Vermilion Housing Authority

VERMILION
HOUSING AUTHORITY

Board of Commissioners

July 16, 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: Monday, July 13, 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, July 16, 2026, at 5:00 p.m. at the Centennial Manor Community Room, 426 E. Honeywell Avenue, Hoopeston, Illinois.

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DATE: Monday, July 13, 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, July 16, 2026, at 5:00 p.m. at the Centennial Manor Community Room, 426 E. Honeywell, Hoopeston, 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
CENTENNIAL MANOR COMMUNITY ROOM
THURSDAY, JULY 16, 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 June 18, 2026 - VHA Board Minutes (Pages 6-11)

6. Police Reports (Pages 12-13)

7. Department Reports
   (a) Public Housing (Pages 14-15)
   (b) HCV (Pages 16-17)
   (c) Finance (Pages 18-33)
   (d) Personnel (Page 34)

8. New Business [all the below items – roll call vote]
   * (a) Redden and Lewis Lane Project (Sidewalks and Roads) (Pages 35-38)
   * (b) Fair Oaks Maintenance Yard Fencing (Pages 39-41)

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9. Other Business
   (a) Project Updates

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

11. Chairman/Commissioner Comments

12. Adjournment

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

-The next regularly scheduled meeting of the Board of Commissioners is August 20, 2026, at VHA Administration Building, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
JUNE 18, 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 June 18, 2026, at 5:00 p.m. at the Fair Oaks Administration Building Board Room, 1607 Clyman Lane, Danville, Illinois. Upon roll call requested by Chair O'Shaughnessy, those present and absent were:

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

Chair O'Shaughnessy called for any additions or deletions to item number 3 on the agenda. None were presented. Chair O'Shaughnessy then called for a motion to approve the agenda as presented. Vice Chair Boyd moved that the agenda be approved as presented. Commissioner Morris-Randle 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 May 21, 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 McFadden made a motion that the minutes from the May 21, 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 – 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. 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.

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 – Disposal of 2011 Dixie Chopper Mower and IT Support and Maintenance.

(a) Disposal of 2011 Dixie Chopper Mower – Mrs. McCoy went over the proposal. Commissioner McFadden asked if we were going to replace the mower. Mrs. McCoy stated that no we are not. Vice Chair Boyd asked for clarification on how many hours do mowers usually last. Mrs. Vinson stated we do not know how many hours however, it's a 2011 and we have ran it for fourteen years. Mrs. McCoy stated this was one of the big mowers and it is consistently used twenty-four to forty hours a week riding time. Chair O'Shaughnessy asked if there were any other questions. None were presented. Commissioner McFadden made a motion for the approval of the Disposal of the 2011 Dixie Chopper Mower and Vice Chair Boyd seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Disposal of the 2011 Dixie Chopper Mower which produced the following:

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

Chair O'Shaughnessy there upon declared said motion carried.

(b) IT Support and Maintenance – Mrs. McCoy went over the proposal. Chair O'Shaughnessy asked if CTS was the only local ones. Mrs. Vinson stated that IT Patriots were also from Danville. Mrs. Vinson stated we interviewed all companies that submitted proposals. Vice Chair Boyd asked how long Totality has been in business. Mrs. Vinson stated approximately five years but have over fifteen years' experience between the two technicians that will work for VHA. Chair O'Shaughnessy asked if this was a one-year deal. Mrs. Vinson clarified that it is a two-year contract. Commissioner Morris-Randle asked

what does VHA's IT needs look like and does that justify them increasing the price that much. Mrs. Vinson clarified Commissioner Morris-Randle was speaking specifically about CTS. Mrs. Vinson explained CTS prefers us to lease things, such as a firewall, instead of buying, which drives the cost up and that was not the opinion of the other companies that submitted proposals. Mrs. Vinson stated CTS was the only company unwilling to give VHA a dedicated technician. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Morris-Randle made a motion for the approval of the IT Support and Maintenance and Vice Chair Boyd seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the IT Support and Maintenance which produced the following:

AYES:	C. Boyd, V. McFadden, B. Morris-Randle, and P. O'Shaughnessy
NAYES:	None
ABSENT:	T. Tutton, D. Witzel, 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) **SEMAP** – Mrs. Vinson went over the SEMAP letter from HUD. 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 Morris-Randle told the staff great job.

Chair O'Shaughnessy stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Vice Chair Boyd made the motion to adjourn. Commissioner McFadden seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:28 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 - June 2026		
Date	**Location**	**Description**
6/2/2026	Fair Oaks	Domestic battery and theft under $500 at 918 Hubbard.
6/3/2026	Fair Oaks	Criminal damage to property over $500 at 1607 Clyman.
6/7/2026	Beeler	In state warrant at 311 Washington.
6/10/2026	MerChe	Domestic battery at 723 Oak.
6/10/2026	MerChe	Domestic battery aggravated, aggravated assault with a deadly weapon, possession of controlled substance < 15 gr cocaine, and methamphetamine possession < 5 grams at 723 Oak, Unit 703.
6/15/2026	Fair Oaks	Burglary at 938 Hubbard.
6/18/2026	MerChe	Possession of controlled substance and delivery of controlled substance at 723 Oak.
6/18/2026	Beeler	Criminal damage to property over $500 and disorderly conduct at 311 Washington.
6/18/2026	Fair Oaks	Criminal damage to property under $500 at Clyman and Hubbard.
6/19/2026	Fair Oaks	Illegal dumping at 1607 Clyman.
6/24/2026	Fair Oaks	Theft under $500 at 1019 Belton.
6/24/2026	Fair Oaks	Criminal tresspass to residence at 907 Fowler.
6/27/2026	Fair Oaks	Criminal damage to property at 916 Lewis.
*Year to Date Comparisons on Next Page		

