

Vermilion Housing Authority



Board of Commissioners

March 25, 2025

Board Packet



Vermilion Housing Authority

1607 Clyman Lane

Danville, IL 61832

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

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: March 18, 2025

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 has been rescheduled from Thursday, March 20, 2025, at 5:00 p.m. at MerChe Manor Community Room, 723 North Oak Street, Danville, Illinois to Tuesday, March 25, 2025 at 5:00 p.m. at Fair Oaks Administration Board Room, 1607 Clyman Lane, Danville, Illinois.



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 20, 2025

SUBJECT: Board of Commissioners Monthly Meeting

The next 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 Tuesday, March 25, 2025 at 5:00 p.m. at Fair Oaks Administration Board Room, 1607 Clyman Lane, Danville, Illinois.

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

**BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM
TUESDAY, MARCH 25, 2025
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 December 16, 2024 - VHA Board Minutes (Pages 6-33)
6. Police Reports (Pages 34-39)
7. Department Reports:
 - (a) Public Housing (Pages 40-45)
 - (b) HCV (Pages 46-51)
 - (c) Finance (Pages 52-100)
 - (d) Personnel (Pages 101-103)
8. New Business [all the below items – roll call vote]
 - * (a) Lawncare Services for Rossville and Hoopston (Pages 104-106)
 - * (b) Lawncare Services for Danville (Pages 107-109)
 - * (c) Fiscal Year 2026 Public Housing Budget Submission (Pages 110-112)
 - * (d) Fiscal Year 2026 HCV/Section 8 Budget Submission (Pages 113-115)
 - * (e) HCV Administrative Fee Reserve (Pages 116-118)
 - * (f) On Call Plumbing Services (Pages 119-123)
 - * (g) Tuckpointing of Administration Building (Pages 124-126)
 - * (h) MerChe Manor Fence Replacement Project (Pages 127-129)

- * (i) Return of Emergency Safety and Security Grant to HUD (Pages 130-132)
- * (j) Copier Maintenance/Lease Agreements (Pages 133-135)
- * (k) MerChe Manor Façade Renovation (Pages 136-140)
- * (l) MerChe Manor Elevator Upgrade Project (Pages 141-143)

9. Other Business

- (a) Project Updates
- (b) Parkview Court Fence Update
- (c) Maintenance Charge Updates
- (d) Energy Performance Contract (EPC) Year 12 M&V Report

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 April 17, 2025 at the Centennial Manor Community Room, 426 E. Honeywell, Hoopeston, IL. We will begin at 5:00 p.m.

MINUTES OF
DECEMBER 16, 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 December 16, 2024 at 4:30 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Chair O’Shaughnessy, those present and absent were:

PRESENT: Vice Chair - Carla Boyd, Vic McFadden, Chair - Pat O’Shaughnessy, and Tim Tutton
ABSENT: Courtney Watson and Deanna Witzel
ALSO PRESENT: Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy; Housing Operations Director, Brittany Savalick;

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

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

Chair O’Shaughnessy asked for any additions or deletions to the minutes from the October 24, 2024 Regular Board Meeting item number 5 on the agenda. Vice Chair Boyd stated she would like the gender to be removed from the Vice Chairperson/Chairwoman title and to be referred to as Vice Chair. Mrs. Vinson clarified that would be corrected going forward. Chair O’Shaughnessy asked if there were any more questions. None were presented. Chair O’Shaughnessy stated that if there were no additions or corrections, he needs a motion to approve the minutes. Commissioner McFadden made a motion that the minutes from the October 24, 2024 Regular Board Meeting Minutes be approved. Vice Chair Boyd seconded the motion. Upon unanimous ayes, approval was granted.

Chair 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.

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

(a) Public Housing – Brittany Savalick went over the report. She stated they were at 99% occupancy at all AMPs. She also went over the Ross Grant Report. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the report. 1 new admissions and 1 terminations. Voucher count for November 1st was 531. A question and answer session followed.

(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 report. A question and answer session followed.

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

Chair O'Shaughnessy asked for item number 8 on the agenda – Fair Oaks Belton Drive Parking Lot Improvement Project, Fair Oaks Campell Lane Parking Lot Improvement Project, Fair Oaks Furnace Replacement Project-Belton, Clyman, and Campbell Buildings, A/E Agreement for MerChe Manor RTU, Disposition of Ford F350, AHRMA 2025 Insurance Policy Renewal, Energy Performance Contract Annual Savings Measurement Payment, Staff health Insurance Renewal Rates 2025, Staff Dental Insurance Renewal Rates 2025, Fair Oaks Siding Project, Emphasys Annual Maintenance Contract, Bulk Water Heater Purchase for Fair Oaks, Parkview Court Demolition, and A/E for MerChe Manor Façade Repair.

(a) Fair Oaks Belton Drive Parking Lot Improvement Project – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Fair Oaks Belton Drive Parking Lot Improvement Project and Commissioner Tutton seconded it.

RESOLUTION NO. 2024-48

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 Schomburg & Schomburg for the Belton Drive Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$56,026.27; 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 Schomburg & Schomburg for the Belton Drive Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$56,026.27.
- 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.

Chair O'Shaughnessy called for a roll call vote to approve the Fair Oaks Belton Drive Parking Lot Improvement Project which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(b) Fair Oaks Campbell Lane Parking Lot Improvement Project – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if there were any questions. Vice Chair asked if there was a reason both parking lot improvement projects weren't done together. Mrs. Vinson stated we bid them separately to get more diverse bids. Commissioner McFadden asked if one parking lot was smaller than the other. Mrs. Vinson stated yes that they were different. Chair O'Shaughnessy asked if there were anymore questions. None were presented. Vice Chair Boyd made a motion for the approval of the Fair Oaks Campbell Lane Parking Lot Improvement Project and Commissioner McFadden seconded it.

RESOLUTION NO. 2024-49

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 Schomburg & Schomburg for the Campbell Lane Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$49,041.63; 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 Schomburg & Schomburg for the Campbell Lane Parking Lot Improvement Project at Fair Oaks in Danville, Illinois, not to exceed \$49,041.63.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Fair Oaks Campbell Lane Parking Lot Improvement Project which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(c) Fair Oaks Furnace Replacement Project-Belton, Clyman, and Campbell Buildings – Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked if this bid was for installation and purchase of the furnaces. Mrs. McCoy stated that yes this bid was for the removal and installation of the furnaces and water heaters and purchase of the furnaces, the bulk water heater purchase is separate. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Fair Oaks Furnace Replacement Project-Belton, Clyman, and Campbell Buildings and Vice Chair Boyd seconded it.

RESOLUTION NO. 2024-50

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 Ridge Plumbing Contractor LLC for the Furnace Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$125,572.00 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 Ridge Plumbing Contractor LLC for the Furnace Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$125,572.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Fair Oaks Furnace Replacement Project-Belton, Clyman, and Campbell Buildings which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(d) A/E Agreement for MerChe Manor RTU – Mrs. Vinson went over the proposal. Chair O'Shaughnessy stated that means the cost of the project is estimated to come in at \$222,000. Mrs. Vinson stated that was correct. Chair O'Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the A/E Agreement for MerChe Manor RTU and Commissioner McFadden seconded it.

RESOLUTION NO. 2024-51

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 1919 Architects for the A/E Agreement for RTU at MerChe Manor in Danville, Illinois, not to exceed \$22,760.00 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 1919 Architects for the A/E Agreement for RTU at MerChe Manor in Danville, Illinois, not to exceed \$22,760.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the A/E Agreement for RTU at MerChe Manor which produced the following:

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

NAYES: None
ABSENT: C. Watson and D. Witzel

Chair O'Shaughnessy there upon declared said motion carried.

(e) Disposition of Ford F350 – Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner Tutton made a motion for the approval of the Disposition of Ford F350 and Commissioner McFadden seconded it.

RESOLUTION NO. 2024-52

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 the 2000 Ford F350 Super Duty 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 the 2000 Ford F350 Super Duty 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.

Chair O'Shaughnessy called for a roll call vote to approve the Disposition of Ford F350 which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(f) AHRMA 2025 Insurance Policy Renewal – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if Mrs. Vinson had any idea if it would go down after getting rid of Parkview. Mrs. Vinson stated that yes after Parkview is demolished, we will notify the insurance company and that they will give us a refund. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the AHRMA 2025 Insurance Policy Renewal and Vice Chair Boyd seconded it.

RESOLUTION NO. 2024-53

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 Assisted Housing Risk Management Association (AHRMA) in the amount of \$311,738.00; 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 AHRMA for \$311,738.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the AHRMA 2025 Insurance Policy Renewal which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(g) Energy Performance Contract Annual Savings Measurement Payment – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the Energy Performance Contract Annual Savings Measurement Payment and Commissioner McFadden seconded it.

RESOLUTION NO. 2024-54

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 an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$130,000.00; 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 an additional Energy Performance Contract Annual Savings Measurement Payment in the amount of \$130,000.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Energy Performance Contract Annual Savings Measurement Payment which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(h) Staff Health Insurance Renewal Rates 2025 – Mrs. Vinson went over the proposal through email. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Staff Health Insurance Renewal Rates 2025 and Commissioner Tutton seconded it.

RESOLUTION NO. 2024-55

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 health insurance renewal options for 2025 with Health Alliance for CAP 25 POSC+ 1500 RX231; 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 health insurance renewal options for 2025 with Health Alliance for CAP 25 POSC+ 1500 RX231.

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.

Chair O’Shaughnessy called for a roll call vote to approve the Staff Health Insurance Renewal Rates 2025 which produced the following:

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

Chair O’Shaughnessy there upon declared said motion carried.

(i) Staff Dental Insurance Renewal Rates 2025 – Mrs. Vinson went over the proposal. Chair O’Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the Staff Dental Insurance Renewal Rates 2025 and Commissioner McFadden seconded it.

RESOLUTION NO. 2024-56

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 dental insurance renewal options for 2025 with MetLife; 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 dental insurance renewal options for 2025 with MetLife.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Staff Dental Insurance Renewal Rates 2025 which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(j) Fair Oaks Siding Project – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked Mrs. Vinson to confirm that Freeman is paying prevailing wage. Mrs. Vinson stated yes that she does confirm. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Fair Oaks Siding Project and Commissioner Tutton seconded it.

RESOLUTION NO. 2024-57

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 the Siding Replacement Project – Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$152,009.48 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 the Siding Replacement Project – Belton, Clyman, and Campbell

Buildings at Fair Oaks in Danville, Illinois, not to exceed \$152,009.48.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Fair Oaks Siding Project which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(k) Emphasys Annual Maintenance Contract – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Emphasys Annual Maintenance Contract and Vice Chair Boyd seconded it.

RESOLUTION NO. 2024-58

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 Emphasys Computer Software for an annual amount of \$32,169.00 for annual maintenance and technical support; 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 Emphasys Computer Software for an annual amount of \$32,169.00 for annual maintenance and technical support.

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.

Chair O’Shaughnessy called for a roll call vote to approve the Emphasys Annual Maintenance Contract which produced the following:

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

Chair O’Shaughnessy there upon declared said motion carried.

(I) Bulk Water Heater Purchase for Fair Oaks – Mrs. McCoy went over the proposal. Commissioner McFadden asked if these were the same kind of water heaters in a house. Mrs. Vinson said yes. Chair O’Shaughnessy asked if they are normally fifty gallons in your house. Mrs. McCoy stated she believes forty-gallon water heaters are the standard. Chair O’Shaughnessy stated that was a good price. Commissioner McFadden clarified that the water heaters were gas. Mrs. Vinson said yes that they were gas. Chair O’Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Bulk Water Heater Purchase for Fair Oaks and Vice Chair Boyd seconded it.

RESOLUTION NO. 2024-59

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 bulk purchase with Lowe’s for twenty-eight (28) water heaters for the Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$12,682.88 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 bulk purchase with Lowe’s for twenty-eight (28) water heaters for the Belton, Clyman, and Campbell Buildings at Fair Oaks in Danville, Illinois, not to exceed \$12,682.88.

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.

Chair O’Shaughnessy called for a roll call vote to approve the Bulk Water Heater Purchase for Fair Oaks which produced the following:

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

ABSENT: C. Watson and D. Witzel

Chair O'Shaughnessy there upon declared said motion carried.

(m) Parkview Court Demolition – Mrs. Vinson went over the proposal. Commissioner McFadden stated the price seemed low for 25 buildings and asked if they would be hauling it away. Mrs. Vinson stated yes that the company is responsible for hauling it away and that also includes dump fees. Chair O'Shaughnessy stated the one of the other bids, that was not complete, was close to the low bid. Commissioner McFadden asked if Silver Brothers planned to recycle. Mrs. Vinson stated that yes that is what Silvers Brothers had indicated to her. Chair O'Shaughnessy asked if this bid includes tearing out the roads. Mrs. Vinson stated yes that it did include tearing out the roads and sidewalks and leaving the storm sewers. Chair O'Shaughnessy asked when they would begin. Mrs. Vinson stated that after we get your approval she will contact Silver Brothers for a pre-construction meeting. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Parkview Court Demolition and Vice Chair Boyd seconded it.

RESOLUTION NO. 2024-60

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 Silver Brothers for the Demolition Project at Parkview Court in Hoopeston, Illinois, not to exceed \$162,996.00 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 Silver Brothers for the Demolition Project at Parkview Court in Hoopeston, Illinois, not to exceed \$162,996.00.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Parkview Court Demolition which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(n) A/E for MerChe Manor Façade Repair – Mrs. Vinson went over the proposal. Commissioner McFadden asked if there was a safety concern that the others will come down. Mrs. Vinson stated yes. Commissioner McFadden asked how do we address that. Chair O'Shaughnessy stated that this should address that concern. Mrs. Vinson stated she recognizes the liability and we will expedite this. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the A/E for MerChe Manor Façade Repair and Commissioner Tutton seconded it.

RESOLUTION NO. 2024-61

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Farnsworth Group for the Architecture and Engineering for the Façade Repair at MerChe Manor in Danville, Illinois, not to exceed \$48,000.00 and

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

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

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

Section 2. Approval of the contract with Farnsworth Group for the Architecture and Engineering for the Façade Repair at MerChe Manor in Danville, Illinois, not to exceed \$48,000.00.

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.

Chair O’Shaughnessy called for a roll call vote to approve the A/E for MerChe Manor Façade Repair which produced the following:

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

NAYES: None

ABSENT: C. Watson and D. Witzel

Chair O’Shaughnessy there upon declared said motion carried.

Chair O’Shaughnessy asked for item 9 on the agenda – Other Business – Project Updates.

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

Chair O'Shaughnessy asked for item 10 on the agenda – Closed Session for Personnel Matters.

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.

None were presented.

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

Chair 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. Vice Chair Boyd seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:19pm.

