

Vermilion Housing Authority



Board of Commissioners

September 19, 2024

Board Packet



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: September 12, 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, September 19, 2024, at 5:00 p.m. at Centennial Manor Community Room, 426 East Honeywell Avenue, Hoopeston, Illinois.**



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: September 12, 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, September 19, 2024, at 5:00 p.m. at Centennial Manor Community Room, 426 East Honeywell Avenue, Hoopston, 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
CENTENNIAL MANOR COMMUNITY ROOM
THURSDAY, SEPTEMBER 19, 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 July 18, 2024 - VHA Board Minutes (Pages 6-14)
6. Police Reports (Pages 15-18)
7. Department Reports:
 - (a) Public Housing (Pages 19-22)
 - (b) HCV (Pages 23-26)
 - (c) Finance (Pages 27-56)
 - (d) Personnel (Pages 57-58)
8. New Business [all the below items – roll call vote]
 - * (a) Purchase one 2023 Ford F350 (Pages 59-61)
 - * (b) Fair Oaks – 1002-1020 Campbell Building Roof Replacement (Pages 62-64)
 - * (c) Fair Oaks – 1001-1019 Belton Building Roof Replacement (Pages 65-67)
 - * (d) Fair Oaks – 1021-1035 Belton Building Roof Replacement (Pages 68-70)
 - * (e) Kennedy Court – Maintenance Shop Roof Replacement (Pages 71-73)

- * (f) A/C Preventative Maintenance Work – County Building’s and Administration Building (Pages 74-76)
- * (g) Parkview Court – Temporary Fence Rental (Pages 77-79)
- * (h) Parkview Court – Intergovernmental Agreement with the City of Hoopeston for Utility Disconnections (Pages 80-84)
- * (i) Fair Oaks – Fairchild Parking Lot Improvement Project (Pages 85-87)

9. Other Business

(a) Project Updates

(a) New Holland Project Based Voucher Award

(a) FY 2024 Audit

10. Closed Session for Personnel Matters

Pursuant to the IL Open Meetings Act:

5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is October 17, 2024, at Kennedy Court, 407 Kennedy Drive, Georgetown, IL. We will begin at 5:00 p.m.

MINUTES OF
JULY 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 July 18, 2024 at 5:00 p.m. at Churchill Towers Community Room, 101 East Seminary, Danville, Illinois. Upon roll call requested by Chairman O’Shaughnessy, those present and absent were:

PRESENT: Vic McFadden, Chairman - Pat O’Shaughnessy, Tim Tutton, and Courtney Watson

ABSENT: Vice Chairperson - Carla Boyd, Deanna Witzel

ALSO PRESENT: Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy; Housing Operations Director, Brittany Savalick; Representatives from Comcast/Xfinity, Kate Ruskin and Pat Dobersteen

Chairman O’Shaughnessy called for item 8a on the agenda to be done first since Comcast/Xfinity are here present. Chairman O’Shaughnessy then called for a motion to approve the agenda with that change. Commissioner Watson moved that the agenda be approved. Commissioner McFadden seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O’Shaughnessy opened the floor to public and resident comments, item number 4 on the agenda. Kate Ruskin from Comcast/Xfinity explained the details of the proposed Xfinity Communities Service Agreements. Pat Dobersteen from Comcast/Xfinity explained these agreements will not cost the Housing Authority money but in exchange for the wiring being updated, VHA agrees to market on their behalf. Ms. Ruskin also explained the wiring issues at several properties currently and that Comcast/Xfinity would replace the wiring free of charge in exchange for approving the agreements presented tonight. Commissioner McFadden asked if the wiring would be updated at all Vermilion Housing Authority properties. Ms. Ruskin stated all the Housing Authority Danville properties had a walk out survey done by their contractors and that MerChe, Fair Oaks, and Churchill were the properties in need of and would receive wiring upgrades. Ms. Ruskin also talked about the Internet Essentials program that Xfinity/Comcast can offer residents.

(a) Xfinity Communities Service Agreements – Chairman O’Shaughnessy asked if there were any more questions. None were presented. Commissioner

McFadden made a motion to approve the Xfinity Communities Service Agreements for the Danville properties. Commissioner Watson seconded it.

RESOLUTION NO. 2024-26

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the Communities Service Agreements, Danville, IL locations, between Xfinity and Vermilion Housing Authority; 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 Communities Service Agreements, Danville, IL locations, between Xfinity and Vermilion Housing Authority.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Chairman O'Shaughnessy called for a roll call vote to approve the Xfinity Communities Service Agreements for the Danville properties which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

Chairman O'Shaughnessy asked for any additions or deletions to the minutes from the April 18, 2024 Regular Board Meeting item number 5 on the agenda. Chairman O'Shaughnessy stated he gave Mrs. Vinson some corrections. Chairman O'Shaughnessy stated that he needs a motion to approve the corrected minutes. Commissioner McFadden made a motion that the minutes from the April 18, 2024 Regular Board Meeting Minutes be approved. Commissioner Tutton seconded the motion. Upon unanimous ayes, approval was granted.

Chairman O'Shaughnessy asked for item number 6 on the agenda – Police Reports. Mrs. Vinson stated she does have copies of the police reports. A question and answer session followed.

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

(a) Public Housing – Brittany Savalick went over the June report. She stated they were at 98% occupancy at all AMPs. She also went over the Ross Grant Report. The Ross Grant has been renewed for another three years. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the June report. 4 new admissions and 5 terminations. Voucher count for June was 542.

(c) Finance – Amber McCoy went over the Finance, TAR's and Expenditures report for Finance. A question and answer session followed.

(d) Personnel – Amber McCoy went over the June report. A question and answer session followed.

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

Chairman O'Shaughnessy asked for item number 8 on the agenda – Fair Oaks – Odd Clyman Building Roof and Disposition of Vehicle's.

(b) Fair Oaks – Odd Clyman Building Roof – Mrs. Vinson went over the proposal. Chairman O'Shaughnessy asked if all the Fair Oaks roofs have now been replaced. Mrs. Vinson stated that eighteen (18) out of the twenty-two (22) roofs in Fair Oaks have been replaced. Chairman O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion to approve the Fair Oaks – Odd Clyman (1621-1635) Building Roof. Commissioner Watson seconded it.

RESOLUTION NO. 2024-27

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

d/b/a VERMILION HOUSING AUTHORITY

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Freeman Exteriors for Fair Oaks Roof Replacement at 1621-1635 Clyman Lane, Danville, not to exceed \$29,283.49; 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 Freeman Exteriors for Fair Oaks Roof Replacement at 1621-1635 Clyman Lane, Danville, not to exceed \$29,283.49.

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

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

Chairman O’Shaughnessy called for a roll call vote to approve the Fair Oaks – Odd Clyman Building Roof which produced the following:

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

Chairman O’Shaughnessy there upon declared said motion carried.

(c) Disposition of Vehicle’s – Mrs. McCoy went over the proposal. Chairman O’Shaughnessy asked where the Housing Authority advertises the bids. Mrs. McCoy stated the Commercial News. Chairman O’Shaughnessy and Commissioner McFadden also recommended the Sidell Reporter to broaden VHA’s outreach. Mrs. McCoy stated she would look into that. Chairman O’Shaughnessy asked if there were any more questions. None were presented. Commissioner Watson made a motion for the approval of Disposition of Vehicle’s. Commissioner Tutton seconded it.

RESOLUTION NO. 2024-28

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 disposition of vehicles; 2009 Ford F150 Truck and 2006 Ford F250 Truck; 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 disposition of vehicles; 2009 Ford F150 Truck and 2006 Ford F250 Truck.

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

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

Chairman O’Shaughnessy called for a roll call vote to approved the Disposition of Vehicle’s which produced the following:

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

Chairman O'Shaughnessy there upon declared said motion carried.

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

- (a) **EPC Year 11 M&V Report** – Mrs. Vinson and Mrs. McCoy went over the EPC Year 11 M&V Report. A question and answer session followed.
- (b) **2024 Audit Recap** – Mrs. Vinson recapped the 2024 Annual Audit. No audit findings.
- (c) **Project Updates** – Mrs. Vinson went over the project updates. A question and answer session followed.

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

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

None were presented.

Chairman O'Shaughnessy asked for item 11 on the agenda - Chairman/Commissioner Comments.

Chairman O'Shaughnessy stated that with the agenda items satisfied he would entertain a motion to adjourn the meeting. Commissioner McFadden made the motion to adjourn. Commissioner Watson seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:47pm.

_____ 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

VHA - Police Reports - July 2024

Date	Location	Description
7/3/2024	Fair Oaks	Neglect of child at 928 Redden.
7/4/2024	Fair Oaks	Assault at 901 Fowler.
7/6/2024	MerChe	Battery, criminal damage to property, and criminal trespass to residence at 723 Oak, Units 611, 606, and 306.
7/10/2024	MerChe	Aggravated battery at 723 Oak, Unit 312.
7/20/2024	Beeler	Criminal trespass to property at 305 Washington.
7/20/2024	Fair Oaks	Violation of order of protection at 1633 Redden.
*Year to Date Comparisons on Next Page		

	FY 2025	FY 2024		FY 2025	FY 2024		
Total Police Calls			YTD Police:	38	108		
March:		8				FO-3/MC-2/BT-3	2024
February:		5				FO-4/BT-1	
January:		10				FO-7/MC-2/BT-1	
December:		10				FO-3/MC-4/BT-2/CH-1	
November:		9				FO-4/MC-3/BT-1/CH-1	
October:		13				FO-12/MC-1	
September:		10				FO-4/MC-3/BT-3	
August:		8				FO-3/MC-3/BT-1/MCT-1	
July:	6	6				FO-4/MC-1/CH-1	
June:	14	10				FO-4/BT-3/MC-2/MCT-1	
May:	14	11				FO-6/BT-2/MC-2/CH-1	
April:	4	8				FO-4/CM-2/BT-2	
Total Calls for the Month:	6		YTD Calls:	38	108		

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

VHA - Police Reports - August 2024

Date	Location	Description
8/1/2024	MerChe	Violation of order of protection at 723 Oak.
8/3/2024	Fair Oaks	Criminal damage to government supported property at 1620 Clyman.
8/6/2024	MerChe	Violation of order of protection at 723 Oak.
8/12/2024	Beeler	Theft under \$500 at 317 Bradley Lane.
8/16/2024	Fair Oaks	Possession of cannabis, intent to deliver, and criminal trespass to property at Redden and Fairchild.
8/20/2024	Fair Oaks	Neglected or abused minor at 902 Redden.
8/21/2024	Fair Oaks	Criminal damage to property - under \$500 at 949 Hubbard.
8/21/2024	Fair Oaks	Criminal trespass to state supported property at 940 Lewis.
8/22/2024	Beeler	Criminal damage to property - over \$500 at 305 Bradley.
8/23/2024	MerChe	Violation of order of protection at 723 Oak, Unit 307.
8/27/2024	MerChe	Battery at 723 Oak, Unit 400.
8/29/2024	MerChe	Theft over \$500 at 723 Oak, Unit 300.
8/30/2024	MerChe	Theft over \$500 at 723 Oak, Unit 412.
8/31/2024	Beeler	Theft under \$500 at 327 Washington.

