

Vermilion Housing Authority



Board of Commissioners

May 21, 2026

Board Packet



TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: Thursday, May 14, 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, May 21, 2026, at 5:00 p.m. at the MerChe Manor Community Room, 723 Oak, Danville, Illinois.



TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: Thursday, May 14, 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, May 21, 2026, at 5:00 p.m. at the MerChe Manor Community Room, 723 Oak, 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, MAY 21, 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 March 19, 2026 - VHA Board Minutes (Pages 6-12)
6. Police Reports (Pages 13-16)
7. Department Reports (March and April 2026):
 - (a) Public Housing (Pages 17-20)
 - (b) HCV (Pages 21-24)
 - (c) Finance (Pages 25-55)
 - (d) Personnel (Pages 56-57)
8. New Business [all the below items – roll call vote]
 - * (a) A/E Agreement for Redden and Lewis Lane (Pages 58-61)
 - * (b) IGA Amendment for Ford County Housing Authority (Pages 62-70)
 - * (c) SEMAP Submission (Pages 71-76)

9. Other Business
 - (a) Project Updates
 - (b) Energy Performance Contract (EPC) Year 13 M&V Report

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 June 18, 2026, at the VHA Administration Building, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
March 19, 2026
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 March 19, 2026, at 5:12 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Vice Chair Boyd, those present and absent were:

PRESENT: Vice Chair - Carla Boyd, Vic McFadden, Brittany Morris-Randle, Chair - Pat O'Shaughnessy (non-voting by video only), Tim Tutton, and Deanna Witzel

ABSENT: Courtney Watson

ALSO PRESENT: Executive Director, Jaclyn Vinson; Deputy Director, Amber McCoy;

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

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

Vice Chair Boyd asked for any additions or deletions to the minutes from the February 19, 2026, Regular Board Meeting item number 5 on the agenda. Vice Chair Boyd asked if there were any questions. None were presented. Vice Chair Boyd stated that if there were no additions or corrections, she needs a motion to approve the minutes. Commissioner Witzel made a motion that the minutes from the February 19, 2026, Regular Board Meeting Minutes be approved. Commissioner Morris-Randle seconded the motion. Upon unanimous ayes, approval was granted.

Vice Chair Boyd 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.

Vice Chair Boyd asked for item number 7 on the agenda – Director's reports.

(a) **Public Housing** – Jaclyn Vinson went over the Public Housing and ROSS Grant reports. A question and answer session followed

(b) **HCV/Section 8** – Jaclyn Vinson went over the HCV report.

(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.

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

Vice Chair Boyd asked for item number 8 on the agenda – Fiscal Year 2027 Public Housing Budget Submission, Fiscal Year 2027 HCV/Section 8 Budget Submission, and Disposition of 2005 Ford F150.

(a) **Fiscal Year 2027 Public Housing Budget Submission** – Mrs. McCoy and Mrs. Vinson went over the budget. Chair O’Shaughnessy stated the depreciation line item, on the budget, is a noncash item and when we say we have a break-even budget, we have more than that in cash. Mrs. McCoy stated that was correct. Vice Chair Boyd asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of the Fiscal Year 2027 Public Housing Budget Submission and Commissioner McFadden seconded it.

RESOLUTION NO. 2026-5

RESOLUTION OF THE BOARD OF COMMISSIONERS OF

THE HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

d/b/a VERMILION HOUSING AUTHORITY

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

redevelopment projects as will tend to relieve the shortage of decent, safe, affordable and sanitary housing; and

WHEREAS, in furtherance of its purpose, to approve the Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027); and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Vice Chair Boyd called for a roll call vote to approve the Fiscal Year 2027 Public Housing Budget Submission which produced the following:

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

Vice Chair Boyd there upon declared said motion carried.

(b) Fiscal Year 2027 HCV/Section 8 Budget Submission – Mrs. McCoy went over the budget. Vice Chair Boyd asked if there were any questions. None were

presented. Commissioner Witzel made a motion for the approval of the Fiscal Year 2027 HCV/Section 8 Budget Submission and Commissioner McFadden seconded it.

RESOLUTION NO. 2026-6

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

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

WHEREAS, in furtherance of its purpose, to approve the Housing Choice Voucher Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027); and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Housing Choice Voucher Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027).
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.

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

Vice Chair Boyd called for a roll call vote to approve the Fiscal Year 2027 HCV/Section 8 Budget Submission which produced the following:

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

Vice Chair Boyd there upon declared said motion carried.

(c) **Disposition of 2005 Ford F150** – Mrs. McCoy went over the proposal. Vice Chair Boyd asked if there were any questions. None were presented. Commissioner McFadden made a motion for the approval of the Disposition of the 2005 Ford F150 and Commissioner Witzel seconded it.

RESOLUTION NO. 2026-7

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the disposition of the 2005 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 2005 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.

Vice Chair Boyd called for a roll call vote to approve the disposition of the 2005 Ford F150 which produced the following:

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

Vice Chair Boyd there upon declared said motion carried.

Vice Chair Boyd asked for item 9 on the agenda – Other Business – Project Updates.

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

Vice Chair Boyd 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.

Vice Chair Boyd asked for item 11 on the agenda - Chair/Commissioner Comments. Chair O'Shaughnessy thanked the Board Commissioners for coming. Commissioner Witzel stated that she was in a meeting today with the Sheriff, Chief, and States Attorney and they stated how crime is much better, the Housing Authority is great to work with, and the cameras are great.

Vice Chair Boyd stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Commissioner McFadden made the motion to adjourn. Commissioner Witzel seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:52 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

VHA - Police Reports - March 2026

Date	Location	Description
3/2/2026	Fair Oaks	Medical assist at 925 Fowler.
3/4/2026	Beeler	Theft under \$500 at 328 Bradley.
3/4/2026	Fair Oaks	Vehicle invasion, theft of motor vehicle, violation of probation, and obstructing/resisting an officer at 906 Redden.
3/4/2026	Fair Oaks	Medical assist at 925 Fowler.
3/4/2026	Fair Oaks	Aggravated battery, warrant, obstructing identification, and criminal trespass at 918 Redden.
3/5/2026	Beeler	In-state warrant at Washington and Madison.
3/7/2026	MerChe	Harassment by telephone at 723 Oak.
3/9/2026	Fair Oaks	Criminal trespass to state supported property at 1010 Campbell.
3/10/2026	Fair Oaks	Assault at 1607 Clyman.
3/10/2026	Fair Oaks	In-state warrant at 1618 Fairchild.
3/11/2026	MerChe	Domestic battery at 723 Oak, Unit 701.
3/15/2026	Fair Oaks	Harassment by electronic device and aggravated assault at 1609 Fairchild.
3/15/2026	Beeler	Death investigation at 317 Washington.
3/16/2026	Fair Oaks	Tattooing the body of a minor and contributing to the dependency and neglect of a minor at 935 Redden.
3/20/2026	Beeler	Possession of controlled substance at 300 Washington.
3/21/2026	Fair Oaks	Assault at 918 Redden.
3/23/2026	Fair Oaks	Battery at 1629 Clyman.
3/24/2026	Fair Oaks	Theft under \$500 at 906 Redden.
3/25/2026	Fair Oaks	Burglary and criminal trespass to residence at 947 Hubbard.
3/26/2026	Beeler	Criminal damage to property under \$500 at 322 Bradley.
3/28/2026	Fair Oaks	Violation of order of protection at 936 Lewis.
3/29/2026	Beeler	Information at 308 Bradley.

*Year to Date Comparisons on Next Page

	FY 2026	FY 2025	FY 2026	FY 2025	2025	2024
Total Police Calls			196	150		
March:	22	20			FO-14/BT-6/MC-2	FO-17/BT-2/MC-1
February:	15	8			FO-10/BT-2/MC-3	FO-3/BT-1/MC-4
January:	12	11			FO-9/BT-1/MC-1/CH-1	FO-4/BT-2/MC-5
December:	12	14			FO-9/BT-1/MC-2	FO-7/BT-3/MC-4
November:	11	11			FO-9/CH-1/MC-1	FO-7/BT-3/CH-1
October:	16	11			FO-8/BT-4/MC-4	FO-8/BT-1/MC-2
September:	10	23			FO-8/BT-2	FO-12/BT-3/MC-7/CH-1
August:	25	14			FO-14/BT-8/MC-2/CH-1	FO-5/BT-3/MC-6
July:	11	6			FO-6/MC-2/CH-3	FO-3/BT-1/MC-2
June:	14	14			FO-10/BT-1/MC-2/CH-1	FO-9/BT-4/MC-1
May:	23	14			FO-12/BT-3/MC-5/CH-3	FO-9/BT-2/MC-3
April:	25	4			FO-18/BT-2/MC-4/CH-1	FO-4
Total Calls for the Month:	22		196	150		

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

Monthly Occupancy March 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			
	91	93	98%
AMP 104- County Sites			
	136	136	100%
GRAND TOTAL THIS MONTH	491	495	99%
GRAND TOTAL LAST MONTH	493	495	100%

March 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 45

Meetings:

- Emergency Preparedness
- Continuum of Care
- LIPH
- Overdose Fatality Review Team (OFRT)
- AJC Roundtable
- Child Abuse Prevention Coalition
- STEP UP

Trainings:

- Resident Connect: Feature Focus - ADLs and the Service Management Plan
- Connect Ed/ROSS – Programs in Resident Connect Reporting

Referrals to Community Organizations/Services:

- Adult Education – DACC
- American Job Center (AJC)

Program:

- Appointments:
 - 5 of 8 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
 - 1 of 1 Mer Che/Follow-Up/Assessment/Enrollment/Updates
 - 1 of 1 Churchill-Beeler/Follow-Up/Assessment/Enrollment/Update
 - 1 of 1 Richie Manor/Introduction to ROSS

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

Other:

- Aetna Health Care at Fair Oaks, Mer Che and Churchill
- Volunteered at NJCAA Tournament

Monthly Occupancy April 2026

AMP	End of Month Occupany	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			
	92	93	99%
AMP 104- County Sites			
	136	136	100%
GRAND TOTAL THIS MONTH	493	495	100%
GRAND TOTAL LAST MONTH	491	495	99%

April 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 49

Meetings:

- Emergency Preparedness
- Prevent Child Abuse Prevention Coalition
- Menatal Health
- Violence Prevention Coalition
- ROSS Networking

Trainings:

- Child Abuse Awareness Conference

Referrals to Community Organizations/Services:

- Adult Education – DACC
- American Job Center (AJC)
- Fair Hope
- CRIS Healthy Aging

Program:

- Appointments:
 - 3 of 5 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
 - 1 of 1 Mer Che/Follow-Up/Assessment/Enrollment/Updates
 - 2 of 2 Churchill-Beeler/Follow-Up/Assessment/Enrollment/Update
 - 1 of 1 Richie Manor/Introduction to ROSS
- #48 DMT Bus Passes
 - Scheduled health appointments
 - DACC Adult Education/GED
 - DACC Secondary Education
 - Job seeking assistance
 - Employment

Other:

- Help At Home - Home Healthcare presentation
- Aetna Health Care at Fair Oaks, Mer Che and Churchill
- Housekeeping workshops; workshop participants are residents identified by property managers. The workshops are facilitated by East Central Illinois Community Action:
 - MerChe 8 of 15
 - Churchill 6 of 10
 - Fair Oaks 18 of 35