_____ Date: _____

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

_____ Date: _____

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

	FY 2025	FY 2024	YTD Police:	FY 2025	FY 2024	2025	2024
Total Police Calls				111	108		
March:		8				FO-3/MC-2/BT-3	
February:		5				FO-4/BT-1	
January:		10				FO-7/MC-2/BT-1	
December:	14	10				FO-3/MC-4/BT-2/CH-1	
November:	11	9				FO-4/MC-3/BT-1/CH-1	
October:	11	13				FO-12/MC-1	
September:	23	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:	11		YTD Calls:	111	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

	FY 2025	FY 2024	YTD Police:	FY 2025	FY 2024	2025	2024
Total Police Calls				122	108		
March:		8				FO-3/MC-2/BT-3	
February:		5				FO-4/BT-1	
January:	11	10				FO-7/MC-2/BT-1	
December:	14	10				FO-3/MC-4/BT-2/CH-1	
November:	11	9				FO-4/MC-3/BT-1/CH-1	
October:	11	13				FO-12/MC-1	
September:	23	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:	11		YTD Calls:	122	108		

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

	FY 2025	FY 2024		FY 2025	FY 2024		
Total Police Calls			YTD Police:	130	108		
March:		8				FO-3/MC-2/BT-3	2024
February:	8	5				FO-4/BT-1	
January:	11	10				FO-7/MC-2/BT-1	
December:	14	10				FO-3/MC-4/BT-2/CH-1	
November:	11	9				FO-4/MC-3/BT-1/CH-1	
October:	11	13				FO-12/MC-1	
September:	23	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:	8		YTD Calls:	130	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 December 2024

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	155	159	97%
AMP 102-Beeler, Churchill, Madison Ct.	107	107	100%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	134	136	99%
GRAND TOTAL THIS MONTH	489	495	99%
GRAND TOTAL LAST MONTH	491	495	99%

Monthly Occupancy January 2025

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	158	158	100%
AMP 102-Beeler, Churchill, Madison Ct.	107	107	100%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	135	136	99%
GRAND TOTAL THIS MONTH	493	494	100%
GRAND TOTAL LAST MONTH	489	494	99%

Monthly Occupancy February 2025

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.	107	107	100%
AMP 103- Mer Che	93	93	100%
AMP 104- County Sites	134	136	99%
GRAND TOTAL THIS MONTH	491	495	99%
GRAND TOTAL LAST MONTH	493	495	100%

DECEMBER 2024 Board Report
Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- Igrow
- Gun Violence Prevention

Trainings:

Referrals:

- Referrals made to Community Organizations/Services
 - Fair Hope
 - The American Jobs Center
 - Social Security

Program:

- Carle Mobile Market – Fair Oake, Churchill, Mer Che
- Appointments:
 - 4 Fair Oaks/Service Requests - 3 unscheduled walk-in days
- 6 DMT bus passes
 - AJC
 - Community Action Energy Assistance appointment
 - Champaign – Dental services

Other:

- Family Christmas Crafts/ Approximately 40 residents participated

JANUARY 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- DACC/APC (Area Planning Council) Adult Education and Literacy Program
- ROSS Networking
- Survivor Resource – HOOPS/W.A.V.E. summer events (Hoops Against Violence Event and Wash Away Violence Event)
- AJC (American Jobs Center) Roundtable
- Step Up

Training:

- NAHRO: Nuts & Bolts of Service Coordination
- Family Metrics (ROSS Software) - FM Hands On, How To – Adds Ons to Help You Connect

Referrals: Referrals made to Community Organizations/Services

- Fair Hope
- The American Jobs Center
- East Central Illinois Community Action

Program:

- Aetna Health and Resource Fair
- Appointments:
 - 6 Fair Oaks/Service Requests
 - 3 unscheduled - Walk-in days
- 12 DMT bus passes
 - AJC
 - Community Action Energy Assistance appointment
 - Champaign – Dental services
 - Fair Hope

FEBRUARY 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Meetings:

- ROSS Networking
- Survivor Resource – HOOPS/W.A.V.E. summer events (Hoops Against Violence Event and Wash Away Violence Event)
- AJC (American Jobs Center) Roundtable
- Gun Violence Prevention

Training:

- Family Metrics- Hands On How To: Service Management Plan

Referrals: Referrals made to Community Organizations/Services

- The American Jobs Center
- East Central Illinois Community Action
- Fair Hope

Program:

- Aetna Health resources at Fair Oaks
- Appointments:
 - 3 Fair Oaks/Service Requests, 3 Unscheduled – Walk-in day
 - 1 Beeler/ Follow-Up Assessments
 - 7 Churchill/Follow-Up Assessments
- 8 DMT bus passes
 - AJC
 - Champaign – Dental services
 - DACC
 - Scheduled health appointments

Housing Choice Voucher December 2024 Board Report

UTILIZATION

- New Admissions: 1
- Terminations: 5
 - 1- Voluntary
 - 1- Program Compliance
 - 3- Over Income 180 days

		2023	2024									
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total
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	7	396	8	14	3	40	55	7	0	7	537
10	463	6	389	8	13	3	40	56	7	0	7	529
11	473	6	388	8	13	3	41	58	7	0	7	531
12	499	6	383	8	13	3	40	61	7	0	7	0
Grand Total	5544	77	4752	96	114	36	497	672	93	4	84	6425

*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	965	534	55%
SEP	965	534	55%
OCT	965	529	55%
NOV	965	530	55%
DEC			
YTD	10,370	5,886	57%

Month	ABA	HAP	BA Utilization	PUC
JAN	253,944	285,094	112%	\$548.76
FEB	253,944	287,361	111%	\$542.39
MAR	252,136	303,857	115%	\$556.33
APR	275,412	313,509	106%	\$574.05
MAY	258,859	316,438	111%	\$575.67
JUNE	251,317	316,844	114%	\$581.73
JULY	251,317	319,446	115%	\$588.40
AUG	251,317	315,091	114%	\$588.83
SEP	256,031	314,607	112%	\$589.15
OCT	490,208	309,131	60%	\$584.37
NOV	21,855	312,182	654%	\$589.02
DEC				
YTD	\$3,399,473	\$3,381,569	161%	\$574.51

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

Housing Choice Voucher January 2025 Board Report

UTILIZATION

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

WAITING LIST

- The HCV waiting list was opened in January. We collected 521 new applications. We will continue to be strategic with our pulls to maximize our funding availability.

		2023	2024										
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total	
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	7	396	8	14	3	40	55	7	0	7	537	
10	463	6	389	8	13	3	40	56	7	0	7	529	
11	473	6	388	8	13	3	41	58	7	0	7	531	
12	499	6	383	8	13	3	40	61	7	0	7	0	
Grand Total	5544	77	4752	96	114	36	497	672	93	4	84	6425	

***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	965	534	55%
SEP	965	534	55%
OCT	965	529	55%
NOV	965	530	55%
DEC	965	526	55%
YTD	11,335	6,412	57%

Month	ABA	HAP	BA Utilization	PUC
JAN	253,944	285,094	112%	\$548.76
FEB	253,944	287,361	113%	\$542.39
MAR	252,136	303,857	121%	\$556.33
APR	275,412	313,509	114%	\$574.05
MAY	258,859	316,438	122%	\$575.67
JUNE	251,317	316,844	126%	\$581.73
JULY	251,317	319,446	127%	\$588.40
AUG	251,317	315,091	125%	\$588.83
SEP	256,031	314,607	123%	\$589.15
OCT	490,208	309,131	63%	\$584.37
NOV	21,855	312,182	1425%	\$589.02
DEC	256,031	314,486	212%	\$597.88
YTD	\$3,072,371	\$3,706,885	121%	\$576.43

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

Housing Choice Voucher February 2025 Board Report

UTILIZATION

- New Admissions: 6 and counting
- Terminations: 4
 - 2- Voluntary
 - 1- Program Compliance
 - 1- Deceased
- We have been officially released to issue more vouchers.

		2024	2025										
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total	
1	520	6	374	8	13	3	40	60	7	0	7	518	
2	528												
3	539												
4	547												
5	549												
6	542												
7	541												
8	534												
9	537												
10	529												
11	531												
12	528												
Grand Total	6425	6	374	8	13	3	40	60	7	0	7	518	

*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	965	518	54%
FEB			
MAR			
APR			
MAY			
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	965	518	54%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$322,855	\$310,311	89%	\$599
FEB				
MAR				
APR				
MAY				
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$322,855	\$310,311	89%	\$599

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: January 8, 2024
 Re: Finance Report

Public Housing Operating Fund

	December 2024	FY 25 YTD
COCC	(\$18,087.01)	\$179,400.86
AMP 101	\$19,527.61	\$279,460.34
AMP 102	\$13,601.66	\$159,624.69
AMP 103	\$3,650.35	\$95,909.61
AMP 104	\$25,589.53	\$250,068.77
Total	\$44,282.14	\$964,464.27

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$109.78** for the month and an overall loss of **\$579.00** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$5,197.65**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$115,053.55**.

Notable AP Expenditures

AHRMA	\$312,236.00	2025 annual insurance renewal.
Emphasys Software	\$32,169.00	2025 annual maintenance agreement.
Farnsworth Group Inc.	\$12,689.53	A&E Parkview Court Demo \$11,925.00. A&E Centennial Manor Metal Roof \$764.53.
First Financial Bank	\$130,000.00	EPC principal buy down.
Freeman Exteriors	\$46,586.24	Replaced 3 roofs at Fair Oaks and 1 at Kennedy Court.
Powell Fence Company	\$16,500.00	Installed fencing at Churchill Towers.
ULINE, Inc.	\$14,363.87	Outside picnic tables and benches for Danville properties.

ROSS Grant Funding

ROSS fund expenditures for the month of December are \$5,083.59.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$23,546.75.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 12/31/2024

<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	5,953,799.62	5,953,799.62	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	257,136.15
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	372.21	(5,387,261.63)	3,412,790.35	519,316.01	330,960.69	1,124,566.79	(372.21)
112200 AR Tenants	23,546.75	0.00	8,043.98	4,774.10	5,334.18	5,394.49	176,997.88
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(176,997.88)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	82,280.00	82,280.00	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	224,581.76	7,995.88	74,749.71	38,401.37	30,305.76	73,129.04	5,335.24
121102 Prepaid Soft	26,807.50	0.00	8,500.96	5,421.07	5,087.47	7,798.00	5,361.50
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	583.30
140001 Vehicles	581,160.18	0.00	378,802.68	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	(41,731,732.67)	(1,276,131.38)	(13,902,890.19)	(12,116,134.79)	(5,189,123.03)	(9,247,453.28)	(21,919.35)
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	\$ 15,164,731.49	\$ 709,017.47	\$ 6,038,172.83	\$ 2,427,929.85	\$ 1,645,629.69	\$ 4,343,981.65	\$ 269,197.63
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	59,849.00	0.00	25,100.00	10,099.00	4,800.00	19,850.00	0.00
211704 Health Ins	(5,131.28)	(5,131.28)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(591.76)	(591.76)	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	0.00	0.00	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	(155.94)	(155.94)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(64.48)	(64.48)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,472.44	1,472.44	0.00	0.00	0.00	0.00	0.00
211906 Res Training	7,593.80	0.00	1,652.57	1,317.11	3,804.36	819.76	0.00
211913 Scrap	2,709.00	2,709.00	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	26,783.21	0.00	12,052.40	8,034.98	6,695.83	0.00	0.00
213302 EPC Replace	4,002.14	0.00	1,007.83	598.49	2,395.82	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	11,803.57	0.00	5,677.21	2,201.95	745.65	3,178.76	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,126,419.73	0.00	506,888.87	337,925.93	281,604.93	0.00	0.00
Total Liability	\$ 1,261,208.25	\$ 5,961.90	\$ 559,375.74	\$ 363,204.18	\$ 303,621.40	\$ 29,045.03	\$ 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	50,053.77
Total	\$ 12,939,058.97	\$ 523,654.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 323,069.88
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (56,542.00)
Current Year Oper +/-	\$ 964,464.27	\$ 179,400.86	\$ 279,460.34	\$ 159,624.69	\$ 95,909.61	\$ 250,068.77	\$ (579.00)
Current Year Net Assets	\$ 964,464.27	\$ 179,400.86	\$ 279,460.34	\$ 159,624.69	\$ 95,909.61	\$ 250,068.77	\$ (57,121.00)
Total Equity	\$ 13,903,523.24	\$ 703,055.57	\$ 5,478,797.09	\$ 2,064,725.67	\$ 1,342,008.29	\$ 4,314,936.62	\$ 265,948.88
Liabilities & Net Assets	\$ 15,164,731.49	\$ 709,017.47	\$ 6,038,172.83	\$ 2,427,929.85	\$ 1,645,629.69	\$ 4,343,981.65	\$ 269,197.63

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 69,522.50	\$ 659,981.64	75%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 22,486.35	\$ 206,705.95	76%
Other Income	\$ 407,068.30	\$ 5,998.25	\$ 994,876.66	244%
Subsidy	\$ 3,147,475.00	\$ 280,210.00	\$ 2,609,032.00	83%
Total Revenue	\$ 4,711,239.30	\$ 378,217.10	\$ 4,470,596.25	95%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 55,169.51	\$ 570,724.72	78%
Legal	\$ 28,537.00	\$ (750.00)	\$ 11,690.50	41%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,315.50)	\$ (94,536.00)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 7,134.66	\$ 30,471.18	199%
Other Administrative Exp	\$ 105,992.00	\$ 16,905.37	\$ 87,990.04	83%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 68,144.04</i>	<i>\$ 606,340.44</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 1,048.09	\$ 9,229.16	75%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 1,048.09</i>	<i>\$ 9,229.16</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 30,919.46</i>	<i>\$ 457,043.28</i>	<i>72%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 50,325.44	\$ 552,490.37	71%
Materials	\$ 323,573.00	\$ 31,501.63	\$ 286,817.63	89%
Contracts	\$ 569,361.00	\$ 32,992.52	\$ 516,920.02	91%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 114,819.59</i>	<i>\$ 1,356,228.02</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 16,750.45	\$ 150,994.45	75%
Employee Benefits	\$ 736,993.00	\$ 62,466.76	\$ 516,354.69	70%
Depreciation Expense	\$ 368,263.00	\$ 31,444.42	\$ 263,646.84	72%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 2,952.51	\$ 63,117.23	49%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,389.64	\$ 83,177.87	61%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 119,003.78</i>	<i>\$ 1,077,291.08</i>	
Total Expenses	\$ 4,706,530.50	\$ 333,934.96	\$ 3,506,131.98	74%
Surplus - (Deficit)	\$ 4,708.80	\$ 44,282.14	\$ 964,464.27	

Percent of Budget Month 9 of 12

75%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
December 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	\$ -	\$ 370,761.10	251%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ -	\$ 370,761.10	251%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 28,744.79	\$ 291,296.22	77%
Legal	\$ 19,386.00	\$ -	\$ 1,058.00	5%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (37,750.50)	\$ (374,466.00)	72%
Mileage/Travel/Training	\$ 14,405.00	\$ -	\$ 20,059.72	139%
Other Administrative Exp	\$ 16,854.00	\$ 11,515.28	\$ 24,565.83	146%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ 2,509.57</i>	<i>\$ (37,486.23)</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>\$ 1,304.68</i>	<i>\$ 16,870.11</i>	<i>85%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ 1,422.01	7110%
Contracts	\$ 33,425.00	\$ 825.99	\$ 75,370.24	225%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 825.99</i>	<i>\$ 76,792.25</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 586.89	\$ 5,282.25	804%
Employee Benefits	\$ 168,508.00	\$ 12,646.90	\$ 127,985.04	76%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 1,916.82	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>\$ 13,446.77</i>	<i>\$ 135,184.11</i>	
Total Expenses	\$ 146,489.50	\$ 18,087.01	\$ 191,360.24	131%
Surplus - (Deficit)	\$ 1,240.80	\$ (18,087.01)	\$ 179,400.86	14458%

