

Vermilion Housing Authority



Board of Commissioners

September 18, 2025

Board Packet



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: September 15, 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 is scheduled for Thursday, September 18, 2025, at 5:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.

TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: September 15, 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 Thursday, September 18, 2025 at 5:00 p.m. at Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois.

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

**BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM
THURSDAY, SEPTEMBER 18, 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 July 24, 2025 - VHA Board Minutes (Pages 6 - 12)
6. Police Reports (Pages 13 - 16)
7. Department Reports (July and August 2025):
 - (a) Public Housing (Pages 17 – 20)
 - (b) HCV (Pages 21 – 24)
 - (c) Finance (Pages 25 - 58)
 - (d) Personnel (Pages 59 - 60)
8. New Business – None
9. Other Business
 - (a) Project Updates

10. Closed Session for Personnel Matters
Pursuant to the IL Open Meetings Act:
5 ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority
11. Chairman/Commissioner Comments
12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is October 16, 2025, at the Churchill Towers Community Room, 101 E. Seminary Street, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
JULY 24, 2025
REGULAR BOARD MEETING

The Board of Commissioners of the Housing Authority of the City of Danville, Illinois d/b/a Vermilion Housing Authority met in regular session on July 24, 2025, at 5:01 p.m. at Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois. Upon roll call requested by Chair O'Shaughnessy, those present and absent were:

PRESENT: Vice Chair - Carla Boyd, Chair - Pat O'Shaughnessy, Vic McFadden, Brittany Morris- Randle, and Tim Tutton
ABSENT: Deanna Witzel and Courtney Watson
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. Vice Chair Boyd 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 June 26, 2025 Regular Board Meeting item number 5 on the agenda. Chair O'Shaughnessy asked if there were any 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 Tutton made a motion that the minutes from the June 26, 2025 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 Public Housing and ROSS Grant reports. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the HCV report. Mrs. Vinson stated that we have been identified on the shortfall list, but nobody will be terminated as there is shortfall funding.

(c) Finance – Amber McCoy went over the Finance, TAR’s and Expenditures report for Finance.

(d) Personnel – Amber McCoy went over the Personnel report.

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 Boiler and Water Heater Replacement – Phase 2 and Early Retirement Incentive Policy.

(a) Fair Oaks Boiler and Water Heater Replacement – Phase 2 – Mrs. McCoy went over the proposal. Chair McFadden asked where Ridge Plumbing was out of. Mrs. McCoy stated Catlin and explained they did our first two furnace projects, they are VHA’s on call plumber and Ridge is very familiar with our properties. Mrs. Vinson asked Mrs. McCoy what the independent cost estimate was. Mrs. McCoy stated approximately \$195,000, it came in within range. Chair O’Shaughnessy asked if this was the last of the furnaces and water heaters to be installed. Mrs. McCoy stated that yes for Fair Oaks and after this project is completed, we have replaced around 105 furnaces total out of the 159 units. Mrs. McCoy stated that we will have replaced all the ones that needed to be replaced. 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 Boiler and Water Heater Replacement Project – Phase 2 and Commissioner Tutton seconded it.

RESOLUTION NO. 2025-26

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

d/b/a VERMILION HOUSING AUTHORITY

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Ridge Plumbing Contractor LLC for the Boiler and Water Heater Replacement Project Phase 2 at Fair Oaks in Danville, Illinois, not to exceed \$188,751.00; 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 Boiler and Water Heater Replacement Project Phase 2 at Fair Oaks in Danville, Illinois, not to exceed \$188,751.00.

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 Boiler and Water Heater Replacement Project – Phase 2 which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(b) Early Retirement Incentive Policy – Mrs. Vinson went over the policy. Mrs. Vinson stated that she did have a few changes to make as she has received feedback from Commissioners. The first change was to add an expiration date of the policy, twelve months from the date of approval. The second change was to change under item 1.b from twelve consecutive years to ten consecutive years. Commissioner McFadden asked if we are trying to reduce staff. Mrs. Vinson stated yes by providing a mechanism for eligible employees. Commissioner McFadden asked if they chose to retire, we would not replace them. Mrs. Vinson stated that was correct. Chair O'Shaughnessy stated not at this time at least. Mrs. Vinson explained inspections as an example. We have an individual that is eligible who does inspections and we can contract out inspections at a very reduced cost. Chair O'Shaughnessy stated the time limit protects the agency as VHA's financial circumstances may be different down the road. Commissioner McFadden stated that this will be good for a year. Mrs. Vinson stated that was correct. Vice Chair Boyd clarified this policy is only good for one year from today. Mrs. Vinson stated that was correct. Vice Chair Boyd stated that people who are eligible or become eligible now have one year. Mrs. Vinson stated that was correct. Chair O'Shaughnessy stated that it was a more compassionate way to offer retirement to people. Mrs. Vinson stated that we would have three that qualify, in the twelve-month period. Commissioner Morris-Randle asked what's in it for them to do this. Mrs. Vinson stated that this policy will pay fifty percent of their annual base salary. Chair O'Shaughnessy asked if we offer COBRA. Mrs. Vinson stated yes. Mrs. McCoy stated she thought it was up to eighteen months. Chair O'Shaughnessy stated that a lot of insurance carriers will let you stay on the plan as a retiree and pay hundred percent of premium versus using COBRA. Mrs. McCoy stated

Health Alliance is going away, we will have to see what the new carrier offers. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Early Retirement Incentive Policy and Vice Chair Boyd seconded it.

RESOLUTION NO. 2025-27

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the Early Retirement Incentive Policy; and

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

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

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

Section 2. Approval of the Early Retirement Incentive Policy.

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

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

Chair O'Shaughnessy called for a roll call vote to approve the Early Retirement Incentive Policy which produced the following:

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

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. None were presented.

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

_____ 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 2026	FY 2025	YTD Police:	FY 2026	FY 2025	2025	2024
Total Police Calls				73	150		
March:		20					FO-17/BT-2/MC-1
February:		8					FO-3/BT-1/MC-4
January:		11					FO-4/BT-2/MC-5
December:		14					FO-7/BT-3/MC-4
November:		11					FO-7/BT-3/CH-1
October:		11					FO-8/BT-1/MC-2
September:		23					FO-12/BT-3/MC-7/CH-1
August:		14					FO-5/BT-3/MC-6
July:	11	6					FO-3/BT-1/MC-2
June:	14	14					FO-9/BT-4/MC-1
May:	23	14					FO-9/BT-2/MC-3
April:	25	4					FO-4
							FO-6/MC-2/CH-3
							FO-10/BT-1/MC-2/CH-1
							FO-12/BT-3/MC-5/CH-3
							FO-18/BT-2/MC-4/CH-1
Total Calls for the Month:	11		YTD Calls:	73	150		

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

VHA - Police Reports - August 2025

Date	Location	Description
8/1/2025	Fair Oaks	Criminal damage to property at the 900 block of Lewis.
8/2/2025	Fair Oaks	Domestic battery at 925 Redden.
8/5/2025	Beeler	Violation of order of protection at Washington.
8/6/2025	Beeler	Obstructing identification and criminal trespass to property at 320 Bradley.
8/7/2025	Beeler	Criminal damage to property at 311 Madison.
8/8/2025	Beeler	Disorderly conduct at 332 Bradley.
8/8/2025	Beeler	Domestic battery, criminal trespass to residence, and criminal trespass to property at 305 Washington.
8/8/2025	MerChe	Theft under \$500 at 723 Oak, Unit 405.
8/8/2025	Fair Oaks	Aggravated battery, mob action, and theft at 921 Redden.
8/11/2025	Beeler	Violation of order of protection at 323 Washington.
8/11/2025	Beeler	Theft over \$500 at 311 Washington.
8/12/2025	Fair Oaks	In state warrant at 1600 Fairchild.
8/15/2025	Fair Oaks	Mental health crisis at 925 Redden.
8/18/2025	Fair Oaks	Civil dispute at 931 Hubbard.
8/20/2025	Fair Oaks	Child abuse at 918 Redden.
8/20/2025	Beeler	Possession of controlled substance, delivery of controlled substance < 15 gr cocaine, criminal trespass at 315 Bradley.
8/21/2025	Churchill	Criminal damage to property at 101 E. Seminary.
8/22/2025	Fair Oaks	Medical assist at 937 Redden.
8/23/2025	Fair Oaks	Battery at 923 Hubbard.
8/23/2025	Fair Oaks	Aggravated battery and mob action at 935 Redden.
8/27/2025	Fair Oaks	Domestic battery at 1004 Clyman.
8/28/2025	Fair Oaks	Battery at Fairchild and Clyman.
8/29/2025	MerChe	Criminal trespass to property at 723 Oak.
8/29/2025	Fair Oaks	Domestic battery at Clyman.
8/30/2025	Fair Oaks	Aggravated battery and mob action at 1620 Clyman.

