

Vermilion Housing Authority



Board of Commissioners

September 21, 2023

Board Packet



Vermilion Housing Authority

1607 Clyman Lane

Danville, IL 61832

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

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: September 18, 2023

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, September 21, 2023, at 5:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: September 18, 2023

SUBJECT: Board of Commissioners Monthly Meeting

The next regular monthly 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, October 19, 2023 at 5:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.**

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

**BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM
THURSDAY, SEPTEMBER 21, 2023
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 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 August 17, 2023 - VHA Board Minutes (pages 6-12)
6. Police Reports (pages 13-14)
7. Department Reports:
 - (a) Public Housing (pages 15-17)
 - (b) HCV (pages 18-19)
 - (c) Finance (pages 20-36)
 - (d) Personnel (pages 37)
8. New Business [all the below items – roll call vote]
 - * (a) Beeler Terrace Asphalt Replacement (pages 38-40)
 - * (b) Centennial Manor Metal Roof Replacement (pages 41-44)
9. Other Business
 - (a) Project Updates
10. Closed Session for Real Estate Matters Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

11. Chairman/Commissioner Comments
12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is October 19, 2023, at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
AUGUST 17, 2023
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 August 17, 2023 at 5:01 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Chairman O’Shaughnessy, those present and absent were:

PRESENT: Chairman – Pat O’Shaughnessy, Carla Boyd, Vic McFadden, Tim Tutton, and Courtney Watson
ABSENT: Harsha Gurujal, and Deanna Witzel
ALSO PRESENT: Executive Director, Jaclyn Vinson; Housing Operations Director, Brittany Savalick

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 Boyd moved that the agenda be approved as presented. Commissioner McFadden 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 July 20, 2023 Regular Board Meeting item number 5 on the 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 McFadden made a motion that the minutes from the July 20, 2023 Regular Board Meeting Minutes be approved. Commissioner Boyd seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O’Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated she does not have copies of the police reports. A question and answer session followed. Commissioner Boyd noted that there is a significant drop in calls. Chairman O’Shaughnessy says he recognizes what the Housing Authority has done to contribute to that, and we should be proud of that. Mrs. Savalick noted that not much discussion with the police has to happen at their monthly meetings. Mrs. Vinson reflected on improvements and how the monthly police meetings are conducted.

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

(a) Public Housing – Brittany Savalick went over the July report. She stated they were at 96% occupancy at all AMPs. Meeting standard. A question and answer session followed. She also went over the Ross Grant. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the July report. She stated we had 5 new admissions and 7 terminations. She stated they were at 470 on July 1st and as of August 1st 471. Working hard to work within budget, to house as many families as we can. She explained what shortfall is and we reached out to HUD to tell them we anticipated to be in shortfall. HUD does not want us to terminate families. Mrs. Vinson stated that in her dialogue HUD says it's no big deal and there is plenty of money set aside for this and we will just apply for it when we need it. HUD wants us to manage our attrition. A question and answer session followed.

(c) Finance – Jaclyn Vinson went over the Finance, TAR's and Expenditures report for July. She stated we had a loss for the month in Public Housing due to clean up with trees after the storm, purchased truck, and explained capital fund money built into the budget. She stated we are in good financial shape. HCV had a loss this month and will continue to have one. We planned to spend down reserves and hired additional to staff manage the program. A question and answer session followed.

(d) Personnel – Jaclyn Vinson went over the July 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 – MerChe Manor Surveillance System and Updated ByLaws.

(a) MerChe Manor Surveillance System – Mrs. Vinson went over the proposal. A question and answer session followed. Chairman O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion to approve the MerChe Manor Surveillance System. Commissioner Boyd seconded it.

RESOLUTION NO. 2023-24

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 the contract with SEA Group, Inc. for the surveillance system at MerChe Manor not to exceed \$106,432.76; 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 contract with SEA Group, Inc. for the surveillance system at MerChe Manor not to exceed \$106,432.76.

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 MerChe Manor Surveillance System which produced the following:

AYES: C. Boyd, V. McFadden, P. O’Shaughnessy, T. Tutton and C. Watson
NAYES: None
ABSENT: H. Gurujal and D. Witzel

Chairman O’Shaughnessy thereupon declared said motion carried.

(b) Updated ByLaws – Chairman O’Shaughnessy stated that the change in the ByLaws in for the meeting time from 4 o’clock to 5 o’clock. Mrs. Vinson stated that it also adds the d/b/a Vermilion Housing Authority. Chairman O’Shaughnessy asked if there were any other questions. None were presented. Commissioner Boyd made a motion to approve the Updated ByLaws. Commissioner McFadden seconded it.

RESOLUTION NO. 2023-25

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 the Updated Bylaws; 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 Updated Bylaws.

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 Updated ByLaws:

AYES: C. Boyd, V. McFadden, P. O'Shaughnessy, T. Tutton and C. Watson

NAYES: None
ABSENT: H. Gurujal and D. Witzel

Chairman O'Shaughnessy thereupon declared said motion carried.

Chairman O'Shaughnessy asked for item 9 on the agenda – Other Business – Project Updates.

(a) **Project Updates** – Mrs. Vinson went over the project updates. A question and answer session followed.

Chairman O'Shaughnessy asked for item 10 on the agenda – Closed Session for Real Estate Matters.

5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired

None were presented.

Chairman O'Shaughnessy asked for item 11 on the agenda - Chairman/Commissioner Comments. Chairman O'Shaughnessy welcomed new Commissioners Vic McFadden and Tim Tutton again and looks forward to working with them.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner Boyd made the motion to adjourn. Commissioner McFadden seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:42pm.