	FY 2027	FY 2026		FY 2027	FY 2026	FY 2027	FY 2026
Total Police Calls			**YTD Police:**	52	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:	13	14				FO-8/BT-2/MC-3	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:	13		**YTD Calls:**	52	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 June 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	106	107	99%
AMP 103- Mer Che			
	93	93	100%
AMP 104- County Sites			
	136	136	100%
GRAND TOTAL THIS MONTH	492	495	99%
GRAND TOTAL LAST MONTH	494	495	100%

JULY 2026 Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 51

Meetings:

- IGROW
- Income/Poverty
- W.A.V.E. Event Planning
- Children's Behavioral Health
- LIPH

Training:

- No trainings for July 2026

Referrals: Referrals made to Community Organizations/Services

- American Job Center
- Fair Hope
- District #118 – School Registration
- Region Office of Education

Program:

- **Appointments:**
  - 3 of 4 Fair Oaks/ Follow-Up Assessment/Enrollment
  - 1 of 1 Churchill and Beeler/Assessment
  - 2 of 2 MerChe/Assessments/Follow-up
  - 2 of 2 Kennedy Court& Richie Manor/Follow-up
  - 4 of 4 Centennial Manor/Follow-up

- **11 DMT bus passes**
  - Scheduled health appointments
  - Employment
  - American Job Center

Other:

- Aetna Health at Fair Oaks, Mer Che, and Churchill
- New Directions Youth Mentoring Program
- VHA Housekeeping Workshop at Fair Oaks 7 of 26
- District Food Program
- Carle Community Health at Mer Che, Centennial, and Churchill
- East Central Illinois Community Action Agency power blitz at Churchill

Housing Choice Voucher
June 2026 Board Report

- New Admissions: 3 – HUD-VASH
  1 – Port In
- Terminations: 8
  - 1 – Program Compliance
    - 1 - HQS
  - 3 – Port Out Absorption
  - 1 - Voluntary
  - 1 – Over Income for 180 Days
  - 1 – Failed to Submit RFTA within Timeline
  - 1 - Deceased

Mon.	2025	2026										Total
		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	
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	6	5	6	7	19	11	2	389	46	53	544
7	564											
8	570											
9	581											
10	582											
11	580											
12	583											
Grand Total	**6630**	**41**	**34**	**36**	**42**	**110**	**66**	**17**	**2410**	**276**	**336**	**3368**

***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	965	543	56%
JULY			
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	5790	3370	58%

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	$373,411	$371,438	99%	$684
JULY				
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	$2,145,754	$$2,291,702	107%	$680

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

To: **Amber McCoy, Deputy Director**

From: **Tamra Hartman, Finance Manager**

Date: **July 8, 2026**

Re: **Finance Report**

Public Housing Operating Fund

	June 2026	FY 27 YTD
COCC	($17,957.57)	($52,795.69)
AMP 101	($30,623.74)	($70,341.93)
AMP 102	($49,456.67)	($71,748.66)
AMP 103	($18,154.55)	($45,365.58)
AMP 104	($32,738.74)	($53,806.24)
Total	($148,931.27)	($294,058.10)

Housing Choice Voucher - Section 8

Section 8 is currently showing a loss of **$9,751.81** for the month and an overall loss of **$8,713.04** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **$2,248.88.**

Capital Fund 2025, VHA, funds were drawn down in the amount of **$332,495.55.**

Notable AP Expenditures

Berglund Construction	$328,340.90	Mer Che façade progress payment.
Rector, Reeder, & Lofton, PC	$29,500.00	Fiscal Year 2026 Audit.
Ridge Plumbing Contractor, LLC	$29,968.26	Replaced bulk water heaters at Beeler Terrace, and replaced new gas lines, water lines, and water heaters at multiple locations.