*Year to Date Comparisons on Next Page

	FY 2025	FY 2024	YTD Police:		FY 2025	FY 2024	2025	2024
Total Police Calls			52	108				
March:		8					FO-3/MC-2/BT-3	
February:		5					FO-4/BT-1	
January:		10					FO-7/MC-2/BT-1	
December:		10					FO-3/MC-4/BT-2/CH-1	
November:		9					FO-4/MC-3/BT-1/CH-1	
October:		13					FO-12/MC-1	
September:		10					FO-4/MC-3/BT-3	
August:	14	8					FO-3/MC-3/BT-1/MCT-1	
July:	6	6					FO-4/MC-1/CH-1	
June:	14	10					FO-4/BT-3/MC-2/MCT-1	
May:	14	11					FO-6/BT-2/MC-2/CH-1	
April:	4	8					FO-4/CM-2/BT-2	

Total Calls for the Month:	14		YTD Calls:	FY 2025	FY 2024		
				52	108		

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

Monthly Occupancy July 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	158	159	99%
AMP 102-Beeler, Churchill, Madison Ct.	105	107	98%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	136	136	100%
GRAND TOTAL THIS MONTH	492	495	99%
GRAND TOTAL LAST MONTH	487	495	98%

Monthly Occupancy August 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	158	159	99%
AMP 102-Beeler, Churchill, Madison Ct.	106	107	99%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	136	136	100%
GRAND TOTAL THIS MONTH	493	495	100%
GRAND TOTAL LAST MONTH	492	495	99%

JULY 2024 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- Access, Equity and Diversity at DACC
- Project Success
- Violence Prevention Task Force
- CAP/DEC (Child Abuse Prevention/Drug Endangered Child Coalition)
- AJC (American Job Center Roundtable)
- OSF Care-A-Van Meeting
- ROSS Networking Group

Trainings:

- ROSS Debrief
- Understanding ROSS Program Requirements
- Step Up

Referrals:

- Referrals made to Community Organizations/Services
 - Child Care Resources
 - American Job Center (AJC) – First Institute
 - Danville Area Community College – GED, Secondary Education
 - Air Talk Wireless – Assistance obtaining a phone needed for medical reasons
 - Fair Hope

Program:

- Appointments:
 - 4 Fair Oaks/Service Requests (4 scheduled)/3 unscheduled walk-in days
 - 2 Mer Che/Service Request (2 scheduled)
- Carle Narcan training and information sessions for residents
 - Fair Oaks
 - Mer Che
 - Churchill

Other:

- VPTF WAVE Event

AUGUST 2024 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- LAN
- ROSS Networking

Trainings:

- Global Leadership
- Racial Equity Coaching Session
- American Jobs Center Reporting
- HUD Digital Equity Act

Referrals:

- Referrals made to Community Organizations/Services
 - Fair Hope
 - AJC
 - DACC

Program:

- Appointments:
 - 1 Fair Oaks/Service Requests - 1 scheduled/2 unscheduled walk-in days
 - 1 Mer Che/Service Request - 2 scheduled
- Carle Narcan training and information sessions for residents
 - Fair Oaks
 - Mer Che
 - Churchill
- 12 DMT bus passes
 - DACC
 - AJC
 - Scheduled appointments

Other:

- Violence Prevention Task Force HOOPS Event (a one day basketball skills camp and violence prevention event)
- Vermilion County Health Department/OSF Back to School Event
- Women's Care Clinic Family Fun Day
- AETNA Health in Fair Oaks

Housing Choice Voucher July 2024 Board Report

UTILIZATION

- New Admissions: 4 and counting
- Terminations: 10
 - 5- Non-compliance with program requirements
 - 2- Over Income- 180 Days
 - 2- Voluntary
 - 1- Deceased

		2023	2024									
Mon.												Total
		FUP	Reg.	DEMO II	PVC DEMO	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	6	408	8		3	42	56	8	1	7	539
4	461	5	405	8	9	3	43	57	9	1	7	547
5	467	6	406	8	12	3	42	56	9	0	7	549
6	468	7	401	7	13	3	42	54	8	0	7	542
7	468	7	401	8	13	3	41	53	8	0	7	541
8	464											0
9	464											0
10	463											0
11	473											0
12	499											0
Grand Total	5544	45	2801	56	47	21	295	390	58	4	49	3766

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

Legend:

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

FUNDING

Month	UMA	UML	Leasing %
JAN	916	520	57%
FEB	916	528	58%
MAR	916	540	59%
APR	916	543	59%
MAY	916	547	60%
JUNE	965	541	56%
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	5,545	3,219	58%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$253,944	\$285,355	112%	\$548.76
FEB	\$253,944	\$286,383	113%	\$542.39
MAR	\$252,136	\$300,420	119%	\$556.33
APR	\$275,412	\$311,709	113%	\$574.05
MAY	\$256,031	\$314,892	123%	\$575.67
JUNE	\$307,519	\$314,717	102%	581.73
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,598,986	\$1,813,476	113%	\$563.37

UMA- Unit Months Available
 UML- Unit Months Leased
 ABA- Annual Budget Authority
 HAP- Housing Assistance Payment
 PUC- Per Unit Cost (Average)

Housing Choice Voucher August 2024 Board Report

UTILIZATION

- New Admissions: 4
- Terminations: 2
 - 1- Program Compliance
 - 1- Voluntary

		2023	2024									
Mon.												Total
		FUP	Reg.	DEMO II	PVC DEMO	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	6	408	8		3	42	56	8	1	7	539
4	461	5	405	8	9	3	43	57	9	1	7	547
5	467	6	406	8	12	3	42	56	9	0	7	549
6	468	7	401	7	13	3	42	54	8	0	7	542
7	468	7	401	8	13	3	41	53	8	0	7	541
8	464	7	395	8	14	3	41	52	7	0	7	534
9	464											0
10	463											0
11	473											0
12	499											0
Grand Total	5544	52	3196	64	61	24	336	442	65	4	56	4300

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

Legend:

FUP- Family Unification

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

CP- Crosspoint Referral

Port-Out- Payable Port-Outs

PMII- Prairie Meadows Phase II (Project-Based)

FUNDING

Month	UMA	UML	Leasing %
JAN	916	520	57%
FEB	916	528	58%
MAR	916	540	59%
APR	916	543	59%
MAY	916	547	60%
JUNE	965	541	56%
JULY	965	540	56%
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	6,510	3,759	58%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$253,944	\$285,355	112%	\$548.76
FEB	\$253,944	\$286,383	113%	\$542.39
MAR	\$252,136	\$300,420	119%	\$556.33
APR	\$275,412	\$311,709	113%	\$574.05
MAY	\$256,031	\$314,892	123%	\$575.67
JUNE	\$307,519	\$314,717	102%	\$581.73
JULY	\$307,519	\$317,736	103%	\$588.40
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,906,505	\$2,131,212	112%	\$566.96

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: August 06, 2024
Re: Finance Report

Public Housing Operating Fund

	July 2024	FY 25 YTD
COCC	(\$15,725.46)	\$121,015.89
AMP 101	\$3,200.80	\$92,606.37
AMP 102	(\$6,501.52)	\$25,298.26
AMP 103	(\$385.40)	\$7,206.49
AMP 104	\$19,499.67	\$55,596.42
Total	\$88.09	\$301,723.43

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$593.86** for the month and an overall loss of **\$7,753.74** for the year.

Public Housing Capital Fund

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$70,652.58**.

Notable AP Expenditures

First Financial Bank	\$102,979.00	EPC loan payment.
Freeman Exteriors	\$17,570.09	1621 – 1634 Clyman Lane roof.
Hawkins Ash CPA’s	\$18,500.00	Audit progress payment.
Johnson Controls	\$23,103.73	M & V payment.

ROSS Grant Funding

ROSS fund expenditures for the month of June are in total of \$6,474.08.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$11,205.59.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 7/31/2024

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,474,024.79	5,474,024.79	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	344,088.85
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	14,769.94	(4,953,755.20)	3,324,938.67	406,293.71	276,932.53	960,360.23	(1,869.36)
112200 AR Tenants	11,205.59	0.00	3,409.59	170.00	1,642.08	5,983.92	160,020.29
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(160,020.29)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	36,997.55	36,997.55	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	83,557.40	2,935.27	29,492.85	13,339.97	10,259.67	27,529.64	1,863.85
121102 Prepaid Soft	13,322.65	0.00	5,770.14	2,267.82	1,586.90	3,697.79	1,480.29
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,041.65
140001 Vehicles	548,078.18	0.00	345,720.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,198,682.62	111,829.56	506,475.61	248,313.53	40,815.42	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	25,986,853.66	854,399.97	11,054,974.86	9,040,148.35	3,937,187.91	1,100,142.57	0.00
140005 Accum Deprec	(41,611,592.83)	(1,275,066.48)	(13,869,006.25)	(12,071,073.74)	(5,168,939.18)	(9,227,507.18)	(19,996.60)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 14,574,279.41	\$ 613,470.91	\$ 5,898,501.02	\$ 2,327,149.85	\$ 1,584,546.62	\$ 4,150,611.01	\$ 350,681.68
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,149.00	0.00	24,550.00	9,699.00	4,950.00	21,950.00	0.00
211704 Health Ins	(36,201.40)	(36,201.40)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,466.89)	(2,466.89)	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	(3,974.02)	(3,974.02)	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
211718 Payable to HUD	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	(367.31)	(367.31)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(390.56)	(390.56)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	800.64	800.64	0.00	0.00	0.00	0.00	0.00
211906 Res Training	7,114.31	0.00	1,114.49	1,323.82	4,804.53	(128.53)	0.00
211913 Scrap	1,802.93	1,802.93	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	24,634.30	7,175.03	6,499.64	2,811.63	3,320.77	4,827.23	3,017.88
212001 Accrued Tax	1,884.52	548.89	497.22	215.09	254.04	369.28	230.87
213301 EPC M V	7,094.90	0.00	3,192.65	2,128.48	1,773.77	0.00	0.00
213302 EPC Replace	3,370.67	0.00	1,549.46	407.71	1,413.50	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	10,753.19	0.00	3,765.57	3,238.95	619.91	3,128.76	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,256,419.73	0.00	565,388.87	376,925.93	314,104.93	0.00	0.00
Total Liability	\$ 1,331,624.01	\$ (33,072.69)	\$ 606,557.90	\$ 396,750.61	\$ 331,241.45	\$ 30,146.74	\$ 3,248.75
Equity							
280200 Net Fix Assets	7,642,356.14	45,953.52	1,796,859.61	1,212,032.74	1,149,816.40	3,437,693.87	18,458.40
280600 Unrestricted	6,766,575.41	479,574.19	4,373,270.77	1,088,013.51	198,542.96	627,173.98	252,684.71
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	46,549.56
Total	\$ 12,940,931.97	\$ 525,527.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 317,692.67
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 37,494.00
Current Year Oper +/-	\$ 301,723.43	\$ 121,015.89	\$ 92,606.37	\$ 25,298.26	\$ 7,206.49	\$ 55,596.42	\$ (7,753.74)
Current Year Net Assets	\$ 301,723.43	\$ 121,015.89	\$ 92,606.37	\$ 25,298.26	\$ 7,206.49	\$ 55,596.42	\$ 29,740.26
Total Equity	\$ 13,242,655.40	\$ 646,543.60	\$ 5,291,943.12	\$ 1,930,399.24	\$ 1,253,305.17	\$ 4,120,464.27	\$ 347,432.93
Liabilities & Net Assets	\$ 14,574,279.41	\$ 613,470.91	\$ 5,898,501.02	\$ 2,327,149.85	\$ 1,584,546.62	\$ 4,150,611.01	\$ 350,681.68