_____ 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

	FY 2024	FY 2023	FY 2024	FY 2023	2024	2023
Total Police Calls			YTD Police:	43	71	
March:		9				FO-7/BT-2
February:		10				FO-7/BT-2/MC-1
January:		6				FO-4/MC-2
December:		9				FO-5/BT-2/CH-1/CM-1
November:		9				FO-4/MC-4/MCT-1
October:		11				FO-4/BT-1/MC-5/CH-1
September:		6				FO-6
August:	8	15				FO-13/BT-1/MC-1
July:	6	12				FO-9/BT-2/PVC-1
June:	10	15				FO-13/BT-1/CM-1
May:	11	16				FO-11/BT-4/MC-1
April:	8	13				FO-10/BT-1/MCT-1/PVC-1
Total Calls for the Month:	8		YTD Calls:	43	71	

FO - Fair Oaks
BT - Beeler Terrace
MC - Mar Che
CH - Churchill
MCT - Madison Court
CM - Centennial Manor
PVC - Parkview Court
KC - Kennedy Court
*Includes County Properties as well

Monthly Occupancy August 2023

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	157	158	99%
AMP 102-Beeler, Churchill, Madison Ct.	108	108	100%
AMP 103- Mer Che	92	93	99%
AMP 104- County Sites	169	185	91%
GRAND TOTAL THIS MONTH	526	544	97%
GRAND TOTAL LAST MONTH	524	544	96%

August 2023 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- The Dwelling Place
- ROSS Networking Group
- AJC Roundtable

Trainings:

- Global Leadership Summit
- IL NAHRO (Illinois National Association of Housing and Redevelopment Officials) Conference
- Leadership Danville
- Webinar: Emerging Drug Trends and the Effects on Safety and Risk to Children and Parents
- Webinar: Finding Your Protective Factors
- Service Coordinator Foundations

Referrals:

- Referrals made to Community Organizations/Services
 - DACC – Enrollment in secondary education
 - DACC – Adult Education
 - American Jobs Center – resume building, job search assistance
 - Fair Hope – Children’s clothing
 - Love Inc. - Furniture
 - District #118 – Enrollment
 - Child Care Resource Services – Childcare application and list of local providers
 - St. Vincent’s of DePaul – Utility assistance
 - Vermilion Count Health Department – WIC Program
 - Department of Human Services – SNAP Benefits

Program:

- ROSS Assessments/Appointments

- Fair Oaks 15 scheduled/8 attended
- Centennial Manor 10 scheduled/7 attended
- Churchill Towers 21 scheduled/8 attended/1 rescheduled
- Parkview Court 2 scheduled/1 attended
- Hillcrest 1 scheduled/1 attended
- 5 participants provided with bus passes
 - **There are 69 participants enrolled in our program**

Other:

- AMBUCS
- Community Day
- Vermillion Advantage Golf Outing

Housing Choice Voucher August 2023 Board Report

UTILIZATION

- New Admissions: 6
- Terminations: 6
 - 1- Voluntary
 - 4- Program Compliance
 - 2-Skipped
 - 1- Over Income – 180 Days
 - 1- Deceased

PROGRAM UPDATE:

HCV hired Justin Wernigk as the HQS Inspector.

The HCV Team (and LIPH) attended the Global Leadership Summit. Brittany and Mellissa attended a HUD-VASH Improvement Workshop in Chicago. The team is gearing up to open the HCV Wait List and continue leasing.

	2022	2023									
Mon.	FUP	Reg.	DEMO II	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total	
1	442	4	295	13	3	37	54	9	4	7	436
2	439	5	306	13	3	36	57	9	4	7	440
3	433	5	318	12	3	39	56	9	3	6	451
4	419	6	330	10	3	38	56	9	3	6	461
5	417	6	336	10	3	38	56	9	3	6	467
6	423	6	338	10	3	38	56	9	2	6	468
7	428	7	334	10	3	40	57	9	2	6	468
8	428	7	331	10	3	40	57	9	1	6	464
9	434	7	331	10	3	40	57	9	1	6	464
10	431										
11	427										
12	431										
Grand Total	5152	53	2919	98	27	346	506	81	23	56	4109

*Totals reflect retroactive terminations and lease ups as of 1st of month, delayed port-outs, and pending move-ins *

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	Leasing %
JAN	916	426	47%
FEB	916	440	48%
MAR	916	451	49%
APR	916	461	50%
MAY	916	467	51%
JUNE	916	468	51%
JULY	916	468	51%
YTD	5,496	2,713	49%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$239,468	\$217,138	91%	\$501.47
FEB	\$239,468	\$226,522	95%	\$511.34
MAR	\$239,056	\$238,159	100%	\$528.07
APR	\$234,210	\$242,895	104%	\$528.03
MAY	\$234,210	\$247,430	106%	\$532.11
JUNE	\$234,210	\$248,743	106%	\$531.5
JULY	\$234,210	\$251,994	108%	535.02
YTD	\$1,420,622	\$1,420,887	101%	\$524.25

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)



To: Amber McCoy, Deputy Director
 From: Tamra Hartman, Finance Manager
 Date: September 14, 2023
 Re: Finance Report

Public Housing Operating Fund

	August 2023	FY 24 YTD
COCC	\$2,658.59	\$19,420.50
AMP 101	\$30,204.92	\$281,136.27
AMP 102	\$39,505.50	\$33,792.49
AMP 103	\$28,263.75	\$29,081.14
AMP 104	\$2,919.07	\$38,156.59
Total	\$103,551.83	\$401,586.99

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$4,485.58** for the month and an overall loss of **\$7,233.90** for the year.

Public Housing Capital Fund

Capital Fund 2021, VHA, funds were drawn down in the amount of **\$43,184.27**.

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$95,000.00**.

Notable AP Expenditures

Iroquois Federal	\$4,929,760.05	Opening General Fund Account.
Freeman Exteriors	\$13,945.00	\$3,900.00 Roof & gutter repair – Merche. \$275.00 Facial Repair – Kennedy Court. \$9,770.00 Porch Project – Beeler Terrace.
Johnson’s Control	\$22,269.50	M&V payment.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$8,353.16.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$22,368.68.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 8/31/2023