*Year to Date Comparisons on Next Page

Monthly Occupancy July 2025

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	103	107	96%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	134	136	99%
GRAND TOTAL THIS MONTH	487	495	98%
GRAND TOTAL LAST MONTH	487	495	99%

Monthly Occupancy August 2025

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	158	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	106	107	99%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	135	136	99%
GRAND TOTAL THIS MONTH	492	495	99%
GRAND TOTAL LAST MONTH	487	495	98%

JULY 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 47

Meetings:

- ROSS Peer Networking
- Regional Planning Committee Focus Group
- AJC (American Job Center) Roundtable

Trainings:

Referrals: Referrals made to Community Organizations/Services

- DACC Adult Education - Classes
- DMT (Danville Mass Transit) – Senior bus pass application
- AJC (American Job Center) – Job search, Job skills training classes)
- First Institute – Enrollment
- Fair Hope - Appointments

Program:

- Appointments:
 - 4 of 4 Fair Oaks/ Follow-Up Assessment/Enrollment
 - 2 of 2 Churchill and Beeler/ Follow-Up Assessment/Enrollment
 - 1 of 2 Mer Che/Follow-Up/Assessment/Enrollment
 - 2 of 2 Centennial/ Follow-Up Assessment/Enrollment
- 14 DMT Bus Passes
 - Scheduled health appointments
 - AJC (American Job Center)
 - DACC (Danville Area Community College)
 - Appointments

Other:

- Aetna Health at Mer Che

AUGUST 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 49

Meetings:

- Income/Poverty Workgroup
- CRIS Healthy Aging
- Overdose Fatality Review Team

Trainings:

- Sexual Harassment
- Illinois Child Abuse Illinois – Identifying Drug Endangered Children: A Collaborative Approach
- National Service Coordinators Conference

Referrals: Referrals made to Community Organizations/Services

- DACC Adult Education - Classes
- AJC (American Job Center) – Job search, Job skills training classes)
- Fair Hope - Appointments

Program:

- Appointments:
 - 4 of 8 Fair Oaks/ Follow-Up Assessment/Enrollment
 - 2 of 2 Churchill and Beeler/ Follow-Up Assessment/Enrollment
 - 4 of 4 Mer Che/Follow-Up/Assessment/Enrollment
 - 4 of 8 Centennial/ Follow-Up Assessment/Enrollment
- 12 DMT Bus Passes
 - Scheduled health appointments
 - DACC (Danville Area Community College)
 - Appointments

Other:

- Aetna Health at Churchill
- Global Leadership Conference
- OSF Caravan at Fair Oaks and Beeler for school physicals - 8 VHA families were able to utilize the service and have their children ready for the start of the school year.

Housing Choice Voucher July 2025 Board Report

- New Admissions: 9
- Terminations: 1
 - 1 - Deceased

		2024	2025										
Mon.		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total	
1	520	6	377	8	13	3	40	61	7	0	7	522	
2	528	6	375	8	13	3	40	60	7	0	7	519	
3	539	6	372	8	13	3	41	59	7	0	7	516	
4	547	6	380	8	12	3	43	59	7	0	7	525	
5	549	5	391	8	11	3	44	59	7	0	7	535	
6	542	7	405	8	11	3	46	59	7	0	7	553	
7	541	7	412	8	11	3	50	55	7	4	7	564	
8	534												
9	537												
10	529												
11	531												
12	528												
Grand Total	6425	43	2712	56	84	21	304	412	49	4	49	3734	

*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	522	54%
FEB	965	519	54%
MAR	965	516	53%
APR	965	525	54%
MAY	965	535	55%
JUNE	965	554	57%
JULY	964	564	58%
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	6755	3734	55%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$322,855	\$310,311	89%	\$594
FEB	\$322,856	\$313,647	97%	\$604
MAR	\$320,945	\$318,278	99%	\$617
APR	\$313,576	\$329,008	105%	\$627
MAY	\$322,766	\$340,485	105%	\$636
JUNE	\$327,214	\$348,645	107%	\$629
JULY	\$327,214	\$365,537	112%	\$648
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$2,257,436	\$2,325,911	102%	\$623

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

Housing Choice Voucher August 2025 Board Report

- New Admissions: 10
- Terminations: 3
 - 2 – Voluntary
 - 1 – Over income 180 days

		2024	2025									
Mon.												
		FUP	Reg.	DEMO II	PVC DEMO	RC DEMO	VASH	VASH 16	CP	Port-Out	PMII	Total
1	520	6	377	8	13	3	40	61	7	0	7	522
2	528	6	375	8	13	3	40	60	7	0	7	519
3	539	6	372	8	13	3	41	59	7	0	7	516
4	547	6	380	8	12	3	43	59	7	0	7	525
5	549	5	391	8	11	3	44	59	7	0	7	535
6	542	7	405	8	11	3	46	59	7	0	7	553
7	541	7	412	8	11	3	50	55	7	4	7	564
8	534	7	414	8	11	3	48	57	7	8	7	570
9	537											
10	529											
11	531											
12	528											
Grand Total	6425	50	3126	64	95	24	352	469	56	12	56	4304

*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	522	54%
FEB	965	519	54%
MAR	965	516	53%
APR	965	525	54%
MAY	965	535	55%
JUNE	965	554	57%
JULY	965	564	58%
AUG	965	570	59%
SEP			
OCT			
NOV			
DEC			
YTD	7720	4304	56%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$322,855	\$310,311	89%	\$594
FEB	\$322,856	\$313,647	97%	\$604
MAR	\$320,945	\$318,278	99%	\$617
APR	\$313,576	\$329,008	105%	\$627
MAY	\$322,766	\$340,485	105%	\$636
JUNE	\$327,214	\$348,645	107%	\$629
JULY	\$327,214	\$365,537	112%	\$648
AUG	\$327,214	\$372,416	114%	\$653
SEP				
OCT				
NOV				
DEC				
YTD	\$2,584,650	\$2,698,327	103%	\$627

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)



To: Amber McCoy, Deputy Director
 From: Tamra Hartman, Finance Manager
 Date: August 13, 2025
 Re: Finance Report

Public Housing Operating Fund

	July 2025	FY 26 YTD
COCC	(\$18,687.96)	\$5,483.46
AMP 101	(\$40,629.15)	(\$42,918.16)
AMP 102	(\$22,131.83)	(\$35,336.47)
AMP 103	(\$6,334.64)	\$7,154.04
AMP 104	(\$19,927.63)	\$9,167.66
Total	(\$107,711.21)	(\$56,449.47)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$19,016.29** for the month and an overall loss of **\$34,296.42** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$71,183.43**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$37,203.57**.

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$511,471.26**.

Notable AP Expenditures

Berglund Construction	\$417,825.00	MerChe façade project progress payment.
First Financial Bank	\$102,979.00	Energy Performance Contract loan payment.
Johnson Controls	\$24,334.50	Measurement & Verification payment.
Ridge Plumbing	\$90,287.00	Fair Oaks boiler replacement progress payment.
Silver Bros. Inc.	\$18,100.00	Park View Court demo progress payment.
SRK Heating & Air Conditioning	\$24,600.00	Rooftop Unit.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$6,497.34.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to \$19,375.15.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 07/31/2025

<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	5,848,155.68	5,848,155.68	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	330,917.29
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	4,709.12	(5,162,504.16)	3,357,592.23	434,877.32	284,644.23	1,090,099.50	(4,709.12)
112200 AR Tenants	19,375.15	0.00	15,275.17	664.75	3,293.98	141.25	169,432.43
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(169,432.43)
112500 Acct Rec HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	41,173.39	41,173.39	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	93,575.71	3,331.64	31,145.73	16,000.60	12,627.40	30,470.34	2,223.04
121102 Prepaid Soft	11,169.78	0.00	3,542.09	2,258.75	2,119.75	3,249.19	2,233.97
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,041.65
140001 Vehicles	563,634.18	0.00	361,276.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,163,652.62	76,799.56	506,475.61	248,313.53	40,815.42	291,248.50	0.00
140003 Development	13,751,472.79	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	7,359,813.97	0.00
140004 Structures	26,330,387.78	854,399.97	11,241,512.99	9,050,253.35	4,084,078.90	1,100,142.57	0.00
140005 Accum Deprec	(39,694,548.91)	(1,245,856.42)	(14,156,085.85)	(12,296,191.72)	(5,355,445.83)	(6,640,969.09)	(23,073.00)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 13,891,484.71	\$ 777,605.11	\$ 5,857,422.69	\$ 2,144,928.79	\$ 1,558,627.38	\$ 3,552,900.74	\$ 332,706.83
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	78,470.17	78,470.17	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,149.00	0.00	26,400.00	9,699.00	4,950.00	20,100.00	0.00
211704 Health Ins	(33,181.01)	(33,181.01)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,033.44)	(2,033.44)	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	(4,624.16)	(4,624.16)	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	(325.76)	(325.76)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(191.41)	(191.41)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,744.38	1,744.38	0.00	0.00	0.00	0.00	0.00
211906 Res Training	11,106.66	0.00	2,486.10	2,374.75	5,000.71	1,245.10	0.00
211913 Scrap	2,026.98	2,026.98	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	37,292.86	9,324.46	8,322.06	6,128.35	4,740.10	8,777.89	4,958.27
212001 Accrued Tax	2,852.91	713.32	636.64	468.82	362.62	671.51	379.31
213301 EPC M V	7,735.24	0.00	3,480.83	2,320.62	1,933.79	0.00	0.00
213302 EPC Replace	2,632.14	0.00	2,219.53	0.00	412.61	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	12,205.57	0.00	3,398.96	2,359.40	2,100.95	4,346.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	981,363.23	0.00	441,613.45	294,408.97	245,340.81	0.00	0.00
Total Liability	\$ 1,158,223.36	\$ 51,923.53	\$ 488,557.57	\$ 317,759.91	\$ 264,841.59	\$ 35,140.76	\$ 5,337.58
Equity							
280200 Net Fix Assets	6,975,951.02	42,689.29	1,807,101.01	1,103,914.73	1,158,641.96	2,863,604.03	18,458.40
280600 Unrestricted	7,281,759.38	677,508.83	4,575,475.90	1,153,535.89	230,250.47	644,988.29	265,635.49
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	80,293.78
Total	\$ 12,789,710.82	\$ 720,198.12	\$ 5,411,783.28	\$ 1,862,505.35	\$ 1,286,631.75	\$ 3,508,592.32	\$ 364,387.67
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (2,722.00)
Current Year Oper +/-	\$ (56,449.47)	\$ 5,483.46	\$ (42,918.16)	\$ (35,336.47)	\$ 7,154.04	\$ 9,167.66	\$ (34,296.42)
Current Year Net Assets	\$ (56,449.47)	\$ 5,483.46	\$ (42,918.16)	\$ (35,336.47)	\$ 7,154.04	\$ 9,167.66	\$ (37,018.42)
Total Equity	\$ 12,733,261.35	\$ 725,681.58	\$ 5,368,865.12	\$ 1,827,168.88	\$ 1,293,785.79	\$ 3,517,759.98	\$ 327,369.25
Liabilities & Net Assets	\$ 13,891,484.71	\$ 777,605.11	\$ 5,857,422.69	\$ 2,144,928.79	\$ 1,558,627.38	\$ 3,552,900.74	\$ 332,706.83