Housing Choice Voucher
March 2026 Board Report

- New Admissions: 2 – HUD-VASH
- Terminations: 10
 - 5 – Program Compliance
 - 2 – Voluntary
 - 2 – Over Income 180 Days
 - 1 - Deceased

		2025	2026									
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
2	519	7	6	6	7	18	11	3	408	47	55	568
3	516	7	6	6	7	18	11	3	407	47	55	567
4	525											
5	535											
6	553											
7	564											
8	570											
9	581											
10	582											
11	580											
12	583											
Grand Total	6630	14	12	12	14	35	22	6	820	96	113	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	965	568	59%
MAR	965	567	59%
APR			
MAY			
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	2895	1710	59%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$354,165	\$392,660	111%	\$682
FEB	\$354,165	\$388,088	110%	\$683
MAR	\$354,165	\$383,284	108%	\$677
APR				
MAY				
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,062,495	\$1,164,032	110%	\$681

UMA- Unit Months Available

UML- Unit Months Leased

ABA- Annual Budget Authority

HAP- Housing Assistance Payment

PUC- Per Unit Cost (Average)

Housing Choice Voucher April 2026 Board Report

- New Admissions: 1 – HUD-VASH
- Terminations: 5
 - 3 – Program Compliance
 - 2 - Deceased

		2025	2026										
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total	
													1
2	519	7	6	6	7	18	11	3	408	47	55	568	
3	516	7	6	6	7	18	11	3	407	47	55	567	
4	525	7	6	6	7	19	11	3	399	44	58	560	
5	535												
6	553												
7	564												
8	570												
9	581												
10	582												
11	580												
12	583												
Grand Total	6630	28	24	24	28	72	44	12	1626	187	226	2271	

*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	965	568	59%
MAR	965	567	59%
APR	965	560	58%
MAY			
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	3860	2270	59%

Month	ABA	HAP	BA Utilization	PUC
JAN	\$354,165	\$392,660	111%	\$682
FEB	\$354,165	\$388,088	110%	\$683
MAR	\$354,165	\$386,952	109%	\$684
APR	\$354,924	\$375,052	106%	\$670
MAY				
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	\$1,417,419	\$1,542,752	109%	\$680

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: April 8, 2026
 Re: Finance Report

Public Housing Operating Fund

	March 2026	FY 26 YTD
COCC	(\$12,578.33)	(\$52,842.73)
AMP 101	\$17,116.20	(\$204,237.55)
AMP 102	(\$62,799.73)	(\$236,442.67)
AMP 103	(\$55,115.00)	(\$142,753.94)
AMP 104	(\$28,049.23)	(\$77,160.52)
Total	(\$141,426.09)	(\$713,437.41)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$2,929.45** for the month and an overall loss of **\$35,784.81** for the year.

Public Housing Capital Fund

Capital Fund 2024, funds were drawn down in the amount of **\$442,589.14**.

Capital Fund 2025, funds were drawn down in the amount of **\$231,573.11**.

Notable AP Expenditures

Berglund Construction Company	\$661,954.11	Mer Che façade progress payments.
Gibson Teldata, Inc.	\$6,875.14	Churchill Towers & Mer Che access/key fob system for doors.
	\$5,668.27	Churchill Towers camera repairs due to fire.
Ridge Plumbing Contractor, LLC	\$32,607.39	Churchill Towers hot water pump replacement, major plumbing repairs at Mer Che apartment 106, and multiple site repairs.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,314.89.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$5,561.90.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 03/31/2026 *** Preliminary

<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	5,362,267.73	5,362,267.73	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	232,233.10
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	0.00	(4,672,579.76)	3,232,206.29	255,542.77	144,931.44	1,039,899.26	0.00
112200 AR Tenants	(5,561.90)	0.00	(2,214.28)	(747.25)	(599.12)	(2,001.25)	127,227.43
112265 Allow Doubtful A	(485.82)	0.00	(66.83)	(197.00)	0.00	(221.99)	(127,227.43)
113000 Acct Rec FCHA	20,331.89	20,331.89	0.00	0.00	0.00	0.00	0.00
113001 Acct Rec AHRMA	21,249.69	0.00	0.00	21,249.69	0.00	0.00	0.00
121100 Prepaid WC	60,622.85	60,622.85	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	154,619.27	6,305.34	59,710.95	29,252.57	23,484.28	35,866.13	2,571.75
121102 Prepaid Soft	22,291.46	0.00	7,080.81	4,720.53	4,458.28	6,031.84	3,933.78
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	3,208.33
140001 Vehicles	531,535.43	0.00	347,286.58	56,319.00	18,492.00	109,437.85	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	27,486,394.03	854,399.97	11,927,031.45	9,117,516.35	4,253,403.96	1,334,042.30	0.00
140005 Accum Deprec	(40,597,431.61)	(1,250,824.44)	(14,449,429.24)	(12,488,493.51)	(5,537,093.77)	(6,871,590.65)	(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	\$ 13,730,171.67	\$ 819,428.59	\$ 6,124,836.21	\$ 1,876,106.89	\$ 1,415,894.02	\$ 3,493,905.96	\$ 241,946.96
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	200,424.82	200,424.82	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,719.00	0.00	25,820.00	10,999.00	5,350.00	19,550.00	0.00
211704 Health Ins	(56,443.08)	(56,443.08)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(1,715.85)	(1,715.85)	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	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	(255.04)	(255.04)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(362.45)	(362.45)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	16,084.54	0.00	3,475.14	3,024.38	6,409.34	3,175.68	0.00
211913 Scrap	1,361.88	1,361.88	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	44,276.71	11,451.14	14,116.69	6,026.19	5,781.85	6,900.84	5,531.43
212001 Accrued Tax	3,387.17	876.01	1,079.93	461.00	442.32	527.91	341.21
213301 EPC M V	16,211.75	0.00	7,295.27	4,863.61	4,052.87	0.00	0.00
213302 EPC Replace	3,836.94	0.00	2,472.11	0.00	1,364.83	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	34,584.40	0.00	(5,611.81)	14,685.88	8,532.03	16,978.30	0.00
224000 Prepaid Rents	21,356.80	0.00	6,500.62	4,344.65	2,215.27	8,296.26	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	\$ 1,203,353.32	\$ 155,337.43	\$ 441,646.52	\$ 302,066.43	\$ 248,873.95	\$ 55,428.99	\$ 5,872.64
Equity							
280200 Net Fix Assets	7,424,142.96	39,425.06	2,288,975.97	1,048,470.51	1,178,613.22	2,868,658.20	18,458.40
280600 Unrestricted	7,284,112.38	677,508.83	4,569,244.90	1,156,957.89	233,421.47	646,979.29	253,400.73
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	91,296.53
Total	\$ 13,240,255.76	\$ 716,933.89	\$ 5,887,427.24	\$ 1,810,483.13	\$ 1,309,774.01	\$ 3,515,637.49	\$ 363,155.66
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (91,296.53)
Current Year Oper +/-	\$ (713,437.41)	\$ (52,842.73)	\$ (204,237.55)	\$ (236,442.67)	\$ (142,753.94)	\$ (77,160.52)	\$ (35,784.81)
Current Year Net Assets	\$ (713,437.41)	\$ (52,842.73)	\$ (204,237.55)	\$ (236,442.67)	\$ (142,753.94)	\$ (77,160.52)	\$ (127,081.34)
Total Equity	\$ 12,526,818.35	\$ 664,091.16	\$ 5,683,189.69	\$ 1,574,040.46	\$ 1,167,020.07	\$ 3,438,476.97	\$ 236,074.32
Liabilities & Net Assets	\$ 13,730,171.67	\$ 819,428.59	\$ 6,124,836.21	\$ 1,876,106.89	\$ 1,415,894.02	\$ 3,493,905.96	\$ 241,946.96