<u>Assets</u>	<u>Total Public Housing</u>	<u>100 COCC</u>	<u>101 Fair Oaks</u>	<u>102 Beeler CH Madison</u>	<u>103 Merche</u>	<u>104 County</u>	<u>800 HCV</u>
111101 Gen Op Fund	707,427.31	707,427.31	0.00	0.00	0.00	0.00	0.00
111106 HCV Fund	0.00	0.00	0.00	0.00	0.00	0.00	7,580.76
111112 IF Gen Account	4,044,955.58	4,044,955.58	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	248,743.22
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	706.73	(4,348,248.24)	3,089,381.41	237,756.40	179,804.62	842,012.54	(467.51)
112200 AR Tenants	22,368.68	0.00	11,820.70	1,716.00	2,550.97	6,281.01	175,134.54
112265 Allow Doubtful A	(2,263.25)	0.00	(656.00)	(796.25)	(645.00)	(166.00)	(175,134.54)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	31,222.24	31,222.24	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	58,094.71	182.00	19,095.12	10,932.02	9,351.25	18,534.32	1,142.57
121102 Prepaid Soft	9,557.40	0.00	3,847.36	1,493.64	1,422.51	2,793.89	1,111.32
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,749.98
140001 Vehicles	320,514.68	0.00	256,162.68	56,319.00	18,492.00	(10,459.00)	23,073.00
140002 Equipment	1,144,554.69	111,829.56	434,470.70	180,731.72	33,047.71	384,475.00	0.00
140003 Development	17,061,887.86	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	10,670,229.04	0.00
140004 Structures	25,026,997.62	854,399.97	11,010,588.29	8,811,268.41	3,914,637.91	436,103.04	0.00
140005 Accum Deprec	(40,583,311.20)	(1,269,459.52)	(13,557,915.37)	(11,836,622.98)	(4,994,042.85)	(8,925,270.48)	(15,766.55)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 13,601,926.29	\$ 494,414.35	\$ 5,763,549.76	\$ 2,095,428.17	\$ 1,632,620.65	\$ 3,615,913.36	\$ 267,166.79
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	62,719.00	0.00	23,350.00	9,549.00	4,820.00	25,000.00	0.00
211704 Health Ins	(33,659.17)	(33,659.17)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(1,995.14)	(1,995.14)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	(1,038.43)	(1,038.43)	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211719 Mercer Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211720 Mercer Vol Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(328.11)	(328.11)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(221.43)	(221.43)	0.00	0.00	0.00	0.00	0.00
211906 Res Training	9,343.37	0.00	177.20	350.87	3,139.61	5,675.69	0.00
211913 Scrap	925.73	925.73	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	24,102.00	6,368.39	6,088.84	3,936.11	2,827.58	4,881.08	2,757.47
212001 Accrued Tax	1,843.80	487.18	401.54	301.11	216.31	437.66	210.95
213301 EPC M V	9,612.80	0.00	4,325.69	2,883.89	2,403.22	0.00	0.00
213302 EPC Replace	2,356.31	0.00	1,068.30	633.74	654.27	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	17,365.97	0.00	3,033.25	3,341.95	689.75	10,301.02	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,464,868.86	0.00	659,190.98	439,460.67	366,217.21	0.00	0.00
Total Liability	\$ 1,555,895.56	\$ (29,460.98)	\$ 697,635.80	\$ 460,457.34	\$ 380,967.95	\$ 46,295.45	\$ 2,968.42
Equity							
280200 Net Fix Assets	7,263,684.99	49,217.75	1,871,489.93	1,054,642.11	1,249,990.57	3,038,344.63	18,458.40
280600 Unrestricted	5,848,758.33	455,237.08	3,884,081.39	941,481.50	74,841.67	493,116.69	250,246.42
281000 Unreserved	(1,467,999.58)	0.00	(970,793.63)	(394,945.27)	(102,260.68)	0.00	0.00
282602 Restrict HAP	0.00	0.00	0.00	0.00	0.00	0.00	10,903.45
Total	\$ 11,644,443.74	\$ 504,454.83	\$ 4,784,777.69	\$ 1,601,178.34	\$ 1,222,571.56	\$ 3,531,461.32	\$ 279,608.27
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,793.00
Current Year Oper +/-	\$ 401,586.99	\$ 19,420.50	\$ 281,136.27	\$ 33,792.49	\$ 29,081.14	\$ 38,156.59	\$ (2,748.32)
Current Year Net Assets	\$ 401,586.99	\$ 19,420.50	\$ 281,136.27	\$ 33,792.49	\$ 29,081.14	\$ 38,156.59	\$ 1,044.68
Total Equity	\$ 12,046,030.73	\$ 523,875.33	\$ 5,065,913.96	\$ 1,634,970.83	\$ 1,251,652.70	\$ 3,569,617.91	\$ 280,652.95
Liabilities & Net Assets	\$ 13,601,926.29	\$ 494,414.35	\$ 5,763,549.76	\$ 2,095,428.17	\$ 1,632,620.65	\$ 3,615,913.36	\$ 283,621.37

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 867,356.00	\$ 76,467.00	\$ 366,144.87	42%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 68,896.00	\$ 19,689.80	\$ 46,756.72	68%
Other Income	\$ 826,361.00	\$ 119,188.38	\$ 145,478.03	18%
Subsidy	\$ 2,731,681.00	\$ 279,588.00	\$ 1,554,593.00	57%
Total Revenue	\$ 4,494,294.00	\$ 494,933.18	\$ 2,112,972.62	47%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 714,839.00	\$ 76,152.97	\$ 292,700.87	41%
Legal	\$ 51,988.00	\$ 2,527.50	\$ 5,104.00	10%
PBA Mngt. Exp.	\$ -	\$ (9,087.00)	\$ (45,474.00)	0%
Mileage/Travel/Training	\$ 11,737.00	\$ (14.00)	\$ 6,964.39	59%
Other Administrative Exp	\$ 108,017.00	\$ 8,621.87	\$ 37,523.51	35%
Total Administrative Expense	\$ 886,581.00	\$ 78,201.34	\$ 296,818.77	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,635.00	\$ 1,038.17	\$ 5,277.57	42%
Total Tenant Services Expenses	\$ 12,635.00	\$ 1,038.17	\$ 5,277.57	
Total Utility Expenses	\$ 605,824.00	\$ 47,000.51	\$ 258,161.37	43%
<i>Maintenance</i>				
Salaries	\$ 700,990.00	\$ 78,780.11	\$ 271,768.24	39%
Materials	\$ 240,190.00	\$ 23,127.56	\$ 118,292.86	49%
Contracts	\$ 487,026.00	\$ 44,638.50	\$ 226,637.68	47%
Total Maintenance Expenses	\$ 1,428,206.00	\$ 146,546.17	\$ 616,698.78	
<i>General Expenses</i>				
Insurance	\$ 174,284.00	\$ 14,112.70	\$ 72,745.50	42%
Employee Benefits	\$ 709,587.00	\$ 61,538.01	\$ 259,012.90	37%
Depreciation Expense	\$ 292,166.00	\$ 26,777.36	\$ 128,265.50	44%
PILOT	\$ 28,083.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ (1,500.00)	\$ (1,500.00)	0%
Collection Losses	\$ 143,836.00	\$ 12,434.33	\$ 27,443.10	19%
Energy Perf Cont Expense	\$ 140,974.00	\$ 5,232.76	\$ 48,462.14	34%
Total General Expenses	\$ 1,498,930.00	\$ 118,595.16	\$ 534,429.14	
Total Expenses	\$ 4,432,176.00	\$ 391,381.35	\$ 1,711,385.63	39%
Surplus - (Deficit)	\$ 62,118.00	\$ 103,551.83	\$ 401,586.99	

