

# **Vermilion Housing Authority**



## **Board of Commissioners**

**March 21, 2024**

**Board Packet**



**Vermilion Housing Authority**

1607 Clyman Lane

Danville, IL 61832

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

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TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: March 14, 2024

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 21, 2024, at 5:00 p.m. at MerChe Manor Community Room, 723 Oak Street, Danville, Illinois.**



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 14, 2024

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, March 21, 2024 at 5:00 p.m. at MerChe Manor Community Room, 723 Oak Street, 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  
MER CHE MANOR COMMUNITY ROOM  
THURSDAY, MARCH 21, 2024  
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 January 18, 2024 - VHA Board Minutes (Pages 6-19)
6. Police Reports – January and February (Pages 20-23)
7. Department Reports:
  - (a) Public Housing – January and February (Pages 24-27)
  - (b) HCV – January and February (Pages 28-31)
  - (c) Finance – January and February (Pages 32-65)
  - (d) Personnel – January and February (Pages 66-67)
8. New Business [all the below items – roll call vote]
  - \* (a) Legal Services (Pages 68-70)
  - \* (b) Centennial Manor Roof (Pages 71-75)
  - \* (c) Lawn Care Services for Georgetown (Pages 76-78)
  - \* (d) Strip and Wax Floors at MerChe (Pages 79-81)
  - \* (e) Strip and Wax Floors at Churchill (Pages 82-84)
  - \* (f) Strip and Wax Floors at Centennial Manor (Pages 85-87)
  - \* (g) Interior Painting at Administration Building (Pages 88-90)

- \* (h) Community Room and Stairwell Painting at MerChe Manor (Pages 91-93)
- \* (i) Community Room and Stairwell Painting at Churchill Towers (Pages 94-96)
- \* (j) Fiscal Year 2025 Public Housing Budget Submission (Pages 97-99)
- \* (k) Fiscal Year 2025 HCV/Section 8 Budget Submission (Pages 100-102)
- \* (l) By-Laws (Pages 103-104)
- \* (m) Procurement Policy (Pages 105-106)
- \* (n) Maintenance Policy & Procedures (Pages 107-108)

9. Other Business

- (a) Camera Upgrades at MerChe Manor
- (b) Wiring Upgrade at Churchill Towers
- (c) Roofing Project at Fair Oaks
- (d) Coroner McFadden

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 April 18, 2024, at the Centennial Manor Community Room, 426 E. Honeywell, Hoopeston, IL. We will begin at 5:00 p.m.

MINUTES OF  
JANUARY 18, 2024  
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 18, 2024 at 5:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Vice Chairperson Boyd, those present and absent were:

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

Vice Chairperson Boyd called for any additions or deletions to item number 3 on the agenda. None were presented. Vice Chairperson Boyd then called for a motion to approve the agenda as presented. Commissioner McFadden moved that the agenda be approved as presented. Commissioner Tutton seconded the motion. Upon unanimous ayes, approval was granted.

Vice Chairperson Boyd opened the floor to public and resident comments, item number 4 on the agenda. None were presented.

Vice Chairperson Boyd asked for any additions or deletions to the minutes from the December 4, 2023 Regular Board Meeting item number 5 on the agenda. None were presented. Vice Chairperson Boyd stated that if there were no additions or corrections, she needs a motion to approve the minutes. Commissioner McFadden made a motion that the minutes from the December 4, 2023 Regular Board Meeting Minutes be approved. Commissioner Tutton seconded the motion. Upon unanimous ayes, approval was granted.

Vice Chairperson Boyd asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated she does have copies of the police reports.

Vice Chairperson Boyd 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 96% occupancy at all AMPs. She also went over the Ross Grant Report.

(b) **HCV/Section 8** – Brittany Savalick went over the December report. 26 new admissions and 5 terminations. Voucher count on December 1st was 499. A question and answer session followed.

(c) **Finance** – Jaclyn Vinson went over the Finance, TAR's and Expenditures report for December. Savings ratio cannot be exceeded so an additional payment was made to First Financial Bank on the Energy Performance Contract Loan in the amount of \$75,000.00 to ensure savings would not be recaptured. Actively working on high TAR's. A question and answer session followed.

(d) **Personnel** – Jaclyn Vinson went over the December report. A question and answer session followed.

Vice Chairperson Boyd asked if there were any other questions regarding the reports. None were presented.

Vice Chairperson Boyd asked for item number 8 on the agenda – Redden Roadway Improvement, Beeler Pavement Improvement, Parkview Court Asbestos Abatement, Centennial Manor Wiring Upgrade, Settlement Agreement and Release Bob Brown Construction, and PHA Annual Plan Update.

(a) **Redden Roadway Improvement** – Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. Commissioner McFadden asked if these were our roads and Mrs. Vinson confirmed that yes, they were. Vice Chairperson Boyd asked if there were any more questions. None were presented. Commissioner McFadden made a motion to approve the Redden Roadway Improvement. Commissioner Watson seconded it.

## **RESOLUTION NO. 2024-1**

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, the Authority to approve the contract with Midwest Asphalt for Redden Lane Roadway Improvement Project not to exceed \$46,478.00; 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 Midwest Asphalt for Redden Lane Roadway Improvement Project not to exceed \$46,478.00.
- 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.

Vice Chairperson Boyd called for a roll call vote to approve the Redden Roadway Improvement which produced the following:

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

Vice Chairperson Boyd there upon declared said motion carried.

**(b) Beeler Pavement Improvement** – Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. None were presented. Commissioner McFadden made a motion to approve the Beeler Pavement Improvement. Commissioner Tutton seconded it.

## **RESOLUTION NO. 2024-2**

### **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, the Authority to approve the contract with Midwest Asphalt for Beeler Terrace Concrete Improvement Project not to exceed \$10,600.00; 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 Midwest Asphalt for Beeler Terrace Concrete Improvement Project not to exceed \$10,600.00.

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.

Vice Chairperson Boyd called for a roll call vote to approve the Beeler Pavement Improvement which produced the following:

AYES: C. Boyd, H. Gurujal, V. McFadden, T. Tutton and C. Watson

NAYES: None  
ABSENT: P. O'Shaughnessy and D. Witzel

Vice Chairperson Boyd there upon declared said motion carried.

**(c) Parkview Court Asbestos Abatement** – Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. Commissioner McFadden asked about partial asbestos removal before and why wasn't all of it removed. Mrs. Vinson clarified that when the flooring was replaced before, it was a part of that scope to remove the asbestos, associated with the floor tiles and replace the floor tiles. Chairman O'Shaughnessy asked about the other bidder and the price. Mrs. Vinson stated that it was from M&O Environmental for \$221,000.00. Commissioner Watson asked if it was standard to take low bid. Mrs. Vinson went over the quote process. Vice Chairperson Boyd asked if there were any more questions. None were presented. Commissioner McFadden made a motion to approve the Parkview Court Asbestos Abatement. Commissioner Tutton seconded it.

### **RESOLUTION NO. 2024-3**

**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, the Authority to approve the contract with Triple A Asbestos's for Parkview Court Asbestos Removal not to exceed \$214,000.00; 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 Triple A Asbestos's for Parkview Court Asbestos Removal not to exceed \$214,000.00.

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.

Vice Chairperson Boyd called for a roll call vote to approve the Parkview Court Asbestos Abatement which produced the following:

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

Vice Chairperson Boyd there upon declared said motion carried.

**(d) Centennial Manor Wiring Upgrade** – Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. Commissioner McFadden asked how many units there are in Centennial Manor. Mrs. Vinson stated 63. Commissioner McFadden stated that’s right around \$900.00 per unit. Chairman O’Shaughnessy asked if we pay for the resident’s monthly services. Mrs. Vinson stated the tenant is responsible to pay for their own internet and television. Vice Chairperson Boyd asked if there were any more questions. None were presented. Commissioner Tutton made a motion to approve the Centennial Manor Wiring Upgrade. Commissioner Watson seconded it.

#### **RESOLUTION NO. 2024-4**

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 the contract with RD Enterprises for Centennial Manor Wiring Upgrades not to exceed \$56,100.00; 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 herein above set forth are adopted and found to be true.

Section 2. Approval of the contract with RD Enterprises for Centennial Manor Wiring Upgrades not to exceed \$56,100.00.

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.

Vice Chairperson Boyd called for a roll call vote to approve the Centennial Manor Wiring Upgrade which produced the following:

AYES: C. Boyd, V. McFadden, T. Tutton and C. Watson

NAYES: H. Gurujal

ABSENT: P. O'Shaughnessy and D. Witzel

Vice Chairperson Boyd there upon declared said motion carried.

**(e) Settlement Agreement and Release Bob Brown Construction**— Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. Commissioner Gurujal clarified with Mrs. Vinson that we were paying Bob Brown \$40,000.00. Mrs. Vinson stated that we pay the \$40,000.00 or continue litigation which will result in more legal fees. Chairman O'Shaughnessy shared his insights. Vice Chairperson Boyd asked if there were any more questions. None were presented. Commissioner McFadden made a motion to approve the Settlement Agreement and Release Bob Brown Construction. Commissioner Watson seconded it.

**RESOLUTION NO. 2024-5**

**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**, Bob Brown Construction Inc. filed a lawsuit alleging breach of contract against the Authority and the Authority filed a counter claim, which are pending in Circuit Court of Vermilion County, Illinois, case No. 22-LA-26 and the parties have negotiated a settlement wherein all claims and counterclaims will be dismissed with prejudice and the Authority shall pay \$40,000 to Bob Brown Construction, Inc. and a proposed Settlement Agreement and Release is attached and recommended for approval; 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 Settlement Agreement and Release with Bob Brown Construction, Inc. and payment of \$40,000. to Bob Brown Construction, Inc. The Executive Director or other officers are authorized to execute the Settlement Agreement and Release and take all other reasonable steps necessary to accomplish the goals of this Resolution.

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.

Vice Chairperson Boyd called for a roll call vote to approve the Settlement Agreement and Release Bob Brown Construction which produced the following:

AYES: C. Boyd, V. McFadden, T. Tutton and C. Watson  
NAYES: H. Gurujal  
ABSENT: P. O'Shaughnessy and D. Witzel

Vice Chairperson Boyd there upon declared said motion carried.

**(f) PHA Annual Plan Update** – Mrs. Vinson went over the proposal. Vice Chairperson Boyd asked if there were any questions. None were presented. Commissioner McFadden made a motion to approve the PHA Annual Plan Update. Commissioner Watson seconded it.

#### **RESOLUTION NO. 2024-6**

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, the Authority 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.

Vice Chairperson Boyd called for a roll call vote to approve the PHA Annual Plan Update which produced the following:

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

Vice Chairperson Boyd there upon declared said motion carried.

Vice Chairperson Boyd 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.
- (b) **Procurement Policy – First Read** – Mrs. Vinson stated this is a first read. Mrs. Vinson stated Management Resource Group wrote the policy to ensure compliance. A question and answer session followed.
- (c) **Maintenance Policy & Procedures – First Read** – Mrs. Vinson stated this is a first read and all changes are highlighted in yellow. A question and answer session followed.
- (d) **By-Laws – First Read** – Mrs. Vinson stated this is a first read and all changes are highlighted in yellow. A question and answer session followed.
- (e) **Energy Performance Contract Annual Savings Measurement Payment** – Mrs. Vinson went over the energy performance contract and annual savings measurement payment.
- (f) **Property Discussion** – Mrs. Vinson went over the appraisals for both properties and the dialogues that took place. A question and answer session followed.

Vice Chairperson Boyd 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.

Vice Chairperson Boyd asked for item 11 on the agenda - Chairman/Commissioner Comments. Chairman O'Shaughnessy stated that Vice Chairperson Boyd did a wonderful job with the meeting.

Vice Chairperson Boyd stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner McFadden made the motion to adjourn. Commissioner Tutton seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:56pm.

\_\_\_\_\_ 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

[illegible]

\*Year to Date Comparisons on Next Page

	FY 2024	FY 2023		FY 2024	FY 2023		
<b>Total Police Calls</b>			<b>YTD Police:</b>	95	77		<b>2024</b>
March:		9				FO-7/BT-2	<b>2023</b>
February:		10				FO-7/BT-2/MC-1	
January:	10	6				FO-4/MC-2	
December:	10	9				FO-5/BT-2/CH-1/CM-1	
November:	9	9				FO-4/MC-4/MCT-1	
October:	13	11				FO-4/BT-1/MC-5/CH-1	
September:	10	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	

				FY 2024	FY 2023	
<b>Total Calls for the Month:</b>	10		<b>YTD Calls:</b>	95	77	

FO - Fair Oaks  
BT - Beeleer Terrace  
MC - Mer Che  
CH - Churchill  
MCT - Madison Court  
CM - Centennial Manor  
PVC - Parkway Court  
KC - Kennedy Court  
\*Includes County Properties as well

## VHA - Police Reports - February 2024

[illegible]



Monthly Occupancy January 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	151	159	95%
AMP 102-Beeler, Churchill, Madison Ct.			
	108	108	100%
AMP 103- Mer Che			
	90	93	97%
AMP 104- County Sites			
	129	136	95%
GRAND TOTAL THIS MONTH	478	496	96%
GRAND TOTAL LAST MONTH	489	495	99%



Monthly Occupancy February 2024

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	152	159	96%
AMP 102-Beeler, Churchill, Madison Ct.			
	107	107	100%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	133	136	98%
GRAND TOTAL THIS MONTH	485	495	98%
GRAND TOTAL LAST MONTH	478	496	96%

## **JANUARY 2024 Board Report**

### **Resident Opportunity & Self Sufficiency (ROSS)**

#### **Meetings:**

- Birth to Five
- Project Success
- VHA Housing Operations
- Continuum of Care
- American Jobs Center Roundtable
- Step Up
- DACC Area Planning Council

#### **Trainings:**

- ROSS Networking

#### **Referrals:**

- Referrals made to Community Organizations/Services
  - Fair Hope – Children’s clothing
  - East Central Illinois Community Action – SNAP Funding (this program assists individuals and families receiving SNAP, Medicaid benefits who experience barriers to gaining employment or are at risk of homelessness – barrier reduction support.

