Vermilion Housing Authority

VERMILION
HOUSING AUTHORITY

Board of Commissioners

June 18, 2026

Board Packet

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

TO: All Interested Parties

FROM: Jaclyn Vinson, Executive Director

DATE: Thursday, June 11, 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, June 18, 2026, at 5:00 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman, Danville, Illinois.

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TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: Thursday, June 11, 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, June 18, 2026, at 5:00 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman, Danville, Illinois.

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

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BOARD OF COMMISSIONERS
REGULAR MEETING
FAIR OAKS ADMINISTRATION BUILDING BOARD ROOM
THURSDAY, JUNE 18, 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 May 21, 2026 - VHA Board Minutes (Pages 6-13)

6. Police Reports (Pages 14-15)

7. Department Reports
   (a) Public Housing (Pages 16-17)
   (b) HCV (Pages 18-19)
   (c) Finance (Pages 20-35)
   (d) Personnel (Page 36)

8. New Business [all the below items – roll call vote]
   * (a) Disposal of 2011 Dixie Chopper Mower (Pages 37-39)
   * (b) IT Support and Maintenance (Pages 40-43)

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9. Other Business
   (a) Project Updates
   (b) SEMAP (Pages 44-45)

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 July 16, 2026, at Centennial Manor Community Room, 426 E. Honeywell, Hoopeston, IL. We will begin at 5:00 p.m.

MINUTES OF
MAY 21, 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 May 21, 2026, at 5:03 p.m. at the MerChe Manor Community Room, 723 Oak, Danville, Illinois. Upon roll call requested by Chair O'Shaughnessy, those present and absent were:

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

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

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

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

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

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

(a) Public Housing – Brittany Savalick went over the Public Housing and ROSS Grant reports. A question and answer session followed.

(b) HCV/Section 8 – Brittany Savalick went over the HCV report. A question and answer session followed.

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

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

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

Chair O'Shaughnessy asked for item number 8 on the agenda – A/E Agreement for Redden and Lewis Lane, IGA Amendment for Ford County Housing Authority, and SEMAP Submission.

(a) A/E Agreement for Redden and Lewis Lane – Mrs. Vinson went over the proposal. Chair O'Shaugnessy asked if both roads were in Fair Oaks. Mrs. Vinson clarified that yes both were in Fair Oaks. Chair O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Witzel made a motion for the approval of the A/E Agreement for Redden and Lewis Lane and Commissioner McFadden seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the A/E Agreement for Redden and Lewis Lane which produced the following:

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

NAYES: None
ABSENT: C. Boyd and C. Watson

Chair O'Shaughnessy there upon declared said motion carried.

(b) IGA Amendment for Ford County Housing Authority – Mrs. Vinson went over the revised agreement. Chair O'Shaughnessy asked if they were going to pay that amount. Mrs. McCoy stated they have not paid for last month yet but have paid us approximately $148,000 so far. Mrs. McCoy stated that VHA has billed them approximately $155,000 to date. Chair O'Shaughnessy asked how they were able to pay. Mrs. McCoy stated through their operations money in the Capital Fund grants. Chair O'Shaughnessy asked if they were starting to pay us $400 per month now. Mrs. Vinson stated they always supposed to be paying $400 per month to the COCC. Chair O'Shaughnessy asked what we are currently doing for them. Mrs. Vinson stated really nothing, very limited/minimal. Commissioner McFadden stated we are almost out. Mrs. Vinson stated the contract ends in June. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner McFadden made a motion for the approval of the IGA Amendment for Ford County Housing Authority and Commissioner Witzel seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the IGA Amendment for Ford County Housing Authority which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(c) SEMAP Submission – Mrs. Savalick and Mrs. Vinson went over the SEMAP Submission. Chair O'Shaughnessy asked if there were any questions. None were presented. Commissioner Witzel made a motion for the approval of the SEMAP Submission and Commissioner Morris-Randle seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the SEMAP Submission which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

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

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

(b) **Energy Performance Contract (EPC) Year 13 M&V Report** – Mrs. McCoy went over the EPC Year 13 M&V Report. A question and answer session followed.

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

Pursuant to the IL Open Meetings Act:

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

None were presented.

Chair O'Shaughnessy asked for item 11 on the agenda - Chair/Commissioner Comments. Commissioner Witzel told the staff great job. Chair O'Shaugnessy stated it was a great audit.

