Vermilion Housing Authority

VERMILION
HOUSING AUTHORITY

Board of Commissioners

September 17, 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, September 14, 2026

SUBJECT: Board of Commissioners Monthly Meeting

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for Thursday, September 17, 2026, at 5:00 p.m. at the Churchill Towers Community Room, 101 E. Seminary, Danville, Illinois.

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TO: Board of Commissioners

FROM: Jaclyn Vinson, Executive Director

DATE: Monday, September 14, 2026

SUBJECT: Board of Commissioners Monthly Meeting

The next regular meeting of the Board of Commissioners of the Housing Authority of the City of Danville d/b/a Vermilion Housing Authority is scheduled for Thursday, September 17, 2026, at 5:00 p.m. at the Churchill Towers Community Room, 101 E. Seminary, 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
CHURCHILL TOWERS COMMUNITY ROOM
THURSDAY, SEPTEMBER 17, 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 July 16, 2026 - VHA Board Minutes (Pages 6-11)

6. Police Reports (Pages 12-15)

7. Department Reports
   (a) Public Housing (Pages 16-19)
   (b) HCV (Pages 20-23)
   (c) Finance (Pages 24-57)
   (d) Personnel (Pages 58-59)

8. New Business [all the below items – roll call vote]
   * (a) Administration Building Exterior Painting (Pages 60-62)
   * (b) Revised Fiscal year 2027 Public Housing Budget (Pages 63-65)
   * (c) Centennial Manor Domestic Water Boiler and Circulation Pump (Pages 66-68)

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9. Other Business
   (a) Project Updates
   (b) Audit for FY2026

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 October 15, 2026, at VHA Administration Building, 1607 Clyman Lane, Danville, IL. We will begin at 5:00 p.m.

MINUTES OF
JULY 16, 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 July 16, 2026, at 5:01 p.m. at the Centennial Manor Community Room, 426 East Honeywell, Hoopeston, 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 Witzel moved that the agenda be approved as presented. Commissioner McFadden seconded the motion. Upon unanimous ayes, approval was granted.

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

Chair O'Shaughnessy asked for any additions or deletions to the minutes from the June 18, 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 June 18, 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 – Redden and Lewis Lane Reconstruction (sidewalks and roads) Project and Fair Oaks Maintenance Yard Fencing.

(a) Redden and Lewis Lane Reconstruction Project – Mrs. Vinson went over the proposal. Commissioner Morris-Randle asked if Midwest was the next lowest bid. Mrs. Vinson stated that was correct and that the low bid did not turn in all of the required documents. Commissioner Witzel asked where Taza Construction was from. Mrs. Vinson stated up in the Chicago area. Chair O'Shaughnessy asked if there were any other questions. None were presented. Commissioner Witzel made a motion for the approval of the Redden and Lewis Lane Reconstruction Project and Commissioner Morris-Randle seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Redden and Lewis Lane Reconstruction Project 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) Fair Oaks Maintenance Yard Fencing – Mrs. Vinson went over the proposal. Chair O'Shaughnessy asked if the other companies did not want to pay prevailing wage and perhaps that is why they didn't bid. Mrs. Vinson stated maybe but the others did not call back so there is no dialogue that confirms that. Mrs. Vinson also stated that she stopped and talked to the company doing work close to Fair Oaks and they said they would submit a quote and they did not. Chair O'Shaughnessy asked if there were any more questions. None were presented. Commissioner Witzel made a motion for the approval of the Fair Oaks Maintenance Yard Fencing and Commissioner McFadden seconded it.

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.

Chair O'Shaughnessy called for a roll call vote to approve the Fair Oaks Maintenance Yard Fencing 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.

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

Pursuant to the IL Open Meetings Act:

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

None were presented.

Chair O'Shaughnessy asked for item 11 on the agenda - Chair/Commissioner Comments. None were presented.

Chair O'Shaughnessy stated that with the agenda items satisfied she would entertain a motion to adjourn the meeting. Commissioner McFadden made the motion to adjourn. Commissioner Tutton seconded the motion. Upon unanimous ayes, the meeting was adjourned at 5:37 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 - July 2026		
Date	**Location**	**Description**
7/4/2026	Fair Oaks	Theft over $500 at 1636 Clyman.
7/8/2026	Fair Oaks	Warrant at 1600 Fairchild.
7/11/2026	MerChe	Criminal trespass to property at 723 Oak, Unit 707.
7/16/2026	MerChe	Aggravated battery at 723 Oak, Unit 606.
7/17/2026	Fair Oaks	Obstructing/resisting a peace officer or correctional officer at 1619 Redden.
7/19/2026	Fair Oaks	Aggravated battery in a public way at 946 Hubbard.
7/20/2026	Fair Oaks	Robbery, mob action, and aggravated battery at 921 Fowler.
7/21/2026	Fair Oaks	Warrant at 927 Hubbard.
7/21/2026	Fair Oaks	Criminal damage to property under $500 and criminal trespass to property at 901 Redden.
7/24/2026	Fair Oaks	Criminal trespass to property and criminal damage to property under $500 at 936 Lewis.
7/24/2026	Beeler	Driving with suspended or revoked drivers license and operating uninsured vehicle causing bodily harm at 300 Washington.
7/26/2026	Fair Oaks	Violation of order of protection and criminal damage to property under $500 at 923 Hubbard.
7/27/2026	Fair Oaks	Aggravated UUW, no concealed carry permit, aggravated battery in public way, and mob action at 1607 Clyman.
7/31/2026	Fair Oaks	Domestic battery at 901 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:**	66	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:	14	11				FO-11/BT-1/MC-2	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:	14		**YTD Calls:**	66	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

VHA - Police Reports - August 2026		
Date	**Location**	**Description**
8/3/2026	Fair Oaks	Domestic battery at 917 Hubbard.
8/4/2026	Fair Oaks	Domestic battery at 905 Fowler.
8/5/2026	Beeler	Violation of order of protection at 311 Washington.
8/6/2026	Fair Oaks	Domestic battery and criminal trespass to property at 912 Redden.
8/7/2026	Fair Oaks	Criminal trespass to property at 948 Hubbard.
8/8/2026	Fair Oaks	Mental health crisis at 1020 Campbell.
8/13/2026	Fair Oaks	Burglary and criminal damage to property under $500 at 926 Lewis.
8/13/2026	Fair Oaks	Unlawful visit interference at 921 Fowler.
8/13/2026	Beeler	Criminal trespass to property at 320 Bradley.
8/14/2026	Fair Oaks	Theft under $500 at 930 Hubbard.
8/15/2026	Fair Oaks	Criminal damage to property under $500 at 915 Fowler.
8/22/2026	Fair Oaks	Harassment at 936 Lewis.
8/23/2026	Fair Oaks	Disorderly conduct at 936 Lewis.
8/23/2026	Fair Oaks	Criminal damage to property under $500 at 930 Lewis.
8/25/2026	Fair Oaks	Aggravated battery and criminal trespass at 926 Lewis.
8/27/2026	MerChe	Aggravated battery and criminal trespass at 723 Oak, Unit 601.
8/27/2026	Beeler	Disorderly conduct at 309 Bradley.
8/28/2026	Beeler	Death investigation at 317 Washington.
8/29/2026	Fair Oaks	Warrant out of state at 925 Fowler.
8/29/2026	Fair Oaks	Burglary at 923 Hubbard.
8/30/2026	Fair Oaks	Criminal damage to property over $500 at 950 Hubbard.
8/31/2026	Fair Oaks	Theft over $500 at 1623 Clyman.
*Year to Date Comparisons on Next Page		

	FY 2027	FY 2026		FY 2027	FY 2026	FY 2027	FY 2026
Total Police Calls			**YTD Police:**	88	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:	22	25				FO-17/BT-4/MC-1	FO-14/BT-8/MC-2/CH-1
July:	14	11				FO-11/BT-1/MC-2	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:	22		**YTD Calls:**	88	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 July 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	158	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	106	107	99%
AMP 103- Mer Che			
	91	93	98%
AMP 104- County Sites			
	134	136	99%
GRAND TOTAL THIS MONTH	489	495	99%
GRAND TOTAL LAST MONTH	492	495	99%

JULY 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 52

Meetings:

- Continuum of Care Zoom
- Children's Behavioral Health Network
- Overdose Fatality Review Team
- 1:1
- Violence Prevention Coalition

Training:

- Bloodborne Pathogens

Referrals: Referrals made to Community Organizations/Services

- Fair Hope

Program:

- Appointments:
  - 3 of 4 Fair Oaks/ Follow-Up/Assessment/Intake-Enrollment
  - 1 of 2 Churchill and Beeler/Follow-Up/Assessment/Intake-Enrollment
  - 1 of 2 MerChe Follow-Up/Assessment/Intake-Enrollment
  - 5 of 11 Centennial Follow- Up/Assessment/Intake-Enrollment
  - 1 of 1 Richie/Kenndy Follow- Up/Assessment/Intake-Enrollment
  - BINGO at Centennial Manor

- 14 DMT bus passes
  - Community Action
  - Scheduled health appointments
  - American Job Center

Other:

- Carle Community Outreach at Georgetown
- Aetna Health at Fair Oaks, MerChe and Churchill sites
- District #118 lunches distributed to families
- Help At Home presentation at Centennial Manor
- New Directions Youth Mentoring
- W.A.V.E. Event, approximately 250-300 community members in attendance

Monthly Occupancy August 2026

AMP	End of Month Occupany	TOTAL UNITS PER	OCCUPIED UNIT %
AMP 101-Fair Oaks			
	157	159	99%
AMP 102-Beeler, Churchill, Madison Ct.			
	107	107	100%
AMP 103- Mer Che			
	90	93	97%
AMP 104- County Sites			
	135	136	99%
GRAND TOTAL THIS MONTH	489	495	99%
GRAND TOTAL LAST MONTH	489	495	99%

AUGUST 2026 VHA Board Report

Resident Opportunity & Self Sufficiency (ROSS)

Current Active ROSS Participants: 59

Meetings:

- LIPH
- AJC Roundtable
- 1:1
- ROSS Networking
- CRIS Healthy Aging CCR (Coordinated Community Response to Elder Abuse)
- Overdose Fatality Review Team

Training:

- American Society on Aging: Treating Substance Use Disorders and Related Comorbidities in Older Adults
- ConnectEd Resident Connect Software Feature Focus: Managing Households
- Supporting At-Risk Youth Through Connection, Resilience, Emotional Intelligence and Restorative Engagement

Referrals: Referrals made to Community Organizations/Services

- Fair Hope
- East Central Illinois Community Action
- Danville District 118

Program:

- Appointments:
  - 7 of 8 Fair Oaks/ Follow-Up/Assessment/Intake-Enrollment
  - 0 of 0 Churchill and Beeler/Follow-Up/Assessment/Intake-Enrollment
  - 5 of 5 MerChe Follow-Up/Assessment/Intake-Enrollment
  - 3 of 4 Centennial Follow- Up/Assessment/Intake-Enrollment
  - 0 of 0 Richie/Kenndy Follow- Up/Assessment/Intake-Enrollment
  - 0 of 0 Fairmount/Allerton/Rossville
  - BINGO at Centennial Manor
- 8 DMT bus passes
  - Job interviews/orientation

Other:

- Survivor Resources at Fair Oaks, MerChe, Churchill
- Aetna Health at Fair Oaks, MerChe and Churchill sites

Housing Choice Voucher
July 2026 Board Report

- New Admissions: 3 – HUD-VASH

- Terminations: 5
  - 3 – Program Compliance
    - 1 – Criminal Activity
    - 1 – Failed to Recert
    - 1 - Evicted
  - 1 – Port Out Absorption
  - 1 - Voluntary

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	6	5	6	7	19	11	2	389	46	53	544
7	564	6	5	6	7	16	11	2	384	44	54	535
8	570											
9	581											
10	582											
11	580											
12	583											
Grand Total	**6630**	**47**	**39**	**42**	**49**	**126**	**77**	**19**	**2794**	**320**	**390**	**3903**

***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	965	535	55%
AUG			
SEP			
OCT			
NOV			
DEC			
YTD	6755	3905	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	$333,371	$370,789	111%	$693
AUG				
SEP				
OCT				
NOV				
DEC				
YTD	$2,479,125	$$2,291,702	107%	$682

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

Housing Choice Voucher
August 2026 Board Report

- New Admissions: 1 – HUD-VASH
- Terminations: 6
  - 3 – Program Compliance
    - 1 – Failed to Submit RFTA
    - 2 - Skipped
  - 2 – Voluntary
  - 1 – Over Income 180 Days

	2025	2026										
Mon.		CP	DEMO II	FUP	PMII	Port-Out	PVC DEMO	RC DEMO	Reg.	VASH	VASH 16	Total
1	522	7	6	6	7	17	11	3	412	49	58	576
2	519	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	6	5	6	7	16	11	2	384	44	54	535
8	570	6	5	6	6	15	11	2	379	44	56	530
9	581											
10	582											
11	580											
12	583											
Grand Total	**6630**	**53**	**44**	**48**	**55**	**141**	**88**	**21**	**3173**	**364**	**446**	**4433**

***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	965	535	55%
AUG	935	530	55%
SEP			
OCT			
NOV			
DEC			
YTD	7720	4434	57%

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	$333,371	$370,789	111%	$693
AUG	$333,371	$368,090	110%	$695
SEP				
OCT				
NOV				
DEC				
YTD	$2,812,496	$3,392,278	108%	$684

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

VERMILION
HOUSING AUTHORITY

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

To: **Amber McCoy, Deputy Director**

From: **Tamra Hartman, Finance Manager**

Date: **August 12, 2026**

Re: **Finance Report**

Public Housing Operating Fund

	July 2026	FY 27 YTD
COCC	$40,428.60	($12,367.09)
AMP 101	($55,468.58)	($125,810.51)
AMP 102	($28,321.33)	($100,069.99)
AMP 103	($19,476.17)	($64,841.75)
AMP 104	($16,428.06)	($70,234.30)
Total	($79,265.54)	($373,323.64)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **$708.90** for the month and an overall loss of **$8,004.14** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **$158,104.82.**

Capital Fund 2025, VHA, funds were drawn down in the amount of **$344,925.55.**

Capital Fund 2026, VHA, funds were drawn down in the amount of **$19,720.50.**

Notable AP Expenditures

Berglund Construction	$343,548.67	Mer Che façade progress payment.
1919 Architects	$19,720.50	A&E for Fair Oaks roadway rehab projects.
First Financial Bank	$102,979.00	Energy Performance Contract loan payment.
Johnson Controls, Inc.	$25,064.50	Measurement & Verification for the Energy Performance Contract.
Midwest Asphalt Co.	$175,369.11	Final payment for Hubbard Lane rehab.
Vermilion County Treasurer	$34,584.40	PILOT for County and Danville, County drainage tax, and Danville real estate tax for non-Public Housing properties.

ROSS Grant Funding

ROSS funds were drawn down in the amount of $9,091.29.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to $23,744.76.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 07/31/2026