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 76,832.01	\$ 320,762.24	35%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ -	\$ -	0%
Other Income	\$ 901,664.00	\$ 78,126.50	\$ 230,546.91	26%
Subsidy	\$ 2,964,741.00	\$ 290,199.00	\$ 1,098,344.03	37%
Total Revenue	\$ 5,053,720.00	\$ 445,157.51	\$ 1,649,653.18	33%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 100,418.00	\$ 292,632.66	32%
Legal	\$ 25,375.00	\$ 3,812.50	\$ 4,022.50	16%
PBA Mngt. Exp.	\$ -	\$ (10,998.00)	\$ (42,471.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 2,493.78	\$ 4,578.46	27%
Other Administrative Exp	\$ 123,878.00	\$ 8,371.66	\$ 39,567.87	32%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 104,097.94</i>	<i>\$ 298,330.49</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 963.85	\$ 3,855.40	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 963.85</i>	<i>\$ 3,855.40</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 61,450.76</i>	<i>\$ 213,854.17</i>	<i>35%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 88,244.82	\$ 260,959.05	33%
Materials	\$ 390,343.00	\$ 52,290.51	\$ 191,760.17	49%
Contracts	\$ 557,530.00	\$ 82,867.52	\$ 226,159.91	41%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 223,402.85</i>	<i>\$ 678,879.13</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 18,715.15	\$ 63,402.60	28%
Employee Benefits	\$ 787,450.00	\$ 73,576.16	\$ 248,337.58	32%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 113,583.60	32%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 8,912.35	\$ 35,851.66	43%
Energy Perf Cont Expense	\$ 134,570.00	\$ 33,353.76	\$ 50,008.02	37%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 162,953.32</i>	<i>\$ 511,183.46</i>	
Total Expenses	\$ 5,051,055.00	\$ 552,868.72	\$ 1,706,102.65	34%
Surplus - (Deficit)	\$ 2,665.00	\$ (107,711.21)	\$ (56,449.47)	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 20,824.00	\$ 62,472.00	18%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 20,824.00	\$ 62,472.00	18%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 56,431.26	\$ 151,631.12	35%
Legal	\$ 6,568.00	\$ -	\$ 125.00	2%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (48,740.50)	\$ (192,666.00)	49%
Mileage/Travel/Training	\$ 5,508.00	\$ 2,402.78	\$ 4,102.11	74%
Other Administrative Exp	\$ 29,552.00	\$ 1,730.97	\$ 8,645.11	29%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ 11,824.51</i>	<i>\$ (28,162.66)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 22,493.00</i>	<i>\$ 3,046.75</i>	<i>\$ 8,323.58</i>	<i>37%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 1,953.00	\$ 73.20	\$ 152.19	8%
Contracts	\$ 53,680.00	\$ 2,825.31	\$ 7,848.22	15%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 2,898.51</i>	<i>\$ 8,000.41</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 666.32	\$ 2,665.28	33%
Employee Benefits	\$ 188,278.00	\$ 20,862.89	\$ 65,310.01	35%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 851.92	33%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 21,742.19</i>	<i>\$ 68,827.21</i>	
Total Expenses	\$ 354,263.00	\$ 39,511.96	\$ 56,988.54	16%
Surplus - (Deficit)	\$ 529.00	\$ (18,687.96)	\$ 5,483.46	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 9,682.00	\$ 43,363.45	55%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ -	\$ -	0%
Other Income	\$ 92,897.00	\$ 11,678.02	\$ 35,516.06	38%
Subsidy	\$ 1,363,706.00	\$ 133,484.50	\$ 504,150.52	37%
Total Revenue	\$ 1,624,147.00	\$ 154,844.52	\$ 583,030.03	36%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 12,211.45	\$ 39,618.06	29%
Legal	\$ 3,931.00	\$ 1,646.00	\$ 1,057.25	27%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,167.50	\$ 47,817.50	51%
Mileage/Travel/Training	\$ 4,058.00	\$ -	\$ 39.59	0%
Other Administrative Exp	\$ 26,438.00	\$ 1,510.35	\$ 9,367.10	35%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 27,535.30</i>	<i>\$ 97,899.50</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 304.79	\$ 1,219.16	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 304.79</i>	<i>\$ 1,219.16</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 19,287.90</i>	<i>\$ 68,676.09</i>	<i>36%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 35,011.50	\$ 98,135.47	32%
Materials	\$ 213,826.00	\$ 27,792.50	\$ 105,175.68	49%
Contracts	\$ 115,679.00	\$ 32,306.47	\$ 87,490.66	76%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 95,110.47</i>	<i>\$ 290,801.81</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,229.15	\$ 24,916.60	33%
Employee Benefits	\$ 192,040.00	\$ 16,355.35	\$ 54,433.73	28%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 51,845.00	33%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 2,680.27	\$ 13,652.69	40%
Energy Perf Cont Expense	\$ 60,557.00	\$ 15,009.19	\$ 22,503.61	37%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 53,235.21</i>	<i>\$ 167,351.63</i>	
Total Expenses	\$ 1,623,333.00	\$ 195,473.67	\$ 625,948.19	39%
Surplus - (Deficit)	\$ 814.00	\$ (40,629.15)	\$ (42,918.16)	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 22,416.00	\$ 97,994.20	37%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ -	\$ -	0%
Other Income	\$ 193,606.00	\$ 19,137.89	\$ 56,182.73	29%
Subsidy	\$ 501,558.00	\$ 49,094.00	\$ 185,951.00	37%
Total Revenue	\$ 1,018,768.00	\$ 90,647.89	\$ 340,127.93	33%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 10,768.91	\$ 34,295.83	30%
Legal	\$ 3,185.00	\$ 1,625.88	\$ 1,625.88	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 7,382.50	\$ 31,152.50	32%
Mileage/Travel/Training	\$ 1,594.00	\$ -	\$ 157.43	0%
Other Administrative Exp	\$ 20,806.00	\$ 1,884.23	\$ 7,583.19	36%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 21,661.52</i>	<i>\$ 74,814.83</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 211.77	\$ 847.08	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 211.77</i>	<i>\$ 847.08</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 12,301.63</i>	<i>\$ 45,068.99</i>	<i>40%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 17,671.77	\$ 54,596.99	36%
Materials	\$ 61,918.00	\$ 8,171.19	\$ 32,857.87	53%
Contracts	\$ 98,647.00	\$ 15,513.93	\$ 43,246.50	44%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 41,356.89</i>	<i>\$ 130,701.36</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,200.12	\$ 12,800.48	33%
Employee Benefits	\$ 135,953.00	\$ 13,155.04	\$ 44,964.75	33%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 34,797.28	33%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 2,187.30	\$ 16,467.21	76%
Energy Perf Cont Expense	\$ 40,371.00	\$ 10,006.13	\$ 15,002.42	37%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 37,247.91</i>	<i>\$ 124,032.14</i>	
Total Expenses	\$ 1,018,496.00	\$ 112,779.72	\$ 375,464.40	37%
Surplus - (Deficit)	\$ 272.00	\$ (22,131.83)	\$ (35,336.47)	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 17,436.00	\$ 68,862.58	32%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ -	\$ -	0%
Other Income	\$ 159,145.00	\$ 16,226.45	\$ 46,450.60	29%
Subsidy	\$ 384,718.00	\$ 37,657.50	\$ 143,098.50	37%
Total Revenue	\$ 809,766.00	\$ 71,319.95	\$ 258,411.68	32%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 8,299.66	\$ 26,526.48	30%
Legal	\$ 3,943.00	\$ 405.62	\$ 155.62	4%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,807.50	\$ 29,995.00	35%
Mileage/Travel/Training	\$ 1,750.00	\$ -	\$ 54.00	0%
Other Administrative Exp	\$ 21,919.00	\$ 1,947.90	\$ 6,833.36	31%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 18,460.68</i>	<i>\$ 63,564.46</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 182.08	\$ 728.32	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 182.08</i>	<i>\$ 728.32</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 9,377.15</i>	<i>\$ 37,975.91</i>	<i>38%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 13,737.44	\$ 36,600.33	29%
Materials	\$ 35,647.00	\$ 4,444.72	\$ 17,501.04	49%
Contracts	\$ 118,241.00	\$ 6,156.22	\$ 25,784.27	22%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 24,338.38</i>	<i>\$ 79,885.64</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,525.48	\$ 10,101.92	33%
Employee Benefits	\$ 97,513.00	\$ 7,327.83	\$ 25,819.13	26%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 16,147.08	33%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 3,067.78	\$ 4,533.19	46%
Energy Perf Cont Expense	\$ 33,642.00	\$ 8,338.44	\$ 12,501.99	37%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 25,296.30</i>	<i>\$ 69,103.31</i>	
Total Expenses	\$ 809,519.00	\$ 77,654.59	\$ 251,257.64	31%
Surplus - (Deficit)	\$ 247.00	\$ (6,334.64)	\$ 7,154.04	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 27,298.01	\$ 110,542.01	31%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ -	\$ -	0%
Other Income	\$ 101,224.00	\$ 10,260.14	\$ 29,925.52	30%
Subsidy	\$ 714,759.00	\$ 69,963.00	\$ 265,144.01	37%
Total Revenue	\$ 1,246,247.00	\$ 107,521.15	\$ 405,611.54	33%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 12,706.72	\$ 40,561.17	30%
Legal	\$ 7,748.00	\$ 135.00	\$ 1,058.75	14%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,385.00	\$ 41,230.00	35%
Mileage/Travel/Training	\$ 4,152.00	\$ 91.00	\$ 225.33	0%
Other Administrative Exp	\$ 25,163.00	\$ 1,298.21	\$ 7,139.11	28%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 24,615.93</i>	<i>\$ 90,214.36</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 265.21	\$ 1,060.84	33%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 265.21</i>	<i>\$ 1,060.84</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 17,437.33</i>	<i>\$ 53,809.60</i>	<i>30%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 21,824.11	\$ 71,626.26	37%
Materials	\$ 76,999.00	\$ 11,808.90	\$ 36,073.39	47%
Contracts	\$ 171,283.00	\$ 26,065.59	\$ 61,790.26	36%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 59,698.60</i>	<i>\$ 169,489.91</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 6,094.08	\$ 12,918.32	18%
Employee Benefits	\$ 173,666.00	\$ 15,875.05	\$ 57,809.96	33%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 9,942.32	21%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 977.00	\$ 1,198.57	7%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 25,431.71</i>	<i>\$ 81,869.17</i>	
Total Expenses	\$ 1,245,444.00	\$ 127,448.78	\$ 396,443.88	32%
Surplus - (Deficit)	\$ 803.00	\$ (19,927.63)	\$ 9,167.66	