Chair O'Shaughnessy stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Commissioner Witzel made the motion to adjourn. Commissioner McFadden seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:47 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 - May 2026		
Date	**Location**	**Description**
5/1/2026	Fair Oaks	Aggravated battery at 923 Hubbard.
5/3/2026	Fair Oaks	Aggravated discharge of a firearm at 926 Lewis.
5/5/2026	MerChe	Battery at 723 Oak, Unit 312.
5/7/2026	Beeler	Identity theft at 301 Washington.
5/10/2026	Churchill	Death investigation at 101 Seminary, Unit 506.
5/13/2026	Beeler	Theft over $500 at 311 Washington.
5/14/2026	Fair Oaks	Criminal trespass at 937 Fowler.
5/14/2026	Fair Oaks	Aggravated UUW and defacing identification marks on a firearm at 935 Fowler.
5/16/2026	Fair Oaks	Criminal damage to property over $500 at Lewis and Fairchild.
5/17/2026	Fair Oaks	MRAI at 1633 Redden.
5/18/2026	Fair Oaks	Aggravated assault with a deadly weapon and domestic battery at 938 Hubbard.
5/25/2026	Fair Oaks	Battery at 1629 Clyman.
5/25/2026	Fair Oaks	Domestic battery at 1633 Clyman.
5/25/2026	Fair Oaks	Domestic battery and battery at 912 Lewis.
5/26/2026	MerChe	Death investigation at 723 Oak, Unit 711.
5/27/2026	Fair Oaks	Domestic battery and battery at 912 Lewis.
5/28/2026	Fair Oaks	Criminal trespass at 1601 Fairchild.
5/30/2026	MerChe	Criminal damage to property over $500 and criminal damage to government supported property at 723 Oak.
5/31/2026	Fair Oaks	Obstructing resisting a peace officer or correctional officer at 1625 Redden.
5/31/2026	Fair Oaks	Criminal damage to property under $500 at 905 Fowler.

*Year to Date Comparisons on Next Page

	FY 2027	FY 2026		FY 2027	FY 2026	FY 2027	FY 2026
Total Police Calls			**YTD Police:**	39	196		
March:		22					FO-14/BT-6/MC-2
February:		15					FO-10/BT-2/MC-3
January:		12					FO-9/BT-1/MC-1/CH-1
December:		12					FO-9/BT-1/MC-2
November:		11					FO-9/CH-1/MC-1
October:		16					FO-8/BT-4/MC-4
September:		10					FO-8/BT-2
August:		25					FO-14/BT-8/MC-2/CH-1
July:		11					FO-6/MC-2/CH-3
June:		14					FO-10/BT-1/MC-2/CH-1
May:	20	23				FO-14/BT-2/MC-3/CH-1	FO-12/BT-3/MC-5/CH-3
April:	19	25				FO-11/BT-4/MC-3/CH-1	FO-18/BT-2/MC-4/CH-1

				FY 2027	FY 2026
Total Calls for the Month:	20		**YTD Calls:**	39	196

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

Monthly Occupancy May 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	159	159	100%
AMP 102-Beeler, Churchill, Madison Ct.			
	107	107	100%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	135	136	99%
GRAND TOTAL THIS MONTH	494	495	100%
GRAND TOTAL LAST MONTH	493	495	100%

May 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 50

Meetings:

- Violence Prevention Coalition W.A.V.E.(Wash Away Violence Everywhere) Planning
- Continuum of Care (CoC)
- Prevent Child Abuse Coalition
- American Job Center (AJC) Roundtable

Trainings:

- American Society on Aging (ASA) Trends in Homecare

Referrals to Community Organizations/Services:

- Fair Hope
- Aetna Healthcare
- Regional Office of Education
- Help at Home
- American Job Center
- Illinois Department of Human Services/Family Community Resource Center

Program:

- Appointments:
  - 2 of 4 Fair Oaks/ Follow-Up Assessment/Enrollment/Updates
  - 1 of 1 Mer Che/Follow-Up/Assessment/Enrollment/Updates
  - 0 of 0 Churchill-Beeler/Follow-Up/Assessment/Enrollment/Update
  - 3 of 3 Richie Manor/Introduction to ROSS/Enrollment
  - 9 of 10 Centennial Manor/Follow-Up/Enrollment
  - 7 of 7 Kennedy Court/Introduction

- 36 DMT Bus Passes
  - Scheduled health appointments
  - Job seeking assistance
  - Employment

Other:

- Aetna Health Care at Fair Oaks, Mer Che and Churchill
- BINGO at Centennial Manor

Housing Choice Voucher
May 2026 Board Report

- New Admissions: 2 – HUD-VASH
- Terminations: 10
  - 6 – Program Compliance
    - 2 – failed to attend annuals/inspections
    - 4 – skipped; left with no notice
  - 2 – Voluntary
  - 1 – Over Income for 180 Days
  - 1 – Failed to Submit RFTA within Timeline

Mon.	2025	2026										
		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	522	7	6	6	7	17	11	3	412	49	58	576
2	519	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	7	5	6	7	19	11	3	395	43	57	553
6	553											
7	564											
8	570											
9	581											
10	582											
11	580											
12	583											
Grand Total	**6630**	**35**	**29**	**30**	**35**	**91**	**55**	**15**	**2021**	**230**	**283**	**2824**

***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	965	553	57%
JUNE			
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	4825	2827	59%

Month	ABA	HAP	BA Utilization	PUC
JAN	$354,165	$392,660	111%	$682
FEB	$354,165	$388,711	110%	$678
MAR	$354,165	$387,109	109%	$684
APR	$354,924	$377,611	106%	$676
MAY	$354,924	$373,995	105%	$676
JUNE				
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	$1,772,343	$1,90,228	108%	$679

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

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To: **Amber McCoy, Deputy Director**

From: **Tamra Hartman, Finance Manager**

Date: **June 10, 2026**

Re: **Finance Report**

Public Housing Operating Fund

	May 2026	FY 27 YTD
COCC	($19,933.39)	($34,838.12)
AMP 101	($18,793.76)	($39,718.19)
AMP 102	($18,749.46)	($22,291.99)
AMP 103	($17,120.93)	($27,211.03)
AMP 104	($14,880.73)	($21,067.50)
Total	($89,478.27)	($145,126.83)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **$2,360.45** for the month and an overall gain of **$1,038.77** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **$2,601.95.**

Capital Fund 2025, VHA, funds were drawn down in the amount of **$412,317.10.**

Notable AP Expenditures

Berglund Construction	$412,317.10	Mer Che façade progress payment.