#### **Program:**

- Appointments:
  - 1 – Mer Che/Assessment (1 scheduled)
  - 1 – Beeler/Re-Assessments (3 scheduled)
  - 1 – Hillcrest/ Re-Assessment (1 scheduled)
  - 0 – Madison Court/RE-Assessment (2 scheduled)
  - 1 – Northridge Court/Re-Assessment (1 scheduled)
  - 7 – Centennial Manor/Re-Assessment (11 scheduled)
  - 3 – Fair Oaks/Re-Assessment (8 scheduled)

#### **Other:**

- DACC New Year, New You Event/VHA Resource



## **FEBRUARY 2024 Board Report**

### **Resident Opportunity & Self Sufficiency (ROSS)**

#### **Meetings:**

- ROSS Networking
- AMBUS meeting
- United Way Board meeting
- Danville LAN
- Survivor Resource

#### **Trainings:**

- No trainings in February

#### **Program:**

- ROSS assessments/reassessments
  - Fair Oaks 8 - schedules/0 attended
  - Churchill Towers – 19 scheduled/5 attended
  - Mer Che Manor – 10 scheduled/7 attended
  - Beeler Terrace - 3 scheduled/1 attended
  - Kennedy Court – 2 scheduled/0 attended
  - Richie Manor – 2 scheduled/2 attended
- Appointments
  - 5 Centennial Manor
  - 1 Fair Oaks
  - Meet & Greet - Kennedy Court and Richie Manor

#### **Referrals:**

- Referrals made to community organizations/services
  - 1 – Social Security
  - 4 – DACC Adult Education
  - 2 DACC Secondary Education
  - 1 – American Jobs Center
  - Safe-Link phone service

## Housing Choice Voucher January 2024 Board Report

### UTILIZATION

- New Admissions: 13 (and counting)
- Terminations: 3
  - 1- Deceased
  - 1- Non-compliance with program requirements
  - 1- Voluntary

### PROGRAM UPDATE:

16 vouchers were issued to families coming from the HCV waiting list in the month of January. The HCV waiting list opened again in January. We collected approximately 440 applications. A tentative calendar for 2024 has been created to ensure growth in the HCV Program.

		2023	2024								Total
Mon.		FUP	Reg.	DEMO II	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	
1	426	7	385	9	3	43	57	8	1	7	520
2	440										
3	451										
4	461										
5	467										
6	468										
7	468										
8	464										
9	464										
10	463										
11	473										
12	499										
<b>Grand Total</b>	<b>5544</b>	<b>7</b>	<b>385</b>	<b>9</b>	<b>3</b>	<b>43</b>	<b>57</b>	<b>8</b>	<b>1</b>	<b>7</b>	<b>520</b>

\*Totals reflect retroactive terminations and lease ups as of 1<sup>st</sup> 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%
AUG	916	464	51%
SEP	916	465	51%
OCT	916	446	51%
NOV	916	474	52%
DEC	916	499	54%
YTD	10,922	5,557	51%

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
AUG	\$234,210	\$252,414	108%	\$544
SEP	\$234,21	\$251,4847	107%	\$540.83
OCT	\$227,841	\$252,496	111%	\$544.17
NOV	\$227,841	\$264,520	116%	\$558.06
DEC	\$227,841	\$276,357	121%	\$553.82
YTD	\$2,806,775	\$2,970,155	106%	\$534.49

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

## Housing Choice Voucher February 2024 Board Report

### UTILIZATION

- New Admissions: 20
- Terminations: 7
  - 1- Deceased
  - 4- Non-compliance with program requirements
  - 1- Voluntary
  - 1- Over Income- 180 Days

### PROGRAM UPDATE:

17 vouchers were issued to families coming from the HCV waiting list in the month of February. The HCV waiting list opened again in January. We continue to be strategic in our approach to growing this program.

		2023	2024								Total
Mon.		FUP	Reg.	DEMO II	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	
1	426	7	385	9	3	43	57	8	1	7	520
2	440	7	395	8	3	42	57	8	1	7	528
3	451										
4	461										
5	467										
6	468										
7	468										
8	464										
9	464										
10	463										
11	473										
12	499										
<b>Grand Total</b>	<b>5544</b>	<b>14</b>	<b>780</b>	<b>17</b>	<b>6</b>	<b>85</b>	<b>114</b>	<b>16</b>	<b>2</b>	<b>14</b>	<b>1048</b>

\*Totals reflect retroactive terminations and lease ups as of 1<sup>st</sup> 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	520	57%
FEB			
MAR			
APR			
MAY			
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD			

Month	ABA	HAP	BA Utilization	PUC
JAN	\$253,944	\$285,355	112%	\$548.76
FEB				
MAR				
APR				
MAY				
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD				

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:** February 7, 2024  
**Re:** Finance Report

**Public Housing Operating Fund**

	January 2024	FY 24 YTD
COCC	\$13,912.80	\$56,623.62
AMP 101	(\$34,055.77)	\$461,676.16
AMP 102	\$41,397.67	\$153,049.25
AMP 103	\$43,151.47	\$137,345.61
AMP 104	\$49,810.86	\$169,627.53
Total	\$114,217.03	\$978,322.17

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a loss of **\$1,223.93** for the month and an overall gain of **\$8,151.23** for the year.

**Public Housing Capital Fund**

Capital Fund 2021, VHA, funds were drawn down in the amount of **\$17,828.69**.

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$281,960.83**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$9,568.94**.

**Notable AP Expenditures**

Bob Brown	\$40,000.00	Settlement Agreement.
First Financial Bank	\$102,979.00	EPC Loan Payment.
Farnsworth	\$17,828.69	A&E Fair Oaks Renovation.
S.E.A. Group	\$23,300.00	Mer Che Cameras Progress Payment.
	\$640.00	Fair Oaks Cameras.

**ROSS Grant Funding**

ROSS funds were drawn down in the amount of \$4,919.84.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have decreased in total to \$27,441.44.



# Vermilion Housing Authority

## Balance Sheet - Detail

Reporting for periods as of 1/31/2024

<u>Assets</u>	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,147,318.05	5,147,318.05	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	289,033.66
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	440.22	(4,744,403.97)	3,217,469.89	334,965.77	254,527.63	937,880.90	(440.22)
112200 AR Tenants	27,441.44	0.00	13,701.44	4,305.75	5,903.75	3,530.50	178,012.74
112265 Allow Doubtful A	(2,346.05)	0.00	(738.80)	(796.25)	(645.00)	(166.00)	(178,012.74)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	68,482.97	68,482.97	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	183,826.34	602.25	60,286.78	34,335.82	28,885.03	59,716.46	4,100.41
121102 Prepaid Soft	29,309.77	0.00	12,694.38	4,989.18	3,491.12	8,135.09	3,256.65
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	291.63
140001 Vehicles	413,741.18	0.00	256,162.68	56,319.00	18,492.00	82,767.50	23,073.00
140002 Equipment	1,051,328.19	111,829.56	434,470.70	180,731.72	33,047.71	291,248.50	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	(40,718,262.90)	(1,270,524.42)	(13,610,554.62)	(11,881,684.03)	(5,014,226.70)	(8,941,273.13)	(17,689.30)
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
<b>Total Assets</b>	<b>\$ 14,049,377.93</b>	<b>\$ 529,809.86</b>	<b>\$ 5,890,835.61</b>	<b>\$ 2,177,065.58</b>	<b>\$ 1,712,114.98</b>	<b>\$ 3,739,551.90</b>	<b>\$ 301,625.83</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	59,824.00	0.00	22,650.00	9,599.00	4,300.00	23,275.00	0.00
211704 Health Ins	(38,279.46)	(38,279.46)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,739.05)	(2,739.05)	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	2,001.60	2,001.60	0.00	0.00	0.00	0.00	0.00
211717 Garnishments	(57.63)	(57.63)	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	(504.52)	(504.52)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(312.09)	(312.09)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	858.24	858.24	0.00	0.00	0.00	0.00	0.00
211906 Res Training	8,866.57	0.00	554.12	874.18	4,027.22	3,411.05	0.00
211913 Scrap	908.75	908.75	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	28,842.11	0.00	12,978.91	8,652.65	7,210.55	0.00	0.00
213302 EPC Replace	3,886.69	0.00	2,442.14	98.90	1,345.65	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	12,672.43	0.00	3,168.36	1,957.45	1,088.36	6,458.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,324,728.58	0.00	596,127.85	397,418.59	331,182.14	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,426,642.02</b>	<b>\$ (31,268.59)</b>	<b>\$ 644,411.76</b>	<b>\$ 422,837.99</b>	<b>\$ 352,197.81</b>	<b>\$ 38,463.05</b>	<b>\$ 2,968.42</b>
<b>Equity</b>							
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	13,502.36
<b>Total</b>	<b>\$ 11,644,443.74</b>	<b>\$ 504,454.83</b>	<b>\$ 4,784,777.69</b>	<b>\$ 1,601,178.34</b>	<b>\$ 1,222,571.56</b>	<b>\$ 3,531,461.32</b>	<b>\$ 282,207.18</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 8,299.00
Current Year Oper +/-	\$ 978,292.17	\$ 56,623.62	\$ 461,646.16	\$ 153,049.25	\$ 137,345.61	\$ 169,627.53	\$ 8,151.23
<b>Current Year Net Assets</b>	<b>\$ 978,292.17</b>	<b>\$ 56,623.62</b>	<b>\$ 461,646.16</b>	<b>\$ 153,049.25</b>	<b>\$ 137,345.61</b>	<b>\$ 169,627.53</b>	<b>\$ 16,450.23</b>
<b>Total Equity</b>	<b>\$ 12,622,735.91</b>	<b>\$ 561,078.45</b>	<b>\$ 5,246,423.85</b>	<b>\$ 1,754,227.59</b>	<b>\$ 1,359,917.17</b>	<b>\$ 3,701,088.85</b>	<b>\$ 298,657.41</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 14,049,377.93</b>	<b>\$ 529,809.86</b>	<b>\$ 5,890,835.61</b>	<b>\$ 2,177,065.58</b>	<b>\$ 1,712,114.98</b>	<b>\$ 3,739,551.90</b>	<b>\$ 301,625.83</b>

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
**January 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 867,356.00	\$ 72,570.22	\$ 756,182.66	87%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 68,896.00	\$ 24,619.08	\$ 157,877.22	229%
Other Income	\$ 826,361.00	\$ 263,430.23	\$ 722,446.04	87%
Subsidy	\$ 2,731,681.00	\$ 184,839.00	\$ 2,834,879.00	104%
<b>Total Revenue</b>	<b>\$ 4,494,294.00</b>	<b>\$ 545,458.53</b>	<b>\$ 4,471,384.92</b>	<b>99%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 714,839.00	\$ 47,700.38	\$ 553,003.25	77%
Legal	\$ 51,988.00	\$ 42,120.00	\$ 58,316.65	112%
PBA Mngt. Exp.	\$ -	\$ (10,315.50)	\$ (93,658.50)	0%
Mileage/Travel/Training	\$ 11,737.00	\$ 3,676.08	\$ 14,365.36	122%
Other Administrative Exp	\$ 108,017.00	\$ 5,784.61	\$ 85,104.26	79%
<i>Total Administrative Expense</i>	<i>\$ 886,581.00</i>	<i>\$ 88,965.57</i>	<i>\$ 617,131.02</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,635.00	\$ 953.38	\$ 10,385.53	82%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,635.00</i>	<i>\$ 953.38</i>	<i>\$ 10,385.53</i>	
<i>Total Utility Expenses</i>	<i>\$ 605,824.00</i>	<i>\$ 54,038.13</i>	<i>\$ 533,367.09</i>	<i>88%</i>
<i>Maintenance</i>				
Salaries	\$ 700,990.00	\$ 52,753.61	\$ 544,548.58	78%
Materials	\$ 240,190.00	\$ 25,734.56	\$ 256,857.65	107%
Contracts	\$ 487,026.00	\$ 52,605.47	\$ 419,689.18	86%
<i>Total Maintenance Expenses</i>	<i>\$ 1,428,206.00</i>	<i>\$ 131,093.64</i>	<i>\$ 1,221,095.41</i>	
<i>General Expenses</i>				
Insurance	\$ 174,284.00	\$ 16,711.50	\$ 147,551.71	85%
Employee Benefits	\$ 709,587.00	\$ 50,200.39	\$ 515,622.43	73%
Depreciation Expense	\$ 292,166.00	\$ 26,990.34	\$ 264,282.10	90%
PILOT	\$ 28,083.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ (1,500.00)	0%
Collection Losses	\$ 143,836.00	\$ 19,060.07	\$ 72,505.92	50%
Energy Perf Cont Expense	\$ 140,974.00	\$ 43,228.48	\$ 112,621.54	80%
<i>Total General Expenses</i>	<i>\$ 1,498,930.00</i>	<i>\$ 156,190.78</i>	<i>\$ 1,111,083.70</i>	
<b>Total Expenses</b>	<b>\$ 4,432,176.00</b>	<b>\$ 431,241.50</b>	<b>\$ 3,493,062.75</b>	<b>79%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 62,118.00</b>	<b>\$ 114,217.03</b>	<b>\$ 978,322.17</b>	

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**January 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -			0%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ -			0%
Other Income	\$ 196,431.00	\$ 56,299.00	\$ 105,223.00	54%
Subsidy	\$ -			0%
<b>Total Revenue</b>	<b>\$ 196,431.00</b>	<b>\$ 56,299.00</b>	<b>\$ 105,223.00</b>	<b>54%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 335,156.00	\$ 27,339.69	\$ 287,131.03	86%
Legal	\$ 40,523.00	\$ 42,120.00	\$ 53,136.65	131%
PBA Mngt. Exp.	\$ (466,318.00)	\$ (49,453.00)	\$ (492,163.50)	106%
Mileage/Travel/Training	\$ 11,497.00	\$ 3,576.79	\$ 13,205.94	115%
Other Administrative Exp	\$ 19,504.00	\$ 1,762.49	\$ 13,784.97	71%
<i>Total Administrative Expense</i>	<i>\$ (59,638.00)</i>	<i>\$ 25,345.97</i>	<i>\$ (124,904.91)</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>\$ 1,739.59</i>	<i>\$ 16,694.28</i>	<i>74%</i>
<i>Maintenance</i>				
Salaries	\$ -			0%
Materials	\$ 600.00	\$ -	\$ 14.04	2%
Contracts	\$ 56,595.00	\$ 2,085.51	\$ 24,108.56	43%
<i>Total Maintenance Expenses</i>	<i>\$ 57,195.00</i>	<i>\$ 2,085.51</i>	<i>\$ 24,122.60</i>	
<i>General Expenses</i>				
Insurance	\$ 546.00	\$ 54.75	\$ 464.25	85%
Employee Benefits	\$ 155,872.00	\$ 12,947.40	\$ 130,093.36	83%
Depreciation Expense	\$ -	\$ 212.98	\$ 2,129.80	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>\$ 13,215.13</i>	<i>\$ 132,687.41</i>	
<b>Total Expenses</b>	<b>\$ 176,597.00</b>	<b>\$ 42,386.20</b>	<b>\$ 48,599.38</b>	<b>28%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 19,834.00</b>	<b>\$ 13,912.80</b>	<b>\$ 56,623.62</b>	<b>285%</b>

