

Vermilion Housing Authority



Board of Commissioners

February 19, 2026

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: February 12, 2026

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, February 19, 2026, at 5:00 p.m. at the MerChe Manor Community Room, 723 N. Oak Street, Danville, Illinois.



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: February 12, 2026

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, February 19, 2026, at 5:00 p.m. at the MerChe Manor Community Room, 723 N. Oak Street, Danville, Illinois.

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

**BOARD OF COMMISSIONERS
REGULAR MEETING
MERCHE MANOR COMMUNITY ROOM
THURSDAY, FEBRUARY 19, 2026
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 18, 2025 - VHA Board Minutes (Pages 6-18)
6. Police Reports (December 2025 and January 2026) (Pages 19-22)
7. Department Reports (December 2025 and January 2026):
 - (a) Public Housing (Pages 23-26)
 - (b) HCV (Pages 27-30)
 - (c) Finance (Pages 31-64)
 - (d) Personnel (Pages 65-66)
8. New Business [all the below items – roll call vote]
 - * (a) HCV Administrative Fee Reserve (Pages 67-69)
 - * (b) Door Access Systems Replacement MerChe Manor and Churchill Towers (Pages 70-72)
 - * (c) Waste Removal Services (Pages 73-75)
 - * (d) Investment Policy (Pages 76-83)

9. Other Business
 - (a) Project Updates

10. Closed Session for Real Estate Matters
Pursuant to the IL Open Meetings Act:
5 ILCS 120/2(c)(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is March 19, 2026, at the VHA Administration Building, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
DECEMBER 18, 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 December 18, 2025, at 5:08 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, Brittany Morris-Randle (Arrived at 5:16pm), Chair - Pat O'Shaughnessy, Vic McFadden, 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. Vice Chair Boyd 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 November 20, 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 November 20, 2025, Regular Board Meeting Minutes be approved. Commissioner McFadden 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. 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 Personnel 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 – AHRMA Annual Insurance Renewal (updated cost), PHA Annual Plan, PHA 5 Year Plan, Disposition of 2008 Ford F150, Cash Management Policy, and Internal Control Policy.

(a) **AHRMA Annual Insurance Renewal (updated cost)** – Mrs. Vinson stated that there was a formula error on last month’s spreadsheet total and is bringing it back this month with the updated total amount for approval. Chair O’Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the AHRMA Annual Insurance Renewal (updated cost) and Commissioner Tutton seconded it.

RESOLUTION NO. 2025-34

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Assisted Housing Risk Management Association (AHRMA) in the amount of \$289,102.00; 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 \$289,102.00.
- 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 Annual Insurance Renewal (updated cost) which produced the following:

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

Chair O’Shaughnessy there upon declared said motion carried.

(b) PHA Annual Plan – Mrs. Vinson went over the Annual Plan. Chair O’Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the PHA Annual Plan and Commissioner Tutton seconded it.

RESOLUTION NO. 2025-37

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

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

WHEREAS, in furtherance of its purpose, to approve the PHA Annual Plan for Fiscal Year Beginning 04/2026; 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 PHA Annual Plan for Fiscal Year Beginning 04/2026.

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.

Chair O'Shaughnessy called for a roll call vote to approve the PHA Annual Plan which produced the following:

AYES: C. Boyd, V. McFadden, B. Morris-Randle, P. O'Shaughnessy, and T. Tutton

NAYES: None

ABSENT: C. Watson and D. Witzel

Chair O'Shaughnessy there upon declared said motion carried

(c) PHA 5 Year Plan – Mrs. Vinson went over the PHA 5 Year Plan. Vice Chair Boyd asked if this plan expired in September 2027. Mrs. Vinson stated that was the HUD

Form expiration date in the corner. Chair O’Shaughnessy asked if there were any more questions. None were presented. Vice Chair Boyd made a motion for the approval of the PHA 5 Year Plan and Commissioner Morris-Randle seconded it.

RESOLUTION NO. 2025-38

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 PHA Five (5) Year Plan for Fiscal Year Beginning 04/2026. The Five Year Period of the Plan 2026-2030; and

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

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

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

Section 2. Approval of the PHA Five (5) Year Plan for Fiscal Year Beginning 04/2026. The Five Year Period of the Plan 2026-2030.

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 PHA 5 Year Plan which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(d) Disposition of 2008 Ford F150 – Mrs. McCoy went over the proposal. Commissioner McFadden asked if we were going to replace the vehicle. Mrs. McCoy stated no not right now. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the Disposition of 2008 Ford F150 and Vice Chair Boyd seconded it.

RESOLUTION NO. 2025-39

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 2008 Ford F150 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 disposition of the 2008 Ford F150 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 the 2008 Ford F150 which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried

(e) **Cash Management Policy** – Mrs. McCoy went over the changes in the Cash Management Policy. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Cash Management Policy and Commissioner Tutton seconded it.

RESOLUTION NO. 2025-40

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 Cash Management 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 Cash Management 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 Cash Management Policy which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried

(f) Internal Control Policy – Mrs. McCoy went over the changes in the Internal Control Policy. Chair O’Shaughnessy asked if there were any questions. None were presented. Vice Chair Boyd made a motion for the approval of the Internal Control Policy and Commissioner McFadden seconded it.

RESOLUTION NO. 2025-41

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 Internal Control 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 Internal Control 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 Internal Control Policy which produced the following:

AYES:	C. Boyd, V. McFadden, B. Morris-Randle, 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 Closed Session for Real Estate Matters

Pursuant to the IL Open Meetings Act:

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

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. Commissioner McFadden made the motion to adjourn. Vice Chair Boyd seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:55 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

Total Police Calls	FY 2026	FY 2025	YTD Police:	FY 2026	FY 2025	2025	2024
	147	150		147	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:	12	14					FO-7/BT-3/MC-4
November:	11	11					FO-7/BT-3/CH-1
October:	16	11					FO-8/BT-1/MC-2
September:	10	23					FO-12/BT-3/MC-7/CH-1
August:	25	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
Total Calls for the Month:	12		YTD Calls:	147	150		

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

Total Police Calls	FY 2026	FY 2025	YTD Police:	FY 2026	FY 2025	2025	2024
	2026	2025		159	150		
March:		20					FO-17/BT-2/MC-1
February:		8					FO-3/BT-1/MC-4
January:	12	11					FO-4/BT-2/MC-5
December:	12	14					FO-7/BT-3/MC-4
November:	11	11					FO-7/BT-3/CH-1
October:	16	11					FO-8/BT-1/MC-2
September:	10	23					FO-12/BT-3/MC-7/CH-1
August:	25	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-18/BT-2/MC-4/CH-1
Total Calls for the Month:	12		YTD Calls:	159	150		

- 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 2025

AMP	End of Month Occupancy	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	159	159	100%
AMP 102-Beeler, Churchill, Madison Ct.			
	106	107	99%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	136	136	100%
GRAND TOTAL THIS MONTH	494	495	100%
GRAND TOTAL LAST MONTH	495	496	100%

Monthly Occupancy January 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	159	159	100%
AMP 102-Beeler, Churchill, Madison Ct.			
	105	107	98%
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	495	495	100%

DECEMBER 2025 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 60

Meetings:

- STEP UP Parent/Family sub-group meeting
- AJC Roundtable

Trainings:

Referrals to Community Organizations/Services:

- DACC Adult Education - Classes
- AJC (American Job Center) – Job search, job skills assistance
- Fair Hope – Appointments
- East Central Illinois Community Action Agency – Energy assistance
- Child Care Resource Services (CCRS)

Program:

- Appointments:
 - 4 of 5 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
 - 3 of 8 Mer Che/Follow-Up/Assessment/Enrollment/Updates
- 12 DMT Bus Passes
 - Scheduled health appointments
 - DACC Adult Education
 - Job seeking assistance

Other:

- VHA Family Christmas Activity Day
 - 30 families and approximately 88 participants joined VHA staff for crafts, cookies & milks and games. They were able to take photos at the Christmas tree.

January 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 45

Meetings:

- Continuum of Care (CoC)
- Low Income Public Housing (LIPH)
- Regional Office of Education re: School Attendance
- American Job Center Round Table
- Vermilion County Prevent Child Abuse Coalition
- Violence Prevention Coalition
- Birth to Five
- VHA 1:1
- DACC Area Planning Council

Trainings:

- Resident Connect (ROSS Software)

Referrals to Community Organizations/Services:

- DACC Adult Education - Classes
- AJC (American Job Center) – Job search, job skills assistance
- Fair Hope – Appointments
- East Central Illinois Community Action Agency – Energy assistance
- National Able – Training/Career for those 55+

Program:

- Appointments:
 - 4 of 5 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
 - 3 of 8 Mer Che/Follow-Up/Assessment/Enrollment/Updates
 - 2 of 2 Churchill-Beeler/Follow-Up/Assessment/Enrollment/Update

Currently meeting with all enrolled participants, following up to see if they are interested in continuing to work with the ROSS program. Current enrollment is down due to those not responding and/or deciding to no longer to participate.

