Administrative Exp	\$ 29,264.67	\$ 1,522.43	\$ 13,234.15	45%
Employee Benefits	\$ 34,821.30	\$ 1,542.59	\$ 22,367.89	64%
Total Operating Expenses	<u>\$ 125,052.00</u>	<u>\$ 6,729.42</u>	<u>\$ 75,481.31</u>	<u>60%</u>
Surplus - (Deficit)	<u>\$ -</u>	<u>\$ 1,370.74</u>	<u>\$ (7,946.62)</u>	
Percent of Budget Month 8 of 12		67%		

Vermilion Housing Authority
First Financial Bank - Authority Account
February 2021

Balance Sheet

Assets

111105 Cash	320,522.06
111110 CD - Matures 12.18.20	-
Total Assets	<u>320,522.06</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	315,900.99
Current Year Operating - Gain/(Loss)	4,621.07
Total Liabilities & Equity	<u>320,522.06</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	4,619.97	4,621.07
Other Income	0.00	0.00
Total Revenue	<u>4,619.97</u>	<u>4,621.07</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 4,619.97	 4,621.07

February 28, 2021

CAPITAL FUND 2018 - DANVILLE

Obligation Dates: 5/25/2021
 Close Out Dates: 5/25/2023

	Budget	Expended Current Month	Expended Grand Total	Available Balance	Percent Available	5/25/2021 Obligation
Operations 1400	\$ 228,179.00	\$ -	\$ 228,179.00	\$ -	0.0%	\$ 228,179.00
Mgmt. Improvements 1405						
Threat Assessments	\$ 15,425.00	\$ -	\$ 15,425.00	\$ -		\$ 15,425.00
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
All-Weathered Street Light Training	\$ 1,771.95	\$ -	\$ 1,771.95	\$ -		\$ 1,771.95
Securing Critical Information	\$ 1,410.00	\$ -	\$ 1,410.00	\$ -		\$ 1,410.00
	\$ 17,606.95	\$ -	\$ 17,606.95	\$ -	0.0%	\$ 17,606.95
Administration 1410						
Administration Costs-PM's/Memo	\$ 114,685.50	\$ -	\$ 114,685.50	\$ -	0.0%	\$ 114,685.50
Contract Administration 1430						
Salary/Employees Benefits for Modernization Coordinator	\$ 39,240.17	\$ -	\$ 39,240.17	\$ -		\$ 39,240.17
Fees and Costs M&E Testing	\$ 42,450.86	\$ -	\$ 42,450.86	\$ -		\$ 42,450.86
	\$ 81,691.03	\$ -	\$ 81,691.03	\$ -	0.0%	\$ 81,691.03
Non-Building Interior M&E						
Administration Building Lobby	\$ 97,080.58	\$ -	\$ 97,080.58	\$ -		\$ 97,080.58
Full-Cover Maintenance Yards	\$ 102,977.50	\$ -	\$ 102,977.50	\$ -		\$ 102,977.50
Merchandise Lobby and Concession Area Remodeling	\$ 217,094.55	\$ -	\$ 217,094.55	\$ -		\$ 217,094.55
	\$ 417,152.63	\$ -	\$ 417,152.63	\$ -	0.0%	\$ 417,152.63
Non-Building Construction - Intersections 1445						
Fire Station Upgrade	\$ -	\$ -	\$ -	\$ -		\$ -
AC Unit Replacement	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -		\$ 17,785.00
Bus Replacement	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 17,785.00	\$ -	\$ 17,785.00	\$ -	0.0%	\$ 17,785.00
Drilling Unit - Site Work 1450						
Gas and Water Line Repairs	\$ 71,829.15	\$ -	\$ 71,829.15	\$ 0.000.00		\$ 71,829.15
Landscaping/Turf Work	\$ 31,079.00	\$ -	\$ 31,079.00	\$ -		\$ 31,079.00
Program and Operations	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 102,908.15	\$ -	\$ 102,908.15	\$ 0.000.00	0.0%	\$ 102,908.15
Drilling Unit - Exterior 1460						
Grading Replacement	\$ 550.34	\$ -	\$ 550.34	\$ -		\$ 550.34
Roof Replacement	\$ 125,522.65	\$ -	\$ 125,522.65	\$ 0.000.00	58.5%	\$ 39,282.65
	\$ 126,073.00	\$ -	\$ 126,073.00	\$ 0.000.00		\$ 39,282.65
Total	\$ 1,051,126.20	\$ -	\$ 1,051,126.20	\$ 77,727.04	8.5%	\$ 1,051,126.20

Percent Obligated 92.5%

FOOTNOTE: Positive amounts available are not funds that can still be drawn. A negative amount in the "Available" column represents the amount of funds that are not available for draw. It is a budgetary risk.