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,120,501.84	5,120,501.84	0.00	0.00	0.00	0.00	0.00
111113 IF HCV Account	0.00	0.00	0.00	0.00	0.00	0.00	247,743.41
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	517.54	(4,327,509.34)	3,135,011.83	157,649.16	68,163.63	967,202.26	(517.54)
112200 AR Tenants	23,744.76	0.00	8,903.92	2,537.26	8,095.92	4,207.66	133,815.23
112265 Allow Doubtful A	(237.50)	0.00	(179.50)	(28.00)	0.00	(30.00)	(133,815.23)
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	33,402.63	33,402.63	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	85,899.63	3,502.98	33,172.75	16,251.45	13,046.80	19,925.65	1,428.75
121102 Prepaid Soft	12,384.14	0.00	3,933.77	2,622.49	2,476.80	3,351.08	2,185.42
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	2,041.65
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	28,664,683.99	854,399.97	12,712,778.24	9,173,631.21	4,425,321.71	1,498,552.86	0.00
140005 Accum Deprec	(40,772,114.46)	(1,251,676.36)	(14,543,893.41)	(12,527,031.78)	(5,561,839.74)	(6,887,673.17)	(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	**$ 14,387,722.58**	**$ 871,526.73**	**$ 6,690,480.71**	**$ 1,785,724.41**	**$ 1,482,574.07**	**$ 3,557,416.66**	**$ 252,881.69**
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	254,683.85	254,683.85	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	60,800.00	0.00	25,750.00	10,650.00	5,100.00	19,300.00	0.00
211704 Health Ins	(40,211.18)	(40,211.18)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(356.20)	(356.20)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	(4,643.60)	(4,643.60)	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(268.33)	(268.33)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(330.38)	(330.38)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211905 Negative Rent Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	18,157.82	0.00	3,605.43	3,294.72	7,130.06	4,127.61	0.00
211913 Scrap	2,424.61	2,424.61	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
213200 EPC Accrued Inter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213301 EPC M V	7,856.93	0.00	3,535.60	2,357.18	1,964.15	0.00	0.00
213302 EPC Replace	2,814.51	0.00	763.59	601.77	1,449.15	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	19,764.01	0.00	5,780.54	3,128.49	2,214.21	8,640.77	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	0.00
230000 Loan EPC	782,192.86	0.00	351,986.78	234,653.86	195,552.22	0.00	0.00
Total Liability	**$ 1,155,344.64**	**$ 228,421.78**	**$ 406,618.56**	**$ 261,173.21**	**$ 219,633.96**	**$ 39,497.13**	**$ 5,872.64**
Equity							
280200 Net Fix Assets	8,529,484.40	39,425.06	3,022,339.64	1,100,844.38	1,341,932.08	3,024,943.24	18,458.40
280600 Unrestricted	6,544,216.76	616,046.98	4,358,126.65	918,722.08	88,110.46	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	(10,184.66)
Total	**$ 13,605,701.58**	**$ 655,472.04**	**$ 6,409,672.66**	**$ 1,624,621.19**	**$ 1,327,781.86**	**$ 3,588,153.83**	**$ 236,283.19**
Current Year HAP +/-	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 18,730.00
Current Year Oper +/-	$ (373,323.64)	$ (12,367.09)	$ (125,810.51)	$ (100,069.99)	$ (64,841.75)	$ (70,234.30)	$ (8,004.14)
Current Year Net Assets	**$ (373,323.64)**	**$ (12,367.09)**	**$ (125,810.51)**	**$ (100,069.99)**	**$ (64,841.75)**	**$ (70,234.30)**	**$ 10,725.86**
Total Equity	**$ 13,232,377.94**	**$ 643,104.95**	**$ 6,283,862.15**	**$ 1,524,551.20**	**$ 1,262,940.11**	**$ 3,517,919.53**	**$ 247,009.05**
Liabilities & Net Assets	**$ 14,387,722.58**	**$ 871,526.73**	**$ 6,690,480.71**	**$ 1,785,724.41**	**$ 1,482,574.07**	**$ 3,557,416.66**	**$ 252,881.69**

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 1,075,362.00	$ 84,489.50	$ 339,972.70	32%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 1,405,601.00	$ 9,839.48	$ 48,774.12	3%
Subsidy	$ 2,966,470.00	$ 225,269.00	$ 877,460.00	30%
Total Revenue	$ 5,447,433.00	$ 319,597.98	$ 1,266,206.82	23%
Operating Expenses				
Administrative				
Salaries	$ 949,832.00	$ 90,522.09	$ 313,623.77	33%
Legal	$ 16,796.00	$ 5,077.50	$ 7,480.00	45%
PBA Mngt. Exp.	$ 1.00	$ (10,432.50)	$ (42,763.50)	0%
Mileage/Travel/Training	$ 10,712.00	$ 255.27	$ 6,091.09	57%
Other Administrative Exp	$ 87,331.00	$ 2,300.28	$ 32,220.88	37%
Total Administrative Expense	$ 1,064,672.00	$ 87,722.64	$ 316,652.24	
Tenant Services				
Other Tenant Services Exp	$ 11,685.00	$ 889.09	$ 3,632.97	31%
Total Tenant Services Expenses	$ 11,685.00	$ 889.09	$ 3,632.97	
Total Utility Expenses	$ 656,953.00	$ 49,005.42	$ 214,645.42	33%
Maintenance				
Salaries	$ 784,334.00	$ 88,448.78	$ 273,420.82	35%
Materials	$ 480,370.00	$ 34,934.46	$ 135,699.53	28%
Contracts	$ 707,867.00	$ 52,705.17	$ 227,465.02	32%
Total Maintenance Expenses	$ 1,972,571.00	$ 176,088.41	$ 636,585.37	
General Expenses				
Insurance	$ 188,164.00	$ (37,352.84)	$ 13,451.89	7%
Employee Benefits	$ 910,484.00	$ 72,047.09	$ 288,077.41	32%
Depreciation Expense	$ 357,981.00	$ 27,947.62	$ 111,790.48	31%
PILOT	$ 38,964.00	$ -	$ -	0%
Casualty Losses	$ 10,000.00	$ -	$ -	0%
Collection Losses	$ 102,337.00	$ (447.04)	$ 14,577.55	14%
Energy Perf Cont Expense	$ 125,447.00	$ 22,963.13	$ 40,117.13	32%
Total General Expenses	$ 1,733,377.00	$ 85,157.96	$ 468,014.46	
Total Expenses	$ 5,439,258.00	$ 398,863.52	$ 1,639,530.46	30%
Surplus - (Deficit)	$ 8,175.00	$ (79,265.54)	$ (373,323.64)	

Percent of Budget Month 4 of 12 33%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
July 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	$ 49,196.68	$ 157,516.05	35%
Legal	$ 800.00	$ -	$ 315.00	39%
PBA Mngt. Exp.	$ (397,102.00)	$ (111,122.18)	$ (242,610.68)	61%
Mileage/Travel/Training	$ 2,888.00	$ 255.27	$ 2,206.26	76%
Other Administrative Exp	$ 19,643.00	$ (865.17)	$ 4,922.57	25%
Total Administrative Expense	$ 80,905.00	$ (62,535.40)	$ (77,650.80)	
Tenant Services				
Other Tenant Services Exp	$ -	$ -	$ -	0%
Total Tenant Services Expenses	$ -	$ -	$ -	
Total Utility Expenses	$ 24,392.00	$ 2,519.36	$ 7,794.33	32%
Maintenance	$ -	$ -	$ -	
Salaries	$ -	$ -	$ -	0%
Materials	$ 942.00	$ 27.89	$ 3,151.58	335%
Contracts	$ 22,285.00	$ 3,360.76	$ 11,097.09	50%
Total Maintenance Expenses	$ 23,227.00	$ 3,388.65	$ 14,248.67	
General Expenses				
Insurance	$ 8,407.00	$ (3,338.61)	$ (1,236.81)	-15%
Employee Benefits	$ 222,849.00	$ 19,324.42	$ 75,667.17	34%
Depreciation Expense	$ 2,556.00	$ 212.98	$ 851.92	33%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ -	$ -	$ -	0%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 233,812.00	$ 16,198.79	$ 75,282.28	
Total Expenses	$ 362,336.00	$ (40,428.60)	$ 19,674.48	5%
Surplus - (Deficit)	$ 183.00	$ 40,428.60	$ (12,367.09)	