- 38 DMT Bus Passes
 - Scheduled health appointments
 - DACC Adult Education/GED
 - DACC Secondary Education
 - Job seeking assistance

Other:

- Aetna at Fair Oaks

Housing Choice Voucher December 2025 Board Report

- New Admissions: 0
- Terminations: 5
 - 1 – Program Compliance
 - 1 – Skipped
 - 3 - Deceased

		2024	2025									
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	520	7	8	6	7	0	13	3	377	40	61	522
2	528	7	8	6	7	0	13	3	375	40	60	519
3	539	7	8	6	7	0	13	3	372	41	59	516
4	547	7	8	6	7	0	12	3	380	43	59	525
5	549	7	8	5	7	0	11	3	391	44	59	535
6	542	7	8	7	7	0	11	3	405	46	59	553
7	541	7	8	7	7	4	11	3	412	50	55	564
8	534	7	8	7	7	8	11	3	414	48	57	570
9	537	7	7	6	7	11	11	3	422	49	58	581
10	529	7	7	6	7	13	11	3	421	49	58	582
11	531	7	7	6	7	14	11	3	416	51	58	580
12	528	7	7	6	7	17	11	3	415	50	60	583
Grand Total	6425	84	92	74	84	67	139	36	4800	551	703	6630

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

Legend:

CP- Crosspoint Referral

Demo II – FO Demo Phase II

FUP- Family Unification

PMII- Prairie Meadows Phase II (Project-Based)

Port-Out- Payable Port-Outs

PVC Demo: Parkview Court Demo

RC Demo: Ramey Court Demo

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (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	965	581	60%
OCT	965	582	60%
NOV	965	580	60%
DEC	965	583	60%
YTD	11580	6630	57%

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	\$327,214	\$384,402	117%	\$662
OCT	\$271,868	\$390,656	144%	\$671
NOV	\$271,845	\$386,827	142%	\$667
DEC	\$274,833	\$390,869	142%	\$670
YTD	\$3,489,152	\$4,251,081	114%	\$641

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 2026 Board Report

- New Admissions: 4
 - 2 – HUD-VASH
 - 1 – Port-In
 - 1 - WL
- Terminations: 6
 - 2 – Over-Income 180 days
 - 1 – Voluntary
 - 1 – Did not return Request for Tenancy Approval before deadline
 - 2 - Deceased

		2025	2026									
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	522	7	6	6	7	17	11	3	412	49	58	576
2	519											
3	516											
4	525											
5	535											
6	553											
7	564											
8	570											
9	581											
10	582											
11	580											
12	583											
Grand Total	6630	7	6	6	7	17	11	3	412	49	58	576

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

Legend:

CP- Crosspoint Referral

Demo II – FO Demo Phase II

FUP- Family Unification

PMII- Prairie Meadows Phase II (Project-Based)

Port-Out- Payable Port-Outs

PVC Demo: Parkview Court Demo

RC Demo: Ramey Court Demo

Reg.- Regular

VASH- Veteran Administration Supportive Housing

VASH16- Cannon Place (Project-Based)

FUNDING

Month	UMA	UML	Leasing %
JAN	965	576	60%
FEB			
MAR			
APR			
MAY			
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	965	576	60%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$354,165	\$392,285	111%	\$681
FEB				
MAR				
APR				
MAY				
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$354,165	\$392,285	111%	\$681

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 7, 2026
 Re: Finance Report

Public Housing Operating Fund

	December 2025	FY 26 YTD
COCC	(\$27,372.79)	(\$33,587.19)
AMP 101	(\$39,030.70)	(\$196,183.53)
AMP 102	(\$35,628.94)	(\$140,356.93)
AMP 103	(\$22,688.69)	(\$74,439.92)
AMP 104	(\$7,708.43)	(\$41,705.36)
Total	(\$132,429.55)	(\$486,272.93)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$14,766.24** for the month and an overall loss of **\$32,125.69** for the year.

Public Housing Capital Fund

Capital Fund 2022, funds were drawn down in the amount of **\$19,409.00**.

Capital Fund 2023, funds were drawn down in the amount of **\$43,251.49**.

Capital Fund 2024, funds were drawn down in the amount of **\$34,250.58**.

Notable AP Expenditures

Ridge Plumbing	\$38,303.69	Mer Che roof top unit.
	\$3,851.02	Fair Oaks, Allerton Court, & Centennial Manor plumbing.
C-N Custom Steel Work, Inc.	\$19,409.00	Mer Che doors & installation.
First Financial Bank	\$102,979.00	EPC loan payment.
	\$40,000.00	EPC principal buy down payment.
AHRMA	\$289,12.00	2026 annual insurance renewal.
Kone Inc.	\$33,379.50	Mer Che elevator upgrade.
	\$3,081.25	Churchill elevator repairs.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,417.95.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to \$39,317.04.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 12/31/2025

<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	5,165,474.73	5,165,474.73	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	238,698.88
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	(7,434.51)	(4,676,703.85)	3,154,193.02	310,707.33	174,391.67	1,029,977.32	194.66
112200 AR Tenants	39,317.04	0.00	27,740.97	2,731.35	6,313.84	2,530.88	165,573.73
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(165,573.73)
113000 Acct Rec FCHA	21,927.69	21,927.69	0.00	0.00	0.00	0.00	0.00
113001 Acct Rec AHRMA	4,099.48	0.00	0.00	4,099.48	0.00	0.00	0.00
121100 Prepaid WC	79,514.00	79,514.00	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	206,159.00	8,407.11	79,614.60	39,003.41	31,312.39	47,821.49	3,429.00
121102 Prepaid Soft	29,721.95	0.00	9,441.09	6,294.06	5,944.39	8,042.41	5,245.05
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	583.30
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	(39,836,528.41)	(1,246,921.32)	(14,220,892.10)	(12,339,688.32)	(5,375,629.68)	(6,653,396.99)	(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	\$ 13,270,125.76	\$ 645,003.34	\$ 5,656,050.90	\$ 2,010,466.40	\$ 1,453,720.46	\$ 3,504,884.66	\$ 248,150.89
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	61,449.00	0.00	26,000.00	10,349.00	5,250.00	19,850.00	0.00
211704 Health Ins	(56,443.08)	(56,443.08)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211708 Child Support	739.92	739.92	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	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	(207.87)	(207.87)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	46.00	46.00	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	3,048.24	3,048.24	0.00	0.00	0.00	0.00	0.00
211906 Res Training	13,856.47	0.00	3,031.27	2,769.25	5,682.91	2,373.04	0.00
211913 Scrap	1,171.42	1,171.42	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	28,013.99	0.00	12,606.28	8,404.27	7,003.44	0.00	0.00
213302 EPC Replace	3,492.89	0.00	740.13	993.06	1,759.70	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	12,489.39	0.00	2,616.20	1,543.51	2,004.42	6,325.26	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	858,885.73	0.00	386,498.57	257,661.72	214,725.44	0.00	0.00
Total Liability	\$ 966,687.87	\$ (41,607.59)	\$ 440,451.15	\$ 288,317.98	\$ 241,528.63	\$ 37,997.70	\$ 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	77,663.64
Total	\$ 12,789,710.82	\$ 720,198.12	\$ 5,411,783.28	\$ 1,862,505.35	\$ 1,286,631.75	\$ 3,508,592.32	\$ 361,757.53
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (86,818.53)
Current Year Oper +/-	\$ (486,272.93)	\$ (33,587.19)	\$ (196,183.53)	\$ (140,356.93)	\$ (74,439.92)	\$ (41,705.36)	\$ (32,125.69)
Current Year Net Assets	\$ (486,272.93)	\$ (33,587.19)	\$ (196,183.53)	\$ (140,356.93)	\$ (74,439.92)	\$ (41,705.36)	\$ (118,944.22)
Total Equity	\$ 12,303,437.89	\$ 686,610.93	\$ 5,215,599.75	\$ 1,722,148.42	\$ 1,212,191.83	\$ 3,466,886.96	\$ 242,813.31
Liabilities & Net Assets	\$ 13,270,125.76	\$ 645,003.34	\$ 5,656,050.90	\$ 2,010,466.40	\$ 1,453,720.46	\$ 3,504,884.66	\$ 248,150.89

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 90,936.00	\$ 749,043.78	82%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ 17,108.85	\$ 159,596.60	59%
Other Income	\$ 901,664.00	\$ 15,962.56	\$ 376,393.23	42%
Subsidy	\$ 2,964,741.00	\$ 269,536.49	\$ 2,191,996.53	74%
Total Revenue	\$ 5,053,720.00	\$ 393,543.90	\$ 3,477,030.14	69%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 109,047.81	\$ 750,639.49	83%
Legal	\$ 25,375.00	\$ (1,250.00)	\$ 7,485.00	29%
PBA Mngt. Exp.	\$ -	\$ (11,388.00)	\$ (98,826.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 1,658.02	\$ 22,554.15	132%
Other Administrative Exp	\$ 123,878.00	\$ 4,531.98	\$ 67,542.42	55%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 102,599.81</i>	<i>\$ 749,395.06</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 1,040.76	\$ 9,059.91	78%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 1,040.76</i>	<i>\$ 9,059.91</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 55,513.64</i>	<i>\$ 492,714.31</i>	<i>81%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 92,171.82	\$ 669,463.10	86%
Materials	\$ 390,343.00	\$ 49,610.48	\$ 376,596.71	96%
Contracts	\$ 557,530.00	\$ 48,722.37	\$ 548,800.78	98%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 190,504.67</i>	<i>\$ 1,594,860.59</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 18,715.11	\$ 113,772.60	51%
Employee Benefits	\$ 787,450.00	\$ 100,501.70	\$ 589,456.91	75%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 255,563.10	71%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 1,289.08	\$ 60,214.01	72%
Energy Perf Cont Expense	\$ 134,570.00	\$ 27,412.78	\$ 98,266.58	73%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 176,314.57</i>	<i>\$ 1,117,273.20</i>	
Total Expenses	\$ 5,051,055.00	\$ 525,973.45	\$ 3,963,303.07	78%
Surplus - (Deficit)	\$ 2,665.00	\$ (132,429.55)	\$ (486,272.93)	