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 4,996.50	\$ 61,806.16	59%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 7,420.49	\$ 68,212.96	76%
Other Income	\$ 35,784.00	\$ 2,197.00	\$ 161,157.31	450%
Subsidy	\$ 1,505,924.00	\$ 133,299.00	\$ 1,239,736.00	82%
Total Revenue	\$ 1,735,050.00	\$ 147,912.99	\$ 1,530,912.43	88%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 6,413.40	\$ 79,389.57	76%
Legal	\$ 5,329.00	\$ -	\$ 1,216.25	23%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,012.50	\$ 107,725.00	76%
Mileage/Travel/Training	\$ 15.00	\$ 2,893.54	\$ 4,003.26	0%
Other Administrative Exp	\$ 21,398.00	\$ 1,276.87	\$ 17,459.43	82%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 22,596.31</i>	<i>\$ 209,793.51</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 315.64	\$ 2,778.09	77%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 315.64</i>	<i>\$ 2,778.09</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 12,086.97</i>	<i>\$ 144,498.74</i>	<i>78%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 19,693.49	\$ 240,305.46	68%
Materials	\$ 175,667.00	\$ 22,666.26	\$ 158,285.69	90%
Contracts	\$ 149,771.00	\$ 12,526.89	\$ 129,254.83	86%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 54,886.64</i>	<i>\$ 527,845.98</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,937.08	\$ 53,384.38	81%
Employee Benefits	\$ 205,670.00	\$ 15,485.88	\$ 135,990.48	66%
Depreciation Expense	\$ 154,468.00	\$ 14,193.24	\$ 112,955.06	73%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ 458.26	\$ 26,775.80	29%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,425.36	\$ 37,430.05	61%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 38,499.82</i>	<i>\$ 366,535.77</i>	
Total Expenses	\$ 1,734,666.00	\$ 128,385.38	\$ 1,251,452.09	72%
Surplus - (Deficit)	\$ 384.00	\$ 19,527.61	\$ 279,460.34	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 21,279.00	\$ 200,090.91	81%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,947.00	\$ 45,475.31	76%
Other Income	\$ 81,461.00	\$ 1,030.25	\$ 163,141.96	200%
Subsidy	\$ 524,043.00	\$ 46,387.00	\$ 431,116.00	82%
Total Revenue	\$ 911,535.00	\$ 73,643.25	\$ 839,824.18	92%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 6,454.24	\$ 59,321.82	75%
Legal	\$ 732.00	\$ (750.00)	\$ 2,418.56	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,215.00	\$ 74,167.50	96%
Mileage/Travel/Training	\$ 65.00	\$ 886.87	\$ 1,468.69	0%
Other Administrative Exp	\$ 22,388.00	\$ 1,402.87	\$ 14,244.13	64%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 16,208.98</i>	<i>\$ 151,620.70</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 216.50	\$ 1,906.82	77%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 216.50</i>	<i>\$ 1,906.82</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 2,392.94</i>	<i>\$ 85,239.70</i>	<i>57%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 9,542.25	\$ 98,535.95	82%
Materials	\$ 37,853.00	\$ 3,332.65	\$ 45,086.02	119%
Contracts	\$ 102,029.00	\$ 7,139.48	\$ 80,603.14	79%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 20,014.38</i>	<i>\$ 224,225.11</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 2,667.99	\$ 24,011.75	64%
Employee Benefits	\$ 113,715.00	\$ 7,890.72	\$ 74,988.85	66%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 77,355.21	74%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 21.00	\$ 15,898.00	125%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,616.87	\$ 24,953.35	61%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 21,208.79</i>	<i>\$ 217,207.16</i>	
Total Expenses	\$ 911,305.00	\$ 60,041.59	\$ 680,199.49	75%
Surplus - (Deficit)	\$ 230.00	\$ 13,601.66	\$ 159,624.69	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 15,445.00	\$ 156,096.57	75%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 4,047.55	\$ 37,207.09	76%
Other Income	\$ 60,275.00	\$ 1,237.50	\$ 123,214.96	204%
Subsidy	\$ 406,696.00	\$ 35,999.00	\$ 335,377.00	82%
Total Revenue	\$ 724,702.00	\$ 56,729.05	\$ 651,895.62	90%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 5,871.23	\$ 55,622.86	72%
Legal	\$ 2,717.00	\$ -	\$ 2,375.00	87%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,207.50	\$ 64,557.50	99%
Mileage/Travel/Training	\$ 76.00	\$ 1,276.94	\$ 1,683.24	0%
Other Administrative Exp	\$ 18,530.00	\$ 1,465.94	\$ 14,698.25	79%
Total Administrative Expense	\$ 164,083.00	\$ 15,821.61	\$ 138,936.85	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 186.15	\$ 1,639.51	77%
Total Tenant Services Expenses	\$ 2,139.00	\$ 186.15	\$ 1,639.51	
Total Utility Expenses	\$ 107,471.00	\$ 4,270.37	\$ 74,974.01	70%
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 6,672.47	\$ 74,849.84	65%
Materials	\$ 22,789.00	\$ 1,536.09	\$ 25,956.64	114%
Contracts	\$ 90,530.00	\$ 7,317.13	\$ 98,084.30	108%
Total Maintenance Expenses	\$ 228,419.00	\$ 15,525.69	\$ 198,890.78	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,052.43	\$ 18,471.71	59%
Employee Benefits	\$ 93,086.00	\$ 9,424.02	\$ 59,115.38	64%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 36,330.93	75%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 414.25	\$ 6,832.37	80%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,347.41	\$ 20,794.47	61%
Total General Expenses	\$ 221,935.00	\$ 17,274.88	\$ 141,544.86	
Total Expenses	\$ 724,047.00	\$ 53,078.70	\$ 555,986.01	77%
Surplus - (Deficit)	\$ 655.00	\$ 3,650.35	\$ 95,909.61	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 27,802.00	\$ 241,988.00	74%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 6,071.31	\$ 55,810.59	76%
Other Income	\$ 81,818.00	\$ 1,533.50	\$ 176,601.33	216%
Subsidy	\$ 710,812.00	\$ 64,525.00	\$ 602,803.00	85%
Total Revenue	\$ 1,192,222.00	\$ 99,931.81	\$ 1,077,202.92	90%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 7,685.85	\$ 85,094.25	96%
Legal	\$ 373.00	\$ -	\$ 4,622.69	1239%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ 2,077.31	\$ 3,256.27	0%
Other Administrative Exp	\$ 26,822.00	\$ 1,244.41	\$ 17,022.40	63%
Total Administrative Expense	\$ 239,404.00	\$ 11,007.57	\$ 143,475.61	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 329.80	\$ 2,904.74	73%
Total Tenant Services Expenses	\$ 3,977.00	\$ 329.80	\$ 2,904.74	
Total Utility Expenses	\$ 177,052.00	\$ 10,864.50	\$ 135,460.72	77%
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 14,417.23	\$ 138,799.12	73%
Materials	\$ 87,244.00	\$ 3,966.63	\$ 56,067.27	64%
Contracts	\$ 193,606.00	\$ 5,183.03	\$ 133,607.51	69%
Total Maintenance Expenses	\$ 470,760.00	\$ 23,566.89	\$ 328,473.90	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 5,506.06	\$ 49,844.36	77%
Employee Benefits	\$ 156,014.00	\$ 17,019.24	\$ 118,274.94	76%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 35,088.82	72%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 2,059.00	\$ 13,611.06	92%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
Total General Expenses	\$ 298,830.00	\$ 28,573.52	\$ 216,819.18	
Total Expenses	\$ 1,190,023.00	\$ 74,342.28	\$ 827,134.15	70%
Surplus - (Deficit)	\$ 2,199.00	\$ 25,589.53	\$ 250,068.77	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 518.27	\$ 6,243.23	62%
Interest Income	\$ 500.00	\$ 1,165.48	\$ 12,768.08	2554%
Administrative Fees	\$ 496,996.00	\$ 34,330.00	\$ 336,047.94	68%
Total Revenue	\$ 507,496.00	\$ 36,013.75	\$ 355,059.25	70%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 15,591.33	\$ 154,110.52	62%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ -	\$ 10,588.45	0%
Other Administrative Exp	\$ 50,446.00	\$ 3,259.11	\$ 42,392.80	84%
Program Management Fee	\$ 113,354.00	\$ 10,315.50	\$ 94,536.00	83%
<i>Total Administrative Expense</i>	\$ 416,506.00	\$ 29,165.94	\$ 301,627.77	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 372.80	\$ 3,354.80	75%
Employee Benefits	\$ 81,662.00	\$ 6,200.24	\$ 47,194.73	58%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 3,460.95	75%
<i>Total General Expenses</i>	\$ 90,750.00	\$ 6,957.59	\$ 54,010.48	
Total Expenses	\$ 507,256.00	\$ 36,123.53	\$ 355,638.25	70%
Surplus - (Deficit)	\$ 240.00	\$ (109.78)	\$ (579.00)	

Percent of Budget Month 9 of 12

75%

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	12/31/2024 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	\$ 764.53	\$ 39,196.10	\$ 36,948.48		\$ 76,144.58
	\$ 76,144.58	\$ 764.53	\$ 39,196.10	\$ 36,948.48	48.5%	\$ 76,144.58
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 173,432.81	\$ 4,433.12	\$ 12,312.81	\$ 161,120.00		\$ 173,432.81
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
	\$ 783,640.74	\$ 4,433.12	\$ 622,520.74	\$ 161,120.00	20.6%	\$ 783,640.74
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00		\$ 14,571.00
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ -	\$ 36,600.00	\$ 12,888.65		\$ 49,488.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 81,698.65	\$ -	\$ 44,810.00	\$ 36,888.65	45.2%	\$ 72,269.65
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 311,352.73	\$ -	\$ 211,677.76	\$ 99,674.97		\$ 224,777.76
	\$ 311,352.73	\$ -	\$ 211,677.76	\$ 99,674.97	32.0%	\$ 224,777.76
Total	\$ 2,167,911.00	\$ 5,197.65	\$ 1,833,278.90	\$ 334,632.10	15.4%	\$ 2,071,907.03

Percent Obligated 95.6%

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	12/31/2024 Obligation
Operations 1406	\$ 557,557.00	\$ -	\$ 557,557.00	\$ -	0.0%	\$ 557,557.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 104,683.73	\$ -	\$ 104,683.73	\$ -		\$ 104,683.73
Staff Training	\$ 10,942.35	\$ -	\$ 10,942.35	\$ -		\$ 10,942.35
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Background Check Information	\$ 7,351.06	\$ -	\$ 7,351.06	\$ -		\$ 7,351.06
	\$ 135,000.00	\$ -	\$ 135,000.00	\$ -	0.0%	\$ 135,000.00
Administration 1410						
Administration Costs	\$ 223,030.80	\$ -	\$ 223,030.80	\$ -	0.0%	\$ 223,030.80
Contract Administration 1480						
A/E Services	\$ 94,410.00	\$ 19,675.00	\$ 19,675.00	\$ 74,735.00		\$ 94,410.00
	\$ 94,410.00	\$ 19,675.00	\$ 19,675.00	\$ 74,735.00	79.2%	\$ 94,410.00
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 28,000.00	\$ 2,351.74	\$ 4,739.22	\$ 23,260.78		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 368,868.47	\$ 190.32	\$ 8,457.18	\$ 360,411.29		\$ 298,721.54
Roof Replacement - Fair Oaks	\$ 129,733.76	\$ 42,153.12	\$ 129,733.76	\$ -		\$ 129,733.76
Appliance Replacement	\$ 20,270.22	\$ -	\$ 20,192.22	\$ 78.00		\$ 20,192.22
Appliance Replacement - Centennial Manor	\$ 27,391.81	\$ 1,784.00	\$ 27,391.81	\$ -		\$ 27,391.81
	\$ 574,264.26	\$ 46,479.18	\$ 190,514.19	\$ 383,750.07	\$ -	\$ 480,778.55
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	\$ 31,370.00	\$ 16,500.00	\$ 31,370.00	\$ -		\$ 31,370.00
Bus Stop Pavilion - Fair Oaks	\$ 40,000.00	\$ -	\$ 7,815.00	\$ 32,185.00		\$ 7,815.00
Sewer and Water Line Repairs	\$ 22,070.07	\$ 3,230.50	\$ 22,070.07	\$ -		\$ 22,070.07
Roadway Patching & Preservation	\$ 222,171.90	\$ 8,830.00	\$ 117,104.00	\$ 105,067.90		\$ 222,171.90
Landscape Upgrades - MerChe	\$ 20,338.87	\$ 20,338.87	\$ 20,338.87	\$ -		\$ 20,338.87
	\$ 383,950.84	\$ 48,899.37	\$ 198,697.94	\$ 185,252.90	48.2%	\$ 303,765.84
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 262,095.10		\$ 21,549.36	\$ 240,545.74		\$ 209,545.36
	\$ 262,095.10	\$ -	\$ 21,549.36	\$ 240,545.74	91.8%	\$ 209,545.36
Total	\$ 2,230,308.00	\$ 115,053.55	\$ 1,346,024.29	\$ 884,283.71	39.6%	\$ 2,004,087.55

Percent Obligated 89.9%

ROSS Grant - Vermilion Housing Authority
ROSS241891
December 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	\$ 175,159.00	\$ 4,752.01	\$ 35,743.98	\$ 139,415.02	79.6%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	
	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00	100.0%
Administrative Costs 1868					
Administrative Costs	\$ 18,266.00	\$ 331.58	\$ 4,289.76	\$ 13,976.24	
	\$ 18,266.00	\$ 331.58	\$ 4,289.76	\$ 13,976.24	76.5%
Total	\$ 200,925.00	\$ 5,083.59	\$ 40,033.74	\$ 160,891.26	80.1%

Vermilion Housing Authority
First Financial Bank - Authority Account
December 2024

Balance Sheet

Assets

111105 Cash	321,289.20
Total Assets	<u>321,289.20</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)	362.88
Total Liabilities & Equity	<u>321,289.20</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.93	362.88
Other Income	0.00	0.00
Total Revenue	<u>40.93</u>	<u>362.88</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 40.93	 362.88

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
December 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	\$	25,198.65	2.75%
October-24	\$	22,015.69	2.41%
November-24	\$	27,741.65	3.04%
December-24	\$	23,546.75	2.63%
January-25			0.00%
February-25			0.00%
March-25			0.00%

Vermilion Housing Authority

Ap Expenditures

December 2024

AHRMA	\$312,236.00
Alvarez Industrial Cleaning Inc.	\$2,351.74
Ameren Illinois	\$20,165.17
Aqua Illinois Inc	\$7,895.41
Barton Carrolls Inc.	\$1,784.00
Bilbrix Masonry Concrete, Inc.	\$8,830.00
Blaine Window Hardware	\$408.20
Botts Locksmith	\$630.00
Brickyard Landfill - 4725	\$350.19
Carnaghi Towing & Repair	\$65.00
City of Danville	\$3,360.00
City of Hoopeston	\$1,719.25
Comcast Cable	\$588.55
Connor Company	\$12,558.08
Constellation NewEnergy, Inc.	\$240.54
CTS Computer Center	\$1,655.84
Danville Area Community College	\$331.58
Danville Septic Service	\$715.00
Emphasys Software	\$32,169.00
ESS Clean, Inc.	\$615.00
Everything2go.com LLC	\$9,411.00
Farnsworth Group Inc.	\$12,689.53
Fastenal	\$134.48
First Financial Bank	\$130,000.00
Frank J. Strahl & Sons Inc	\$3,230.50
Freeman Exteriors	\$46,586.24
General Electric Co	\$257.18
Gibson Teldata, Inc.	\$7,370.21
Grainger, Inc	\$371.65
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$10,780.39
Housing-Renewal & Local Agency Retirement	\$17,508.30
Illini FS	\$1,750.79
Illinois Landfill	\$378.24
Illinois Office of the State Fire Marshal, Elevator Safety Division	\$75.00
Indiana Media Group	\$780.80
Jackie S Jackson	\$200.00
Jennifer L. Adams	\$100.00
Kelly's Sign Shop	\$175.00
Kirby Risk Corporation	\$33.24
Kone Inc.	\$954.98
Lahne Lawncare	\$330.00
Lansing Housing Products Inc	\$443.00
Metropolitan Life Insurance Company	\$1,682.73
Midwest Mailing & Shipping Inc.	\$42.32
Municipal Water Utility	\$201.66
Napa Auto Parts	\$63.98
Nelson's Lawn Care	\$1,410.00

NUSO, LLC	\$351.73
Oil Changers, Inc	\$234.12
Olympic Hardware	\$76.25
Online Information Services Inc.	\$1,101.42
Otto Baum Company, Inc.	\$7,750.00
Peerless Network	\$1,008.77
Petty Cash, Tamra Hartman Custodial	\$195.65
Powell Fence Co.	\$16,500.00
Quadient Finance USA, Inc	\$2,000.00
Quadient Leasing USA, Inc.	\$300.15
Quill	\$1,463.92
Republic Services #726	\$8,114.79
Ridge Plumbing Contractor, LLC	\$3,317.00
Rogers Supply Company Inc.	\$3,594.77
S.E.A. Group, Inc.	\$1,380.00
Samantha Bruens	\$120.87
Securitas Technology Corporation	\$165.39
Sparklight Business	\$646.37
Terminix Services	\$7,235.00
The Lincoln National Life Insurance Co.	\$298.45
ULINE, INC.	\$14,363.87
Verizon Wireless	\$205.03
Vermilion Advantage	\$420.00
Vermilion County Health Department	\$121.60
Village of Rossville	\$697.43
Vision Service Plan	\$193.86
Willie Hall and Son's Tree Service	\$5,975.00
Total for all Vendors	733,593.21



To: Amber McCoy, Deputy Director
 From: Tamra Hartman, Finance Manager
 Date: February 27, 2025
 Re: Finance Report

Public Housing Operating Fund

	January 2025	FY 25 YTD
COCC	(\$41,849.81)	\$137,551.05
AMP 101	(\$69,695.69)	\$209,764.65
AMP 102	(\$39,199.45)	\$120,425.24
AMP 103	(\$10,001.27)	\$85,908.34
AMP 104	(\$19,636.17)	\$230,432.60
Total	(\$180,382.39)	\$784,081.88

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$11,933.40** for the month and an overall loss of **\$12,512.40** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$15,063.65**

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$130,963.81**.