ROSS Grant Funding

ROSS funds were drawn down in the amount of $5,540.97.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to $19,156.94.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 06/30/2026

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,277,156.52	5,277,156.52	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	242,466.01
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	2,617.05	(4,545,674.43)	3,211,428.71	221,438.43	118,923.14	996,501.20	(2,617.05)
112200 AR Tenants	19,156.94	0.00	10,846.92	1,671.02	4,443.00	2,196.00	132,245.23
112265 Allow Doubtful A	(236.50)	0.00	(179.50)	(27.00)	0.00	(30.00)	(132,245.23)
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	41,773.49	41,773.49	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	103,079.54	4,203.57	39,807.30	19,501.73	15,656.17	23,910.77	1,714.50
121102 Prepaid Soft	14,860.97	0.00	4,720.53	3,147.00	2,972.17	4,021.27	2,622.51
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,333.32
140001 Vehicles	531,535.43	0.00	347,286.58	56,319.00	18,492.00	109,437.85	23,073.00
140002 Equipment	1,153,888.67	76,799.56	496,711.66	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	(40,743,381.38)	(1,251,463.38)	(14,530,368.35)	(12,518,332.46)	(5,557,802.97)	(6,885,414.22)	(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	**$ 14,585,760.33**	**$ 819,300.75**	**$ 6,781,329.78**	**$ 1,861,122.55**	**$ 1,536,822.17**	**$ 3,587,185.08**	**$ 246,519.29**
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	241,023.15	241,023.15	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,300.00	0.00	25,600.00	10,500.00	5,250.00	18,950.00	0.00
211704 Health Ins	(42,392.59)	(42,392.59)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(689.15)	(689.15)	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
211724 Cobra - Dental	68.38	68.38	0.00	0.00	0.00	0.00	0.00
211725 Vision	(312.31)	(312.31)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(427.20)	(427.20)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	48.20	48.20	0.00	0.00	0.00	0.00	0.00
211905 Negative Rent Pay	66.00	0.00	66.00	0.00	0.00	0.00	0.00
211906 Res Training	17,568.73	0.00	3,521.72	3,201.36	6,962.00	3,883.65	0.00
211913 Scrap	2,182.91	2,182.91	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	28,744.01	0.00	12,934.79	8,623.30	7,185.92	0.00	0.00
213302 EPC Replace	2,937.11	0.00	577.54	1,262.28	1,097.29	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	22,133.58	0.00	7,040.54	3,115.99	2,168.79	9,808.26	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	**$ 1,277,180.69**	**$ 216,624.40**	**$ 445,823.97**	**$ 305,537.72**	**$ 252,145.64**	**$ 57,048.96**	**$ 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	(10,398.16)
Total	**$ 13,602,637.74**	**$ 655,472.04**	**$ 6,405,847.74**	**$ 1,627,333.49**	**$ 1,330,042.11**	**$ 3,583,942.36**	**$ 236,069.69**
Current Year HAP +/-	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 13,290.00
Current Year Oper +/-	$ (294,058.10)	$ (52,795.69)	$ (70,341.93)	$ (71,748.66)	$ (45,365.58)	$ (53,806.24)	$ (8,713.04)
Current Year Net Assets	**$ (294,058.10)**	**$ (52,795.69)**	**$ (70,341.93)**	**$ (71,748.66)**	**$ (45,365.58)**	**$ (53,806.24)**	**$ 4,576.96**
Total Equity	**$ 13,308,579.64**	**$ 602,676.35**	**$ 6,335,505.81**	**$ 1,555,584.83**	**$ 1,284,676.53**	**$ 3,530,136.12**	**$ 240,646.65**
Liabilities & Net Assets	**$ 14,585,760.33**	**$ 819,300.75**	**$ 6,781,329.78**	**$ 1,861,122.55**	**$ 1,536,822.17**	**$ 3,587,185.08**	**$ 246,519.29**

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 1,075,362.00	$ 89,195.00	$ 255,483.20	24%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 1,405,601.00	$ 16,318.50	$ 38,934.64	3%
Subsidy	$ 2,966,470.00	$ 217,398.00	$ 652,191.00	22%
Total Revenue	$ 5,447,433.00	$ 322,911.50	$ 946,608.84	17%
Operating Expenses				
Administrative				
Salaries	$ 949,832.00	$ 60,090.54	$ 223,101.68	23%
Legal	$ 16,796.00	$ 1,545.00	$ 2,402.50	14%
PBA Mngt. Exp.	$ 1.00	$ (10,627.50)	$ (32,331.00)	0%
Mileage/Travel/Training	$ 10,712.00	$ 744.04	$ 5,835.82	54%
Other Administrative Exp	$ 87,331.00	$ 20,128.70	$ 29,920.60	34%
Total Administrative Expense	$ 1,064,672.00	$ 71,880.78	$ 228,929.60	
Tenant Services				
Other Tenant Services Exp	$ 11,685.00	$ 890.00	$ 2,743.88	23%
Total Tenant Services Expenses	$ 11,685.00	$ 890.00	$ 2,743.88	
Total Utility Expenses	$ 656,953.00	$ 58,442.90	$ 165,640.00	25%
Maintenance				
Salaries	$ 784,334.00	$ 58,024.81	$ 184,972.04	24%
Materials	$ 480,370.00	$ 49,721.51	$ 100,765.07	21%
Contracts	$ 707,867.00	$ 102,021.90	$ 174,759.85	25%
Total Maintenance Expenses	$ 1,972,571.00	$ 209,768.22	$ 460,496.96	
General Expenses				
Insurance	$ 188,164.00	$ 17,179.91	$ 50,804.73	27%
Employee Benefits	$ 910,484.00	$ 68,427.29	$ 216,030.32	24%
Depreciation Expense	$ 357,981.00	$ 27,947.62	$ 83,842.86	23%
PILOT	$ 38,964.00	$ -	$ -	0%
Casualty Losses	$ 10,000.00	$ -	$ -	0%
Collection Losses	$ 102,337.00	$ 11,588.05	$ 15,024.59	15%
Energy Perf Cont Expense	$ 125,447.00	$ 5,718.00	$ 17,154.00	14%
Total General Expenses	$ 1,733,377.00	$ 130,860.87	$ 382,856.50	
Total Expenses	$ 5,439,258.00	$ 471,842.77	$ 1,240,666.94	23%
Surplus - (Deficit)	$ 8,175.00	$ (148,931.27)	$ (294,058.10)	
Percent of Budget Month 3 of 12	25%			