Percent of Budget Month 9 of 12

75%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
December 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	\$ 9,170.31	\$ 168,760.79	48%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 9,170.31	\$ 168,760.79	48%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 55,681.96	\$ 403,600.84	94%
Legal	\$ 6,568.00	\$ -	\$ 800.00	12%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (49,673.00)	\$ (440,136.00)	112%
Mileage/Travel/Training	\$ 5,508.00	\$ 547.17	\$ 16,686.33	303%
Other Administrative Exp	\$ 29,552.00	\$ 1,062.57	\$ 15,413.74	52%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ 7,618.70</i>	<i>\$ (3,635.09)</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>\$ 1,406.43</i>	<i>\$ 18,294.36</i>	<i>81%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ 1,401.75	0%
Materials	\$ 1,953.00	\$ 64.97	\$ 374.34	19%
Contracts	\$ 53,680.00	\$ 1,881.70	\$ 20,561.54	38%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 1,946.67</i>	<i>\$ 22,337.63</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 666.36	\$ 4,693.95	59%
Employee Benefits	\$ 188,278.00	\$ 24,691.96	\$ 158,740.31	84%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 1,916.82	75%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 25,571.30</i>	<i>\$ 165,351.08</i>	
Total Expenses	\$ 354,263.00	\$ 36,543.10	\$ 202,347.98	57%
Surplus - (Deficit)	\$ 529.00	\$ (27,372.79)	\$ (33,587.19)	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 23,413.00	\$ 116,169.99	148%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ 5,645.92	\$ 52,666.90	59%
Other Income	\$ 92,897.00	\$ 2,544.75	\$ 54,243.59	58%
Subsidy	\$ 1,363,706.00	\$ 123,979.56	\$ 1,007,483.46	74%
Total Revenue	\$ 1,624,147.00	\$ 155,583.23	\$ 1,230,563.94	76%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 16,529.11	\$ 99,518.90	73%
Legal	\$ 3,931.00	\$ -	\$ 3,074.75	78%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,322.50	\$ 109,120.00	117%
Mileage/Travel/Training	\$ 4,058.00	\$ 497.66	\$ 1,910.37	0%
Other Administrative Exp	\$ 26,438.00	\$ 1,162.22	\$ 16,958.34	64%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 30,511.49</i>	<i>\$ 230,582.36</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 329.11	\$ 2,864.94	78%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 329.11</i>	<i>\$ 2,864.94</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 21,924.86</i>	<i>\$ 161,918.82</i>	<i>84%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 40,139.73	\$ 271,572.61	88%
Materials	\$ 213,826.00	\$ 29,642.55	\$ 208,735.12	98%
Contracts	\$ 115,679.00	\$ 15,530.02	\$ 187,355.46	162%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 85,312.30</i>	<i>\$ 667,663.19</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,229.18	\$ 40,326.89	54%
Employee Benefits	\$ 192,040.00	\$ 25,284.23	\$ 138,661.27	72%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 116,651.25	75%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ (274.25)	\$ 23,858.78	69%
Energy Perf Cont Expense	\$ 60,557.00	\$ 12,335.76	\$ 44,219.97	73%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 56,536.17</i>	<i>\$ 363,718.16</i>	
Total Expenses	\$ 1,623,333.00	\$ 194,613.93	\$ 1,426,747.47	88%
Surplus - (Deficit)	\$ 814.00	\$ (39,030.70)	\$ (196,183.53)	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 21,177.25	\$ 219,012.45	83%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ 3,763.95	\$ 35,111.25	59%
Other Income	\$ 193,606.00	\$ 1,499.00	\$ 64,694.48	33%
Subsidy	\$ 501,558.00	\$ 45,598.62	\$ 370,884.37	74%
Total Revenue	\$ 1,018,768.00	\$ 72,038.82	\$ 689,702.55	68%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 11,947.17	\$ 83,223.24	74%
Legal	\$ 3,185.00	\$ (500.00)	\$ 1,193.38	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,215.00	\$ 73,780.00	76%
Mileage/Travel/Training	\$ 1,594.00	\$ 286.78	\$ 1,370.83	0%
Other Administrative Exp	\$ 20,806.00	\$ 717.46	\$ 11,880.47	57%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 20,666.41</i>	<i>\$ 171,447.92</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 228.67	\$ 1,990.58	78%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 228.67</i>	<i>\$ 1,990.58</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 13,052.56</i>	<i>\$ 103,886.01</i>	<i>91%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 18,348.55	\$ 134,385.97	89%
Materials	\$ 61,918.00	\$ 5,325.28	\$ 58,349.96	94%
Contracts	\$ 98,647.00	\$ 10,838.43	\$ 101,689.92	103%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 34,512.26</i>	<i>\$ 294,425.85</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,200.17	\$ 22,048.87	57%
Employee Benefits	\$ 135,953.00	\$ 18,983.53	\$ 103,699.15	76%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 78,293.88	75%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 105.00	\$ 24,791.21	115%
Energy Perf Cont Expense	\$ 40,371.00	\$ 8,219.84	\$ 29,476.01	73%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 39,207.86</i>	<i>\$ 258,309.12</i>	
Total Expenses	\$ 1,018,496.00	\$ 107,667.76	\$ 830,059.48	81%
Surplus - (Deficit)	\$ 272.00	\$ (35,628.94)	\$ (140,356.93)	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 16,204.00	\$ 158,875.58	73%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ 3,079.60	\$ 28,727.41	59%
Other Income	\$ 159,145.00	\$ 1,936.00	\$ 53,992.85	34%
Subsidy	\$ 384,718.00	\$ 34,976.56	\$ 284,921.44	74%
Total Revenue	\$ 809,766.00	\$ 56,196.16	\$ 526,517.28	65%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 10,736.88	\$ 65,422.91	75%
Legal	\$ 3,943.00	\$ (750.00)	\$ 863.12	22%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,207.50	\$ 64,635.00	76%
Mileage/Travel/Training	\$ 1,750.00	\$ 116.91	\$ 795.16	0%
Other Administrative Exp	\$ 21,919.00	\$ 641.80	\$ 10,564.41	48%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 17,953.09</i>	<i>\$ 142,280.60</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 196.61	\$ 1,711.51	78%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 196.61</i>	<i>\$ 1,711.51</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 11,463.25</i>	<i>\$ 88,750.96</i>	<i>89%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 12,727.84	\$ 95,335.77	76%
Materials	\$ 35,647.00	\$ 3,713.58	\$ 32,213.27	90%
Contracts	\$ 118,241.00	\$ 7,134.95	\$ 92,054.83	78%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 23,576.37</i>	<i>\$ 219,603.87</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,525.48	\$ 17,539.53	58%
Employee Benefits	\$ 97,513.00	\$ 10,504.43	\$ 59,922.34	61%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 36,330.93	75%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 1,771.67	\$ 10,246.86	104%
Energy Perf Cont Expense	\$ 33,642.00	\$ 6,857.18	\$ 24,570.60	73%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 25,695.53</i>	<i>\$ 148,610.26</i>	
Total Expenses	\$ 809,519.00	\$ 78,884.85	\$ 600,957.20	74%
Surplus - (Deficit)	\$ 247.00	\$ (22,688.69)	\$ (74,439.92)	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 30,141.75	\$ 254,985.76	71%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ 4,619.38	\$ 43,091.04	59%
Other Income	\$ 101,224.00	\$ 812.50	\$ 34,701.52	34%
Subsidy	\$ 714,759.00	\$ 64,981.75	\$ 528,707.26	74%
Total Revenue	\$ 1,246,247.00	\$ 100,555.38	\$ 861,485.58	69%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 14,152.69	\$ 98,873.60	73%
Legal	\$ 7,748.00	\$ -	\$ 1,553.75	20%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,540.00	\$ 93,775.00	80%
Mileage/Travel/Training	\$ 4,152.00	\$ 209.50	\$ 1,791.46	0%
Other Administrative Exp	\$ 25,163.00	\$ 947.93	\$ 12,725.46	51%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 25,850.12</i>	<i>\$ 208,719.27</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 286.37	\$ 2,492.88	78%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 286.37</i>	<i>\$ 2,492.88</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 7,666.54</i>	<i>\$ 119,864.16</i>	<i>66%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 20,955.70	\$ 166,767.00	85%
Materials	\$ 76,999.00	\$ 10,864.10	\$ 76,924.02	100%
Contracts	\$ 171,283.00	\$ 13,337.27	\$ 147,139.03	86%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 45,157.07</i>	<i>\$ 390,830.05</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 6,093.92	\$ 29,163.36	40%
Employee Benefits	\$ 173,666.00	\$ 21,037.55	\$ 128,433.84	74%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 22,370.22	48%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ (313.34)	\$ 1,317.16	7%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 29,303.71</i>	<i>\$ 181,284.58</i>	
Total Expenses	\$ 1,245,444.00	\$ 108,263.81	\$ 903,190.94	73%
Surplus - (Deficit)	\$ 803.00	\$ (7,708.43)	\$ (41,705.36)	

Percent of Budget Month 9 of 12

75%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 290.95	\$ 5,779.95	69%
Interest Income	\$ 14,781.00	\$ 1,041.65	\$ 8,048.44	54%
Administrative Fees	\$ 473,502.00	\$ 33,575.00	\$ 350,736.00	74%
Total Revenue	\$ 496,681.00	\$ 34,907.60	\$ 364,564.39	73%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 22,259.75	\$ 189,540.67	70%
Legal	\$ 500.00	\$ -	\$ 2,837.50	0%
Mileage/Travel/Training	\$ 2,500.00	\$ -	\$ 2,170.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 4,352.05	\$ 46,369.17	81%
Program Management Fee	\$ 113,354.00	\$ 11,388.00	\$ 98,826.00	87%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 37,999.80</i>	<i>\$ 339,744.30</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 444.64	\$ 2,582.16	48%
Employee Benefits	\$ 87,172.00	\$ 11,229.40	\$ 54,363.62	62%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 11,674.04</i>	<i>\$ 56,945.78</i>	
Total Expenses	\$ 536,959.00	\$ 49,673.84	\$ 396,690.08	74%
Surplus - (Deficit)	\$ (40,278.00)	\$ (14,766.24)	\$ (32,125.69)	