Percent of Budget Month 4 of 12 33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 194,694.00	$ 11,828.00	$ 58,561.25	30%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 289,084.00	$ 3,860.00	$ 17,557.75	6%
Subsidy	$ 1,417,525.00	$ 107,645.00	$ 419,294.00	30%
Total Revenue	$ 1,901,303.00	$ 123,333.00	$ 495,413.00	26%
Operating Expenses				
Administrative				
Salaries	$ 154,403.00	$ 12,680.97	$ 50,783.74	33%
Legal	$ 5,283.00	$ 3,612.50	$ 4,742.50	90%
PBA Mngt. Exp.	$ 127,238.00	$ 32,546.42	$ 64,271.42	51%
Mileage/Travel/Training	$ 2,547.00	$ -	$ 523.59	21%
Other Administrative Exp	$ 21,489.00	$ 1,150.52	$ 9,490.09	44%
Total Administrative Expense	$ 310,960.00	$ 49,990.41	$ 129,811.34	
Tenant Services				
Other Tenant Services Exp	$ 3,729.00	$ 283.71	$ 1,130.29	30%
Total Tenant Services Expenses	$ 3,729.00	$ 283.71	$ 1,130.29	
Total Utility Expenses	$ 215,892.00	$ 16,323.18	$ 70,991.67	33%
Maintenance				
Salaries	$ 333,701.00	$ 41,943.38	$ 122,737.98	37%
Materials	$ 261,195.00	$ 28,459.85	$ 78,206.42	30%
Contracts	$ 211,821.00	$ 11,024.45	$ 56,806.59	27%
Total Maintenance Expenses	$ 806,717.00	$ 81,427.68	$ 257,750.99	
General Expenses				
Insurance	$ 79,615.00	$ (11,900.16)	$ 7,623.52	10%
Employee Benefits	$ 237,434.00	$ 18,806.56	$ 77,982.64	33%
Depreciation Expense	$ 155,535.00	$ 12,961.25	$ 51,845.00	33%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 27,334.00	$ 575.55	$ 6,035.36	22%
Energy Perf Cont Expense	$ 56,451.00	$ 10,333.40	$ 18,052.70	32%
Total General Expenses	$ 561,369.00	$ 30,776.60	$ 161,539.22	
Total Expenses	$ 1,898,667.00	$ 178,801.58	$ 621,223.51	33%
Surplus - (Deficit)	$ 2,636.00	$ (55,468.58)	$ (125,810.51)	

Percent of Budget Month 4 of 12 33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 284,279.00	$ 22,895.00	$ 90,732.50	32%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 314,033.00	$ 1,539.07	$ 7,307.07	2%
Subsidy	$ 526,507.00	$ 39,982.00	$ 155,738.00	30%
Total Revenue	$ 1,124,819.00	$ 64,416.07	$ 253,777.57	23%
Operating Expenses				
Administrative				
Salaries	$ 112,149.00	$ 9,485.60	$ 31,989.37	29%
Legal	$ 2,252.00	$ 660.00	$ 817.50	0%
PBA Mngt. Exp.	$ 85,725.00	$ 21,861.74	$ 43,326.74	51%
Mileage/Travel/Training	$ 1,828.00	$ -	$ 1,385.01	76%
Other Administrative Exp	$ 15,093.00	$ 675.61	$ 5,871.65	39%
Total Administrative Expense	$ 217,047.00	$ 32,682.95	$ 83,390.27	
Tenant Services				
Other Tenant Services Exp	$ 2,541.00	$ 193.36	$ 770.34	30%
Total Tenant Services Expenses	$ 2,541.00	$ 193.36	$ 770.34	
Total Utility Expenses	$ 138,515.00	$ 8,464.31	$ 40,519.51	29%
Maintenance				
Salaries	$ 148,246.00	$ 14,511.53	$ 50,960.43	34%
Materials	$ 76,876.00	$ 1,231.44	$ 23,082.72	30%
Contracts	$ 144,008.00	$ 13,465.86	$ 56,162.84	39%
Total Maintenance Expenses	$ 369,130.00	$ 29,208.83	$ 130,205.99	
General Expenses				
Insurance	$ 39,003.00	$ (5,196.04)	$ 4,554.83	12%
Employee Benefits	$ 165,486.00	$ 11,909.68	$ 45,010.78	27%
Depreciation Expense	$ 104,392.00	$ 8,699.32	$ 34,797.28	33%
PILOT	$ 13,428.00	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 30,886.00	$ (113.95)	$ 2,563.42	8%
Energy Perf Cont Expense	$ 37,634.00	$ 6,888.94	$ 12,035.14	32%
Total General Expenses	$ 395,829.00	$ 22,187.95	$ 98,961.45	
Total Expenses	$ 1,123,062.00	$ 92,737.40	$ 353,847.56	32%
Surplus - (Deficit)	$ 1,757.00	$ (28,321.33)	$ (100,069.99)	

Percent of Budget Month 4 of 12 33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 227,941.00	$ 18,530.50	$ 72,275.70	32%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 216,044.00	$ 1,860.00	$ 6,924.25	3%
Subsidy	$ 392,939.00	$ 29,839.00	$ 116,227.00	30%
Total Revenue	$ 836,924.00	$ 50,229.50	$ 195,426.95	23%
Operating Expenses				
Administrative				
Salaries	$ 96,450.00	$ 8,642.73	$ 31,917.93	33%
Legal	$ 2,184.00	$ 805.00	$ 1,340.00	61%
PBA Mngt. Exp.	$ 75,127.00	$ 18,279.89	$ 36,909.89	49%
Mileage/Travel/Training	$ 1,060.00	$ -	$ 1,485.30	140%
Other Administrative Exp	$ 13,584.00	$ 505.64	$ 4,645.82	34%
Total Administrative Expense	$ 188,405.00	$ 28,233.26	$ 76,298.94	
Tenant Services				
Other Tenant Services Exp	$ 2,209.00	$ 168.06	$ 760.41	34%
Total Tenant Services Expenses	$ 2,209.00	$ 168.06	$ 760.41	
Total Utility Expenses	$ 118,335.00	$ 7,757.89	$ 42,416.85	36%
Maintenance				
Salaries	$ 112,254.00	$ 12,805.82	$ 38,595.93	34%
Materials	$ 43,406.00	$ 835.08	$ 5,504.58	13%
Contracts	$ 123,151.00	$ 6,708.70	$ 32,977.91	27%
Total Maintenance Expenses	$ 278,811.00	$ 20,349.60	$ 77,078.42	
General Expenses				
Insurance	$ 31,312.00	$ (4,352.68)	$ 3,475.43	11%
Employee Benefits	$ 91,199.00	$ 7,914.76	$ 31,444.00	34%
Depreciation Expense	$ 48,441.00	$ 4,036.77	$ 16,147.08	33%
PILOT	$ 11,386.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 34,022.00	$ (142.78)	$ 2,618.28	8%
Energy Perf Cont Expense	$ 31,362.00	$ 5,740.79	$ 10,029.29	32%
Total General Expenses	$ 247,722.00	$ 13,196.86	$ 63,714.08	
Total Expenses	$ 835,482.00	$ 69,705.67	$ 260,268.70	31%
Surplus - (Deficit)	$ 1,442.00	$ (19,476.17)	$ (64,841.75)	

Percent of Budget Month 4 of 12 33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 368,448.00	$ 31,236.00	$ 118,403.25	32%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 223,921.00	$ 2,580.41	$ 9,677.66	4%
Subsidy	$ 629,499.00	$ 47,803.00	$ 186,201.00	30%
Total Revenue	$ 1,221,868.00	$ 81,619.41	$ 314,281.91	26%
Operating Expenses				
Administrative				
Salaries	$ 132,154.00	$ 10,516.11	$ 41,416.68	31%
Legal	$ 6,277.00	$ -	$ 265.00	4%
PBA Mngt. Exp.	$ 109,013.00	$ 28,001.63	$ 55,339.13	51%
Mileage/Travel/Training	$ 2,389.00	$ -	$ 490.93	21%
Other Administrative Exp	$ 17,522.00	$ 833.68	$ 7,290.75	42%
Total Administrative Expense	$ 267,355.00	$ 39,351.42	$ 104,802.49	
Tenant Services				
Other Tenant Services Exp	$ 3,206.00	$ 243.96	$ 971.93	30%
Total Tenant Services Expenses	$ 3,206.00	$ 243.96	$ 971.93	
Total Utility Expenses	$ 159,819.00	$ 13,940.68	$ 52,923.06	33%
Maintenance				
Salaries	$ 190,133.00	$ 19,188.05	$ 61,126.48	32%
Materials	$ 97,951.00	$ 4,380.20	$ 25,754.23	26%
Contracts	$ 206,602.00	$ 18,145.40	$ 70,420.59	34%
Total Maintenance Expenses	$ 494,686.00	$ 41,713.65	$ 157,301.30	
General Expenses				
Insurance	$ 29,827.00	$ (12,565.35)	$ (965.08)	-3%
Employee Benefits	$ 193,516.00	$ 14,091.67	$ 57,972.82	30%
Depreciation Expense	$ 47,057.00	$ 2,037.30	$ 8,149.20	17%
PILOT	$ 14,150.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 10,095.00	$ (765.86)	$ 3,360.49	33%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 294,645.00	$ 2,797.76	$ 68,517.43	
Total Expenses	$ 1,219,711.00	$ 98,047.47	$ 384,516.21	32%
Surplus - (Deficit)	$ 2,157.00	$ (16,428.06)	$ (70,234.30)	