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
July 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 73,249.94	\$ 286,529.73	32%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 24,554.61	\$ 94,637.64	35%
Other Income	\$ 407,068.30	\$ 36,967.61	\$ 269,459.17	66%
Subsidy	\$ 3,147,475.00	\$ 329,715.25	\$ 1,161,769.50	37%
Total Revenue	\$ 4,711,239.30	\$ 464,487.41	\$ 1,812,396.04	38%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 56,900.77	\$ 231,005.12	32%
Legal	\$ 28,537.00	\$ 5,450.00	\$ 6,965.50	24%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,549.50)	\$ (42,705.00)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 3,765.70	\$ 17,051.40	112%
Other Administrative Exp	\$ 105,992.00	\$ 20,374.36	\$ 38,226.51	36%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 75,941.33</i>	<i>\$ 250,543.53</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,066.01	\$ 3,958.07	32%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 1,066.01</i>	<i>\$ 3,958.07</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 50,316.68</i>	<i>\$ 225,073.64</i>	<i>35%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 57,640.01	\$ 221,027.27	28%
Materials	\$ 323,573.00	\$ 35,936.33	\$ 109,501.47	34%
Contracts	\$ 569,361.00	\$ 88,721.56	\$ 214,761.92	38%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 182,297.90</i>	<i>\$ 545,290.66</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 16,711.50	\$ 67,714.00	34%
Employee Benefits	\$ 736,993.00	\$ 54,613.67	\$ 213,514.03	29%
Depreciation Expense	\$ 368,263.00	\$ 28,313.12	\$ 110,810.00	30%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 15,079.20	\$ 37,539.49	29%
Energy Perf Cont Expense	\$ 136,307.00	\$ 40,059.91	\$ 56,229.19	41%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 154,777.40</i>	<i>\$ 485,806.71</i>	
Total Expenses	\$ 4,706,530.50	\$ 464,399.32	\$ 1,510,672.61	32%
Surplus - (Deficit)	\$ 4,708.80	\$ 88.09	\$ 301,723.43	

Percent of Budget Month 4 of 12

33%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
July 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ 9,800.00	\$ 157,530.30	107%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ 9,800.00	\$ 157,530.30	107%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 28,701.05	\$ 115,160.67	30%
Legal	\$ 19,386.00	\$ -	\$ 328.00	2%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (38,062.00)	\$ (184,840.00)	36%
Mileage/Travel/Training	\$ 14,405.00	\$ 3,434.59	\$ 16,076.58	112%
Other Administrative Exp	\$ 16,854.00	\$ 2,052.60	\$ 7,933.16	47%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ (3,873.76)</i>	<i>\$ (45,341.59)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 19,940.00</i>	<i>\$ 2,801.80</i>	<i>\$ 8,014.71</i>	<i>40%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ -	0%
Contracts	\$ 33,425.00	\$ 12,349.15	\$ 17,120.68	51%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 12,349.15</i>	<i>\$ 17,120.68</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.92	\$ 2,347.68	357%
Employee Benefits	\$ 168,508.00	\$ 13,448.37	\$ 53,521.01	32%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 851.92	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 181,721.00</i>	<i>\$ 14,248.27</i>	<i>\$ 56,720.61</i>	
Total Expenses	\$ 146,489.50	\$ 25,525.46	\$ 36,514.41	25%
Surplus - (Deficit)	\$ 1,240.80	\$ (15,725.46)	\$ 121,015.89	9753%

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 5,260.94	\$ 26,297.16	25%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 8,103.02	\$ 31,230.42	35%
Other Income	\$ 35,784.00	\$ 1,929.75	\$ 17,062.25	48%
Subsidy	\$ 1,505,924.00	\$ 156,023.75	\$ 552,794.50	37%
Total Revenue	\$ 1,735,050.00	\$ 171,317.46	\$ 627,384.33	36%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 8,345.36	\$ 34,649.46	33%
Legal	\$ 5,329.00	\$ 1,098.75	\$ 1,716.25	32%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,245.00	\$ 47,120.00	33%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 169.53	0%
Other Administrative Exp	\$ 21,398.00	\$ 4,842.92	\$ 7,622.07	36%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 26,532.03</i>	<i>\$ 91,277.31</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 321.04	\$ 1,192.01	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 321.04</i>	<i>\$ 1,192.01</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 15,006.44</i>	<i>\$ 66,432.01</i>	<i>36%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 27,419.80	\$ 94,164.56	26%
Materials	\$ 175,667.00	\$ 14,933.73	\$ 53,531.90	30%
Contracts	\$ 149,771.00	\$ 24,984.96	\$ 58,284.59	39%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 67,338.49</i>	<i>\$ 205,981.05</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,898.08	\$ 24,170.98	37%
Employee Benefits	\$ 205,670.00	\$ 15,891.81	\$ 56,133.03	27%
Depreciation Expense	\$ 154,468.00	\$ 12,000.61	\$ 46,374.12	30%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ 7,101.20	\$ 17,914.32	19%
Energy Perf Cont Expense	\$ 61,338.00	\$ 18,026.96	\$ 25,303.13	41%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 58,918.66</i>	<i>\$ 169,895.58</i>	
Total Expenses	\$ 1,734,666.00	\$ 168,116.66	\$ 534,777.96	31%
Surplus - (Deficit)	\$ 384.00	\$ 3,200.80	\$ 92,606.37	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 23,099.00	\$ 86,154.00	35%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 5,402.02	\$ 20,820.28	35%
Other Income	\$ 81,461.00	\$ 10,958.33	\$ 37,343.57	46%
Subsidy	\$ 524,043.00	\$ 54,294.25	\$ 192,150.50	37%
Total Revenue	\$ 911,535.00	\$ 93,753.60	\$ 336,468.35	37%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 6,322.96	\$ 20,356.61	26%
Legal	\$ 732.00	\$ 1,205.00	\$ 1,292.50	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,137.50	\$ 32,937.50	43%
Mileage/Travel/Training	\$ 65.00	\$ 20.90	\$ 133.92	0%
Other Administrative Exp	\$ 22,388.00	\$ 3,867.55	\$ 6,628.87	30%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 19,553.91</i>	<i>\$ 61,349.40</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 220.20	\$ 817.60	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 220.20</i>	<i>\$ 817.60</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 9,363.97</i>	<i>\$ 46,663.16</i>	<i>31%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 9,398.76	\$ 39,096.86	33%
Materials	\$ 37,853.00	\$ 8,326.61	\$ 19,036.09	50%
Contracts	\$ 102,029.00	\$ 16,051.27	\$ 41,080.39	40%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 33,776.64</i>	<i>\$ 99,213.34</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.97	\$ 10,671.88	28%
Employee Benefits	\$ 113,715.00	\$ 8,054.92	\$ 30,535.04	27%
Depreciation Expense	\$ 104,392.00	\$ 8,073.54	\$ 32,294.16	31%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 6,526.00	\$ 12,756.75	100%
Energy Perf Cont Expense	\$ 40,892.00	\$ 12,017.97	\$ 16,868.76	41%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 37,340.40</i>	<i>\$ 103,126.59</i>	
Total Expenses	\$ 911,305.00	\$ 100,255.12	\$ 311,170.09	34%
Surplus - (Deficit)	\$ 230.00	\$ (6,501.52)	\$ 25,298.26	