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Fair Oaks AMP 101**  
**January 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 127,552.00	\$ 7,446.22	\$ 108,101.75	85%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 20,669.00	\$ 7,385.41	\$ 47,362.86	229%
Other Income	\$ 63,471.00	\$ 13,979.75	\$ 52,067.98	82%
Subsidy	\$ 1,381,522.00	\$ 87,234.00	\$ 1,460,866.00	106%
<b>Total Revenue</b>	<b>\$ 1,593,214.00</b>	<b>\$ 116,045.38</b>	<b>\$ 1,668,398.59</b>	<b>105%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 108,080.00	\$ 7,528.19	\$ 83,732.70	77%
Legal	\$ 9,229.00	\$ -	\$ 2,078.00	23%
PBA Mngt. Exp.	\$ 144,460.00	\$ 11,470.00	\$ 118,962.50	82%
Mileage/Travel/Training	\$ -	\$ -	\$ 15.00	0%
Other Administrative Exp	\$ 25,005.00	\$ 1,223.60	\$ 18,672.51	75%
<i>Total Administrative Expense</i>	<i>\$ 286,774.00</i>	<i>\$ 20,221.79</i>	<i>\$ 223,460.71</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,610.00	\$ 282.75	\$ 2,996.01	83%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,610.00</i>	<i>\$ 282.75</i>	<i>\$ 2,996.01</i>	
<i>Total Utility Expenses</i>	<i>\$ 166,369.00</i>	<i>\$ 16,516.36</i>	<i>\$ 156,218.36</i>	<i>94%</i>
<i>Maintenance</i>				
Salaries	\$ 298,272.00	\$ 19,910.35	\$ 207,173.15	69%
Materials	\$ 134,830.00	\$ 14,072.11	\$ 139,548.66	103%
Contracts	\$ 164,002.00	\$ 19,832.98	\$ 119,187.18	73%
<i>Total Maintenance Expenses</i>	<i>\$ 597,104.00</i>	<i>\$ 53,815.44</i>	<i>\$ 465,908.99</i>	
<i>General Expenses</i>				
Insurance	\$ 57,285.00	\$ 5,480.62	\$ 48,704.64	85%
Employee Benefits	\$ 194,223.00	\$ 12,441.13	\$ 126,541.80	65%
Depreciation Expense	\$ 108,108.00	\$ 10,527.85	\$ 103,411.88	96%
PILOT	\$ -			0%
Casualty Losses	\$ 10,000.00		\$ (500.00)	0%
Collection Losses	\$ 93,572.00	\$ 11,362.40	\$ 29,658.91	32%
Energy Perf Cont Expense	\$ 65,002.00	\$ 19,452.81	\$ 50,321.13	77%
<i>Total General Expenses</i>	<i>\$ 528,190.00</i>	<i>\$ 59,264.81</i>	<i>\$ 358,138.36</i>	
<b>Total Expenses</b>	<b>\$ 1,582,047.00</b>	<b>\$ 150,101.15</b>	<b>\$ 1,206,722.43</b>	<b>76%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 11,167.00</b>	<b>\$ (34,055.77)</b>	<b>\$ 461,676.16</b>	

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102**  
**January 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 218,508.00	\$ 18,777.00	\$ 189,091.05	87%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 13,779.00	\$ 4,924.13	\$ 31,575.76	229%
Other Income	\$ 199,222.00	\$ 63,166.26	\$ 199,793.39	100%
Subsidy	\$ 428,742.00	\$ 31,002.00	\$ 448,533.00	105%
<b>Total Revenue</b>	<b>\$ 860,251.00</b>	<b>\$ 117,869.39</b>	<b>\$ 868,993.20</b>	<b>101%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 88,048.00	\$ 1,215.54	\$ 51,534.25	59%
Legal	\$ 436.00	\$ -	\$ 732.00	168%
PBA Mngt. Exp.	\$ 100,285.00	\$ 8,215.00	\$ 82,460.00	82%
Mileage/Travel/Training	\$ 20.00	\$ 10.21	\$ 61.53	0%
Other Administrative Exp	\$ 18,483.00	\$ 718.21	\$ 16,552.52	90%
<i>Total Administrative Expense</i>	<i>\$ 207,272.00</i>	<i>\$ 10,158.96</i>	<i>\$ 151,340.30</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,565.00	\$ 193.94	\$ 2,116.52	83%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,565.00</i>	<i>\$ 193.94</i>	<i>\$ 2,116.52</i>	
<i>Total Utility Expenses</i>	<i>\$ 128,065.00</i>	<i>\$ 11,085.80</i>	<i>\$ 122,365.66</i>	<i>96%</i>
<i>Maintenance</i>				
Salaries	\$ 107,119.00	\$ 8,568.89	\$ 88,200.85	82%
Materials	\$ 30,030.00	\$ 5,061.96	\$ 32,099.47	107%
Contracts	\$ 75,432.00	\$ 9,865.40	\$ 81,276.92	108%
<i>Total Maintenance Expenses</i>	<i>\$ 212,581.00</i>	<i>\$ 23,496.25</i>	<i>\$ 201,577.24</i>	
<i>General Expenses</i>				
Insurance	\$ 32,796.00	\$ 3,121.44	\$ 27,987.60	85%
Employee Benefits	\$ 110,438.00	\$ 6,014.24	\$ 77,592.04	70%
Depreciation Expense	\$ 96,882.00	\$ 9,012.21	\$ 86,367.42	89%
PILOT	\$ 7,582.00			0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 10,932.00	\$ 420.33	\$ 12,631.41	116%
Energy Perf Cont Expense	\$ 41,510.00	\$ 12,968.55	\$ 33,965.76	82%
<i>Total General Expenses</i>	<i>\$ 300,140.00</i>	<i>\$ 31,536.77</i>	<i>\$ 238,544.23</i>	
<b>Total Expenses</b>	<b>\$ 850,623.00</b>	<b>\$ 76,471.72</b>	<b>\$ 715,943.95</b>	<b>84%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 9,628.00</b>	<b>\$ 41,397.67</b>	<b>\$ 153,049.25</b>	

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**January 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 191,852.00	\$ 16,458.00	\$ 161,702.26	84%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 11,712.00	\$ 4,185.25	\$ 26,839.12	229%
Other Income	\$ 189,745.00	\$ 65,499.51	\$ 191,674.40	101%
Subsidy	\$ 296,410.00	\$ 21,556.00	\$ 302,708.00	102%
<b>Total Revenue</b>	<b>\$ 689,719.00</b>	<b>\$ 107,698.76</b>	<b>\$ 682,923.78</b>	<b>99%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 74,606.00	\$ 3,446.64	\$ 42,710.87	57%
Legal	\$ 665.00	\$ -	\$ 2,297.20	345%
PBA Mngt. Exp.	\$ 86,413.00	\$ 6,975.00	\$ 70,215.00	81%
Mileage/Travel/Training	\$ 20.00	\$ 18.86	\$ 53.76	0%
Other Administrative Exp	\$ 18,477.00	\$ 604.30	\$ 13,361.81	72%
<i>Total Administrative Expense</i>	<i>\$ 180,181.00</i>	<i>\$ 11,044.80</i>	<i>\$ 128,638.64</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 166.75	\$ 1,794.71	82%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 166.75</i>	<i>\$ 1,794.71</i>	
<i>Total Utility Expenses</i>	<i>\$ 116,019.00</i>	<i>\$ 9,671.02</i>	<i>\$ 90,274.27</i>	<i>78%</i>
<i>Maintenance</i>				
Salaries	\$ 85,741.00	\$ 8,146.21	\$ 72,690.54	85%
Materials	\$ 29,298.00	\$ 2,135.99	\$ 18,413.64	63%
Contracts	\$ 54,468.00	\$ 5,502.77	\$ 74,256.71	136%
<i>Total Maintenance Expenses</i>	<i>\$ 169,507.00</i>	<i>\$ 15,784.97</i>	<i>\$ 165,360.89</i>	
<i>General Expenses</i>				
Insurance	\$ 28,054.00	\$ 2,625.92	\$ 23,666.27	84%
Employee Benefits	\$ 81,636.00	\$ 5,777.20	\$ 52,738.72	65%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 40,367.70	83%
PILOT	\$ 6,459.00			0%
Casualty Losses	\$ -			0%
Collection Losses	\$ 12,817.00	\$ 4,632.74	\$ 14,402.32	112%
Energy Perf Cont Expense	\$ 34,462.00	\$ 10,807.12	\$ 28,334.65	82%
<i>Total General Expenses</i>	<i>\$ 211,869.00</i>	<i>\$ 27,879.75</i>	<i>\$ 159,509.66</i>	
<b>Total Expenses</b>	<b>\$ 679,761.00</b>	<b>\$ 64,547.29</b>	<b>\$ 545,578.17</b>	<b>80%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 9,958.00</b>	<b>\$ 43,151.47</b>	<b>\$ 137,345.61</b>	

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - County Properties AMP 104**  
**January 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 329,444.00	\$ 29,889.00	\$ 297,287.60	90%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 22,736.00	\$ 8,124.29	\$ 52,099.48	229%
Other Income	\$ 177,492.00	\$ 64,485.71	\$ 173,687.27	98%
Subsidy	\$ 625,007.00	\$ 45,047.00	\$ 622,772.00	100%
<b>Total Revenue</b>	<b>\$ 1,154,679.00</b>	<b>\$ 147,546.00</b>	<b>\$ 1,145,846.35</b>	<b>99%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 108,949.00	\$ 8,170.32	\$ 87,894.40	81%
Legal	\$ 1,135.00	\$ -	\$ 72.80	6%
PBA Mngt. Exp.	\$ 135,160.00	\$ 12,477.50	\$ 126,867.50	94%
Mileage/Travel/Training	\$ 200.00	\$ 70.22	\$ 1,029.13	0%
Other Administrative Exp	\$ 26,548.00	\$ 1,476.01	\$ 22,732.45	86%
<i>Total Administrative Expense</i>	<i>\$ 271,992.00</i>	<i>\$ 22,194.05</i>	<i>\$ 238,596.28</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,275.00	\$ 309.94	\$ 3,478.29	81%
<i>Total Tenant Services Expenses</i>	<i>\$ 4,275.00</i>	<i>\$ 309.94</i>	<i>\$ 3,478.29</i>	
<i>Total Utility Expenses</i>	<i>\$ 172,749.00</i>	<i>\$ 15,025.36</i>	<i>\$ 147,814.52</i>	<i>86%</i>
<i>Maintenance</i>				
Salaries	\$ 209,858.00	\$ 16,128.16	\$ 176,484.04	84%
Materials	\$ 45,432.00	\$ 4,464.50	\$ 66,781.84	147%
Contracts	\$ 136,529.00	\$ 15,318.81	\$ 120,859.81	89%
<i>Total Maintenance Expenses</i>	<i>\$ 391,819.00</i>	<i>\$ 35,911.47</i>	<i>\$ 364,125.69</i>	
<i>General Expenses</i>				
Insurance	\$ 55,603.00	\$ 5,428.77	\$ 46,728.95	84%
Employee Benefits	\$ 167,418.00	\$ 13,020.42	\$ 128,656.51	77%
Depreciation Expense	\$ 38,735.00	\$ 3,200.53	\$ 32,005.30	83%
PILOT	\$ 14,042.00			0%
Casualty Losses		\$ -	\$ (1,000.00)	0%
Collection Losses	\$ 26,515.00	\$ 2,644.60	\$ 15,813.28	60%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 302,313.00</i>	<i>\$ 24,294.32</i>	<i>\$ 222,204.04</i>	
<b>Total Expenses</b>	<b>\$ 1,143,148.00</b>	<b>\$ 97,735.14</b>	<b>\$ 976,218.82</b>	<b>85%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 11,531.00</b>	<b>\$ 49,810.86</b>	<b>\$ 169,627.53</b>	

Percent of Budget Month 10 of 12

83%

**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**January 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Fraud Recovery	\$ 20,858.00	\$ 721.70	\$ 7,723.46	37%
Interest Income	\$ 500.00	\$ 1,620.35	\$ 9,646.29	1929%
Administrative Fees	\$ 345,454.00	\$ 29,747.00	\$ 324,608.00	94%
<b>Total Revenue</b>	<b>\$ 366,812.00</b>	<b>\$ 32,089.05</b>	<b>\$ 341,977.75</b>	<b>93%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 145,888.00	\$ 14,285.72	\$ 146,029.17	100%
Legal	\$ 500.00			0%
Mileage/Travel/Training	\$ 2,475.00	\$ -	\$ 3,362.72	0%
Other Administrative Exp	\$ 48,690.00	\$ 3,556.92	\$ 42,904.08	88%
Program Management Fee	\$ 100,133.00	\$ 10,315.50	\$ 93,658.50	94%
<i>Total Administrative Expense</i>	<i>\$ 297,686.00</i>	<i>\$ 28,158.14</i>	<i>\$ 285,954.47</i>	
<i>General Expenses</i>				
Insurance	\$ 3,428.00	\$ 372.75	\$ 2,943.52	86%
Employee Benefits	\$ 45,253.00	\$ 4,397.54	\$ 41,083.03	91%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 3,845.50	83%
<i>Total General Expenses</i>	<i>\$ 53,296.00</i>	<i>\$ 5,154.84</i>	<i>\$ 47,872.05</i>	
<b>Total Expenses</b>	<b>\$ 350,982.00</b>	<b>\$ 33,312.98</b>	<b>\$ 333,826.52</b>	<b>95%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 15,830.00</b>	<b>\$ (1,223.93)</b>	<b>\$ 8,151.23</b>	