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
June 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	$ 32,797.76	$ 108,319.37	24%
Legal	$ 800.00	$ -	$ 315.00	39%
PBA Mngt. Exp.	$ (397,102.00)	$ (43,500.00)	$ (131,488.50)	33%
Mileage/Travel/Training	$ 2,888.00	$ 164.14	$ 1,950.99	68%
Other Administrative Exp	$ 19,643.00	$ 1,463.21	$ 5,787.74	29%
Total Administrative Expense	$ 80,905.00	$ (9,074.89)	$ (15,115.40)	
Tenant Services				
Other Tenant Services Exp	$ -	$ -	$ -	0%
Total Tenant Services Expenses	$ -	$ -	$ -	
Total Utility Expenses	$ 24,392.00	$ 1,747.77	$ 5,274.97	22%
Maintenance	$ -	$ -	$ -	
Salaries	$ -	$ -	$ -	0%
Materials	$ 942.00	$ 33.29	$ 3,123.69	332%
Contracts	$ 22,285.00	$ 6,320.92	$ 7,736.33	35%
Total Maintenance Expenses	$ 23,227.00	$ 6,354.21	$ 10,860.02	
General Expenses				
Insurance	$ 8,407.00	$ 700.60	$ 2,101.80	25%
Employee Benefits	$ 222,849.00	$ 18,016.90	$ 56,342.75	25%
Depreciation Expense	$ 2,556.00	$ 212.98	$ 638.94	25%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ -	$ -	$ -	0%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 233,812.00	$ 18,930.48	$ 59,083.49	
Total Expenses	$ 362,336.00	$ 17,957.57	$ 60,103.08	17%
Surplus - (Deficit)	$ 183.00	$ (17,957.57)	$ (52,795.69)	

Percent of Budget Month 3 of 12 25%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 194,694.00	$ 18,121.00	$ 46,733.25	24%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 289,084.00	$ 7,531.00	$ 13,697.75	5%
Subsidy	$ 1,417,525.00	$ 103,883.00	$ 311,649.00	22%
Total Revenue	$ 1,901,303.00	$ 129,535.00	$ 372,080.00	20%
Operating Expenses				
Administrative				
Salaries	$ 154,403.00	$ 8,427.35	$ 38,102.77	25%
Legal	$ 5,283.00	$ 1,145.00	$ 1,130.00	21%
PBA Mngt. Exp.	$ 127,238.00	$ 10,395.00	$ 31,725.00	25%
Mileage/Travel/Training	$ 2,547.00	$ 165.00	$ 523.59	0%
Other Administrative Exp	$ 21,489.00	$ 6,128.95	$ 8,339.57	39%
Total Administrative Expense	$ 310,960.00	$ 26,261.30	$ 79,820.93	
Tenant Services				
Other Tenant Services Exp	$ 3,729.00	$ 284.00	$ 846.58	23%
Total Tenant Services Expenses	$ 3,729.00	$ 284.00	$ 846.58	
Total Utility Expenses	$ 215,892.00	$ 20,796.12	$ 54,668.49	25%
Maintenance				
Salaries	$ 333,701.00	$ 25,786.37	$ 80,794.60	24%
Materials	$ 261,195.00	$ 20,754.02	$ 49,746.57	19%
Contracts	$ 211,821.00	$ 19,757.30	$ 45,782.14	22%
Total Maintenance Expenses	$ 806,717.00	$ 66,297.69	$ 176,323.31	
General Expenses				
Insurance	$ 79,615.00	$ 6,634.56	$ 19,523.68	25%
Employee Benefits	$ 237,434.00	$ 18,090.08	$ 59,176.08	25%
Depreciation Expense	$ 155,535.00	$ 12,961.25	$ 38,883.75	25%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 27,334.00	$ 6,260.64	$ 5,459.81	20%
Energy Perf Cont Expense	$ 56,451.00	$ 2,573.10	$ 7,719.30	14%
Total General Expenses	$ 561,369.00	$ 46,519.63	$ 130,762.62	
Total Expenses	$ 1,898,667.00	$ 160,158.74	$ 442,421.93	23%
Surplus - (Deficit)	$ 2,636.00	$ (30,623.74)	$ (70,341.93)	