Percent of Budget Month 9 of 12

75%

December 31, 2025

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	12/31/2025 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	\$ -	\$ 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	\$ 19,409.00	\$ 20,989.00	\$ 14,976.50		\$ 35,965.50
	\$ 907,094.45	\$ 19,409.00	\$ 868,072.95	\$ 39,021.50	4.3%	\$ 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	\$ -	\$ 6,156.70	\$ -		\$ 6,156.70
Roadway Paving/Curb Upgrades - Beeler	\$ 59,832.65	\$ -	\$ 59,832.65	\$ -		\$ 59,832.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 86,990.30	\$ -	\$ 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	\$ 19,409.00	\$ 2,128,889.50	\$ 39,021.50	1.8%	\$ 2,167,911.00

Percent Obligated 100.0%

December 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	12/31/2025 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	\$ -	\$ 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	\$ -	\$ 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	\$ 38,303.69	\$ 129,991.19	\$ 20,894.81		\$ 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	\$ -	\$ 224,507.41	\$ -		\$ 224,507.41
Landscape Upgrades - MerChe	\$ 33,357.91	\$ -	\$ 33,357.91	\$ -		\$ 33,357.91
	\$ 474,172.02	\$ 38,303.69	\$ 453,277.21	\$ 20,894.81	4.4%	\$ 474,172.02
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 216,317.98	\$ 4,947.80	\$ 215,784.58	\$ 533.40		\$ 216,317.98
	\$ 216,317.98	\$ 4,947.80	\$ 215,784.58	\$ 533.40	0.2%	\$ 216,317.98
Total	\$ 2,230,308.00	\$ 43,251.49	\$ 2,208,879.79	\$ 21,428.21	1.0%	\$ 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	12/31/2025 Obligation
Operations 1406	\$ 124,944.00	\$ -	\$ 124,944.00	\$ -	0.0%	\$ 124,944.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 5,315.08	\$ -	\$ 5,315.08	\$ -		\$ 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	\$ 19,996.46	\$ 871.08	\$ 11,508.15	\$ 8,488.31		\$ 11,508.15
	\$ 76,000.00	\$ 871.08	\$ 32,511.69	\$ 43,488.31	57.2%	\$ 32,511.69
Administration 1410						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
Contract Administration 1480						
A/E Services	\$ 66,150.00	\$ -	\$ 53,733.67	\$ 12,416.33		\$ 53,733.67
	\$ 66,150.00	\$ -	\$ 53,733.67	\$ 12,416.33	18.8%	\$ 53,733.67
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 208,281.13	\$ -	\$ 208,281.13	\$ -		\$ 208,281.13
	\$ 208,281.13	\$ -	\$ 208,281.13	\$ -	0.0%	\$ 208,281.13
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,350,272.94	\$ -	\$ 936,964.55	\$ 413,308.39		\$ 1,350,272.94
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 123,905.00	\$ 33,379.50	\$ 123,905.00	\$ -		\$ 123,905.00
Fencing Upgrade - MerChe	\$ 30,445.43	\$ -	\$ 30,445.43	\$ -		\$ 30,445.43
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 47,567.00	\$ -	\$ 47,567.00	\$ -		\$ 47,567.00
Hot Water Tank - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation	\$ 159,964.00	\$ -	\$ -	\$ 159,964.00		\$ 159,964.00
Tuckpointing - Admin Building	\$ 34,000.00	\$ -	\$ 34,000.00	\$ -		\$ 34,000.00
Landscape Upgrades	\$ 6,639.50	\$ -	\$ 6,639.50	\$ -		\$ 6,639.50
	\$ 1,752,793.87	\$ 33,379.50	\$ 1,179,521.48	\$ 573,272.39	32.7%	\$ 1,752,793.87
Total	\$ 2,290,641.00	\$ 34,250.58	\$ 1,661,463.97	\$ 629,177.03	27.5%	\$ 2,234,736.36

Percent Obligated 97.6%

ROSS Grant - Vermilion Housing Authority
ROSS241891
December 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	\$ 91,546.35	\$ 83,612.65	
	\$ 175,159.00	\$ 4,894.40	\$ 91,546.35	\$ 83,612.65	47.7%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	
	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	46.3%
Administrative Costs 1868					
Administrative Costs	\$ 18,266.00	\$ 523.55	\$ 10,430.60	\$ 7,835.40	
	\$ 18,266.00	\$ 523.55	\$ 10,430.60	\$ 7,835.40	42.9%
Total	\$ 200,925.00	\$ 5,417.95	\$ 106,002.64	\$ 94,922.36	47.2%

Vermilion Housing Authority
First Financial Bank - Authority Account
December 2025

Balance Sheet

Assets

111105 Cash	321,771.45
Total Assets	321,771.45

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	363.41
Total Liabilities & Equity	321,771.45

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.99	363.41
Other Income	0.00	0.00
Total Revenue	40.99	363.41
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	40.99	363.41

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
December 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	\$	23,030.02	2.44%
October-25	\$	21,796.13	2.27%
November-25	\$	37,395.72	3.84%
December-25	\$	39,317.04	3.95%
January-26			0.00%
February-26			0.00%
March-26			0.00%

Vermilion Housing Authority

Ap Expenditures

December 2025

Reporting only checks issued between 12/01/2025 and 12/31/2025.

AHRMA	\$289,102.00
Ameren Illinois	\$14,289.37
American Eagle Holdings LLC	\$685.00
Anker Florist	\$86.00
Aqua Illinois Inc	\$16,569.36
Bacon & Van Buskirk	\$4,057.15
Barton Carrolls Inc.	\$7,469.00
Blaine Window Hardware	\$113.04
Blue Cross and Blue Shield of Illinois	\$112,886.16
Botts Locksmith	\$367.50
Brickyard Landfill - 4725	\$339.58
Brittany Savalick	\$182.39
Canady Laboratories, Inc.	\$633.60
City of Danville	\$7,682.63
City of Hoopeston	\$2,033.87
C-N Custom Steel Work, Inc.	\$19,409.00
Comcast Cable	\$653.17
Connor Company	\$4,064.05
Constellation NewEnergy, Inc.	\$280.78
Courtesy Ford Inc.	\$674.01
CTS Computer Center	\$6,100.00
Danville Area Community College	\$377.92
Danville Sanitary District	\$10,793.25
Danville Septic Service	\$600.00
Fastenal	\$619.65
First Financial Bank	\$142,979.00
General Electric Co	\$3,389.30
Georgetown Waterworks	\$2,676.46
Gibson Teldata, Inc.	\$1,253.96
Grainger, Inc	\$2,011.37
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$11,930.78
Hillard Bynum	\$200.00
Housing-Renewal & Local Agency Retirement	\$27,856.02
Illinois Landfill	\$745.34
Indiana Media Group	\$253.76
Jaclyn Vinson	\$364.78
John L. Smith	\$60.00
Johnson Controls Security Solutions	\$2,637.54
Kelly Printing Company Inc.	\$670.04
Kone Inc.	\$36,460.75
Lahne Lawncare	\$645.00
Lansing Housing Products Inc	\$2,023.00
Latoz Hardware Inc.	\$50.83
Lowe's	\$6,092.38
Menards - Menards Of Danville	\$743.25
Metropolitan Life Insurance Company	\$200.90
Municipal Water Utility	\$245.14
Napa Auto Parts	\$230.99
Nelson's Lawn Care	\$2,675.00
Nicole Brumfield	\$130.82
Olympic Hardware	\$19.99
Online Information Services Inc.	\$985.97
Orkin, LLC	\$4,840.00
Owens Excavating & Trucking LLC	\$2,866.00
PDQ Supply Inc.	\$327.58
Personnel Data Systems, Inc.	\$4,000.00
Petty Cash, Tamra Hartman Custodial	\$50.00
Quadient Finance USA, Inc	\$1,000.00

Quadient Leasing USA, Inc.	\$424.32
Quill	\$1,186.44
Republic Services	\$8,109.16
Ridge Plumbing Contractor, LLC	\$42,154.71
Rita F Buckley	\$100.00
Rogers Supply Company Inc.	\$78.16
Securitas Technology Corporation	\$260.49
Sherwin-Williams	\$896.42
Silver Bros. Inc.	\$4,947.80
Sparklight Business	\$336.96
Stuard & Associates, Inc	\$900.00
Sunrise FS	\$1,435.41
Tamera Forthenberry	\$47.74
TH Snyder Company	\$2,327.00
The Lincoln National Life Insurance Co.	\$521.80
ULINE, INC.	\$778.55
Venture Mechanical Contractors, INC.	\$1,184.06
Verizon Connect	\$299.00
Verizon Wireless	\$169.09
Vermilion Advantage	\$400.00
Village of Fairmount	\$171.24
Village of Rossville	\$771.54
Vision Service Plan	\$174.15
Wagner Communications Inc.	\$732.17
Watts Copy System	\$524.53
Total for all Vendors	\$ 829,747.17



To: Amber McCoy, Deputy Director
From: Tamra Hartman, Finance Manager
Date: February 10, 2026
Re: Finance Report

Public Housing Operating Fund

	January 2026	FY 26 YTD
COCC	(\$110.55)	(\$33,697.74)
AMP 101	(\$13,911.31)	(\$210,094.84)
AMP 102	(\$7,827.17)	(\$148,184.10)
AMP 103	(\$259.32)	(\$74,699.24)
AMP 104	\$627.74	(\$41,077.62)
Total	(\$21,480.61)	(\$507,753.54)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **\$1,448.03** for the month and an overall loss of **\$30,677.66** for the year.

Public Housing Capital Fund

Capital Fund 2022, funds were drawn down in the amount of **\$24,045.00**.

Capital Fund 2023; funds were drawn down in the amount of **\$21,428.21**. All funds have been exhausted, and this grant will now be closed out.

Capital Fund 2024, funds were drawn down in the amount of **\$16,467.38**.