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$6,341.17**.

Notable AP Expenditures

City of Hoopston	\$25,000.00	Parkview Court demo, removed water lines.
First Financial Bank	\$102,979.00	Energy performance contract loan payment.
Freeman Exteriors	\$74,954.06	Fair Oaks siding replacement, 60% down.
Johnson Control	\$22,269.50	Energy performance contract measurement and verification project.
Midwest Asphalt Co.	\$46,478.00	Fair Oaks concrete parking lot project.

ROSS Grant Funding

ROSS fund expenditures for the month of January are \$8,344.46.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to \$43,966.67.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 1/31/2025

<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	5,690,608.14	5,690,608.14	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	285,219.45
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	1,079.69	(5,194,681.56)	3,319,882.20	470,721.00	286,733.82	1,118,424.23	(1,079.69)
112200 AR Tenants	43,966.67	0.00	11,692.58	567.10	25,024.74	6,682.25	175,487.73
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(175,487.73)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	75,143.28	75,143.28	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	205,866.61	7,329.56	68,520.57	35,201.26	27,780.28	67,034.94	4,890.64
121102 Prepaid Soft	24,573.54	0.00	7,792.55	4,969.31	4,663.51	7,148.17	4,914.71
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	291.63
140001 Vehicles	563,634.18	0.00	361,276.68	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	(41,745,651.09)	(1,276,344.36)	(13,899,557.43)	(12,125,147.00)	(5,193,159.80)	(9,251,442.50)	(22,303.90)
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	\$ 14,863,137.16	\$ 630,390.04	\$ 5,927,782.49	\$ 2,362,463.76	\$ 1,614,107.17	\$ 4,328,393.70	\$ 295,005.84
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,949.00	0.00	26,000.00	10,099.00	4,800.00	20,050.00	0.00
211704 Health Ins	(35,105.42)	(35,105.42)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(1,991.92)	(1,991.92)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	(1,834.38)	(1,834.38)	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	(299.92)	(299.92)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(245.94)	(245.94)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	8,557.65	0.00	1,957.36	1,528.88	3,986.44	1,084.97	0.00
211913 Scrap	937.94	937.94	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	7,735.24	0.00	3,480.82	2,320.59	1,933.83	0.00	0.00
213302 EPC Replace	4,183.79	0.00	1,017.73	885.18	2,280.88	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	14,051.56	0.00	3,785.37	2,115.20	1,389.22	6,761.77	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,056,539.89	0.00	475,442.95	316,961.97	264,134.97	0.00	0.00
Total Liability	\$ 1,139,996.31	\$ (30,815.72)	\$ 518,681.09	\$ 336,937.54	\$ 282,100.15	\$ 33,093.25	\$ 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	248,787.48
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	56,579.08
Total	\$ 12,939,058.97	\$ 523,654.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 323,824.96
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (19,555.47)
Current Year Oper +/-	\$ 784,081.88	\$ 137,551.05	\$ 209,764.65	\$ 120,425.24	\$ 85,908.34	\$ 230,432.60	\$ (12,512.40)
Current Year Net Assets	\$ 784,081.88	\$ 137,551.05	\$ 209,764.65	\$ 120,425.24	\$ 85,908.34	\$ 230,432.60	\$ (32,067.87)
Total Equity	\$ 13,723,140.85	\$ 661,205.76	\$ 5,409,101.40	\$ 2,025,526.22	\$ 1,332,007.02	\$ 4,295,300.45	\$ 291,757.09
Liabilities & Net Assets	\$ 14,863,137.16	\$ 630,390.04	\$ 5,927,782.49	\$ 2,362,463.76	\$ 1,614,107.17	\$ 4,328,393.70	\$ 295,005.84

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 95,413.50	\$ 755,395.14	85%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 19,081.82	\$ 225,787.77	83%
Other Income	\$ 407,068.30	\$ 6,189.75	\$ 1,001,066.41	246%
Subsidy	\$ 3,147,475.00	\$ 249,011.99	\$ 2,858,043.99	91%
Total Revenue	\$ 4,711,239.30	\$ 369,697.06	\$ 4,840,293.31	103%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 87,056.53	\$ 657,781.25	90%
Legal	\$ 28,537.00	\$ 5,568.75	\$ 17,259.25	60%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,237.50)	\$ (104,773.50)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 3,957.62	\$ 34,428.80	225%
Other Administrative Exp	\$ 105,992.00	\$ 9,114.35	\$ 97,104.39	92%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 95,459.75</i>	<i>\$ 701,800.19</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 963.85	\$ 10,193.01	83%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 963.85</i>	<i>\$ 10,193.01</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 89,337.75</i>	<i>\$ 546,381.03</i>	<i>85%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 77,197.23	\$ 629,687.60	81%
Materials	\$ 323,573.00	\$ 38,146.74	\$ 324,964.37	100%
Contracts	\$ 569,361.00	\$ 79,878.85	\$ 596,798.87	105%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 195,222.82</i>	<i>\$ 1,551,450.84</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 18,266.15	\$ 169,260.60	84%
Employee Benefits	\$ 736,993.00	\$ 76,638.36	\$ 592,993.05	80%
Depreciation Expense	\$ 368,263.00	\$ 31,444.42	\$ 295,091.26	80%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 4,095.77	\$ 67,213.00	52%
Energy Perf Cont Expense	\$ 136,307.00	\$ 38,650.58	\$ 121,828.45	89%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 169,095.28</i>	<i>\$ 1,246,386.36</i>	
Total Expenses	\$ 4,706,530.50	\$ 550,079.45	\$ 4,056,211.43	86%
Surplus - (Deficit)	\$ 4,708.80	\$ (180,382.39)	\$ 784,081.88	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ -	\$ 370,761.10	251%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ -	\$ 370,761.10	251%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 44,460.13	\$ 335,756.35	88%
Legal	\$ 19,386.00	\$ -	\$ 1,058.00	5%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (38,060.00)	\$ (412,526.00)	79%
Mileage/Travel/Training	\$ 14,405.00	\$ 3,832.74	\$ 23,892.46	166%
Other Administrative Exp	\$ 16,854.00	\$ 2,964.56	\$ 27,530.39	163%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ 13,197.43</i>	<i>\$ (24,288.80)</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>\$ 2,213.46</i>	<i>\$ 19,083.57</i>	<i>96%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ 4.48	\$ 1,426.49	7132%
Contracts	\$ 33,425.00	\$ 5,829.36	\$ 81,199.60	243%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 5,833.84</i>	<i>\$ 82,626.09</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 666.32	\$ 5,948.57	905%
Employee Benefits	\$ 168,508.00	\$ 19,725.78	\$ 147,710.82	88%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 2,129.80	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 181,721.00</i>	<i>\$ 20,605.08</i>	<i>\$ 155,789.19</i>	
Total Expenses	\$ 146,489.50	\$ 41,849.81	\$ 233,210.05	159%
Surplus - (Deficit)	\$ 1,240.80	\$ (41,849.81)	\$ 137,551.05	11086%

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 6,541.50	\$ 68,347.66	66%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 6,297.00	\$ 74,509.96	83%
Other Income	\$ 35,784.00	\$ 1,315.25	\$ 162,472.56	454%
Subsidy	\$ 1,505,924.00	\$ 114,892.66	\$ 1,354,628.66	90%
Total Revenue	\$ 1,735,050.00	\$ 129,046.41	\$ 1,659,958.84	96%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 10,597.66	\$ 89,987.23	86%
Legal	\$ 5,329.00	\$ 1,105.00	\$ 2,321.25	44%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,322.50	\$ 120,047.50	85%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 4,003.26	0%
Other Administrative Exp	\$ 21,398.00	\$ 2,172.94	\$ 19,632.37	92%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 26,198.10</i>	<i>\$ 235,991.61</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 304.79	\$ 3,082.88	85%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 304.79</i>	<i>\$ 3,082.88</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 26,612.06</i>	<i>\$ 171,110.80</i>	<i>92%</i>
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 32,199.38	\$ 272,504.84	77%
Materials	\$ 175,667.00	\$ 24,879.67	\$ 183,165.36	104%
Contracts	\$ 149,771.00	\$ 34,853.04	\$ 164,107.87	110%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 91,932.09</i>	<i>\$ 619,778.07</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 5,780.15	\$ 59,164.53	90%
Employee Benefits	\$ 205,670.00	\$ 19,442.15	\$ 155,432.63	76%
Depreciation Expense	\$ 154,468.00	\$ 14,193.24	\$ 127,148.30	82%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ (3,113.24)	\$ 23,662.56	25%
Energy Perf Cont Expense	\$ 61,338.00	\$ 17,392.76	\$ 54,822.81	89%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 53,695.06</i>	<i>\$ 420,230.83</i>	
Total Expenses	\$ 1,734,666.00	\$ 198,742.10	\$ 1,450,194.19	84%
Surplus - (Deficit)	\$ 384.00	\$ (69,695.69)	\$ 209,764.65	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 22,020.00	\$ 222,110.91	90%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 4,198.00	\$ 49,673.31	83%
Other Income	\$ 81,461.00	\$ 1,995.75	\$ 165,137.71	203%
Subsidy	\$ 524,043.00	\$ 42,080.00	\$ 473,196.00	90%
Total Revenue	\$ 911,535.00	\$ 70,293.75	\$ 910,117.93	100%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 10,333.07	\$ 69,654.89	88%
Legal	\$ 732.00	\$ 766.25	\$ 3,184.81	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,292.50	\$ 82,460.00	107%
Mileage/Travel/Training	\$ 65.00	\$ 78.51	\$ 1,547.20	0%
Other Administrative Exp	\$ 22,388.00	\$ 1,332.94	\$ 15,577.07	70%
<i>Total Administrative Expense</i>	<i>\$ 179,111.00</i>	<i>\$ 20,803.27</i>	<i>\$ 172,423.97</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 211.77	\$ 2,118.59	85%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,488.00</i>	<i>\$ 211.77</i>	<i>\$ 2,118.59</i>	
<i>Total Utility Expenses</i>	<i>\$ 148,373.00</i>	<i>\$ 21,035.46</i>	<i>\$ 106,275.16</i>	<i>72%</i>
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 14,056.66	\$ 112,592.61	94%
Materials	\$ 37,853.00	\$ 4,087.84	\$ 49,173.86	130%
Contracts	\$ 102,029.00	\$ 8,635.24	\$ 89,238.38	87%
<i>Total Maintenance Expenses</i>	<i>\$ 259,488.00</i>	<i>\$ 26,779.74</i>	<i>\$ 251,004.85</i>	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 3,200.12	\$ 27,211.87	73%
Employee Benefits	\$ 113,715.00	\$ 12,252.45	\$ 87,241.30	77%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 86,367.42	83%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 4,603.00	\$ 20,501.00	161%
Energy Perf Cont Expense	\$ 40,892.00	\$ 11,595.18	\$ 36,548.53	89%
<i>Total General Expenses</i>	<i>\$ 321,845.00</i>	<i>\$ 40,662.96</i>	<i>\$ 257,870.12</i>	
Total Expenses	\$ 911,305.00	\$ 109,493.20	\$ 789,692.69	87%
Surplus - (Deficit)	\$ 230.00	\$ (39,199.45)	\$ 120,425.24	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 37,068.00	\$ 193,164.57	92%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 3,434.73	\$ 40,641.82	83%
Other Income	\$ 60,275.00	\$ 1,660.00	\$ 124,874.96	207%
Subsidy	\$ 406,696.00	\$ 32,122.00	\$ 367,499.00	90%
Total Revenue	\$ 724,702.00	\$ 74,284.73	\$ 726,180.35	100%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 9,336.92	\$ 64,959.78	84%
Legal	\$ 2,717.00	\$ 422.50	\$ 2,797.50	103%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,207.50	\$ 71,765.00	110%
Mileage/Travel/Training	\$ 76.00	\$ 6.96	\$ 1,690.20	0%
Other Administrative Exp	\$ 18,530.00	\$ 1,408.23	\$ 16,106.48	87%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 18,382.11</i>	<i>\$ 157,318.96</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 182.08	\$ 1,821.59	85%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 182.08</i>	<i>\$ 1,821.59</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 15,926.02</i>	<i>\$ 90,900.03</i>	<i>85%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 10,681.94	\$ 85,531.78	74%
Materials	\$ 22,789.00	\$ 2,981.97	\$ 28,938.61	127%
Contracts	\$ 90,530.00	\$ 9,838.65	\$ 107,922.95	119%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 23,502.56</i>	<i>\$ 222,393.34</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,525.48	\$ 20,997.19	67%
Employee Benefits	\$ 93,086.00	\$ 8,462.33	\$ 67,577.71	73%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 40,367.70	83%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 1,606.01	\$ 8,438.38	99%
Energy Perf Cont Expense	\$ 34,077.00	\$ 9,662.64	\$ 30,457.11	89%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 26,293.23</i>	<i>\$ 167,838.09</i>	
Total Expenses	\$ 724,047.00	\$ 84,286.00	\$ 640,272.01	88%
Surplus - (Deficit)	\$ 655.00	\$ (10,001.27)	\$ 85,908.34	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 29,784.00	\$ 271,772.00	83%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 5,152.09	\$ 60,962.68	83%
Other Income	\$ 81,818.00	\$ 1,218.75	\$ 177,820.08	217%
Subsidy	\$ 710,812.00	\$ 59,917.33	\$ 662,720.33	93%
Total Revenue	\$ 1,192,222.00	\$ 96,072.17	\$ 1,173,275.09	98%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 12,328.75	\$ 97,423.00	110%
Legal	\$ 373.00	\$ 3,275.00	\$ 7,897.69	2117%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ 39.41	\$ 3,295.68	0%
Other Administrative Exp	\$ 26,822.00	\$ 1,235.68	\$ 18,258.08	68%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 16,878.84</i>	<i>\$ 160,354.45</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 265.21	\$ 3,169.95	80%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 265.21</i>	<i>\$ 3,169.95</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 23,550.75</i>	<i>\$ 159,011.47</i>	<i>90%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 20,259.25	\$ 159,058.37	84%
Materials	\$ 87,244.00	\$ 6,192.78	\$ 62,260.05	71%
Contracts	\$ 193,606.00	\$ 20,722.56	\$ 154,330.07	80%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 47,174.59</i>	<i>\$ 375,648.49</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 6,094.08	\$ 55,938.44	86%
Employee Benefits	\$ 156,014.00	\$ 16,755.65	\$ 135,030.59	87%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 39,078.04	81%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 1,000.00	\$ 14,611.06	99%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 27,838.95</i>	<i>\$ 244,658.13</i>	
Total Expenses	\$ 1,190,023.00	\$ 115,708.34	\$ 942,842.49	79%
Surplus - (Deficit)	\$ 2,199.00	\$ (19,636.17)	\$ 230,432.60	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
January 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 755.07	\$ 6,998.30	70%
Interest Income	\$ 500.00	\$ 1,152.99	\$ 13,921.07	2784%
Administrative Fees	\$ 496,996.00	\$ 36,812.00	\$ 372,859.94	75%
Total Revenue	\$ 507,496.00	\$ 38,720.06	\$ 393,779.31	78%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 24,821.57	\$ 178,932.09	72%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ 1,917.50	\$ 12,505.95	0%
Other Administrative Exp	\$ 50,446.00	\$ 4,716.02	\$ 47,108.82	93%
Program Management Fee	\$ 113,354.00	\$ 10,237.50	\$ 104,773.50	92%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 41,692.59</i>	<i>\$ 343,320.36</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 444.60	\$ 3,799.40	85%
Employee Benefits	\$ 81,662.00	\$ 8,131.72	\$ 55,326.45	68%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 3,845.50	83%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 8,960.87</i>	<i>\$ 62,971.35</i>	
Total Expenses	\$ 507,256.00	\$ 50,653.46	\$ 406,291.71	80%
Surplus - (Deficit)	\$ 240.00	\$ (11,933.40)	\$ (12,512.40)	
Percent of Budget Month 10 of 12		83%		