Percent of Budget Month 4 of 12

33%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
July 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 18,134.00	\$ 67,488.57	32%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 4,419.83	\$ 17,034.79	35%
Other Income	\$ 60,275.00	\$ 5,824.65	\$ 25,223.78	42%
Subsidy	\$ 406,696.00	\$ 42,136.25	\$ 149,957.50	37%
Total Revenue	\$ 724,702.00	\$ 70,514.73	\$ 259,704.64	36%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 5,845.47	\$ 23,857.99	31%
Legal	\$ 2,717.00	\$ 1,375.00	\$ 1,857.50	68%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,130.00	\$ 28,597.50	44%
Mileage/Travel/Training	\$ 76.00	\$ 32.16	\$ 124.63	0%
Other Administrative Exp	\$ 18,530.00	\$ 4,391.78	\$ 7,159.60	39%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 18,774.41</i>	<i>\$ 61,597.22</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 189.33	\$ 702.98	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 189.33</i>	<i>\$ 702.98</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 6,346.23</i>	<i>\$ 38,964.98</i>	<i>36%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 7,486.92	\$ 30,824.16	27%
Materials	\$ 22,789.00	\$ 4,460.93	\$ 11,952.17	52%
Contracts	\$ 90,530.00	\$ 11,838.25	\$ 41,794.67	46%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 23,786.10</i>	<i>\$ 84,571.00</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.41	\$ 8,209.64	26%
Employee Benefits	\$ 93,086.00	\$ 5,538.90	\$ 23,489.65	25%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 16,147.08	33%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 161.00	\$ 4,758.30	56%
Energy Perf Cont Expense	\$ 34,077.00	\$ 10,014.98	\$ 14,057.30	41%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 21,804.06</i>	<i>\$ 66,661.97</i>	
Total Expenses	\$ 724,047.00	\$ 70,900.13	\$ 252,498.15	35%
Surplus - (Deficit)	\$ 655.00	\$ (385.40)	\$ 7,206.49	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 26,756.00	\$ 106,590.00	33%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 6,629.74	\$ 25,552.15	35%
Other Income	\$ 81,818.00	\$ 8,454.88	\$ 32,299.27	39%
Subsidy	\$ 710,812.00	\$ 77,261.00	\$ 266,867.00	38%
Total Revenue	\$ 1,192,222.00	\$ 119,101.62	\$ 431,308.42	36%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 7,685.93	\$ 36,980.39	42%
Legal	\$ 373.00	\$ 1,771.25	\$ 1,771.25	475%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ 278.05	\$ 546.74	0%
Other Administrative Exp	\$ 26,822.00	\$ 5,219.51	\$ 8,882.81	33%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 14,954.74</i>	<i>\$ 81,661.19</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 335.44	\$ 1,245.48	31%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 335.44</i>	<i>\$ 1,245.48</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 16,798.24</i>	<i>\$ 64,998.78</i>	<i>37%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 13,334.53	\$ 56,941.69	30%
Materials	\$ 87,244.00	\$ 8,215.06	\$ 24,981.31	29%
Contracts	\$ 193,606.00	\$ 23,497.93	\$ 56,481.59	29%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 45,047.52</i>	<i>\$ 138,404.59</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,506.12	\$ 22,313.82	34%
Employee Benefits	\$ 156,014.00	\$ 11,679.67	\$ 49,835.30	32%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 15,142.72	31%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 1,291.00	\$ 2,110.12	14%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 22,466.01</i>	<i>\$ 89,401.96</i>	
Total Expenses	\$ 1,190,023.00	\$ 99,601.95	\$ 375,712.00	32%
Surplus - (Deficit)	\$ 2,199.00	\$ 19,499.67	\$ 55,596.42	

Percent of Budget Month 4 of 12

33%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
July 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 923.55	\$ 2,739.03	27%
Interest Income	\$ 500.00	\$ 1,686.40	\$ 5,454.44	1091%
Administrative Fees	\$ 496,996.00	\$ 41,706.98	\$ 132,422.98	27%
Total Revenue	\$ 507,496.00	\$ 44,316.93	\$ 140,616.45	28%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 15,409.87	\$ 59,546.63	24%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 1,792.50	\$ 5,396.02	0%
Other Administrative Exp	\$ 50,446.00	\$ 10,482.25	\$ 18,859.58	37%
Program Management Fee	\$ 113,354.00	\$ 10,549.50	\$ 42,705.00	38%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 38,234.12</i>	<i>\$ 126,507.23</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.75	\$ 1,491.00	33%
Employee Benefits	\$ 81,662.00	\$ 4,731.65	\$ 18,833.76	23%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 1,538.20	33%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 5,488.95</i>	<i>\$ 21,862.96</i>	
Total Expenses	\$ 507,256.00	\$ 43,723.07	\$ 148,370.19	29%
Surplus - (Deficit)	\$ 240.00	\$ 593.86	\$ (7,753.74)	

Percent of Budget Month 4 of 12 33%

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	7/31/2024 Obligation
Operations 1406	\$ 557,557.00	\$ 19,222.21	\$ 76,888.84	\$ 480,668.16	86.2%	\$ 76,888.84
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 2,213.07	\$ -	\$ -	\$ 2,213.07		\$ -
Servellance System	\$ 97,627.07	\$ -	\$ 58,467.07	\$ 39,160.00		\$ 97,627.07
Staff Training	\$ 13,137.00	\$ -	\$ 13,137.00	\$ -		\$ 13,137.00
IT Improvements	\$ 12,022.86	\$ 5,010.30	\$ 12,022.86	\$ -		\$ 12,022.86
Backround Check Information	\$ 10,000.00	\$ 582.99	\$ 4,558.98	\$ 5,441.02		\$ 4,558.98
	\$ 135,000.00	\$ 5,593.29	\$ 88,185.91	\$ 46,814.09	34.7%	\$ 127,345.91
Administration 1410						
Administration Costs	\$ 223,030.80	\$ 9,800.00	\$ 9,800.00	\$ 213,230.80	95.6%	\$ 9,800.00
Contract Administration 1480						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100.0%	\$ -
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ 1,193.74	\$ 2,387.48	\$ 25,612.52		\$ 2,387.48
Unit Modernization - Fair Oaks	\$ 716,168.66	\$ -	\$ 7,905.00	\$ 708,263.66		\$ 7,905.00
Roof Replacement - Fair Oaks	\$ 90,000.00	\$ 17,570.09	\$ 17,570.09	\$ 72,429.91		\$ 29,283.49
Appliance Replacement	\$ 15,140.22	\$ 8,488.22	\$ 15,140.22	\$ -		\$ 15,140.22
Appliance Replacement - Centennial Manor	\$ 20,316.22	\$ 4,685.22	\$ 4,685.22	\$ 15,631.00		\$ 20,316.22
	\$ 869,625.10	\$ 31,937.27	\$ 47,688.01	\$ 821,937.09	\$ -	\$ 75,032.41
Non-Dwelling/Dwelling Unit - Site Work 1480						
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	\$ -	\$ 9,830.00	\$ 10,170.00		\$ 14,870.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,000.00	\$ 4,099.81	\$ 4,099.81	\$ 10,900.19		\$ 4,099.81
Roadway Patching & Preservation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	\$ 163,000.00	\$ 4,099.81	\$ 13,929.81	\$ 149,070.19	91.5%	\$ 18,969.81
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10		\$ -
	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10	100.0%	\$ -
Total	\$ 2,230,308.00	\$ 70,652.58	\$ 236,492.57	\$ 1,993,815.43	89.4%	\$ 308,036.97

Percent Obligated 13.8%

ROSS Grant - Vermilion Housing Authority
ROSS241891
July 2024

Start Date: 6/1/2024
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator		\$ 4,752.00	\$ 9,504.00		
Training Costs 1268					
Training Costs		\$ -	\$ -		
Administrative Costs 1868					
Administrative Costs		\$ 1,722.08	\$ 2,521.58		
		\$ 1,722.08	\$ 2,521.58		
Total		\$ 6,474.08	\$ 12,025.58		

Vermilion Housing Authority
First Financial Bank - Authority Account
July 2024

Balance Sheet

Assets

111105 Cash	321,087.26
Total Assets	<u>321,087.26</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	160.94
Total Liabilities & Equity	<u>321,087.26</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.90	160.94
Other Income	0.00	0.00
Total Revenue	<u>40.90</u>	<u>160.94</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 40.90	 160.94

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
July 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-24	\$	20,046.33	2.18%
April-24	\$	19,981.35	2.15%
May-24	\$	23,617.45	2.54%
June-24	\$	25,054.81	2.73%
July-24	\$	11,205.59	1.22%
August-24			0.00%
September-24			0.00%
October-24			0.00%
November-24			0.00%
December-24			0.00%
January-25			0.00%
February-25			0.00%
March-25			0.00%

Vermilion Housing Authority

AP Expenditures

July 2024

All Source LLC	\$208.79
Amber McCoy	\$51.59
Ameren Illinois	\$22,349.25
American Eagle Auto Glass	\$603.75
Angela D Hasbargen	\$1,050.00
Aqua Illinois Inc	\$13,221.38
B & B Construction & Exteriors Inc.	\$1,500.00
Bacon & Van Buskirk	\$891.03
Barton Carrolls Inc.	\$3,168.00
Botts Locksmith	\$448.00
Brickyard Landfill - 4725	\$990.92
Brittany Savalick	\$124.08
Caveman's Tree Service	\$1,450.00
Central Illinois Sheetrock	\$9,800.00
Citibank, N.A.	\$322.96
City of Danville	\$7,456.41
City of Hoopeston	\$2,222.95
Clark's Garage Incorporated	\$1,795.39
Classique Sash & Door	\$363.90
Comcast Cable	\$588.55
Connor Company	\$1,094.67
Constellation NewEnergy, Inc.	\$634.44
Courtesy Ford Inc.	\$3,215.40
CTS Computer Center	\$17,777.00
Danville Area Community College	\$331.58
Danville's Flooring Warehouse Inc.	\$1,193.74
Davis-Houk Mechanical Inc.	\$1,599.79
Depke Welding Supplies Inc.	\$17.40
DI Fire & Safety Inc.	\$124.24
ESS Clean, Inc.	\$502.00
Fastenal	\$8.11
First Financial Bank	\$102,979.00
First Nonprofit Unemployment Program	\$4,446.00
Frank J. Strahl & Sons Inc	\$118.25
Freeman Exteriors	\$17,570.09
Georgetown Waterworks	\$3,647.96
Gibson Teldata, Inc.	\$780.77
Grainger, Inc	\$1,100.90
Hawkins Ash CPAs	\$18,500.00
Hd Supply Facilities Maintenance	\$12,840.13
Health Alliance	\$32,417.74
Heidrick Septic Service Inc.	\$900.00
Housing-Renewal & Local Agency Retirement	\$15,245.58
Huber & Mudd LLC	\$6,450.00
Illini FS	\$2,951.89
Illinois Landfill	\$379.77
Jackie S Jackson	\$400.00
Jennifer L. Adams	\$200.00
John Bowers	\$4,000.00
Johnson Controls	\$23,103.73
Johnson Controls Security Solutions	\$1,468.04
Jorgenson Electric Inc.	\$1,070.00
Kelly Printing Company Inc.	\$188.00
Kirby Risk Corporation	\$104.86
Kone Inc.	\$954.98
Lahne Lawncare	\$540.00