Vermilion Housing Authority
Operating Statement - Public Housing - Public Housing Combined
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 917,478.00	\$ 87,101.75	\$ 1,021,904.18	111%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 269,837.00	\$ (185,579.83)	\$ -	0%
Other Income	\$ 901,664.00	\$ 14,351.31	\$ 437,730.63	49%
Subsidy	\$ 2,964,741.00	\$ 468,964.00	\$ 3,164,979.03	107%
Total Revenue	\$ 5,053,720.00	\$ 384,837.23	\$ 4,624,613.84	92%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 900,758.00	\$ 75,655.60	\$ 974,962.01	108%
Legal	\$ 25,375.00	\$ 6,210.00	\$ 17,320.00	68%
PBA Mngt. Exp.	\$ -	\$ (10,744.50)	\$ (132,073.50)	0%
Mileage/Travel/Training	\$ 17,062.00	\$ 1,974.84	\$ 29,622.04	174%
Other Administrative Exp	\$ 123,878.00	\$ 6,619.05	\$ 84,267.89	68%
<i>Total Administrative Expense</i>	<i>\$ 1,067,073.00</i>	<i>\$ 79,714.99</i>	<i>\$ 974,098.44</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,567.00	\$ 926.94	\$ 11,840.73	102%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,567.00</i>	<i>\$ 926.94</i>	<i>\$ 11,840.73</i>	
<i>Total Utility Expenses</i>	<i>\$ 609,390.00</i>	<i>\$ 74,944.96</i>	<i>\$ 702,460.28</i>	<i>115%</i>
<i>Maintenance</i>				
Salaries	\$ 782,560.00	\$ 60,199.74	\$ 856,225.27	109%
Materials	\$ 390,343.00	\$ 36,810.35	\$ 472,956.49	121%
Contracts	\$ 557,530.00	\$ 75,538.32	\$ 714,666.36	128%
<i>Total Maintenance Expenses</i>	<i>\$ 1,730,433.00</i>	<i>\$ 172,548.41</i>	<i>\$ 2,043,848.12</i>	
<i>General Expenses</i>				
Insurance	\$ 224,582.00	\$ 17,179.91	\$ 165,312.33	74%
Employee Benefits	\$ 787,450.00	\$ 98,413.61	\$ 837,693.37	106%
Depreciation Expense	\$ 357,981.00	\$ 28,395.84	\$ 340,750.74	95%
PILOT	\$ 34,647.00	\$ 34,584.40	\$ 34,584.40	100%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 83,362.00	\$ 13,836.26	\$ 109,689.26	132%
Energy Perf Cont Expense	\$ 134,570.00	\$ 5,718.00	\$ 117,773.58	88%
<i>Total General Expenses</i>	<i>\$ 1,632,592.00</i>	<i>\$ 198,128.02</i>	<i>\$ 1,605,803.68</i>	
Total Expenses	\$ 5,051,055.00	\$ 526,263.32	\$ 5,338,051.25	106%
Surplus - (Deficit)	\$ 2,665.00	\$ (141,426.09)	\$ (713,437.41)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 354,792.00	\$ 7,743.60	\$ 205,016.23	58%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 354,792.00	\$ 7,743.60	\$ 205,016.23	58%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 427,979.00	\$ 39,942.02	\$ 523,370.80	122%
Legal	\$ 6,568.00	\$ -	\$ 1,475.00	22%
PBA Mngt. Exp.	\$ (392,300.00)	\$ (48,797.00)	\$ (587,851.00)	150%
Mileage/Travel/Training	\$ 5,508.00	\$ 1,736.30	\$ 21,495.50	390%
Other Administrative Exp	\$ 29,552.00	\$ 2,491.37	\$ 20,397.04	69%
<i>Total Administrative Expense</i>	<i>\$ 77,307.00</i>	<i>\$ (4,627.31)</i>	<i>\$ (21,112.66)</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ -	\$ -	\$ -	0%
<i>Total Tenant Services Expenses</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	
<i>Total Utility Expenses</i>	<i>\$ 22,493.00</i>	<i>\$ 2,807.71</i>	<i>\$ 26,400.06</i>	<i>117%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ 1,551.38	0%
Materials	\$ 1,953.00	\$ 159.28	\$ 686.48	35%
Contracts	\$ 53,680.00	\$ (2,305.37)	\$ 21,957.50	41%
<i>Total Maintenance Expenses</i>	<i>\$ 55,633.00</i>	<i>\$ (2,146.09)</i>	<i>\$ 24,195.36</i>	
<i>General Expenses</i>				
Insurance	\$ 7,996.00	\$ 700.60	\$ 6,795.75	85%
Employee Benefits	\$ 188,278.00	\$ 23,374.09	\$ 219,024.74	116%
Depreciation Expense	\$ 2,556.00	\$ 212.93	\$ 2,555.71	100%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 198,830.00</i>	<i>\$ 24,287.62</i>	<i>\$ 228,376.20</i>	
Total Expenses	\$ 354,263.00	\$ 20,321.93	\$ 257,858.96	73%
Surplus - (Deficit)	\$ 529.00	\$ (12,578.33)	\$ (52,842.73)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - Public Housing - Fair Oaks AMP 101
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 78,498.00	\$ 15,988.00	\$ 163,061.49	208%
Non - Dwelling Rental	\$ -		\$ -	0%
Interest Income	\$ 89,046.00	\$ (61,241.37)	\$ -	0%
Other Income	\$ 92,897.00	\$ 2,478.21	\$ 64,326.30	69%
Subsidy	\$ 1,363,706.00	\$ 224,094.00	\$ 1,467,604.02	108%
Total Revenue	\$ 1,624,147.00	\$ 181,318.84	\$ 1,694,991.81	104%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 137,263.00	\$ 11,022.98	\$ 132,116.60	96%
Legal	\$ 3,931.00	\$ 3,765.49	\$ 7,805.24	199%
PBA Mngt. Exp.	\$ 93,485.00	\$ 12,245.00	\$ 145,855.00	156%
Mileage/Travel/Training	\$ 4,058.00	\$ -	\$ 3,293.53	0%
Other Administrative Exp	\$ 26,438.00	\$ 1,327.17	\$ 20,382.59	77%
<i>Total Administrative Expense</i>	<i>\$ 265,175.00</i>	<i>\$ 28,360.64</i>	<i>\$ 309,452.96</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,658.00	\$ 281.29	\$ 3,708.81	101%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,658.00</i>	<i>\$ 281.29</i>	<i>\$ 3,708.81</i>	
<i>Total Utility Expenses</i>	<i>\$ 192,665.00</i>	<i>\$ 23,224.30</i>	<i>\$ 219,179.59</i>	<i>114%</i>
<i>Maintenance</i>				
Salaries	\$ 310,111.00	\$ 26,752.47	\$ 356,455.95	115%
Materials	\$ 213,826.00	\$ 17,116.86	\$ 253,366.27	118%
Contracts	\$ 115,679.00	\$ 13,067.04	\$ 240,755.49	208%
<i>Total Maintenance Expenses</i>	<i>\$ 639,616.00</i>	<i>\$ 56,936.37</i>	<i>\$ 850,577.71</i>	
<i>General Expenses</i>				
Insurance	\$ 74,750.00	\$ 6,634.56	\$ 60,230.57	81%
Employee Benefits	\$ 192,040.00	\$ 30,191.67	\$ 208,660.81	109%
Depreciation Expense	\$ 155,535.00	\$ 12,961.24	\$ 155,534.99	100%
PILOT	\$ -	\$ (5,611.81)	\$ (12,901.81)	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 34,337.00	\$ 8,651.28	\$ 51,787.46	151%
Energy Perf Cont Expense	\$ 60,557.00	\$ 2,573.10	\$ 52,998.27	88%
<i>Total General Expenses</i>	<i>\$ 522,219.00</i>	<i>\$ 55,400.04</i>	<i>\$ 516,310.29</i>	
Total Expenses	\$ 1,623,333.00	\$ 164,202.64	\$ 1,899,229.36	117%
Surplus - (Deficit)	\$ 814.00	\$ 17,116.20	\$ (204,237.55)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - Public Housing - Beeler/Madison/Churchill AMP 102
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 264,240.00	\$ 22,559.75	\$ 296,403.20	112%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 59,364.00	\$ (40,827.56)	\$ -	0%
Other Income	\$ 193,606.00	\$ 1,710.75	\$ 72,481.48	37%
Subsidy	\$ 501,558.00	\$ 83,234.00	\$ 541,334.00	108%
Total Revenue	\$ 1,018,768.00	\$ 66,676.94	\$ 910,218.68	89%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 113,212.00	\$ 7,667.00	\$ 106,109.52	94%
Legal	\$ 3,185.00	\$ 628.12	\$ 3,069.00	0%
PBA Mngt. Exp.	\$ 96,890.00	\$ 8,137.50	\$ 98,425.00	102%
Mileage/Travel/Training	\$ 1,594.00	\$ 98.03	\$ 1,635.05	0%
Other Administrative Exp	\$ 20,806.00	\$ 976.66	\$ 14,473.45	70%
<i>Total Administrative Expense</i>	<i>\$ 235,687.00</i>	<i>\$ 17,507.31</i>	<i>\$ 223,712.02</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 191.71	\$ 2,565.71	101%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 191.71</i>	<i>\$ 2,565.71</i>	
<i>Total Utility Expenses</i>	<i>\$ 113,653.00</i>	<i>\$ 17,289.04</i>	<i>\$ 149,544.44</i>	<i>132%</i>
<i>Maintenance</i>				
Salaries	\$ 151,511.00	\$ 11,542.37	\$ 169,693.02	112%
Materials	\$ 61,918.00	\$ 7,057.34	\$ 79,088.66	128%
Contracts	\$ 98,647.00	\$ 28,327.38	\$ 143,146.44	145%
<i>Total Maintenance Expenses</i>	<i>\$ 312,076.00</i>	<i>\$ 46,927.09</i>	<i>\$ 391,928.12</i>	
<i>General Expenses</i>				
Insurance	\$ 38,401.00	\$ 3,250.29	\$ 31,799.74	83%
Employee Benefits	\$ 135,953.00	\$ 18,852.62	\$ 152,012.92	112%
Depreciation Expense	\$ 104,392.00	\$ 8,699.33	\$ 104,391.85	100%
PILOT	\$ 8,858.00	\$ 14,685.88	\$ 17,401.88	196%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 21,564.00	\$ 358.00	\$ 37,976.46	176%
Energy Perf Cont Expense	\$ 40,371.00	\$ 1,715.40	\$ 35,328.21	88%
<i>Total General Expenses</i>	<i>\$ 354,539.00</i>	<i>\$ 47,561.52</i>	<i>\$ 378,911.06</i>	
Total Expenses	\$ 1,018,496.00	\$ 129,476.67	\$ 1,146,661.35	113%
Surplus - (Deficit)	\$ 272.00	\$ (62,799.73)	\$ (236,442.67)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - Public Housing - Merche AMP 103
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 217,332.00	\$ 17,969.00	\$ 215,499.73	99%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 48,571.00	\$ (33,404.39)	\$ -	0%
Other Income	\$ 159,145.00	\$ 1,418.25	\$ 58,161.85	37%
Subsidy	\$ 384,718.00	\$ 62,120.00	\$ 413,078.00	107%
Total Revenue	\$ 809,766.00	\$ 48,102.86	\$ 686,739.58	85%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 87,726.00	\$ 7,141.80	\$ 86,611.90	99%
Legal	\$ 3,943.00	\$ 1,418.26	\$ 3,018.88	77%
PBA Mngt. Exp.	\$ 85,025.00	\$ 7,130.00	\$ 86,180.00	101%
Mileage/Travel/Training	\$ 1,750.00	\$ 3.48	\$ 871.45	0%
Other Administrative Exp	\$ 21,919.00	\$ 748.82	\$ 12,673.08	58%
<i>Total Administrative Expense</i>	<i>\$ 200,363.00</i>	<i>\$ 16,442.36</i>	<i>\$ 189,355.31</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,185.00	\$ 212.06	\$ 2,347.69	107%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,185.00</i>	<i>\$ 212.06</i>	<i>\$ 2,347.69</i>	
<i>Total Utility Expenses</i>	<i>\$ 99,965.00</i>	<i>\$ 16,757.29</i>	<i>\$ 130,179.43</i>	<i>130%</i>
<i>Maintenance</i>				
Salaries	\$ 124,817.00	\$ 9,663.17	\$ 121,646.42	97%
Materials	\$ 35,647.00	\$ 3,762.96	\$ 44,388.59	125%
Contracts	\$ 118,241.00	\$ 26,142.85	\$ 127,448.14	108%
<i>Total Maintenance Expenses</i>	<i>\$ 278,705.00</i>	<i>\$ 39,568.98</i>	<i>\$ 293,483.15</i>	
<i>General Expenses</i>				
Insurance	\$ 30,306.00	\$ 2,609.37	\$ 25,367.64	84%
Employee Benefits	\$ 97,513.00	\$ 9,602.52	\$ 83,744.09	86%
Depreciation Expense	\$ 48,441.00	\$ 4,036.75	\$ 48,441.22	100%
PILOT	\$ 8,508.00	\$ 8,532.03	\$ 11,115.03	131%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 9,891.00	\$ 4,027.00	\$ 16,012.86	162%
Energy Perf Cont Expense	\$ 33,642.00	\$ 1,429.50	\$ 29,447.10	88%
<i>Total General Expenses</i>	<i>\$ 228,301.00</i>	<i>\$ 30,237.17</i>	<i>\$ 214,127.94</i>	
Total Expenses	\$ 809,519.00	\$ 103,217.86	\$ 829,493.52	102%
Surplus - (Deficit)	\$ 247.00	\$ (55,115.00)	\$ (142,753.94)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - Public Housing - County Properties AMP 104
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 357,408.00	\$ 30,585.00	\$ 346,939.76	97%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ 72,856.00	\$ (50,106.51)	\$ -	0%
Other Income	\$ 101,224.00	\$ 1,000.50	\$ 37,744.77	37%
Subsidy	\$ 714,759.00	\$ 99,516.00	\$ 742,963.01	104%
Total Revenue	\$ 1,246,247.00	\$ 80,994.99	\$ 1,127,647.54	90%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 134,578.00	\$ 9,881.80	\$ 126,753.19	94%
Legal	\$ 7,748.00	\$ 398.13	\$ 1,951.88	25%
PBA Mngt. Exp.	\$ 116,900.00	\$ 10,540.00	\$ 125,317.50	107%
Mileage/Travel/Training	\$ 4,152.00	\$ 137.03	\$ 2,326.51	0%
Other Administrative Exp	\$ 25,163.00	\$ 1,075.03	\$ 16,341.73	65%
<i>Total Administrative Expense</i>	<i>\$ 288,541.00</i>	<i>\$ 22,031.99</i>	<i>\$ 272,690.81</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,183.00	\$ 241.88	\$ 3,218.52	101%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,183.00</i>	<i>\$ 241.88</i>	<i>\$ 3,218.52</i>	
<i>Total Utility Expenses</i>	<i>\$ 180,614.00</i>	<i>\$ 14,866.62</i>	<i>\$ 177,156.76</i>	<i>98%</i>
<i>Maintenance</i>				
Salaries	\$ 196,121.00	\$ 12,241.73	\$ 206,878.50	105%
Materials	\$ 76,999.00	\$ 8,713.91	\$ 95,426.49	124%
Contracts	\$ 171,283.00	\$ 10,306.42	\$ 181,358.79	106%
<i>Total Maintenance Expenses</i>	<i>\$ 444,403.00</i>	<i>\$ 31,262.06</i>	<i>\$ 483,663.78</i>	
<i>General Expenses</i>				
Insurance	\$ 73,129.00	\$ 3,985.09	\$ 41,118.63	56%
Employee Benefits	\$ 173,666.00	\$ 16,392.71	\$ 174,250.81	100%
Depreciation Expense	\$ 47,057.00	\$ 2,485.59	\$ 29,826.97	63%
PILOT	\$ 17,281.00	\$ 16,978.30	\$ 18,969.30	110%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 17,570.00	\$ 799.98	\$ 3,912.48	22%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 328,703.00</i>	<i>\$ 40,641.67</i>	<i>\$ 268,078.19</i>	
Total Expenses	\$ 1,245,444.00	\$ 109,044.22	\$ 1,204,808.06	97%
Surplus - (Deficit)	\$ 803.00	\$ (28,049.23)	\$ (77,160.52)	