CAPITAL FUND 2022 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	1/31/2025 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	\$ 2,175.00	\$ 41,371.10	\$ 34,773.48		\$ 76,144.58
	\$ 76,144.58	\$ 2,175.00	\$ 41,371.10	\$ 34,773.48	45.7%	\$ 76,144.58
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 173,432.81	\$ -	\$ 12,312.81	\$ 161,120.00		\$ 173,432.81
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
	\$ 783,640.74	\$ -	\$ 622,520.74	\$ 161,120.00	20.6%	\$ 783,640.74
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 24,000.00	\$ -	\$ -	\$ 24,000.00		\$ 14,571.00
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ 12,888.65	\$ 49,488.65	\$ -		\$ 49,488.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 81,698.65	\$ 12,888.65	\$ 57,698.65	\$ 24,000.00	29.4%	\$ 72,269.65
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 311,352.73	\$ -	\$ 211,677.76	\$ 99,674.97		\$ 224,777.76
	\$ 311,352.73	\$ -	\$ 211,677.76	\$ 99,674.97	32.0%	\$ 224,777.76
Total	\$ 2,167,911.00	\$ 15,063.65	\$ 1,848,342.55	\$ 319,568.45	14.7%	\$ 2,071,907.03

Percent Obligated 95.6%

CAPITAL FUND 2023 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	1/31/2025 Obligation
Operations 1406	\$ 557,557.00	\$ -	\$ 557,557.00	\$ -	0.0%	\$ 557,557.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 104,683.73	\$ -	\$ 104,683.73	\$ -		\$ 104,683.73
Staff Training	\$ 10,942.35	\$ -	\$ 10,942.35	\$ -		\$ 10,942.35
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Background Check Information	\$ 7,351.06	\$ -	\$ 7,351.06	\$ -		\$ 7,351.06
	\$ 135,000.00	\$ -	\$ 135,000.00	\$ -	0.0%	\$ 135,000.00
Administration 1410						
Administration Costs	\$ 223,030.80	\$ -	\$ 223,030.80	\$ -	0.0%	\$ 223,030.80
Contract Administration 1480						
A/E Services	\$ 94,410.00	\$ 2,312.37	\$ 21,987.37	\$ 72,422.63		\$ 94,410.00
	\$ 94,410.00	\$ 2,312.37	\$ 21,987.37	\$ 72,422.63	76.7%	\$ 94,410.00
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 26,607.04	\$ -	\$ 4,739.22	\$ 21,867.82		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 298,721.54	\$ -	\$ 8,457.18	\$ 290,264.36		\$ 298,721.54
Roof Replacement - Fair Oaks	\$ 253,901.39	\$ 74,500.57	\$ 204,234.33	\$ 49,667.06		\$ 253,901.39
Appliance Replacement	\$ 38,827.58	\$ 18,635.36	\$ 38,827.58	\$ -		\$ 38,827.58
Appliance Replacement - Centennial Manor	\$ 27,391.81	\$ -	\$ 27,391.81	\$ -		\$ 27,391.81
	\$ 645,449.36	\$ 93,135.93	\$ 283,650.12	\$ 361,799.24	\$ -	\$ 623,581.54
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	\$ 31,370.00	\$ -	\$ 31,370.00	\$ -		\$ 31,370.00
Bus Stop Pavilion - Fair Oaks	\$ 10,849.13	\$ -	\$ 7,815.00	\$ 3,034.13		\$ 7,815.00
Sewer and Water Line Repairs	\$ 26,235.70	\$ 4,165.63	\$ 26,235.70	\$ -		\$ 26,235.70
Roadway Patching & Preservation	\$ 222,171.90	\$ -	\$ 117,104.00	\$ 105,067.90		\$ 222,171.90
Landscape Upgrades - MerChe	\$ 22,588.75	\$ 2,249.88	\$ 22,588.75	\$ -		\$ 22,588.75
	\$ 361,215.48	\$ 6,415.51	\$ 205,113.45	\$ 156,102.03	43.2%	\$ 310,181.35
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 213,645.36	\$ 29,100.00	\$ 50,649.36	\$ 162,996.00		\$ 213,645.36
	\$ 213,645.36	\$ 29,100.00	\$ 50,649.36	\$ 162,996.00	76.3%	\$ 213,645.36
Total	\$ 2,230,308.00	\$ 130,963.81	\$ 1,476,988.10	\$ 753,319.90	33.8%	\$ 2,157,406.05

Percent Obligated 96.7%

CAPITAL FUND 2024 - Vermilion Housing Authority

Obligation Date: 5/5/2026
 Close Out Date: 5/5/2028

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	1/31/2025 Obligation
Operations 1406	\$ 458,128.00			\$ 458,128.00	100.0%	
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00		\$ -
Surveillance System	\$ 20,000.00	\$ 2,492.49	\$ 2,492.49	\$ 17,507.51		\$ 2,492.49
Staff Training	\$ 10,000.00	\$ 3,266.50	\$ 3,266.50	\$ 6,733.50		\$ 3,266.50
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,000.00	\$ 582.18	\$ 582.18	\$ 7,417.82		\$ 582.18
	\$ 76,000.00	\$ 6,341.17	\$ 6,341.17	\$ 69,658.83	91.7%	\$ 6,341.17
Administration 1410						
Administration Costs	\$ 229,064.00	\$ -	\$ -	\$ 229,064.00	100.0%	\$ -
Contract Administration 1480						
A/E Services	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	100.0%	\$ -
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00		\$ -
	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	100.0%	\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00		\$ -
Facade - MerChe	\$ 552,449.00	\$ -	\$ -	\$ 552,449.00		\$ -
Water Heater Replacement- Churchill	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Fencing Upgrade - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ -
Maintenance Shop	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00		\$ -
Community Room - MerChe	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Hot Water Tank - MerChe	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
Roadway Patching & Preservation	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Tuckpointing - Admin Building	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ -
	\$ 1,177,449.00	\$ -	\$ -	\$ 1,177,449.00	100.0%	\$ -
Total	\$ 2,290,641.00	\$ 6,341.17	\$ 6,341.17	\$ 2,284,299.83	99.7%	\$ 6,341.17

Percent Obligated 0.3%

ROSS Grant - Vermilion Housing Authority
ROSS241891
January 2025

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	\$ 175,159.00	\$ 7,135.44	\$ 42,879.42	\$ 132,279.58	75.5%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ 802.00	\$ 802.00	\$ 6,698.00	
	\$ 7,500.00	\$ 802.00	\$ 802.00	\$ 6,698.00	89.3%
Administrative Costs 1868					
Administrative Costs	\$ 18,266.00	\$ 407.02	\$ 4,696.78	\$ 13,569.22	
	\$ 18,266.00	\$ 407.02	\$ 4,696.78	\$ 13,569.22	74.3%
Total	\$ 200,925.00	\$ 8,344.46	\$ 48,378.20	\$ 152,546.80	75.9%

Vermilion Housing Authority
First Financial Bank - Authority Account
January 2025

Balance Sheet

Assets

111105 Cash	321,330.13
Total Assets	321,330.13

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	403.81
Total Liabilities & Equity	321,330.13

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.93	403.81
Other Income	0.00	0.00
Total Revenue	40.93	403.81
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	40.93	403.81

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
January 2025

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	\$	25,198.65	2.75%
October-24	\$	22,015.69	2.41%
November-24	\$	27,741.65	3.04%
December-24	\$	23,546.75	2.63%
January-25	\$	43,966.67	4.78%
February-25			0.00%
March-25			0.00%

Vermilion Housing Authority

Ap Expenditures

January 2025

Amber McCoy	\$115.24
Ameren Illinois	\$29,962.43
Apparel Unlimited	\$210.00
Aqua Illinois Inc	\$20,947.43
AWEBCO Tyler Taylor	\$828.00
B & D Sales And Service	\$10.04
Bacon & Van Buskirk	\$243.22
Barton Carrolls Inc.	\$3,264.00
Blaine Window Hardware	\$131.48
Botts Locksmith	\$332.00
Brickyard Landfill - 4725	\$1,240.80
Brittany Savalick	\$65.66
Burke Spring Shop	\$748.94
City of Danville	\$15,564.92
City of Hoopeston	\$26,719.25
Clark's Garage Incorporated	\$1,603.81
Comcast Cable	\$628.33
Connor Company	\$10,260.49
Constellation NewEnergy, Inc.	\$1,320.80
CTS Computer Center	\$12,540.84
Danville Area Community College	\$2,131.58
Danville Sanitary District	\$10,239.75
Davis-Houk Mechanical Inc.	\$832.02
Doyle Thompson	\$50.00
DP Supply, INC	\$254.69
ESS Clean, Inc.	\$615.00
Farnsworth Group Inc.	\$4,487.37
Fastenal	\$187.45
First Financial Bank	\$102,979.00
First Nonprofit Unemployment Program	\$5,094.00
Freeman Exteriors	\$74,954.06
General Electric Co	\$1,484.00
Georgetown Waterworks	\$9,503.82
Gibson Teldata, Inc.	\$368.59
Grainger, Inc	\$657.67
Hd Supply Facilities Maintenance	\$13,524.80
Health Alliance	\$70,210.84
Heidrick Septic Service Inc.	\$950.00
Hoopeston Ford Inc	\$115.20
Housing-Renewal & Local Agency Retirement	\$26,436.30
Huber & Mudd LLC	\$5,568.75
Illini FS	\$1,542.31
Indiana Media Group	\$341.60
Iron Mountain Secure Shredding	\$692.41
James Monty Schroeder	\$50.00
Johnson Controls	\$23,103.72
Johnson Controls Security Solutions	\$2,453.53
Kelly Printing Company Inc.	\$1,008.07
Kone Inc.	\$954.98
Latoz Hardware Inc.	\$74.62
Lowe's	\$22,839.24
Menards - Menards Of Danville	\$150.45
Metropolitan Life Insurance Company	\$3,983.84
Midwest Asphalt Co.	\$46,478.00
Midwest Mailing & Shipping Inc.	\$217.30
Moreman's Home Improvement, LLC	\$790.86
Municipal Water Utility	\$264.16
Nan Mckay & Associates Inc.	\$239.00
Napa Auto Parts	\$54.97
Nicole Brumfield	\$59.22
NUSO, LLC	\$357.51
Oil Changers, Inc	\$116.96
Olympic Hardware	\$76.25
Online Information Services Inc.	\$826.19
Owens Excavating & Trucking LLC	\$4,165.63

PDQ Supply Inc.	\$239.40
Peerless Network	\$1,008.35
Quadient Finance USA, Inc	\$3,000.00
Quill	\$1,761.58
Rahn Equipment Company	\$4,580.00
Republic Services #726	\$16,162.80
Ridge Plumbing Contractor, LLC	\$8,590.43
Rogers Supply Company Inc.	\$2,054.71
S.E.A. Group, Inc.	\$2,492.49
Securitas Technology Corporation	\$248.07
Sherwin-Williams	\$737.50
Sparklight Business	\$647.09
SRK Heating & Air Conditioning, LLC	\$5,860.00
Tamera Forthenberry	\$75.44
Terminix Services	\$10,606.00
The Lincoln National Life Insurance Co.	\$596.90
Thyssenkrupp Elevator Corporation	\$3,451.60
Triple A Asbestos Service, Inc.	\$4,100.00
ULINE, INC.	\$2,550.66
Venture Mechanical Contractors, INC.	\$1,099.36
Verizon Wireless	\$205.18
Vermilion County Health Department	\$486.40
Village of Fairmount	\$182.95
Village of Rossville	\$780.40
Vision Service Plan	\$414.18
Wagner Communications Inc.	\$1,230.56
Watts Copy System	\$1,044.19
Wolf Creek Golf Club, LLC	\$957.00
Total for all Vendors	643,386.63



To: Amber McCoy, Deputy Director
From: Tamra Hartman, Finance Manager
Date: March 4, 2025
Re: Finance Report

Public Housing Operating Fund

	February 2025	FY 25 YTD
COCC	(\$13,969.19)	\$123,581.86
AMP 101	(\$608.34)	\$209,156.31
AMP 102	(\$8,224.81)	\$112,200.43
AMP 103	(\$5,714.83)	\$80,193.51
AMP 104	\$12,912.99	\$243,345.59
Total	(\$15,604.18)	\$768,477.70

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$23,496.57** for the month and an overall gain of **\$10,984.17** for the year.

Public Housing Capital Fund

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$6,390.08**.

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$7,802.11**.

Notable AP Expenditures

None.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,330.64.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$37,683.34.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 2/28/2025

<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	5,750,125.31	5,750,125.31	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	333,235.71
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	662.46	(5,258,289.53)	3,346,985.89	478,238.26	292,658.51	1,141,069.33	(662.46)
112200 AR Tenants	37,683.34	0.00	7,002.67	565.10	22,715.58	7,399.99	177,155.03
112265 Allow Doubtful A	(2,721.24)	0.00	(30.00)	(1,259.00)	(1,432.24)	0.00	(177,155.03)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	70,164.23	70,164.23	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	187,151.46	6,663.24	62,291.43	32,001.15	25,254.80	60,940.84	4,446.04
121102 Prepaid Soft	22,339.58	0.00	7,084.14	4,517.55	4,239.55	6,498.34	4,467.92
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
140001 Vehicles	563,634.18	0.00	361,276.68	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	(41,777,095.51)	(1,276,557.34)	(13,913,750.67)	(12,134,159.21)	(5,197,196.57)	(9,255,431.72)	(22,688.45)
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	\$ 14,858,581.19	\$ 620,440.89	\$ 5,929,065.48	\$ 2,357,314.94	\$ 1,610,736.49	\$ 4,341,023.39	\$ 341,871.76
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,399.00	0.00	25,900.00	9,849.00	4,700.00	19,950.00	0.00
211704 Health Ins	(35,001.89)	(35,001.89)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(136.44)	(136.44)	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	65.34	65.34	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	(110.48)	(110.48)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(274.07)	(274.07)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	9,093.79	0.00	1,962.15	1,642.40	4,139.06	1,350.18	0.00
211913 Scrap	937.94	937.94	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	11,790.99	0.00	5,305.91	3,537.32	2,947.76	0.00	0.00
213302 EPC Replace	4,079.56	0.00	1,062.84	975.42	2,041.30	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	17,142.07	0.00	3,901.71	4,020.70	2,906.40	6,313.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	1,056,539.89	0.00	475,442.95	316,961.97	264,134.97	0.00	0.00
Total Liability	\$ 1,151,044.52	\$ (26,795.68)	\$ 520,572.42	\$ 340,013.53	\$ 284,444.30	\$ 32,809.95	\$ 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	248,787.48
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	60,068.43
Total	\$ 12,939,058.97	\$ 523,654.71	\$ 5,199,336.75	\$ 1,905,100.98	\$ 1,246,098.68	\$ 4,064,867.85	\$ 327,314.31
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 324.53
Current Year Oper +/-	\$ 768,477.70	\$ 123,581.86	\$ 209,156.31	\$ 112,200.43	\$ 80,193.51	\$ 243,345.59	\$ 10,984.17
Current Year Net Assets	\$ 768,477.70	\$ 123,581.86	\$ 209,156.31	\$ 112,200.43	\$ 80,193.51	\$ 243,345.59	\$ 11,308.70
Total Equity	\$ 13,707,536.67	\$ 647,236.57	\$ 5,408,493.06	\$ 2,017,301.41	\$ 1,326,292.19	\$ 4,308,213.44	\$ 338,623.01
Liabilities & Net Assets	\$ 14,858,581.19	\$ 620,440.89	\$ 5,929,065.48	\$ 2,357,314.94	\$ 1,610,736.49	\$ 4,341,023.39	\$ 341,871.76