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February 28, 2021

CAPITAL FUND 2019 - DANVILLE

 Obligation Date: 2/28/2021
 Close Out Date: 2/28/2021

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	2/28/2021 Obligation
Open options 1406	\$ 239,749.00	\$ 20,000.00	\$ 225,000.00	\$ 14,749.00	6.2%	\$ 239,749.00
Mgmt. Improvements 1408						
Improvements	\$ 58,292.11	\$ -	\$ 58,292.11	\$ -		
Utilities	\$ 37,135.99	\$ -	\$ 37,135.99	\$ -	16.428.99	
Mark-Up and Advertising	\$ -	\$ -	\$ -	\$ -		
Safety/Re-side, Guardrail/Board Training	\$ 10,671.01	\$ -	\$ 10,671.00	\$ -		
Backhoe/Chase Information	\$ 7,000.00	\$ 200.00	\$ 5,600.00	\$ 1,400.00		
	\$ 114,937.60	\$ 200.00	\$ 97,448.13	\$ 17,489.47	15.2%	\$ 114,937.60
Administration 1410						
Administration Costs PH&W	\$ 119,874.00	\$ -	\$ 70,000.00	\$ 49,874.00	41.6%	\$ 119,874.00
Contract Administration 1480						
Adaptation of Engineering fees	\$ 60,000.00	\$ -	\$ 19,217.37	\$ 40,782.63		\$ 60,000.00
	\$ 90,000.00	\$ -	\$ 19,217.37	\$ 70,782.63	78.6%	\$ 90,000.00
Non-Dwelling Construction - Mechanical 1480						
Duct Replacement	\$ 15,000.00	\$ 10,490.00	\$ 10,490.00	\$ 4,510.00		
	\$ 15,000.00	\$ 10,490.00	\$ 10,490.00	\$ 4,510.00	30.1%	\$ 15,000.00
Dwelling Unit - Site Work 1490						
sewer and Water Line Repairs	\$ 71,000.00	\$ -	\$ 11,275.45	\$ 59,724.55		
Security Fencing - Pair Gals	\$ 71,327.71	\$ -	\$ -	\$ 71,327.71		
Landscaping/Grades	\$ 50,000.00	\$ 2,750.00	\$ 9,362.00	\$ 40,638.00		
	\$ 192,000.00	\$ 2,750.00	\$ 21,527.45	\$ 170,472.55	90.0%	\$ 192,000.00
Dwelling Unit - Demolition 1490						
Demolition - Pair Oaks	\$ 406,127.40	\$ 6,500.00	\$ 39,370.41	\$ 366,816.99		
	\$ 606,127.40	\$ 6,500.00	\$ 39,370.41	\$ 566,816.99	75.0%	\$ 606,127.40
Total	\$ 1,194,490.00	\$ 99,945.62	\$ 542,114.30	\$ 642,375.68	54.5%	\$ 1,194,490.00