Latoz Hardware Inc.	\$22.44
Lowe's	\$7,451.68
Menards - Menards Of Danville	\$175.88
Metropolitan Life Insurance Company	\$2,116.40
Midwest Mailing & Shipping Inc.	\$214.74
Miranda L Counce	\$300.00
Municipal Water Utility	\$181.38
MyTana Mfg Co Inc	\$292.11
Nan Mckay & Associates Inc.	\$917.50
Napa Auto Parts	\$48.98
Nelson's Lawn Care	\$1,540.00
NUSO, LLC	\$343.61
Oil Changers, Inc	\$65.98
Olympic Hardware	\$48.88
Online Information Services Inc.	\$582.99
Peerless Network	\$2,008.34
Petty Cash, Tamra Hartman Custodial	\$362.35
Quadient Finance USA, Inc	\$3,000.00
Quill	\$1,915.43
Republic Services #726	\$16,256.92
Restore Floor Care	\$5,650.25
ROTO-ROOTER	\$579.85
S.E.A. Group, Inc.	\$1,300.00
Samantha Bruens	\$207.03
Securitas Technology Corporation	\$377.77
SECURITY DOOR & HARDWARE CO	\$3,075.00
Sparklight Business	\$646.37
Spartan Tool LLC	\$417.14
Terminix Services	\$11,640.00
The Lincoln National Life Insurance Co.	\$320.55
The Sidell Reporter	\$100.75
Thomas P Wagner dba Wagner Lock & Key	\$1,205.00
Thyssenkrupp Elevator Corporation	\$1,897.74
ULINE, INC.	\$715.43
Verizon Wireless	\$204.64
Village of Rossville	\$602.91
Visco Products	\$3,164.87
Vision Service Plan	\$507.60
Wagner Communications Inc.	\$554.58
Watson Tire & Automotive Inc.	\$474.00
Watts Copy System	\$462.56
YR Tireman	\$566.30

Total for all Vendors **419,978.96**



To: Amber McCoy, Deputy Director

From: Tamra Hartman, Finance Manager

Date: September 06, 2024

Re: Finance Report

Public Housing Operating Fund

	August 2024	FY 25 YTD
COCC	(\$8,381.25)	\$112,634.64
AMP 101	\$9,333.55	\$101,939.92
AMP 102	\$14,481.58	\$39,816.84
AMP 103	\$14,230.52	\$21,437.01
AMP 104	\$22,839.58	\$78,436.00
Total	\$52,503.98	\$354,264.41

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$8,678.26** for the month and an overall gain of **\$924.52** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$26,300.00**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$120,669.30**.

Notable AP Expenditures

Hesler Paving & Contracting Inc.	\$26,000.00	Beeler Terrace Parking Lot.
Gibson Teldata Inc.	\$40,949.63	Centennial Manor Camera System Completion.

ROSS Grant Funding

ROSS fund expenditures for the month of August are in total of \$7,130.35.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to \$20,427.00.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 8/31/2024

<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	5,609,497.46	5,609,497.46	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	389,870.49
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	20,255.59	(5,052,118.25)	3,348,012.88	430,426.52	297,167.39	996,767.05	(1,099.66)
112200 AR Tenants	20,427.00	0.00	9,988.83	3,524.41	3,026.93	3,886.83	158,726.21
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(158,726.21)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	28,746.52	28,746.52	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	66,845.91	2,348.21	23,594.28	10,671.98	8,207.74	22,023.70	1,491.09
121102 Prepaid Soft	10,658.13	0.00	4,616.10	1,814.26	1,269.53	2,958.24	1,184.23
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,749.98
140001 Vehicles	515,381.18	0.00	313,023.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,198,682.62	111,829.56	506,475.61	248,313.53	40,815.42	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	25,986,853.66	854,399.97	11,054,974.86	9,040,148.35	3,937,187.91	1,100,142.57	0.00
140005 Accum Deprec	(41,608,147.62)	(1,275,279.46)	(13,848,309.86)	(12,080,085.95)	(5,172,975.95)	(9,231,496.40)	(20,381.15)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 14,667,580.31	\$ 641,529.46	\$ 5,909,101.25	\$ 2,342,503.31	\$ 1,599,760.26	\$ 4,174,686.03	\$ 395,887.98
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,749.00	0.00	24,700.00	9,749.00	4,650.00	21,650.00	0.00
211704 Health Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,222.21)	(2,222.21)	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	(3,403.57)	(3,403.57)	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
211718 Payable to HUD	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	(294.79)	(294.79)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(294.13)	(294.13)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,200.96	1,200.96	0.00	0.00	0.00	0.00	0.00
211906 Res Training	7,509.32	0.00	1,235.53	1,444.02	4,993.86	(164.09)	0.00
211913 Scrap	2,529.93	2,529.93	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	24,634.30	7,175.03	6,499.64	2,811.63	3,320.77	4,827.23	3,017.88
212001 Accrued Tax	1,884.52	548.89	497.22	215.09	254.04	369.28	230.87
213301 EPC M V	11,032.57	0.00	4,964.60	3,309.78	2,758.19	0.00	0.00
213302 EPC Replace	2,323.81	0.00	1,070.85	(14.91)	1,267.87	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	12,187.49	0.00	3,467.87	3,144.95	874.91	4,699.76	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,256,419.73	0.00	565,388.87	376,925.93	314,104.93	0.00	0.00
Total Liability	\$ 1,374,256.93	\$ 5,240.11	\$ 607,824.58	\$ 397,585.49	\$ 332,224.57	\$ 31,382.18	\$ 3,248.75
Equity							
280200 Net Fix Assets	7,642,356.14	45,953.52	1,796,859.61	1,212,032.74	1,149,816.40	3,437,693.87	18,458.40
280600 Unrestricted	6,764,702.41	477,701.19	4,373,270.77	1,088,013.51	198,542.96	627,173.98	254,557.71
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	47,196.60
Total	\$ 12,939,058.97	\$ 523,654.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 320,212.71
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 71,502.00
Current Year Oper +/-	\$ 354,264.41	\$ 112,634.64	\$ 101,939.92	\$ 39,816.84	\$ 21,437.01	\$ 78,436.00	\$ 924.52
Current Year Net Assets	\$ 354,264.41	\$ 112,634.64	\$ 101,939.92	\$ 39,816.84	\$ 21,437.01	\$ 78,436.00	\$ 72,426.52
Total Equity	\$ 13,293,323.38	\$ 636,289.35	\$ 5,301,276.67	\$ 1,944,917.82	\$ 1,267,535.69	\$ 4,143,303.85	\$ 392,639.23
Liabilities & Net Assets	\$ 14,667,580.31	\$ 641,529.46	\$ 5,909,101.25	\$ 2,342,503.31	\$ 1,599,760.26	\$ 4,174,686.03	\$ 395,887.98

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
August 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 78,371.57	\$ 364,939.30	41%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 22,634.73	\$ 117,272.37	43%
Other Income	\$ 407,068.30	\$ 66,377.42	\$ 335,835.59	83%
Subsidy	\$ 3,147,475.00	\$ 329,715.25	\$ 1,491,484.75	47%
Total Revenue	\$ 4,711,239.30	\$ 497,098.97	\$ 2,309,532.01	49%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 86,174.59	\$ 317,179.71	43%
Legal	\$ 28,537.00	\$ -	\$ 6,965.50	24%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,374.00)	\$ (53,079.00)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 1,460.98	\$ 18,512.38	121%
Other Administrative Exp	\$ 105,992.00	\$ 3,953.46	\$ 42,179.97	40%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 81,215.03</i>	<i>\$ 331,758.56</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,066.01	\$ 5,024.08	41%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 1,066.01</i>	<i>\$ 5,024.08</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 49,833.95</i>	<i>\$ 274,907.59</i>	43%
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 91,315.54	\$ 312,342.81	40%
Materials	\$ 323,573.00	\$ 39,075.55	\$ 148,577.02	46%
Contracts	\$ 569,361.00	\$ 59,241.59	\$ 274,003.51	48%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 189,632.68</i>	<i>\$ 734,923.34</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 16,711.50	\$ 84,425.50	42%
Employee Benefits	\$ 736,993.00	\$ 70,423.08	\$ 283,937.11	39%
Depreciation Expense	\$ 368,263.00	\$ 29,251.79	\$ 140,061.79	38%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 1,071.19	\$ 38,610.68	30%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,389.76	\$ 61,618.95	45%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 122,847.32</i>	<i>\$ 608,654.03</i>	
Total Expenses	\$ 4,706,530.50	\$ 444,594.99	\$ 1,955,267.60	42%
Surplus - (Deficit)	\$ 4,708.80	\$ 52,503.98	\$ 354,264.41	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
August 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ 20,000.00	\$ 177,530.30	120%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ 20,000.00	\$ 177,530.30	120%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 43,051.57	\$ 158,212.24	42%
Legal	\$ 19,386.00	\$ -	\$ 328.00	2%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (38,119.00)	\$ (222,959.00)	43%
Mileage/Travel/Training	\$ 14,405.00	\$ 1,438.99	\$ 17,515.57	122%
Other Administrative Exp	\$ 16,854.00	\$ (662.87)	\$ 7,270.29	43%
Total Administrative Expense	\$ (88,616.50)	\$ 5,708.69	\$ (39,632.90)	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
Total Tenant Services Expenses	\$ -	\$ -	\$ -	
Total Utility Expenses	\$ 19,940.00	\$ 2,585.85	\$ 10,600.56	53%
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ 573.09	\$ 573.09	2865%
Contracts	\$ 33,425.00	\$ 1,222.04	\$ 18,342.72	55%
Total Maintenance Expenses	\$ 33,445.00	\$ 1,795.13	\$ 18,915.81	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.92	\$ 2,934.60	447%
Employee Benefits	\$ 168,508.00	\$ 17,491.68	\$ 71,012.69	42%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 1,064.90	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 181,721.00	\$ 18,291.58	\$ 75,012.19	
Total Expenses	\$ 146,489.50	\$ 28,381.25	\$ 64,895.66	44%
Surplus - (Deficit)	\$ 1,240.80	\$ (8,381.25)	\$ 112,634.64	9078%