ROSS Grant Funding

ROSS funds were drawn down in the amount of $5,104.11.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to $11,887.35.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 05/31/2026

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,363,326.69	5,363,326.69	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	194,029.28
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	437.62	(4,635,832.91)	3,226,872.02	257,269.44	130,019.20	1,022,109.87	(437.62)
112200 AR Tenants	11,887.35	0.00	6,434.92	1,868.27	2,496.41	1,087.75	133,202.43
112265 Allow Doubtful A	(236.50)	0.00	(179.50)	(27.00)	0.00	(30.00)	(133,202.43)
113000 Acct Rec FCHA	0.00	0.00	0.00	0.00	0.00	0.00	0.00
113001 Accr Rec AHRMA	22,829.88	0.00	0.00	22,829.88	0.00	0.00	0.00
121100 Prepaid WC	47,293.83	47,293.83	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	120,259.45	4,904.16	46,441.85	22,752.01	18,265.54	27,895.89	2,000.25
121102 Prepaid Soft	17,337.80	0.00	5,507.29	3,671.51	3,467.54	4,691.46	3,059.60
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,624.99
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	(40,725,197.71)	(1,251,250.40)	(14,527,171.05)	(12,509,633.14)	(5,553,766.20)	(6,883,376.92)	(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	**$ 14,715,606.18**	**$ 821,746.35**	**$ 6,812,743.65**	**$ 1,909,624.92**	**$ 1,553,113.15**	**$ 3,618,378.11**	**$ 201,276.50**
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	226,810.90	226,810.90	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,500.00	0.00	26,250.00	10,800.00	5,200.00	19,250.00	0.00
211704 Health Ins	(42,029.27)	(42,029.27)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(896.26)	(896.26)	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	(3,268.33)	(3,268.33)	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
211724 Cobra - Dental	68.38	68.38	0.00	0.00	0.00	0.00	0.00
211725 Vision	(272.30)	(272.30)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(390.90)	(390.90)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,878.64	1,878.64	0.00	0.00	0.00	0.00	0.00
211906 Res Training	16,978.73	0.00	3,437.72	3,107.80	6,793.77	3,639.44	0.00
211913 Scrap	2,088.56	2,088.56	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	24,566.59	0.00	11,054.95	7,370.07	6,141.57	0.00	0.00
213302 EPC Replace	2,206.76	0.00	694.51	800.11	712.14	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	22,923.90	0.00	9,093.54	3,670.65	1,952.95	8,206.76	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	858,885.73	0.00	386,498.57	257,661.72	214,725.44	0.00	0.00
Total Liability	**$ 1,258,095.27**	**$ 201,112.43**	**$ 446,614.10**	**$ 304,583.42**	**$ 250,282.07**	**$ 55,503.25**	**$ 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	6,553,257.76	616,046.98	4,362,195.10	921,434.38	90,370.71	563,210.59	228,009.45
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	(10,876.76)
Total	**$ 13,602,637.74**	**$ 655,472.04**	**$ 6,405,847.74**	**$ 1,627,333.49**	**$ 1,330,042.11**	**$ 3,583,942.36**	**$ 235,591.09**
Current Year HAP +/-	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ (41,226.00)
Current Year Oper +/-	$ (145,126.83)	$ (34,838.12)	$ (39,718.19)	$ (22,291.99)	$ (27,211.03)	$ (21,067.50)	$ 1,038.77
Current Year Net Assets	**$ (145,126.83)**	**$ (34,838.12)**	**$ (39,718.19)**	**$ (22,291.99)**	**$ (27,211.03)**	**$ (21,067.50)**	**$ (40,187.23)**
Total Equity	**$ 13,457,510.91**	**$ 620,633.92**	**$ 6,366,129.55**	**$ 1,605,041.50**	**$ 1,302,831.08**	**$ 3,562,874.86**	**$ 195,403.86**
Liabilities & Net Assets	**$ 14,715,606.18**	**$ 821,746.35**	**$ 6,812,743.65**	**$ 1,909,624.92**	**$ 1,553,113.15**	**$ 3,618,378.11**	**$ 201,276.50**