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 885,792.00	\$ 70,547.00	\$ 825,942.14	93%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 270,904.00	\$ 17,138.42	\$ 242,926.19	90%
Other Income	\$ 407,068.30	\$ 9,397.59	\$ 1,010,464.00	248%
Subsidy	\$ 3,147,475.00	\$ 249,011.99	\$ 3,107,055.98	99%
Total Revenue	\$ 4,711,239.30	\$ 346,095.00	\$ 5,186,388.31	110%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 730,616.00	\$ 59,357.51	\$ 717,138.76	98%
Legal	\$ 28,537.00	\$ -	\$ 17,259.25	60%
PBA Mngt. Exp.	\$ (113,353.50)	\$ (10,101.00)	\$ (114,874.50)	0%
Mileage/Travel/Training	\$ 15,290.00	\$ 1,463.72	\$ 35,892.52	235%
Other Administrative Exp	\$ 105,992.00	\$ 4,526.07	\$ 101,630.46	96%
<i>Total Administrative Expense</i>	<i>\$ 767,081.50</i>	<i>\$ 55,246.30</i>	<i>\$ 757,046.49</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 12,232.00	\$ 963.85	\$ 11,156.86	91%
<i>Total Tenant Services Expenses</i>	<i>\$ 12,232.00</i>	<i>\$ 963.85</i>	<i>\$ 11,156.86</i>	
<i>Total Utility Expenses</i>	<i>\$ 639,105.00</i>	<i>\$ 57,133.32</i>	<i>\$ 603,514.35</i>	<i>94%</i>
<i>Maintenance</i>				
Salaries	\$ 780,032.00	\$ 53,502.68	\$ 683,190.28	88%
Materials	\$ 323,573.00	\$ 29,811.21	\$ 354,775.58	110%
Contracts	\$ 569,361.00	\$ 43,730.24	\$ 640,529.11	112%
<i>Total Maintenance Expenses</i>	<i>\$ 1,672,966.00</i>	<i>\$ 127,044.13</i>	<i>\$ 1,678,494.97</i>	
<i>General Expenses</i>				
Insurance	\$ 200,537.00	\$ 18,715.15	\$ 187,975.75	94%
Employee Benefits	\$ 736,993.00	\$ 59,123.86	\$ 652,116.91	88%
Depreciation Expense	\$ 368,263.00	\$ 31,444.42	\$ 326,535.68	89%
PILOT	\$ 28,480.00	\$ -	\$ -	0%
Casualty Losses	\$ 15,000.00	\$ -	\$ -	0%
Collection Losses	\$ 129,566.00	\$ 6,476.73	\$ 73,689.73	57%
Energy Perf Cont Expense	\$ 136,307.00	\$ 5,551.42	\$ 127,379.87	93%
<i>Total General Expenses</i>	<i>\$ 1,615,146.00</i>	<i>\$ 121,311.58</i>	<i>\$ 1,367,697.94</i>	
Total Expenses	\$ 4,706,530.50	\$ 361,699.18	\$ 4,417,910.61	94%
Surplus - (Deficit)	\$ 4,708.80	\$ (15,604.18)	\$ 768,477.70	

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 147,730.30	\$ -	\$ 370,761.10	251%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 147,730.30	\$ -	\$ 370,761.10	251%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 380,602.00	\$ 29,909.60	\$ 365,665.95	96%
Legal	\$ 19,386.00	\$ -	\$ 1,058.00	5%
PBA Mngt. Exp.	\$ (519,863.50)	\$ (37,768.50)	\$ (450,294.50)	87%
Mileage/Travel/Training	\$ 14,405.00	\$ 1,412.76	\$ 25,305.22	176%
Other Administrative Exp	\$ 16,854.00	\$ (156.14)	\$ 27,374.25	162%
<i>Total Administrative Expense</i>	<i>\$ (88,616.50)</i>	<i>\$ (6,602.28)</i>	<i>\$ (30,891.08)</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>\$ 2,357.80</i>	<i>\$ 21,441.37</i>	<i>108%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 20.00	\$ -	\$ 1,426.49	7132%
Contracts	\$ 33,425.00	\$ 3,015.32	\$ 84,214.92	252%
<i>Total Maintenance Expenses</i>	<i>\$ 33,445.00</i>	<i>\$ 3,015.32</i>	<i>\$ 85,641.41</i>	
<i>General Expenses</i>				
Insurance	\$ 657.00	\$ 666.32	\$ 6,614.89	1007%
Employee Benefits	\$ 168,508.00	\$ 14,319.05	\$ 162,029.87	96%
Depreciation Expense	\$ 12,556.00	\$ 212.98	\$ 2,342.78	0%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 181,721.00</i>	<i>\$ 15,198.35</i>	<i>\$ 170,987.54</i>	
Total Expenses	\$ 146,489.50	\$ 13,969.19	\$ 247,179.24	169%
Surplus - (Deficit)	\$ 1,240.80	\$ (13,969.19)	\$ 123,581.86	9960%

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 103,944.00	\$ 5,455.00	\$ 73,802.66	71%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,398.00	\$ 5,655.68	\$ 80,165.64	90%
Other Income	\$ 35,784.00	\$ 3,720.00	\$ 166,192.56	464%
Subsidy	\$ 1,505,924.00	\$ 114,892.66	\$ 1,469,521.32	98%
Total Revenue	\$ 1,735,050.00	\$ 129,723.34	\$ 1,789,682.18	103%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 104,688.00	\$ 7,454.33	\$ 97,441.56	93%
Legal	\$ 5,329.00	\$ -	\$ 2,321.25	44%
PBA Mngt. Exp.	\$ 141,670.00	\$ 12,167.50	\$ 132,215.00	93%
Mileage/Travel/Training	\$ 15.00	\$ -	\$ 4,003.26	0%
Other Administrative Exp	\$ 21,398.00	\$ 1,355.30	\$ 20,987.67	98%
<i>Total Administrative Expense</i>	<i>\$ 273,100.00</i>	<i>\$ 20,977.13</i>	<i>\$ 256,968.74</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,628.00	\$ 304.79	\$ 3,387.67	93%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,628.00</i>	<i>\$ 304.79</i>	<i>\$ 3,387.67</i>	
<i>Total Utility Expenses</i>	<i>\$ 186,269.00</i>	<i>\$ 14,989.92</i>	<i>\$ 186,100.72</i>	100%
<i>Maintenance</i>				
Salaries	\$ 355,416.00	\$ 25,288.52	\$ 297,793.36	84%
Materials	\$ 175,667.00	\$ 16,134.66	\$ 199,300.02	113%
Contracts	\$ 149,771.00	\$ 12,675.76	\$ 176,783.63	118%
<i>Total Maintenance Expenses</i>	<i>\$ 680,854.00</i>	<i>\$ 54,098.94</i>	<i>\$ 673,877.01</i>	
<i>General Expenses</i>				
Insurance	\$ 65,767.00	\$ 6,229.15	\$ 65,393.68	99%
Employee Benefits	\$ 205,670.00	\$ 16,869.73	\$ 172,302.36	84%
Depreciation Expense	\$ 154,468.00	\$ 14,193.24	\$ 141,341.54	92%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 93,572.00	\$ 170.64	\$ 23,833.20	25%
Energy Perf Cont Expense	\$ 61,338.00	\$ 2,498.14	\$ 57,320.95	93%
<i>Total General Expenses</i>	<i>\$ 590,815.00</i>	<i>\$ 39,960.90</i>	<i>\$ 460,191.73</i>	
Total Expenses	\$ 1,734,666.00	\$ 130,331.68	\$ 1,580,525.87	91%
Surplus - (Deficit)	\$ 384.00	\$ (608.34)	\$ 209,156.31	

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 246,432.00	\$ 20,469.00	\$ 242,579.91	98%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,599.00	\$ 3,770.45	\$ 53,443.76	90%
Other Income	\$ 81,461.00	\$ 1,666.75	\$ 166,804.46	205%
Subsidy	\$ 524,043.00	\$ 42,080.00	\$ 515,276.00	98%
Total Revenue	\$ 911,535.00	\$ 67,986.20	\$ 978,104.13	107%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 79,006.00	\$ 7,148.20	\$ 76,803.09	97%
Legal	\$ 732.00	\$ -	\$ 3,184.81	0%
PBA Mngt. Exp.	\$ 76,920.00	\$ 8,292.50	\$ 90,752.50	118%
Mileage/Travel/Training	\$ 65.00	\$ 50.96	\$ 1,598.16	0%
Other Administrative Exp	\$ 22,388.00	\$ 1,147.34	\$ 16,724.41	75%
Total Administrative Expense	\$ 179,111.00	\$ 16,639.00	\$ 189,062.97	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,488.00	\$ 211.77	\$ 2,330.36	94%
Total Tenant Services Expenses	\$ 2,488.00	\$ 211.77	\$ 2,330.36	
Total Utility Expenses	\$ 148,373.00	\$ 12,526.51	\$ 118,801.67	80%
<i>Maintenance</i>				
Salaries	\$ 119,606.00	\$ 8,050.74	\$ 120,643.35	101%
Materials	\$ 37,853.00	\$ 4,699.66	\$ 53,873.52	142%
Contracts	\$ 102,029.00	\$ 10,053.05	\$ 99,291.43	97%
Total Maintenance Expenses	\$ 259,488.00	\$ 22,803.45	\$ 273,808.30	
<i>General Expenses</i>				
Insurance	\$ 37,457.00	\$ 3,200.12	\$ 30,411.99	81%
Employee Benefits	\$ 113,715.00	\$ 8,629.52	\$ 95,870.82	84%
Depreciation Expense	\$ 104,392.00	\$ 9,012.21	\$ 95,379.63	91%
PILOT	\$ 7,691.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 12,698.00	\$ 1,523.00	\$ 22,024.00	173%
Energy Perf Cont Expense	\$ 40,892.00	\$ 1,665.43	\$ 38,213.96	93%
Total General Expenses	\$ 321,845.00	\$ 24,030.28	\$ 281,900.40	
Total Expenses	\$ 911,305.00	\$ 76,211.01	\$ 865,903.70	95%
Surplus - (Deficit)	\$ 230.00	\$ (8,224.81)	\$ 112,200.43	

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 208,968.00	\$ 16,374.00	\$ 209,538.57	100%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,763.00	\$ 3,084.91	\$ 43,726.73	90%
Other Income	\$ 60,275.00	\$ 1,553.09	\$ 126,428.05	210%
Subsidy	\$ 406,696.00	\$ 32,122.00	\$ 399,621.00	98%
Total Revenue	\$ 724,702.00	\$ 53,134.00	\$ 779,314.35	108%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 77,600.00	\$ 6,307.76	\$ 71,267.54	92%
Legal	\$ 2,717.00	\$ -	\$ 2,797.50	103%
PBA Mngt. Exp.	\$ 65,160.00	\$ 7,207.50	\$ 78,972.50	121%
Mileage/Travel/Training	\$ 76.00	\$ -	\$ 1,690.20	0%
Other Administrative Exp	\$ 18,530.00	\$ 1,228.52	\$ 17,335.00	94%
<i>Total Administrative Expense</i>	<i>\$ 164,083.00</i>	<i>\$ 14,743.78</i>	<i>\$ 172,062.74</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,139.00	\$ 182.08	\$ 2,003.67	94%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,139.00</i>	<i>\$ 182.08</i>	<i>\$ 2,003.67</i>	
<i>Total Utility Expenses</i>	<i>\$ 107,471.00</i>	<i>\$ 10,889.74</i>	<i>\$ 101,789.77</i>	<i>95%</i>
<i>Maintenance</i>				
Salaries	\$ 115,100.00	\$ 6,208.43	\$ 91,740.21	80%
Materials	\$ 22,789.00	\$ 3,993.72	\$ 32,932.33	145%
Contracts	\$ 90,530.00	\$ 6,258.37	\$ 114,181.32	126%
<i>Total Maintenance Expenses</i>	<i>\$ 228,419.00</i>	<i>\$ 16,460.52</i>	<i>\$ 238,853.86</i>	
<i>General Expenses</i>				
Insurance	\$ 31,511.00	\$ 2,525.48	\$ 23,522.67	75%
Employee Benefits	\$ 93,086.00	\$ 6,612.52	\$ 74,190.23	80%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 44,404.47	92%
PILOT	\$ 6,265.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 8,555.00	\$ 2,010.09	\$ 10,448.47	122%
Energy Perf Cont Expense	\$ 34,077.00	\$ 1,387.85	\$ 31,844.96	93%
<i>Total General Expenses</i>	<i>\$ 221,935.00</i>	<i>\$ 16,572.71</i>	<i>\$ 184,410.80</i>	
Total Expenses	\$ 724,047.00	\$ 58,848.83	\$ 699,120.84	97%
Surplus - (Deficit)	\$ 655.00	\$ (5,714.83)	\$ 80,193.51	

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 326,448.00	\$ 28,249.00	\$ 300,021.00	92%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 73,144.00	\$ 4,627.38	\$ 65,590.06	90%
Other Income	\$ 81,818.00	\$ 2,457.75	\$ 180,277.83	220%
Subsidy	\$ 710,812.00	\$ 59,917.33	\$ 722,637.66	102%
Total Revenue	\$ 1,192,222.00	\$ 95,251.46	\$ 1,268,526.55	106%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 88,720.00	\$ 8,537.62	\$ 105,960.62	119%
Legal	\$ 373.00	\$ -	\$ 7,897.69	2117%
PBA Mngt. Exp.	\$ 122,760.00	\$ -	\$ 33,480.00	27%
Mileage/Travel/Training	\$ 729.00	\$ -	\$ 3,295.68	0%
Other Administrative Exp	\$ 26,822.00	\$ 951.05	\$ 19,209.13	72%
<i>Total Administrative Expense</i>	<i>\$ 239,404.00</i>	<i>\$ 9,488.67</i>	<i>\$ 169,843.12</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,977.00	\$ 265.21	\$ 3,435.16	86%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,977.00</i>	<i>\$ 265.21</i>	<i>\$ 3,435.16</i>	
<i>Total Utility Expenses</i>	<i>\$ 177,052.00</i>	<i>\$ 16,369.35</i>	<i>\$ 175,380.82</i>	<i>99%</i>
<i>Maintenance</i>				
Salaries	\$ 189,910.00	\$ 13,954.99	\$ 173,013.36	91%
Materials	\$ 87,244.00	\$ 4,983.17	\$ 67,243.22	77%
Contracts	\$ 193,606.00	\$ 11,727.74	\$ 166,057.81	86%
<i>Total Maintenance Expenses</i>	<i>\$ 470,760.00</i>	<i>\$ 30,665.90</i>	<i>\$ 406,314.39</i>	
<i>General Expenses</i>				
Insurance	\$ 65,145.00	\$ 6,094.08	\$ 62,032.52	95%
Employee Benefits	\$ 156,014.00	\$ 12,693.04	\$ 147,723.63	95%
Depreciation Expense	\$ 48,406.00	\$ 3,989.22	\$ 43,067.26	89%
PILOT	\$ 14,524.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 14,741.00	\$ 2,773.00	\$ 17,384.06	118%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 298,830.00</i>	<i>\$ 25,549.34</i>	<i>\$ 270,207.47</i>	
Total Expenses	\$ 1,190,023.00	\$ 82,338.47	\$ 1,025,180.96	86%
Surplus - (Deficit)	\$ 2,199.00	\$ 12,912.99	\$ 243,345.59	

Percent of Budget Month 11 of 12

92%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
February 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 10,000.00	\$ 3,489.35	\$ 10,487.65	105%
Interest Income	\$ 500.00	\$ 1,058.42	\$ 14,979.49	2996%
Administrative Fees	\$ 496,996.00	\$ 56,115.00	\$ 428,974.94	86%
Total Revenue	\$ 507,496.00	\$ 60,662.77	\$ 454,442.08	90%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 247,206.00	\$ 16,360.60	\$ 195,292.69	79%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 5,000.00	\$ -	\$ 12,505.95	0%
Other Administrative Exp	\$ 50,446.00	\$ 3,694.08	\$ 50,802.90	101%
Program Management Fee	\$ 113,354.00	\$ 10,101.00	\$ 114,874.50	101%
<i>Total Administrative Expense</i>	<i>\$ 416,506.00</i>	<i>\$ 30,155.68</i>	<i>\$ 373,476.04</i>	
<i>General Expenses</i>				
Insurance	\$ 4,473.00	\$ 444.60	\$ 4,244.00	95%
Employee Benefits	\$ 81,662.00	\$ 6,181.37	\$ 61,507.82	75%
Depreciation Expense	\$ 4,615.00	\$ 384.55	\$ 4,230.05	92%
<i>Total General Expenses</i>	<i>\$ 90,750.00</i>	<i>\$ 7,010.52</i>	<i>\$ 69,981.87</i>	
Total Expenses	\$ 507,256.00	\$ 37,166.20	\$ 443,457.91	87%
Surplus - (Deficit)	\$ 240.00	\$ 23,496.57	\$ 10,984.17	