Percent of Budget Month 3 of 12 25%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 284,279.00	$ 23,380.00	$ 67,837.50	24%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 314,033.00	$ 4,078.25	$ 5,768.00	2%
Subsidy	$ 526,507.00	$ 38,586.00	$ 115,756.00	22%
Total Revenue	$ 1,124,819.00	$ 66,044.25	$ 189,361.50	17%
Operating Expenses				
Administrative				
Salaries	$ 112,149.00	$ 6,129.19	$ 22,503.77	20%
Legal	$ 2,252.00	$ 90.00	$ 157.50	0%
PBA Mngt. Exp.	$ 85,725.00	$ 7,087.50	$ 21,465.00	25%
Mileage/Travel/Training	$ 1,828.00	$ 151.47	$ 1,385.01	0%
Other Administrative Exp	$ 15,093.00	$ 4,089.02	$ 5,196.04	34%
Total Administrative Expense	$ 217,047.00	$ 17,547.18	$ 50,707.32	
Tenant Services				
Other Tenant Services Exp	$ 2,541.00	$ 193.56	$ 576.98	23%
Total Tenant Services Expenses	$ 2,541.00	$ 193.56	$ 576.98	
Total Utility Expenses	$ 138,515.00	$ 11,431.45	$ 32,055.20	23%
Maintenance				
Salaries	$ 148,246.00	$ 11,318.43	$ 36,448.90	25%
Materials	$ 76,876.00	$ 15,224.11	$ 21,851.28	28%
Contracts	$ 144,008.00	$ 32,123.89	$ 42,696.98	30%
Total Maintenance Expenses	$ 369,130.00	$ 58,666.43	$ 100,997.16	
General Expenses				
Insurance	$ 39,003.00	$ 3,250.29	$ 9,750.87	25%
Employee Benefits	$ 165,486.00	$ 11,007.63	$ 33,101.10	20%
Depreciation Expense	$ 104,392.00	$ 8,699.32	$ 26,097.96	25%
PILOT	$ 13,428.00	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 30,886.00	$ 2,989.66	$ 2,677.37	9%
Energy Perf Cont Expense	$ 37,634.00	$ 1,715.40	$ 5,146.20	14%
Total General Expenses	$ 395,829.00	$ 27,662.30	$ 76,773.50	
Total Expenses	$ 1,123,062.00	$ 115,500.92	$ 261,110.16	23%
Surplus - (Deficit)	$ 1,757.00	$ (49,456.67)	$ (71,748.66)	

Percent of Budget Month 3 of 12 25%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 227,941.00	$ 19,165.00	$ 53,745.20	24%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 216,044.00	$ 1,957.50	$ 5,064.25	2%
Subsidy	$ 392,939.00	$ 28,796.00	$ 86,388.00	22%
Total Revenue	$ 836,924.00	$ 49,918.50	$ 145,197.45	17%
Operating Expenses				
Administrative				
Salaries	$ 96,450.00	$ 5,747.30	$ 23,275.20	24%
Legal	$ 2,184.00	$ 310.00	$ 535.00	24%
PBA Mngt. Exp.	$ 75,127.00	$ 6,277.50	$ 18,630.00	25%
Mileage/Travel/Training	$ 1,060.00	$ 90.00	$ 1,485.30	0%
Other Administrative Exp	$ 13,584.00	$ 3,317.69	$ 4,140.18	30%
Total Administrative Expense	$ 188,405.00	$ 15,742.49	$ 48,065.68	
Tenant Services				
Other Tenant Services Exp	$ 2,209.00	$ 168.23	$ 592.35	27%
Total Tenant Services Expenses	$ 2,209.00	$ 168.23	$ 592.35	
Total Utility Expenses	$ 118,335.00	$ 11,111.48	$ 34,658.96	29%
Maintenance				
Salaries	$ 112,254.00	$ 7,923.23	$ 25,790.11	23%
Materials	$ 43,406.00	$ 3,102.64	$ 4,669.50	11%
Contracts	$ 123,151.00	$ 13,665.29	$ 26,269.21	21%
Total Maintenance Expenses	$ 278,811.00	$ 24,691.16	$ 56,728.82	
General Expenses				
Insurance	$ 31,312.00	$ 2,609.37	$ 7,828.11	25%
Employee Benefits	$ 91,199.00	$ 7,592.80	$ 23,529.24	26%
Depreciation Expense	$ 48,441.00	$ 4,036.77	$ 12,110.31	25%
PILOT	$ 11,386.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 34,022.00	$ 691.25	$ 2,761.06	8%
Energy Perf Cont Expense	$ 31,362.00	$ 1,429.50	$ 4,288.50	14%
Total General Expenses	$ 247,722.00	$ 16,359.69	$ 50,517.22	
Total Expenses	$ 835,482.00	$ 68,073.05	$ 190,563.03	23%
Surplus - (Deficit)	$ 1,442.00	$ (18,154.55)	$ (45,365.58)	