Percent of Budget Month 5 of 12

42%

Vermillon Housing Authority
Operating Statement - Public Housing - COCC Fund 100
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -			0%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ -			0%
Other Income	\$ 196,431.00	\$ 18,000.00	\$ 18,000.00	9%
Subsidy	\$ -			0%
Total Revenue	\$ 196,431.00	\$ 18,000.00	\$ 18,000.00	9%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 335,156.00	\$ 40,731.46	\$ 145,352.54	43%
Legal	\$ 40,523.00	\$ 217.50	\$ 2,114.00	5%
PBA Mngt. Exp.	\$ (466,318.00)	\$ (48,999.50)	\$ (245,269.00)	53%
Mileage/Travel/Training	\$ 11,497.00	\$ (14.00)	\$ 6,680.83	58%
Other Administrative Exp	\$ 19,504.00	\$ 2,912.08	\$ 8,499.46	44%
<i>Total Administrative Expense</i>	<i>\$ (59,638.00)</i>	<i>\$ (5,152.46)</i>	<i>\$ (82,622.17)</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>\$ 22,622.00</i>	<i>\$ 1,988.32</i>	<i>\$ 9,202.11</i>	<i>41%</i>
<i>Maintenance</i>				
Salaries	\$ -			0%
Materials	\$ 600.00			0%
Contracts	\$ 56,595.00	\$ 2,078.41	\$ 5,234.27	9%
<i>Total Maintenance Expenses</i>	<i>\$ 57,195.00</i>	<i>\$ 2,078.41</i>	<i>\$ 5,234.27</i>	
<i>General Expenses</i>				
Insurance	\$ 546.00	\$ 45.50	\$ 227.50	42%
Employee Benefits	\$ 155,872.00	\$ 16,381.64	\$ 66,537.79	43%
Depreciation Expense	\$ -			0%
PILOT	\$ -			0%
Casualty Losses				0%
Collection Losses	\$ -			0%
Energy Perf Cont Expense	\$ -			0%
<i>Total General Expenses</i>	<i>\$ 156,418.00</i>	<i>\$ 16,427.14</i>	<i>\$ 66,765.29</i>	
Total Expenses	\$ 176,597.00	\$ 15,341.41	\$ (1,420.50)	-1%
Surplus - (Deficit)	\$ 19,834.00	\$ 2,658.59	\$ 19,420.50	98%