Percent of Budget Month 4 of 12 33%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	$ 11,640.00	$ 213.50	$ 2,050.10	18%
Interest Income	$ 12,136.00	$ 790.70	$ 3,097.75	26%
Other Income (Ports)	$ -	$ 1,198.91	$ 6,058.46	
Administrative Fees	$ 464,240.00	$ 40,535.00	$ 155,104.00	33%
Total Revenue	$ 488,016.00	$ 42,738.11	$ 166,310.31	34%
Operating Expenses				
Administrative				
Salaries	$ 200,943.00	$ 21,284.14	$ 65,085.84	32%
Legal	$ 500.00	$ -	$ -	0%
Mileage/Travel/Training	$ 1,500.00	$ -	$ 500.00	33%
Other Administrative Exp	$ 64,716.00	$ 4,124.39	$ 33,435.46	52%
Program Management Fee	$ 132,210.00	$ 10,432.50	$ 42,763.50	32%
Total Administrative Expense	$ 399,869.00	$ 35,841.03	$ 141,784.80	
General Expenses				
Insurance	$ 3,429.00	$ (2,526.64)	$ (1,669.39)	-49%
Employee Benefits	$ 82,380.00	$ 8,714.82	$ 34,199.04	42%
Depreciation Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 85,809.00	$ 6,188.18	$ 32,529.65	
Total Expenses	$ 485,678.00	$ 42,029.21	$ 174,314.45	36%
Surplus - (Deficit)	$ 2,338.00	$ 708.90	$ (8,004.14)	

Percent of Budget Month 4 of 12 33%

July 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	7/31/2026 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	$ 353.46	$ 15,042.75	$ 4,953.71		$ 15,042.75
	$ 41,000.00	$ 353.46	$ 36,046.29	$ 4,953.71	12.1%	$ 36,046.29
Administration 1410						
Administration Costs	$ 62,472.00	$ -	$ 62,472.00	$ -	0.0%	$ 62,472.00
Contract Administration 1480						
A/E Services	$ 66,150.00		$ 66,150.00	$ -		$ 66,150.00
	$ 66,150.00	$ -	$ 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	$ 157,751.36	$ 159,964.00	$ -		$ 159,964.00
Tuckpointing - Admin Building	$ 34,000.00	$ -	$ 34,000.00	$ -		$ 34,000.00
Landscape Upgrades	$ 6,639.50	$ -	$ 6,639.50	$ -		$ 6,639.50
	$ 1,787,793.87	$ 157,751.36	$ 1,787,793.87	$ -	0.0%	$ 1,787,793.87
1480 Total	$ 2,062,225.00	$ 157,751.36	$ 2,062,225.00	$ -	0%	$ 2,062,225.00
Total	$ 2,290,641.00	$ 158,104.82	$ 2,285,687.29	$ 4,953.71	0.2%	$ 2,285,687.29
				Percent Obligated		99.8%

July 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	7/31/2026 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		$ 10,058.95	$ 3,684.27		$ 13,743.22
Backround Check Information	$ -	$ -	$ -	$ -		$ -
	$ 13,743.22	**$ -**	**$ 10,058.95**	**$ 3,684.27**	**26.8%**	**$ 13,743.22**
Administration 1410						
Administration Costs	$ -	$ -	$ -	$ -		$ -
Contract Administration 1480						
A/E Services	$ 2,851.92	$ 1,376.88	$ 2,347.72	$ 504.20		$ 2,851.92
	$ 2,851.92	**$ 1,376.88**	**$ 2,347.72**	**$ 504.20**	**17.7%**	**$ 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	$ 343,548.67	$ 1,585,116.19	$ 246,941.50		$ 1,832,057.69
Sewer and Water Line Repairs - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Roadway Patching & Preservation & Improvemnts	$ -	$ -	$ -	$ -		$ -
Landscape Upgrades	$ -	$ -	$ -	$ -		$ -
	$ 1,832,057.69	**$ 343,548.67**	**$ 1,585,116.19**	**$ 246,941.50**	**13.5%**	**$ 1,832,057.69**
1480 Total	**$ 1,834,909.61**	**$ 344,925.55**	**$ 1,587,463.91**	**$ 247,445.70**	**13.5%**	**$ 1,834,909.61**
Total	$ 2,320,866.00	$ 344,925.55	$ 1,597,522.86	$ 723,343.14	31.2%	$ 1,848,652.83

Percent Obligated **79.7%**

July 31, 2026

CAPITAL FUND 2026 - Vermilion Housing Authority

Obligation Date: 4/1/2026
Close Out Date: 3/31/2028

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	7/31/2026 Obligation
Operations 1406	**$ 460,617.40**	**$ -**	**$ -**	**$ 460,617.40**	**100.0%**	**$ -**
Mgmt. Improvements 1408						
Marketing and Advertising	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
Surveillance System	$ 100,000.00	$ -	$ -	$ 100,000.00		$ -
Staff Training	$ 9,000.00	$ -	$ -	$ 9,000.00		$ -
IT Improvements	$ 35,000.00	$ -	$ -	$ 35,000.00		$ -
Backround Check Information	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
	$ 160,000.00	**$ -**	**$ -**	**$ 160,000.00**	**100.0%**	**$ -**
Administration 1410						
Administration Costs	$ 219,292.30	$ -	$ -	**$ 219,292.30**		$ -
	$ 219,292.30			**$ 219,292.30**	**100.0%**	**$ -**
Contract Administration 1480						
A/E Services	$ 61,016.40	$ 19,720.50	**$ 19,720.50**	$ 41,295.90		$ 19,720.50
Physical Needs Assessment	$ 50,000.00	$ -	$ -	**$ 50,000.00**		$ -
	$ 111,016.40	**$ 19,720.50**	**$ 19,720.50**	**$ 91,295.90**	**82.2%**	**$ 19,720.50**
Dwelling Unit - Interior/Exterior 1480						
Door Replacement	$ 13,000.00	$ -	$ -	$ 13,000.00		$ -
Unit Modernization - Fair Oaks	$ 75,000.00	$ -	$ -	$ 75,000.00		$ -
Window Wrap & Metal Façade Replacement	$ 115,000.00	$ -	$ -	$ 115,000.00		$ -
Water Heater Replacement - AMP 102	$ 50,000.00	$ -	$ -	$ 50,000.00		$ -
New Zone Valves	$ 25,000.00	$ -	$ -	$ 25,000.00		$ -
	$ 278,000.00	**$ -**	**$ -**	**$ 278,000.00**	**100.0%**	**$ -**
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs - Fair Oaks	$ 10,000.00	$ -	$ -	$ 10,000.00		$ -
Roadway Patching & Preservation & Improvemnts	$ 535,000.00	$ 17,617.75	**$ 17,617.75**	$ 517,382.25		**$ 351,394.75**
Fencing	$ 280,000.00	$ -	$ -	$ 280,000.00		**$ 27,090.10**
Landscape Upgrades	$ 31,836.00	$ -	$ -	$ 31,836.00		$ -
Playground	$ 107,160.90	$ -	$ -	$ 107,160.90		$ -
	$ 963,996.90	$ 17,617.75	**$ 17,617.75**	**$ 946,379.15**	**98.2%**	**$ 378,484.85**
1480 Total	$ 1,353,013.30	$ 37,338.25	$ 37,338.25	$ 1,315,675.05	97.2%	$ 398,205.35
Total	**$ 2,192,923.00**	**$ 37,338.25**	**$ 37,338.25**	**$ 2,155,584.75**	**98.3%**	**$ 398,205.35**
				Percent Obligated		**18.2%**