Percent of Budget Month 10 of 12

83%



Vermilion Housing Authority  
First Financial Bank - Authority Account  
January 2024

**Balance Sheet**

**Assets**

111105 Cash	320,872.69
<b>Total Assets</b>	<u>320,872.69</u>

**Liabilities**

2111 Accounts Payable	0.00
<b>Total Liabilities</b>	0.00

**Equity**

2820 Operating Reserves - Retained Earnings	320,738.25
Current Year Operating - Gain/(Loss)	134.44
<b>Total Liabilities &amp; Equity</b>	<u>320,872.69</u>

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	13.62	134.44
Other Income	<u>0.00</u>	<u>0.00</u>
<b>Total Revenue</b>	13.62	134.44
<b>Operating Expenses</b>		
Other Administrative Expenses	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	0.00	0.00
 Surplus - (Deficit)	 13.62	 134.44

**Vermilion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**January 2024**

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	\$	28,486.19	3.22%
October-23	\$	29,743.18	3.36%
November-23	\$	29,448.83	3.33%
December-23	\$	47,144.23	5.33%
January-24	\$	27,441.44	3.10%
February-24			0.00%
March-24			0.00%

January 31, 2024

## 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	1/31/2024 Obligation
<b>Operations 1406</b>	<b>\$ 392,598.60</b>	<b>\$ -</b>	<b>\$ 392,598.60</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 392,598.60</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 8,432.96	\$ -	\$ 8,432.96	\$ -		\$ 8,432.96
Surveillance System - Beeler, Fair Oaks, MerChe	\$ 133,664.53	\$ -	\$ 133,664.53	\$ -		\$ 133,664.53
Staff Training	\$ 12,203.77	\$ -	\$ 12,203.77	\$ -		\$ 12,203.77
IT Improvements	\$ 30,772.06	\$ -	\$ 30,772.06	\$ -		\$ 30,772.06
Background Check Information	\$ 4,926.68	\$ -	\$ 4,926.68	\$ -		\$ 4,926.68
	<b>\$ 190,000.00</b>	<b>\$ -</b>	<b>\$ 190,000.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 190,000.00</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 48,924.00</b>	<b>\$ -</b>	<b>\$ 48,924.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 48,924.00</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 101,791.13	\$ 17,828.69	\$ 101,064.29	\$ 726.84		\$ 101,791.13
	<b>\$ 101,791.13</b>	<b>\$ 17,828.69</b>	<b>\$ 101,064.29</b>	<b>\$ 726.84</b>	<b>0.7%</b>	<b>\$ 101,791.13</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ -	\$ -	\$ -	\$ -		
Replace Lock Sets - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Replace Siding - Kennedy, Richie, Hubbard Trail, Hillcrest, Beeler	\$ 517,894.14	\$ -	\$ 517,894.14	\$ -		\$ 517,894.14
Appliances - Boiler, Furnaces	\$ 154,203.55	\$ -	\$ 154,203.55	\$ -		\$ 154,203.55
Roof Replacement - Beeler, Fair Oaks	\$ 87,422.97	\$ -	\$ 87,422.97	\$ -		\$ 87,422.97
Roof Painting - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	<b>\$ 759,520.66</b>	<b>\$ -</b>	<b>\$ 759,520.66</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 759,520.66</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
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
	<b>\$ 58,375.47</b>	<b>\$ -</b>	<b>\$ 58,375.47</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 58,375.47</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Fair Oaks, Ramey	\$ 420,707.14		\$ 420,707.14	\$ -		
	<b>\$ 420,707.14</b>	<b>\$ -</b>	<b>\$ 420,707.14</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 420,707.14</b>
<b>Total</b>	<b>\$ 1,971,917.00</b>	<b>\$ 17,828.69</b>	<b>\$ 1,971,190.16</b>	<b>\$ 726.84</b>	<b>0.0%</b>	<b>\$ 1,971,917.00</b>

Percent Obligated 100.0%

January 31, 2024

## 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	1/31/2024 Obligation
<b>Operations 1406</b>	<b>\$ 540,045.00</b>	<b>\$ 194,707.23</b>	<b>\$ 540,045.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 540,045.00</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		
Surveillance System	\$ 117,267.18	\$ 23,300.00	\$ 85,967.18	\$ 31,300.00		\$ 117,267.18
Staff Training	\$ 1,800.00	\$ -	\$ 1,800.00	\$ -		\$ 1,800.00
IT Improvements	\$ 49,087.44	\$ -	\$ -	\$ 49,087.44		\$ 49,087.44
Background Check Information	\$ 2,845.38	\$ -	\$ 2,845.38	\$ -		\$ 2,845.38
	<b>\$ 171,000.00</b>	<b>\$ 23,300.00</b>	<b>\$ 90,612.56</b>	<b>\$ 80,387.44</b>	<b>47.0%</b>	<b>\$ 171,000.00</b>
<b>Administration 1410</b>						
Administration Costs	\$ 204,029.30	\$ 56,299.00	\$ 56,299.00	\$ 147,730.30	72.4%	\$ 56,299.00
<b>Contract Administration 1480</b>						
A/E Services	\$ 76,144.58	\$ -	\$ -	\$ 76,144.58		\$ 76,144.58
	<b>\$ 76,144.58</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,144.58</b>	<b>100.0%</b>	<b>\$ 76,144.58</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ 614,860.87	\$ -	\$ 315,317.80	\$ 299,543.07		\$ 523,689.53
Painting Community Room - Centennial Manor	\$ 11,482.60	\$ 7,654.60	\$ 11,482.60	\$ -		\$ 11,482.60
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	<b>\$ 626,343.47</b>	<b>\$ 7,654.60</b>	<b>\$ 326,800.40</b>	<b>\$ 299,543.07</b>	<b>47.8%</b>	<b>\$ 535,172.13</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ -	\$ -	\$ 49,488.65		\$ 49,488.65
Landscape Upgrades	\$ 0.00	\$ -	\$ -	\$ 0.00		
	<b>\$ 50,348.65</b>	<b>\$ -</b>	<b>\$ 860.00</b>	<b>\$ 49,488.65</b>	<b>98.3%</b>	<b>\$ 50,348.65</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview	\$ 500,000.00	\$ -	\$ 900.00	\$ 499,100.00		\$ 214,900.00
	<b>\$ 500,000.00</b>	<b>\$ -</b>	<b>\$ 900.00</b>	<b>\$ 499,100.00</b>	<b>99.8%</b>	<b>\$ 214,900.00</b>
<b>Total</b>	<b>\$ 2,167,911.00</b>	<b>\$ 281,960.83</b>	<b>\$ 1,015,516.96</b>	<b>\$ 1,152,394.04</b>	<b>53.2%</b>	<b>\$ 1,643,909.36</b>

Percent Obligated 75.8%

January 31, 2024

## CAPITAL FUND 2023 - Vermilion Housing Authority

Obligation Date: 2/16/2025  
Close Out Date: 2/16/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	1/31/2024 Obligation
<b>Operations 1406</b>	<b>\$ 557,557.00</b>			<b>\$ 557,557.00</b>	<b>100.0%</b>	
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00		\$ -
Serveillance System	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Staff Training	\$ 7,987.44	\$ 2,227.00	\$ 2,227.00	\$ 5,760.44		\$ 2,227.00
IT Improvements	\$ 7,012.56	\$ -	\$ -	\$ 7,012.56		\$ 7,012.56
Backround Check Information	\$ 10,000.00	\$ 689.94	\$ 689.94	\$ 9,310.06		\$ 689.94
	<b>\$ 135,000.00</b>	<b>\$ 2,916.94</b>	<b>\$ 2,916.94</b>	<b>\$ 132,083.06</b>	<b>97.8%</b>	<b>\$ 9,929.50</b>
<b>Administration 1410</b>						
Administration Costs	\$ 223,030.80	\$ -	\$ -	\$ 223,030.80	100.0%	\$ -
<b>Contract Administration 1480</b>						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	<b>\$ 20,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000.00</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ -	\$ 28,000.00		\$ -
Unit Modernization - Fair Oaks	\$ 721,625.10	\$ -	\$ -	\$ 721,625.10		\$ -
Roof Replacement - Fair Oaks	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00		\$ -
Appliance Replacement	\$ 15,000.00	\$ 6,652.00	\$ 6,652.00	\$ 8,348.00		\$ 6,652.00
Appliance Replacement - Centennial Manor	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	<b>\$ 869,625.10</b>	<b>\$ 6,652.00</b>	<b>\$ 6,652.00</b>	<b>\$ 862,973.10</b>	<b>\$ -</b>	<b>\$ 6,652.00</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Update Lobby Restrooms - Centennial Manor	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00		\$ -
Handrail Replacement - Churchill	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
Roadway Patching & Preservation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	<b>\$ 163,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,000.00</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview Court	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10		\$ -
	<b>\$ 262,095.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,095.10</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Total</b>	<b>\$ 2,230,308.00</b>	<b>\$ 9,568.94</b>	<b>\$ 9,568.94</b>	<b>\$ 2,220,739.06</b>	<b>99.6%</b>	<b>\$ 16,581.50</b>

Percent Obligated 0.7%

**ROSS Grant - Vermillion Housing Authority**  
**ROSS211574**  
**January 2024**

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
<b>Project Coordinator 1168</b>					
Project Coordinator	\$ 137,616.00	\$ 4,483.20	\$ 127,355.81	\$ 10,260.19	7.5%
<b>Training Costs 1268</b>					
Training Costs	\$ 6,000.00	\$ -	\$ 5,190.79	\$ 809.21	
	\$ 6,000.00	\$ -	\$ 5,190.79	\$ 809.21	13.5%
<b>Administrative Costs 1868</b>					
Administrative Costs	\$ 14,340.00	\$ 436.64	\$ 14,197.48	\$ 142.52	
	\$ 14,340.00	\$ 436.64	\$ 14,197.48	\$ 142.52	1.0%
<b>Total</b>	<b>\$ 157,956.00</b>	<b>\$ 4,919.84</b>	<b>\$ 146,744.08</b>	<b>\$ 11,211.92</b>	<b>7.1%</b>

# Vermilion Housing Authority

## AP Expenditures

January 2024

AHW LLC.	\$62.62
Amber McCoy	\$212.32
Ameren Illinois	\$25,507.12
Angela D Hasbargen	\$1,025.75
Aqua Illinois Inc	\$14,785.01
AWEBCO Tyler Taylor	\$848.00
Bob Brown Construction	\$40,000.00
Botts Locksmith	\$964.00
Brittany Savalick	\$99.29
Canady Laboratories, Inc.	\$520.00
Carle Physician Group	\$35.00
Citibank, N.A.	\$199.96
City of Danville	\$7,229.19
City of Hoopeston	\$1,611.64
Classique Sash & Door	\$173.52
Comcast Cable	\$588.55
Connor Company	\$3,102.72
Constellation NewEnergy, Inc.	\$655.81
Courtesy Ford Inc.	\$4,050.00
CTS Computer Center	\$12,342.00
Danville Area Community College	\$331.50
Danville's Flooring Warehouse Inc.	\$2,387.48
Davis-Houk Mechanical Inc.	\$1,320.10
Deborah A Wilson	\$100.00
Depke Welding Supplies Inc.	\$34.45
Dial #1 HVAC for Service	\$6,652.00
Drennan's Clean-A-Line, Inc.	\$240.00
Farnsworth Group Inc.	\$17,828.69
Fastenal	\$181.40
First Financial Bank	\$102,979.00
Frank J. Strahl & Sons Inc	\$257.56
Georgetown Waterworks	\$3,459.46
Gibson Teldata, Inc.	\$38.36
Grainger, Inc	\$339.78
Hd Supply Facilities Maintenance	\$5,203.03
Health Alliance	\$57,965.70
Housing-Renewal & Local Agency Retire	\$13,778.60
Illini FS	\$1,589.62
Illinois Landfill	\$1,485.29
Illinois Office of the State Fire Marshal, I	\$300.00
Indiana Media Group	\$117.36
Jackie S Jackson	\$200.00
Jaclyn Vinson	\$68.25
John James Painting	\$7,654.60
Kelly Printing Company Inc.	\$873.22
Kone Inc.	\$922.69
Lowe's	\$9,579.87
Menards - Menards Of Danville	\$190.13
Metropolitan Life Insurance Company	\$2,157.92
Midwest Mailing & Shipping Inc.	\$244.01
Municipal Water Utility	\$145.13
Nan Mckay & Associates Inc.	\$239.00
NUSO, LLC	\$355.23
Olympic Hardware	\$112.20
Online Information Services Inc.	\$760.02
Pacific Color Graphics	\$91.63

Petty Cash, Tamra Hartman Custodial	\$11.20
Quadient Finance USA, Inc	\$2,000.00
Quill	\$2,527.90
Rahn Equipment Company	\$228.82
Republic Services #726	\$16,078.92
Rogers Supply Company Inc.	\$1,610.86
Ronald Kuntz	\$50.00
S.E.A. Group, Inc.	\$23,940.00
Samantha Bruens	\$199.13
Scott Greene	\$539.91
Sparklight Business	\$641.37
Spears Dispute Resolution LLC	\$1,400.00
Tamra Hartman	\$320.70
Tee Jay Central, Inc	\$1,885.99
Terminix Services	\$3,615.00
The Lincoln National Life Insurance Co.	\$278.56
Thomas Mamer	\$720.00
Thyssenkrupp Elevator Corporation	\$1,897.74
Verizon Wireless	\$246.61
Village of Rossville	\$677.95
Vision Service Plan	\$265.95
Wagner Communications Inc.	\$513.64
Watson Tire & Automotive Inc.	\$30.00
Watts Copy System	\$577.31
Total for all Vendors	414,453.34



**To:** Amber McCoy, Deputy Director  
**From:** Tamra Hartman, Finance Manager  
**Date:** March 13, 2024  
**Re:** Finance Report

**Public Housing Operating Fund**

	February 2024	FY 24 YTD
COCC	(\$29,289.30)	\$26,802.15
AMP 101	\$21,180.07	\$482,558.77
AMP 102	\$1,123.58	\$154,626.30
AMP 103	(\$4,855.04)	\$133,064.08
AMP 104	(\$19,268.29)	\$150,281.89
Total	(\$31,108.98)	\$947,333.19

**Housing Choice Voucher - Section 8**

Section 8 is currently showing a loss of **\$5,502.53** for the month and an overall gain of **\$2,648.70** for the year.