Percent of Budget Month 12 of 12

100%

Vermilion Housing Authority
Operating Statement - HCV - Section 8
3/31/2026 * Preliminary**

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 8,398.00	\$ 428.12	\$ 7,178.07	85%
Interest Income	\$ 14,781.00	\$ 866.93	\$ 10,410.26	70%
Administrative Fees	\$ 473,502.00	\$ 36,599.00	\$ 462,479.91	98%
Total Revenue	\$ 496,681.00	\$ 37,894.05	\$ 480,068.24	97%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 271,161.00	\$ 14,846.38	\$ 234,429.84	86%
Legal	\$ 500.00	\$ 90.00	\$ 2,927.50	0%
Mileage/Travel/Training	\$ 2,500.00	\$ -	\$ 2,329.96	0%
Other Administrative Exp	\$ 56,937.00	\$ 3,539.93	\$ 57,599.25	101%
Program Management Fee	\$ 113,354.00	\$ 10,744.50	\$ 132,073.50	117%
<i>Total Administrative Expense</i>	<i>\$ 444,452.00</i>	<i>\$ 29,220.81</i>	<i>\$ 429,360.05</i>	
<i>General Expenses</i>				
Insurance	\$ 5,335.00	\$ 285.75	\$ 3,439.41	64%
Employee Benefits	\$ 87,172.00	\$ 11,316.94	\$ 83,053.59	95%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 92,507.00</i>	<i>\$ 11,602.69</i>	<i>\$ 86,493.00</i>	
Total Expenses	\$ 536,959.00	\$ 40,823.50	\$ 515,853.05	96%
Surplus - (Deficit)	\$ (40,278.00)	\$ (2,929.45)	\$ (35,784.81)	

Percent of Budget Month 12 of 12 100%

March 31, 2026

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	3/31/2026 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	\$ -	\$ -	\$ -	\$ -		\$ -
Background Check Information	\$ 19,996.46	\$ 596.94	\$ 13,652.43	\$ 6,344.03		\$ 13,652.43
	\$ 41,000.00	\$ 596.94	\$ 34,655.97	\$ 6,344.03	15.5%	\$ 34,655.97
Administration 1410						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
Contract Administration 1480						
A/E Services	\$ 66,150.00	\$ 4,736.06	\$ 64,085.23	\$ 2,064.77		\$ 64,085.23
	\$ 66,150.00	\$ 4,736.06	\$ 64,085.23	\$ 2,064.77	3.1%	\$ 64,085.23
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	\$ 1,374,220.69	\$ 437,256.14	\$ 1,374,220.69	\$ -		\$ 1,374,220.69
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 132,199.00	\$ -	\$ 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	\$ -	\$ 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
	\$ 1,787,793.87	\$ 437,256.14	\$ 1,627,829.87	\$ 159,964.00	8.9%	\$ 1,787,793.87
1480 Total	\$ 2,062,225.00	\$ 441,992.20	\$ 1,900,196.23	\$ 162,028.77	12%	\$ 2,060,160.23
Total	\$ 2,290,641.00	\$ 442,589.14	\$ 2,122,268.20	\$ 168,372.80	7.4%	\$ 2,282,232.20

Percent Obligated

99.6%

March 31, 2026

CAPITAL FUND 2025 - Vermilion Housing Authority

Obligation Date: 5/12/2027
Close Out Date: 5/12/2029

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	3/31/2026 Obligation
Operations 1406	\$ 472,213.17	\$ -	\$ -	\$ 472,213.17	100.0%	\$ -
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ -	\$ -	\$ -	\$ -		\$ -
Staff Training	\$ -	\$ -	\$ -	\$ -		\$ -
IT Improvements	\$ 13,743.22	\$ 6,875.14	\$ 6,875.14	\$ 6,868.08		\$ 13,743.22
Background Check Information	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 13,743.22	\$ 6,875.14	\$ 6,875.14	\$ 6,868.08	50.0%	\$ 13,743.22
Administration 1410						
Administration Costs	\$ -	\$ -	\$ -	\$ -		\$ -
Contract Administration 1480						
A/E Services	\$ 2,851.92	\$ -	\$ -	\$ 2,851.92		\$ 2,851.92
	\$ 2,851.92	\$ -	\$ -	\$ 2,851.92	100.0%	\$ 2,851.92
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ -	\$ -	\$ -	\$ -		\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Door Replacement - Mer Che	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,832,057.69	\$ 224,697.97	\$ 224,697.97	\$ 1,607,359.72		\$ 1,832,057.69
Sewer and Water Line Repairs - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation & Improvemnts	\$ -	\$ -	\$ -	\$ -		\$ -
Landscape Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 1,832,057.69	\$ 224,697.97	\$ 224,697.97	\$ 1,607,359.72	87.7%	\$ 1,832,057.69
1480 Total	\$ 1,834,909.61	\$ 224,697.97	\$ 224,697.97	\$ 1,610,211.64	87.8%	\$ 1,834,909.61
Total	\$ 2,320,866.00	\$ 231,573.11	\$ 231,573.11	\$ 2,089,292.89	90.0%	\$ 1,848,652.83

Percent Obligated

79.7%

ROSS Grant - Vermilion Housing Authority
ROSS241891
March 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	\$ 106,378.70	\$ 68,780.30	
	\$ 175,159.00	\$ 4,894.41	\$ 106,378.70	\$ 68,780.30	39.3%
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	\$ 420.48	\$ 11,606.92	\$ 6,659.08	
	\$ 18,266.00	\$ 420.48	\$ 11,606.92	\$ 6,659.08	36.5%
Total	\$ 200,925.00	\$ 5,314.89	\$ 122,011.31	\$ 78,913.69	39.3%

Vermilion Housing Authority
First Financial Bank - Authority Account
3/31/2026 * Preliminary**

Balance Sheet

Assets

111105 Cash	321,890.47
Total Assets	321,890.47

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,408.04
Current Year Operating - Gain/(Loss)	482.43
Total Liabilities & Equity	321,890.47

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	41.00	482.43
Other Income	0.00	0.00
Total Revenue	41.00	482.43
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	41.00	482.43

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
3/31/2026 * Preliminary**

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	\$	21,152.02	2.08%
March-26	\$	5,561.90	0.54%

Vermilion Housing Authority
 Ap Expenditures
 March 2026

Reporting only checks issued between 03/01/2026 and 03/31/2026.

4imprint, Inc.	\$530.73
All Source LLC	\$617.49
Ameren Illinois	\$34,519.22
American Quick Lube	\$498.40
Anderson Electric	\$828.83
Aqua Illinois Inc	\$15,520.19
Arrow Glass	\$209.26
B & D Sales And Service	\$874.46
Bacon & Van Buskirk	\$767.76
Barton Carrolls Inc.	\$4,062.00
Berglund Construction Company	\$661,954.11
Blue Cross and Blue Shield of Illinois	\$56,443.08
Botts Locksmith	\$727.00
Brickyard Landfill - 4725	\$544.79
Brittany Savalick	\$670.40
Carnaghi Towing & Repair	\$370.00
Chemical Maintenance	\$636.60
City of Danville	\$7,682.63
City of Hoopeston	\$2,066.35
Classique Sash & Door	\$1,995.60
Comcast Cable	\$653.17
Companion Life Insurance Company	\$4,666.68
Connor Company	\$450.76
Constellation NewEnergy, Inc.	\$680.12
Courtesy Ford Inc.	\$103.81
CTS Computer Center	\$6,100.00
Danville Area Community College	\$377.92
Danville Sanitary District	\$11,346.75
Drennan's Clean-A-Line, Inc.	\$120.00
Farnsworth Group Inc.	\$4,736.06
Fastenal	\$557.53
General Electric Co	\$1,177.68
Georgetown Waterworks	\$2,649.58
Gibson Teldata, Inc.	\$14,073.85
Grainger, Inc	\$646.96
Grunau Company Inc	\$132.00
Hd Supply Facilities Maintenance	\$14,968.87
Housing-Renewal & Local Agency Retirement	\$20,562.64
Huber & Mudd LLC	\$6,300.00
Illinois Landfill	\$453.83
Illinois Office of the State Fire Marshal	\$70.00
Jaclyn Vinson	\$755.63
Johnson Controls Security Solutions	\$6,548.45
Kelly Printing Company Inc.	\$363.92
Kone Inc.	\$4,699.93
Lahne Lawncare	\$280.00
Lansing Housing Products Inc	\$1,484.06
Lowe's	\$5,902.30
Menards - Menards Of Danville	\$434.00
Municipal Water Utility	\$129.22
Napa Auto Parts	\$95.97
Nelson's Lawn Care	\$2,160.00
Nicole Brumfield	\$94.26
Oil Changers, Inc	\$17.00
Online Information Services Inc.	\$651.93
Orkin, LLC	\$4,757.50
PDQ Supply Inc.	\$884.97
Petty Cash, Tamra Hartman Custodial	\$60.00
Quadient Finance USA, Inc	\$2,000.00
Quadient Leasing USA, Inc.	\$424.32
Quill	\$1,390.45
Republic Services #726	\$7,629.82
Ridge Plumbing Contractor, LLC	\$32,607.39
Rogers Supply Company Inc.	\$93.38
Samantha Bruens	\$265.64
Securitas Technology Corporation	\$260.49
Sherwin-Williams	\$1,009.23
Spartan Tool LLC	\$1,307.84
Stuard & Associates, Inc	\$640.00

Sunrise FS	\$1,545.07
Tamera Forthenberry	\$42.56
Tamra Hartman	\$188.91
Tee Jay Central, Inc	\$1,800.00
TH Snyder Company	\$2,851.00
ULINE, INC.	\$286.78
Verizon Connect	\$284.05
Verizon Wireless	\$169.02
Village of Rossville	\$809.90
Watson General Tire	\$32.72
Watts Copy System	\$508.62
Total for all Vendors	967,813.44



To: Amber McCoy, Deputy Director
 From: Tamra Hartman, Finance Manager
 Date: May 13, 2026
 Re: Finance Report

Public Housing Operating Fund

	April 2026	FY 27 YTD
COCC	(\$14,904.73)	(\$14,904.73)
AMP 101	(\$16,736.43)	(\$16,736.43)
AMP 102	(\$980.03)	(\$980.03)
AMP 103	(\$8,308.60)	(\$8,308.60)
AMP 104	(\$4,324.77)	(\$4,324.77)
Total	(\$45,254.56)	(\$45,254.56)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **\$1,321.68** for the month and an overall loss of **\$1,321.68** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **\$463.44**.