Percent Obligated 64.5%

00000031

February 25, 2021

CAPITAL FUND 2020 - DANVILLE

Obligation Date: 1/25/2021
Close Out Date: 3/25/2021

	Budget	Expended Current Month	Expended YTD-to-Date	Available Balance	Percent Available	2/28/2021 Obligation
Operations 1406	\$ 255,525.80	\$ -	\$ -	\$ 255,525.80	100.0%	\$ 255,525.80
Maint. Improvements 1406						
Marketing and Advertising	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00		
Background Check Information	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00		
	\$ 11,000.00	\$ -	\$ -	\$ 11,000.00	100.0%	\$ 11,000.00
Administration 1410						
Administrative Costs	\$ 128,268.40	\$ -	\$ -	\$ 128,268.40	100.0%	\$ 128,268.40
Non-Dwelling Interior 1480						
Repair Ceiling Tiles and Flooring - Merchants and Talbots	\$ 145,857.00	\$ -	\$ -	\$ 145,857.00		
	\$ 145,857.00	\$ -	\$ -	\$ 145,857.00	100.0%	\$ 145,857.00
Dwelling Unit - Exterior 1480						
Window Replacement - Churchill Tower	\$ 14,940.90	\$ -	\$ -	\$ 14,940.90		
Door Replacement - Service and Internet Security Dept	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		
	\$ 260,896.80	\$ -	\$ -	\$ 260,896.80	0	\$ -
Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 115,095.00	\$ -	\$ -	\$ 115,095.00		
Walkway Paving	\$ 10,105.00	\$ -	\$ 10,105.00	\$ -		
	\$ 163,000.00	\$ -	\$ 10,105.00	\$ 143,895.00	29.7%	\$ 10,105.00
Dwelling Unit - Demolition 1480						
Demolition and Relocation - Fair Oaks	\$ 307,143.00	\$ -	\$ -	\$ 307,143.00		
	\$ 307,143.00	\$ -	\$ -	\$ 307,143.00	100.0%	\$ -
Total:	\$ 1,289,785.00	\$ -	\$ 10,105.00	\$ 1,279,678.00	99.2%	\$ 548,732.20

Percent Obligated 97.5%

00000032

February 28, 2021

CAPITAL FUND 2019 - COUNTY

Obligation Date: 4/15/2022
 Close Out Date: 4/15/2024

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	2/28/2021 Obligation
Operations 1006	\$ 71,985.50	\$ -	\$ 71,985.50	\$ -	0.0%	\$ 71,985.50
Management Improvement 1008	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
Administration 1110	\$ 21,432.05	\$ -	\$ 21,432.05	\$ -	0.0%	\$ 21,432.05
General Capital Activity 1180	\$ 254,850.00	\$ 1,124.34	\$ 251,437.95	\$ 23,513.15	9.2%	\$ 214,835.07
Collateral Exp/Debt Serv 1501	\$ 26,004.95	\$ -	\$ 26,004.95	\$ -	0.0%	\$ 26,004.95
Total	\$ 374,373.00	\$ 1,124.34	\$ 350,859.85	\$ 23,513.15	6.3%	\$ 361,217.57

Percent Obligated 97.3%

00000033

February 25, 2021

CAPITAL FUND 2020 - COUNTY

Obligation Date: 4/25/2023
 Closure Date: 5/21/2021

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	3/31/2021 Obligation
Operations 1405	\$ 79,829.50	\$ 10,705.00	\$ 10,025.10	\$ 69,124.40	87.4%	\$ 79,829.50
Management Improvements 1401	\$ 12,224.00	\$ 92.38	\$ 9,421.57	\$ 2,810.05	22.9%	\$ 12,224.00
Administration 1410	\$ 39,914.90	\$ 39,914.90	\$ 39,914.90	\$ -	0.0%	\$ 39,914.90
Non-Dwelling Site Work	\$ 24,404.30	\$ -	\$ -	\$ 24,404.30	100.0%	\$ -
Crack Seal, Seals, and Pave	\$ 24,404.30	\$ -	\$ -	\$ 24,404.30	100.0%	\$ -
Non-Dwelling Construction - Mechanical	\$ -	\$ -	\$ -	\$ -	-	\$ -
Replace Trash Compactor - Gentlemen's Station	\$ -	\$ -	\$ -	\$ -	-	\$ -
Door Replacement - Entrance and Exit for 5-man y	\$ -	\$ -	\$ -	\$ -	-	\$ -
Non-Dwelling Unit - Interior 1480	\$ 60,426.00	\$ -	\$ -	\$ 60,426.00	100.0%	\$ 60,426.00
Overhaul Women's corridor renovation	\$ 60,426.00	\$ -	\$ -	\$ 60,426.00	100.0%	\$ 60,426.00
Dwelling Unit - Interior 1480	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100.0%	\$ -
Appliances - Refrigerators and Stoves	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100.0%	\$ -
Dwelling Unit - Exterior 1480	\$ 14,574.00	\$ -	\$ -	\$ 14,574.00	100.0%	\$ -
Seal Repairs - Entrance Court	\$ 14,574.00	\$ -	\$ -	\$ 14,574.00	100.0%	\$ -
Dwelling Unit - Exterior 1480	\$ 150,000.00	\$ 1,750.00	\$ 1,750.00	\$ 148,250.00	98.8%	\$ 1,250.00
Door Trim and Selection - Entry Court	\$ 150,000.00	\$ 1,750.00	\$ 1,750.00	\$ 148,250.00	98.8%	\$ 1,250.00
Total	\$ 419,573.00	\$ 51,842.38	\$ 52,171.57	\$ 340,201.43	84.8%	\$ 195,641.40