**Public Housing Capital Fund**

Capital Fund 2021, VHA, funds were drawn down in the amount of **\$726.84**.

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$7,749.18**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$899.52**.

**Notable AP Expenditures**

Johnson Control                      \$22,269.50                      M & V payment.

**ROSS Grant Funding**

ROSS funds were drawn down in the amount of \$7,417.33.

**Tenant Receivables Outstanding**

Tenant accounts receivable for the month have increased in total to \$28,181.70.

Vermilion Housing Authority  
**Balance Sheet - Detail**  
Reporting for periods as of 2/29/2024

<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>
111112 IF Gen Account	5,161,787.71	5,161,787.71	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	310,232.74
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	219.06	(4,773,545.67)	3,253,218.67	339,107.92	252,905.68	928,532.46	(219.06)
112200 AR Tenants	28,181.70	0.00	12,191.10	7,956.50	5,179.10	2,855.00	134,135.13
112265 Allow Doubtful A	(2,353.05)	0.00	(745.80)	(796.25)	(645.00)	(166.00)	(134,135.13)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	61,651.54	61,651.54	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	167,114.85	(517.12)	53,970.26	32,121.28	27,407.08	54,133.35	3,727.65
121102 Prepaid Soft	26,645.25	0.00	11,540.34	4,535.62	3,173.75	7,395.54	2,960.59
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
140001 Vehicles	413,741.18	0.00	256,162.68	56,319.00	18,492.00	82,767.50	23,073.00
140002 Equipment	1,051,328.19	111,829.56	434,470.70	180,731.72	33,047.71	291,248.50	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	(40,745,253.24)	(1,270,737.40)	(13,621,082.47)	(11,890,696.24)	(5,018,263.47)	(8,944,473.66)	(18,073.85)
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
<b>Total Assets</b>	<b>\$ 14,011,161.91</b>	<b>\$ 506,974.04</b>	<b>\$ 5,907,068.64</b>	<b>\$ 2,173,178.17</b>	<b>\$ 1,703,936.29</b>	<b>\$ 3,720,004.77</b>	<b>\$ 325,201.07</b>
<b>Liability</b>							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,899.00	0.00	23,850.00	9,599.00	4,700.00	23,750.00	0.00
211704 Health Ins	(29,829.66)	(29,829.66)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,157.92)	(2,157.92)	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	166.44	166.44	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	(420.16)	(420.16)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(190.96)	(190.96)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	(74.08)	(74.08)	0.00	0.00	0.00	0.00	0.00
211906 Res Training	8,908.78	0.00	638.30	969.10	4,194.82	3,106.56	0.00
211913 Scrap	1,367.83	1,367.83	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	10,510.28	0.00	4,729.58	3,153.10	2,627.60	0.00	0.00
213302 EPC Replace	4,126.88	0.00	2,673.55	398.07	1,055.26	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	14,404.17	0.00	5,222.52	1,598.45	1,496.94	6,086.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,324,728.58	0.00	596,127.85	397,418.59	331,182.14	0.00	0.00
<b>Total Liability</b>	<b>\$ 1,419,384.98</b>	<b>\$ (24,282.94)</b>	<b>\$ 639,732.18</b>	<b>\$ 417,373.53</b>	<b>\$ 348,300.65</b>	<b>\$ 38,261.56</b>	<b>\$ 2,968.42</b>
<b>Equity</b>							
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	14,159.13
<b>Total</b>	<b>\$ 11,644,443.74</b>	<b>\$ 504,454.83</b>	<b>\$ 4,784,777.69</b>	<b>\$ 1,601,178.34</b>	<b>\$ 1,222,571.56</b>	<b>\$ 3,531,461.32</b>	<b>\$ 282,863.95</b>
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 36,720.00
Current Year Oper +/-	\$ 947,333.19	\$ 26,802.15	\$ 482,558.77	\$ 154,626.30	\$ 133,064.08	\$ 150,281.89	\$ 2,648.70
<b>Current Year Net Assets</b>	<b>\$ 947,333.19</b>	<b>\$ 26,802.15</b>	<b>\$ 482,558.77</b>	<b>\$ 154,626.30</b>	<b>\$ 133,064.08</b>	<b>\$ 150,281.89</b>	<b>\$ 39,368.70</b>
<b>Total Equity</b>	<b>\$ 12,591,776.93</b>	<b>\$ 531,256.98</b>	<b>\$ 5,267,336.46</b>	<b>\$ 1,755,804.64</b>	<b>\$ 1,355,635.64</b>	<b>\$ 3,681,743.21</b>	<b>\$ 322,232.65</b>
<b>Liabilities &amp; Net Assets</b>	<b>\$ 14,011,161.91</b>	<b>\$ 506,974.04</b>	<b>\$ 5,907,068.64</b>	<b>\$ 2,173,178.17</b>	<b>\$ 1,703,936.29</b>	<b>\$ 3,720,004.77</b>	<b>\$ 325,201.07</b>

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Public Housing Combined**  
**February 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 867,356.00	\$ 82,685.00	\$ 838,867.66	97%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 68,896.00	\$ 22,603.30	\$ 180,480.52	262%
Other Income	\$ 826,361.00	\$ 4,414.88	\$ 726,860.92	88%
Subsidy	\$ 2,731,681.00	\$ 257,654.00	\$ 3,092,533.00	113%
<b>Total Revenue</b>	<b>\$ 4,494,294.00</b>	<b>\$ 367,357.18</b>	<b>\$ 4,838,742.10</b>	<b>108%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 714,839.00	\$ 71,588.62	\$ 624,591.87	87%
Legal	\$ 51,988.00	\$ 7,375.00	\$ 65,691.65	126%
PBA Mngt. Exp.	\$ -	\$ (10,393.50)	\$ (104,052.00)	0%
Mileage/Travel/Training	\$ 11,737.00	\$ 354.83	\$ 14,720.19	125%
Other Administrative Exp	\$ 108,017.00	\$ 10,965.63	\$ 96,069.89	89%
<i>Total Administrative Expense</i>	<i>\$ 886,581.00</i>	<i>\$ 79,890.58</i>	<i>\$ 697,021.60</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,635.00	\$ 958.21	\$ 11,343.74	90%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,635.00</i>	<i>\$ 958.21</i>	<i>\$ 11,343.74</i>	
<i>Total Utility Expenses</i>	<i>\$ 605,824.00</i>	<i>\$ 59,589.16</i>	<i>\$ 592,956.25</i>	<i>98%</i>
<i>Maintenance</i>				
Salaries	\$ 700,990.00	\$ 73,971.97	\$ 618,520.55	88%
Materials	\$ 240,190.00	\$ 27,351.92	\$ 284,209.57	118%
Contracts	\$ 487,026.00	\$ 40,062.93	\$ 459,752.11	94%
<i>Total Maintenance Expenses</i>	<i>\$ 1,428,206.00</i>	<i>\$ 141,386.82</i>	<i>\$ 1,362,482.23</i>	
<i>General Expenses</i>				
Insurance	\$ 174,284.00	\$ 16,711.50	\$ 164,263.21	94%
Employee Benefits	\$ 709,587.00	\$ 71,099.09	\$ 586,751.52	83%
Depreciation Expense	\$ 292,166.00	\$ 26,990.34	\$ 291,272.44	100%
PILOT	\$ 28,083.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ (1,500.00)	0%
Collection Losses	\$ 143,836.00	\$ (3,549.30)	\$ 68,806.62	48%
Energy Perf Cont Expense	\$ 140,974.00	\$ 5,389.76	\$ 118,011.30	84%
<i>Total General Expenses</i>	<i>\$ 1,498,930.00</i>	<i>\$ 116,641.39</i>	<i>\$ 1,227,605.09</i>	
<b>Total Expenses</b>	<b>\$ 4,432,176.00</b>	<b>\$ 398,466.16</b>	<b>\$ 3,891,408.91</b>	<b>88%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 62,118.00</b>	<b>\$ (31,108.98)</b>	<b>\$ 947,333.19</b>	

Percent of Budget Month 11 of 12

92%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - COCC Fund 100**  
**February 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ -			0%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ -			0%
Other Income	\$ 196,431.00	\$ -	\$ 105,223.00	54%
Subsidy	\$ -			0%
<b>Total Revenue</b>	<b>\$ 196,431.00</b>	<b>\$ -</b>	<b>\$ 105,223.00</b>	<b>54%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 335,156.00	\$ 41,047.59	\$ 328,178.62	98%
Legal	\$ 40,523.00	\$ 5,460.00	\$ 58,596.65	145%
PBA Mngt. Exp.	\$ (466,318.00)	\$ (49,918.50)	\$ (542,082.00)	116%
Mileage/Travel/Training	\$ 11,497.00	\$ 289.84	\$ 13,495.78	117%
Other Administrative Exp	\$ 19,504.00	\$ 2,022.14	\$ 15,807.11	81%
<i>Total Administrative Expense</i>	<i>\$ (59,638.00)</i>	<i>\$ (1,098.93)</i>	<i>\$ (126,003.84)</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>\$ 2,190.42</i>	<i>\$ 18,884.70</i>	<i>83%</i>
<i>Maintenance</i>				
Salaries	\$ -			0%
Materials	\$ 600.00	\$ -	\$ 14.04	2%
Contracts	\$ 56,595.00	\$ 9,138.17	\$ 33,246.73	59%
<i>Total Maintenance Expenses</i>	<i>\$ 57,195.00</i>	<i>\$ 9,138.17</i>	<i>\$ 33,260.77</i>	
<i>General Expenses</i>				
Insurance	\$ 546.00	\$ 586.92	\$ 1,583.34	290%
Employee Benefits	\$ 155,872.00	\$ 18,259.74	\$ 148,353.10	95%
Depreciation Expense	\$ -	\$ 212.98	\$ 2,342.78	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>\$ 19,059.64</i>	<i>\$ 152,279.22</i>	
<b>Total Expenses</b>	<b>\$ 176,597.00</b>	<b>\$ 29,289.30</b>	<b>\$ 78,420.85</b>	<b>44%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 19,834.00</b>	<b>\$ (29,289.30)</b>	<b>\$ 26,802.15</b>	<b>135%</b>

Percent of Budget Month 11 of 12

92%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Fair Oaks AMP 101**  
**February 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 127,552.00	\$ 12,902.00	\$ 121,003.75	95%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 20,669.00	\$ 6,780.99	\$ 54,143.85	262%
Other Income	\$ 63,471.00	\$ 1,943.00	\$ 54,010.98	85%
Subsidy	\$ 1,381,522.00	\$ 123,677.00	\$ 1,584,543.00	115%
<b>Total Revenue</b>	<b>\$ 1,593,214.00</b>	<b>\$ 145,302.99</b>	<b>\$ 1,813,701.58</b>	<b>114%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 108,080.00	\$ 11,292.29	\$ 95,024.99	88%
Legal	\$ 9,229.00	\$ 970.00	\$ 3,048.00	33%
PBA Mngt. Exp.	\$ 144,460.00	\$ 11,470.00	\$ 130,432.50	90%
Mileage/Travel/Training	\$ -	\$ -	\$ 15.00	0%
Other Administrative Exp	\$ 25,005.00	\$ 1,662.28	\$ 20,334.79	81%
<i>Total Administrative Expense</i>	<i>\$ 286,774.00</i>	<i>\$ 25,394.57</i>	<i>\$ 248,855.28</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,610.00	\$ 284.18	\$ 3,280.19	91%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,610.00</i>	<i>\$ 284.18</i>	<i>\$ 3,280.19</i>	
<i>Total Utility Expenses</i>	<i>\$ 166,369.00</i>	<i>\$ 15,956.38</i>	<i>\$ 172,174.74</i>	<i>103%</i>
<i>Maintenance</i>				
Salaries	\$ 298,272.00	\$ 26,907.52	\$ 234,080.67	78%
Materials	\$ 134,830.00	\$ 11,885.38	\$ 151,434.04	112%
Contracts	\$ 164,002.00	\$ 10,034.95	\$ 129,222.13	79%
<i>Total Maintenance Expenses</i>	<i>\$ 597,104.00</i>	<i>\$ 48,827.85</i>	<i>\$ 514,736.84</i>	
<i>General Expenses</i>				
Insurance	\$ 57,285.00	\$ 5,898.08	\$ 55,020.18	96%
Employee Benefits	\$ 194,223.00	\$ 17,127.06	\$ 143,698.86	74%
Depreciation Expense	\$ 108,108.00	\$ 10,527.85	\$ 113,939.73	105%
PILOT	\$ -			0%
Casualty Losses	\$ 10,000.00		\$ (500.00)	0%
Collection Losses	\$ 93,572.00	\$ (2,318.44)	\$ 27,190.47	29%
Energy Perf Cont Expense	\$ 65,002.00	\$ 2,425.39	\$ 52,746.52	81%
<i>Total General Expenses</i>	<i>\$ 528,190.00</i>	<i>\$ 33,659.94</i>	<i>\$ 392,095.76</i>	
<b>Total Expenses</b>	<b>\$ 1,582,047.00</b>	<b>\$ 124,122.92</b>	<b>\$ 1,331,142.81</b>	<b>84%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 11,167.00</b>	<b>\$ 21,180.07</b>	<b>\$ 482,558.77</b>	