Percent of Budget Month 3 of 12 25%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 368,448.00	$ 28,529.00	$ 87,167.25	24%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 223,921.00	$ 2,751.75	$ 7,097.25	3%
Subsidy	$ 629,499.00	$ 46,133.00	$ 138,398.00	22%
Total Revenue	$ 1,221,868.00	$ 77,413.75	$ 232,662.50	19%
Operating Expenses				
Administrative				
Salaries	$ 132,154.00	$ 6,988.94	$ 30,900.57	23%
Legal	$ 6,277.00	$ -	$ 265.00	4%
PBA Mngt. Exp.	$ 109,013.00	$ 9,112.50	$ 27,337.50	25%
Mileage/Travel/Training	$ 2,389.00	$ 173.43	$ 490.93	0%
Other Administrative Exp	$ 17,522.00	$ 5,129.83	$ 6,457.07	37%
Total Administrative Expense	$ 267,355.00	$ 21,404.70	$ 65,451.07	
Tenant Services				
Other Tenant Services Exp	$ 3,206.00	$ 244.21	$ 727.97	23%
Total Tenant Services Expenses	$ 3,206.00	$ 244.21	$ 727.97	
Total Utility Expenses	$ 159,819.00	$ 13,356.08	$ 38,982.38	24%
Maintenance				
Salaries	$ 190,133.00	$ 12,996.78	$ 41,938.43	22%
Materials	$ 97,951.00	$ 10,607.45	$ 21,374.03	22%
Contracts	$ 206,602.00	$ 30,154.50	$ 52,275.19	25%
Total Maintenance Expenses	$ 494,686.00	$ 53,758.73	$ 115,587.65	
General Expenses				
Insurance	$ 29,827.00	$ 3,985.09	$ 11,600.27	39%
Employee Benefits	$ 193,516.00	$ 13,719.88	$ 43,881.15	23%
Depreciation Expense	$ 47,057.00	$ 2,037.30	$ 6,111.90	13%
PILOT	$ 14,150.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 10,095.00	$ 1,646.50	$ 4,126.35	41%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 294,645.00	$ 21,388.77	$ 65,719.67	
Total Expenses	$ 1,219,711.00	$ 110,152.49	$ 286,468.74	23%
Surplus - (Deficit)	$ 2,157.00	$ (32,738.74)	$ (53,806.24)	

Percent of Budget Month 3 of 12 25%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	$ 11,640.00	$ 478.60	$ 1,836.60	16%
Interest Income	$ 12,136.00	$ 790.70	$ 2,307.05	19%
Other Income (Ports)	$ -	$ 1,198.91	$ 4,859.55	
Administrative Fees	$ 464,240.00	$ 40,535.00	$ 114,569.00	25%
Total Revenue	$ 488,016.00	$ 43,003.21	$ 123,572.20	25%
Operating Expenses				
Administrative				
Salaries	$ 200,943.00	$ 14,108.74	$ 43,801.70	22%
Legal	$ 500.00	$ -	$ -	0%
Mileage/Travel/Training	$ 1,500.00	$ 500.00	$ 500.00	33%
Other Administrative Exp	$ 64,716.00	$ 19,144.93	$ 29,311.07	45%
Program Management Fee	$ 132,210.00	$ 10,627.50	$ 32,331.00	24%
Total Administrative Expense	$ 399,869.00	$ 44,381.17	$ 105,943.77	
General Expenses				
Insurance	$ 3,429.00	$ 285.75	$ 857.25	25%
Employee Benefits	$ 82,380.00	$ 8,088.10	$ 25,484.22	31%
Depreciation Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 85,809.00	$ 8,373.85	$ 26,341.47	
Total Expenses	$ 485,678.00	$ 52,755.02	$ 132,285.24	27%
Surplus - (Deficit)	$ 2,338.00	$ (9,751.81)	$ (8,713.04)	

Percent of Budget Month 3 of 12 25%

June 30, 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	6/30/2026 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	$ -	$ -	$ -	$ -		$ -
Backround Check Information	$ 19,996.46	$ 184.11	$ 14,689.29	$ 5,307.17		$ 14,689.29
	$ 41,000.00	**$ 184.11**	**$ 35,692.83**	**$ 5,307.17**	**12.9%**	**$ 35,692.83**
Administration 1410						
Administration Costs	$ 62,472.00	$ -	$ 62,472.00	$ -	0.0%	$ 62,472.00
Contract Administration 1480						
A/E Services	$ 66,150.00	$ 2,064.77	$ 66,150.00	$ -		$ 66,150.00
	$ 66,150.00	**$ 2,064.77**	**$ 66,150.00**	**$ -**	**0.0%**	**$ 66,150.00**
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**	$ 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	**$ -**	**$ 1,630,042.51**	**$ 157,751.36**	**8.8%**	**$ 1,787,793.87**
1480 Total	**$ 2,062,225.00**	**$ 2,064.77**	**$ 1,904,473.64**	**$ 157,751.36**	**9%**	**$ 2,062,225.00**
Total	**$ 2,290,641.00**	**$ 2,248.88**	**$ 2,127,582.47**	**$ 163,058.53**	**7.1%**	**$ 2,285,333.83**