Percent Obligated 86.5%

00000034

February 28, 2021

CARE's Act Funding

	Grant Amount	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
AMP 101 - Fair Oaks	\$ 316,847.00	\$ 9,390.18	\$ 218,399.33	\$ 98,447.57	31.1%
AMP 102- Deelor, Madison, Churchlil	\$ 76,830.00	\$ 859.30	\$ 45,336.37	\$ 31,493.53	41.0%
AMP 103 - Merche	\$ 44,985.00	\$ 1,113.57	\$ 41,096.08	\$ 3,888.92	8.6%
AMP 104- County Properties	\$ 100,701.00	\$ 2,879.90	\$ 71,683.86	\$ 29,017.14	28.8%
HCV - Section B	\$ 115,296.00	\$ 293.48	\$ 46,898.57	\$ 68,397.43	39.3%
Total	\$ 654,654.00	\$ 15,676.44	\$ 423,414.21	\$ 231,239.79	35.3%

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Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
February 2021

Definition: This subindicator measures the tenant accounts receivable of a project against the tenant charges for the project's fiscal year.

If the ratio is less than 1.5 - the agencies score is 5.

If the ratio is equal to or greater than 1.5 and less than 2.5 - the agencies score is 2.

If the ratio is equal to or greater than 2.5 - the agencies score is 0.

**Ratio is based on a pro-rated calculation of annualized rental income.

March-20	\$	18,429.20	2.78%
April-20	\$	32,612.83	4.21%
May-20	\$	29,848.86	3.85%
June-20	\$	38,921.96	5.02%
July-20	\$	31,204.73	4.03%
August-20	\$	46,477.23	6.00%
September-20	\$	7,772.25	1.00%
October-20	\$	17,572.32	2.27%
November-20	\$	30,524.06	3.94%
December-20	\$	39,316.41	5.07%
January-21	\$	34,936.32	4.51%
February-21	\$	45,915.82	5.92%
March-21			0.00%

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Vermilion Housing Authority

AP Expenditures February 2021

Affordable Housing Network LLC	\$3,000.00
ARW LLC	\$43.83
Alarmax Inc.	\$75.00
Allen, Michele	\$32.26
Ameren Ip	\$20,064.05
Anderson Electric	\$143.64
Anker Florist	\$57.00
Aqua Blinds Inc	\$19,560.38
Asia Whitlow	\$250.00
AWEDCO Tyler Taylor	\$250.00
Bacon & Van Buskirk	\$573.00
Barbara J. Hampton	\$250.00
Better NOI	\$1,050.00
Bobbi Gray	\$250.00
Boris Locksmith	\$350.25
Brandon Gihert	\$86.92
Brianna L. Sykes	\$250.00
Brickyard Disposal & Recycling Inc	\$444.68
Call One	\$1,890.64
Cds Office Technologies (#4811)	\$72.97
Clad Holmes	\$120.00
Christina Cheesman	\$250.00
City of Hopkinton	\$2,364.63
Colleen Wojasik	\$250.00
Comcast Cable	\$643.45
Constellation NewEnergy, Inc.	\$79.87
Dajia L. Houston	\$250.00
Danville Area Community College	\$2,164.22
Danville Sanitary	\$8,386.85
Danville's Flooring Warehouse Inc.	\$3,286.48
Davis and Delanois, P.C.	\$1,040.00
Davis-Trunk Mechanical Inc.	\$3,399.80
Deanna M Leonard	\$250.00
Denisha N Davis	\$250.00
DJ Fire & Safety Inc.	\$410.83
Esterline Janison	\$250.00
F.E. Moran, Inc. Alarm and Services	\$954.00
Fasfenal	\$390.02
Finus R Meclendon	\$250.00
First Financial Bank	\$457,651.93
Frank J. Stentel & Sons Inc	\$615.92
Frank's House Of Color Inc.	\$529.90
Genco Electric	\$150.00
Georgetown Waterworks	\$4,145.41
Gibson Teldata, Inc.	\$128.70
Grafuger, Inc	\$3,057.43
HD Supply Facilities Maintenance	\$3,720.81
Health Alliance	\$31,385.47
Hooker Dejong	\$1,779.39
Housing-Renewal & Local Agency Retirement	\$13,710.14
Ideal Environmental Engineering, Inc.	\$2,525.55
Ilmi ES	\$470.08
Iron Mountain Secure Shredding	\$365.57
Jade A Vassar	\$250.00
Jay Ollis	\$50.00