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 10,106.00	\$ 36,403.16	35%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 7,469.47	\$ 38,699.89	43%
Other Income	\$ 35,784.00	\$ 2,419.00	\$ 19,481.25	54%
Subsidy	\$ 1,505,924.00	\$ 156,023.75	\$ 708,818.25	47%
Total Revenue	\$ 1,735,050.00	\$ 176,018.22	\$ 803,402.55	46%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 12,518.08	\$ 47,167.54	45%
Legal	\$ 5,329.00	\$ -	\$ 1,716.25	32%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,245.00	\$ 59,365.00	42%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 169.53	0%
Other Administrative Exp	\$ 21,398.00	\$ 1,417.02	\$ 9,039.09	42%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 26,180.10</i>	<i>\$ 117,457.41</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 321.04	\$ 1,513.05	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 321.04</i>	<i>\$ 1,513.05</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 14,804.16</i>	<i>\$ 81,236.17</i>	<i>44%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 45,113.46	\$ 139,278.02	39%
Materials	\$ 175,667.00	\$ 21,934.05	\$ 75,465.95	43%
Contracts	\$ 149,771.00	\$ 19,869.79	\$ 78,154.38	52%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 86,917.30</i>	<i>\$ 292,898.35</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,898.08	\$ 30,069.06	46%
Employee Benefits	\$ 205,670.00	\$ 21,007.10	\$ 77,140.13	38%
Depreciation Expense	\$ 154,468.00	\$ 12,000.61	\$ 58,374.73	38%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ (2,869.11)	\$ 15,045.21	16%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,425.39	\$ 27,728.52	45%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 38,462.07</i>	<i>\$ 208,357.65</i>	
Total Expenses	\$ 1,734,666.00	\$ 166,684.67	\$ 701,462.63	40%
Surplus - (Deficit)	\$ 384.00	\$ 9,333.55	\$ 101,939.92	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 23,409.57	\$ 109,601.57	44%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,979.64	\$ 25,799.92	43%
Other Income	\$ 81,461.00	\$ 15,820.66	\$ 53,163.23	65%
Subsidy	\$ 524,043.00	\$ 54,294.25	\$ 246,444.75	47%
Total Revenue	\$ 911,535.00	\$ 98,504.12	\$ 435,009.47	48%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 9,681.39	\$ 30,038.00	38%
Legal	\$ 732.00	\$ -	\$ 1,292.50	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,292.50	\$ 41,230.00	54%
Mileage/Travel/Training	\$ 65.00	\$ -	\$ 133.92	0%
Other Administrative Exp	\$ 22,388.00	\$ 1,286.87	\$ 7,915.74	35%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 19,260.76</i>	<i>\$ 80,610.16</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 220.20	\$ 1,037.80	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 220.20</i>	<i>\$ 1,037.80</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 9,320.47</i>	<i>\$ 55,983.63</i>	<i>38%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 14,667.79	\$ 53,764.65	45%
Materials	\$ 37,853.00	\$ 7,339.74	\$ 26,375.83	70%
Contracts	\$ 102,029.00	\$ 9,876.38	\$ 50,956.77	50%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 31,883.91</i>	<i>\$ 131,097.25</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.97	\$ 13,339.85	36%
Employee Benefits	\$ 113,715.00	\$ 10,160.09	\$ 40,695.13	36%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 41,306.37	40%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ (120.00)	\$ 12,636.75	100%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,616.93	\$ 18,485.69	45%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 23,337.20</i>	<i>\$ 126,463.79</i>	
Total Expenses	\$ 911,305.00	\$ 84,022.54	\$ 395,192.63	43%
Surplus - (Deficit)	\$ 230.00	\$ 14,481.58	\$ 39,816.84	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
August 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 17,857.00	\$ 85,345.57	41%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 4,074.25	\$ 21,109.04	43%
Other Income	\$ 60,275.00	\$ 11,979.00	\$ 37,202.78	62%
Subsidy	\$ 406,696.00	\$ 42,136.25	\$ 192,093.75	47%
Total Revenue	\$ 724,702.00	\$ 76,046.50	\$ 335,751.14	46%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 9,394.77	\$ 33,252.76	43%
Legal	\$ 2,717.00	\$ -	\$ 1,857.50	68%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,207.50	\$ 35,805.00	55%
Mileage/Travel/Training	\$ 76.00	\$ 21.99	\$ 146.62	0%
Other Administrative Exp	\$ 18,530.00	\$ 1,142.84	\$ 8,302.44	45%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 17,767.10</i>	<i>\$ 79,364.32</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 189.33	\$ 892.31	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 189.33</i>	<i>\$ 892.31</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 7,273.47</i>	<i>\$ 46,238.45</i>	<i>43%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 12,179.67	\$ 43,003.83	37%
Materials	\$ 22,789.00	\$ 1,575.80	\$ 13,527.97	59%
Contracts	\$ 90,530.00	\$ 7,900.64	\$ 49,695.31	55%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 21,656.11</i>	<i>\$ 106,227.11</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.41	\$ 10,262.05	33%
Employee Benefits	\$ 93,086.00	\$ 7,302.05	\$ 30,791.70	33%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 20,183.85	42%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 191.30	\$ 4,949.60	58%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,347.44	\$ 15,404.74	45%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 14,929.97</i>	<i>\$ 81,591.94</i>	
Total Expenses	\$ 724,047.00	\$ 61,815.98	\$ 314,314.13	43%
Surplus - (Deficit)	\$ 655.00	\$ 14,230.52	\$ 21,437.01	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 26,999.00	\$ 133,589.00	41%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 6,111.37	\$ 31,663.52	43%
Other Income	\$ 81,818.00	\$ 16,158.76	\$ 48,458.03	59%
Subsidy	\$ 710,812.00	\$ 77,261.00	\$ 344,128.00	48%
Total Revenue	\$ 1,192,222.00	\$ 126,530.13	\$ 557,838.55	47%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 11,528.78	\$ 48,509.17	55%
Legal	\$ 373.00	\$ -	\$ 1,771.25	475%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ -	\$ 546.74	0%
Other Administrative Exp	\$ 26,822.00	\$ 769.60	\$ 9,652.41	36%
Total Administrative Expense	\$ 239,404.00	\$ 12,298.38	\$ 93,959.57	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 335.44	\$ 1,580.92	40%
Total Tenant Services Expenses	\$ 3,977.00	\$ 335.44	\$ 1,580.92	
Total Utility Expenses	\$ 177,052.00	\$ 15,850.00	\$ 80,848.78	46%
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 19,354.62	\$ 76,296.31	40%
Materials	\$ 87,244.00	\$ 7,652.87	\$ 32,634.18	37%
Contracts	\$ 193,606.00	\$ 20,372.74	\$ 76,854.33	40%
Total Maintenance Expenses	\$ 470,760.00	\$ 47,380.23	\$ 185,784.82	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,506.12	\$ 27,819.94	43%
Employee Benefits	\$ 156,014.00	\$ 14,462.16	\$ 64,297.46	41%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 19,131.94	40%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 3,869.00	\$ 5,979.12	41%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 298,830.00	\$ 27,826.50	\$ 117,228.46	
Total Expenses	\$ 1,190,023.00	\$ 103,690.55	\$ 479,402.55	40%
Surplus - (Deficit)	\$ 2,199.00	\$ 22,839.58	\$ 78,436.00	

Percent of Budget Month 5 of 12

42%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
August 2024

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 647.04	\$ 3,386.07	34%
Interest Income	\$ 500.00	\$ 1,827.13	\$ 7,281.57	1456%
Administrative Fees	\$ 496,996.00	\$ 51,393.98	\$ 183,816.96	37%
Total Revenue	\$ 507,496.00	\$ 53,868.15	\$ 194,484.60	38%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 23,386.94	\$ 82,933.57	34%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 1,139.00	\$ 6,535.02	0%
Other Administrative Exp	\$ 50,446.00	\$ 2,882.03	\$ 21,741.61	43%
Program Management Fee	\$ 113,354.00	\$ 10,374.00	\$ 53,079.00	47%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 37,781.97</i>	<i>\$ 164,289.20</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.75	\$ 1,863.75	42%
Employee Benefits	\$ 81,662.00	\$ 6,650.62	\$ 25,484.38	31%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 1,922.75	42%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 7,407.92</i>	<i>\$ 29,270.88</i>	
Total Expenses	\$ 507,256.00	\$ 45,189.89	\$ 193,560.08	38%
Surplus - (Deficit)	\$ 240.00	\$ 8,678.26	\$ 924.52	

Percent of Budget Month 5 of 12

42%

CAPITAL FUND 2022 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2024 Obligation
Operations 1406	\$ 540,045.00	\$ -	\$ 540,045.00	\$ -	0.0%	\$ 540,045.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		
Surveillance System	\$ 117,267.18	\$ -	\$ 117,267.18	\$ -		\$ 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
	\$ 171,000.00	\$ -	\$ 171,000.00	\$ -	0.0%	\$ 171,000.00
Administration 1410						
Administration Costs	\$ 204,029.30	\$ -	\$ 204,029.30	\$ -	0.0%	\$ 204,029.30
Contract Administration 1480						
A/E Services	\$ 76,144.58	\$ -	\$ 28,953.72	\$ 47,190.86		\$ 76,144.58
	\$ 76,144.58	\$ -	\$ 28,953.72	\$ 47,190.86	62.0%	\$ 76,144.58
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 160,300.00	\$ -	\$ -	\$ 160,300.00		\$ 160,300.00
Unit Modernization - Fair Oaks	\$ 551,759.53	\$ -	\$ 551,759.53	\$ -		\$ 551,759.53
Painting - Churchill	\$ 16,879.00	\$ -	\$ 16,879.00	\$ -		\$ 16,879.00
Painting - Mer Che	\$ 28,506.80	\$ -	\$ 28,506.80	\$ -		\$ 28,506.80
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
	\$ 770,507.93	\$ -	\$ 610,207.93	\$ 160,300.00	20.8%	\$ 770,507.93
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ 14,571.00
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ 26,000.00	\$ 36,600.00	\$ 12,888.65		\$ 49,488.65
Landscape Upgrades	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 0.00		\$ 1,200.00
	\$ 76,548.65	\$ 26,000.00	\$ 38,660.00	\$ 37,888.65	49.5%	\$ 66,119.65
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 329,635.54	\$ 300.00	\$ 10,258.01	\$ 319,377.53		\$ 224,258.01
	\$ 329,635.54	\$ 300.00	\$ 10,258.01	\$ 319,377.53	96.9%	\$ 224,258.01
Total	\$ 2,167,911.00	\$ 26,300.00	\$ 1,603,153.96	\$ 564,757.04	26.1%	\$ 2,052,104.47