Percent of Budget Month 11 of 12

92%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102**  
**February 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 218,508.00	\$ 24,155.00	\$ 213,246.05	98%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 13,779.00	\$ 4,520.66	\$ 36,096.42	262%
Other Income	\$ 199,222.00	\$ 1,308.88	\$ 201,102.27	101%
Subsidy	\$ 428,742.00	\$ 42,823.00	\$ 491,356.00	115%
<b>Total Revenue</b>	<b>\$ 860,251.00</b>	<b>\$ 72,807.54</b>	<b>\$ 941,800.74</b>	<b>109%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 88,048.00	\$ 1,823.32	\$ 53,357.57	61%
Legal	\$ 436.00	\$ -	\$ 732.00	168%
PBA Mngt. Exp.	\$ 100,285.00	\$ 8,292.50	\$ 90,752.50	90%
Mileage/Travel/Training	\$ 20.00	\$ -	\$ 61.53	0%
Other Administrative Exp	\$ 18,483.00	\$ 2,481.43	\$ 19,033.95	103%
<i>Total Administrative Expense</i>	<i>\$ 207,272.00</i>	<i>\$ 12,597.25</i>	<i>\$ 163,937.55</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,565.00	\$ 194.92	\$ 2,311.44	90%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,565.00</i>	<i>\$ 194.92</i>	<i>\$ 2,311.44</i>	
<i>Total Utility Expenses</i>	<i>\$ 128,065.00</i>	<i>\$ 11,328.76</i>	<i>\$ 133,694.42</i>	<i>104%</i>
<i>Maintenance</i>				
Salaries	\$ 107,119.00	\$ 12,971.56	\$ 101,172.41	94%
Materials	\$ 30,030.00	\$ 4,339.40	\$ 36,438.87	121%
Contracts	\$ 75,432.00	\$ 7,834.35	\$ 89,111.27	118%
<i>Total Maintenance Expenses</i>	<i>\$ 212,581.00</i>	<i>\$ 25,145.31</i>	<i>\$ 226,722.55</i>	
<i>General Expenses</i>				
Insurance	\$ 32,796.00	\$ 2,667.97	\$ 30,202.10	92%
Employee Benefits	\$ 110,438.00	\$ 9,228.61	\$ 86,820.65	79%
Depreciation Expense	\$ 96,882.00	\$ 9,012.21	\$ 95,379.63	98%
PILOT	\$ 7,582.00			0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 10,932.00	\$ (108.00)	\$ 12,523.41	115%
Energy Perf Cont Expense	\$ 41,510.00	\$ 1,616.93	\$ 35,582.69	86%
<i>Total General Expenses</i>	<i>\$ 300,140.00</i>	<i>\$ 22,417.72</i>	<i>\$ 260,508.48</i>	
<b>Total Expenses</b>	<b>\$ 850,623.00</b>	<b>\$ 71,683.96</b>	<b>\$ 787,174.44</b>	<b>93%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 9,628.00</b>	<b>\$ 1,123.58</b>	<b>\$ 154,626.30</b>	

Percent of Budget Month 11 of 12

92%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - Merche AMP 103**  
**February 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Dwelling Rental	\$ 191,852.00	\$ 16,816.00	\$ 178,518.26	93%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 11,712.00	\$ 3,842.56	\$ 30,681.68	262%
Other Income	\$ 189,745.00	\$ 539.25	\$ 192,213.65	101%
Subsidy	\$ 296,410.00	\$ 34,068.00	\$ 336,776.00	114%
<b>Total Revenue</b>	<b>\$ 689,719.00</b>	<b>\$ 55,265.81</b>	<b>\$ 738,189.59</b>	<b>107%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 74,606.00	\$ 5,169.97	\$ 47,880.84	64%
Legal	\$ 665.00	\$ 1,095.00	\$ 3,392.20	510%
PBA Mngt. Exp.	\$ 86,413.00	\$ 7,207.50	\$ 77,422.50	90%
Mileage/Travel/Training	\$ 20.00	\$ -	\$ 53.76	0%
Other Administrative Exp	\$ 18,477.00	\$ 2,454.69	\$ 15,816.50	86%
<i>Total Administrative Expense</i>	<i>\$ 180,181.00</i>	<i>\$ 15,927.16</i>	<i>\$ 144,565.80</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 167.60	\$ 1,962.31	90%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 167.60</i>	<i>\$ 1,962.31</i>	
<i>Total Utility Expenses</i>	<i>\$ 116,019.00</i>	<i>\$ 9,523.40</i>	<i>\$ 99,797.67</i>	<i>86%</i>
<i>Maintenance</i>				
Salaries	\$ 85,741.00	\$ 11,927.60	\$ 84,618.14	99%
Materials	\$ 29,298.00	\$ 1,673.18	\$ 20,086.82	69%
Contracts	\$ 54,468.00	\$ 6,637.84	\$ 80,894.55	149%
<i>Total Maintenance Expenses</i>	<i>\$ 169,507.00</i>	<i>\$ 20,238.62</i>	<i>\$ 185,599.51</i>	
<i>General Expenses</i>				
Insurance	\$ 28,054.00	\$ 2,052.41	\$ 25,145.17	90%
Employee Benefits	\$ 81,636.00	\$ 8,110.31	\$ 60,849.03	75%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 44,404.47	92%
PILOT	\$ 6,459.00			0%
Casualty Losses	\$ -			0%
Collection Losses	\$ 12,817.00	\$ (1,282.86)	\$ 13,119.46	102%
Energy Perf Cont Expense	\$ 34,462.00	\$ 1,347.44	\$ 29,682.09	86%
<i>Total General Expenses</i>	<i>\$ 211,869.00</i>	<i>\$ 14,264.07</i>	<i>\$ 173,200.22</i>	
<b>Total Expenses</b>	<b>\$ 679,761.00</b>	<b>\$ 60,120.85</b>	<b>\$ 605,125.51</b>	<b>89%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 9,958.00</b>	<b>\$ (4,855.04)</b>	<b>\$ 133,064.08</b>	

Percent of Budget Month 11 of 12

92%

**Vermilion Housing Authority**  
**Operating Statement - Public Housing - County Properties AMP 104**  
**February 2024**

	Annual Budget	Current Month	YTD	% of Budget
<b>Operating Revenue</b>				
Dwelling Rental	\$ 329,444.00	\$ 28,812.00	\$ 326,099.60	99%
Non - Dwelling Rental	\$ -			0%
Interest Income	\$ 22,736.00	\$ 7,459.09	\$ 59,558.57	262%
Other Income	\$ 177,492.00	\$ 623.75	\$ 174,311.02	98%
Subsidy	\$ 625,007.00	\$ 57,086.00	\$ 679,858.00	109%
<b>Total Revenue</b>	<b>\$ 1,154,679.00</b>	<b>\$ 93,980.84</b>	<b>\$ 1,239,827.19</b>	<b>107%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 108,949.00	\$ 12,255.45	\$ 100,149.85	92%
Legal	\$ 1,135.00	\$ (150.00)	\$ (77.20)	-7%
PBA Mngt. Exp.	\$ 135,160.00	\$ 12,555.00	\$ 139,422.50	103%
Mileage/Travel/Training	\$ 200.00	\$ 64.99	\$ 1,094.12	0%
Other Administrative Exp	\$ 26,548.00	\$ 2,345.09	\$ 25,077.54	94%
<i>Total Administrative Expense</i>	<i>\$ 271,992.00</i>	<i>\$ 27,070.53</i>	<i>\$ 265,666.81</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 4,275.00	\$ 311.51	\$ 3,789.80	89%
<i>Total Tenant Services Expenses</i>	<i>\$ 4,275.00</i>	<i>\$ 311.51</i>	<i>\$ 3,789.80</i>	
<i>Total Utility Expenses</i>	<i>\$ 172,749.00</i>	<i>\$ 20,590.20</i>	<i>\$ 168,404.72</i>	<i>97%</i>
<i>Maintenance</i>				
Salaries	\$ 209,858.00	\$ 22,165.29	\$ 198,649.33	95%
Materials	\$ 45,432.00	\$ 9,453.96	\$ 76,235.80	168%
Contracts	\$ 136,529.00	\$ 6,417.62	\$ 127,277.43	93%
<i>Total Maintenance Expenses</i>	<i>\$ 391,819.00</i>	<i>\$ 38,036.87</i>	<i>\$ 402,162.56</i>	
<i>General Expenses</i>				
Insurance	\$ 55,603.00	\$ 5,506.12	\$ 52,312.42	94%
Employee Benefits	\$ 167,418.00	\$ 18,373.37	\$ 147,029.88	88%
Depreciation Expense	\$ 38,735.00	\$ 3,200.53	\$ 35,205.83	91%
PILOT	\$ 14,042.00			0%
Casualty Losses		\$ -	\$ (1,000.00)	0%
Collection Losses	\$ 26,515.00	\$ 160.00	\$ 15,973.28	60%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 302,313.00</i>	<i>\$ 27,240.02</i>	<i>\$ 249,521.41</i>	
<b>Total Expenses</b>	<b>\$ 1,143,148.00</b>	<b>\$ 113,249.13</b>	<b>\$ 1,089,545.30</b>	<b>95%</b>
<b>Surplus - (Deficit)</b>	<b>\$ 11,531.00</b>	<b>\$ (19,268.29)</b>	<b>\$ 150,281.89</b>	

Percent of Budget Month 11 of 12

92%



**Vermilion Housing Authority**  
**Operating Statement - HCV - Section 8**  
**February 2024**

	<b>Annual Budget</b>	<b>Current Month</b>	<b>YTD</b>	<b>% of Budget</b>
<b>Operating Revenue</b>				
Fraud Recovery	\$ 20,858.00	\$ 656.76	\$ 8,380.22	40%
Interest Income	\$ 500.00	\$ 1,411.43	\$ 11,057.72	2212%
Administrative Fees	\$ 345,454.00	\$ 34,646.00	\$ 359,254.00	104%
<b>Total Revenue</b>	<b>\$ 366,812.00</b>	<b>\$ 36,714.19</b>	<b>\$ 378,691.94</b>	<b>103%</b>
<b>Operating Expenses</b>				
<i>Administrative</i>				
Salaries	\$ 145,888.00	\$ 21,283.59	\$ 167,312.76	115%
Legal	\$ 500.00			0%
Mileage/Travel/Training	\$ 2,475.00	\$ -	\$ 3,362.72	0%
Other Administrative Exp	\$ 48,690.00	\$ 3,331.05	\$ 46,235.13	95%
Program Management Fee	\$ 100,133.00	\$ 10,393.50	\$ 104,052.00	104%
<i>Total Administrative Expense</i>	<i>\$ 297,686.00</i>	<i>\$ 35,008.14</i>	<i>\$ 320,962.61</i>	
<i>General Expenses</i>				
Insurance	\$ 3,428.00	\$ 372.75	\$ 3,316.27	97%
Employee Benefits	\$ 45,253.00	\$ 6,451.28	\$ 47,534.31	105%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 4,230.05	92%
<i>Total General Expenses</i>	<i>\$ 53,296.00</i>	<i>\$ 7,208.58</i>	<i>\$ 55,080.63</i>	
<b>Total Expenses</b>	<b>\$ 350,982.00</b>	<b>\$ 42,216.72</b>	<b>\$ 376,043.24</b>	<b>107%</b>
<b><u>Surplus - (Deficit)</u></b>	<b>\$ 15,830.00</b>	<b>\$ (5,502.53)</b>	<b>\$ 2,648.70</b>	

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority  
First Financial Bank - Authority Account  
February 2024

**Balance Sheet**

**Assets**

111105 Cash	320,885.44
<b>Total Assets</b>	<u>320,885.44</u>

**Liabilities**

2111 Accounts Payable	0.00
<b>Total Liabilities</b>	0.00

**Equity**

2820 Operating Reserves - Retained Earnings	320,738.25
Current Year Operating - Gain/(Loss)	147.19
<b>Total Liabilities &amp; Equity</b>	<u>320,885.44</u>

**Income Statement**

	Current Month	Year to Date
<b>Operating Revenue</b>		
Interest Income	12.75	147.19
Other Income	0.00	0.00
<b>Total Revenue</b>	<u>12.75</u>	<u>147.19</u>
<b>Operating Expenses</b>		
Other Administrative Expenses	0.00	0.00
<b>Total Expenses</b>	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 12.75	 147.19

**Vermillion Housing Authority**  
**Tenant Receivables Outstanding**  
**PHAS Financial Indicator**  
**February 2024**

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	\$	28,486.19	3.22%
October-23	\$	29,743.18	3.36%
November-23	\$	29,448.83	3.33%
December-23	\$	47,144.23	5.33%
January-24	\$	27,441.44	3.10%
February-24	\$	28,181.70	3.18%
March-24			0.00%

February 29, 2024

## 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	2/29/2024 Obligation
<b>Operations 1406</b>	<b>\$ 392,598.60</b>	<b>\$ -</b>	<b>\$ 392,598.60</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 392,598.60</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 8,432.96	\$ -	\$ 8,432.96	\$ -		\$ 8,432.96
Surveillance System - Beeler, Fair Oaks, MerChe	\$ 133,664.53	\$ -	\$ 133,664.53	\$ -		\$ 133,664.53
Staff Training	\$ 12,203.77	\$ -	\$ 12,203.77	\$ -		\$ 12,203.77
IT Improvements	\$ 30,772.06	\$ -	\$ 30,772.06	\$ -		\$ 30,772.06
Background Check Information	\$ 4,926.68	\$ -	\$ 4,926.68	\$ -		\$ 4,926.68
	<b>\$ 190,000.00</b>	<b>\$ -</b>	<b>\$ 190,000.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 190,000.00</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 48,924.00</b>	<b>\$ -</b>	<b>\$ 48,924.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 48,924.00</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 101,791.13	\$ 726.84	\$ 101,791.13	\$ -		\$ 101,791.13
	<b>\$ 101,791.13</b>	<b>\$ 726.84</b>	<b>\$ 101,791.13</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 101,791.13</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ -	\$ -	\$ -	\$ -		
Replace Lock Sets - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Replace Siding - Kennedy, Richie, Hubbard Trail, Hillcrest, Beeler	\$ 517,894.14	\$ -	\$ 517,894.14	\$ -		\$ 517,894.14
Appliances - Boiler, Furnaces	\$ 154,203.55	\$ -	\$ 154,203.55	\$ -		\$ 154,203.55
Roof Replacement - Beeler, Fair Oaks	\$ 87,422.97	\$ -	\$ 87,422.97	\$ -		\$ 87,422.97
Roof Painting - Centennial Manor	\$ -	\$ -	\$ -	\$ -		
Door Replacement - Screen and Exterior Security Doors	\$ -	\$ -	\$ -	\$ -		
	<b>\$ 759,520.66</b>	<b>\$ -</b>	<b>\$ 759,520.66</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 759,520.66</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
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
	<b>\$ 58,375.47</b>	<b>\$ -</b>	<b>\$ 58,375.47</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 58,375.47</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Fair Oaks, Ramey	\$ 420,707.14		\$ 420,707.14	\$ -		
	<b>\$ 420,707.14</b>	<b>\$ -</b>	<b>\$ 420,707.14</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 420,707.14</b>
<b>Total</b>	<b>\$ 1,971,917.00</b>	<b>\$ 726.84</b>	<b>\$ 1,971,917.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 1,971,917.00</b>