Capital Fund 2025, VHA, funds were drawn down in the amount of **\$276,211.55**.

Notable AP Expenditures

AHRMA	\$14,829.00	Workman's compensation adjustment for calendar year 2025.
Berglund Construction	\$276,211.55	Mer Che façade progress payment.

ROSS Grant Funding

ROSS funds were drawn down in the amount of \$5,419.52.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have decreased in total to \$3,807.87.

Vermilion Housing Authority

Balance Sheet - Detail

Reporting for periods as of 04/30/2026

<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	5,372,374.91	5,372,374.91	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	247,642.13
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	636.93	(4,668,463.99)	3,229,614.82	262,925.18	141,896.81	1,034,664.11	(636.93)
112200 AR Tenants	3,807.87	0.00	2,901.50	1,347.87	963.25	(1,404.75)	135,143.43
112265 Allow Doubtful A	(236.50)	0.00	(179.50)	(27.00)	0.00	(30.00)	(135,143.43)
113000 Acct Rec FCHA	7,307.39	7,307.39	0.00	0.00	0.00	0.00	0.00
113001 Accr Rec AHRMA	22,178.87	0.00	0.00	22,178.87	0.00	0.00	0.00
121100 Prepaid WC	54,341.29	54,341.29	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	137,439.36	5,604.75	53,076.40	26,002.29	20,874.91	31,881.01	2,286.00
121102 Prepaid Soft	19,814.63	0.00	6,294.05	4,196.02	3,962.91	5,361.65	3,496.69
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,916.66
140001 Vehicles	531,535.43	0.00	347,286.58	56,319.00	18,492.00	109,437.85	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	28,651,793.69	854,399.97	12,704,321.06	9,173,631.21	4,425,321.71	1,494,119.74	0.00
140005 Accum Deprec	(40,697,250.09)	(1,251,037.42)	(14,514,209.80)	(12,500,933.82)	(5,549,729.43)	(6,881,339.62)	(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	\$ 14,778,082.43	\$ 813,431.91	\$ 6,832,335.59	\$ 1,926,583.36	\$ 1,570,599.11	\$ 3,635,132.46	\$ 255,704.55
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	213,840.08	213,840.08	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	62,399.00	0.00	26,250.00	11,199.00	5,300.00	19,650.00	0.00
211704 Health Ins	(53,993.05)	(53,993.05)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(1,309.46)	(1,309.46)	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	(3,609.91)	(3,609.91)	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	(274.63)	(274.63)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(363.60)	(363.60)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	16,351.79	0.00	3,356.43	3,016.09	6,581.71	3,397.56	0.00
211913 Scrap	1,452.16	1,452.16	0.00	0.00	0.00	0.00	0.00
212000 Accrued PR	48,731.76	15,906.19	14,116.69	6,026.19	5,781.85	6,900.84	5,531.43
212001 Accrued Tax	3,727.98	1,216.82	1,079.93	461.00	442.32	527.91	341.21
213301 EPC M V	20,389.17	0.00	9,175.11	6,116.84	5,097.22	0.00	0.00
213302 EPC Replace	4,138.50	0.00	2,057.57	337.94	1,742.99	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	34,584.40	0.00	(5,611.81)	14,685.88	8,532.03	16,978.30	0.00
224000 Prepaid Rents	26,143.33	0.00	10,489.79	3,287.74	2,443.54	9,922.26	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	\$ 1,231,093.25	\$ 172,864.60	\$ 447,412.28	\$ 302,792.40	\$ 250,647.10	\$ 57,376.87	\$ 5,872.64
Equity							
280200 Net Fix Assets	8,517,379.56	39,425.06	3,014,446.27	1,100,844.38	1,341,932.08	3,020,731.77	18,458.40
280600 Unrestricted	6,542,863.76	616,046.98	4,358,007.10	918,871.88	88,589.21	561,348.59	215,774.69
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	387.50
Total	\$ 13,592,243.74	\$ 655,472.04	\$ 6,401,659.74	\$ 1,624,770.99	\$ 1,328,260.61	\$ 3,582,080.36	\$ 234,620.59
Current Year HAP +/-	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 16,533.00
Current Year Oper +/-	\$ (45,254.56)	\$ (14,904.73)	\$ (16,736.43)	\$ (980.03)	\$ (8,308.60)	\$ (4,324.77)	\$ (1,321.68)
Current Year Net Assets	\$ (45,254.56)	\$ (14,904.73)	\$ (16,736.43)	\$ (980.03)	\$ (8,308.60)	\$ (4,324.77)	\$ 15,211.32
Total Equity	\$ 13,546,989.18	\$ 640,567.31	\$ 6,384,923.31	\$ 1,623,790.96	\$ 1,319,952.01	\$ 3,577,755.59	\$ 249,831.91
Liabilities & Net Assets	\$ 14,778,082.43	\$ 813,431.91	\$ 6,832,335.59	\$ 1,926,583.36	\$ 1,570,599.11	\$ 3,635,132.46	\$ 255,704.55