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Jenny Lou Merrell	\$1,600.00
Johnson Controls Security Solutions	\$1,124.34
Juanisha Smith	\$250.00
Julian A. Sutterfield	\$250.00
Kelly Printing Company Inc.	\$387.00
Kendra T. Jones	\$250.00
Khiera Warren	\$250.00
Kone Inc.	\$836.15
Kowanna L. Felix	\$250.00
Kuchefski Heating & A/C Inc	\$831.40
Lahne Laymore	\$270.00
LaRhonda D. Davis	\$250.00
Latoz Hardware Inc.	\$13.66
Latrice J. Vivetter	\$250.00
Lindsey Ellwell	\$250.00
Mervin Industries, Inc	\$500.00
Michael Conklin	\$250.00
Michael Biagg	\$250.00
Midwest Mailing & Shipping Inc.	\$542.00
Municipal Water Utility	\$158.00
MyTara Mfg Co Inc	\$49.67
Nakotsha R Reant	\$250.00
Nikera C Humphrey	\$250.00
Nan McKay & Associates Inc.	\$975.00
Napa Auto Parts	\$230.94
NCC Cloud Communications America, INC	\$346.95
Novogradac & Company LLP	\$3,650.00
Olympic Hardware	\$18.99
Online Information Services Inc.	\$1,536.00
Patricia Williamson	\$250.00
Quontent Finance USA, Inc	\$2,000.00
Quttl	\$1,040.26
Rogers Supply Company Inc.	\$56.16
Sade R. Riddle	\$250.00
Samantha Brucens	\$63.84
Samantha Nunn	\$250.00
Sumira M. Shumaker	\$250.00
Suntanna Energy Services	\$1,113.84
SECURITY DOOR & HARDWARE CO	\$10,490.00
Sharmaine M Hunter	\$250.00
Shirley Martin	\$250.00
Shleuna Morris	\$250.00
Southaven Pest Management Services	\$1,493.83
Sparklight Business	\$602.44
The Lincoln National Life Insurance Co.	\$89.40
Thomas J. Owens	\$210.00
Thomas McCrone	\$250.00
Tim Bell	\$250.00
Trifire Alarm	\$250.00
UniFirst Corporation	\$3,030.20
Verizon Wireless	\$462.03
Village of Falmouth	\$182.00
Village of Rossville	\$791.87
Wagner Communications Inc.	\$506.81
Wells Copy System	\$628.60
Woodard's Computing Services	\$1,006.25
Total for all Vendors	636,570.32