Notable AP Expenditures

Ridge Plumbing	\$24,186.46	Final payment, Mer Che roof top unit.
	\$19,689.62	All AMP'S repairs and replacement plumbing.
Cooper Construction	\$24,045.00	Final payment, Centennial Manor roof replacement.
Kone Inc.	\$8,294.00	Mer Che elevator upgrade.
	\$2,363.20	Churchill Towers & Mer Che elevator repairs.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,272.33.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$34,697.53.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 01/31/2026

<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	5,191,588.71	5,191,588.71	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	243,157.31
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	585.73	(4,704,684.02)	3,168,090.80	312,344.13	185,603.49	1,039,231.33	(585.73)
112200 AR Tenants	34,697.53	0.00	23,186.72	5,972.90	4,114.03	1,423.88	165,067.73
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(165,067.73)
113000 Acct Rec FCHA	15,923.55	15,923.55	0.00	0.00	0.00	0.00	0.00
113001 Accr Rec AHRMA	6,713.84	0.00	0.00	6,713.84	0.00	0.00	0.00
121100 Prepaid WC	73,150.53	73,150.53	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	188,979.09	7,706.52	72,980.05	35,753.13	28,703.02	43,836.37	3,143.25
121102 Prepaid Soft	27,245.12	0.00	8,654.33	5,769.55	5,449.02	7,372.22	4,807.96
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	1,163,652.62	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	(39,864,924.31)	(1,247,134.30)	(14,233,853.35)	(12,348,387.64)	(5,379,666.45)	(6,655,882.57)	(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	\$ 13,241,834.58	\$ 629,855.97	\$ 5,645,011.87	\$ 2,005,485.00	\$ 1,455,590.96	\$ 3,505,890.78	\$ 250,814.42
Liability							
211100 Acct Payable	24,334.50	0.00	10,950.53	7,300.35	6,083.62	0.00	0.00
211361 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,749.00	0.00	25,900.00	10,749.00	5,350.00	19,750.00	0.00
211704 Health Ins	(72,272.20)	(72,272.20)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(377.44)	(377.44)	0.00	0.00	0.00	0.00	0.00
211708 Child Support	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	2,643.88	2,643.88	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	(501.91)	(501.91)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(356.20)	(356.20)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	3,048.24	3,048.24	0.00	0.00	0.00	0.00	0.00
211906 Res Training	14,483.41	0.00	3,112.56	2,860.96	5,894.97	2,614.92	0.00
211913 Scrap	1,133.44	1,133.44	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	7,856.91	0.00	3,535.59	2,357.15	1,964.17	0.00	0.00
213302 EPC Replace	4,877.79	0.00	1,697.58	1,190.35	1,989.86	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	14,226.38	0.00	2,669.90	2,447.05	2,547.67	6,561.76	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	858,885.73	0.00	386,498.57	257,661.72	214,725.44	0.00	0.00
Total Liability	\$ 959,877.30	\$ (56,644.41)	\$ 443,323.43	\$ 291,163.75	\$ 243,658.45	\$ 38,376.08	\$ 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	77,986.14
Total	\$ 12,789,710.82	\$ 720,198.12	\$ 5,411,783.28	\$ 1,862,505.35	\$ 1,286,631.75	\$ 3,508,592.32	\$ 362,080.03
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (85,925.53)
Current Year Oper +/-	\$ (507,753.54)	\$ (33,697.74)	\$ (210,094.84)	\$ (148,184.10)	\$ (74,699.24)	\$ (41,077.62)	\$ (30,677.66)
Current Year Net Assets	\$ (507,753.54)	\$ (33,697.74)	\$ (210,094.84)	\$ (148,184.10)	\$ (74,699.24)	\$ (41,077.62)	\$ (116,603.19)
Total Equity	\$ 12,281,957.28	\$ 686,500.38	\$ 5,201,688.44	\$ 1,714,321.25	\$ 1,211,932.51	\$ 3,467,514.70	\$ 245,476.84
Liabilities & Net Assets	\$ 13,241,834.58	\$ 629,855.97	\$ 5,645,011.87	\$ 2,005,485.00	\$ 1,455,590.96	\$ 3,505,890.78	\$ 250,814.42

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 95,508.15	\$ 844,551.93	92%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ 13,777.63	\$ 173,374.23	64%
Other Income	\$ 901,664.00	\$ 25,413.55	\$ 401,806.78	45%
Subsidy	\$ 2,964,741.00	\$ 269,536.50	\$ 2,461,533.03	83%
Total Revenue	\$ 5,053,720.00	\$ 404,235.83	\$ 3,881,265.97	77%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 72,111.82	\$ 822,751.31	91%
Legal	\$ 25,375.00	\$ 3,375.00	\$ 10,860.00	43%
PBA Mngt. Exp.	\$ -	\$ (11,310.00)	\$ (110,136.00)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 2,399.34	\$ 24,953.49	146%
Other Administrative Exp	\$ 123,878.00	\$ 5,710.29	\$ 73,252.71	59%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 72,286.45</i>	<i>\$ 821,681.51</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 926.94	\$ 9,986.85	86%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 926.94</i>	<i>\$ 9,986.85</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 63,303.49</i>	<i>\$ 556,017.80</i>	<i>91%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 66,460.62	\$ 735,923.72	94%
Materials	\$ 390,343.00	\$ 31,625.35	\$ 408,222.06	105%
Contracts	\$ 557,530.00	\$ 53,132.11	\$ 601,932.89	108%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 151,218.08</i>	<i>\$ 1,746,078.67</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 17,179.91	\$ 130,952.51	58%
Employee Benefits	\$ 787,450.00	\$ 66,906.17	\$ 656,363.08	83%
Depreciation Expense	\$ 357,981.00	\$ 28,395.90	\$ 283,959.00	79%
PILOT	\$ 34,647.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 19,781.50	\$ 79,995.51	96%
Energy Perf Cont Expense	\$ 134,570.00	\$ 5,718.00	\$ 103,984.58	77%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 137,981.48</i>	<i>\$ 1,255,254.68</i>	
Total Expenses	\$ 5,051,055.00	\$ 425,716.44	\$ 4,389,019.51	87%
Surplus - (Deficit)	\$ 2,665.00	\$ (21,480.61)	\$ (507,753.54)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 15,923.55	\$ 184,684.34	52%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 15,923.55	\$ 184,684.34	52%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 37,639.89	\$ 441,240.73	103%
Legal	\$ 6,568.00	\$ 675.00	\$ 1,475.00	22%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (49,517.50)	\$ (489,653.50)	125%
Mileage/Travel/Training	\$ 5,508.00	\$ 2,088.36	\$ 18,774.69	341%
Other Administrative Exp	\$ 29,552.00	\$ 2,387.08	\$ 17,800.82	60%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ (6,727.17)</i>	<i>\$ (10,362.26)</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>\$ 2,639.80</i>	<i>\$ 20,934.16</i>	<i>93%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ 1,401.75	0%
Materials	\$ 1,953.00	\$ 7.98	\$ 382.32	20%
Contracts	\$ 53,680.00	\$ 2,414.88	\$ 22,976.42	43%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ 2,422.86</i>	<i>\$ 24,760.49</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 700.60	\$ 5,394.55	67%
Employee Benefits	\$ 188,278.00	\$ 16,785.03	\$ 175,525.34	93%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 2,129.80	83%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 17,698.61</i>	<i>\$ 183,049.69</i>	
Total Expenses	\$ 354,263.00	\$ 16,034.10	\$ 218,382.08	62%
Surplus - (Deficit)	\$ 529.00	\$ (110.55)	\$ (33,697.74)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 14,094.00	\$ 130,263.99	166%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 89,046.00	\$ 4,546.62	\$ 57,213.52	64%
Other Income	\$ 92,897.00	\$ 2,748.00	\$ 56,991.59	61%
Subsidy	\$ 1,363,706.00	\$ 123,979.56	\$ 1,131,463.02	83%
Total Revenue	\$ 1,624,147.00	\$ 145,368.18	\$ 1,375,932.12	85%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 10,819.64	\$ 110,338.54	80%
Legal	\$ 3,931.00	\$ 965.00	\$ 4,039.75	103%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,322.50	\$ 121,442.50	130%
Mileage/Travel/Training	\$ 4,058.00	\$ 26.38	\$ 1,936.75	0%
Other Administrative Exp	\$ 26,438.00	\$ 777.44	\$ 17,735.78	67%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 24,910.96</i>	<i>\$ 255,493.32</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 281.29	\$ 3,146.23	86%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 281.29</i>	<i>\$ 3,146.23</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 14,870.66</i>	<i>\$ 176,789.48</i>	<i>92%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 30,388.09	\$ 301,960.70	97%
Materials	\$ 213,826.00	\$ 16,792.03	\$ 225,527.15	105%
Contracts	\$ 115,679.00	\$ 25,871.33	\$ 213,226.79	184%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 73,051.45</i>	<i>\$ 740,714.64</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,634.56	\$ 46,961.45	63%
Employee Benefits	\$ 192,040.00	\$ 17,612.01	\$ 156,273.28	81%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 129,612.50	83%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 6,384.21	\$ 30,242.99	88%
Energy Perf Cont Expense	\$ 60,557.00	\$ 2,573.10	\$ 46,793.07	77%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 46,165.13</i>	<i>\$ 409,883.29</i>	
Total Expenses	\$ 1,623,333.00	\$ 159,279.49	\$ 1,586,026.96	98%
Surplus - (Deficit)	\$ 814.00	\$ (13,911.31)	\$ (210,094.84)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 31,566.00	\$ 250,578.45	95%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ 3,031.08	\$ 38,142.33	64%
Other Income	\$ 193,606.00	\$ 4,146.75	\$ 68,841.23	36%
Subsidy	\$ 501,558.00	\$ 45,598.63	\$ 416,483.00	83%
Total Revenue	\$ 1,018,768.00	\$ 84,342.46	\$ 774,045.01	76%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 7,607.63	\$ 90,830.87	80%
Legal	\$ 3,185.00	\$ 1,247.50	\$ 2,440.88	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,215.00	\$ 81,995.00	85%
Mileage/Travel/Training	\$ 1,594.00	\$ 17.58	\$ 1,388.41	0%
Other Administrative Exp	\$ 20,806.00	\$ 629.52	\$ 12,509.99	60%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 17,717.23</i>	<i>\$ 189,165.15</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 191.71	\$ 2,182.29	86%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 191.71</i>	<i>\$ 2,182.29</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 11,780.97</i>	<i>\$ 115,666.98</i>	<i>102%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 12,235.89	\$ 146,621.86	97%
Materials	\$ 61,918.00	\$ 6,703.90	\$ 65,053.86	105%
Contracts	\$ 98,647.00	\$ 6,522.17	\$ 108,212.09	110%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 25,461.96</i>	<i>\$ 319,887.81</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,250.29	\$ 25,299.16	66%
Employee Benefits	\$ 135,953.00	\$ 12,914.50	\$ 116,613.65	86%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 86,993.20	83%
PILOT	\$ 8,858.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 10,438.25	\$ 35,229.46	163%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,715.40	\$ 31,191.41	77%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 37,017.76</i>	<i>\$ 295,326.88</i>	
Total Expenses	\$ 1,018,496.00	\$ 92,169.63	\$ 922,229.11	91%
Surplus - (Deficit)	\$ 272.00	\$ (7,827.17)	\$ (148,184.10)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 18,489.15	\$ 177,364.73	82%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ 2,479.97	\$ 31,207.38	64%
Other Income	\$ 159,145.00	\$ 1,238.25	\$ 55,231.10	35%
Subsidy	\$ 384,718.00	\$ 34,976.56	\$ 319,898.00	83%
Total Revenue	\$ 809,766.00	\$ 57,183.93	\$ 583,701.21	72%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 7,048.24	\$ 72,471.15	83%
Legal	\$ 3,943.00	\$ 487.50	\$ 1,350.62	34%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,207.50	\$ 71,842.50	84%
Mileage/Travel/Training	\$ 1,750.00	\$ 14.38	\$ 809.54	0%
Other Administrative Exp	\$ 21,919.00	\$ 518.73	\$ 11,083.14	51%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 15,276.35</i>	<i>\$ 157,556.95</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 212.06	\$ 1,923.57	88%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 212.06</i>	<i>\$ 1,923.57</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 10,091.81</i>	<i>\$ 98,842.77</i>	<i>99%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 8,900.91	\$ 104,236.68	84%
Materials	\$ 35,647.00	\$ 1,891.19	\$ 34,104.46	96%
Contracts	\$ 118,241.00	\$ 5,461.91	\$ 97,516.74	82%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 16,254.01</i>	<i>\$ 235,857.88</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,609.37	\$ 20,148.90	66%
Employee Benefits	\$ 97,513.00	\$ 6,446.38	\$ 66,368.72	68%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 40,367.70	83%
PILOT	\$ 8,508.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 1,087.00	\$ 11,333.86	115%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,429.50	\$ 26,000.10	77%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 15,609.02</i>	<i>\$ 164,219.28</i>	
Total Expenses	\$ 809,519.00	\$ 57,443.25	\$ 658,400.45	81%
Surplus - (Deficit)	\$ 247.00	\$ (259.32)	\$ (74,699.24)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 31,359.00	\$ 286,344.76	80%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ 3,719.96	\$ 46,811.00	64%
Other Income	\$ 101,224.00	\$ 1,357.00	\$ 36,058.52	36%
Subsidy	\$ 714,759.00	\$ 64,981.75	\$ 593,689.01	83%
Total Revenue	\$ 1,246,247.00	\$ 101,417.71	\$ 962,903.29	77%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 8,996.42	\$ 107,870.02	80%
Legal	\$ 7,748.00	\$ -	\$ 1,553.75	20%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,462.50	\$ 104,237.50	89%
Mileage/Travel/Training	\$ 4,152.00	\$ 252.64	\$ 2,044.10	0%
Other Administrative Exp	\$ 25,163.00	\$ 1,397.52	\$ 14,122.98	56%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 21,109.08</i>	<i>\$ 229,828.35</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 241.88	\$ 2,734.76	86%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 241.88</i>	<i>\$ 2,734.76</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 23,920.25</i>	<i>\$ 143,784.41</i>	80%
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 14,935.73	\$ 181,702.73	93%
Materials	\$ 76,999.00	\$ 6,230.25	\$ 83,154.27	108%
Contracts	\$ 171,283.00	\$ 12,861.82	\$ 160,000.85	93%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 34,027.80</i>	<i>\$ 424,857.85</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 3,985.09	\$ 33,148.45	45%
Employee Benefits	\$ 173,666.00	\$ 13,148.25	\$ 141,582.09	82%
Depreciation Expense	\$ 47,057.00	\$ 2,485.58	\$ 24,855.80	53%
PILOT	\$ 17,281.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 1,872.04	\$ 3,189.20	18%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 21,490.96</i>	<i>\$ 202,775.54</i>	
Total Expenses	\$ 1,245,444.00	\$ 100,789.97	\$ 1,003,980.91	81%
Surplus - (Deficit)	\$ 803.00	\$ 627.74	\$ (41,077.62)	