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 1,075,362.00	$ 84,980.50	$ 166,288.20	15%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 1,405,601.00	$ 8,877.50	$ 22,616.14	2%
Subsidy	$ 2,966,470.00	$ 217,397.00	$ 434,793.00	15%
Total Revenue	$ 5,447,433.00	$ 311,255.00	$ 623,697.34	11%
Operating Expenses				
Administrative				
Salaries	$ 949,832.00	$ 95,375.06	$ 163,011.14	17%
Legal	$ 16,796.00	$ (1,000.00)	$ 857.50	5%
PBA Mngt. Exp.	$ 1.00	$ (10,803.00)	$ (21,703.50)	0%
Mileage/Travel/Training	$ 10,712.00	$ 4,141.78	$ 5,091.78	48%
Other Administrative Exp	$ 87,331.00	$ 6,792.15	$ 9,791.90	11%
Total Administrative Expense	$ 1,064,672.00	$ 94,505.99	$ 157,048.82	
Tenant Services				
Other Tenant Services Exp	$ 11,685.00	$ 926.94	$ 1,853.88	16%
Total Tenant Services Expenses	$ 11,685.00	$ 926.94	$ 1,853.88	
Total Utility Expenses	$ 656,953.00	$ 51,548.94	$ 107,197.10	16%
Maintenance				
Salaries	$ 784,334.00	$ 59,134.63	$ 126,947.23	16%
Materials	$ 480,370.00	$ 32,215.59	$ 51,043.56	11%
Contracts	$ 707,867.00	$ 37,472.97	$ 72,737.95	10%
Total Maintenance Expenses	$ 1,972,571.00	$ 128,823.19	$ 250,728.74	
General Expenses				
Insurance	$ 188,164.00	$ 17,179.91	$ 33,624.82	18%
Employee Benefits	$ 910,484.00	$ 72,786.64	$ 147,603.03	16%
Depreciation Expense	$ 357,981.00	$ 27,947.62	$ 55,895.24	16%
PILOT	$ 38,964.00	$ -	$ -	0%
Casualty Losses	$ 10,000.00	$ -	$ -	0%
Collection Losses	$ 102,337.00	$ 1,296.04	$ 3,436.54	3%
Energy Perf Cont Expense	$ 125,447.00	$ 5,718.00	$ 11,436.00	9%
Total General Expenses	$ 1,733,377.00	$ 124,928.21	$ 251,995.63	
Total Expenses	$ 5,439,258.00	$ 400,733.27	$ 768,824.17	14%
Surplus - (Deficit)	$ 8,175.00	$ (89,478.27)	$ (145,126.83)	

Percent of Budget Month 2 of 12 17%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
May 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	2%
Subsidy	$ -	$ -	$ -	0%
Total Revenue	$ 362,519.00	$ -	$ 7,307.39	2%
Operating Expenses				
Administrative				
Salaries	$ 454,676.00	$ 37,756.88	$ 75,521.61	17%
Legal	$ 800.00	$ -	$ 315.00	39%
PBA Mngt. Exp.	$ (397,102.00)	$ (45,768.00)	$ (87,988.50)	22%
Mileage/Travel/Training	$ 2,888.00	$ 836.85	$ 1,786.85	62%
Other Administrative Exp	$ 19,643.00	$ 4,485.73	$ 4,324.53	22%
Total Administrative Expense	$ 80,905.00	$ (2,688.54)	$ (6,040.51)	
Tenant Services				
Other Tenant Services Exp	$ -	$ -	$ -	0%
Total Tenant Services Expenses	$ -	$ -	$ -	
Total Utility Expenses	$ 24,392.00	$ 1,785.08	$ 3,527.20	14%
Maintenance				
Salaries	$ -	$ -	$ -	0%
Materials	$ 942.00	$ 326.65	$ 3,090.40	328%
Contracts	$ 22,285.00	$ 206.49	$ 1,415.41	6%
Total Maintenance Expenses	$ 23,227.00	$ 533.14	$ 4,505.81	
General Expenses				
Insurance	$ 8,407.00	$ 700.60	$ 1,401.20	17%
Employee Benefits	$ 222,849.00	$ 19,390.13	$ 38,325.85	17%
Depreciation Expense	$ 2,556.00	$ 212.98	$ 425.96	17%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ -	$ -	$ -	0%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 233,812.00	$ 20,303.71	$ 40,153.01	
Total Expenses	$ 362,336.00	$ 19,933.39	$ 42,145.51	12%
Surplus - (Deficit)	$ 183.00	$ (19,933.39)	$ (34,838.12)	

Percent of Budget Month 2 of 12 17%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 194,694.00	$ 16,415.00	$ 28,612.25	15%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 289,084.00	$ 2,589.00	$ 6,166.75	2%
Subsidy	$ 1,417,525.00	$ 103,883.00	$ 207,766.00	15%
Total Revenue	$ 1,901,303.00	$ 122,887.00	$ 242,545.00	13%
Operating Expenses				
Administrative				
Salaries	$ 154,403.00	$ 18,429.62	$ 29,675.42	19%
Legal	$ 5,283.00	$ (1,000.00)	$ (15.00)	0%
PBA Mngt. Exp.	$ 127,238.00	$ 10,665.00	$ 21,330.00	17%
Mileage/Travel/Training	$ 2,547.00	$ 358.59	$ 358.59	0%
Other Administrative Exp	$ 21,489.00	$ 924.76	$ 2,210.62	10%
Total Administrative Expense	$ 310,960.00	$ 29,377.97	$ 53,559.63	
Tenant Services				
Other Tenant Services Exp	$ 3,729.00	$ 281.29	$ 562.58	15%
Total Tenant Services Expenses	$ 3,729.00	$ 281.29	$ 562.58	
Total Utility Expenses	$ 215,892.00	$ 16,621.46	$ 33,872.37	16%
Maintenance				
Salaries	$ 333,701.00	$ 25,481.52	$ 55,008.23	16%
Materials	$ 261,195.00	$ 21,558.55	$ 28,992.55	11%
Contracts	$ 211,821.00	$ 9,191.98	$ 26,024.84	12%
Total Maintenance Expenses	$ 806,717.00	$ 56,232.05	$ 110,025.62	
General Expenses				
Insurance	$ 79,615.00	$ 6,634.56	$ 12,889.12	16%
Employee Benefits	$ 237,434.00	$ 19,089.41	$ 41,086.00	17%
Depreciation Expense	$ 155,535.00	$ 12,961.25	$ 25,922.50	17%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 27,334.00	$ (2,090.33)	$ (800.83)	-3%
Energy Perf Cont Expense	$ 56,451.00	$ 2,573.10	$ 5,146.20	9%
Total General Expenses	$ 561,369.00	$ 39,167.99	$ 84,242.99	
Total Expenses	$ 1,898,667.00	$ 141,680.76	$ 282,263.19	15%
Surplus - (Deficit)	$ 2,636.00	$ (18,793.76)	$ (39,718.19)	