Percent Obligated 94.7%

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	8/31/2024 Obligation
Operations 1406	\$ 557,557.00	\$ 38,444.42	\$ 115,333.26	\$ 442,223.74	79.3%	\$ 115,333.26
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Serveillance System	\$ 97,627.07	\$ 39,160.00	\$ 97,627.07	\$ -		\$ 97,627.07
Staff Training	\$ 16,290.00	\$ 3,153.00	\$ 16,290.00	\$ -		\$ 16,290.00
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Backround Check Information	\$ 9,060.07	\$ 871.08	\$ 5,430.06	\$ 3,630.01		\$ 5,430.06
	\$ 135,000.00	\$ 43,184.08	\$ 131,369.99	\$ 3,630.01	2.7%	\$ 131,369.99
Administration 1410						
Administration Costs	\$ 223,030.80	\$ 20,000.00	\$ 29,800.00	\$ 193,230.80	86.6%	\$ 29,800.00
Contract Administration 1480						
A/E Services	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	100.0%	\$ -
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ -	\$ 2,387.48	\$ 25,612.52		\$ 2,387.48
Unit Modernization - Fair Oaks	\$ 716,168.66	\$ -	\$ 7,905.00	\$ 708,263.66		\$ 7,905.00
Roof Replacement - Fair Oaks	\$ 90,000.00	\$ -	\$ 17,570.09	\$ 72,429.91		\$ 29,283.49
Appliance Replacement	\$ 20,270.22	\$ 5,052.00	\$ 20,192.22	\$ 78.00		\$ 20,192.22
Appliance Replacement - Centennial Manor	\$ 20,316.22	\$ -	\$ 4,685.22	\$ 15,631.00		\$ 20,316.22
	\$ 874,755.10	\$ 5,052.00	\$ 52,740.01	\$ 822,015.09	\$ -	\$ 80,084.41
Non-Dwelling/Dwelling Unit - Site Work 1480						
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	\$ 14,870.00	\$ 5,040.00	\$ 14,870.00	\$ -		\$ 14,870.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Sewer and Water Line Repairs	\$ 15,000.00	\$ 8,948.80	\$ 13,048.61	\$ 1,951.39		\$ 13,048.61
Roadway Patching & Preservation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
	\$ 157,870.00	\$ 13,988.80	\$ 27,918.61	\$ 129,951.39	82.3%	\$ 27,918.61
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10		\$ -
	\$ 262,095.10	\$ -	\$ -	\$ 262,095.10	100.0%	\$ -
Total	\$ 2,230,308.00	\$ 120,669.30	\$ 357,161.87	\$ 1,873,146.13	84.0%	\$ 384,506.27

Percent Obligated 17.2%

ROSS Grant - Vermilion Housing Authority
ROSS241891
August 2024

Start Date: 6/1/2024
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator		\$ 7,128.00	\$ 16,632.00		
Training Costs 1268					
Training Costs		\$ -	\$ -		
Adminstrative Costs 1868					
Adminstrative Costs		\$ 2.35	\$ 2,523.93		
		\$ 2.35	\$ 2,523.93		
Total		\$ 7,130.35	\$ 19,155.93		

Vermilion Housing Authority
First Financial Bank - Authority Account
August 2024

Balance Sheet

Assets

111105 Cash	321,128.16
Total Assets	321,128.16

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	201.84
Total Liabilities & Equity	321,128.16

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.90	201.84
Other Income	0.00	0.00
Total Revenue	40.90	201.84
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	40.90	201.84

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
August 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-24	\$	20,046.33	2.18%
April-24	\$	19,981.35	2.15%
May-24	\$	23,617.45	2.54%
June-24	\$	25,054.81	2.73%
July-24	\$	11,205.59	1.22%
August-24	\$	20,427.00	2.22%
September-24			0.00%
October-24			0.00%
November-24			0.00%
December-24			0.00%
January-25			0.00%
February-25			0.00%
March-25			0.00%

Vermilion Housing Authority

AP Expenditures

August 2024

Ameren Illinois	\$21,014.68
Anderson Electric	\$991.42
Angela D Hasbargen	\$371.00
Aqua Illinois Inc	\$13,949.30
B & B Construction & Exteriors Inc.	\$1,800.00
Bacon & Van Buskirk	\$399.71
Barton Carrolls Inc.	\$5,052.00
Blaine Window Hardware	\$99.98
Brickyard Landfill - 4725	\$1,752.77
Caveman's Tree Service	\$1,650.00
Central Illinois Sheetrock	\$1,850.00
Citibank, N.A.	\$319.98
City of Danville	\$7,456.41
City of Hoopeston	\$2,584.57
Clark's Garage Incorporated	\$4,418.68
Comcast Cable	\$588.55
Connor Company	\$9,906.38
Constellation NewEnergy, Inc.	\$691.33
CTS Computer Center	\$5,962.00
Danville Tile and Drainage	\$1,023.50
DI Fire & Safety Inc.	\$311.50
Fastenal	\$1,198.74
Frank J. Strahl & Sons Inc	\$6,305.00
Frank's House Of Color Inc.	\$105.98
General Electric Co	\$815.33
Georgetown Waterworks	\$3,284.02
Gibson Teldata, Inc.	\$40,949.63
Grainger, Inc	\$2,551.80
Hd Supply Facilities Maintenance	\$7,583.53
Heidrick Septic Service Inc.	\$875.00
Helena Shoulders	\$300.00
Hesler Paving & Contracting Inc	\$26,000.00
Hoopeston Ford Inc	\$3,809.88
Housing-Renewal & Local Agency Retiremen	\$23,268.38
Illini FS	\$1,663.05
Illinois Landfill	\$380.52
Jackie S Jackson	\$200.00
Jennifer L. Adams	\$100.00
John Bowers	\$2,500.00
Johnson Controls Security Solutions	\$1,389.16
Kelly Printing Company Inc.	\$128.00
Kelly's Sign Shop	\$95.00
Kone Inc.	\$1,336.04
Lahne Lawncare	\$720.00
Latoz Hardware Inc.	\$149.68
Lowe's	\$10,992.93
Menards - Menards Of Danville	\$2,015.97
Metropolitan Life Insurance Company	\$2,222.21
Napa Auto Parts	\$71.98
Nelson's Lawn Care	\$1,590.00
NUSO, LLC	\$351.06
Oil Changers, Inc	\$527.81
Olympic Hardware	\$76.99
Online Information Services Inc.	\$1,060.38
PDQ Supply Inc.	\$862.31
Peerless Network	\$1,006.14
Petty Cash, Tamra Hartman Custodial	\$80.00
Quill	\$2,007.22
Republic Services #726	\$9,547.10
Ridge Plumbing Contractor, LLC	\$8,948.80
S.E.A. Group, Inc.	\$390.00
Securitas Technology Corporation	\$165.39
Sherwin-Williams	\$737.50
Sparklight Business	\$646.37
Spartan Tool LLC	\$356.07
Stuard & Associates, Inc	\$420.00
Terminix Services	\$9,812.00
The Lincoln National Life Insurance Co.	\$334.95
United States Treasury	\$12.26
Verizon Wireless	\$204.64
Vermilion County Health Department	\$486.40
Village of Fairmount	\$230.72
Village of Rossville	\$622.92
Vision Service Plan	\$274.05
Wagner Communications Inc.	\$632.00
Watson General Tire	\$6.69
Watson Tire & Automotive Inc.	\$62.00
Watts Copy System	\$508.53
Total for all Vendors	265,165.89

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: August 7, 2024

RE: Personnel Monthly Report for the Month of July 2024

1. The following personnel action was taken in July 2024:

Joseph Hutchins – Maintenance Mechanic – Hired

Jannell Moseley – Maintenance Laborer – Hired

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

HUD's Quality Assurance Team and GASB 101/103 Webinar
Danville, IL

Tamra Hartman
Finance Manager

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: September 9, 2024

RE: Personnel Monthly Report for the Month of August 2024

1. The following personnel action was taken in August 2024:

Karen Lenhart – Asset Manager – Terminated

Jeremy Andrews – Maintenance Mechanic – Terminated

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

Global Leadership Summit
Danville, IL

Jaclyn Vinson, Amber McCoy, Doyle Thompson, Brittany Savalick, Tamra Hartman, Michele Pataki, Kyle Smith, Chad Holmes, Kim Spangler, Jim Booher, Melissa Welker, Meagan Morgan, Sue Harden, Tamera Forthenberry, Nicole Brumfield, and Karen Newsome

Fair Housing and Reasonable Accommodation
Danville, IL

Kim Spangler
Asset Manager

Fair Housing and Reasonable Accommodation
Danville, IL

Meagan Morgan
Assistant HCV Specialist

Sexual Harassment Prevention
Danville, IL

Tamra Hartman
Finance Manager

Payroll Law
Danville, IL

Tamra Hartman
Finance Manager



August 1, 2024

Deputy Director Amber McCoy
VERMILION HOUSING AUTHORITY
Phone: (217) 444-3102
amccoy@vermilionhousing.com

We propose the following for your consideration.

1-NEW 2023 FORD F350 Regular Cab 4x4 8' Bed

To include the following optional equipment:

- Z1 White Exterior, AS 40/20/40 Vinyl Seating
- 6.8L V8 Gasoline Engine, 10-Spd. H.D. Automatic
- E-Locking Rear Axle, 18" LT 275 All-Terrain Tires
- 473 Plow Prep, 410 AMP Alternator, Dual Batteries
- 11,400 GVWR Package, 592 Roof Clearance Lights
- 96V XL Appearance Package, Chrome Bumpers
- Power Windows/Locks/Mirrors w/Heated Glass
- Air Conditioning, AM/FM/Stereo, Bluetooth
- Back-Up Camera, 18B Black Running Boards
- Tow Package, Receiver Hitch, Trailer Brake
- Fog Lights, Cruise/Tilt, 66S Up-Fitter Switches
- Whelen 16" LED Mini Lightbar, 2 Keys w/Remotes
- Western 8'Pro Plus Snowplow w/Snow Deflector
- SaltDogg TGS06 10 Cu Ft. Electric Tailgate Spreader
- New M License/Title, All other standard equipment
- IL. Contract 21-416-P-29479

Illinois Government Price \$65,779.00*

Unit is in stock* at the time of this quote and available, first come first serve. Let me know if you have any questions.

Thank you,

Richie Morrow Wellenkamp
Government Sales Manager
Morrow Brothers Ford, Inc.

Customer Acceptance: _____

Date of Acceptance: _____

Please submit this signed quote with your purchase order and a copy of your Illinois Tax Exempt Letter.
T9819

RESOLUTION NO. 2024-29

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 purchase of a one (1) 2023 Ford F350 from Morrow Brothers Ford, Inc., at a cost not to exceed \$65,779.00; 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 purchase of one (1) 2023 Ford F350 from Morrow Brothers Ford, Inc., at a cost not to exceed \$65,779.00.
- 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 15th day of August, 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: August 5, 2024

RE: Fair Oaks 1002-1020 Campbell Roof Replacement

We requested quotes to perform a roof replacement on 1 building, 1002-1020 Campbell Lane, at Fair Oaks in Danville, IL.

We received complete quotes from two (2) companies, as depicted below.

Company	Price Quotation
Freeman Exteriors	\$28,624.97
B&B Construction	\$39,722.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the roofing services, as quoted, at a cost not to exceed \$28,624.97.