Percent of Budget Month 11 of 12

92%

CAPITAL FUND 2023 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	2/28/2025 Obligation
Operations 1406	\$ 557,557.00	\$ -	\$ 557,557.00	\$ -	0.0%	\$ 557,557.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 104,683.73	\$ -	\$ 104,683.73	\$ -		\$ 104,683.73
Staff Training	\$ 10,942.35	\$ -	\$ 10,942.35	\$ -		\$ 10,942.35
IT Improvements	\$ 12,022.86	\$ -	\$ 12,022.86	\$ -		\$ 12,022.86
Background Check Information	\$ 7,351.06	\$ -	\$ 7,351.06	\$ -		\$ 7,351.06
	\$ 135,000.00	\$ -	\$ 135,000.00	\$ -	0.0%	\$ 135,000.00
Administration 1410						
Administration Costs	\$ 223,030.80	\$ -	\$ 223,030.80	\$ -	0.0%	\$ 223,030.80
Contract Administration 1480						
A/E Services	\$ 94,410.00	\$ -	\$ 21,987.37	\$ 72,422.63		\$ 94,410.00
	\$ 94,410.00	\$ -	\$ 21,987.37	\$ 72,422.63	76.7%	\$ 94,410.00
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 23,251.09	\$ -	\$ 4,739.22	\$ 18,511.87		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 298,721.54	\$ -	\$ 8,457.18	\$ 290,264.36		\$ 298,721.54
Roof Replacement - Fair Oaks	\$ 253,901.39	\$ -	\$ 204,234.33	\$ 49,667.06		\$ 253,901.39
Appliance Replacement	\$ 44,768.66	\$ 5,941.08	\$ 44,768.66	\$ -		\$ 44,768.66
Appliance Replacement - Centennial Manor	\$ 27,840.81	\$ 449.00	\$ 27,840.81	\$ -		\$ 27,840.81
	\$ 648,483.49	\$ 6,390.08	\$ 290,040.20	\$ 358,443.29	\$ -	\$ 629,971.62
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	\$ 31,370.00	\$ -	\$ 31,370.00	\$ -		\$ 31,370.00
Bus Stop Pavilion - Fair Oaks	\$ 7,815.00	\$ -	\$ 7,815.00	\$ -		\$ 7,815.00
Sewer and Water Line Repairs	\$ 26,235.70	\$ -	\$ 26,235.70	\$ -		\$ 26,235.70
Roadway Patching & Preservation	\$ 222,171.90	\$ -	\$ 117,104.00	\$ 105,067.90		\$ 222,171.90
Landscape Upgrades - MerChe	\$ 22,588.75	\$ -	\$ 22,588.75	\$ -		\$ 22,588.75
	\$ 358,181.35	\$ -	\$ 205,113.45	\$ 153,067.90	42.7%	\$ 310,181.35
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 213,645.36	\$ -	\$ 50,649.36	\$ 162,996.00		\$ 213,645.36
	\$ 213,645.36	\$ -	\$ 50,649.36	\$ 162,996.00	76.3%	\$ 213,645.36
Total	\$ 2,230,308.00	\$ 6,390.08	\$ 1,483,378.18	\$ 746,929.82	33.5%	\$ 2,163,796.13

Percent Obligated 97.0%

CAPITAL FUND 2024 - Vermilion Housing Authority

Obligation Date: 5/5/2026
 Close Out Date: 5/5/2028

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	2/28/2025 Obligation
Operations 1406	\$ 458,128.00			\$ 458,128.00	100.0%	
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 2,898.50	\$ -	\$ -	\$ 2,898.50		\$ -
Surveillance System	\$ 20,000.00	\$ -	\$ 2,492.49	\$ 17,507.51		\$ 2,492.49
Staff Training	\$ 10,101.50	\$ 6,835.00	\$ 10,101.50	\$ -		\$ 10,101.50
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,000.00	\$ 967.11	\$ 1,549.29	\$ 6,450.71		\$ 1,549.29
	\$ 76,000.00	\$ 7,802.11	\$ 14,143.28	\$ 61,856.72	81.4%	\$ 14,143.28
Administration 1410						
Administration Costs	\$ 229,064.00	\$ -	\$ -	\$ 229,064.00	100.0%	\$ -
Contract Administration 1480						
A/E Services	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	100.0%	\$ -
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00		\$ -
	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00	100.0%	\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00		\$ -
Facade - MerChe	\$ 552,449.00	\$ -	\$ -	\$ 552,449.00		\$ -
Water Heater Replacement- Churchill	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00		\$ -
Fencing Upgrade - MerChe	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00		\$ -
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ -
Maintenance Shop	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00		\$ -
Community Room - MerChe	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00		\$ -
Hot Water Tank - MerChe	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00		\$ -
Roadway Patching & Preservation	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Tuckpointing - Admin Building	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00		\$ -
Landscape Upgrades	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ -
	\$ 1,177,449.00	\$ -	\$ -	\$ 1,177,449.00	100.0%	\$ -
Total	\$ 2,290,641.00	\$ 7,802.11	\$ 14,143.28	\$ 2,276,497.72	99.4%	\$ 14,143.28

Percent Obligated 0.6%

ROSS Grant - Vermilion Housing Authority
ROSS241891
February 2025

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	\$ 175,159.00	\$ 4,752.01	\$ 47,631.43	\$ 127,527.57	72.8%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ -	\$ 802.00	\$ 6,698.00	
	\$ 7,500.00	\$ -	\$ 802.00	\$ 6,698.00	89.3%
Adminstrative Costs 1868					
Adminstrative Costs	\$ 18,266.00	\$ 578.63	\$ 5,275.41	\$ 12,990.59	
	\$ 18,266.00	\$ 578.63	\$ 5,275.41	\$ 12,990.59	71.1%
Total	\$ 200,925.00	\$ 5,330.64	\$ 53,708.84	\$ 147,216.16	73.3%

Vermilion Housing Authority
First Financial Bank - Authority Account
February 2025

Balance Sheet

Assets	
111105 Cash	321,367.10
Total Assets	321,367.10
 Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
 Equity	
2820 Operating Reserves - Retained Earnings	320,926.32
Current Year Operating - Gain/(Loss)	440.78
Total Liabilities & Equity	321,367.10

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	36.97	440.78
Other Income	0.00	0.00
Total Revenue	36.97	440.78
 Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	36.97	440.78

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
February 2025

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	\$	25,198.65	2.75%
October-24	\$	22,015.69	2.41%
November-24	\$	27,741.65	3.04%
December-24	\$	23,546.75	2.63%
January-25	\$	43,966.67	4.78%
February-25	\$	37,683.34	4.15%
March-25			0.00%

Vermilion Housing Authority

Ap Expenditures

February 2025

Ameren Illinois	\$28,511.61
Aqua Illinois Inc	\$14,013.68
B & D Sales And Service	\$50.20
Barton Carrolls Inc.	\$3,640.84
Blaine Window Hardware	\$135.22
Botts Locksmith	\$158.00
Brickyard Landfill - 4725	\$637.26
Burke Spring Shop	\$1,497.88
Canady Laboratories, Inc.	\$633.60
City of Danville	\$7,456.41
City of Hoopeston	\$1,522.63
Comcast Cable	\$628.33
Connor Company	\$180.62
Constellation NewEnergy, Inc.	\$810.31
Courtesy Ford Inc.	\$439.47
CTS Computer Center	\$5,962.00
Danville Area Community College	\$331.58
DP Supply, INC	\$457.43
Drennan's Clean-A-Line, Inc.	\$120.00
ESS Clean, Inc.	\$615.00
Fastenal	\$529.16
Freeman Exteriors	\$752.33
General Electric Co	\$2,066.54
Georgetown Waterworks	\$3,565.30
Gibson Teldata, Inc.	\$5,979.59
Grainger, Inc	\$114.07
Hd Supply Facilities Maintenance	\$15,188.12
Health Alliance	\$34,853.95
Heidrick Septic Service Inc.	\$650.00
Hillard Bynum	\$300.00
Hillard's Plumbing, Heating & Cooling Co.	\$2,750.00
Housing-Renewal & Local Agency Retiremen	\$18,370.66
Illini FS	\$1,725.04
Jaelyn Vinson	\$837.76
Jennifer L. Adams	\$100.00
Johnson Controls Security Solutions	\$1,273.45
Keep Vermilion County Beautiful	\$150.00
Kelly Printing Company Inc.	\$200.47
Kone Inc.	\$954.98
Lahne Lawncare	\$315.00
Lowe's	\$7,246.58
Menards - Menards Of Danville	\$160.49
Midwest Mailing & Shipping Inc.	\$596.00
Municipal Water Utility	\$187.20
Napa Auto Parts	\$40.99
Nicole Brumfield	\$50.96
NUSO, LLC	\$357.51
Oil Changers, Inc	\$338.88
Olympic Hardware	\$11.00
Online Information Services Inc.	\$1,156.94
Peerless Network	\$1,009.60
Quill	\$2,218.81
Rahn Equipment Company	\$9,160.00
Ridge Plumbing Contractor, LLC	\$1,709.00
Rogers Supply Company Inc.	\$1,255.32
Servpro of Vermilion County	\$4,049.33
Sherwin-Williams	\$50.40
Sparklight Business	\$647.09
Spartan Tool LLC	\$673.01
Stuard & Associates, Inc	\$440.00

Terminix Services	\$3,961.00
The Lincoln National Life Insurance Co.	\$308.05
U.S. Inspection Group, Inc.	\$6,400.00
Venture Mechanical Contractors, INC.	\$892.07
Verizon Wireless	\$205.18
Vermilion County Health Department	\$121.60
Village of Fairmount	\$182.95
Village of Rossville	\$959.23
Wagner Communications Inc.	\$736.84
Watson Tire & Automotive Inc.	\$25.00
Watts Copy System	\$806.05
Total for all Vendors	204,435.57

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: January 6, 2025

RE: Personnel Monthly Report for the Month of December 2024

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

None.

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

None.

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: February 4, 2025

RE: Personnel Monthly Report for the Month of January 2025

1. The following personnel action was taken in January 2025:

Emily Stone – Program Coordinator – Hired

Debra Manning – HCV Eligibility Specialist – Hired/Terminated

Derek Darr – Maintenance Technician – Hired

Steven Meyer – Maintenance Laborer – Hired

2. Staff/Commissioners attended the following training through the Executive Office in January 2025:

Developing and Managing Project Based Vouchers Danville, IL	Melissa Welker Lead Housing Choice Voucher Specialist
Appliance Training Danville, IL	Maintenance Staff
REAC/NSPIRE Training Danville, IL	Maintenance Staff, Asset Managers, HCV Staff
HCV Financial Management Danville, IL	Brittany Savalick, Tamra Hartman
Bloodborne Pathogens Danville, IL	Jackie Vinson, Emily Stone
PPE Training Danville, IL	Jackie Vinson, Margaret Duncan, Emily Stone
Nuts and Bolts of Service Coordination Danville, IL	Tamera Forthenberry Resident Services Coordinator

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: March 3, 2025

RE: Personnel Monthly Report for the Month of February 2025

1. The following personnel action was taken in February 2025:

None.

2. Staff/Commissioners attended the following training through the Executive Office in February 2025:

Public Housing Management
Danville, IL

Nicole Brumfield
Asset Manager

HCV Financial Accounting and Reporting
Danville, IL

Brittany Savalick
Housing Operations Director

HCV Financial Accounting and Reporting
Danville, IL

Tamra Hartman
Finance Manager

LIFT Leadership Series
Danville, IL

Nicole Brumfield
Asset Manager



Memorandum

TO: VHA Commissioners
FROM: Amber McCoy, Deputy Director
DATE: March 4, 2025
RE: Lawn Care Services for Hoopeston and Rossville

The VHA issued an Invitation for Bid for Lawn Care Services for Hillcrest Homes and Hubbard Trail in Rossville and Centennial Manor and Parkview Court in Hoopeston on December 3, 2024. Sealed bids were due January 8, 2025. This is a three year, renewable contract, for the 2025-2027 mowing seasons. The maximum renewal is twice, for a total possible contract agreement for five years. The following companies turned in bids:

Company	Total per Cut
Green Light Landscaping	\$2,350.00
Nelson's Lawn Care	\$900.00

We are requesting approval to move forward with a contract with Nelson's Lawn Care to fulfill the scope of work for the Lawn Care Services for Hillcrest Homes and Hubbard Trail in Rossville and Centennial Manor and Parkview Court in Hoopeston.

RESOLUTION NO. 2025-1

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Nelson's Lawn Care for lawn care services for Rossville and Hoopeston not to exceed \$900.00 per mow; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Nelson's Lawn Care for lawn care services for Rossville and Hoopeston not to exceed \$900.00 per mow.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer



Memorandum

TO: VHA Commissioners
FROM: Amber McCoy, Deputy Director
DATE: March 4, 2025
RE: Lawn Care Services for Danville

The VHA issued an Invitation for Bid for Lawn Care Services for Beeler Terrace, Carver Park, Madison Court, Churchill Towers, and MerChe Manor in Danville on December 3, 2024. Sealed bids were due January 8, 2025. This is a three year, renewable contract, for the 2025-2027 mowing seasons. The maximum renewal is twice, for a total possible contract agreement for five years. The following companies turned in bids:

Company	Total per Cut
Green Light Landscaping	\$2,075.00
Nelson's Lawn Care	\$860.00

We are requesting approval to move forward with a contract with Nelson's Lawn Care to fulfill the scope of work for the Lawn Care Services for Beeler Terrace, Carver Park, Madison Court, Churchill Towers, and MerChe Manor in Danville.

RESOLUTION NO. 2025-2

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Nelson’s Lawn Care for lawn care services for Danville not to exceed \$860.00 per mow; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Nelson’s Lawn Care for lawn care services for Danville not to exceed \$860.00 per mow.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

Vermilion Housing Authority
Public Housing and COCC
FY 2026 HUD Budget

Public Housing Combined

506 Units

	Entire PH	COCC Public Housing 100	Fair Oaks Public Housing 101	Beeler, Mad, CH Public Housing 102	Merche Public Housing 103	Vermilion Public Housing 104
Operating Revenue						
Dwelling Rental	\$ 917,478	\$ -	\$ 78,498	\$ 264,240	\$ 217,332	\$ 357,408
Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 269,836	\$ -	\$ 89,046	\$ 59,364	\$ 48,571	\$ 72,856
Other Income	\$ 901,665	\$ 354,792	\$ 92,897	\$ 193,606	\$ 159,145	\$ 101,224
Subsidy	\$ 2,964,741	\$ -	\$ 1,363,706	\$ 501,558	\$ 384,718	\$ 714,759
Total Revenue	\$ 5,053,720	\$ 354,792	\$ 1,624,147	\$ 1,018,768	\$ 809,765	\$ 1,246,247
Operating Expenses						
<i>Administrative</i>						
Salaries	\$ 900,758	\$ 427,979	\$ 137,263	\$ 113,212	\$ 87,726	\$ 134,578
Legal	\$ 25,374	\$ 6,568	\$ 3,931	\$ 3,185	\$ 3,943	\$ 7,748
PBA Management Exp	\$ -	\$ (392,300)	\$ 93,485	\$ 96,890	\$ 85,025	\$ 116,900
Travel/Training	\$ 17,063	\$ 5,508	\$ 4,058	\$ 1,594	\$ 1,750	\$ 4,152
Other Administrative Exp	\$ 97,069	\$ 29,552	\$ 17,937	\$ 15,385	\$ 16,831	\$ 17,364
<i>Total Administrative Expense</i>	\$ 1,040,264	\$ 77,307	\$ 256,674	\$ 230,266	\$ 195,274	\$ 280,743
<i>Tenant Services</i>						
Other Tenant Services Exp	\$ 11,566	\$ -	\$ 3,658	\$ 2,541	\$ 2,185	\$ 3,183
<i>Total Tenant Services Expenses</i>	\$ 11,566	\$ -	\$ 3,658	\$ 2,541	\$ 2,185	\$ 3,183
<i>Total Utility Expenses</i>	\$ 609,391	\$ 22,493	\$ 192,665	\$ 113,653	\$ 99,965	\$ 180,614
<i>Maintenance</i>						
Salaries	\$ 782,559	\$ -	\$ 310,111	\$ 151,511	\$ 124,817	\$ 196,121
Materials	\$ 390,343	\$ 1,953	\$ 213,826	\$ 61,918	\$ 35,647	\$ 76,999
Contracts	\$ 584,338	\$ 53,680	\$ 124,180	\$ 104,068	\$ 123,328	\$ 179,081
<i>Total Maintenance Expenses</i>	\$ 1,757,240	\$ 55,633	\$ 648,117	\$ 317,497	\$ 283,792	\$ 452,201
<i>General Expenses</i>						
Insurance	\$ 224,582	\$ 7,996	\$ 74,750	\$ 38,401	\$ 30,306	\$ 73,129
Employee Benefits	\$ 787,449	\$ 188,278	\$ 192,040	\$ 135,953	\$ 97,513	\$ 173,666
Depreciation Expense	\$ 357,980	\$ 2,556	\$ 155,535	\$ 104,392	\$ 48,441	\$ 47,057
PILOT	\$ 34,647	\$ -	\$ -	\$ 8,858	\$ 8,508	\$ 17,281
Collection Losses	\$ 83,362	\$ -	\$ 34,337	\$ 21,564	\$ 9,891	\$ 17,570
<i>Total General Expenses</i>	\$ 1,488,020	\$ 198,829	\$ 456,661	\$ 309,168	\$ 194,658	\$ 328,703
Total Routine Expenses	\$ 4,906,482	\$ 354,263	\$ 1,557,775	\$ 973,125	\$ 775,875	\$ 1,245,444
<i>Non Routine Expenses</i>						
Energy Performance Contract Expenses	\$ 134,569	\$ -	\$ 60,556	\$ 40,371	\$ 33,642	\$ -
Casualty Losses Non Capital	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ -
<i>Total Non-Routine Expenses</i>	\$ 144,569	\$ -	\$ 65,556	\$ 45,371	\$ 33,642	\$ -
Total Expenses	\$ 5,051,051	\$ 354,263	\$ 1,623,331	\$ 1,018,496	\$ 809,517	\$ 1,245,444
Surplus - (Deficit)	\$ 2,669	\$ 529	\$ 816	\$ 272	\$ 248	\$ 803

RESOLUTION NO. 2025-3

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

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

WHEREAS, in furtherance of its purpose, to approve the Public Housing Operating Budget for the Fiscal Year 2026 (April 1, 2025 to March 31, 2026); and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Public Housing Operating Budget for the Fiscal Year 2026 (April 1, 2025 to March 31, 2026).
- 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 25th day of March, 2025.