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 1,075,362.00	\$ 91,701.70	\$ 91,701.70	9%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 1,405,601.00	\$ 13,738.64	\$ 13,738.64	1%
Subsidy	\$ 2,966,470.00	\$ 217,396.00	\$ 217,396.00	7%
Total Revenue	\$ 5,447,433.00	\$ 322,836.34	\$ 322,836.34	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 949,832.00	\$ 67,636.08	\$ 67,636.08	7%
Legal	\$ 16,796.00	\$ 1,857.50	\$ 1,857.50	11%
PBA Mngt. Exp.	\$ 1.00	\$ (10,900.50)	\$ (10,900.50)	0%
Mileage/Travel/Training	\$ 10,712.00	\$ 950.00	\$ 950.00	9%
Other Administrative Exp	\$ 87,331.00	\$ 2,999.75	\$ 2,999.75	3%
<i>Total Administrative Expense</i>	<i>\$ 1,064,672.00</i>	<i>\$ 62,542.83</i>	<i>\$ 62,542.83</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 11,685.00	\$ 926.94	\$ 926.94	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 11,685.00</i>	<i>\$ 926.94</i>	<i>\$ 926.94</i>	
<i>Total Utility Expenses</i>	<i>\$ 656,953.00</i>	<i>\$ 55,648.16</i>	<i>\$ 55,648.16</i>	<i>8%</i>
<i>Maintenance</i>				
Salaries	\$ 784,334.00	\$ 67,812.60	\$ 67,812.60	9%
Materials	\$ 480,370.00	\$ 18,827.97	\$ 18,827.97	4%
Contracts	\$ 707,867.00	\$ 35,264.98	\$ 35,264.98	5%
<i>Total Maintenance Expenses</i>	<i>\$ 1,972,571.00</i>	<i>\$ 121,905.55</i>	<i>\$ 121,905.55</i>	
<i>General Expenses</i>				
Insurance	\$ 188,164.00	\$ 16,444.91	\$ 16,444.91	9%
Employee Benefits	\$ 910,484.00	\$ 74,816.39	\$ 74,816.39	8%
Depreciation Expense	\$ 357,981.00	\$ 27,947.62	\$ 27,947.62	8%
PILOT	\$ 38,964.00	\$ -	\$ -	0%
Casualty Losses	\$ 10,000.00	\$ -	\$ -	0%
Collection Losses	\$ 102,337.00	\$ 2,140.50	\$ 2,140.50	2%
Energy Perf Cont Expense	\$ 125,447.00	\$ 5,718.00	\$ 5,718.00	5%
<i>Total General Expenses</i>	<i>\$ 1,733,377.00</i>	<i>\$ 127,067.42</i>	<i>\$ 127,067.42</i>	
Total Expenses	\$ 5,439,258.00	\$ 368,090.90	\$ 368,090.90	7%
Surplus - (Deficit)	\$ 8,175.00	\$ (45,254.56)	\$ (45,254.56)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ -	\$ -	\$ -	0%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 362,519.00	\$ 7,307.39	\$ 7,307.39	2%
Subsidy	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 362,519.00	\$ 7,307.39	\$ 7,307.39	2%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 454,676.00	\$ 37,764.73	\$ 37,764.73	8%
Legal	\$ 800.00	\$ 315.00	\$ 315.00	39%
PBA Mngt. Exp.	\$ (397,102.00)	\$ (42,220.50)	\$ (42,220.50)	11%
Mileage/Travel/Training	\$ 2,888.00	\$ 950.00	\$ 950.00	33%
Other Administrative Exp	\$ 19,643.00	\$ (161.20)	\$ (161.20)	-1%
<i>Total Administrative Expense</i>	<i>\$ 80,905.00</i>	<i>\$ (3,351.97)</i>	<i>\$ (3,351.97)</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>\$ 24,392.00</i>	<i>\$ 1,742.12</i>	<i>\$ 1,742.12</i>	<i>7%</i>
<i>Maintenance</i>				
Salaries	\$ -	\$ -	\$ -	0%
Materials	\$ 942.00	\$ 2,763.75	\$ 2,763.75	293%
Contracts	\$ 22,285.00	\$ 1,208.92	\$ 1,208.92	5%
<i>Total Maintenance Expenses</i>	<i>\$ 23,227.00</i>	<i>\$ 3,972.67</i>	<i>\$ 3,972.67</i>	
<i>General Expenses</i>				
Insurance	\$ 8,407.00	\$ 700.60	\$ 700.60	8%
Employee Benefits	\$ 222,849.00	\$ 18,935.72	\$ 18,935.72	8%
Depreciation Expense	\$ 2,556.00	\$ 212.98	\$ 212.98	8%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ -	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 233,812.00</i>	<i>\$ 19,849.30</i>	<i>\$ 19,849.30</i>	
Total Expenses	\$ 362,336.00	\$ 22,212.12	\$ 22,212.12	6%
Surplus - (Deficit)	\$ 183.00	\$ (14,904.73)	\$ (14,904.73)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 194,694.00	\$ 16,385.25	\$ 16,385.25	8%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 289,084.00	\$ 3,577.75	\$ 3,577.75	1%
Subsidy	\$ 1,417,525.00	\$ 103,883.00	\$ 103,883.00	7%
Total Revenue	\$ 1,901,303.00	\$ 123,846.00	\$ 123,846.00	7%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 154,403.00	\$ 11,245.80	\$ 11,245.80	7%
Legal	\$ 5,283.00	\$ 985.00	\$ 985.00	19%
PBA Mngt. Exp.	\$ 127,238.00	\$ 10,665.00	\$ 10,665.00	8%
Mileage/Travel/Training	\$ 2,547.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 21,489.00	\$ 1,285.86	\$ 1,285.86	6%
<i>Total Administrative Expense</i>	<i>\$ 310,960.00</i>	<i>\$ 24,181.66</i>	<i>\$ 24,181.66</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,729.00	\$ 281.29	\$ 281.29	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,729.00</i>	<i>\$ 281.29</i>	<i>\$ 281.29</i>	
<i>Total Utility Expenses</i>	<i>\$ 215,892.00</i>	<i>\$ 17,250.91</i>	<i>\$ 17,250.91</i>	8%
<i>Maintenance</i>				
Salaries	\$ 333,701.00	\$ 29,526.71	\$ 29,526.71	9%
Materials	\$ 261,195.00	\$ 7,434.00	\$ 7,434.00	3%
Contracts	\$ 211,821.00	\$ 16,832.86	\$ 16,832.86	8%
<i>Total Maintenance Expenses</i>	<i>\$ 806,717.00</i>	<i>\$ 53,793.57</i>	<i>\$ 53,793.57</i>	
<i>General Expenses</i>				
Insurance	\$ 79,615.00	\$ 6,254.56	\$ 6,254.56	8%
Employee Benefits	\$ 237,434.00	\$ 21,996.59	\$ 21,996.59	9%
Depreciation Expense	\$ 155,535.00	\$ 12,961.25	\$ 12,961.25	8%
PILOT	\$ -	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 27,334.00	\$ 1,289.50	\$ 1,289.50	5%
Energy Perf Cont Expense	\$ 56,451.00	\$ 2,573.10	\$ 2,573.10	5%
<i>Total General Expenses</i>	<i>\$ 561,369.00</i>	<i>\$ 45,075.00</i>	<i>\$ 45,075.00</i>	
Total Expenses	\$ 1,898,667.00	\$ 140,582.43	\$ 140,582.43	7%
Surplus - (Deficit)	\$ 2,636.00	\$ (16,736.43)	\$ (16,736.43)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 284,279.00	\$ 26,290.00	\$ 26,290.00	9%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 314,033.00	\$ 760.00	\$ 760.00	0%
Subsidy	\$ 526,507.00	\$ 38,585.00	\$ 38,585.00	7%
Total Revenue	\$ 1,124,819.00	\$ 65,635.00	\$ 65,635.00	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 112,149.00	\$ 3,561.64	\$ 3,561.64	3%
Legal	\$ 2,252.00	\$ 67.50	\$ 67.50	0%
PBA Mngt. Exp.	\$ 85,725.00	\$ 7,155.00	\$ 7,155.00	8%
Mileage/Travel/Training	\$ 1,828.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 15,093.00	\$ 668.48	\$ 668.48	4%
<i>Total Administrative Expense</i>	<i>\$ 217,047.00</i>	<i>\$ 11,452.62</i>	<i>\$ 11,452.62</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,541.00	\$ 191.71	\$ 191.71	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,541.00</i>	<i>\$ 191.71</i>	<i>\$ 191.71</i>	
<i>Total Utility Expenses</i>	<i>\$ 138,515.00</i>	<i>\$ 10,464.06</i>	<i>\$ 10,464.06</i>	<i>8%</i>
<i>Maintenance</i>				
Salaries	\$ 148,246.00	\$ 13,514.25	\$ 13,514.25	9%
Materials	\$ 76,876.00	\$ 2,489.05	\$ 2,489.05	3%
Contracts	\$ 144,008.00	\$ 4,575.39	\$ 4,575.39	3%
<i>Total Maintenance Expenses</i>	<i>\$ 369,130.00</i>	<i>\$ 20,578.69</i>	<i>\$ 20,578.69</i>	
<i>General Expenses</i>				
Insurance	\$ 39,003.00	\$ 3,250.29	\$ 3,250.29	8%
Employee Benefits	\$ 165,486.00	\$ 10,262.94	\$ 10,262.94	6%
Depreciation Expense	\$ 104,392.00	\$ 8,699.32	\$ 8,699.32	8%
PILOT	\$ 13,428.00	\$ -	\$ -	0%
Casualty Losses	\$ 5,000.00	\$ -	\$ -	0%
Collection Losses	\$ 30,886.00	\$ -	\$ -	0%
Energy Perf Cont Expense	\$ 37,634.00	\$ 1,715.40	\$ 1,715.40	5%
<i>Total General Expenses</i>	<i>\$ 395,829.00</i>	<i>\$ 23,927.95</i>	<i>\$ 23,927.95</i>	
Total Expenses	\$ 1,123,062.00	\$ 66,615.03	\$ 66,615.03	6%
Surplus - (Deficit)	\$ 1,757.00	\$ (980.03)	\$ (980.03)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 227,941.00	\$ 18,794.70	\$ 18,794.70	8%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 216,044.00	\$ 1,572.50	\$ 1,572.50	1%
Subsidy	\$ 392,939.00	\$ 28,796.00	\$ 28,796.00	7%
Total Revenue	\$ 836,924.00	\$ 49,163.20	\$ 49,163.20	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 96,450.00	\$ 6,324.84	\$ 6,324.84	7%
Legal	\$ 2,184.00	\$ 225.00	\$ 225.00	10%
PBA Mngt. Exp.	\$ 75,127.00	\$ 6,210.00	\$ 6,210.00	8%
Mileage/Travel/Training	\$ 1,060.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 13,584.00	\$ 415.42	\$ 415.42	3%
<i>Total Administrative Expense</i>	<i>\$ 188,405.00</i>	<i>\$ 13,175.26</i>	<i>\$ 13,175.26</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 2,209.00	\$ 212.06	\$ 212.06	10%
<i>Total Tenant Services Expenses</i>	<i>\$ 2,209.00</i>	<i>\$ 212.06</i>	<i>\$ 212.06</i>	
<i>Total Utility Expenses</i>	<i>\$ 118,335.00</i>	<i>\$ 12,667.49</i>	<i>\$ 12,667.49</i>	<i>11%</i>
<i>Maintenance</i>				
Salaries	\$ 112,254.00	\$ 9,988.41	\$ 9,988.41	9%
Materials	\$ 43,406.00	\$ 301.29	\$ 301.29	1%
Contracts	\$ 123,151.00	\$ 3,772.36	\$ 3,772.36	3%
<i>Total Maintenance Expenses</i>	<i>\$ 278,811.00</i>	<i>\$ 14,062.06</i>	<i>\$ 14,062.06</i>	
<i>General Expenses</i>				
Insurance	\$ 31,312.00	\$ 2,609.37	\$ 2,609.37	8%
Employee Benefits	\$ 91,199.00	\$ 8,288.29	\$ 8,288.29	9%
Depreciation Expense	\$ 48,441.00	\$ 4,036.77	\$ 4,036.77	8%
PILOT	\$ 11,386.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 34,022.00	\$ 991.00	\$ 991.00	3%
Energy Perf Cont Expense	\$ 31,362.00	\$ 1,429.50	\$ 1,429.50	5%
<i>Total General Expenses</i>	<i>\$ 247,722.00</i>	<i>\$ 17,354.93</i>	<i>\$ 17,354.93</i>	
Total Expenses	\$ 835,482.00	\$ 57,471.80	\$ 57,471.80	7%
Surplus - (Deficit)	\$ 1,442.00	\$ (8,308.60)	\$ (8,308.60)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	\$ 368,448.00	\$ 30,231.75	\$ 30,231.75	8%
Non - Dwelling Rental	\$ -	\$ -	\$ -	0%
Interest Income	\$ -	\$ -	\$ -	0%
Other Income	\$ 223,921.00	\$ 521.00	\$ 521.00	0%
Subsidy	\$ 629,499.00	\$ 46,132.00	\$ 46,132.00	7%
Total Revenue	\$ 1,221,868.00	\$ 76,884.75	\$ 76,884.75	6%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 132,154.00	\$ 8,739.07	\$ 8,739.07	7%
Legal	\$ 6,277.00	\$ 265.00	\$ 265.00	4%
PBA Mngt. Exp.	\$ 109,013.00	\$ 7,290.00	\$ 7,290.00	7%
Mileage/Travel/Training	\$ 2,389.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 17,522.00	\$ 791.19	\$ 791.19	5%
<i>Total Administrative Expense</i>	<i>\$ 267,355.00</i>	<i>\$ 17,085.26</i>	<i>\$ 17,085.26</i>	
<i>Tenant Services</i>				
Other Tenant Services Exp	\$ 3,206.00	\$ 241.88	\$ 241.88	8%
<i>Total Tenant Services Expenses</i>	<i>\$ 3,206.00</i>	<i>\$ 241.88</i>	<i>\$ 241.88</i>	
<i>Total Utility Expenses</i>	<i>\$ 159,819.00</i>	<i>\$ 13,523.58</i>	<i>\$ 13,523.58</i>	8%
<i>Maintenance</i>				
Salaries	\$ 190,133.00	\$ 14,783.23	\$ 14,783.23	8%
Materials	\$ 97,951.00	\$ 5,839.88	\$ 5,839.88	6%
Contracts	\$ 206,602.00	\$ 8,875.45	\$ 8,875.45	4%
<i>Total Maintenance Expenses</i>	<i>\$ 494,686.00</i>	<i>\$ 29,498.56</i>	<i>\$ 29,498.56</i>	
<i>General Expenses</i>				
Insurance	\$ 29,827.00	\$ 3,630.09	\$ 3,630.09	12%
Employee Benefits	\$ 193,516.00	\$ 15,332.85	\$ 15,332.85	8%
Depreciation Expense	\$ 47,057.00	\$ 2,037.30	\$ 2,037.30	4%
PILOT	\$ 14,150.00	\$ -	\$ -	0%
Casualty Losses	\$ -	\$ -	\$ -	0%
Collection Losses	\$ 10,095.00	\$ (140.00)	\$ (140.00)	-1%
Energy Perf Cont Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 294,645.00</i>	<i>\$ 20,860.24</i>	<i>\$ 20,860.24</i>	
Total Expenses	\$ 1,219,711.00	\$ 81,209.52	\$ 81,209.52	7%
Surplus - (Deficit)	\$ 2,157.00	\$ (4,324.77)	\$ (4,324.77)	