ROSS Grant - Vermilion Housing Authority
ROSS241891
July 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	$ 7,562.41	**$ 129,065.93**	$ 46,093.07	
	$ 175,159.00	**$ 7,562.41**	**$ 129,065.93**	**$ 46,093.07**	**26.3%**
Training Costs 1268					
Training Costs	$ 7,500.00	$ 199.00	**$ 4,224.69**	$ 3,275.31	
	$ 7,500.00	**$ 199.00**	**$ 4,224.69**	**$ 3,275.31**	**43.7%**
Adminstrative Costs 1868					
Adminstrative Costs	$ 18,266.00	$ 1,329.88	**$ 13,876.58**	$ 4,389.42	
	$ 18,266.00	**$ 1,329.88**	**$ 13,876.58**	**$ 4,389.42**	**24.0%**
Total	**$ 200,925.00**	**$ 9,091.29**	**$ 147,167.20**	**$ 53,757.80**	**26.8%**

Vermilion Housing Authority
First Financial Bank - Authority Account
July 2026

Balance Sheet

Assets	
111105 Cash	322,051.87
Total Assets	322,051.87
Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
Equity	
2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	161.40
Total Liabilities & Equity	322,051.87

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	41.02	161.40
Other Income	0.00	0.00
Total Revenue	41.02	161.40
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	41.02	161.40

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
July 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	$	23,744.76	2.26%
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
July 2026

1919 Architects	$19,720.50
All Source LLC	$377.91
Ameren Illinois	$21,129.89
American Quick Lube	$225.07
Aqua Illinois Inc	$15,762.80
Arrow Glass	$293.04
Bacon & Van Buskirk	$867.80
Barton Carrolls Inc.	$12,261.08
Berglund Construction Company	$343,548.67
Blue Cross and Blue Shield of Illinois	$42,506.08
Bob's Market & Greenhouses	$440.00
Botts Locksmith	$473.00
Brickyard Landfill - 4725	$754.70
City of Danville	$7,683.13
Comcast Cable	$639.49
Companion Life Insurance Company	$2,027.19
Connor Company	$1,468.81
Constellation NewEnergy, Inc.	$934.51
Cravens Landscaping	$3,580.00
Cunningham, Inc.	$600.00
Danville Area Community College	$377.92
Derek Darr	$60.00
Farnsworth Group Inc.	$1,376.88
First Financial Bank	$102,979.00
First Nonprofit Unemployment Program	$4,783.50
Georgetown Waterworks	$2,554.60
Gibson Teldata, Inc.	$753.22
Grainger, Inc	$640.12
Hd Supply Facilities Maintenance	$10,927.45
Heather Puls	$1,150.00
Heidrick Septic Service Inc.	$1,600.00
Hillard Bynum	$200.00
Hoopeston Ford Inc	$48.65
Housing-Renewal & Local Agency Retiremen	$28,065.26
Huber & Mudd LLC	$5,077.50
Illinois Landfill	$475.72
Jaclyn Vinson	$255.27
Johnson Controls Security Solutions	$923.79
Johnson Controls, Inc	$25,064.50
Kelly Printing Company Inc.	$577.56
Kirby Risk Corporation	$383.90
Kone Inc.	$1,023.01
Lahne Lawncare	$1,000.00
Lowe's	$2,947.33
Menards - Menards Of Danville	$341.89
Midwest Asphalt Co.	$175,369.11
Municipal Water Utility	$268.18
Napa Auto Parts	$56.48
Nelson's Lawn Care	$8,580.00
Oil Changers, Inc	$25.50
Online Information Services Inc.	$395.31
Orkin, LLC	$7,092.75
Owens Excavating & Trucking LLC	$1,786.25
PDQ Supply Inc.	$642.39
PivotLink, LLC	$540.00
Quill	$667.33
Republic Services #726	$6,303.49
Ridge Plumbing Contractor, LLC	$3,598.01
Rita F Buckley	$100.00
Securitas Technology Corporation	$320.00
Sherwin-Williams	$1,262.60
Sparklight Business	$336.96
SRK Heating & Air Conditioning, LLC	$1,573.00
Sunrise FS	$2,833.97
Swisco, Inc.	$115.51

Tamera Forthenberry	$104.62
The 20 LLC	$5,909.16
TK Elevator Corporation	$2,213.28
ULINE, INC.	$104.84
Verizon Connect	$341.10
Verizon Wireless	$68.37
Vermilion Advantage	$15.00
Vermilion County Treasurer	$34,584.40
Village of Rossville	$524.47
Wagner Communications Inc.	$901.00
Watson Tire & Automotive Inc.	$55.00
Watts Copy System	$373.25
Total for all Vendors	**$ 925,942.07**

VERMILION
HOUSING AUTHORITY

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

To: **Amber McCoy, Deputy Director**

From: **Tamra Hartman, Finance Manager**

Date: **September 9, 2026**

Re: **Finance Report**

Public Housing Operating Fund

	August 2026	FY 27 YTD
COCC	$817.63	($11,549.46)
AMP 101	$8,320.88	($117,489.63)
AMP 102	($3,767.08)	($103,837.07)
AMP 103	($11,106.94)	($75,948.69)
AMP 104	($27,329.99)	($97,564.29)
Total	($33,065.50)	($406,389.14)

Housing Choice Voucher - Section 8

Section 8 is currently showing a gain of **$33,472.88** for the month and an overall gain of **$25.468.74** for the year.

Public Housing Capital Fund

Capital Fund 2024, VHA, funds were drawn down in the amount of **$2,977.59.**

Capital Fund 2025, VHA, funds were drawn down in the amount of **$504.20.**

Capital Fund 2026, VHA, funds were drawn down in the amount of **$16,018.30.**

Notable AP Expenditures

None.

ROSS Grant Funding

ROSS funds were drawn down in the amount of $7,553.44.

Tenant Receivables Outstanding

Tenant accounts receivable for the month have increased in total to $28,999.72.

Vermilion Housing Authority
Balance Sheet - Detail
Reporting for periods as of 08/31/2026