00000058

Memorandum

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 12, 2021

RE: Personnel Monthly Report for the Month of February 2021

1. The following personnel action was taken in February 2021:

None

2. Staff/Commissioners attended the following training through the Executive Office in February 2021:

Fundamentals of 1111 Tax Credit
Danville, IL

Amber McCoy
Chief Financial Officer

Hearing Officer Specialist
Danville, IL

Annette McMillan
HCV Specialist

HCV Program Management
Danville, IL

Melissa Welker
HCV Specialist

2021 Leadership Bootcamp
Danville, IL

Tamera Forthensberry
Prevention Coordinator

Fair Housing & Reasonable Accommodation
Danville, IL

Amber McCoy
Chief Financial Officer

Microsoft Excel "a la carte" Training
Danville, IL

Terri Panikow
Accounting Clerk

Vermillion Housing Authority
Public Housing and COCC
FY 2022 HUD Budget

Public Housing Combined

683 Units

	Entire PH	COCC Public Housing 100	Fair Oaks Public Housing 101	Beeler, Med, CH Public Housing 102	Merche Public Housing 103	Vermillion Public Housing 104
Operating Revenue						
Dwelling Rental	\$ 730,722	\$	\$ 84,575	\$ 132,203	\$ 179,340	\$ 344,934
Non-Dwelling Rental	\$ 22,082	\$	\$ 75,380	\$ -	\$	\$ -
Interest Income	\$ 5,238	\$	\$ 5,818	\$ 1,485	\$ 1,299	\$ 2,876
Other Income	\$ 107,278	\$ 49,874	\$ 40,165	\$ 25,655	\$ 9,081	\$ 64,294
Subsidy	\$ 3,535,032	\$ -	\$ 1,844,381	\$ 473,102	\$ 358,555	\$ 501,964
Total Revenue	\$ 4,397,350	\$ 49,874	\$ 1,964,820	\$ 681,445	\$ 537,575	\$ 1,084,034
Operating Expenses						
Administrative						
Salaries	\$ 510,438	\$ 233,577	\$ 105,781	\$ 47,412	\$ 47,671	\$ 76,551
Lease	\$ 70,549	\$ 4,545	\$ 23,850	\$ 542	\$ 338	\$ 41,505
FOA Management Exp	\$ -	\$ (475,730)	\$ 157,170	\$ 17,280	\$ 65,430	\$ 178,860
Travel/Training	\$ 4,775	\$ 3,110	\$ 3	\$ 214	\$ 248	\$ 1,210
Other Administrative Exp	\$ 130,361	\$ 17,276	\$ 77,571	\$ 10,180	\$ 12,321	\$ 42,407
Total Administrative Expense	\$ 715,123	\$ (169,677)	\$ 381,782	\$ 111,124	\$ 125,945	\$ 299,052
Tenant Services						
Other Tenant Services Exp	\$ 15,438	\$ -	\$ 5,928	\$ 2,592	\$ 2,184	\$ 4,701
Total Tenant Services Expenses	\$ 15,438	\$ -	\$ 5,928	\$ 2,592	\$ 2,184	\$ 4,701
Total Utility Expenses	\$ 557,510	\$ 11,668	\$ 206,103	\$ 64,125	\$ 68,770	\$ 153,873
Maintenance						
Salaries	\$ 550,757	\$ -	\$ 248,725	\$ 106,058	\$ 71,071	\$ 164,812
Materials	\$ 226,515	\$ 300	\$ 132,174	\$ 25,878	\$ 15,580	\$ 52,763
Contracts	\$ 442,257	\$ (78,123)	\$ 178,823	\$ 92,082	\$ 47,811	\$ 127,362
Total Maintenance Expenses	\$ 1,219,529	\$ (77,823)	\$ 559,722	\$ 192,129	\$ 134,462	\$ 324,937
General Expenses						
Insurance	\$ 176,480	\$ 692	\$ 74,351	\$ 22,330	\$ 29,043	\$ 53,552
Employee Benefits	\$ 559,570	\$ 177,503	\$ 141,559	\$ 75,784	\$ 44,583	\$ 168,115
Depreciation Expenses	\$ 845,800	\$ -	\$ 131,552	\$ 103,133	\$ 65,086	\$ 61,700
Collection Losses	\$ 29,415	\$ -	\$ 1,500	\$ 1,922	\$ 11,416	\$ 15,551
Total General Expenses	\$ 1,111,276	\$ 178,197	\$ 348,501	\$ 210,139	\$ 126,018	\$ 297,917
Total Routine Expenses	\$ 3,647,945	\$ 21,417	\$ 1,454,615	\$ 431,409	\$ 458,877	\$ 1,581,545
Non-Routine Expenses						
Energy Performance Contract Expenses	\$ 155,021	\$ -	\$ 72,800	\$ 44,350	\$ 87,225	\$ -
Casualty Losses Non Capital	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -
Total Non-Routine Expenses	\$ 160,021	\$ -	\$ 77,800	\$ 44,350	\$ 87,225	\$ -
Total Expenses	\$ 3,807,966	\$ 21,417	\$ 1,532,415	\$ 475,759	\$ 546,102	\$ 1,581,545
Surplus - (Deficit)	\$ 589,384	\$ 28,457	\$ 432,405	\$ 205,686	\$ 31,893	\$ 12,489

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RESOLUTION NO. 2021-6

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the Public Housing Operating Budget for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022); and

WHEREAS, The Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Public Housing Operating Budget for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville, d/b/a Vermilion Housing Authority in regular and public session this 18th day of March, 2021.