Percent Obligated **99.8%**

June 30, 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	6/30/2026 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	$ 3,183.81	$ 10,058.95	$ 3,684.27		$ 13,743.22
Backround Check Information	$ -	$ -	$ -	$ -		$ -
	$ 13,743.22	**$ 3,183.81**	**$ 10,058.95**	**$ 3,684.27**	**26.8%**	**$ 13,743.22**
Administration 1410						
Administration Costs	$ -	$ -	$ -	$ -		$ -
Contract Administration 1480						
A/E Services	$ 2,851.92	$ 970.84	**$ 970.84**	$ 1,881.08		$ 2,851.92
	$ 2,851.92	**$ 970.84**	**$ 970.84**	**$ 1,881.08**	**66.0%**	**$ 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	$ 328,340.90	**$ 1,241,567.52**	$ 590,490.17		**$ 1,832,057.69**
Sewer and Water Line Repairs - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Roadway Patching & Preservation & Improvemnts	$ -	$ -	$ -	$ -		$ -
Landscape Upgrades	$ -	$ -	$ -	$ -		$ -
	$ 1,832,057.69	**$ 328,340.90**	**$ 1,241,567.52**	**$ 590,490.17**	**32.2%**	**$ 1,832,057.69**
1480 Total	**$ 1,834,909.61**	**$ 329,311.74**	$ 1,242,538.36	**$ 592,371.25**	**32.3%**	**$ 1,834,909.61**
Total	$ 2,320,866.00	$ 332,495.55	$ 1,252,597.31	$ 1,068,268.69	46.0%	$ 1,848,652.83

Percent Obligated **79.7%**

ROSS Grant - Vermilion Housing Authority
ROSS241891
June 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	**$ 121,503.52**	$ 53,655.48	
	$ 175,159.00	**$ 5,041.61**	**$ 121,503.52**	**$ 53,655.48**	**30.6%**
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	$ 499.36	**$ 12,546.70**	$ 5,719.30	
	$ 18,266.00	**$ 499.36**	**$ 12,546.70**	**$ 5,719.30**	**31.3%**
Total	**$ 200,925.00**	**$ 5,540.97**	**$ 138,075.91**	**$ 62,849.09**	**31.3%**

Vermilion Housing Authority
First Financial Bank - Authority Account
June 2026

Balance Sheet

Assets	
111105 Cash	322,010.85
Total Assets	322,010.85
Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
Equity	
2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	120.38
Total Liabilities & Equity	322,010.85

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	39.69	120.38
Other Income	0.00	0.00
Total Revenue	39.69	120.38
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	39.69	120.38

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
June 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	0.37%
May-26	$	11,887.35	1.15%
June-26	$	19,156.94	1.84%
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

June 2026

All Source LLC	$1,076.62
Alvarez Industrial Cleaning Inc.	$329.10
Ameren Illinois	$18,149.72
American Quick Lube	$100.93
Aqua Illinois Inc	$14,674.06
Arrow Glass	$162.00
Atlas Total Home, LLC	$5,358.60
Bacon & Van Buskirk	$278.98
Barton Carrolls Inc.	$9,386.09
Berglund Construction Company	$328,340.90
Blue Cross and Blue Shield of Illinois	$43,413.22
Botts Locksmith	$422.00
Brickyard Landfill - 4725	$1,126.74
Brittany Savalick	$79.90
Caveman Tree Service LLC	$7,700.00
City of Danville	$7,683.13
City of Hoopeston	$2,600.85
C-N Custom Steel Work, Inc.	$9,882.00
Comcast Cable	$854.68
Companion Life Insurance Company	$2,133.82
Connor Company	$395.83
Constellation NewEnergy, Inc.	$640.94
CTS Computer Center	$6,261.24
Danville Area Community College	$377.92
Danville Sanitary District	$11,346.75
Danville Septic Service	$450.00
Echo Electric	$21.32
Farnsworth Group Inc.	$3,035.61
Fastenal	$1,423.45
Georgetown Waterworks	$2,630.27
Gibson Teldata, Inc.	$4,262.38
Grainger, Inc	$1,124.11
Grunau Company Inc	$132.00
Hd Supply Facilities Maintenance	$7,170.68
Heather Puls	$1,150.00
Hillard Bynum	$200.00
Hoopeston Ford Inc	$3,078.03
Housing-Renewal & Local Agency Retiremen	$19,201.48
Huber & Mudd LLC	$2,045.00
Jaclyn Vinson	$164.14
Johnson Controls Fire Protection	$1,468.72
Johnson Controls Security Solutions	$2,739.65
Kone Inc.	$1,730.93
Lahne Lawncare	$720.00
Lansing Housing Products Inc	$2,451.12
Lowe's	$12,653.32
Magic Glass Holdings LLC	$1,088.36
Menards - Menards Of Danville	$190.91
Municipal Water Utility	$284.88
Napa Auto Parts	$264.98
Nelson's Lawn Care	$9,870.00
Online Information Services Inc.	$184.11
Orkin, LLC	$2,635.75
Owens Excavating & Trucking LLC	$1,287.50
PDQ Supply Inc.	$649.68
Petty Cash, Tamra Hartman Custodial	$38.20
Playcore Group, Inc.	$747.37
Quadient Finance USA, Inc	$2,000.00
Quadient Leasing USA, Inc.	$424.32
Quill	$795.44
Rector, Reeder, & Lofton, PC	$29,500.00
Republic Services #726	$5,971.85
Ridge Plumbing Contractor, LLC	$29,968.26
Rita F Buckley	$100.00
Securitas Technology Corporation	$260.49
Security Door & Hardware	$1,620.00