Percent of Budget Month 4 of 12

33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 774.26	\$ 3,331.11	40%
Interest Income	\$ 14,781.00	\$ -	\$ (2,558.63)	-17%
Administrative Fees	\$ 473,502.00	\$ 36,144.00	\$ 154,238.00	33%
Total Revenue	\$ 496,681.00	\$ 36,918.26	\$ 155,010.48	31%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 31,867.51	\$ 90,397.76	33%
Legal	\$ 500.00	\$ 610.00	\$ 1,465.00	0%
Mileage/Travel/Training	\$ 2,500.00	\$ 319.00	\$ 1,802.97	0%
Other Administrative Exp	\$ 56,937.00	\$ 3,822.80	\$ 25,361.12	45%
Program Management Fee	\$ 113,354.00	\$ 10,998.00	\$ 42,471.00	37%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 47,617.31</i>	<i>\$ 161,497.85</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 444.60	\$ 1,778.40	33%
Employee Benefits	\$ 87,172.00	\$ 7,872.64	\$ 26,030.65	30%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 8,317.24</i>	<i>\$ 27,809.05</i>	
Total Expenses	\$ 536,959.00	\$ 55,934.55	\$ 189,306.90	35%
Surplus - (Deficit)	\$ (40,278.00)	\$ (19,016.29)	\$ (34,296.42)	

Percent of Budget Month 4 of 12

33%

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	7/31/2025 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	\$ -	\$ 42,096.10	\$ 34,048.48		\$ 76,144.58
	\$ 76,144.58	\$ -	\$ 42,096.10	\$ 34,048.48	44.7%	\$ 76,144.58
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 172,612.81	\$ -	\$ 148,567.81	\$ 24,045.00		\$ 172,612.81
Unit Modernization - Fair Oaks	\$ 622,942.96	\$ 71,183.43	\$ 622,942.96	\$ -		\$ 622,942.96
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	\$ 36,262.50	\$ -	\$ 1,580.00	\$ 34,682.50		\$ 36,262.50
	\$ 888,686.67	\$ 71,183.43	\$ 829,959.17	\$ 58,727.50	6.6%	\$ 888,686.67
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 13,650.95	\$ -	\$ 13,650.95	\$ -		\$ 13,650.95
Sewer and Water Line Repairs	\$ 860.00	\$ -	\$ 860.00	\$ -		\$ 860.00
Roadway Paving/Curb Upgrades - Beeler	\$ 49,488.65	\$ -	\$ 49,488.65	\$ -		\$ 49,488.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 71,349.60	\$ -	\$ 71,349.60	\$ -	0.0%	\$ 71,349.60
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 216,655.85	\$ -	\$ 216,655.85	\$ -		\$ 216,655.85
	\$ 216,655.85	\$ -	\$ 216,655.85	\$ -	0.0%	\$ 216,655.85
Total	\$ 2,167,911.00	\$ 71,183.43	\$ 2,075,135.02	\$ 92,775.98	4.3%	\$ 2,167,911.00

Percent Obligated 100.0%

CAPITAL FUND 2023 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	7/31/2025 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	\$ 82,346.70	\$ -	\$ 41,785.37	\$ 40,561.33		\$ 82,346.70
	\$ 82,346.70	\$ -	\$ 41,785.37	\$ 40,561.33	49.3%	\$ 82,346.70
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 4,739.22	\$ -	\$ 4,739.22	\$ -		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 337,136.56	\$ 19,103.57	\$ 303,779.29	\$ 33,357.27		\$ 337,136.56
Roof Replacement - Fair Oaks	\$ 129,733.76	\$ -	\$ 129,733.76	\$ -		\$ 129,733.76
Appliance Replacement	\$ 44,768.66	\$ -	\$ 44,768.66	\$ -		\$ 44,768.66
Appliance Replacement - Centennial Manor	\$ 27,840.81	\$ -	\$ 27,840.81	\$ -		\$ 27,840.81
	\$ 544,219.01	\$ 19,103.57	\$ 510,861.74	\$ 33,357.27	\$ -	\$ 544,219.01
Non-Dwelling/Dwelling Unit - Site Work 1480						
Update Lobby Restrooms - Centennial Manor	\$ -	\$ -	\$ -	\$ -		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 150,886.00	\$ -	\$ -	\$ 150,886.00		\$ 150,886.00
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	\$ -	\$ 222,171.90	\$ -		\$ 222,171.90
Landscape Upgrades - MerChe	\$ 33,357.91	\$ -	\$ 33,357.91	\$ -		\$ 33,357.91
	\$ 471,836.51	\$ -	\$ 320,950.51	\$ 150,886.00	32.0%	\$ 471,836.51
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 216,317.98	\$ 18,100.00	\$ 210,836.78	\$ 5,481.20		\$ 216,317.98
	\$ 216,317.98	\$ 18,100.00	\$ 210,836.78	\$ 5,481.20	2.5%	\$ 216,317.98
Total	\$ 2,230,308.00	\$ 37,203.57	\$ 2,000,022.20	\$ 230,285.80	10.3%	\$ 2,230,308.00

Percent Obligated 100.0%

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	7/30/2025 Obligation
Operations 1406	\$ 458,128.00	\$ 41,648.00	\$ 124,944.00	\$ 333,184.00	72.7%	\$ 458,128.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 1,052.31	\$ -	\$ -	\$ 1,052.31		\$ -
Surveillance System	\$ 16,259.23	\$ -	\$ 5,315.08	\$ 10,944.15		\$ 5,315.08
Staff Training	\$ 15,688.46	\$ -	\$ 15,688.46	\$ -		\$ 15,688.46
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,000.00	\$ 678.21	\$ 6,105.51	\$ 1,894.49		\$ 6,105.51
	\$ 76,000.00	\$ 678.21	\$ 27,109.05	\$ 48,890.95	64.3%	\$ 27,109.05
Administration 1410						
Administration Costs	\$ 229,064.00	\$ 20,824.00	\$ 62,472.00	\$ 166,592.00	72.7%	\$ 229,064.00
Contract Administration 1480						
A/E Services	\$ 50,000.00	\$ 5,896.05	\$ 25,566.67	\$ 24,433.33		\$ 25,566.67
	\$ 50,000.00	\$ 5,896.05	\$ 25,566.67	\$ 24,433.33	48.9%	\$ 25,566.67
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 272,433.00	\$ -	\$ -	\$ 272,433.00		\$ 266,710.73
	\$ 272,433.00	\$ -	\$ -	\$ 272,433.00	100.0%	\$ 266,710.73
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 949,000.00	\$ 417,825.00	\$ 620,775.00	\$ 328,225.00		\$ 949,000.00
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 123,904.50	\$ -	\$ 61,952.50	\$ 61,952.00		\$ 123,904.50
Fencing Upgrade - MerChe	\$ 27,754.50	\$ -	\$ -	\$ 27,754.50		\$ 27,754.50
Sewer and Water Line Repairs	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 47,567.00	\$ 24,600.00	\$ 24,600.00	\$ 22,967.00		\$ 47,567.00
Hot Water Tank - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation	\$ -	\$ -	\$ -	\$ -		\$ -
Tuckpointing - Admin Building	\$ 34,000.00	\$ -	\$ -	\$ 34,000.00		\$ 34,000.00
Landscape Upgrades	\$ 12,790.00	\$ -	\$ 6,639.50	\$ 6,150.50		\$ 6,639.50
	\$ 1,205,016.00	\$ 442,425.00	\$ 713,967.00	\$ 491,049.00	40.8%	\$ 1,188,865.50
Total	\$ 2,290,641.00	\$ 511,471.26	\$ 954,058.72	\$ 1,336,582.28	58.3%	\$ 2,195,443.95