Percent of Budget Month 2 of 12 17%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 284,279.00	$ 20,730.00	$ 44,457.50	16%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 314,033.00	$ 929.75	$ 1,689.75	1%
Subsidy	$ 526,507.00	$ 38,585.00	$ 77,170.00	15%
Total Revenue	$ 1,124,819.00	$ 60,244.75	$ 123,317.25	11%
Operating Expenses				
Administrative				
Salaries	$ 112,149.00	$ 12,812.94	$ 16,374.58	15%
Legal	$ 2,252.00	$ -	$ 67.50	0%
PBA Mngt. Exp.	$ 85,725.00	$ 7,222.50	$ 14,377.50	17%
Mileage/Travel/Training	$ 1,828.00	$ 1,233.54	$ 1,233.54	0%
Other Administrative Exp	$ 15,093.00	$ 438.54	$ 1,107.02	7%
Total Administrative Expense	$ 217,047.00	$ 21,707.52	$ 33,160.14	
Tenant Services				
Other Tenant Services Exp	$ 2,541.00	$ 191.71	$ 383.42	15%
Total Tenant Services Expenses	$ 2,541.00	$ 191.71	$ 383.42	
Total Utility Expenses	$ 138,515.00	$ 10,159.69	$ 20,623.75	15%
Maintenance				
Salaries	$ 148,246.00	$ 11,616.22	$ 25,130.47	17%
Materials	$ 76,876.00	$ 4,138.12	$ 6,627.17	9%
Contracts	$ 144,008.00	$ 5,997.70	$ 10,573.09	7%
Total Maintenance Expenses	$ 369,130.00	$ 21,752.04	$ 42,330.73	
General Expenses				
Insurance	$ 39,003.00	$ 3,250.29	$ 6,500.58	17%
Employee Benefits	$ 165,486.00	$ 11,830.53	$ 22,093.47	13%
Depreciation Expense	$ 104,392.00	$ 8,699.32	$ 17,398.64	17%
PILOT	$ 13,428.00	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 30,886.00	$ (312.29)	$ (312.29)	-1%
Energy Perf Cont Expense	$ 37,634.00	$ 1,715.40	$ 3,430.80	9%
Total General Expenses	$ 395,829.00	$ 25,183.25	$ 49,111.20	
Total Expenses	$ 1,123,062.00	$ 78,994.21	$ 145,609.24	13%
Surplus - (Deficit)	$ 1,757.00	$ (18,749.46)	$ (22,291.99)	

Percent of Budget Month 2 of 12 17%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 227,941.00	$ 17,567.00	$ 34,580.20	15%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 216,044.00	$ 1,534.25	$ 3,106.75	1%
Subsidy	$ 392,939.00	$ 28,796.00	$ 57,592.00	15%
Total Revenue	$ 836,924.00	$ 47,897.25	$ 95,278.95	11%
Operating Expenses				
Administrative				
Salaries	$ 96,450.00	$ 11,203.06	$ 17,527.90	18%
Legal	$ 2,184.00	$ -	$ 225.00	10%
PBA Mngt. Exp.	$ 75,127.00	$ 6,142.50	$ 12,352.50	16%
Mileage/Travel/Training	$ 1,060.00	$ 1,395.30	$ 1,395.30	0%
Other Administrative Exp	$ 13,584.00	$ 407.07	$ 822.49	6%
Total Administrative Expense	$ 188,405.00	$ 19,147.93	$ 32,323.19	
Tenant Services				
Other Tenant Services Exp	$ 2,209.00	$ 212.06	$ 424.12	19%
Total Tenant Services Expenses	$ 2,209.00	$ 212.06	$ 424.12	
Total Utility Expenses	$ 118,335.00	$ 10,879.99	$ 23,547.48	20%
Maintenance				
Salaries	$ 112,254.00	$ 7,878.47	$ 17,866.88	16%
Materials	$ 43,406.00	$ 1,265.57	$ 1,566.86	4%
Contracts	$ 123,151.00	$ 8,831.56	$ 12,603.92	10%
Total Maintenance Expenses	$ 278,811.00	$ 17,975.60	$ 32,037.66	
General Expenses				
Insurance	$ 31,312.00	$ 2,609.37	$ 5,218.74	17%
Employee Benefits	$ 91,199.00	$ 7,648.15	$ 15,936.44	17%
Depreciation Expense	$ 48,441.00	$ 4,036.77	$ 8,073.54	17%
PILOT	$ 11,386.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 34,022.00	$ 1,078.81	$ 2,069.81	6%
Energy Perf Cont Expense	$ 31,362.00	$ 1,429.50	$ 2,859.00	9%
Total General Expenses	$ 247,722.00	$ 16,802.60	$ 34,157.53	
Total Expenses	$ 835,482.00	$ 65,018.18	$ 122,489.98	15%
Surplus - (Deficit)	$ 1,442.00	$ (17,120.93)	$ (27,211.03)	