Assets	Total Public Housing	100 COCC	101 Fair Oaks	102 Beeler CH Madison	103 Merche	104 County	800 HCV
111112 IF Gen Account	5,154,271.83	5,154,271.83	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	278,988.29
111700 Petty Cash	500.00	500.00	0.00	0.00	0.00	0.00	0.00
112000 Interfund	451.03	(4,338,359.40)	3,159,654.62	165,036.56	69,769.59	944,349.66	(451.03)
112200 AR Tenants	28,999.72	0.00	13,577.74	5,381.72	4,103.17	5,937.09	134,677.23
112265 Allow Doubtful A	(237.50)	0.00	(179.50)	(28.00)	0.00	(30.00)	(134,677.23)
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	28,067.30	28,067.30	0.00	0.00	0.00	0.00	0.00
121101 Prepaid Ins	68,719.72	2,802.39	26,538.20	13,001.17	10,437.43	15,940.53	1,143.00
121102 Prepaid Soft	9,907.31	0.00	3,147.01	2,097.98	1,981.43	2,680.89	1,748.33
121103 Prepaid HCV	0.00	0.00	0.00	0.00	0.00	0.00	1,749.98
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	28,664,683.99	854,399.97	12,712,778.24	9,173,631.21	4,425,321.71	1,498,552.86	0.00
140005 Accum Deprec	(40,800,062.08)	(1,251,889.34)	(14,556,854.66)	(12,535,731.10)	(5,565,876.51)	(6,889,710.47)	(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	**$ 14,373,741.33**	**$ 888,197.76**	**$ 6,699,414.76**	**$ 1,783,482.16**	**$ 1,473,045.77**	**$ 3,529,600.88**	**$ 283,178.57**
Liability							
211100 Acct Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211361 Interest	268,283.23	268,283.23	0.00	0.00	0.00	0.00	0.00
211400 Sec Dep	61,150.00	0.00	26,650.00	10,600.00	4,850.00	19,050.00	0.00
211704 Health Ins	(39,942.82)	(39,942.82)	0.00	0.00	0.00	0.00	0.00
211705 Dental Ins	(72.99)	(72.99)	0.00	0.00	0.00	0.00	0.00
211714 Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211716 Unemployment	(4,556.36)	(4,556.36)	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211725 Vision	(288.40)	(288.40)	0.00	0.00	0.00	0.00	0.00
211726 Life Ins	(349.14)	(349.14)	0.00	0.00	0.00	0.00	0.00
211727 Globe Life	1,654.04	1,654.04	0.00	0.00	0.00	0.00	0.00
211905 Negative Rent Pay.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
211906 Res Training	18,686.91	0.00	3,689.14	3,328.08	7,298.12	4,371.57	0.00
211913 Scrap	2,424.61	2,424.61	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
213200 EPC Accrued Inter	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213301 EPC M V	12,034.35	0.00	5,415.44	3,610.41	3,008.50	0.00	0.00
213302 EPC Replace	3,717.52	0.00	1,424.21	572.77	1,720.54	0.00	0.00
213402 Accrued Vac	0.00	0.00	0.00	0.00	0.00	0.00	0.00
213700 PILOT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
224000 Prepaid Rents	17,035.34	0.00	2,869.54	3,445.73	2,559.05	8,161.02	0.00
999900 Unposted Susper	0.00	0.00	0.00	0.00	0.00	0.00	(478.00)
230000 Loan EPC	782,192.86	0.00	351,986.78	234,653.86	195,552.22	0.00	0.00
Total Liability	**$ 1,174,428.89**	**$ 244,275.18**	**$ 407,231.73**	**$ 262,698.04**	**$ 221,212.60**	**$ 39,011.34**	**$ 5,394.64**
Equity							
280200 Net Fix Assets	8,529,484.40	39,425.06	3,022,339.64	1,100,844.38	1,341,932.08	3,024,943.24	18,458.40
280600 Unrestricted	6,544,216.76	616,046.98	4,358,126.65	918,722.08	88,110.46	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	(9,951.66)
Total	**$ 13,605,701.58**	**$ 655,472.04**	**$ 6,409,672.66**	**$ 1,624,621.19**	**$ 1,327,781.86**	**$ 3,588,153.83**	**$ 236,516.19**
Current Year HAP +/-	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 15,799.00
Current Year Oper +/-	$ (406,389.14)	$ (11,549.46)	$ (117,489.63)	$ (103,837.07)	$ (75,948.69)	$ (97,564.29)	$ 25,468.74
Current Year Net Assets	**$ (406,389.14)**	**$ (11,549.46)**	**$ (117,489.63)**	**$ (103,837.07)**	**$ (75,948.69)**	**$ (97,564.29)**	**$ 41,267.74**
Total Equity	**$ 13,199,312.44**	**$ 643,922.58**	**$ 6,292,183.03**	**$ 1,520,784.12**	**$ 1,251,833.17**	**$ 3,490,589.54**	**$ 277,783.93**
Liabilities & Net Assets	**$ 14,373,741.33**	**$ 888,197.76**	**$ 6,699,414.76**	**$ 1,783,482.16**	**$ 1,473,045.77**	**$ 3,529,600.88**	**$ 283,178.57**

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 1,075,362.00	$ 90,135.35	$ 430,108.05	40%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 1,405,601.00	$ 17,355.25	$ 66,129.37	5%
Subsidy	$ 2,966,470.00	$ 243,132.00	$ 1,120,592.00	38%
Total Revenue	$ 5,447,433.00	$ 350,622.60	$ 1,616,829.42	30%
Operating Expenses				
Administrative				
Salaries	$ 949,832.00	$ 60,139.63	$ 373,763.40	39%
Legal	$ 16,796.00	$ 3,787.50	$ 11,267.50	67%
PBA Mngt. Exp.	$ 1.00	$ (10,335.00)	$ (53,098.50)	0%
Mileage/Travel/Training	$ 10,712.00	$ 470.48	$ 6,561.57	61%
Other Administrative Exp	$ 87,331.00	$ 5,618.94	$ 37,839.82	43%
Total Administrative Expense	$ 1,064,672.00	$ 59,681.55	$ 376,333.79	
Tenant Services				
Other Tenant Services Exp	$ 11,685.00	$ 889.09	$ 4,522.06	39%
Total Tenant Services Expenses	$ 11,685.00	$ 889.09	$ 4,522.06	
Total Utility Expenses	$ 656,953.00	$ 60,854.59	$ 275,500.01	42%
Maintenance				
Salaries	$ 784,334.00	$ 53,095.29	$ 326,516.11	42%
Materials	$ 480,370.00	$ 38,940.02	$ 174,639.55	36%
Contracts	$ 707,867.00	$ 40,338.64	$ 267,803.66	38%
Total Maintenance Expenses	$ 1,972,571.00	$ 132,373.95	$ 768,959.32	
General Expenses				
Insurance	$ 188,164.00	$ 17,179.91	$ 30,631.80	16%
Employee Benefits	$ 910,484.00	$ 62,810.87	$ 350,888.28	39%
Depreciation Expense	$ 357,981.00	$ 27,947.62	$ 139,738.10	39%
PILOT	$ 38,964.00	$ -	$ -	0%
Casualty Losses	$ 10,000.00	$ -	$ -	0%
Collection Losses	$ 102,337.00	$ 16,232.52	$ 30,810.07	30%
Energy Perf Cont Expense	$ 125,447.00	$ 5,718.00	$ 45,835.13	37%
Total General Expenses	$ 1,733,377.00	$ 129,888.92	$ 597,903.38	
Total Expenses	$ 5,439,258.00	$ 383,688.10	$ 2,023,218.56	37%
Surplus - (Deficit)	$ 8,175.00	$ (33,065.50)	$ (406,389.14)	

Percent of Budget Month 5 of 12 42%

Vermilion Housing Authority
Operating Statement - Public Housing - COCC Fund 100
August 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	$ 32,797.78	$ 190,313.83	42%
Legal	$ 800.00	$ -	$ 315.00	39%
PBA Mngt. Exp.	$ (397,102.00)	$ (59,352.62)	$ (301,963.30)	76%
Mileage/Travel/Training	$ 2,888.00	$ 248.82	$ 2,455.08	85%
Other Administrative Exp	$ 19,643.00	$ 1,367.66	$ 6,290.23	32%
Total Administrative Expense	$ 80,905.00	$ (24,938.36)	$ (102,589.16)	
Tenant Services				
Other Tenant Services Exp	$ -	$ -	$ -	0%
Total Tenant Services Expenses	$ -	$ -	$ -	
Total Utility Expenses	$ 24,392.00	$ 2,457.58	$ 10,251.91	42%
Maintenance	$ -	$ -	$ -	
Salaries	$ -	$ -	$ -	0%
Materials	$ 942.00	$ -	$ 3,151.58	335%
Contracts	$ 22,285.00	$ 3,456.48	$ 14,553.57	65%
Total Maintenance Expenses	$ 23,227.00	$ 3,456.48	$ 17,705.15	
General Expenses				
Insurance	$ 8,407.00	$ 700.60	$ (536.21)	-6%
Employee Benefits	$ 222,849.00	$ 17,293.09	$ 92,960.26	42%
Depreciation Expense	$ 2,556.00	$ 212.98	$ 1,064.90	42%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ -	$ -	$ -	0%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 233,812.00	$ 18,206.67	$ 93,488.95	
Total Expenses	$ 362,336.00	$ (817.63)	$ 18,856.85	5%
Surplus - (Deficit)	$ 183.00	$ 817.63	$ (11,549.46)	