Percent Obligated 100.0%

## 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	2/29/2024 Obligation
<b>Operations 1406</b>	<b>\$ 540,045.00</b>	<b>\$ -</b>	<b>\$ 540,045.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ 540,045.00</b>
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		
Surveillance System	\$ 117,267.18	\$ -	\$ 85,967.18	\$ 31,300.00		\$ 117,267.18
Staff Training	\$ 1,800.00	\$ -	\$ 1,800.00	\$ -		\$ 1,800.00
IT Improvements	\$ 49,087.44	\$ -	\$ -	\$ 49,087.44		\$ 49,087.44
Background Check Information	\$ 2,845.38	\$ -	\$ 2,845.38	\$ -		\$ 2,845.38
	<b>\$ 171,000.00</b>	<b>\$ -</b>	<b>\$ 90,612.56</b>	<b>\$ 80,387.44</b>	<b>47.0%</b>	<b>\$ 171,000.00</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 204,029.30</b>	<b>\$ -</b>	<b>\$ 56,299.00</b>	<b>\$ 147,730.30</b>	<b>72.4%</b>	<b>\$ 56,299.00</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 76,144.58	\$ 6,169.18	\$ 6,169.18	\$ 69,975.40		\$ 76,144.58
	<b>\$ 76,144.58</b>	<b>\$ 6,169.18</b>	<b>\$ 6,169.18</b>	<b>\$ 69,975.40</b>	<b>91.9%</b>	<b>\$ 76,144.58</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Unit Modernization - Fair Oaks	\$ 613,280.87	\$ -	\$ 315,317.80	\$ 297,963.07		\$ 523,689.53
Painting Community Room - Centennial Manor	\$ 11,482.60	\$ -	\$ 11,482.60	\$ -		\$ 11,482.60
Door Replacement - Screen and Exterior Security Doors	\$ 1,580.00	\$ 1,580.00	\$ 1,580.00	\$ -		\$ 1,580.00
	<b>\$ 626,343.47</b>	<b>\$ 1,580.00</b>	<b>\$ 328,380.40</b>	<b>\$ 297,963.07</b>	<b>47.6%</b>	<b>\$ 536,752.13</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ -	\$ -	\$ 49,488.65		\$ 49,488.65
Landscape Upgrades	\$ 0.00	\$ -	\$ -	\$ 0.00		
	<b>\$ 50,348.65</b>	<b>\$ -</b>	<b>\$ 860.00</b>	<b>\$ 49,488.65</b>	<b>98.3%</b>	<b>\$ 50,348.65</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview	\$ 500,000.00	\$ -	\$ 900.00	\$ 499,100.00		\$ 214,900.00
	<b>\$ 500,000.00</b>	<b>\$ -</b>	<b>\$ 900.00</b>	<b>\$ 499,100.00</b>	<b>99.8%</b>	<b>\$ 214,900.00</b>
<b>Total</b>	<b>\$ 2,167,911.00</b>	<b>\$ 7,749.18</b>	<b>\$ 1,023,266.14</b>	<b>\$ 1,144,644.86</b>	<b>52.8%</b>	<b>\$ 1,645,489.36</b>

Percent Obligated 75.9%

February 29, 2024

## CAPITAL FUND 2023 - Vermilion Housing Authority

Obligation Date: 2/16/2025  
Close Out Date: 2/16/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	2/29/2024 Obligation
<b>Operations 1406</b>	<b>\$ 557,557.00</b>			<b>\$ 557,557.00</b>	<b>100.0%</b>	
<b>Mgmt. Improvements 1408</b>						
Marketing and Advertising	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00		\$ -
Serveillance System	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Staff Training	\$ 7,987.44	\$ -	\$ 2,227.00	\$ 5,760.44		\$ 2,227.00
IT Improvements	\$ 7,012.56	\$ -	\$ -	\$ 7,012.56		\$ 7,012.56
Background Check Information	\$ 10,000.00	\$ 899.52	\$ 1,589.46	\$ 8,410.54		\$ 1,589.46
	<b>\$ 135,000.00</b>	<b>\$ 899.52</b>	<b>\$ 3,816.46</b>	<b>\$ 131,183.54</b>	<b>97.2%</b>	<b>\$ 10,829.02</b>
<b>Administration 1410</b>						
Administration Costs	<b>\$ 223,030.80</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 223,030.80</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Contract Administration 1480</b>						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	<b>\$ 20,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000.00</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Dwelling Unit - Interior/Exterior 1480</b>						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ -	\$ 28,000.00		\$ -
Unit Modernization - Fair Oaks	\$ 721,625.10	\$ -	\$ -	\$ 721,625.10		\$ -
Roof Replacement - Fair Oaks	\$ 90,000.00	\$ -	\$ -	\$ 90,000.00		\$ -
Appliance Replacement	\$ 15,000.00	\$ -	\$ 6,652.00	\$ 8,348.00		\$ 6,652.00
Appliance Replacement - Centennial Manor	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	<b>\$ 869,625.10</b>	<b>\$ -</b>	<b>\$ 6,652.00</b>	<b>\$ 862,973.10</b>	<b>\$ -</b>	<b>\$ 6,652.00</b>
<b>Non-Dwelling/Dwelling Unit - Site Work 1480</b>						
Update Lobby Restrooms - Centennial Manor	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00		\$ -
Handrail Replacement - Churchill	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
Roadway Patching & Preservation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	<b>\$ 163,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 163,000.00</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Dwelling Unit - Demolition 1480</b>						
Demolition - Parkview Court	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10		\$ -
	<b>\$ 262,095.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,095.10</b>	<b>100.0%</b>	<b>\$ -</b>
<b>Total</b>	<b>\$ 2,230,308.00</b>	<b>\$ 899.52</b>	<b>\$ 10,468.46</b>	<b>\$ 2,219,839.54</b>	<b>99.5%</b>	<b>\$ 17,481.02</b>

Percent Obligated 0.8%

**ROSS Grant - Vermilion Housing Authority**  
**ROSS211574**  
**February 2024**

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
<b>Project Coordinator 1168</b>					
Project Coordinator	\$ 137,616.00	\$ 6,724.81	\$ 134,080.62	\$ 3,535.38	2.6%
<b>Training Costs 1268</b>					
Training Costs	\$ 6,000.00	\$ 550.00	\$ 5,740.79	\$ 259.21	
	\$ 6,000.00	\$ 550.00	\$ 5,740.79	\$ 259.21	4.3%
<b>Administrative Costs 1868</b>					
Administrative Costs	\$ 14,340.00	\$ 142.52	\$ 14,340.00	\$ -	
	\$ 14,340.00	\$ 142.52	\$ 14,340.00	\$ -	0.0%
<b>Total</b>	<b>\$ 157,956.00</b>	<b>\$ 7,417.33</b>	<b>\$ 154,161.41</b>	<b>\$ 3,794.59</b>	<b>2.4%</b>

# Vermilion Housing Authority

## AP Expenditures

February 2024

Affordable Housing Network LLC	\$3,500.00
Ameren Illinois	\$29,112.96
Anderson Electric	\$904.38
Angela D Hasbargen	\$616.00
Aqua Illinois Inc	\$13,131.83
Blaine Window Hardware	\$140.52
Botts Locksmith	\$93.50
Brickyard Landfill - 4725	\$1,054.26
Canady Laboratories, Inc.	\$1,012.00
Central Illinois Sheetrock	\$850.00
Citibank, N.A.	\$32.92
City of Danville	\$7,229.19
City of Hoopeston	\$3,574.72
Classique Sash & Door	\$1,413.32
Comcast Cable	\$588.55
Connor Company	\$984.09
Constellation NewEnergy, Inc.	\$745.39
CTS Computer Center	\$6,100.00
Danville Area Community College	\$331.50
Danville Tile and Drainage	\$7.00
DI Fire & Safety Inc.	\$68.25
ESS Clean, Inc.	\$502.00
Farnsworth Group Inc.	\$6,896.02
First Nonprofit Unemployment Program	\$4,446.00
Frank's House Of Color Inc.	\$115.99
George Ferber and Sons	\$288.00
Georgetown Waterworks	\$4,649.92
Gibson Teldata, Inc.	\$38.36
Grainger, Inc	\$90.16
Grunau Company Inc	\$2,053.47
Hd Supply Facilities Maintenance	\$8,130.80
Health Alliance	\$29,829.66
Housing-Renewal & Local Agency Retirement	\$21,482.15
Huber & Mudd LLC	\$2,655.00
Illini FS	\$1,849.45
Indiana Media Group	\$322.74
Iron Mountain Secure Shredding	\$431.04
Jackie S Jackson	\$200.00
Jaclyn Vinson	\$289.84
Johnson Controls	\$22,269.50
Keep Vermilion County Beautiful	\$150.00
Kelly Printing Company Inc.	\$1,149.25
Kirby Risk Corporation	\$37.50
Kone Inc.	\$1,548.06
Lahne Lawncare	\$270.00
Latoz Hardware Inc.	\$55.98
Lowe's	\$12,638.50
Menards - Menards Of Danville	\$1,485.96
Metropolitan Life Insurance Company	\$2,157.92
Midwest Mailing & Shipping Inc.	\$596.00
Municipal Water Utility	\$144.55
NUSO, LLC	\$355.23
Olympic Hardware	\$5.99
Online Information Services Inc.	\$1,082.52
Patton, Terrance	\$1,640.00
Peerless Network	\$3,017.92
Petty Cash, Tamra Hartman Custodial	\$28.00



Quadient Finance USA, Inc	\$2,029.51
Quill	\$3,346.48
Republic Services #726	\$7,910.46
Restore Floor Care	\$4,406.90
Rogers Supply Company Inc.	\$214.56
Samantha Bruens	\$64.99
Securitas Technology Corporation	\$165.39
SECURITY DOOR & HARDWARE CO	\$1,580.00
Sparklight Business	\$641.37
Tee Jay Central, Inc	\$902.00
Terminix Services	\$6,122.00
The Lincoln National Life Insurance Co.	\$278.56
Thomas Mamer	\$5,220.00
Verizon Wireless	\$190.26
Village of Fairmount	\$224.54
Village of Rossville	\$776.06
Vision Service Plan	\$265.95
Wagner Communications Inc.	\$933.63
Watson Tire & Automotive Inc.	\$182.75
Watts Copy System	\$760.52

<b>Total for all Vendors</b>	<b>240,609.79</b>
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## Memorandum

**TO:** Board of Commissioners

**FROM:** Amber McCoy, Deputy Director

**DATE:** February 6, 2024

**RE:** Personnel Monthly Report for the Month of January 2024

**1. The following personnel action was taken in January 2024:**

None.

**2. Staff/Commissioners attended the following training through the Executive Office in January 2024:**

HCV Specialist  
Danville, IL

Meagan Morgan  
Assistant HCV Specialist

BDO Finance Everything You Need to Know 2024  
Orlando, FL

Amber McCoy  
Deputy Director

BDO Finance Everything You Need to Know 2024  
Orlando, FL

Tamra Hartman  
Finance Manager

Let's Talk HOTMA  
Danville, IL

Kim Spangler  
Asset Manager

Let's Talk HOTMA  
Danville, IL

Samantha Bruens  
Asset Manager

Let's Talk HOTMA  
Danville, IL

Margaret Duncan  
Asset Manager

## Memorandum

**TO:** Board of Commissioners

**FROM:** Amber McCoy, Deputy Director

**DATE:** March 5, 2024

**RE:** Personnel Monthly Report for the Month of February 2024

**1. The following personnel action was taken in February 2024:**

Ralph Plecker – Maintenance Laborer – Terminated

James Stevens – Maintenance Laborer – Terminated

Chana Brannin – Maintenance Laborer – Hired

Justin Wernigk – HCV Inspector – Resigned

Scott Greene – Maintenance Technician – Terminated

**2. Staff/Commissioners attended the following training through the Executive Office in February 2024:**

How to Effectively Manage Your Maintenance Program  
Danville, IL

Kim Spangler  
Asset Manager

LiFT Leadership Series  
Danville, IL

Tamra Hartman  
Finance Manager

## **MEMORANDUM**

**TO:** Board of Commissioners

**FROM:** Amber McCoy, Deputy Director

**DATE:** February 12, 2024

**RE:** Response to RFQ for Legal Services

The Housing Authority of The City of Danville d/b/a Vermilion Housing Authority (VHA) requested qualifications from qualified legal firms to provide services in all legal matters. After evaluating two companies, we are at this time recommending moving forward with Huber & Mudd, LLC for the legal services needed, for a period of three (3) years, with the ability to extend the contract for an additional maximum of two (2) years.

## RESOLUTION NO. 2024-7

### 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, the Authority to approve the contract with Huber & Mudd, LLC for legal services; 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 Huber & Mudd, LLC for legal services.
- 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 March,  
2024.

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

February 8, 2024

Mrs. Jaclyn Vinson  
Executive Director  
Vermilion Housing Authority  
1607 Clyman Lane  
Danville, IL 61832

Re: VHA Centennial Manor Metal Roof Renovation

Dear Jackie:

The purpose of this memo is to provide you with a recommendation based upon the bids that were received for the VHA Centennial Manor Metal Roof Renovation project.

Vermilion Housing Authority received bids on January 23, 2024 for the VHA Centennial Manor Metal Roof Renovation project. We had good interest during the pre-bid phase and received three bids. Farnsworth Group reached out to several contractors during the bidding process to garner interest with the project and advertised in the Pontiac newspaper. Attached is the bid tabulation sheet with the results of the bid opening for your reference.

The apparent low bidder is Landmark Roofing from Washington, IL. I spoke to Corey Campbell, Project Manager for Landmark several times after bids were collected. I have confirmed that they are comfortable with their submitted bid and are prepared to begin work once conditions are favorable to start. They have bid the project utilizing prevailing wages and have included the services required to complete the scope of work outlined in the bidding documents. I have attached a copy of my correspondence with Corey for general reference. One item to point out is the fact that Landmark indicated \$0 for the unit price. The unit price included replacement of the wood substrate if we find out it is damaged or unsatisfactory after removal of the existing metal panels. Landmark has indicated that they included \$1,500 in their bid to replace any damaged substrate. I don't think this is a reason to disqualify them, but wanted to provide some clarity.