Percent of Budget Month 10 of 12

83%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
January 2026

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 322.50	\$ 6,102.45	73%
Interest Income	\$ 14,781.00	\$ 777.06	\$ 8,825.50	60%
Administrative Fees	\$ 473,502.00	\$ 38,482.00	\$ 389,218.00	82%
Total Revenue	\$ 496,681.00	\$ 39,581.56	\$ 404,145.95	81%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 15,046.40	\$ 204,587.07	75%
Legal	\$ 500.00	\$ -	\$ 2,837.50	0%
Mileage/Travel/Training	\$ 2,500.00	\$ -	\$ 2,170.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 3,716.35	\$ 50,085.52	88%
Program Management Fee	\$ 113,354.00	\$ 11,310.00	\$ 110,136.00	97%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 30,072.75</i>	<i>\$ 369,817.05</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 285.75	\$ 2,867.91	54%
Employee Benefits	\$ 87,172.00	\$ 7,775.03	\$ 62,138.65	71%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 8,060.78</i>	<i>\$ 65,006.56</i>	
Total Expenses	\$ 536,959.00	\$ 38,133.53	\$ 434,823.61	81%
Surplus - (Deficit)	\$ (40,278.00)	\$ 1,448.03	\$ (30,677.66)	

Percent of Budget Month 10 of 12 83%

January 31, 2026

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	1/31/2026 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
Backround 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	\$ 24,045.00	\$ 172,612.81	\$ -		\$ 172,612.81
Unit Modernization - Fair Oaks	\$ 641,647.74	\$ -	\$ 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	\$ -	\$ 20,989.00	\$ 14,976.50		\$ 35,965.50
	\$ 907,094.45	\$ 24,045.00	\$ 892,117.95	\$ 14,976.50	1.7%	\$ 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	\$ -	\$ 6,156.70	\$ -		\$ 6,156.70
Roadway Paving/Curb Upgrades - Beeler	\$ 59,832.65	\$ -	\$ 59,832.65	\$ -		\$ 59,832.65
Landscape Upgrades	\$ 7,350.00	\$ -	\$ 7,350.00	\$ -		\$ 7,350.00
	\$ 86,990.30	\$ -	\$ 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	\$ 24,045.00	\$ 2,152,934.50	\$ 14,976.50	0.7%	\$ 2,167,911.00

Percent Obligated 100.0%

January 31, 2026

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	1/31/2026 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	\$ -	\$ 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	\$ -	\$ 582,444.83	\$ -	-	\$ 582,444.83
Non-Dwelling/Dwelling Unit - Site Work 1480						
Update Lobby Restrooms - Centennial Manor	\$ -	\$ -	\$ -	\$ -		\$ -
Fresh Air Rooftop Unit - MerChe	\$ 151,419.40	\$ 21,428.21	\$ 151,419.40	\$ -		\$ 151,319.40
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	\$ -	\$ 224,507.41	\$ -		\$ 224,507.41
Landscape Upgrades - MerChe	\$ 33,357.91	\$ -	\$ 33,357.91	\$ -		\$ 33,357.91
	\$ 474,705.42	\$ 21,428.21	\$ 474,705.42	\$ -	0.0%	\$ 474,605.42
Dwelling Unit - Demolition 1480						
Demolition - Parkview Court	\$ 215,784.58	\$ -	\$ 215,784.58	\$ -		\$ 215,784.58
	\$ 215,784.58	\$ -	\$ 215,784.58	\$ -	0.0%	\$ 215,784.58
Total	\$ 2,230,308.00	\$ 21,428.21	\$ 2,230,308.00	\$ -	0.0%	\$ 2,230,208.00

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	1/31/2026 Obligation
Operations 1406	\$ 124,944.00	\$ -	\$ 124,944.00	\$ -	0.0%	\$ 124,944.00
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ 5,315.08	\$ -	\$ 5,315.08	\$ -		\$ 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	\$ 19,996.46	\$ 863.13	\$ 12,371.28	\$ 7,625.18		\$ 12,371.28
	\$ 76,000.00	\$ 863.13	\$ 33,374.82	\$ 42,625.18	56.1%	\$ 33,374.82
Administration 1410						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
Contract Administration 1480						
A/E Services	\$ 66,150.00	\$ 4,552.00	\$ 58,285.67	\$ 7,864.33		\$ 58,285.67
	\$ 66,150.00	\$ 4,552.00	\$ 58,285.67	\$ 7,864.33	11.9%	\$ 58,285.67
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ 208,281.13	\$ -	\$ 208,281.13	\$ -		\$ 208,281.13
	\$ 208,281.13	\$ -	\$ 208,281.13	\$ -	0.0%	\$ 208,281.13
Non-Dwelling/Dwelling Unit - Site Work 1480						
Fencing Install - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,339,220.69	\$ -	\$ 936,964.55	\$ 402,256.14		\$ 1,339,220.69
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 132,199.00	\$ 8,294.00	\$ 132,199.00	\$ -		\$ 132,199.00
Fencing Upgrade - MerChe	\$ 30,445.43	\$ -	\$ 30,445.43	\$ -		\$ 30,445.43
Sewer and Water Line Repairs	\$ -	\$ -	\$ -	\$ -		\$ -
Maintenance Shop	\$ -	\$ -	\$ -	\$ -		\$ -
Community Room - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Rooftop HVAC Replacment - LIPH Suite/Admin Building	\$ 50,325.25	\$ 2,758.25	\$ 50,325.25	\$ -		\$ 50,325.25
Hot Water Tank - MerChe	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation	\$ 159,964.00	\$ -	\$ -	\$ 159,964.00		\$ 159,964.00
Tuckpointing - Admin Building	\$ 34,000.00	\$ -	\$ 34,000.00	\$ -		\$ 34,000.00
Landscape Upgrades	\$ 6,639.50	\$ -	\$ 6,639.50	\$ -		\$ 6,639.50
	\$ 1,752,793.87	\$ 11,052.25	\$ 1,190,573.73	\$ 562,220.14	32.1%	\$ 1,752,793.87
Total	\$ 2,290,641.00	\$ 16,467.38	\$ 1,677,931.35	\$ 612,709.65	26.7%	\$ 2,240,151.49