Percent Obligated 95.8%

ROSS Grant - Vermilion Housing Authority
ROSS241891
July 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	\$ 4,894.42	\$ 67,066.67	\$ 108,092.33	61.7%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ 1,225.00	\$ 2,312.00	\$ 5,188.00	
	\$ 7,500.00	\$ 1,225.00	\$ 2,312.00	\$ 5,188.00	69.2%
Administrative Costs 1868					
Administrative Costs	\$ 18,266.00	\$ 377.92	\$ 7,140.65	\$ 11,125.35	
	\$ 18,266.00	\$ 377.92	\$ 7,140.65	\$ 11,125.35	60.9%
Total	\$ 200,925.00	\$ 6,497.34	\$ 76,519.32	\$ 124,405.68	61.9%

Vermilion Housing Authority
First Financial Bank - Authority Account
July 2025

Balance Sheet

Assets

111105 Cash	321,569.20
Total Assets	<u>321,569.20</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	161.16
Total Liabilities & Equity	<u>321,569.20</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.96	161.16
Other Income	0.00	0.00
Total Revenue	<u>40.96</u>	<u>161.16</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
Surplus - (Deficit)	40.96	161.16

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
July 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-25	\$	6,928.73	0.76%
April-25	\$	11,338.93	1.22%
May-25	\$	12,724.13	1.36%
June-25	\$	18,397.20	1.96%
July-25	\$	19,375.15	2.06%
August-25			0.00%
September-25			0.00%
October-25			0.00%
November-25			0.00%
December-25			0.00%
January-26			0.00%
February-26			0.00%
March-26			0.00%

Vermilion Housing Authority

Ap Expenditures

July 2025

Amber McCoy	\$91.20
Ameren Illinois	\$24,686.03
Aqua Illinois Inc	\$14,996.01
Atlantic Services, INC	\$891.25
B & D Sales And Service	\$536.87
Bacon & Van Buskirk	\$5,031.58
Barton Carrolls Inc.	\$4,661.00
Berglund Construction Company	\$417,825.00
Blackie's	\$1,018.00
Blaine Window Hardware	\$495.41
Botts Locksmith	\$1,283.00
Brickyard Landfill - 4725	\$1,274.00
Canady Laboratories, Inc.	\$554.40
Caveman's Tree Service	\$600.00
Citibank, N.A.	\$319.98
City of Danville	\$15,365.26
City of Hoopeston	\$1,777.87
C-N Custom Steel Work, Inc.	\$4,145.00
Comcast Cable	\$648.33
Connor Company	\$2,274.43
Constellation NewEnergy, Inc.	\$1,186.54
CTS Computer Center	\$6,238.00
Danville Area Community College	\$377.92
DP Supply, INC	\$267.89
Farnsworth Group Inc.	\$5,896.05
Fastenal	\$253.19
First Financial Bank	\$102,979.00
First Nonprofit Unemployment Program	\$5,094.00
Frank's House Of Color Inc.	\$319.98
General Electric Co	\$728.54
Georgetown Waterworks	\$2,602.52
Gibson Teldata, Inc.	\$1,296.09
Grainger, Inc	\$425.33
Hd Supply Facilities Maintenance	\$21,361.30
Health Alliance	\$36,494.29
Heidrick Septic Service Inc.	\$950.00
Hillard Bynum	\$400.00
Housing-Renewal & Local Agency Retirement	\$24,896.62
Huber & Mudd LLC	\$4,422.50
Illini FS	\$1,328.61
Jaclyn Vinson	\$364.78
Johnson Controls	\$24,334.50
Johnson Controls Security Solutions	\$710.77
Jorge A Tapia Caamano	\$9,186.00
Kelly Printing Company Inc.	\$335.85
Kone Inc.	\$1,511.83
Lahne Lawncare	\$670.00
Lansing Housing Products Inc	\$2,012.28
Latoz Hardware Inc.	\$137.10
Lowe's	\$2,096.30
Menards - Menards Of Danville	\$1,397.54
Metropolitan Life Insurance Company	\$2,378.63
Municipal Water Utility	\$337.32
Nelson's Lawn Care	\$6,720.00
NUSO, LLC	\$1,638.75
Oil Changers, Inc	\$174.53
Olympic Hardware	\$130.40
Online Information Services Inc.	\$1,171.60
Owens Excavating & Trucking LLC	\$975.90
Patton, Terrance	\$1,915.00
PDQ Supply Inc.	\$732.82
Peerless Network	\$2,014.53
Quadient Finance USA, Inc	\$3,000.00
Quill	\$1,084.06
Replacement Window System, Inc.	\$1,980.00
Republic Services #726	\$7,484.87
Ridge Plumbing Contractor, LLC	\$106,076.67

Rita F Buckley	\$200.00
Samantha Bruens	\$169.78
Sherrod Swafford Sr.	\$1,915.00
Sherwin-Williams	\$352.49
Silver Bros. Inc.	\$18,100.00
Sparklight Business	\$336.96
SRK Heating & Air Conditioning, LLC	\$24,600.00
Stuard & Associates, Inc	\$840.00
Tamra Hartman	\$91.20
Terminix Services	\$10,005.00
The Lincoln National Life Insurance Co.	\$239.80
The Nelrod Company	\$319.00
TK Elevator Corporation	\$10,075.10
Verizon Connect	\$311.20
Verizon Wireless	\$168.80
Village of Rossville	\$632.97
Vision Service Plan	\$279.72
Wagner Communications Inc.	\$677.94
Watts Copy System	\$630.91

Total for all Vendors

966,510.89

To: Amber McCoy, Deputy Director
From: Tamra Hartman, Finance Manager
Date: September 10, 2025
Re: Finance Report

Public Housing Operating Fund

	August 2025	FY 26 YTD
COCC	(\$6,736.92)	\$31,688.30
AMP 101	(\$89,940.17)	(\$132,858.33)
AMP 102	(\$25,921.65)	(\$62,578.12)
AMP 103	(\$14,659.75)	(\$6,185.71)
AMP 104	(\$16,166.03)	(\$6,998.37)
Total	(\$153,424.52)	(\$176,932.23)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$6,535.41** for the month and an overall loss of **\$27,761.01** for the year.

Public Housing Capital Fund

Capital Fund 2022, VHA, funds were drawn down in the amount of **\$34,345.48**.

Capital Fund 2023, VHA, funds were drawn down in the amount of **\$73,918.60**.

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$225,335.03**.

Notable AP Expenditures

Berglund Construction	\$168,448.56	MerChe façade project progress payment.
Kruger Tuckpointing	\$34,000.00	Fair Oaks administration building tuckpointing.
Midwest Asphalt	\$11,930.00	Fair Oaks mulch at playground. Fair Oaks potholes filled & parking curbs painted.
Owens Excavating	\$21,726.21	Churchill Towers concrete work and roadway repairs. MerChe bored sewer line repaired. Fair Oaks sidewalks & water main break.
Ridge Plumbing	\$116,511.65	Fair Oaks boiler replacement payment.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$6,458.85.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$19,250.66.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 08/31/2025