Ayes _____ Nays _____ Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

Vermilion Housing Authority
Housing Choice Voucher Annual Operating Budget
FY 2026

**Housing Choice Voucher Program
Administrative Fee Budget**

Operating Revenue

Fraud Recovery	\$	8,398
Interest Income	\$	14,781
Administrative Fees	\$	473,502
Total Revenue	\$	496,681

Operating Expenses

Administrative

Salaries	\$	271,161
Legal	\$	500
Travel/Training	\$	2,500
Other Administrative Exp	\$	56,937
Program Management Fee	\$	113,354
<i>Total Administrative Expense</i>	\$	444,451

Tenant Services

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

Total Utility Expenses

\$ -

Maintenance

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

General Expenses

Insurance	\$	5,335
Employee Benefits	\$	87,172
Depreciation Expense	\$	-
<i>Total General Expenses</i>	\$	92,507

Total Routine Expenses

\$ 536,958

Surplus - (Deficit)

\$ (40,277)

RESOLUTION NO. 2025-4

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

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

WHEREAS, in furtherance of its purpose, to approve the Housing Choice Voucher Operating Budget for the Fiscal Year 2026 (April 1, 2025 to March 31, 2026); and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Housing Choice Voucher Operating Budget for the Fiscal Year 2026 (April 1, 2025 to March 31, 2026).
- 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 25th day of March, 2025.

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: Brittany Savalick; Director of Housing Operations

DATE: January 13, 2025

RE: HCV Administrative Fee Reserve [24 CFR 982.155]

HUD requires the PHA Board of Commissioners to establish the maximum amount that may be charged against the Housing Choice Voucher Unrestricted Net Position (UNP) account without specific approval.

Expenditures cannot exceed \$10,000 per occurrence without the prior approval of the PHA's Board of Commissioners. Expenditures from the UNP account will be made in accordance with all applicable federal requirements.

According to the VHA Administrative Policy, in addition to administrative operations, the PHA may use UNP for "other expenses" needed to employ strategies and undertake activities beyond regular administrative responsibilities to facilitate the successful leasing and use of housing choice vouchers by families, such as through the use of security deposit assistance and landlord recruitment and incentive payments, among other allowable expenses specified in the notice, which includes Housing Assistance Payments on behalf of participant families.

In attempt to make this understandable, when all of VHA's HCV restricted reserve money has been exhausted, this allows us to use VHA's unrestricted reserve to make the HCV (Housing Choice Voucher) payments. Our current UNP reserve amount is approximately \$ 277,511.05.

We are asking for your approval for Calendar Year 2025 to exceed \$10,000, if necessary to ensure continued Housing Assistance Payments.

RESOLUTION NO. 2025-5

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

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

WHEREAS, in furtherance of its purpose, to approve the use of HCV (Housing Choice Voucher) administrative fee reserves to make HCV payments when all restricted reserves have been exhausted; 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 use of HCV (Housing Choice Voucher) administrative fee reserves to make HCV payments when all restricted reserves have been exhausted.
- 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 25th day of March, 2025.

Ayes _____ Nays _____ Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: March 10, 2025

RE: On Call Plumbing Services

The Vermilion Housing Authority (VHA) advertised, requesting bids for on-call plumbing services for all VHA properties. It was the intent of this Invitation For Bid (IFB) to secure the services of a qualified contractor for on-call plumbing services at all VHA sites which include properties in Danville, Hoopeston, Rossville, Georgetown, Allerton and Fairmount.

I reached out to six (6) different companies and answered questions for two (2) companies.

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

Ridge Plumbing Contractor LLC

Hourly Rates:

Master Plumber	\$121.52 per hour Regular Business
	\$155.20 per hour Overtime (Outside of regular business hours and Saturdays)
	\$193.60 per hour Sunday/Holiday
Journeyman Plumber	\$113.13 per hour Regular Business
	\$149.75 per hour Overtime (Outside of regular business hours and Saturdays)
	\$185.05 per hour Sunday/Holiday
Apprentice Plumber	\$94.00 per hour Regular Business
	\$125.45 per hour Overtime (Outside of regular business hours and Saturdays)
	\$156.60 per hour Sunday/Holiday

***Note: Two (2) hour minimum callout on after hour calls.

Edelman LLC

Hourly Rates:

Master Plumber \$250.00 per hour Regular Business
 \$350.00 per hour Holiday/Overtime

Journeyman Plumber \$200.00 per hour Regular Business
 \$300.00 per hour Holiday/Overtime

Apprentice Plumber \$150.00 per hour Regular Business
 \$250.00 per hour Holiday/Overtime

Edelman LLC bid packet was received after the deadline and was deemed unresponsive.

We are recommending approval to enter into a contract with Ridge Plumbing Contractor LLC to provide on-call plumbing services, as quoted per hour above.

RESOLUTION NO. 2025-6

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Ridge Plumbing for on call plumbing services for all Vermilion Housing Authority sites not to exceed

Master Plumber	\$121.52 per hour Regular Business \$155.20 per hour Overtime (Outside of regular business hours and Saturdays) \$193.60 per hour Sunday/Holiday
Journeyman Plumber	\$113.13 per hour Regular Business \$149.75 per hour Overtime (Outside of regular business hours and Saturdays) \$185.05 per hour Sunday/Holiday
Apprentice Plumber	\$94.00 per hour Regular Business \$125.45 per hour Overtime (Outside of regular business hours and Saturdays) \$156.60 per hour Sunday/Holiday

***Note: Two (2) hour minimum callout on after hour calls; 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 Ridge Plumbing for on call plumbing services for all Vermilion Housing Authority sites not to exceed the following:

Master Plumber \$121.52 per hour Regular Business
 \$155.20 per hour Overtime (Outside of
 regular business hours and Saturdays)
 \$193.60 per hour Sunday/Holiday

Journeyman Plumber \$113.13 per hour Regular Business
 \$149.75 per hour Overtime (Outside of
 regular business hours and Saturdays)
 \$185.05 per hour Sunday/Holiday

Apprentice Plumber \$94.00 per hour Regular Business
 \$125.45 per hour Overtime (Outside of
 regular business hours and Saturdays)
 \$156.60 per hour Sunday/Holiday

***Note: Two (2) hour minimum callout on after hour calls.

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 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer



MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 7, 2025

RE: VHA Administration Building Tuckpointing Project

We asked for quotes from two (2) companies to complete a scope of work including tuckpointing the brick sides of the VHA Administration Building.

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

Company	Cost
Bilbrix Masonry Concrete Inc	\$35,459.00
Kruger Tuckpointing	\$34,000.00

At this time we are recommending approval to accept the quote from Kruger Tuckpointing, at a cost not to exceed \$34,000.00.

RESOLUTION NO. 2025-7

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Kruger Tuckpointing for the Administration Building Tuckpointing Project at Fair Oaks in Danville, Illinois, not to exceed \$34,000.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Kruger Tuckpointing for the Administration Building Tuckpointing Project at Fair Oaks in Danville, Illinois, not to exceed \$34,000.00.
- 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 25th day of March,
2025.

Ayes _____

Nays _____

Absent _____

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

By: _____

Its: Chairman

Attest:

By: _____

Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 10, 2025

RE: MerChe Manor Fence Replacement Project

We asked for quotes from three (3) companies to remove the existing fencing around the MerChe Manor parking lots. 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
W. Powell Fence Company	\$27,754.50

At this time we are recommending approval to accept the quote from W. Powell Fence Company, at a cost not to exceed \$27,754.50.

RESOLUTION NO. 2025-8

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with W. Powell Fence Company for the Fence Replacement Project at MerChe Manor in Danville, Illinois, not to exceed \$27,754.50; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with W. Powell Fence Company for the Fence Replacement Project at MerChe Manor in Danville, Illinois, not to exceed \$27,754.50.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson Executive Director

DATE: March 10, 2025

RE: Return of ESSG Award to HUD



The Housing Authority of the City of Danville (IL011) and the Vermilion County Housing Authority (IL036) formally merged in 2020. At that time, the Vermilion County Housing Authority had been awarded Emergency Safety and Security Grant (ESSG) dollars, in the amount of \$250,000.00, to install security cameras at Parkview Court development in Hoopeston, Illinois.

We requested time to evaluate the entire Vermilion County Housing Authority portfolio, and found that the property in question, Parkview Court, was physically obsolete and needed to be prepared for demolition. As we realized it would be a waste to spend the ESSG dollars on this development, we instead told HUD that we would not need the funding for security cameras as we were preparing to demolish the development. As such, we never spent any of the ESSG dollars.

These dollars have been sitting in our eLOCCS system ever since the merger. In January 2024, HUD reached out asking if we were planning on using the funding for Parkview. I indicated we were not going to use the funding for cameras and were instead working on demolishing the property and subsequently filled out the documentation that HUD requested to demonstrate our return of the funding to HUD.

Last week, I was again reached out to by HUD to ask why we haven't spent the grant dollars. I again reiterated the demolition process, and forwarded all prior email correspondence about the grant funding. On Friday, March 7, 2025 our HUD Field Office engineer told me to ask our Board for approval to return the funding to HUD and subsequently submit that approval letter in form of a resolution to his attention. This memo and resolution is attempting to finally close this grant funding out.

RESOLUTION NO. 2025-9

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the return of the Emergency Safety and Security Grant to HUD in the amount of \$250,000.00; 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 return of the Emergency Safety and Security Grant to HUD in the amount of \$250,000.00.
- 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 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer

MEMORANDUM

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: March 11, 2025

RE: Copier Maintenance Agreements

Vermilion Housing Authority (VHA) had a maintenance agreement with Watts Copy Systems for four copiers that expired on January 7, 2025. Two of the copiers are in need of replacement and the other two copiers are working great.

Watts Copy System presented VHA with a new proposal:

Program Recommendation:

60 Month Lease Program

\$346.00 /month

Full Coverage Maintenance Program

BP-50C36 & BP-70M45

All black/white images billed monthly at \$.007 each.

All color images billed monthly at \$.049 each.

Retained machines:

All black/white images billed monthly at \$.0115 each.

**Program includes all service, parts, labor, mileage, fuser rollers, drums, toner, color toners, developer and preventative maintenance.
Delivery, installation, network setup and training included.**

The monthly payment was configured with Sourcewell pricing.

This option replaces two copiers (leased) and retains two existing copiers. This also provides full coverage maintenance to all four copiers.

We are recommending approval to enter into a contract with Watts Copy System, as quoted above.

RESOLUTION NO. 2025-10

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Watts Copy Systems for the full coverage maintenance/lease program for four copiers, for a monthly cost of \$346.00; 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 Watts Copy Systems for the full coverage maintenance/lease program for four copiers, for a monthly cost of \$346.00.
- 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 25th day of March, 2025.

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

March 13, 2025

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

Re: VHA Mer Che Façade Renovation

Dear Mrs. Vinson:

The purpose of this memo is to provide you with a recommendation based upon the bids that were received for the VHA Mer Che Facade Renovation project.

Vermilion Housing Authority received bids on March 13, 2025 for the VHA Mer Che Facade Renovation project. We received less than average interest in the project and only received one bid. Farnsworth Group reached out to several contractors during the bidding process to garner interest with the project and advertised in the Danville newspaper. Although we were disappointed to only receive one bid, we were pleased to have at least one. Attached is the bid tabulation sheet with the results of the bid opening for your reference.

The apparent low bidder is Berglund Construction from Champaign, IL. I spoke to John McHugh, VP of Restoration after bids were collected. He walked me through their bidding process and what they have included in their bid. I have confirmed that they are comfortable with their bid and are prepared to begin work per the schedule stipulated in the bid. They have bid the project using prevailing wages and have included the services required to complete the scope of work outlined in the bidding documents.

After review of all submitted documents, we found the bid submitted by Berglund to be in order. Farnsworth Group has worked with Berglund in the past, but I have not specifically worked with them. Based on Farnsworth's experience and my knowledge of several projects they have completed, we do not see any reason not to recommend Berglund moving forward. As such, we are recommending approval of Berglund's bid in the amount of \$949,000.

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

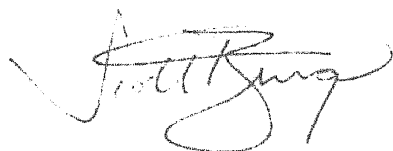
Farnsworth Group, Inc.
January 22, 2025
Page 2 of 2

their review and approval. After VHA and Berglund agree to the contract and sign accordingly, the contract is fully executed, and construction can begin.

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

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in black ink, appearing to read "Scott Burge". The signature is fluid and cursive, with the first name "Scott" and last name "Burge" clearly distinguishable.

Scott Burge, AIA, NCARB, LEED AP
Architectural Manager

Project: VHA Mer Che Façade Renovation
Bid Date/Time: March 13, 2025 / 2:00 PM
Bid Location: VHA Main Office
Project Number: 02402143.001

General Contractor	Base Bid
Berglund Construction	\$949,000

RESOLUTION NO. 2025-11

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Berglund Construction for the Façade Renovation at MerChe Manor in Danville, Illinois, not to exceed \$949,000.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Berglund Construction for the Façade Renovation at MerChe Manor in Danville, Illinois, not to exceed \$949,000.00.
- 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 25th day of March, 2025.

Ayes _____

Nays _____

Absent _____

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

By: _____
Its: Chairman

Attest:

By: _____
Its: Secretary/Treasurer



MEMORANDUM

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: March 17, 2025

RE: MerChe Manor Elevator Upgrade Project

We received notice from our elevator company, KONE, that the existing hydraulic elevator power units at MerChe Manor needed to be replaced. They have proposed to furnish and install the labor, materials, tools and supervisions necessary to upgrade the new hydraulic power units in both elevators. Kone also noted that the existing CPUs were old and obsolete and needed to be upgraded as well.

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

Company	Cost
KONE	\$123,904.50

At this time we are recommending approval to accept the quote from KONE, at a cost not to exceed \$123,904.50.

RESOLUTION NO. 2025-12

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Kone for the Elevator Upgrade (new hydraulic power units in both elevators) at MerChe Manor in Danville, Illinois, not to exceed \$123,904.50; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with Kone for the Elevator Upgrade (new hydraulic power units in both elevators) at MerChe Manor in Danville, Illinois, not to exceed \$123,904.50.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 25th day of March, 2025.

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