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 127,552.00	\$ 9,550.00	\$ 50,722.00	40%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 20,669.00	\$ 5,906.94	\$ 15,980.55	77%
Other Income	\$ 63,471.00	\$ 3,009.50	\$ 11,824.25	19%
Subsidy	\$ 1,381,522.00	\$ 140,986.00	\$ 821,241.00	59%
Total Revenue	\$ 1,593,214.00	\$ 159,452.44	\$ 899,767.80	56%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 108,080.00	\$ 9,858.79	\$ 44,710.65	41%
Legal	\$ 9,229.00	\$ (500.00)	\$ 318.00	3%
PBA Mngt. Exp.	\$ 144,460.00	\$ 11,702.50	\$ 59,675.00	41%
Mileage/Travel/Training	\$ -	\$ -	\$ 15.00	0%
Other Administrative Exp	\$ 25,005.00	\$ 1,250.26	\$ 5,669.43	23%
Total Administrative Expense	\$ 286,774.00	\$ 22,311.55	\$ 110,388.08	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,610.00	\$ 300.22	\$ 1,511.84	42%
Total Tenant Services Expenses	\$ 3,610.00	\$ 300.22	\$ 1,511.84	
Total Utility Expenses	\$ 166,369.00	\$ 11,747.34	\$ 68,246.70	41%
<i>Maintenance</i>				
Salaries	\$ 298,272.00	\$ 31,619.09	\$ 107,572.51	36%
Materials	\$ 134,830.00	\$ 12,513.28	\$ 65,713.39	49%
Contracts	\$ 164,002.00	\$ 16,715.77	\$ 98,108.83	60%
Total Maintenance Expenses	\$ 597,104.00	\$ 60,848.14	\$ 271,394.73	
<i>General Expenses</i>				
Insurance	\$ 57,285.00	\$ 4,764.78	\$ 24,128.90	42%
Employee Benefits	\$ 194,223.00	\$ 15,328.49	\$ 65,061.04	33%
Depreciation Expense	\$ 108,108.00	\$ 10,527.85	\$ 50,772.63	47%
PILOT	\$ -			0%
Casualty Losses	\$ 10,000.00	\$ (500.00)	\$ (500.00)	0%
Collection Losses	\$ 93,572.00	\$ 1,564.41	\$ 6,178.22	7%
Energy Perf Cont Expense	\$ 65,002.00	\$ 2,354.74	\$ 21,449.39	33%
Total General Expenses	\$ 528,190.00	\$ 34,040.27	\$ 167,090.18	
Total Expenses	\$ 1,582,047.00	\$ 129,247.52	\$ 618,631.53	39%
Surplus - (Deficit)	\$ 11,167.00	\$ 30,204.92	\$ 281,136.27	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 218,508.00	\$ 19,120.00	\$ 92,866.05	43%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 13,779.00	\$ 3,937.96	\$ 8,793.18	64%
Other Income	\$ 199,222.00	\$ 46,549.88	\$ 53,264.01	27%
Subsidy	\$ 428,742.00	\$ 44,452.00	\$ 243,363.00	57%
Total Revenue	\$ 860,251.00	\$ 114,059.84	\$ 398,286.24	46%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,048.00	\$ 8,406.75	\$ 34,065.34	39%
Legal	\$ 436.00	\$ 330.00	\$ 552.00	0%
PBA Mngt. Exp.	\$ 100,285.00	\$ 8,370.00	\$ 40,997.50	41%
Mileage/Travel/Training	\$ 20.00	\$ -	\$ 23.55	0%
Other Administrative Exp	\$ 18,483.00	\$ 1,191.31	\$ 7,108.48	38%
Total Administrative Expense	\$ 207,272.00	\$ 18,298.06	\$ 82,746.87	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,565.00	\$ 207.25	\$ 1,093.21	43%
Total Tenant Services Expenses	\$ 2,565.00	\$ 207.25	\$ 1,093.21	
Total Utility Expenses	\$ 128,065.00	\$ 10,791.91	\$ 61,221.84	48%
<i>Maintenance</i>				
Salaries	\$ 107,119.00	\$ 12,138.48	\$ 44,176.89	41%
Materials	\$ 30,030.00	\$ 3,407.54	\$ 11,537.50	38%
Contracts	\$ 75,432.00	\$ 7,066.60	\$ 43,302.71	57%
Total Maintenance Expenses	\$ 212,581.00	\$ 22,612.62	\$ 99,017.10	
<i>General Expenses</i>				
Insurance	\$ 32,796.00	\$ 2,733.02	\$ 13,934.10	42%
Employee Benefits	\$ 110,438.00	\$ 9,349.44	\$ 43,027.31	39%
Depreciation Expense	\$ 96,882.00	\$ 9,012.21	\$ 41,306.37	43%
PILOT	\$ 7,582.00			0%
Casualty Losses	\$ -			0%
Collection Losses	\$ 10,932.00	\$ (20.00)	\$ 7,429.00	68%
Energy Perf Cont Expense	\$ 41,510.00	\$ 1,569.83	\$ 14,717.95	35%
Total General Expenses	\$ 300,140.00	\$ 22,644.50	\$ 120,414.73	
Total Expenses	\$ 850,623.00	\$ 74,554.34	\$ 364,493.75	43%
Surplus - (Deficit)	\$ 9,628.00	\$ 39,505.50	\$ 33,792.49	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 191,852.00	\$ 16,225.00	\$ 78,137.82	41%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 11,712.00	\$ 3,347.26	\$ 7,474.21	64%
Other Income	\$ 189,745.00	\$ 35,431.25	\$ 40,207.02	21%
Subsidy	\$ 296,410.00	\$ 30,228.00	\$ 162,716.00	55%
Total Revenue	\$ 689,719.00	\$ 85,231.51	\$ 288,535.05	42%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 74,606.00	\$ 5,086.18	\$ 24,392.45	33%
Legal	\$ 665.00	\$ 2,160.00	\$ 1,997.20	300%
PBA Mngt. Exp.	\$ 86,413.00	\$ 7,130.00	\$ 35,262.50	41%
Mileage/Travel/Training	\$ 20.00	\$ -	\$ 25.47	0%
Other Administrative Exp	\$ 18,477.00	\$ 1,121.91	\$ 6,172.08	33%
Total Administrative Expense	\$ 180,181.00	\$ 15,498.09	\$ 67,849.70	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 180.13	\$ 907.10	42%
Total Tenant Services Expenses	\$ 2,185.00	\$ 180.13	\$ 907.10	
Total Utility Expenses	\$ 116,019.00	\$ 6,557.81	\$ 44,966.44	39%
<i>Maintenance</i>				
Salaries	\$ 85,741.00	\$ 9,920.56	\$ 32,030.46	37%
Materials	\$ 29,298.00	\$ 3,277.06	\$ 9,060.26	31%
Contracts	\$ 54,468.00	\$ 3,745.05	\$ 27,910.44	51%
Total Maintenance Expenses	\$ 169,507.00	\$ 16,942.67	\$ 69,001.16	
<i>General Expenses</i>				
Insurance	\$ 28,054.00	\$ 2,337.82	\$ 11,689.10	42%
Employee Benefits	\$ 81,636.00	\$ 5,714.28	\$ 23,891.62	29%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 20,183.85	42%
PILOT	\$ 6,459.00			0%
Casualty Losses	\$ -			0%
Collection Losses	\$ 12,817.00	\$ 4,392.00	\$ 8,670.14	68%
Energy Perf Cont Expense	\$ 34,462.00	\$ 1,308.19	\$ 12,294.80	36%
Total General Expenses	\$ 211,869.00	\$ 17,789.06	\$ 76,729.51	
Total Expenses	\$ 679,761.00	\$ 56,967.76	\$ 259,453.91	38%
Surplus - (Deficit)	\$ 9,958.00	\$ 28,263.75	\$ 29,081.14	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 329,444.00	\$ 31,572.00	\$ 144,419.00	44%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 22,736.00	\$ 6,497.64	\$ 14,508.78	64%
Other Income	\$ 177,492.00	\$ 16,197.75	\$ 22,182.75	12%
Subsidy	\$ 625,007.00	\$ 63,922.00	\$ 327,273.00	52%
Total Revenue	\$ 1,154,679.00	\$ 118,189.39	\$ 508,383.53	44%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 108,949.00	\$ 12,069.79	\$ 44,179.89	41%
Legal	\$ 1,135.00	\$ 320.00	\$ 122.80	11%
PBA Mngt. Exp.	\$ 135,160.00	\$ 12,710.00	\$ 63,860.00	47%
Mileage/Travel/Training	\$ 200.00	\$ -	\$ 219.54	0%
Other Administrative Exp	\$ 26,548.00	\$ 2,146.31	\$ 10,074.06	38%
<i>Total Administrative Expense</i>	<i>\$ 271,992.00</i>	<i>\$ 27,246.10</i>	<i>\$ 118,456.29</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,275.00	\$ 350.57	\$ 1,765.42	41%
<i>Total Tenant Services Expenses</i>	<i>\$ 4,275.00</i>	<i>\$ 350.57</i>	<i>\$ 1,765.42</i>	
<i>Total Utility Expenses</i>	<i>\$ 172,749.00</i>	<i>\$ 15,915.13</i>	<i>\$ 74,524.28</i>	<i>43%</i>
<i>Maintenance</i>				
Salaries	\$ 209,858.00	\$ 25,101.98	\$ 87,988.38	42%
Materials	\$ 45,432.00	\$ 3,929.68	\$ 31,981.71	70%
Contracts	\$ 136,529.00	\$ 15,032.67	\$ 52,081.43	38%
<i>Total Maintenance Expenses</i>	<i>\$ 391,819.00</i>	<i>\$ 44,064.33</i>	<i>\$ 172,051.52</i>	
<i>General Expenses</i>				
Insurance	\$ 55,603.00	\$ 4,231.58	\$ 22,765.90	41%
Employee Benefits	\$ 167,418.00	\$ 14,764.16	\$ 60,495.14	36%
Depreciation Expense	\$ 38,735.00	\$ 3,200.53	\$ 16,002.65	41%
PILOT	\$ 14,042.00			0%
Casualty Losses		\$ (1,000.00)	\$ (1,000.00)	0%
Collection Losses	\$ 26,515.00	\$ 6,497.92	\$ 5,165.74	19%
Energy Perf Cont Expense	\$ -			0%
<i>Total General Expenses</i>	<i>\$ 302,313.00</i>	<i>\$ 27,694.19</i>	<i>\$ 103,429.43</i>	
Total Expenses	\$ 1,143,148.00	\$ 115,270.32	\$ 470,226.94	41%
Surplus - (Deficit)	\$ 11,531.00	\$ 2,919.07	\$ 38,156.59	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
August 2023