Percent of Budget Month 2 of 12 17%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 368,448.00	$ 30,268.50	$ 58,638.25	16%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 223,921.00	$ 3,824.50	$ 4,345.50	2%
Subsidy	$ 629,499.00	$ 46,133.00	$ 92,265.00	15%
Total Revenue	$ 1,221,868.00	$ 80,226.00	$ 155,248.75	13%
Operating Expenses				
Administrative				
Salaries	$ 132,154.00	$ 15,172.56	$ 23,911.63	18%
Legal	$ 6,277.00	$ -	$ 265.00	4%
PBA Mngt. Exp.	$ 109,013.00	$ 10,935.00	$ 18,225.00	17%
Mileage/Travel/Training	$ 2,389.00	$ 317.50	$ 317.50	0%
Other Administrative Exp	$ 17,522.00	$ 536.05	$ 1,327.24	8%
Total Administrative Expense	$ 267,355.00	$ 26,961.11	$ 44,046.37	
Tenant Services				
Other Tenant Services Exp	$ 3,206.00	$ 241.88	$ 483.76	15%
Total Tenant Services Expenses	$ 3,206.00	$ 241.88	$ 483.76	
Total Utility Expenses	$ 159,819.00	$ 12,102.72	$ 25,626.30	16%
Maintenance				
Salaries	$ 190,133.00	$ 14,158.42	$ 28,941.65	15%
Materials	$ 97,951.00	$ 4,926.70	$ 10,766.58	11%
Contracts	$ 206,602.00	$ 13,245.24	$ 22,120.69	11%
Total Maintenance Expenses	$ 494,686.00	$ 32,330.36	$ 61,828.92	
General Expenses				
Insurance	$ 29,827.00	$ 3,985.09	$ 7,615.18	26%
Employee Benefits	$ 193,516.00	$ 14,828.42	$ 30,161.27	16%
Depreciation Expense	$ 47,057.00	$ 2,037.30	$ 4,074.60	9%
PILOT	$ 14,150.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 10,095.00	$ 2,619.85	$ 2,479.85	25%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 294,645.00	$ 23,470.66	$ 44,330.90	
Total Expenses	$ 1,219,711.00	$ 95,106.73	$ 176,316.25	14%
Surplus - (Deficit)	$ 2,157.00	$ (14,880.73)	$ (21,067.50)	

Percent of Budget Month 2 of 12 17%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	$ 11,640.00	$ 970.50	$ 1,358.00	12%
Interest Income	$ 12,136.00	$ 657.03	$ 1,516.35	12%
Other Income	$ -	$ 2,397.82	$ 3,660.64	
Administrative Fees	$ 464,240.00	$ 37,017.00	$ 74,034.00	16%
Total Revenue	$ 488,016.00	$ 41,042.35	$ 80,568.99	17%
Operating Expenses				
Administrative				
Salaries	$ 200,943.00	$ 14,157.66	$ 29,692.96	15%
Legal	$ 500.00	$ -	$ -	0%
Mileage/Travel/Training	$ 1,500.00	$ -	$ -	0%
Other Administrative Exp	$ 64,716.00	$ 5,601.27	$ 10,166.14	16%
Program Management Fee	$ 132,210.00	$ 10,803.00	$ 21,703.50	16%
Total Administrative Expense	$ 399,869.00	$ 30,561.93	$ 61,562.60	
General Expenses				
Insurance	$ 3,429.00	$ 285.75	$ 571.50	17%
Employee Benefits	$ 82,380.00	$ 7,834.22	$ 17,396.12	21%
Depreciation Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 85,809.00	$ 8,119.97	$ 17,967.62	
Total Expenses	$ 485,678.00	$ 38,681.90	$ 79,530.22	16%
Surplus - (Deficit)	$ 2,338.00	$ 2,360.45	$ 1,038.77	

Percent of Budget Month 2 of 12 17%

May 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	5/31/2026 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	$ -	$ -	$ -	$ -		$ -
Backround Check Information	$ 19,996.46	$ 389.31	$ 14,505.18	$ 5,491.28		$ 14,505.18
	$ 41,000.00	**$ 389.31**	**$ 35,508.72**	**$ 5,491.28**	**13.4%**	**$ 35,508.72**
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	$ 2,212.64	**$ 2,212.64**	$ 157,751.36		**$ 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	**$ 2,212.64**	**$ 1,630,042.51**	**$ 157,751.36**	**8.8%**	**$ 1,787,793.87**
1480 Total	**$ 2,062,225.00**	**$ 2,212.64**	**$ 1,902,408.87**	**$ 159,816.13**	**12%**	**$ 2,060,160.23**
Total	**$ 2,290,641.00**	**$ 2,601.95**	**$ 2,125,333.59**	**$ 165,307.41**	**7.2%**	**$ 2,283,084.95**