RESOLUTION NO. 2024-30

**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 Freeman Exteriors for Fair Oaks Roof Replacement at 1002-1020 Campbell Lane, Danville, not to exceed \$28,624.97; 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 Freeman Exteriors for Fair Oaks Roof Replacement at 1002-1020 Campbell Lane, Danville, not to exceed \$28,624.97.
- 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 15th day of August, 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: September 12, 2024

RE: Fair Oaks 1001-1019 Belton Roof Replacement

We requested quotes to perform a roof replacement on 1 building, 1001-1019 Belton, at Fair Oaks in Danville, IL.

We received complete quotes from two (2) companies, as depicted below.

Company	Price Quotation
Freeman Exteriors	\$27,690.05
SK Exteriors	\$40,821.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the roofing services, as quoted, at a cost not to exceed \$27,690.05.

RESOLUTION NO. 2024-31

**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 Freeman Exteriors for Fair Oaks Roof Replacement at 1001-1019 Belton, Danville, not to exceed \$27,690.05; 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 Freeman Exteriors for Fair Oaks Roof Replacement at 1001-1019 Belton, Danville, not to exceed \$27,690.05.
- 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 19th day of September, 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: September 12, 2024

RE: Fair Oaks 1021-1035 Belton Roof Replacement

We requested quotes to perform a roof replacement on 1 building, 1021-1035 Belton, at Fair Oaks in Danville, IL.

We received complete quotes from three (3) companies, as depicted below.

Company	Price Quotation
Freeman Exteriors	\$39,700.23
C-U Under Construction	\$86,705.50
SK Exteriors	\$70,918.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the roofing services, as quoted, at a cost not to exceed \$39,700.23.

RESOLUTION NO. 2024-32

**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 Freeman Exteriors for Fair Oaks Roof Replacement at 1021-1035 Belton, Danville, not to exceed \$39,700.23; 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 Freeman Exteriors for Fair Oaks Roof Replacement at 1021-1035 Belton, Danville, not to exceed \$39,700.23.
- 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 19th day of September, 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: September 12, 2024

RE: Kennedy Court Maintenance Shop Roof Replacement

We requested quotes to perform a roof replacement on 1 building, Kennedy Court Maintenance Shop, in Georgetown, IL.

We received complete quotes from two (2) companies, as depicted below.

Company	Price Quotation
Freeman Exteriors	\$11,394.83
SK Exteriors	\$11,847.00

We are recommending approval to enter into a contract with Freeman Exteriors to perform the roofing services, as quoted, at a cost not to exceed \$11,394.83.

RESOLUTION NO. 2024-33

**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 Freeman Exteriors for Kennedy Court Maintenance Shop Roof Replacement in Georgetown, not to exceed \$11,394.83; 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 Freeman Exteriors for Kennedy Court Maintenance Shop Roof Replacement in Georgetown, not to exceed \$11,394.83.
- 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 19th day of September, 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: Jaclyn Vinson, Executive Director 

DATE: September 13, 2024

RE: HVAC Preventative Maintenance Memo

In Spring 2024, we requested quotes from contractors to provide preventative maintenance on our AC systems at the VHA AMP 104 county properties and the HVAC units at the VHA Administration Building.

Initially, the low quote came in from Hannon Heating and Air, LLC at a cost of \$7,310.00. The initial quote included a provision of additional charges for charging units, topping off freon for units that needed it, and repairing unforeseen items as needed. The change order for these additional services came in at \$2,935.00, making the total project cost \$10,245.00.

We are recommending approval of Hannon's invoice, at a cost of \$10,245.00.

RESOLUTION NO. 2024-34

**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 Hannon Heating and Air LLC for A/C Preventative Maintenance Work on the Couty Building’s and Administration Building, not to exceed \$10,245.00; 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 Hannon Heating and Air LLC for A/C Preventative Maintenance Work on the Couty Building’s and Administration Building, not to exceed \$10,245.00.
- 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 19th day of September, 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: Jaclyn Vinson, Executive Director 

DATE: September 16, 2024

RE: Fencing for Parkview Court Demolition Project

We asked for quotes from five (5) companies to provide fencing around the Parkview Court development. One company did not travel to our area, one company does not perform prevailing wage jobs, and two companies did not supply quotes. Leaving us with one quote for your consideration. Given the size of this project and the labor hours required, we feel the quoted value is reasonable.

We received one (1) quote for the work, as depicted below:

Company	Cost
National Construction Rentals	\$19,202.40

At this time we are recommending approval to accept the quote from National Construction Rentals, at a cost not to exceed \$19,202.40.

RESOLUTION NO. 2024-35

**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 National Construction Rentals for temporary fencing around Parkview Court in Hoopeston, Illinois, not to exceed \$19,202.40; 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 National Construction Rentals for temporary fencing around Parkview Court in Hoopeston, Illinois, not to exceed \$19,202.40.
- 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 19th day of September, 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

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as “Agreement”) is made by and between the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority (VHA) and the City of Hoopeston, Illinois (City) collectively, the Jurisdictions,

WITNESSETH:

WHEREAS, the VHA is the owner of twenty-five (25) housing buildings in Hoopeston, Illinois that will cease in their current use as residents vacate the units; and

WHEREAS, once the units are vacated of all housing related functions and cease to be protected by the VHA, VHA anticipates it will have sufficient funds necessary to demolish the twenty-five (25) buildings currently comprising the Parkview Court Housing Development; and

WHEREAS, the VHA and City have determined it is in the best interest of the citizens of the City of Hoopeston, and those using or in proximity to the twenty-five (25) buildings known to be a part of the Parkview Court Housing Development, that such buildings be demolished and the site be improved in a manner to both protect and enhance the site of the building, and whereas the Article 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act 5 ILCS 220/1 et seq. provide the authority, powers and privileges of authority which allow the VHA and the City to exercise jointly such authority.

Now therefore in consideration of the above recitals it is hereby agreed between the VHA and the City as follows:

1. The VHA shall direct the City to disconnect the city controlled utilities serving the Parkview Court Housing Development once the VHA housing functions cease being conducted from said building, as approved by resolutions passed by the VHA and the City.
2. The utility disconnections shall include the removal of water services, sanitary sewer services, and storm sewer services.
3. The City shall have full power and authority to obtain all approvals for such disconnections and site improvements.
4. The VHA shall, from funds available, pay for the utility disconnections and site improvements. The City shall invoice the VHA on a regular basis for work performed and the VHA shall remit payment in a timely manner.

5. On execution of the agreement, no right, title, property or interest in and to the land on which the improvements stand is created, assigned, conveyed, granted, or transferred to the City, or any other persons, except only the license to enter onto the Property to demolish and remove the buildings.
6. The City shall commence the work on the agreed to Commencement Date and shall complete the work on or before the agreed to Completion Date; these dates will be determined via Notice to Proceed issued by VHA to the City.
7. The City shall provide all necessary labor, professional services, supervision, materials, tools, accessories, equipment, disposal, permits, and certifications which may be necessary to properly complete the Project to the satisfaction of the VHA, and all applicable governmental authorities in accordance with the terms of this Agreement.
 - a. Safety: The City further agrees that it will, during the performance of the work covered under this Agreement, take proper precautions to prevent injury or damages to persons or property, including without limitation providing, erecting, and maintaining all reasonable, necessary or required safety devices for its employees and flagmen, erecting proper barricades and other safeguards around its work, and posting danger signs and other warning devices where warranted by the nature of the existing condition of the work. In any event, the City shall promptly and properly replace any safety devices provided by others or by the City itself. The City shall take all necessary steps to protect and secure its work, materials, tools, equipment, and trailers from vandalism, theft, and fire damaged, and the VHA shall not be responsible for losses or damages to such items. The City shall properly remedy all damage or loss to any property referred to herein cause in whole or in part by Contractor and any of its Subcontractors. The VHA will not in any manner be answerable or accountable for any loss or damage that shall or may happen to the work or any part or parts thereof respectively or for any of the equipment, materials, or other things used and employed in finishing and completing the Work, or for injury to any person or persons, either workers or the public, or for damage to the property.
8. For all work required under the Agreement, VHA agrees to pay the City the true and accurate cost of the City's services in fulfilling the provisions of the Agreement, at a cost

not to exceed: \$ 25,000.00, unless agreed to in writing by both the Mayor and the VHA Director.

9. The City further agrees to withhold from wages, salaries, fees or other remuneration of its agents, servants, employees, or subcontractors, all taxes and contributions imposed or required by any law for any employment insurance, pensions, retirement funds or similar purposes or any other sums required to be withheld by the laws of the State of Illinois.
10. In the event the VHA determines, in its sole discretion, that sufficient funds are not available to it to pay in full for all permits, costs of demolition, abatement, or site improvements, the VHA shall so notify the City, and upon such notification this Agreement shall cease to be effective and the VHA shall have no further obligation in any regard to future work completed. The City shall be reimbursed for all work already performed.
11. Upon completion of the utility disconnections, assuming said undertakings are in a complete state, the City shall so notify the VHA, and thereafter the City shall be relieved of all further responsibility of work or maintenance of the site.

CITY OF HOOPESTON

By: _____

Name, Position

Date

THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

By: _____

Board Chairman

Date

RESOLUTION NO. 2024-36

**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 inter-governmental agreement with the City of Hoopeston for utility disconnections at Parkview Court in Hoopeston, Illinois, not to exceed \$25,000.00; 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 inter-governmental agreement with the City of Hoopeston for utility disconnections at Parkview Court in Hoopeston, Illinois, not to exceed \$25,000.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 19th day of September, 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: Jaclyn Vinson, Executive Director 

DATE: September 16, 2024

RE: Fair Oaks Fairchild Parking Lot Improvement Project

We asked for quotes from two (2) companies to complete a scope of work including, removing the asphalt, and concrete curbs/gutters, and replace all curbs, gutters and parking area with concrete within the Fairchild parking lot area. This parking lot is currently asphalt with concrete curbs.

We received two (2) quotes for the work, as depicted below:

Company	Cost
Schomburg and Schomburg	\$100,138.16
Owens Excavating and Trucking	\$99,654.00

At this time we are recommending approval to accept the quote from Owens Excavating and Trucking, at a cost not to exceed \$99,654.00.

RESOLUTION NO. 2024-37

**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 Owens Excavating for Fair Oaks Fairchild Parking Lot Improvement Project, Danville, not to exceed \$99,654.00; 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 Owens Excavating for Fair Oaks Fairchild Parking Lot Improvement Project, Danville, not to exceed \$99,654.00.
- 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 19th day of September, 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