Percent Obligated 97.8%

ROSS Grant - Vermilion Housing Authority
ROSS241891
January 2026

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	\$ 4,894.41	\$ 96,440.76	\$ 78,718.24	
	\$ 175,159.00	\$ 4,894.41	\$ 96,440.76	\$ 78,718.24	44.9%
Training Costs 1268					
Training Costs	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	
	\$ 7,500.00	\$ -	\$ 4,025.69	\$ 3,474.31	46.3%
Administrative Costs 1868					
Administrative Costs	\$ 18,266.00	\$ 377.92	\$ 10,808.52	\$ 7,457.48	
	\$ 18,266.00	\$ 377.92	\$ 10,808.52	\$ 7,457.48	40.8%
Total	\$ 200,925.00	\$ 5,272.33	\$ 111,274.97	\$ 89,650.03	44.6%

Vermilion Housing Authority
First Financial Bank - Authority Account
January 2026

Balance Sheet

Assets

111105 Cash	321,812.44
Total Assets	<u>321,812.44</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)	404.40
Total Liabilities & Equity	<u>321,812.44</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	40.99	404.40
Other Income	0.00	0.00
Total Revenue	<u>40.99</u>	<u>404.40</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
Surplus - (Deficit)	40.99	404.40

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
January 2026

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	\$	23,030.02	2.44%
October-25	\$	21,796.13	2.27%
November-25	\$	37,395.72	3.84%
December-25	\$	39,317.04	3.95%
January-26	\$	34,697.53	3.48%
February-26			0.00%
March-26			0.00%

Vermilion Housing Authority

January 2026

Ap Expenditures

1919 Architects	\$4,552.00
Ameren Illinois	\$38,269.68
Anker Florist	\$89.00
Aqua Illinois Inc	\$17,415.96
AWEBCO Tyler Taylor	\$828.00
Bacon & Van Buskirk	\$2,043.04
Barton Carrolls Inc.	\$8,442.00
Blaine Window Hardware	\$466.82
Blue Cross and Blue Shield of Illinois	\$56,443.08
Botts Locksmith	\$496.50
Brickyard Landfill - 4725	\$846.12
Brittany Savalick	\$273.58
City of Hoopeston	\$2,425.05
Comcast Cable	\$653.17
Companion Life Insurance Company	\$4,666.68
Constellation NewEnergy, Inc.	\$1,220.14
Cooper Construction and Restoration, Inc. DBA Landmark Roo	\$24,045.00
CTS Computer Center	\$6,100.00
Danville Area Community College	\$377.92
Fastenal	\$548.32
General Electric Co	\$767.00
Georgetown Waterworks	\$2,891.06
Gibson Teldata, Inc.	\$749.42
Grainger, Inc	\$209.23
Hd Supply Facilities Maintenance	\$6,196.70
Hillard Bynum	\$200.00
Housing-Renewal & Local Agency Retirement	\$19,126.60
Huber & Mudd LLC	\$5,875.00
IEMS Physician Services PLLC	\$35.92
Illinois Association of Housing Authorities	\$275.00
Jaelyn Vinson	\$364.78
Johnson Controls Security Solutions	\$913.79
Kirby Risk Corporation	\$185.30
Kone Inc.	\$10,657.20
Lahne Lawncare	\$360.00
Latoz Hardware Inc.	\$111.18
Lowe's	\$4,719.65
Menards - Menards Of Danville	\$869.10
Municipal Water Utility	\$200.42
Nale Masonry	\$2,000.00
Nan Mckay & Associates Inc.	\$239.00
Napa Auto Parts	\$30.98
NR Automotive Inc	\$358.38
Online Information Services Inc.	\$863.13
Orkin, LLC	\$4,645.75
PDQ Supply Inc.	\$102.96
Petty Cash, Tamra Hartman Custodial	\$20.00
Quadient Finance USA, Inc	\$3,000.00
Quill	\$181.35
Republic Services	\$7,523.04
Ridge Plumbing Contractor, LLC	\$43,876.08
Rita F Buckley	\$100.00

Rogers Supply Company Inc.	\$215.79
Samantha Bruens	\$231.00
Security Door & Hardware	\$4,200.00
Sherwin-Williams	\$1,801.64
Sparklight Business	\$336.96
Sunrise FS	\$655.74
Tee Jay Central, Inc	\$382.80
TK Elevator Corporation	\$2,212.76
ULINE, INC.	\$6,928.55
Verizon Connect	\$299.00
Verizon Wireless	\$169.02
Village of Rossville	\$881.18
Wagner Communications Inc.	\$720.48
Watts Copy System	\$504.76
Total for all Vendors	\$ 307,389.76

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: January 6, 2026

RE: Personnel Monthly Report for the Month of December 2025

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

Robert Kelley – Maintenance Shop Manager – Hired

Angela Hasbargen – Maintenance Laborer – Terminated

Harrell Tilley – Maintenance Laborer – Hired

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

Payroll Law
Danville, IL

Tamra Hartman
Finance Manager

Understanding the NSPIRE-V Standards
Danville, IL

Kyle Smith
HQS Inspector

Snow Removal Training
Danville, IL

All Maintenance Staff



Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: February 2, 2026

RE: Personnel Monthly Report for the Month of January 2026

1. The following personnel action was taken in January 2026:

None

2. Staff/Commissioners attended the following training through the Executive Office in January 2026:

Ladder Safety Online Training
Danville, IL

Emily Stone
Program Coordinator

Job Hazard Analysis Online Training
Danville, IL

Emily Stone
Program Coordinator

MEMORANDUM

TO: Board of Commissioners

FROM: Brittany Savalick; Director of Housing Operations

DATE: January 27, 2026

RE: 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 (HCV) Unrestricted Net Position (UNP) account without specific approval.

Expenditures will not 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 security deposit assistance and landlord recruitment incentive payments, among other allowable expenses specified in the notice, which includes Housing Assistance Payments on behalf of participant families.

To simplify, when all VHA's HCV restricted reserve money has been exhausted, this allows us to use VHA's unrestricted reserve to make the HCV payments.

We are asking for your approval for Calendar Year 2026 to exceed \$10,000, if necessary, to ensure continued Housing Assistance Payments.

RESOLUTION NO. 2026-1

**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, 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 19th day of February, 2026.

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: January 30, 2026

RE: Door Access Systems Replacement MerChe Manor and Churchill Towers

Currently MerChe Manor and Churchill Towers have outdated and no longer functionally supported door access systems. We reached out to vendors for quotes to replace the software and the door access systems at MerChe Manor and Churchill Towers.

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

Company	Price Quotation
Gibson Teldata Inc.	\$13,743.22
Johnson Controls	\$22,223.88

We are recommending approval to purchase and have the installation performed with Gibson Teldata Inc., as quoted, at a cost not to exceed \$13,743.22.

RESOLUTION NO. 2026-2

**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 Gibson Teldata Inc. for the Door Access Systems Replacement Project at MerChe Manor and Churchill Towers in Danville, Illinois, not to exceed \$13,743.22; 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 Gibson Teldata Inc. for the Door Access Systems Replacement Project at MerChe Manor and Churchill Towers in Danville, Illinois, not to exceed \$13,743.22.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 19th day of February, 2026.

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: February 9, 2026

RE: Waste Removal Services

The VHA issued a Request for Proposal for Waste Removal Services for all sites on December 15, 2025. Sealed bids were due February 3, 2026. This is for a five-year firm fixed rate contract beginning May 1, 2026.

I reached out to five vendors to let them know we would be releasing an IFB, gave them details on locations and what would be a part of it. Two vendors submitted bids, Republic Services and GFL Environmental.

GFL Environmental's bid was deemed non-responsive due to irregularities submitted in their bid packet.

Republic Services has been doing our Waste Removal Services since 2010. See current monthly rates vs. new monthly rates below:

	Current Monthly Rate	New Monthly Rate
Fair Oaks	\$ 3,782.69	\$ 2,944.40
Beeler Terrace	\$ 1,010.19	\$ 662.49
Madison Court	\$ 67.86	\$ 64.00
Churchill Tower	\$ 336.73	\$ 220.83
Merche Manor	\$ 378.96	\$ 441.66
Maint Yard at Admin Building	\$ 336.73	\$ 220.83
Centennial Manor	\$ 257.89	\$ 294.44
Hubbard Trail Terrace	\$ 100.50	\$ 160.00
Hillcrest Homes	\$ 162.91	\$ 160.00
Washington Court	\$ 57.31	\$ 64.00
Richie Manor	\$ 166.86	\$ 320.00
Kennedy Court	\$ 158.95	\$ 294.44
Northridge Court	\$ 121.79	\$ 96.00
Tilton Court	\$ 121.79	\$ 96.00
Allerton Court	\$ 121.79	\$ 96.00
Total Monthly Amount	\$ 7,182.95	\$ 6,135.09

The VHA is requesting approval to move forward with a contract with Republic Services to fulfill the scope of work for the Waste Removal Services for all VHA Sites.