Percent of Budget Month 1 of 12

8%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	\$ 11,640.00	\$ 387.50	\$ 387.50	3%
Interest Income	\$ 12,136.00	\$ 859.32	\$ 859.32	7%
Administrative Fees	\$ 464,240.00	\$ 37,080.91	\$ 37,080.91	8%
Total Revenue	\$ 488,016.00	\$ 38,327.73	\$ 38,327.73	8%
Operating Expenses				
<i>Administrative</i>				
Salaries	\$ 200,943.00	\$ 15,535.30	\$ 15,535.30	8%
Legal	\$ 500.00	\$ -	\$ -	0%
Mileage/Travel/Training	\$ 1,500.00	\$ -	\$ -	0%
Other Administrative Exp	\$ 64,716.00	\$ 3,365.96	\$ 3,365.96	5%
Program Management Fee	\$ 132,210.00	\$ 10,900.50	\$ 10,900.50	8%
<i>Total Administrative Expense</i>	<i>\$ 399,869.00</i>	<i>\$ 29,801.76</i>	<i>\$ 29,801.76</i>	
<i>General Expenses</i>				
Insurance	\$ 3,429.00	\$ 285.75	\$ 285.75	8%
Employee Benefits	\$ 82,380.00	\$ 9,561.90	\$ 9,561.90	12%
Depreciation Expense	\$ -	\$ -	\$ -	0%
<i>Total General Expenses</i>	<i>\$ 85,809.00</i>	<i>\$ 9,847.65</i>	<i>\$ 9,847.65</i>	
Total Expenses	\$ 485,678.00	\$ 39,649.41	\$ 39,649.41	8%
Surplus - (Deficit)	\$ 2,338.00	\$ (1,321.68)	\$ (1,321.68)	

Percent of Budget Month 1 of 12 8%

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	4/30/2026 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	\$ -	\$ -	\$ -	\$ -		\$ -
Background Check Information	\$ 19,996.46	\$ 463.44	\$ 14,115.87	\$ 5,880.59		\$ 14,115.87
	\$ 41,000.00	\$ 463.44	\$ 35,119.41	\$ 5,880.59	14.3%	\$ 35,119.41
Administration 1410						
Administration Costs	\$ 62,472.00	\$ -	\$ 62,472.00	\$ -	0.0%	\$ 62,472.00
Contract Administration 1480						
A/E Services	\$ 66,150.00	\$ -	\$ 64,085.23	\$ 2,064.77		\$ 64,085.23
	\$ 66,150.00	\$ -	\$ 64,085.23	\$ 2,064.77	3.1%	\$ 64,085.23
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	\$ 1,374,220.69	\$ -	\$ 1,374,220.69	\$ -		\$ 1,374,220.69
Water Heater Replacement- Churchill	\$ -	\$ -	\$ -	\$ -		\$ -
MCM Elevator Upgrade	\$ 132,199.00	\$ -	\$ 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	\$ -	\$ 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
	\$ 1,787,793.87	\$ -	\$ 1,627,829.87	\$ 159,964.00	8.9%	\$ 1,787,793.87
1480 Total	\$ 2,062,225.00	\$ -	\$ 1,900,196.23	\$ 162,028.77	12%	\$ 2,060,160.23
Total	\$ 2,290,641.00	\$ 463.44	\$ 2,122,731.64	\$ 167,909.36	7.3%	\$ 2,282,695.64

Percent Obligated 99.7%

CAPITAL FUND 2025 - Vermilion Housing Authority

Obligation Date: 5/12/2027
 Close Out Date: 5/12/2029

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	4/30/2026 Obligation
Operations 1406	\$ 472,213.17	\$ -	\$ -	\$ 472,213.17	100.0%	\$ -
Mgmt. Improvements 1408						
Marketing and Advertising	\$ -	\$ -	\$ -	\$ -		\$ -
Surveillance System	\$ -	\$ -	\$ -	\$ -		\$ -
Staff Training	\$ -	\$ -	\$ -	\$ -		\$ -
IT Improvements	\$ 13,743.22	\$ -	\$ 6,875.14	\$ 6,868.08		\$ 13,743.22
Background Check Information	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 13,743.22	\$ -	\$ 6,875.14	\$ 6,868.08	50.0%	\$ 13,743.22
Administration 1410						
Administration Costs	\$ -	\$ -	\$ -	\$ -		\$ -
Contract Administration 1480						
A/E Services	\$ 2,851.92	\$ -	\$ -	\$ 2,851.92		\$ 2,851.92
	\$ 2,851.92	\$ -	\$ -	\$ 2,851.92	100.0%	\$ 2,851.92
Dwelling Unit - Interior/Exterior 1480						
Unit Modernization - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ -	\$ -	\$ -	\$ -		\$ -
Non-Dwelling/Dwelling Unit - Site Work 1480						
Door Replacement - Mer Che	\$ -	\$ -	\$ -	\$ -		\$ -
Facade - MerChe	\$ 1,832,057.69	\$ 276,211.55	\$ 500,909.52	\$ 1,331,148.17		\$ 1,832,057.69
Sewer and Water Line Repairs - Fair Oaks	\$ -	\$ -	\$ -	\$ -		\$ -
Roadway Patching & Preservation & Improvemnts	\$ -	\$ -	\$ -	\$ -		\$ -
Landscape Upgrades	\$ -	\$ -	\$ -	\$ -		\$ -
	\$ 1,832,057.69	\$ 276,211.55	\$ 500,909.52	\$ 1,331,148.17	72.7%	\$ 1,832,057.69
1480 Total	\$ 1,834,909.61	\$ 276,211.55	\$ 500,909.52	\$ 1,334,000.09	72.7%	\$ 1,834,909.61
Total	\$ 2,320,866.00	\$ 276,211.55	\$ 507,784.66	\$ 1,813,081.34	78.1%	\$ 1,848,652.83

Percent Obligated 79.7%

ROSS Grant - Vermilion Housing Authority
ROSS241891
April 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	\$ 5,041.60	\$ 111,420.30	\$ 63,738.70	
	\$ 175,159.00	\$ 5,041.60	\$ 111,420.30	\$ 63,738.70	36.4%
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	\$ 11,984.84	\$ 6,281.16	
	\$ 18,266.00	\$ 377.92	\$ 11,984.84	\$ 6,281.16	34.4%
Total	\$ 200,925.00	\$ 5,419.52	\$ 127,430.83	\$ 73,494.17	36.6%

Vermilion Housing Authority
First Financial Bank - Authority Account
April 2026

Balance Sheet

Assets

111105 Cash	321,930.15
Total Assets	<u>321,930.15</u>

Liabilities

2111 Accounts Payable	0.00
Total Liabilities	0.00

Equity

2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	39.68
Total Liabilities & Equity	<u>321,930.15</u>

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	39.68	39.68
Other Income	0.00	0.00
Total Revenue	<u>39.68</u>	<u>39.68</u>
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	<u>0.00</u>	<u>0.00</u>
 Surplus - (Deficit)	 39.68	 39.68

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
April 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-26	\$	5,197.00	0.51%
April-26	\$	3,807.87	0.35%
May-26			0.00%
June-26			0.00%
July-26			0.00%
August-26			0.00%
September-26			0.00%
October-26			0.00%
November-26			0.00%
December-26			0.00%
January-27			0.00%
February-27			0.00%
March-27			0.00%

Vermilion Housing Authority

Ap Expenditures

April 2026

AHRMA	\$14,829.00
Ameren Illinois	\$26,337.31
American Quick Lube	\$260.92
Aqua Illinois Inc	\$15,289.93
Arrow Glass	\$346.02
Barton Carrolls Inc.	\$3,395.00
Berglund Construction Company	\$276,211.55
Blue Cross and Blue Shield of Illinois	\$48,300.20
Botts Locksmith	\$795.40
Brickyard Landfill - 4725	\$562.90
Caveman Tree Service LLC	\$2,350.00
Citibank, N.A.	\$479.97
City of Danville	\$7,682.63
City of Hoopeston	\$2,498.90
Comcast Cable	\$653.17
Companion Life Insurance Company	\$1,973.18
Connor Company	\$18.33
Constellation NewEnergy, Inc.	\$221.59
Cravens Landscaping	\$300.00
CTS Computer Center	\$6,100.00
Danville Area Community College	\$377.92
DP Supply, INC	\$149.86
Fastenal	\$480.00
First Nonprofit Unemployment Program	\$4,783.50
Georgetown Waterworks	\$2,792.60
Gibson Teldata, Inc.	\$1,031.05
Grainger, Inc	\$318.29
Guys Who Clean	\$9,920.82
Hd Supply Facilities Maintenance	\$10,683.47
Heidrick Septic Service Inc.	\$950.00
Hillard Bynum	\$400.00
Hoopeston Ford Inc	\$75.84
Housing-Renewal & Local Agency Retirement	\$19,915.62
Huber & Mudd LLC	\$3,575.00
Illinois Landfill	\$467.24
Indiana Media Group	\$195.20
Johnson Controls Security Solutions	\$1,979.80
Kelly Printing Company Inc.	\$322.28
Kone Inc.	\$1,023.01
Lithgow Automotive Inc.	\$126.58
Menards - Menards Of Danville	\$677.27
Midwest Mailing & Shipping Inc.	\$45.23
Municipal Water Utility	\$201.30
Oil Changers, Inc	\$25.50
Online Information Services Inc.	\$555.09
Orkin, LLC	\$652.50
Petty Cash, Tamra Hartman Custodial	\$20.00
Quadient Finance USA, Inc	\$2,000.00
Quill	\$499.93
Republic Services #726	\$6,494.52
Rita F Buckley	\$200.00
Rogers Supply Company Inc.	\$5.27
Sparklight Business	\$685.92
Stuard & Associates, Inc	\$263.89
Sunrise FS	\$2,124.28
TK Elevator Corporation	\$6,262.76
Verizon Connect	\$284.05
Verizon Wireless	\$61.54
Vermilion Chevrolet	\$91.98
Village of Fairmount	\$216.81
Village of Rossville	\$712.69
Wagner Communications Inc.	\$1,021.35
Watts Copy System	\$491.54

Total for all Vendors

\$ 491,767.50

Memorandum

TO: Board of Commissioners
FROM: Amber McCoy, Deputy Director
DATE: April 8, 2026
RE: Personnel Monthly Report for the Month of March 2026

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

Samantha Bruens – Asset Manager – Terminated

Monty Schroeder – Building and Grounds Technician - Seasonal – Hired

Gail Moore – Asset Manager Assistant – Terminated

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

2026 NSPIRE Training
Chicago, IL

Derek Darr, Jeremy Grigsby
Maintenance

Memorandum

TO: Board of Commissioners
FROM: Amber McCoy, Deputy Director
DATE: May 5, 2026
RE: Personnel Monthly Report for the Month of April 2026

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

Bill Athey – Building and Grounds Technician - Seasonal – Hired

James Tellone – Maintenance Mechanic – Retired

Susan Harden – Intake Specialist – Retired

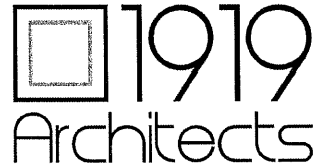
Joseph Hutchins – Maintenance Mechanic – Terminated

Harrell Tilley – Maintenance Laborer – Terminated

Tawana Bell – Maintenance Laborer – Terminated

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

None



A/E Task Order

Task Order Tracking & Control

Task Order Description: Redden and Lewis Lane and Sidewalk Repairs

Task Order Number: IFB26-001

Issued To: 1919 Architects

Issuance Authorization Task Order Date: May 5, 2026

Part I -Request

DESCRIPTION

1919 Architects will provide architectural and engineering services for the construction documents for the milling of Redden and Lewis Lane and concrete sidewalk replacement along this lane located in Danville, Illinois.

SCOPE OF SERVICES

- The firm will provide a field visit to verify field conditions for construction documents.
- Provide bidding and construction documents (Drawings and specifications) for permitting and construction.
- Provide Opinion of Probable Construction Cost (I.C.E.).
- Review bids and provide bid recommendation letter. Attend the preconstruction conference for architectural and engineering work.
- Construction administrative services: Review shop drawings, review and sign pay requests, review and execute any change orders, respond to request for information (RFI), construction observation services, punch list inspection, and close out services. Monthly meeting with the housing authority. Site visits two (2) times a month during construction (60-day construction period).