Percent Obligated **99.7%**

May 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	5/31/2026 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	$ 6,868.08		$ 13,743.22
Backround 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	$ 412,317.10	**$ 913,226.62**	$ 918,831.07		**$ 1,832,057.69**
Sewer and Water Line Repairs - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Roadway Patching & Preservation & Improvemnts	$ -	$ -	$ -	$ -		$ -
Landscape Upgrades	$ -	$ -	$ -	$ -		$ -
	$ 1,832,057.69	**$ 412,317.10**	**$ 913,226.62**	**$ 918,831.07**	**50.2%**	**$ 1,832,057.69**
1480 Total	**$ 1,834,909.61**	**$ 412,317.10**	**$ 913,226.62**	**$ 921,682.99**	**50.2%**	**$ 1,834,909.61**
Total	**$ 2,320,866.00**	**$ 412,317.10**	**$ 920,101.76**	**$ 1,400,764.24**	**60.4%**	**$ 1,848,652.83**

Percent Obligated **79.7%**

ROSS Grant - Vermilion Housing Authority
ROSS241891
May 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	$ 5,041.61	**$ 116,461.91**	$ 58,697.09	
	$ 175,159.00	**$ 5,041.61**	**$ 116,461.91**	**$ 58,697.09**	**33.5%**
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%**
Adminstrative Costs 1868					
Adminstrative Costs	$ 18,266.00	$ 62.50	**$ 12,047.34**	$ 6,218.66	
	$ 18,266.00	**$ 62.50**	**$ 12,047.34**	**$ 6,218.66**	**34.0%**
Total	**$ 200,925.00**	**$ 5,104.11**	**$ 132,534.94**	**$ 68,390.06**	**34.0%**

Vermilion Housing Authority
First Financial Bank - Authority Account
May 2026

Balance Sheet

Assets	
111105 Cash	321,971.16
Total Assets	321,971.16
Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
Equity	
2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	80.69
Total Liabilities & Equity	321,971.16

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	41.01	80.69
Other Income	0.00	0.00
Total Revenue	41.01	80.69
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	41.01	80.69

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
May 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	$	11,887.35	1.15%
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
May 2026

All Source LLC	$317.98
Amber McCoy	$188.91
Ameren Illinois	$20,551.45
American Quick Lube	$260.43
Aqua Illinois Inc	$15,869.47
Arrow Glass	$123.00
B & D Sales And Service	$377.38
Barton Carrolls Inc.	$2,884.54
Berglund Construction Company	$412,317.10
Berry's Garden Center	$875.00
Blue Cross and Blue Shield of Illinois	$34,454.80
Botts Locksmith	$708.50
Brickyard Landfill - 4725	$569.48
Brittany Savalick	$125.86
Caveman Tree Service LLC	$1,950.00
Chad Holmes	$50.00
Chemical Maintenance	$638.60
City of Danville	$7,683.13
City of Hoopeston	$2,382.85
Clean Line Sewer Septic & Plumbing Heroes	$495.00
C-N Custom Steel Work, Inc.	$3,847.00
Comcast Cable	$653.17
Companion Life Insurance Company	$1,794.49
Connor Company	$814.65
Constellation NewEnergy, Inc.	$1,067.52
Danville Area Community College	$377.92
Fastenal	$2,115.48
Georgetown Waterworks	$2,712.84
Gibson Teldata, Inc.	$1,816.67
Grainger, Inc	$1,907.38
Hd Supply Facilities Maintenance	$7,377.16
Hillard Bynum	$200.00
Housing-Renewal & Local Agency Retiremen	$18,651.48
Illinois Landfill	$476.15
Illinois Tollway	$18.00
Jaclyn Vinson	$463.52
James Monty Schroeder	$50.00
Johnson Controls Security Solutions	$2,383.69
Kelly Printing Company Inc.	$226.28
Kone Inc.	$1,023.01
Lahne Lawncare	$770.00
Lansing Housing Products Inc	$4,017.24
Latoz Hardware Inc.	$59.96
Lowe's	$5,080.07
Menards - Menards Of Danville	$610.66
Municipal Water Utility	$271.36
Napa Auto Parts	$196.48
Nelson's Lawn Care	$6,095.00
Oil Changers, Inc	$17.00
Olympic Hardware	$14.98
Online Information Services Inc.	$444.30
Orkin, LLC	$2,524.25
PDQ Supply Inc.	$156.00
Quill	$1,548.24
Republic Services #726	$6,965.18
Ridge Plumbing Contractor, LLC	$4,177.79
Rita F Buckley	$100.00
Rogers Supply Company Inc.	$102.27
Securitas Technology Corporation	$182.34
Sherwin-Williams	$846.40
Sparklight Business	$344.96
Sunrise FS	$1,644.04
Tamera Forthenberry	$62.50
Tamra Hartman	$94.45
Tee Jay Central, Inc	$936.00
TK Elevator Corporation	$3,495.83
ULINE, INC.	$915.89
Verizon Connect	$341.10
Verizon Wireless	$68.13