<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	5,662,640.77	5,662,640.77	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	323,830.90
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	(3,055.14)	(5,076,110.63)	3,292,063.41	420,833.31	278,903.23	1,081,255.54	2,758.14
112200 AR Tenants	19,250.66	0.00	12,047.30	1,075.35	4,205.51	1,922.50	168,050.57
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(168,050.57)
113000 Acct Rec FCHA	48,860.04	48,860.04	0.00	0.00	0.00	0.00	0.00
121100 Prepaid WC	35,110.48	35,110.48	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	74,860.56	2,665.32	24,916.59	12,800.49	10,101.92	24,376.24	1,778.44
121102 Prepaid Soft	8,935.82	0.00	2,833.68	1,806.99	1,695.79	2,599.36	1,787.18
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,749.98
140001 Vehicles	563,634.18	0.00	361,276.68	56,319.00	18,492.00	127,546.50	23,073.00
140002 Equipment	1,163,652.62	76,799.56	506,475.61	248,313.53	40,815.42	291,248.50	0.00
140003 Development	13,751,472.79	325,444.90	2,161,339.92	2,543,107.00	1,361,767.00	7,359,813.97	0.00
140004 Structures	26,330,387.78	854,399.97	11,241,512.99	9,050,253.35	4,084,078.90	1,100,142.57	0.00
140005 Accum Deprec	(39,722,944.81)	(1,246,069.40)	(14,169,047.10)	(12,304,891.04)	(5,359,482.60)	(6,643,454.67)	(23,073.00)
140006 Land	914,591.00	36,160.55	397,766.05	151,874.31	137,410.09	191,380.00	0.00
140100 EPC	4,844,122.24	0.00	1,937,648.90	1,937,648.90	968,824.44	0.00	0.00
Total Assets	\$ 13,691,533.17	\$ 720,401.56	\$ 5,768,767.20	\$ 2,118,944.19	\$ 1,546,811.70	\$ 3,536,608.52	\$ 331,904.64
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,599.00	0.00	26,100.00	10,449.00	5,000.00	20,050.00	0.00
211704 Health Ins	(36,287.07)	(36,287.07)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(2,160.77)	(2,160.77)	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	(4,295.50)	(4,295.50)	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	(363.84)	(363.84)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(179.21)	(179.21)	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	11,818.63	0.00	2,605.44	2,484.07	5,197.46	1,531.66	0.00
211913 Scrap	1,763.75	1,763.75	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	37,292.86	9,324.46	8,322.06	6,128.35	4,740.10	8,777.89	4,958.27
212001 Accrued Tax	2,852.91	713.32	636.64	468.82	362.62	671.51	379.31
213301 EPC M V	11,790.99	0.00	5,305.92	3,537.35	2,947.72	0.00	0.00
213302 EPC Replace	3,739.36	0.00	3,019.45	(22.94)	742.85	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	11,180.14	0.00	2,851.25	1,971.31	2,374.07	3,983.51	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	980,003.33	0.00	441,001.49	294,001.00	245,000.84	0.00	0.00
Total Liability	\$ 1,078,754.58	\$ (31,484.86)	\$ 489,842.25	\$ 319,016.96	\$ 266,365.66	\$ 35,014.57	\$ 5,337.58
Equity							
280200 Net Fix Assets	6,975,951.02	42,689.29	1,807,101.01	1,103,914.73	1,158,641.96	2,863,604.03	18,458.40
280600 Unrestricted	7,281,759.38	677,508.83	4,575,475.90	1,153,535.89	230,250.47	644,988.29	270,714.49
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	75,905.71
Total	\$ 12,789,710.82	\$ 720,198.12	\$ 5,411,783.28	\$ 1,862,505.35	\$ 1,286,631.75	\$ 3,508,592.32	\$ 365,078.60
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (10,750.53)
Current Year Oper +/-	\$ (176,932.23)	\$ 31,688.30	\$ (132,858.33)	\$ (62,578.12)	\$ (6,185.71)	\$ (6,998.37)	\$ (27,761.01)
Current Year Net Assets	\$ (176,932.23)	\$ 31,688.30	\$ (132,858.33)	\$ (62,578.12)	\$ (6,185.71)	\$ (6,998.37)	\$ (38,511.54)
Total Equity	\$ 12,612,778.59	\$ 751,886.42	\$ 5,278,924.95	\$ 1,799,927.23	\$ 1,280,446.04	\$ 3,501,593.95	\$ 326,567.06
Liabilities & Net Assets	\$ 13,691,533.17	\$ 720,401.56	\$ 5,768,767.20	\$ 2,118,944.19	\$ 1,546,811.70	\$ 3,536,608.52	\$ 331,904.64

Vermillion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
August 2025

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 75,750.00	\$ 396,512.24	43%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ 90,549.62	\$ 90,549.62	34%
Other Income	\$ 901,664.00	\$ 24,508.53	\$ 287,997.20	32%
Subsidy	\$ 2,964,741.00	\$ -	\$ 1,098,344.03	37%
Total Revenue	\$ 5,053,720.00	\$ 190,808.15	\$ 1,873,403.09	37%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 71,342.86	\$ 363,975.52	40%
Legal	\$ 25,375.00	\$ (500.00)	\$ 3,522.50	14%
PBA Mngt. Exp.	\$ -	\$ (11,095.50)	\$ (53,566.50)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 9,961.68	\$ 14,540.14	85%
Other Administrative Exp	\$ 123,878.00	\$ 5,264.49	\$ 44,832.36	36%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 74,973.53</i>	<i>\$ 373,304.02</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 1,041.47	\$ 4,896.87	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 1,041.47</i>	<i>\$ 4,896.87</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 54,311.99</i>	<i>\$ 268,166.16</i>	<i>44%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 63,179.12	\$ 324,138.17	41%
Materials	\$ 390,343.00	\$ 34,579.50	\$ 226,339.67	58%
Contracts	\$ 557,530.00	\$ 57,852.97	\$ 284,012.88	51%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 155,611.59</i>	<i>\$ 834,490.72</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ (24,453.56)	\$ 38,949.04	17%
Employee Benefits	\$ 787,450.00	\$ 45,698.90	\$ 294,036.48	37%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 141,979.50	40%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 4,461.33	\$ 40,312.99	48%
Energy Perf Cont Expense	\$ 134,570.00	\$ 4,191.52	\$ 54,199.54	40%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 58,294.09</i>	<i>\$ 569,477.55</i>	
Total Expenses	\$ 5,051,055.00	\$ 344,232.67	\$ 2,050,335.32	41%
Surplus - (Deficit)	\$ 2,665.00	\$ (153,424.52)	\$ (176,932.23)	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 15,918.28	\$ 111,332.04	31%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 15,918.28	\$ 111,332.04	31%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 43,796.97	\$ 195,428.09	46%
Legal	\$ 6,568.00	\$ -	\$ 125.00	2%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (49,225.50)	\$ (241,891.50)	62%
Mileage/Travel/Training	\$ 5,508.00	\$ 8,186.38	\$ 12,288.49	223%
Other Administrative Exp	\$ 29,552.00	\$ 1,290.58	\$ 9,935.69	34%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ 4,048.43</i>	<i>\$ (24,114.23)</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>\$ 22,493.00</i>	<i>\$ 3,029.90</i>	<i>\$ 11,353.48</i>	<i>50%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 1,953.00	\$ 64.15	\$ 216.34	11%
Contracts	\$ 53,680.00	\$ 2,972.86	\$ 10,821.08	20%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 3,037.01</i>	<i>\$ 11,037.42</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ (636.65)	\$ 2,028.63	25%
Employee Benefits	\$ 188,278.00	\$ 12,963.53	\$ 78,273.54	42%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 1,064.90	42%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 12,539.86</i>	<i>\$ 81,367.07</i>	
Total Expenses	\$ 354,263.00	\$ 22,655.20	\$ 79,643.74	22%
Surplus - (Deficit)	\$ 529.00	\$ (6,736.92)	\$ 31,688.30	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 7,486.00	\$ 50,849.45	65%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ 29,881.39	\$ 29,881.39	34%
Other Income	\$ 92,897.00	\$ 5,562.00	\$ 41,078.06	44%
Subsidy	\$ 1,363,706.00	\$ -	\$ 504,150.52	37%
Total Revenue	\$ 1,624,147.00	\$ 42,929.39	\$ 625,959.42	39%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 7,549.86	\$ 47,167.92	34%
Legal	\$ 3,931.00	\$ (250.00)	\$ 807.25	21%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,245.00	\$ 60,062.50	64%
Mileage/Travel/Training	\$ 4,058.00	\$ 563.52	\$ 603.11	0%
Other Administrative Exp	\$ 26,438.00	\$ 1,335.34	\$ 10,702.44	40%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 21,443.72</i>	<i>\$ 119,343.22</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 329.34	\$ 1,548.50	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 329.34</i>	<i>\$ 1,548.50</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 16,873.70</i>	<i>\$ 85,549.79</i>	<i>44%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 27,608.80	\$ 125,744.27	41%
Materials	\$ 213,826.00	\$ 20,480.19	\$ 125,655.87	59%
Contracts	\$ 115,679.00	\$ 25,632.15	\$ 113,122.81	98%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 73,721.14</i>	<i>\$ 364,522.95</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ (9,469.34)	\$ 15,447.26	21%
Employee Benefits	\$ 192,040.00	\$ 10,910.74	\$ 65,344.47	34%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 64,806.25	42%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 4,212.83	\$ 17,865.52	52%
Energy Perf Cont Expense	\$ 60,557.00	\$ 1,886.18	\$ 24,389.79	40%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 20,501.66</i>	<i>\$ 187,853.29</i>	
Total Expenses	\$ 1,623,333.00	\$ 132,869.56	\$ 758,817.75	47%
Surplus - (Deficit)	\$ 814.00	\$ (89,940.17)	\$ (132,858.33)	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 21,975.00	\$ 119,969.20	45%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ 19,920.91	\$ 19,920.91	34%
Other Income	\$ 193,606.00	\$ 861.25	\$ 57,043.98	29%
Subsidy	\$ 501,558.00	\$ -	\$ 185,951.00	37%
Total Revenue	\$ 1,018,768.00	\$ 42,757.16	\$ 382,885.09	38%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 6,785.18	\$ 41,081.01	36%
Legal	\$ 3,185.00	\$ -	\$ 1,625.88	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,215.00	\$ 40,687.50	42%
Mileage/Travel/Training	\$ 1,594.00	\$ 386.45	\$ 543.88	0%
Other Administrative Exp	\$ 20,806.00	\$ 1,012.72	\$ 8,595.91	41%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 16,399.35</i>	<i>\$ 92,534.18</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 228.82	\$ 1,075.90	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 228.82</i>	<i>\$ 1,075.90</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 10,354.95</i>	<i>\$ 55,423.94</i>	<i>49%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 12,042.49	\$ 66,639.48	44%
Materials	\$ 61,918.00	\$ 7,082.52	\$ 39,940.39	65%
Contracts	\$ 98,647.00	\$ 8,076.86	\$ 51,323.36	52%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 27,201.87</i>	<i>\$ 157,903.23</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ (3,552.14)	\$ 9,248.34	24%
Employee Benefits	\$ 135,953.00	\$ 8,197.18	\$ 53,161.93	39%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 43,496.60	42%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ (108.00)	\$ 16,359.21	76%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,257.46	\$ 16,259.88	40%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 14,493.82</i>	<i>\$ 138,525.96</i>	
Total Expenses	\$ 1,018,496.00	\$ 68,678.81	\$ 445,463.21	44%
Surplus - (Deficit)	\$ 272.00	\$ (25,921.65)	\$ (62,578.12)	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 18,229.00	\$ 87,091.58	40%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ 16,298.93	\$ 16,298.93	34%
Other Income	\$ 159,145.00	\$ 1,246.00	\$ 47,696.60	30%
Subsidy	\$ 384,718.00		\$ 143,098.50	37%
Total Revenue	\$ 809,766.00	\$ 35,773.93	\$ 294,185.61	36%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 5,223.57	\$ 31,750.05	36%
Legal	\$ 3,943.00	\$ (250.00)	\$ (94.38)	-2%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,207.50	\$ 35,882.50	42%
Mileage/Travel/Training	\$ 1,750.00	\$ 299.57	\$ 353.57	0%
Other Administrative Exp	\$ 21,919.00	\$ 686.46	\$ 7,519.82	34%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 13,167.10</i>	<i>\$ 75,411.56</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 196.75	\$ 925.07	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 196.75</i>	<i>\$ 925.07</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 8,553.66</i>	<i>\$ 46,529.57</i>	<i>47%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 8,943.37	\$ 45,543.70	36%
Materials	\$ 35,647.00	\$ 1,907.99	\$ 19,409.03	54%
Contracts	\$ 118,241.00	\$ 10,478.09	\$ 36,262.36	31%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 21,329.45</i>	<i>\$ 101,215.09</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ (2,664.31)	\$ 7,437.61	25%
Employee Benefits	\$ 97,513.00	\$ 4,194.38	\$ 30,013.51	31%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 20,183.85	42%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 572.00	\$ 5,105.19	52%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,047.88	\$ 13,549.87	40%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 7,186.72</i>	<i>\$ 76,290.03</i>	
Total Expenses	\$ 809,519.00	\$ 50,433.68	\$ 300,371.32	37%
Surplus - (Deficit)	\$ 247.00	\$ (14,659.75)	\$ (6,185.71)	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 28,060.00	\$ 138,602.01	39%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ 24,448.39	\$ 24,448.39	34%
Other Income	\$ 101,224.00	\$ 921.00	\$ 30,846.52	30%
Subsidy	\$ 714,759.00	\$ -	\$ 265,144.01	37%
Total Revenue	\$ 1,246,247.00	\$ 53,429.39	\$ 459,040.93	37%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 7,987.28	\$ 48,548.45	36%
Legal	\$ 7,748.00	\$ -	\$ 1,058.75	14%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,462.50	\$ 51,692.50	44%
Mileage/Travel/Training	\$ 4,152.00	\$ 525.76	\$ 751.09	0%
Other Administrative Exp	\$ 25,163.00	\$ 939.39	\$ 8,078.50	32%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 19,914.93</i>	<i>\$ 110,129.29</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 286.56	\$ 1,347.40	42%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 286.56</i>	<i>\$ 1,347.40</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 15,499.78</i>	<i>\$ 69,309.38</i>	<i>38%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 14,584.46	\$ 86,210.72	44%
Materials	\$ 76,999.00	\$ 5,044.65	\$ 41,118.04	53%
Contracts	\$ 171,283.00	\$ 10,693.01	\$ 72,483.27	42%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 30,322.12</i>	<i>\$ 199,812.03</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ (8,131.12)	\$ 4,787.20	7%
Employee Benefits	\$ 173,666.00	\$ 9,433.07	\$ 67,243.03	39%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 12,427.90	26%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ (215.50)	\$ 983.07	6%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 3,572.03</i>	<i>\$ 85,441.20</i>	
Total Expenses	\$ 1,245,444.00	\$ 69,595.42	\$ 466,039.30	37%
Surplus - (Deficit)	\$ 803.00	\$ (16,166.03)	\$ (6,998.37)	