REIMBURSABLE EXPENSES

- Any fees which are paid by 1919 Architects on behalf of the VHA include printing and shipping cost. These will be invoiced at our cost.

CLIENT RESPONSIBILITIES

- Access to the site and project files to gather information to complete the assessment.
- Timely review and responses to questions by a single point of contact, appointed by VHA and acceptable to 1919 Architects.

Part II – Cost

Classifications			Costs
1919 Architects Services			\$21,850.00
Consultants Services			\$0.00
10% Sub-consultant Markup			\$0.00



Calendar days required to complete the design services: 60	Total Cost	\$21,850.00
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Our fee is broken down as follow:

Schematic Design/Preliminary Study Phase:	10% - 2 Weeks
Design Development Phase:	10% - 2 Weeks
Contract Document Phase	55% - 4 Weeks
Bidding and Award Phase	5% - 5 Weeks
Construction Administration Phase	20% - 5 Weeks
Total Fee:	100%

Invoices will be sent after completion of each phase above.

Compensation for Additional Services beyond the Fixed Fee proposal shall be billed at the Architect's billing rates listed below.

All printing and or shipping will be invoiced at cost.

Architect's Hourly Rates with Overhead and Profit:

Principal I/Architect:	\$204.00
Principal II/Architect:	\$185.00
Project Manager:	\$95.00
CAD/BIM Drafter:	\$95.00

The stated terms and conditions of this Task Order is understood by both parties to this agreement, and it is hereby agreed that the services as stated above are complete and constitute the extent of the services authorized. In consideration of the above and in complete accordance with the originally executed HUD Model Form of Agreement Between Owner and Design Professional (form HUD-51915), the consultant shall be compensated in accordance with this Task Order and the original contract for services satisfactorily completed and accepted by the Owner.

A/E Consultant

Vermilion Housing Authority

05/11/2026

Authorized Signature & Date

Authorized Signature & Date

RESOLUTION NO. 2026-8

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with 1919 Architects for A/E Services for the Redden and Lewis Lane Project at Fair Oaks in Danville, Illinois, not to exceed \$21,850.00; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the contract with 1919 Architects for A/E Services for the Redden and Lewis Lane Project at Fair Oaks in Danville, Illinois, not to exceed \$21,850.00.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of May, 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

AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT

HOUSING AUTHORITY OF THE CITY OF DANVILLE
AND
FORD COUNTY HOUSING AUTHORITY

This Intergovernmental Agreement Amendment, dated _____ is by and between the Housing Authority of the City of Danville, (hereafter referred to as "HACD") 1607 Clyman Lane, Danville, IL 61832 and the Ford County Housing Authority, (hereafter referred to as "FCHA") 214 E. Seventh Street, Gibson City, IL 60936

ORIGINAL SCOPE OF SERVICES: The HACD shall provide professional management services for FCHA. More specifically, the FCHA agrees to permit the Executive Director, Deputy Director, Housing Operations Director, and from time to time, other HACD staff, as may be needed, to perform the following services as may be necessary or appropriate to carry out the terms of this agreement:

- a. HACD shall provide the FCHA with management services as defined as functions typically performed by the office of the Executive Director in the oversight of organizational, supervisory, coordination and monitoring functions.
- b. HACD services shall include, but are not limited to:
 - i. Provide oversight and technical guidance and support to FCHA staff in the preparation and submission of the following required periodic HUD reports, including:
 1. Annual & 5-Year FCHA Plan
 2. Performance Funding Subsidy
 3. Unaudited Financial Data Schedule
 4. Capital Fund Performance & Evaluation and monthly reporting
 5. EPIC Reporting
 6. Section 3 Compliance
 7. Contract & Subcontract Activity Reports

- 8. PHAS Monitoring**
- 9. REAC Inspections**
- 10. Any reporting due to “Troubled” or “Near Troubled Status” Agreements with HUD**
- 11. Annual Independent Audit/ Audited Financial Statements**

- c. Provide leadership to FCHA program staff in carrying out their respective duties in the operation and management of the FCHA’s overall Operations.**
- d. Establish appropriate advocacy relationships with, and act as the primary spokesperson and representative, to local, state, and federal officials and administrative personnel.**
- e. Provide technical assistance and oversight to the Executive Directors office of the FCHA in a manner consistent with HUD’s regulations and policies and Federal, State and Local laws.**
- f. Take all personnel, managerial, and administrative actions as may be required and necessary to facilitate well-organized operations of the FCHA.**
- g. Review agency plans and policies in conjunction with FCHA staff making recommendations for update to the FCHA Board of Commissioners, as required.**
- h. Communicate with FCHA Board Chair and Board on progress of FCHA organization operations and established priorities.**
- i. Perform such other additional duties which may be needed for the management and operation of FCHA.**
- j. Nothing in this agreement shall prevent either Housing Authority from awarding contract(s) for services within the scope of this agreement to other procured parties.**

ADDITIONAL SERVICES DELIVERED, NOT COVERED UNDER ORIGINAL AGREEMENT:

- a) Payroll processing-biweekly
- b) Filing of quarterly reports
- c) Catch Up of Delinquent Quarterly Reports
- d) Accounts Payable processing- weekly
- e) Review and Closure of IRS Audit
- f) Review and Closure of Improperly Handled Employee Retirement
- g) Monthly Draws from eLOCCS
- h) Establishment of an annual budget
- i) Closure of Fiscal Year
- j) Creation of Fiscal Year
- k) Removal of Delinquent Fee Accountant
- l) Acting as Fee Accountant
- m) Procurement of New Fee Accountant
- n) Establishment of Relationship with New Fee Accountant
- o) Clean up of FCHA Associated Email Addresses
- p) Clean up of 77 tenant files
- q) Process Overdue Annual Recertifications
- r) Process End of Participations for families who had previously moved out, but never been moved out of the system
- s) Clean up resident financial ledgers
- t) Move Out Inspections
- u) Review purchasing requests
- v) Scheduled annual inspections
- w) Conducted delinquent annual inspections
- x) Procure affordable insurance
- y) Cancel unaffordable insurance coverage
- z) Cancel vendor subscriptions that were no longer utilized
- aa) Conduct a credit card analysis at request of Board Chair
- bb) Work with Legal Counsel on tenant issues
- cc) Work with Legal Counsel on Prior Executive Director Issues
- dd) Establishment of HUD Secured Systems Access

- ee) Establishment of banking access
- ff) Executive Director Search Process, Interviewing and Establishment of New Hire
- gg) Onboarding of new hire for Executive Director role
- hh) Processing of HUD LIPH Operating Shortfall Request
- ii) Obtained W0's for all vendors
- jj) Processed 2025 1099's
- kk) Processed 2025 W2's
- ll) Updated LIPH Lease and Began Implementation
- mm) Clean up Screening Deficiencies Through EIV
- nn) Run monthly EIV reports to maintain accuracy
- oo) Conduct eligibility appointments
- pp) Conduct lease up appointments to maintain occupancy
- qq) Create forms to use for tenant certifications
- rr) Set up repayment agreements for delinquent balances
- ss) Submit waiting list data to the Public Housing Portal
- tt) Capital Fund budget management
- uu) Capital Fund monthly obligations
- vv) Capital fund monthly draws

Attachment A

Intergovernmental Agreement: Compensation

In exchange for providing Professional Management Services to the Ford County Housing Authority, HACD shall receive the following compensation:

- An overall management fee to the Housing Authority of the City of Danville's Central Office Cost Center (COCC) of \$400.00 per month, payable on the first day of each month which will cover costs associated with travel expenses and other direct expenses.
- The actual hourly salary rate of the person(s) providing the services times a factor of 1.5.
 - The factor will cover such costs as benefits, overhead, indirect costs and profit.
- The primary VHA staff associated with this Intergovernmental Agreement are as follows:
 - Executive Director
 - Deputy Director
 - Finance Manager
 - Housing Operations Director
- The maximum annual amount of compensation to be provided under this interagency management agreement shall not exceed \$170,000.00 annually which sum includes costs associated with actual costs of salary, benefits, overhead, direct costs and profit, travel expenses, and other direct expenses. The FCHA and HACD may convene quarterly financial review meetings during the term of this contract to ensure contract costs and the progress of the work is progressing as projected.
- A pro-rate monthly rate will be charged for the first and last month

of the Agreement. Additional services, not included in the scope of services of this agreement (such as development of new housing and/or sources of revenue for FCHA) will be billed, by HACD, separately at a rate mutually agreed upon by both parties.

Mike Bleich
Ford County Housing Authority
Board Chairman

Pat O'Shaughnessy
Housing Authority City of Danville
Board Chairman

Jaclyn Vinson
Executive Director
Housing Authority of the City of Danville

RESOLUTION NO. 2026-9

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

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

WHEREAS, the Vermilion Housing Authority wishes to enter into an Intergovernmental Agreement with the Ford County Housing Authority for Vermilion Housing Authority to provide Professional Management services; and

WHEREAS, the Ford County Housing Authority will compensate the Housing Authority of the City of Danville for providing services as outlined in the attached documentation; and,

WHEREAS, the Housing Authority of the City of Danville has the capacity to provide the professional management services as outlined in the attached documentation; and

WHEREAS, the term of the agreement shall be for an initial term of one year; and,

WHEREAS, it is in the best interest of the Ford County Housing Authority to enter into the aforementioned agreement with the Housing Authority of the City of Danville.

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. The attached Intergovernmental Agreement between the Housing Authority of the City of Danville and the Ford County Housing Authority is hereby approved and accepted.
- Section 3. The Executive Director is authorized and directed to sign and execute the attached Intergovernmental Agreement and make minor modifications as may be necessary or appropriate, so long as such modifications are substantially in compliance with the terms and conditions of the attached agreement.
- Section 4. This resolution shall take effect immediately upon its passage.
- Section 5. 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 6. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of May, 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

Section 8 Management Assessment Program (SEMAP) Certification

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Housing Authority of the City of Danville, IL	03/31/2026	05/30/2026

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes No

Enter FMRs and payment standards (PS)

0-BR FMR <u>672</u>	1-BR FMR <u>742</u>	2-BR FMR <u>974</u>	3-BR FMR <u>1179</u>	4-BR FMR <u>1306</u>
PS <u>739</u>	PS <u>816</u>	PS <u>1071</u>	PS <u>1296</u>	PS <u>1436</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes No

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes No

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response Yes No

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature _____ Chairperson, Board of Commissioners, signature _____

Date (mm/dd/yyyy) _____ Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

RESOLUTION NO. 2026-10

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

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

WHEREAS, in furtherance of its purpose, to approve the Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 31, 2026; and

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

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

- Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.
- Section 2. Approval of the Section 8 Management Assessment Program (SEMAP) submission for fiscal year ending March 31, 2026.
- Section 3. This Resolution is in addition to all other resolutions on the subject and shall be construed in accordance therewith, excepting as to that part in direct conflict with any other resolution, in which event the provisions hereof shall control.
- Section 4. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

ADOPTED at the regular meeting of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority in regular and public session this 21st day of May, 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