Vermilion Chevrolet	$913.84
Vermilion County Treasurer	$5,000.48
Village of Rossville	$615.70
Wagner Communications Inc.	$646.82
Watson General Tire	$537.82
Watts Copy System	$539.52
Total for all Vendors	601,136.49

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

Memorandum

TO: Board of Commissioners

FROM: Amber McCoy, Deputy Director

DATE: June 1, 2026

RE: Personnel Monthly Report for the Month of May 2026

1. **The following personnel action was taken in May 2026:**

   None

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

   None

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

MEMORANDUM

TO: **Board of Commissioners**

FROM: **Amber McCoy, Deputy Director**

DATE: **June 4, 2026**

RE: **Disposition of Mower – 2011 Dixie Chopper X Caliber 33**

We currently have a 2011 Dixie Chopper X Caliber 33 Mower that was purchased for $9,763.95 on March 21, 2012.

We took the mower to the shop due to multiple oil leaks. The shop advised that the oil leaks could not be repaired and to get rid of it. This mower has 3,000+ hours on it.

We request the Board's approval to dispose of this mower, as in line with the VHA Disposition Policy. Due to the poor condition of the mower, I recommend the mower be recycled for the price of metal cost.

RESOLUTION NO. 2026-11

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the disposition of the 2011 Dixie Chopper Mower; 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 2011 Dixie Chopper Mower.

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 18th day of June, 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

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

MEMORANDUM

TO: **Board of Commissioners**

FROM: **Amber McCoy, Deputy Director**

DATE: **June 9, 2026**

RE: **IT Support and Maintenance**

The Housing Authority of the City of Danville d/b/a Vermilion Housing Authority (VHA) requested proposals for IT Management and Services. The Housing Authority intends to execute a contract with the selected contractor for a period of two (2) years. At VHA's option, an extension may be executed extending the Contract for an additional three-year period, in one-year increments. The contract start date will be August 19, 2026.

VHA's current IT vendor is CTS. Currently, we pay $73,200.00 annually.

The following IT companies submitted proposals:

Company	Annual Price Quotation
CTS	$81,240.00
The IT Patriots LLC	$58,180.80
Sector 7 LLC	$56,630.00
MCS Office Technologies	$28,974.00
Totality IT LLC	$27,360.00

In evaluating the proposals, the following criteria and points were used:

- Experience (20 points) - Describe how long the company has been in the business and structure. Describe the experience and services provided for other companies with similar scope as VHA's project. Provide list of companies to which your firm is currently providing services.

VERMILION
HOUSING AUTHORITY

Vermilion Housing Authority
1607 Clyman Lane
Danville, IL 61832
P: (217) 443-0621 F: (217) 431-7059

- Professional Qualifications (15 Points) - Provide professional qualifications of the company and evidence of the ability to perform the work, as indicated by staff profiles, client lists, and references.

- Schedule of performance / Description of work (25 points) - Each proposal shall include a description of how the firm intends to assume responsibility and how soon the firm, if selected, would be in position to provide services. Contractor may submit recommendation of alternate services.

- Fee Schedule (40 points) - Complete Fee Form (Price)

We are recommending approval to enter into a contract with Totality IT LLC, as quoted above.

RESOLUTION NO. 2026-12

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

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

WHEREAS, in furtherance of its purpose, to approve Totality IT LLC for IT Support and Maintenance services from August 19, 2026 to August 18, 2028. At VHA's option, an extension may be executed extending the contract for an additional three-year period, in one-year increments; 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 Totality IT LLC for IT Support and Maintenance services from August 19, 2026 to August 18, 2028. At VHA's option, an extension may be executed extending the contract for an additional three-year period, in one-year increments.

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 18th day of June, 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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Illinois State Office
Metcalfe Federal Building
77 West Jackson Boulevard – Room 2401
Chicago, Illinois 60604-3507
Telephone: (312) 353-1915 Fax: (312) 886-4060

Office of Public Housing

Jackie Vinson, Executive Director
Danville Housing Authority
1607 Clyman Lane
Danville, IL 61832

Dear Executive Director, Vinson:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Danville Housing Authority. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more efficient program assistance to PHAs.

The Danville Housing Authority final SEMAP score for the fiscal year ended March 31, 2026, is 100%. The following are your scores on each indicator:

Indicator 1	Selection for the Waiting List (24 CFR 982.54(d)(1) and 982.204(a)	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control (24 CFR 982.405(b)	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities	5

Indicator 8	Payment Standards (24 CFR 982.503)	5
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13	Lease-Up	20
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15	Deconcentration Bonus	0

Congratulations on your High Performer rating!

We thank you for your hard work, and we look forward to working closely with the Danville Housing Authority as you continue to improve the Housing Choice Voucher program. If you have any questions, please contact Camille Yancey, Portfolio Management Specialist at camille.h.yancey@hud.gov or (313) 913-8302.

Sincerely,

William O. Dawson III

Digitally signed by: William O. Dawson III
DN: CN = William O. Dawson III email = william.o.dawsoniii@hud.gov C = US O = Office of Public & Indian Housing OU = U.S. Department of Housing & Urban Development
Date: 2026.06.01 18:31:33 -05'00'

William O. Dawson III, MPA
Director, Illinois State Office
of Public Housing, Region V