After review of all submitted documents, we found the bid submitted by Landmark Roofing to be in order. Farnsworth Group does not have any experience working with Landmark, but I do have a colleague in our Peoria office that has used their services on the residential side. He had good things to say about their services and indicated that they were very easy to work with. As such, we are recommending approval of the bid in the amount of \$160,300.

If the Board decides to move forward with the project, the next step is to issue a Notice of Intent to Award a Construction Contract so that Landmark Roofing can begin preparing the required bonding and insurance coverage. Farnsworth Group will then prepare a construction contract on behalf of VHA and will submit to VHA for review and approval. Once VHA accepts the contract, it is sent to Landmark Roofing for their review and approval. After VHA and Landmark Roofing agree to the contract and sign accordingly, the contract is fully executed, and construction can begin.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in black ink, appearing to read "Scott Burge". The signature is fluid and cursive, with a large, sweeping initial "S" and a stylized "B".

Scott Burge, AIA, NCARB, LEED AP  
Architectural Manager





**BID TAB**

[illegible]

## **RESOLUTION NO. 2024-8**

### **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 the contract with Landmark Roofing for Centennial Manor roof replacement not to exceed \$160,300.00; 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 Landmark Roofing for Centennial Manor roof replacement not to exceed \$160,300.00.
- 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 March,  
2024.

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:** VHA Commissioners  
**FROM:** Amber McCoy, Deputy Director  
**DATE:** March 6, 2024  
**RE:** Lawn Care Services for Georgetown

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The VHA issued an Invitation for Bid for Lawn Care Services for Georgetown on February 6, 2024. Sealed bids were due March 6, 2024. This is for three years, 2024-2026 mowing season, renewable contract. The maximum renewal is twice, for a total possible contract agreement for five years. The following companies turned in bids:

	Total per Cut
Sprague Lawn Care	\$570.00
Lahne Lawn Care	\$780.00
First Class Mowing	\$420.00
Nelson's Lawn Care	\$385.00

The VHA is requesting approval to move forward with a contract with Nelson's Lawn Care to fulfill the scope of work for the Lawn Care Services for Georgetown.

## RESOLUTION NO. 2024-9

### 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 Nelson’s Lawn Care for lawn care services for Georgetown not to exceed \$385.00 per mow; 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 Nelson’s Lawn Care for lawn care services for Georgetown not to exceed \$385.00 per mow.
- 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 March,  
2024.

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: Amber McCoy, Deputy Director**

**DATE: March 14, 2024**

**RE: MerChe Manor – Strip and Wax Floors**

VHA staff requested quotes to have the floors stripped and waxed at MerChe Manor in Danville, Illinois.

The following quotes were received:

Newton's Cleaning & Restoration, LLC \$12,800.00

Restore Floor Care \$6,684.50

We are recommending approval for Restore Floor Care to do the floor stripping and waxing at MerChe Manor, at a total project cost of \$6,684.50.

## **RESOLUTION NO. 2024-10**

### **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 Restore Floor Care to strip and wax floors at MerChe Manor not to exceed \$6,684.50; 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 Restore Floor Care to strip and wax floors at MerChe Manor not to exceed \$6,684.50.
- 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 March,  
2024.

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:** Amber McCoy, Deputy Director

**DATE:** March 14, 2024

**RE:** Churchill Towers – Strip and Wax Floors

VHA staff requested quotes to have the floors stripped and waxed at Churchill Towers in Danville, Illinois.

The following quotes were received:

Newton's Cleaning & Restoration, LLC \$5,900.00

Restore Floor Care \$3,642.25

We are recommending approval for Restore Floor Care to do the floor stripping and waxing at Churchill Towers, at a total project cost of \$3,642.25.

## **RESOLUTION NO. 2024-11**

### **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 Restore Floor Care to strip and wax floors at Churchill Towers not to exceed \$3,642.25; 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 Restore Floor Care to strip and wax floors at Churchill Towers not to exceed \$3,642.25.
- 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 March,  
2024.

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:** Amber McCoy, Deputy Director

**DATE:** March 14, 2024

**RE:** Centennial Manor – Strip and Wax Floors

VHA staff requested quotes to have the floors stripped and waxed at Centennial Manor in Hoopeston, Illinois.

The following quotes were received:

Newton's Cleaning & Restoration, LLC \$12,411.00

Restore Floor Care \$5,650.25

We are recommending approval for Restore Floor Care to do the floor stripping and waxing at Centennial Manor, at a total project cost of \$5,650.25.

## **RESOLUTION NO. 2024-12**

### **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 Restore Floor Care to strip and wax floors at Centennial Manor not to exceed \$5,650.25; 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 Restore Floor Care to strip and wax floors at Centennial Manor not to exceed \$5,650.25.
- 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 March,  
2024.

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:** Amber McCoy, Deputy Director

**DATE:** March 14, 2024

**RE:** Administration Building - Interior Painting

VHA staff requested quotes to paint the interior at the Administration Building in Danville, Illinois.

The following quotes were received:

John James Painting \$40,798.00

Patten Services \$59,500.00

We are recommending approval of John James Paints for the Administration Building interior painting, at a total project cost of \$40,798.00.



## RESOLUTION NO. 2024-13

### 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 John James Painting for interior painting at the Administration Building not to exceed \$40,798.00; 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 John James Painting for interior painting at the Administration Building not to exceed \$40,798.00.
- 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 March,  
2024.

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: Amber McCoy, Deputy Director**

**DATE: March 14, 2024**

**RE: MerChe Manor- Community Room and Stairwell Painting**

VHA staff requested quotes to paint the community room and stairwells at MerChe Manor in Danville, Illinois.

The following quotes were received:

John James Painting \$22,206.80

Patten Services \$56,000.00

We are recommending approval of John James Paints for the MerChe Manor stairwell and community room painting, at a total project cost of \$22,206.80.

## RESOLUTION NO. 2024-14

### 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 John James Painting for community room and stairwell painting at MerChe Manor not to exceed \$22,206.80; 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 John James Painting for community room and stairwell painting at MerChe Manor not to exceed \$22,206.80.
- 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 March,  
2024.

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: Amber McCoy, Deputy Director**

**DATE: March 14, 2024**

**RE: Churchill Towers - Community Room and Stairwell Painting**

VHA staff requested quotes to paint the community room and stairwells at Churchill Towers in Danville, Illinois.

The following quotes were received:

John James Painting \$17,160.40

Patten Services \$36,000.00

We are recommending approval of John James Paints for the Churchill Towers stairwell and community room painting, at a total project cost of \$17,160.40.

## RESOLUTION NO. 2024-15

### 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 John James Painting for community room and stairwell painting at Churchill Towers not to exceed \$17,160.40; 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 John James Painting for community room and stairwell painting at Churchill Towers not to exceed \$17,160.40.
- 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 March,  
2024.

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  
Public Housing and COCC  
FY 2025 HUD Budget

Public Housing Combined  
506 Units

	Entire PH	COCC Public Housing 100	Fair Oaks Public Housing 101	Beeler,Mad, CH Public Housing 102	Merche Public Housing 103	Vermilion Public Housing 104
<b>Operating Revenue</b>						
Dwelling Rental	\$ 885,792	\$ -	\$ 103,944	\$ 246,432	\$ 208,968	\$ 326,448
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 270,904	\$ -	\$ 89,398	\$ 59,599	\$ 48,763	\$ 73,144
Other Income	\$ 520,423	\$ 261,084	\$ 35,784	\$ 81,461	\$ 60,275	\$ 81,818
Subsidy	\$ 3,147,475	\$ -	\$ 1,505,924	\$ 524,043	\$ 406,696	\$ 710,812
<b>Total Revenue</b>	<b>\$ 4,824,594</b>	<b>\$ 261,084</b>	<b>\$ 1,735,051</b>	<b>\$ 911,535</b>	<b>\$ 724,701</b>	<b>\$ 1,192,223</b>
<b>Operating Expenses</b>						
<i>Administrative</i>						
Salaries	\$ 730,616	\$ 380,602	\$ 104,688	\$ 79,006	\$ 77,600	\$ 88,720
Legal	\$ 28,536	\$ 19,386	\$ 5,329	\$ 732	\$ 2,717	\$ 373
PBA Management Exp	\$ -	\$ (406,510)	\$ 141,670	\$ 76,920	\$ 65,160	\$ 122,760
Travel/Training	\$ 15,290	\$ 14,405	\$ 15	\$ 65	\$ 76	\$ 729
Other Administrative Exp	\$ 105,992	\$ 16,854	\$ 21,398	\$ 22,388	\$ 18,530	\$ 26,822
<i>Total Administrative Expense</i>	<i>\$ 880,434</i>	<i>\$ 24,736</i>	<i>\$ 273,100</i>	<i>\$ 179,111</i>	<i>\$ 164,083</i>	<i>\$ 239,404</i>
<i>Tenant Services</i>						
Other Tenant Services Exp	\$ 12,232	\$ -	\$ 3,628	\$ 2,488	\$ 2,139	\$ 3,977
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232</i>	<i>\$ -</i>	<i>\$ 3,628</i>	<i>\$ 2,488</i>	<i>\$ 2,139</i>	<i>\$ 3,977</i>
<i>Total Utility Expenses</i>	<i>\$ 639,105</i>	<i>\$ 19,940</i>	<i>\$ 186,269</i>	<i>\$ 148,373</i>	<i>\$ 107,471</i>	<i>\$ 177,052</i>
<i>Maintenance</i>						
Salaries	\$ 780,032	\$ -	\$ 355,416	\$ 119,606	\$ 115,100	\$ 189,910
Materials	\$ 323,572	\$ 20	\$ 175,667	\$ 37,853	\$ 22,789	\$ 87,244
Contracts	\$ 569,361	\$ 33,425	\$ 149,771	\$ 102,029	\$ 90,530	\$ 193,606
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,965</i>	<i>\$ 33,445</i>	<i>\$ 680,854</i>	<i>\$ 259,487</i>	<i>\$ 228,418</i>	<i>\$ 470,760</i>
<i>General Expenses</i>						
Insurance	\$ 200,538	\$ 657	\$ 65,767	\$ 37,457	\$ 31,511	\$ 65,145
Employee Benefits	\$ 736,993	\$ 168,508	\$ 205,670	\$ 113,715	\$ 93,086	\$ 156,014
Depreciation Expense	\$ 368,263	\$ 12,556	\$ 154,468	\$ 104,392	\$ 48,441	\$ 48,406
PILOT	\$ 28,479	\$ -	\$ -	\$ 7,691	\$ 6,265	\$ 14,524
Collection Losses	\$ 129,565	\$ -	\$ 93,572	\$ 12,698	\$ 8,555	\$ 14,741
<i>Total General Expenses</i>	<i>\$ 1,463,838</i>	<i>\$ 181,721</i>	<i>\$ 519,477</i>	<i>\$ 275,952</i>	<i>\$ 187,859</i>	<i>\$ 298,830</i>
<b>Total Routine Expenses</b>	<b>\$ 4,668,574</b>	<b>\$ 259,842</b>	<b>\$ 1,663,328</b>	<b>\$ 865,411</b>	<b>\$ 689,971</b>	<b>\$ 1,190,023</b>
<i>Non Routine Expenses</i>						
Energy Performance Contract Expenses	\$ 136,307	\$ -	\$ 61,338	\$ 40,892	\$ 34,077	\$ -
Casualty Losses Non Capital	\$ 15,000	\$ -	\$ 10,000	\$ 5,000	\$ -	\$ -
<i>Total Non-Routine Expenses</i>	<i>\$ 151,307</i>	<i>\$ -</i>	<i>\$ 71,338</i>	<i>\$ 45,892</i>	<i>\$ 34,077</i>	<i>\$ -</i>
<b>Total Expenses</b>	<b>\$ 4,819,881</b>	<b>\$ 259,842</b>	<b>\$ 1,734,666</b>	<b>\$ 911,303</b>	<b>\$ 724,048</b>	<b>\$ 1,190,023</b>
<b>Surplus - (Deficit)</b>	<b>\$ 4,712</b>	<b>\$ 1,242</b>	<b>\$ 385</b>	<b>\$ 232</b>	<b>\$ 654</b>	<b>\$ 2,200</b>

**RESOLUTION NO. 2024-16**

**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 2025 (April 1, 2024 to March 31, 2025); 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 2025 (April 1, 2024 to March 31, 2025).
- 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 March, 2024.

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 2025

**Housing Choice Voucher Program  
Administrative Fee Budget**

**Operating Revenue**

Fraud Recovery	\$	10,000
Interest Income	\$	500
Administrative Fees	\$	496,996
<b>Total Revenue</b>	<b>\$</b>	<b>507,496</b>

**Operating Expenses**

*Administrative*

Salaries	\$	247,206
Legal	\$	500
Travel/Training	\$	5,000
Other Administrative Exp	\$	50,446
Program Management Fee	\$	113,354
<i>Total Administrative Expense</i>	<i>\$</i>	<i>416,506</i>

*Tenant Services*

Salaries	\$	-
Other Tenant Services Exp	\$	-
<i>Total Tenant Services Expenses</i>	<i>\$</i>	<i>-</i>

*Total Utility Expenses*

\$ -

*Maintenance*

Salaries	\$	-
Materials	\$	-
Contracts	\$	-
<i>Total Maintenance Expenses</i>	<i>\$</i>	<i>-</i>

*General Expenses*

Insurance	\$	4,473
Employee Benefits	\$	81,662
Depreciation Expense	\$	4,615
<i>Total General Expenses</i>	<i>\$</i>	<i>90,750</i>

**Total Routine Expenses**

**\$ 507,256**

Surplus - (Deficit)

\$ 241

## RESOLUTION NO. 2024-17

### 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 2025 (April 1, 2024 to March 31, 2025); 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 2025 (April 1, 2024 to March 31, 2025).
- 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 March, 2024.

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

**RESOLUTION NO. 2024-18**

**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.

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 March, 2024.

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



## RESOLUTION NO. 2024-19

### 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 Procurement Policy; 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 Procurement Policy.
- 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 March, 2024.

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

## **RESOLUTION NO. 2024-20**

### **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 Maintenance Policy & Procedures; 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 Maintenance Policy & Procedures.
- 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 March, 2024.

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