Percent of Budget Month 5 of 12

42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 690.93	\$ 4,022.04	48%
Interest Income	\$ 14,781.00	\$ 6,269.31	\$ 3,710.68	25%
Administrative Fees	\$ 473,502.00	\$ 36,474.00	\$ 190,712.00	40%
Total Revenue	\$ 496,681.00	\$ 43,434.24	\$ 198,444.72	40%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 20,005.52	\$ 110,403.28	41%
Legal	\$ 500.00	\$ -	\$ 1,465.00	0%
Mileage/Travel/Training	\$ 2,500.00	\$ 138.99	\$ 1,941.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 3,780.24	\$ 29,141.36	51%
Program Management Fee	\$ 113,354.00	\$ 11,095.50	\$ 53,566.50	47%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 35,020.25</i>	<i>\$ 196,518.10</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ (974.68)	\$ 803.72	15%
Employee Benefits	\$ 87,172.00	\$ 2,853.26	\$ 28,883.91	33%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 1,878.58</i>	<i>\$ 29,687.63</i>	
Total Expenses	\$ 536,959.00	\$ 36,898.83	\$ 226,205.73	42%
Surplus - (Deficit)	\$ (40,278.00)	\$ 6,535.41	\$ (27,761.01)	

Percent of Budget Month 5 of 12 42%

CAPITAL FUND 2022 - Vermilion Housing Authority

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

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2025 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	\$ 42,096.10	\$ -	\$ 42,096.10	\$ -		\$ 42,096.10
	\$ 42,096.10	\$ -	\$ 42,096.10	\$ -	0.0%	\$ 42,096.10
Dwelling Unit - Interior/Exterior 1480						
Roof Replacement - Centennial Manor	\$ 172,612.81	\$ -	\$ 148,567.81	\$ 24,045.00		\$ 172,612.81
Unit Modernization - Fair Oaks	\$ 641,647.74	\$ 18,704.78	\$ 641,647.74	\$ -		\$ 641,647.74
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	\$ 35,965.50	\$ -	\$ 1,580.00	\$ 34,385.50		\$ 35,965.50
	\$ 907,094.45	\$ 18,704.78	\$ 848,663.95	\$ 58,430.50	6.4%	\$ 907,094.45
Non-Dwelling/Dwelling Unit - Site Work 1480						
Bus Stop Pavilion - Fair Oaks	\$ 13,650.95	\$ -	\$ 13,650.95	\$ -		\$ 13,650.95
Sewer and Water Line Repairs	\$ 6,156.70	\$ 5,296.70	\$ 6,156.70	\$ -		\$ 6,156.70
Roadway Paving/Curb Upgrades - Beeler	\$ 59,832.65	\$ 10,344.00	\$ 59,832.65	\$ -		\$ 59,832.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 86,990.30	\$ 15,640.70	\$ 86,990.30	\$ -	0.0%	\$ 86,990.30
Dwelling Unit - Demolition 1480						
Demolition - Parkview	\$ 216,655.85	\$ -	\$ 216,655.85	\$ -		\$ 216,655.85
	\$ 216,655.85	\$ -	\$ 216,655.85	\$ -	0.0%	\$ 216,655.85
Total	\$ 2,167,911.00	\$ 34,345.48	\$ 2,109,480.50	\$ 58,430.50	2.7%	\$ 2,167,911.00

Percent Obligated 100.0%

August 31, 2025

CAPITAL FUND 2023 - Vermilion Housing Authority

Obligation Date: 2/16/2025

Close Out Date: 2/16/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2025 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	\$ 41,785.37	\$ -	\$ 41,785.37	\$ -		\$ 41,785.37
	\$ 41,785.37	\$ -	\$ 41,785.37	\$ -	0.0%	\$ 41,785.37
Dwelling Unit - Interior/Exterior 1480						
Flooring Upgrade - Centennial Manor	\$ 4,739.22	\$ -	\$ 4,739.22	\$ -		\$ 4,739.22
Unit Modernization - Fair Oaks	\$ 375,362.38	\$ 71,583.09	\$ 375,362.38	\$ -		\$ 375,362.38
Roof Replacement - Fair Oaks	\$ 129,733.76	\$ -	\$ 129,733.76	\$ -		\$ 129,733.76
Appliance Replacement	\$ 44,768.66	\$ -	\$ 44,768.66	\$ -		\$ 44,768.66
Appliance Replacement - Centennial Manor	\$ 27,840.81	\$ -	\$ 27,840.81	\$ -		\$ 27,840.81
	\$ 582,444.83	\$ 71,583.09	\$ 582,444.83	\$ -	\$ -	\$ 582,444.83
Non-Dwelling/Dwelling Unit - Site Work 1480						
Update Lobby Restrooms - Centennial Manor	\$ -	\$ -	\$ -	\$ -		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 150,886.00	\$ -	\$ -	\$ 150,886.00		\$ 150,886.00
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	\$ 224,507.41	\$ 2,335.51	\$ 224,507.41	\$ -		\$ 224,507.41
Landscape Upgrades - MerChe	\$ 33,357.91	\$ -	\$ 33,357.91	\$ -		\$ 33,357.91
	\$ 474,172.02	\$ 2,335.51	\$ 323,286.02	\$ 150,886.00	31.8%	\$ 474,172.02
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 216,317.98	\$ -	\$ 210,836.78	\$ 5,481.20		\$ 216,317.98
	\$ 216,317.98	\$ -	\$ 210,836.78	\$ 5,481.20	2.5%	\$ 216,317.98
Total	\$ 2,230,308.00	\$ 73,918.60	\$ 2,073,940.80	\$ 156,367.20	7.0%	\$ 2,230,308.00