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 20,858.00	\$ 886.14	\$ 5,124.57	25%
Interest Income	\$ 500.00	\$ 926.71	\$ 2,216.16	443%
Administrative Fees	\$ 345,454.00	\$ 35,071.00	\$ 144,721.00	42%
Total Revenue	\$ 366,812.00	\$ 36,883.85	\$ 152,061.73	41%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 145,888.00	\$ 22,005.65	\$ 72,842.02	50%
Legal	\$ 500.00			0%
Mileage/Travel/Training	\$ 2,475.00	\$ 732.72	\$ 1,562.72	0%
Other Administrative Exp	\$ 48,690.00	\$ 3,114.39	\$ 15,120.35	31%
Program Management Fee	\$ 100,133.00	\$ 9,087.00	\$ 45,474.00	45%
<i>Total Administrative Expense</i>	<i>\$ 297,686.00</i>	<i>\$ 34,939.76</i>	<i>\$ 134,999.09</i>	
<i>General Expenses</i>				
Insurance	\$ 3,428.00	\$ 285.64	\$ 1,428.20	42%
Employee Benefits	\$ 45,253.00	\$ 5,759.48	\$ 20,945.59	46%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 1,922.75	42%
<i>Total General Expenses</i>	<i>\$ 53,296.00</i>	<i>\$ 6,429.67</i>	<i>\$ 24,296.54</i>	
Total Expenses	\$ 350,982.00	\$ 41,369.43	\$ 159,295.63	45%
Surplus - (Deficit)	\$ 15,830.00	\$ (4,485.58)	\$ (7,233.90)	

Percent of Budget Month 5 of 12 42%

Vermilion Housing Authority
First Financial Bank - Authority Account
August 2023

Balance Sheet

Assets

111105 Cash	320,805.47
Total Assets	320,805.47

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,738.25
Current Year Operating - Gain/(Loss)	67.22
Total Liabilities & Equity	320,805.47

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	13.62	67.22
Other Income	0.00	0.00
Total Revenue	13.62	67.22
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	13.62	67.22

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
August 2023

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-23	\$	8,907.32	1.00%
April-23	\$	11,366.17	1.28%
May-23	\$	12,233.50	1.38%
June-23	\$	20,618.04	2.33%
July-23	\$	36,063.76	4.08%
August-23	\$	22,368.68	2.53%
September-23			0.00%
October-23			0.00%
November-23			0.00%
December-23			0.00%
January-24			0.00%
February-24			0.00%
March-24			0.00%

August 31, 2023

CAPITAL FUND 2020 - DANVILLE

Obligation Date: 3/25/2024
 Close Out Date: 3/25/2026

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2023 Obligation
Operations 1406	\$ 256,526.80	\$ -	\$ 256,526.80	\$ -	0.0%	\$ 256,526.80
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 6,496.13		\$ 6,496.13	\$ -		
Background Check Information	\$ 4,503.87		\$ 4,503.87	\$ -		
	\$ 11,000.00	\$ -	\$ 11,000.00	\$ -	0.0%	\$ 11,000.00
Administration 1410						
Administration Costs	\$ 128,263.40	\$ -	\$ 128,263.40	\$ -	0.0%	\$ 128,263.40
Non-Dwelling Interior 1480						
Replace Ceiling Tiles and Flooring - Merche Manor Hallways	\$ 146,890.99	\$ -	\$ 146,890.99	\$ -		
	\$ 146,890.99	\$ -	\$ 146,890.99	\$ -	0.0%	\$ 146,890.99
Dwelling Unit - Exterior 1480						
Window Replacement - Churchill Tower	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ 3,890.00		\$ 3,890.00	\$ -		
	\$ 3,890.00	\$ -	\$ 3,890.00	\$ -	\$ -	\$ 3,890.00
Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 11,036.78	\$ -	\$ 11,036.78	\$ -		
Roadway Patching	\$ 181,716.35	\$ -	\$ 148,127.00	\$ 33,589.35		
	\$ 192,753.13	\$ -	\$ 159,163.78	\$ 33,589.35	17.4%	\$ 159,163.78
Dwelling Unit - Demolition 1480						
Demolition and Relocation - Fair Oaks	\$ 550,458.68		\$ 550,458.68	\$ -		
	\$ 550,458.68	\$ -	\$ 550,458.68	\$ -	0.0%	\$ 550,458.68
Total	\$ 1,289,783.00	\$ -	\$ 1,256,193.65	\$ 33,589.35	2.6%	\$ 1,256,193.65