Ayes

Nays _____

Absent

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE, d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

Vermilion Housing Authority
Housing Choice Voucher Annual Operating Budget
FY 2022

**Housing Choice Voucher Program
Administrative Fee Budget**

Operating Revenue	
Fraud Recovery	\$ 22,500
Interest Income	\$ 500
Administrative Fees	\$ 301,761
Total Revenue	\$ 324,761

Operating Expenses

Administrative

Salaries	\$ 182,751
Legal	\$ 1,000
Travel/Training	\$
Other Administrative Exp	\$ 33,834
Bookkeeping Fees	\$ -
Total Administrative Expense	\$ 217,586

Tenant Services

Salaries	\$ -
Other Tenant Services Exp	\$ -
Total Tenant Services Expenses	\$

Total Utility Expenses	\$ -
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Maintenance

Salaries	\$ -
Materials	\$ -
Contracts	\$ -
Total Maintenance Expenses	\$

General Expenses

Insurance	\$ 4,812
Employee Benefits	\$ 90,691
Depreciation Expense	\$ 11,075
Total General Expenses	\$ 106,578

Total Routine Expenses	\$ 324,163
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Surplus - (Deficit)	\$ 598
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RESOLUTION NO. 2021-7

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS,
d/b/a VERMILION HOUSING AUTHORITY**

WHEREAS, the Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the Housing Choice Voucher Operating Budget for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022); and

WHEREAS, The Housing Authority of the City of Danville, Illinois, d/b/a Vermilion Housing Authority, desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Housing Choice Voucher Operating Budget for the Fiscal Year 2022 (April 1, 2021 to March 31, 2022).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville, d/b/a Vermilion Housing Authority in regular and public session this 18th day of March, 2021.

Ayes

Nays _____

Absent _____

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE, d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 15, 2021

RE: Beeler Terrace Parking Area and Playground Concrete Work

We have one parking lot off of Seminary Avenue that is in bad shape and in need of being replaced. This project will remove and replace the current concrete parking area, as well as add ADA accessible ramps to the City's sidewalks and improve the apron where the parking lot meets the roadway. We are cost sharing the concrete with the City of Danville.

The second part of this project includes the installation of a concrete pad directly adjacent to the new playground at Beeler Terrace

We solicited quotes from companies to perform this concrete work. We received quotes from two (2) companies, as depicted below.

Company	Price Quotation
Midwest Asphalt	\$17,711.60
Owens Excavating and Trucking	\$19,900.00
Patton Excavating	No quote submitted

We are recommending approval to enter into a contract with Midwest Asphalt for removal and replacement of the concrete parking area, as well as installation of a new concrete walking surface, as quoted, at a cost not to exceed \$17,711.60.

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RESOLUTION NO. 2021-8

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS d/b/a VERMILION HOUSING AUTHORITY

WHEREAS, the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority (the "Authority") is an Illinois municipal corporation and public body organized pursuant to the Illinois Housing Authority Act (310 ILCS 10/1 et seq.) (the "Act") for the purposes of engaging in affordable housing, providing rental assistance, and undertaking land assembly, clearance, rehabilitation, development and redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, the Authority to approve Midwest Asphalt for parking area and playground concrete work at Becker Terrace not to exceed \$17,711.60; and

WHEREAS, The Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority desires to approve such action.

NOW, THEREFORE, in furtherance of the goals and objectives of the Authority, the Board of Commissioners hereby resolves, acknowledges and authorizes the following:

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true,
- Section 2. Approval of Midwest Asphalt for parking area and playground concrete work at Becker Terrace not to exceed \$17,711.60,
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 18th day of March, 2021.

Ayes ..

Nays _____

Absent ..

THE HOUSING AUTHORITY OF THE CITY OF
DANVILLE d/b/a VERMILION HOUSING
AUTHORITY

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer



To: Board of Commissioners

From: Amber McCoy, Chief Financial Officer

Date: March 9, 2021

Re: Energy Performance Contract Loan Activity

Due to the anticipated demolition of 149 units at Fair Oaks, modifications had to be made to our "Energy Savings Agreement" (ESA) with Johnson Controls as well as contract modifications with our First Financial bank loan. With every unit that is taken away from the ESA a principal buydown of the loan must be completed and a reduction in HUD Energy Performance Contract (EPC) incentives are taken away. The Housing Authority made payments to buy down the loan in order to lower our annual lease payments to First Financial Bank. This is important because a new "Cash Flow" scenario was created and given to HUD by Johnson Controls which determines how the Housing Authority is funded. Please see details below.

First Financial Loan Payments Made		
To Buydown Principal		
7/15/2019	\$	329,400.31
9/2/2020	\$	806,843.61
2/2/2021	\$	457,651.95
	\$	1,593,895.87
Annual Lease Payments		
Original 1/17/21	\$	405,837.08
Reduced 9/4/20	\$	250,633.34
Reduced 2/3/21	\$	205,958.00