Percent Obligated 100.0%

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	8/31/2025 Obligation
Operations 1406	\$ 458,128.00	\$ -	\$ 124,944.00	\$ 333,184.00	72.7%	\$ 458,128.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ 1,052.31	\$ -	\$ -	\$ 1,052.31		\$ -
Surveillance System	\$ 16,259.23	\$ -	\$ 5,315.08	\$ 10,944.15		\$ 5,315.08
Staff Training	\$ 15,688.46	\$ -	\$ 15,688.46	\$ -		\$ 15,688.46
IT Improvements	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00		\$ -
Background Check Information	\$ 8,000.00	\$ 1,322.19	\$ 7,427.70	\$ 572.30		\$ 7,427.70
	\$ 76,000.00	\$ 1,322.19	\$ 28,431.24	\$ 47,568.76	62.6%	\$ 28,431.24
Administration 1410						
Administration Costs	\$ 229,064.00	\$ -	\$ 62,472.00	\$ 166,592.00	72.7%	\$ 229,064.00
Contract Administration 1480						
A/E Services	\$ 66,150.50	\$ 2,034.15	\$ 27,600.82	\$ 38,549.68		\$ 27,600.82
	\$ 66,150.50	\$ 2,034.15	\$ 27,600.82	\$ 38,549.68	58.3%	\$ 27,600.82
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 272,433.00	\$ 19,530.13	\$ 19,530.13	\$ 252,902.87		\$ 266,710.73
	\$ 272,433.00	\$ 19,530.13	\$ 19,530.13	\$ 252,902.87	92.8%	\$ 266,710.73
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 949,000.00	\$ 168,448.56	\$ 789,223.56	\$ 159,776.44		\$ 949,000.00
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 123,904.50	\$ -	\$ 61,952.50	\$ 61,952.00		\$ 123,904.50
Fencing Upgrade - MerChe	\$ 27,754.50	\$ -	\$ -	\$ 27,754.50		\$ 27,754.50
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 47,567.00	\$ -	\$ 24,600.00	\$ 22,967.00		\$ 47,567.00
Hot Water Tank - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation	\$ -	\$ -	\$ -	\$ -		\$ -
Tuckpointing - Admin Building	\$ 34,000.00	\$ 34,000.00	\$ 34,000.00	\$ -		\$ 34,000.00
Landscape Upgrades	\$ 6,639.50	\$ -	\$ 6,639.50	\$ -		\$ 6,639.50
	\$ 1,188,865.50	\$ 202,448.56	\$ 916,415.56	\$ 272,449.94	22.9%	\$ 1,188,865.50
Total	\$ 2,290,641.00	\$ 225,335.03	\$ 1,179,393.75	\$ 1,111,247.25	48.5%	\$ 2,198,800.29

Percent Obligated 96.0%

ROSS Grant - Vermilion Housing Authority
ROSS241891
August 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	\$ 4,894.40	\$ 71,961.07	\$ 103,197.93	58.9%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ 895.84	\$ 3,207.84	\$ 4,292.16	
	\$ 7,500.00	\$ 895.84	\$ 3,207.84	\$ 4,292.16	57.2%
Adminstrative Costs 1868					
Adminstrative Costs	\$ 18,266.00	\$ 668.61	\$ 7,809.26	\$ 10,456.74	
	\$ 18,266.00	\$ 668.61	\$ 7,809.26	\$ 10,456.74	57.2%
Total	\$ 200,925.00	\$ 6,458.85	\$ 82,978.17	\$ 117,946.83	58.7%

Vermilion Housing Authority
First Financial Bank - Authority Account
August 2025

Balance Sheet

Assets

111105 Cash	321,610.17
Total Assets	<u>321,610.17</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	202.13
Total Liabilities & Equity	<u>321,610.17</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.97	202.13
Other Income	0.00	0.00
Total Revenue	<u>40.97</u>	<u>202.13</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
Surplus - (Deficit)	40.97	202.13

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
August 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-25	\$	6,928.73	0.76%
April-25	\$	11,338.93	1.22%
May-25	\$	12,724.13	1.36%
June-25	\$	18,397.20	1.96%
July-25	\$	19,375.15	2.06%
August-25	\$	19,250.66	2.05%
September-25			0.00%
October-25			0.00%
November-25			0.00%
December-25			0.00%
January-26			0.00%
February-26			0.00%
March-26			0.00%

Vermilion Housing Authority

Ap Expenditures

August 2025

Alvarez Industrial Cleaning Inc.	\$2,891.13
Amber McCoy	\$91.20
Ameren Illinois	\$24,855.42
Aqua Illinois Inc	\$15,078.08
Barton Carrolls Inc.	\$6,546.00
Berglund Construction Company	\$168,448.56
Blackie's	\$84.00
Blaine Window Hardware	\$791.41
Botts Locksmith	\$270.00
Brickyard Landfill - 4725	\$830.03
Brittany Savalick	\$547.18
Canady Laboratories, Inc.	\$554.40
City of Danville	\$7,682.63
City of Hoopeston	\$1,622.77
Clark's Garage Incorporated	\$440.14
Comcast Cable	\$628.33
Connor Company	\$1,593.65
Constellation NewEnergy, Inc.	\$1,206.82
Courtesy Ford Inc.	\$103.81
CTS Computer Center	\$6,100.00
Danville Area Community College	\$2,202.92
DI Fire & Safety Inc.	\$750.00
DP Supply, INC	\$265.96
Drennan's Clean-A-Line, Inc.	\$120.00
Farnsworth Group Inc.	\$2,034.15
Fastenal	\$932.36
Freeman Exteriors	\$3,538.90
Georgetown Waterworks	\$2,722.86
Gibson Teldata, Inc.	\$747.18
Grainger, Inc	\$589.32
Hd Supply Facilities Maintenance	\$12,982.20
Health Alliance	\$37,450.46
Heidrick Septic Service Inc.	\$650.00
Hillard Bynum	\$200.00
Housing Agency Procurement Assistance	\$1,600.00
Housing-Renewal & Local Agency Retirement	\$17,964.08
Illinois Landfill	\$415.73
Jaclyn Vinson	\$893.47
John Simpson	\$640.00
Jorge A Tapia Caamano	\$537.56
Kelly Printing Company Inc.	\$363.90
Kone Inc.	\$988.41
Korey M. Kruger	\$34,000.00
Lowe's	\$5,878.30
Menards - Menards Of Danville	\$620.64
Metropolitan Life Insurance Company	\$2,044.59
Midwest Asphalt Co.	\$11,930.00
Municipal Water Utility	\$224.34
Napa Auto Parts	\$87.97
Nelson's Lawn Care	\$6,210.00
Nicole Brumfield	\$49.00
Oil Changers, Inc	\$376.23
Olympic Hardware	\$154.30
Online Information Services Inc.	\$1,694.51
Orkin, LLC	\$3,678.25
Owens Excavating & Trucking LLC	\$21,726.21
PDQ Supply Inc.	\$356.53
Petty Cash, Tamra Hartman Custodial	\$86.62
Quadient Finance USA, Inc	\$2,000.00
Quill	\$2,427.29
Republic Services #726	\$7,584.57
Ridge Plumbing Contractor, LLC	\$116,511.65
Rita F Buckley	\$100.00
Rogers Supply Company Inc.	\$480.51
Samantha Bruens	\$103.60
Securitas Technology Corporation	\$173.67
Sherwin-Williams	\$816.05
Sparklight Business	\$336.96
SRK Heating & Air Conditioning, LLC	\$358.00
Sunrise FS	\$1,604.00
Tamera Forthenberry	\$623.88
Tamra Hartman	\$273.59
Terminix Services	\$500.00
The Lincoln National Life Insurance Co.	\$263.80
ULINE, INC.	\$103.94
Verizon Connect	\$299.00
Verizon Wireless	\$168.82
Vermilion County Health Department	\$121.60
Village of Fairmount	\$245.67

Village of Rossville	\$673.40
Vision Service Plan	\$221.67
Wagner Communications Inc.	\$645.38
Watson General Tire	\$15.00
Watts Copy System	\$641.46
Willie Hall and Son's Tree Service	\$275.00
Total for all Vendors	\$ 555,641.02

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: August 4, 2025

RE: Personnel Monthly Report for the Month of July 2025

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

Mikeal Grigsby – Maintenance Mechanic – Hired

Sherrod Swafford – Maintenance Mechanic – Hired

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

None

Memorandum

TO: Board of Commissioners
FROM: Amber McCoy, Deputy Director
DATE: September 3, 2025
RE: Personnel Monthly Report for the Month of August 2025

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

Sherri Schroeder – Front Desk Clerk – Retired

Michelle Schroeder – Front Desk Clerk – Hired

Kari Blick – Housing Choice Voucher Specialist – Terminated

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

Global Leadership Summit
Danville, IL

Jaclyn Vinson, Kyle Smith, Keri Blick,
Rachel West, Tamra Hartman, Kim
Spangler, Meagan Morgan, and Tamera
Forthenberry

The AASC National Service
Coordinators Conference
National Harbor, MD

Tamera Forthenberry

Sexual Harassment
Danville, IL

All Staff