RESOLUTION NO. 2026-3

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Republic Services for Waste Removal Services for all VHA properties, not to exceed \$6,135.09 per month; 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 Republic Services for Waste Removal Services for all VHA properties, not to exceed \$6,135.09 per month.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville
d/b/a Vermilion Housing Authority in regular and public session this 19th day of February,
2026.

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



Housing Authority of the City of Danville, IL
Vermilion Housing Authority

Investment Policy

The purpose of this investment policy is to establish investment guidelines for the purpose of safeguarding public funds and maximizing income for the Authority while complying with the regulations of the U. S. Department of Housing and Urban Development set forth in HUD Notice PIH 95-27, Notice PIH 2001-7 and Notice PIH 2002-13. The Annual Contributions Contract (ACC) requires the PHA to deposit and invest all program funds for projects under an ACC in accordance with the terms of the HUD General Depository Agreement (HUD Form 51999) and only in HUD-approved investments. All ACC funds are subject to the 100 percent collateralization policy specified in the General Depository Agreement. Other Federal and state funds administered by the PHA are subject to the investment types and collateralization requirements of the respective program.

OBJECTIVES:

Safety – The Security of monies, whether on hand or invested, shall be of primary concern. Safety shall be achieved by adherence to a HUD approved list of investment types.

Liquidity – The investment portfolio shall remain sufficiently liquid to meet all operating requirements, which might be reasonably anticipated.

Return – The Authority shall seek to attain a market average or better rate of return on available monies whether on hand or invested utilizing the appropriate types of interest bearing instruments.

Administrative Cost – The PHA will consider the administrative work involved when choosing an investment.

Collateralization of Deposits – The Authority shall require our depositories to continuously and fully (100%) secure all deposits in excess of the current federally insured depository limits in effect with the appropriate pledged collateral as identified within this document.

Banking Services:

Banking services shall be arranged by selecting a bank through competitive solicitation to assure the Housing Authority receives the banking services provided at the lowest reasonable cost. These services should be periodically solicited through competitive negotiation in the form of a Request for Proposal (RFP) to allow the Authority to evaluate the quality of services received as well as the price.

The Housing Authority must designate a single bank account for the deposit of all payments that are received from HUD through Direct Deposit-Electronic Funds Transfer (DD-EFT). A Standard Form 1199A, Direct Deposit Sign-Up Form, must be submitted to designate this account. A copy of the General Depository Agreement (Form HUD-51999) must also be executed by the Housing Authority and the Financial Institution and kept on file for review.

Collateralization of Deposits:

The Housing Authority shall require their depositories to continuously and fully (100%) secure all deposits regardless of type that are in excess of the federally insured amount. This may be accomplished by the pledging or setting aside collateral of identifiable U. S. Government securities or other types of investment collateral as prescribed by HUD. The Housing Authority will take possession of the securities or an independent third party custodian holds the securities on behalf of the Housing Authority. Evidence of safe-keeping will be maintained for the full term of the deposit. Such securities shall be owned by the depository and the manner of collateralization shall provide the Housing Authority with a continuing perfected security interest for the full term of the deposit in the collateral in accordance with applicable laws and Federal Regulations. Such collateral shall, at all times, have a market value at least equal to the amount of the deposits so secured.

Investment of Funds:

Funds are to be placed in interest bearing accounts. In the interest of good cash management, non-interest bearing deposits should be reduced to the amount necessary to maintain a good banking relationship. Balances in excess of necessary deposit levels could be placed in an overnight SWEEP account for maximum depository earnings as long as SWEEP balances are collateralized as noted above. Overnight Repurchase Agreements are commonly used for this function. **Investments will not be pooled between programs (Example: funds from separate programs will not be aggregated and invested in the same instrument).**

Approved Investment Securities:

In most cases, purchases of securities shall have maturities which coincide with expected disbursements by the Housing Authority. For the purpose of investing operating reserves, issues shall be limited to maturities of three years or less. Within the HUD approved instruments, the choice of investments should be made using the following criteria for the best overall benefit of the Authority.

Safety
Yield
Liquidity
Maturity
Amount
Administrative Cost

The following are HUD approved investment instruments:

U. S. Treasury Bills (T-bills) - U.S. Treasury Bills (T-Bills) are short-term government securities issued by the U.S. Treasury with maturities ranging from four weeks to 52 weeks. They are sold at a discount to their face value, meaning you pay less than the amount you will receive at maturity. When a T-Bill matures, you receive its full face value.

U. S. Treasury Notes and Bonds - U.S. Treasury Notes and Bonds are government debt securities issued by the U.S. Department of the Treasury.

- (1) U.S. Treasury Notes - These notes mature in not less than one and not more than 10 years from the issue date and bear interest at fixed rates payable semi-annually.
- (2) U.S. Treasury Bonds - These bonds mature after ten years from the issue date and bear interest at fixed rates payable semi-annually.

Obligations of Federal Government Agencies – The obligations of federal government agencies refer to the legal commitments made by these agencies to incur financial obligations that result in immediate or future outlays of government funds. These obligations are defined by Congress and are subject to strict limits and regulations. The U.S. Constitution grants Congress the authority to raise revenue, borrow funds, and appropriate the proceeds for federal agencies. The appropriations process regulates virtually all Executive Branch programs and activities, limiting the obligation and expenditure of public funds by the Executive Branch.

Securities of Government-Sponsored Agencies – Securities of Government-Sponsored Agencies are debt obligations issued by federal agencies or government-sponsored enterprises. These securities are considered low-risk investments.

Demand and Savings Deposits - Demand and savings deposits at commercial banks, mutual savings banks, savings and loan associations and credit unions are permitted for

Housing Authority funds provided that the entire deposit is insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Share Insurance Fund (NCUSIF). A deposit in excess of the insurance coverage may be made at a depository institution provided that it is 100 percent collateralized by any of the securities listed in this policy.

Money Market Deposit Accounts - Money-Market Deposit Accounts at depository institutions that may not be insured fully by the FDIC or NCUSIF are permitted provided that the certificates are fully backed by 100 percent collateral consisting of securities listed in this policy.

Municipal Depository Fund – Illinois Public Treasurers’ Investment Pool - The Illinois Public Treasurers’ Investment Pool, also known as the Illinois Funds, is a local government investment pool operated by the Office of the Illinois State Treasurer. It allows state and local government agencies to pool their funds and invest in a safe, liquid investment vehicle that exceeds industry benchmarks.

Certificates of Deposits - Certificates of Deposit are permitted at depository institutions that are insured by an agency of the Federal Government. In addition a General Depository Agreement must be executed by each financial institution that issues a Certificate of Deposit. Certificate amounts above \$100,000 are permitted provided that the excess is 100 percent collateralized by clearly identified U.S. Government securities.

Repurchase Agreements - Repurchase (repos) agreements for a term not to exceed 30 days may be entered into with Federally insured depository institutions to purchase and sale of securities. A repurchase agreement is an agreement negotiated with a bank usually for a short period (1 to 7 days) wherein securities approved for investment are purchased from that bank at a stated price with the bank agreeing to repurchase them on a specified date for a specified amount. There are three main types: (1) fixed term, where both parties are bound to the negotiated time period, (2) demand, where the agreement stays in effect until terminated by either party, and (3) day-to-day, where daily renewal is by mutual consent and 24- hour notice is required for termination.

Sweep Accounts - Sweep Accounts is a contractual agreement between a bank and a Housing Authority which provides that the bank will regularly "sweep" or transfer any available collected balances from the Housing Authority's account into repurchase agreements. The Sweep Accounts agreement shall include all the certification provided in the Repurchase Agreement and adherence to Collateralization of Deposits.

Super NOW Accounts – Super NOW accounts have been available and approved for public funds since 1983. They offer a relatively high market rate and are fully transactional (have no limitations on the number of checks or transfers).

Separate Trading of Registered Interest and Principal of Securities - Separate Trading of Registered Interest and Principal of Securities (STRIPS) are Treasury-based zero-coupon securities which consist of interest or principal on U. S. Treasury securities. STRIPS were issued in minimum increments of \$1,000. STRIPS pay no interest until maturity and the rate of return is "locked in" at the time of purchase. The delivery of STRIPS is accomplished by wire transfer through the Federal Reserve book entry system.

Mutual Funds - A Mutual Fund is an investment company that makes investments on behalf of individuals and institutions. The Fund pools the money of the investors and buys various securities that are consistent with the Fund's objective

Investment Register:

An investment register, report or other record will be maintained by the Housing Authority and will be presented to the Board of Commissioners at each monthly meeting reflecting the status of the Agencies investments showing changes from period to period. It will also reflect the amount of the investment securities and the fund which the investment is being made from, along with a complete description of the investment instrument, date of purchase, purchase price, interest rate, and applicable date of sale or maturity.

Investment Internal Controls:

All investment shall be in the name of the Housing Authority of the City of Danville.

Investment transactions shall be authorized by the Board of Commissioners and documented in the board minutes.

Investment documents shall be kept in the safe, safe deposit box, or other similarly secured location.

To the extent possible, investments shall be staggered to allow for flexibility should the Housing Authority need to cash in some investments.

Investments shall be maintained in a custodian or trust account.

Investments shall be recorded in detail in an investment ledger.

A system shall be in place to ensure that all interest earned is collected and credited to the appropriate Housing Authority records.

Investments shall be reconciled periodically to the detailed record.

The Executive Director and the Deputy Director ~~Chief Financial Officer~~ have the responsibility to ensure compliance with this investment policy.

Approved by the Board of Commissioners – February 19, 2026

RESOLUTION NO. 2026-4

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

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

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

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 19th day of February, 2026.

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