Sherwin-Williams	$400.15
Sparklight Business	$336.96
Stuard & Associates, Inc	$250.00
Sunrise FS	$1,491.30
Sustainable Design Consulting, LLC	$990.00
Tamera Forthenberry	$121.44
The 20 LLC	$6,100.00
TK Elevator Corporation	$2,212.76
ULINE, INC.	$343.80
Verizon Connect	$341.10
Verizon Wireless	$68.13
Village of Fairmount	$217.33
Village of Rossville	$634.97
Wagner Communications Inc.	$474.14
Watson General Tire	$15.00
Watts Copy System	$525.06
Willie Hall and Son's Tree Service	$2,700.00
Total for all Vendors	**$ 645,732.47**

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: July 1, 2026

RE: Personnel Monthly Report for the Month of June 2026

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

None

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

Public Housing Management Danville, IL	Rasheema Fox Asset Manager
AHACPA Public Housing Conference Danville, IL	Jaclyn Vinson Executive Director

1919 Architects

July 10, 2026

Ms. Jacklyn Vinson
Vermilion Housing Authority
1607 Clyman Lane
Danville, Illinois 61832

Re: Hubbard Lane and Sidewalk Replacement

Dear Ms. Vinson:

1919 Architects has reviewed the bids for the above-mentioned project that was publicly read aloud on July 9, 2026. We received Three (3) bids. The bidders supplied the required bid documents, and the lowest bidder did not submit the required copy of their bid as per the bidder's instruction. We had at least Four (4) contractors that had obtained bid documents for this project. The responsive low bidder submitted the required bidding documents (see the attached bid tabulation form).

The most responsive and reasonable bid for this project is Midwest Asphalt Company with a base bid of $333,777.00. We have reviewed the Excluded Party List, and Midwest Asphalt Company does not appear to be registered (See attached search results). We recommend that they get registered before an awarded contract. Due to timing of the contract documents and the shortened bid time our office did not have an opinion of probable construction cost or Independent Cost Estimate (I.C.E.). However, based on the recently completed Hubbard Lane and Sidewalk Replacement the proposed cost is approximately two times the cost of this bid of the completed project which would be consistent with the new project consisting of two (2) lanes being replaced.

The firm recommend Midwest Asphalt Company be contacted to negotiate a contract for construction for $333,777.00. We have also included the final bid tabulation results.

Please do not hesitate to contact our office with any questions or concerns you may have regarding these bids.

Sincerely,

Ronald G. Billy, Jr., NCARB, LEED AP
President

Enclosures

1919 Architects

BID TABULATION FORM

BID ON: Redden and Lewis Lane and Sidewalk Replacement
DATE OF OPENING: 07/09/2026

BID NO: TIME OF OPENING: 2:00 p.m.

CONTRACTOR: Taza Construction DBA Tiles in Style, LLC
Did not submit the required copy of the bid forms

☒ BB ☒ Add ☒ HH ☒ NC ☒ NonSeg ☒ Cert-Sec3 ☒ HUD 5369A

Base Bid: $329,800.00

CONTRACTOR: Midwest Asphalt Company

☒ BB ☒ Add ☒ HH ☒ NC ☒ NonSeg ☒ Cert-Sec3 ☒ HUD 5369A

Base Bid: $333,777.00

CONTRACTOR: Mid Illinois Concrete & Excavation, Inc.

☒ BB ☒ Add ☒ HH ☒ NC ☒ NonSeg ☒ Cert-Sec3 ☒ HUD 5369A

Base Bid: $434,786.00

CONTRACTOR:

☐ BB ☐ Add ☐ HH ☐ NC ☐ NonSeg ☐ Cert-Sec3 ☐ HUD 5369A

Base Bid: $

RESOLUTION NO. 2026-13

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 Midwest Asphalt Company for the Redden and Lewis Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed $333,777.00; 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 Midwest Asphalt Company for the Redden and Lewis Lane Reconstruction Project at Fair Oaks in Danville, Illinois, not to exceed $333,777.00.

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 16th day of July, 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
Jaclyn Vinson, Executive Director

MEMORANDUM

TO: **Board of Commissioners**

FROM: **Jaclyn Vinson, Executive Director**

DATE: **July 13, 2026**

RE: **Fair Oaks Maintenance Yard Fence Replacement Project**

We asked for quotes from three (3) companies to remove the existing fencing around the Fair Oaks Maintenance Yard. Two companies did not supply quotes, leaving us with one quote for your consideration. Given the size of this project and the labor hours required, we feel the quoted value is reasonable.

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

Company	Cost
W. Powell Fence Company	$27,090.10

At this time we are recommending approval to accept the quote from W. Powell Fence Company, at a cost not to exceed $27,090.10.

RESOLUTION NO. 2026-14

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with W. Powell Fence Company for the Fair Oaks Maintenance Yard Fencing at Fair Oaks in Danville, Illinois, not to exceed $27,090.10; and

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

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

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

Section 2. Approval of the contract with W. Powell Fence Company for the Fair Oaks Maintenance Yard Fencing at Fair Oaks in Danville, Illinois, not to exceed $27,090.10.

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 16th day of July, 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