Percent Obligated 97.4%

CAPITAL FUND 2021 - Vermilion Housing Authority

Obligation Date: 2/22/2023
 Close Out Date: 2/22/2025

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2023 Obligation
Operations 1406	\$ 392,598.60		\$ 392,598.60	\$ -	0.0%	\$ 392,598.60
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 8,432.96	\$ 8,432.96	\$ 8,432.96	\$ -		\$ 8,432.96
Servellance System - Beeler, Fair Oaks, MerChe	\$ 133,664.53		\$ 106,078.19	\$ 27,586.34		\$ 133,664.53
Staff Training	\$ 12,203.77	\$ 3,300.00	\$ 12,203.77	\$ -		\$ 12,203.77
IT Improvements	\$ 30,772.06	\$ -	\$ 30,772.06	\$ -		\$ 30,772.06
Backround Check Information	\$ 4,926.68	\$ 531.31	\$ 4,926.68	\$ -		\$ 4,926.68
	\$ 190,000.00	\$ 12,264.27	\$ 162,413.66	\$ 27,586.34	14.5%	\$ 190,000.00
Administration 1410						
Administration Costs	\$ 40,000.00	\$ 18,000.00	\$ 18,000.00	\$ 22,000.00	55.0%	\$ 18,000.00
Contract Administration 1480						
A/E Services	\$ 109,305.86		\$ 50,277.02	\$ 59,028.84		\$ 109,305.86
	\$ 109,305.86	\$ -	\$ 50,277.02	\$ 59,028.84	54.0%	\$ 109,305.86
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ -	\$ -	\$ -	\$ -		
Replace Lock Sets - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Replace Sliding - Kennedy, Richie, Hubbard Trall, Hillcrest, Beeler	\$ 517,894.14	\$ 9,020.00	\$ 517,894.14	\$ -		\$ 517,894.14
Appliances - Boiler, Furnaces	\$ 146,688.82	\$ -	\$ 146,688.82	\$ -		\$ 146,688.82
Roof Replacement - Beeler, Fair Oaks	\$ 87,422.97	\$ 3,900.00	\$ 87,422.97	\$ -		\$ 87,422.97
Roof Painting - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	\$ 752,005.93	\$ 12,920.00	\$ 752,005.93	\$ -	0.0%	\$ 752,005.93
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ 15,597.10	\$ -	\$ 15,597.10	\$ -		\$ 15,597.10
Roadway Paving	\$ 1,100.00	\$ -	\$ 1,100.00	\$ -		\$ 1,100.00
Infrastructure Investment - Fair Oaks, Ramey	\$ -	\$ -	\$ -	\$ -		\$ -
Landscape Upgrades	\$ 41,678.37	\$ -	\$ 41,678.37	\$ -		\$ 41,678.37
	\$ 58,375.47	\$ -	\$ 58,375.47	\$ -	0.0%	\$ 58,375.47
Dwelling Unit - Demolition 1480						
Demolition - Fair Oaks, Ramey	\$ 420,707.14		\$ 420,707.14	\$ -		
	\$ 420,707.14	\$ -	\$ 420,707.14	\$ -	0.0%	\$ 420,707.14
Total	\$ 1,962,993.00	\$ 43,184.27	\$ 1,854,377.82	\$ 108,615.18	5.5%	\$ 1,940,993.00

Percent Obligated 98.9%

August 31, 2023

CAPITAL FUND 2022 - Vermilion Housing Authority

Obligation Date: 5/11/2024
Close Out Date: 5/11/2026

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2023 Obligation
Operations 1406	\$ 540,045.00	\$ 95,000.00	\$ 95,000.00	\$ 445,045.00	82.4%	\$ 95,000.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00		
Serveillance System	\$ 109,000.00	\$ -	\$ -	\$ 109,000.00		\$ 107,958.34
Staff Training	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		
IT Improvements	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		
Background Check Information	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00		
	\$ 171,000.00	\$ -	\$ -	\$ 171,000.00	100.0%	\$ 107,958.34
Administration 1410						
Administration Costs	\$ 196,299.30	\$ -	\$ -	\$ 196,299.30	100.0%	
Contract Administration 1480						
A/E Services	\$ 46,601.16	\$ -	\$ -	\$ 46,601.16		\$ 46,601.16
	\$ 46,601.16	\$ -	\$ -	\$ 46,601.16	100.0%	\$ 46,601.16
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 622,836.70	\$ -	\$ -	\$ 622,836.70		
Painting Community Room - Centennial Manor	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	\$ 647,836.70	\$ -	\$ -	\$ 647,836.70	\$ -	\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		
Roadway Paving/Curb Upgrades - Beeler	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		
Landscape Upgrades	\$ 23,398.84	\$ -	\$ -	\$ 23,398.84		
	\$ 58,398.84	\$ -	\$ -	\$ 58,398.84	100.0%	\$ -
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00		
	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	100.0%	\$ -
Total	\$ 2,160,181.00	\$ 95,000.00	\$ 95,000.00	\$ 2,065,181.00	95.6%	\$ 249,559.50

Percent Obligated 11.6%

ROSS Grant - Vermilion Housing Authority
ROSS211574
August 2023

Start Date: 6/1/2021
Close Out Date: 5/31/2024

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator	\$ 137,616.00	\$ 6,724.81	\$ 104,939.80	\$ 32,676.20	23.7%
Training Costs 1268					
Training Costs	\$ 6,000.00	\$ 542.89	\$ 5,190.79	\$ 809.21	
	\$ 6,000.00	\$ 542.89	\$ 5,190.79	\$ 809.21	13.5%
Administrative Costs 1868					
Administrative Costs	\$ 14,340.00	\$ 1,085.46	\$ 9,000.79	\$ 5,339.21	
	\$ 14,340.00	\$ 1,085.46	\$ 9,000.79	\$ 5,339.21	37.2%
Total	\$ 157,956.00	\$ 8,353.16	\$ 119,131.38	\$ 38,824.62	24.6%

Vermilion Housing Authority

AP Expenditures

August 2023

AHW LLC.	\$44.65
All Source LLC	\$276.08
Ameren Illinois	\$16,796.72
Angela D Hasbargen	\$1,072.50
Aqua Illinois Inc	\$14,410.32
B & D Sales And Service	\$614.22
Botts Locksmith	\$421.00
Brickyard Landfill - 4725	\$1,940.80
Brittany Savalick	\$614.22
Canady Laboratories, Inc.	\$900.00
Caveman's Tree Service	\$2,975.00
City of Danville	\$7,329.19
City of Hoopeston	\$3,317.02
Classique Sash & Door	\$209.76
Comcast Cable	\$574.55
Connor Company	\$183.60
Constellation NewEnergy, Inc.	\$657.22
CTS Computer Center	\$13,584.12
Danville Area Community College	\$663.00
Danville Tile and Drainage	\$417.00
Deborah A Wilson	\$200.00
DI Fire & Safety Inc.	\$310.70
Dial #1 HVAC for Service	\$2,863.00
Dines Machine & MFG	\$320.00
E & B Gifts and Awards	\$16.00
Fastenal	\$380.07
Frank's House Of Color Inc.	\$229.99
Freeman Exteriors	\$13,945.00
Georgetown Waterworks	\$3,160.76
Gibson Teldata, Inc.	\$37.86
Grainger, Inc	\$631.42
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$8,111.19
Health Alliance	\$33,659.17
Housing-Renewal & Local Agency Retirement	\$19,216.28
Huber & Mudd LLC	\$3,675.00
Illini FS	\$2,293.54
Illinois Landfill	\$247.13
Iroquois Federal	\$4,292,760.05
Jackie S Jackson	\$400.00
Johnson Controls	\$22,269.50
Kelly Printing Company Inc.	\$651.00
Kelly's Sign Shop	\$102.00
Kone Inc.	\$922.69
Lahne Lawncare	\$1,270.00
Latoz Hardware Inc.	\$15.49
Lowe's	\$8,684.28
Mahoney, Silverman & Cross,LLC	\$50.00
Marcus Jackson	\$715.00
Metissa Welker	\$118.50
Metropolitan Life Insurance Company	\$1,995.14
Midwest Specialists, LLC	\$38.00
Miller, Hall, & Triggs	\$167.50
Municipal Water Utility	\$230.00
Nakeisha R Roan	\$175.50
Nan Mckay & Associates Inc.	\$3,300.00
NUSO, LLC	\$351.92

Olympic Hardware	\$64.47
Online Information Services Inc.	\$653.95
Peerless Network	\$995.74
Petty Cash, Tamra Hartman Custodial	\$34.00
Quadient Finance USA, Inc	\$3,000.00
Quicklube Hoopeston	\$48.22
Quicklube South	\$135.76
Quill	\$1,735.18
Ready Rental	\$54.95
Republic Services #726	\$7,390.56
Rogers Supply Company Inc.	\$1,187.59
Santanna Energy Services	\$310.59
Spangler's Window Cleaning Services, LLC	\$500.00
Sparklight Business	\$641.37
Stuard & Associates, Inc. Elevator Consulting Services	\$420.00
Tamera Forthenberry	\$256.63
Terminix Company	\$7,122.00
The Lincoln National Life Insurance Co.	\$260.05
Trigard Memorials	\$8,700.80
Verizon Wireless	\$204.74
Village of Fairmount	\$211.50
Village of Rossville	\$677.19
Vision Service Plan	\$259.47
Wagner Communications Inc.	\$823.36
Watson Tire & Automotive Inc.	\$219.50
Watts Copy System	\$1,218.94
Total for all Vendors	4,527,773.21

Memorandum

TO: Board of Commissioners
FROM: Amber McCoy, Deputy Director
DATE: September 5, 2023
RE: Personnel Monthly Report for the Month of August 2023

1. The following personnel action was taken in August 2023:

John Pine – Maintenance Mechanic – Resigned

Steven Munck – Maintenance Technician – Terminated

2. Staff/Commissioners attended the following training through the Executive Office in August 2023:

NSPIRE for Public Housing
Danville, IL

Margaret Duncan, Gail Moore,
Samantha Bruens, and Kim Spangler

HUD VASH Process Improvement Workshop
Chicago, IL

Melissa Welker and Brittany Savalick

Global Leadership Summit
Danville, IL

Jaclyn Vinson, Amber McCoy, Doyle
Thompson, Brittany Savalick, Tamra
Hartman, Michele Pataki, Sherri
Schroeder, Kim Spangler, Jim Booher,
Melissa Welker, Meagan Morgan, Sue
Harden, Tamera Forthenberry, Gail
Moore, and Margaret Duncan

Illinois NAHRO Annual Conference
Danville, IL

Tamera Forthenberry
Resident Services Coordinator

Finding Your Protective Factors
Danville, IL

Tamera Forthenberry
Resident Services Coordinator



MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: September 18, 2023

RE: Beeler Terrace Parking Lot Improvement Project

We asked for quotes from three (3) companies to complete a scope of work including, overlaying the asphalt within the Beeler Terrace back parking lot area. This parking lot is currently asphalt with concrete curbs. The asphalt needs to be overlaid to help stabilize the surface and replace the aged asphalt that is present.

We received three (3) quotes for the work, as depicted below:

Company	Cost
Hesler Paving	\$26,000.00
Jodi's Asphalt	\$53,879.00

At this time we are recommending approval to accept the quote from Hesler Paving and Contracting, at a cost not to exceed \$26,000.00.

RESOLUTION NO. 2023-26

**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 the contract with Hesler Paving for Beeler Terrace parking lot improvement project not to exceed \$26,000.00; 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 the contract with Hesler Paving for Beeler Terrace parking lot improvement project not to exceed \$26,000.00.
- 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.

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 21st day of September, 2023.

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

CHANGE ORDER NO. 01**TASK ORDER NO.: 05****UNDER THE MASTER SERVICES AGREEMENT NO.: HUD 51915 dated 11/05/2021****FGI PROJECT NO.: 0211211.05**

This Change Order ("Change Order") is effective this 28 day of August in the year 2023, between Farnsworth Group, Inc. ("Farnsworth Group"), and Vermilion Housing Authority, ("Client"), under the Master Services Agreement ("Agreement") and Task Order referenced above between Farnsworth Group and Client.

All provisions of the Master Services Agreement and Task Order are incorporated into and made a part of this Change Order. No other provisions or conditions, oral or written, shall apply unless explicitly included, approved and accepted by both parties in writing. Any implied or stated terms and conditions which may be included in or attached to a subconsultant/subcontractor's proposal are expressly rejected and are null and void.

By signing this Change Order, Client agrees to the changes in connection with "Centennial Manor Metal Roof Replacement", hereinafter referred to as PROJECT.

The change to the scope of Farnsworth Group's services on this Change Order is as follows:

The existing paint finish on the metal mansard roofing panels on the north and south facades is flaking and peeling. This has left the base metal exposed in several areas. In February 2023, Farnsworth prepared bidding documents to recoat and restore the roofing. Unfortunately, the project resulted in no bids being submitted.

In response to no bids being submitted, VHA would like to rebid the project, but replace the metal panels in lieu of recoating them. All metal panels on the mansard roof, the metal coping, and the metal panels within the mansard roof recesses created by the top floor windows.

Farnsworth will prepare new bidding documents including drawings and specifications, distribute bidding documents to perspective contractors, conduct a pre-bid meeting, prepare any clarifications required during the bidding process, and conduct a bid opening.

The change to the estimated schedule for Farnsworth Group's services on this Change Order is as follows:

Upon your notice to proceed, we are prepared to begin work within 1-2 weeks. We anticipate the project taking approximately 3-4 weeks to complete design. The bidding process will take approximately 3 weeks to complete.

Client agrees to compensate Farnsworth Group for providing the above services and expenses on this Change Order as follows:

The change to the total Lump Sum fee for Farnsworth Group's services including estimated expenses on this Change Order is \$9,100.

Farnsworth Group and Client hereby agree to and accept the terms and conditions stated above.

FARNSWORTH GROUP, INC.



Signature

Scott Burge

Typed Name

Senior Architectural Manager

Title

August 28, 2023

Date

VERMILION HOUSING AUTHORITY

Signature

Jaclyn Vinson

Typed Name

Executive Director

Title

Date

RESOLUTION NO. 2023-27

**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 the contract with Farnsworth Group for Centennial Manor Metal Roof Replacement not to exceed \$9,100.00; 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 the contract with Farnsworth Group for Centennial Manor Metal Roof Replacement not to exceed \$9,100.00.
- 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.

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 21st day of September, 2023.

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