Percent of Budget Month 5 of 12 42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 194,694.00	$ 18,047.35	$ 76,608.60	39%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 289,084.00	$ 11,908.25	$ 29,466.00	10%
Subsidy	$ 1,417,525.00	$ 116,653.00	$ 535,947.00	38%
Total Revenue	$ 1,901,303.00	$ 146,608.60	$ 642,021.60	34%
Operating Expenses				
Administrative				
Salaries	$ 154,403.00	$ 8,438.39	$ 59,222.13	38%
Legal	$ 5,283.00	$ 695.00	$ 5,437.50	103%
PBA Mngt. Exp.	$ 127,238.00	$ 16,016.52	$ 80,287.94	63%
Mileage/Travel/Training	$ 2,547.00	$ -	$ 523.59	0%
Other Administrative Exp	$ 21,489.00	$ 1,387.77	$ 10,877.86	51%
Total Administrative Expense	$ 310,960.00	$ 26,537.68	$ 156,349.02	
Tenant Services				
Other Tenant Services Exp	$ 3,729.00	$ 283.71	$ 1,414.00	38%
Total Tenant Services Expenses	$ 3,729.00	$ 283.71	$ 1,414.00	
Total Utility Expenses	$ 215,892.00	$ 16,458.78	$ 87,450.45	41%
Maintenance				
Salaries	$ 333,701.00	$ 24,841.34	$ 147,579.32	44%
Materials	$ 261,195.00	$ 11,491.49	$ 89,697.91	34%
Contracts	$ 211,821.00	$ 11,401.05	$ 68,207.64	32%
Total Maintenance Expenses	$ 806,717.00	$ 47,733.88	$ 305,484.87	
General Expenses				
Insurance	$ 79,615.00	$ 6,634.56	$ 14,258.08	18%
Employee Benefits	$ 237,434.00	$ 16,276.53	$ 94,259.17	40%
Depreciation Expense	$ 155,535.00	$ 12,961.25	$ 64,806.25	42%
PILOT	$ -	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 27,334.00	$ 8,828.23	$ 14,863.59	54%
Energy Perf Cont Expense	$ 56,451.00	$ 2,573.10	$ 20,625.80	37%
Total General Expenses	$ 561,369.00	$ 47,273.67	$ 208,812.89	
Total Expenses	$ 1,898,667.00	$ 138,287.72	$ 759,511.23	40%
Surplus - (Deficit)	$ 2,636.00	$ 8,320.88	$ (117,489.63)	

Percent of Budget Month 5 of 12 42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 284,279.00	$ 23,107.00	$ 113,839.50	40%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 314,033.00	$ 1,166.50	$ 8,473.57	3%
Subsidy	$ 526,507.00	$ 42,822.00	$ 198,560.00	38%
Total Revenue	$ 1,124,819.00	$ 67,095.50	$ 320,873.07	29%
Operating Expenses				
Administrative				
Salaries	$ 112,149.00	$ 6,152.15	$ 38,141.52	34%
Legal	$ 2,252.00	$ 187.50	$ 1,005.00	0%
PBA Mngt. Exp.	$ 85,725.00	$ 10,985.69	$ 54,312.43	63%
Mileage/Travel/Training	$ 1,828.00	$ -	$ 1,385.01	0%
Other Administrative Exp	$ 15,093.00	$ 908.13	$ 6,779.78	45%
Total Administrative Expense	$ 217,047.00	$ 18,233.47	$ 101,623.74	
Tenant Services				
Other Tenant Services Exp	$ 2,541.00	$ 193.36	$ 963.70	38%
Total Tenant Services Expenses	$ 2,541.00	$ 193.36	$ 963.70	
Total Utility Expenses	$ 138,515.00	$ 8,661.83	$ 49,181.34	36%
Maintenance				
Salaries	$ 148,246.00	$ 8,191.61	$ 59,152.04	40%
Materials	$ 76,876.00	$ 5,671.28	$ 28,754.00	37%
Contracts	$ 144,008.00	$ 4,952.45	$ 61,115.29	42%
Total Maintenance Expenses	$ 369,130.00	$ 18,815.34	$ 149,021.33	
General Expenses				
Insurance	$ 39,003.00	$ 3,250.29	$ 7,805.12	20%
Employee Benefits	$ 165,486.00	$ 10,121.92	$ 55,132.70	33%
Depreciation Expense	$ 104,392.00	$ 8,699.32	$ 43,496.60	42%
PILOT	$ 13,428.00	$ -	$ -	0%
Casualty Losses	$ 5,000.00	$ -	$ -	0%
Collection Losses	$ 30,886.00	$ 1,171.65	$ 3,735.07	12%
Energy Perf Cont Expense	$ 37,634.00	$ 1,715.40	$ 13,750.54	37%
Total General Expenses	$ 395,829.00	$ 24,958.58	$ 123,920.03	
Total Expenses	$ 1,123,062.00	$ 70,862.58	$ 424,710.14	38%
Surplus - (Deficit)	$ 1,757.00	$ (3,767.08)	$ (103,837.07)	

Percent of Budget Month 5 of 12 42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 227,941.00	$ 18,592.00	$ 90,867.70	40%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 216,044.00	$ 3,604.25	$ 10,528.50	5%
Subsidy	$ 392,939.00	$ 31,770.00	$ 147,997.00	38%
Total Revenue	$ 836,924.00	$ 53,966.25	$ 249,393.20	30%
Operating Expenses				
Administrative				
Salaries	$ 96,450.00	$ 5,753.30	$ 37,671.23	39%
Legal	$ 2,184.00	$ 2,090.00	$ 3,430.00	157%
PBA Mngt. Exp.	$ 75,127.00	$ 8,154.96	$ 45,064.85	60%
Mileage/Travel/Training	$ 1,060.00	$ 181.38	$ 1,666.68	0%
Other Administrative Exp	$ 13,584.00	$ 926.04	$ 5,571.86	41%
Total Administrative Expense	$ 188,405.00	$ 17,105.68	$ 93,404.62	
Tenant Services				
Other Tenant Services Exp	$ 2,209.00	$ 168.06	$ 928.47	42%
Total Tenant Services Expenses	$ 2,209.00	$ 168.06	$ 928.47	
Total Utility Expenses	$ 118,335.00	$ 10,472.17	$ 52,889.02	45%
Maintenance				
Salaries	$ 112,254.00	$ 8,594.43	$ 47,190.36	42%
Materials	$ 43,406.00	$ 3,013.12	$ 8,517.70	20%
Contracts	$ 123,151.00	$ 4,252.15	$ 37,230.06	30%
Total Maintenance Expenses	$ 278,811.00	$ 15,859.70	$ 92,938.12	
General Expenses				
Insurance	$ 31,312.00	$ 2,609.37	$ 6,084.80	19%
Employee Benefits	$ 91,199.00	$ 6,815.42	$ 38,259.42	42%
Depreciation Expense	$ 48,441.00	$ 4,036.77	$ 20,183.85	42%
PILOT	$ 11,386.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 34,022.00	$ 6,576.52	$ 9,194.80	27%
Energy Perf Cont Expense	$ 31,362.00	$ 1,429.50	$ 11,458.79	37%
Total General Expenses	$ 247,722.00	$ 21,467.58	$ 85,181.66	
Total Expenses	$ 835,482.00	$ 65,073.19	$ 325,341.89	39%
Surplus - (Deficit)	$ 1,442.00	$ (11,106.94)	$ (75,948.69)	

Percent of Budget Month 5 of 12 42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Dwelling Rental	$ 368,448.00	$ 30,389.00	$ 148,792.25	40%
Non - Dwelling Rental	$ -	$ -	$ -	0%
Interest Income	$ -	$ -	$ -	0%
Other Income	$ 223,921.00	$ 676.25	$ 10,353.91	5%
Subsidy	$ 629,499.00	$ 51,887.00	$ 238,088.00	38%
Total Revenue	$ 1,221,868.00	$ 82,952.25	$ 397,234.16	33%
Operating Expenses				
Administrative				
Salaries	$ 132,154.00	$ 6,998.01	$ 48,414.69	37%
Legal	$ 6,277.00	$ 815.00	$ 1,080.00	17%
PBA Mngt. Exp.	$ 109,013.00	$ 13,860.45	$ 69,199.58	63%
Mileage/Travel/Training	$ 2,389.00	$ 40.28	$ 531.21	0%
Other Administrative Exp	$ 17,522.00	$ 1,029.34	$ 8,320.09	47%
Total Administrative Expense	$ 267,355.00	$ 22,743.08	$ 127,545.57	
Tenant Services				
Other Tenant Services Exp	$ 3,206.00	$ 243.96	$ 1,215.89	38%
Total Tenant Services Expenses	$ 3,206.00	$ 243.96	$ 1,215.89	
Total Utility Expenses	$ 159,819.00	$ 22,804.23	$ 75,727.29	47%
Maintenance				
Salaries	$ 190,133.00	$ 11,467.91	$ 72,594.39	38%
Materials	$ 97,951.00	$ 18,764.13	$ 44,518.36	45%
Contracts	$ 206,602.00	$ 16,276.51	$ 86,697.10	42%
Total Maintenance Expenses	$ 494,686.00	$ 46,508.55	$ 203,809.85	
General Expenses				
Insurance	$ 29,827.00	$ 3,985.09	$ 3,020.01	10%
Employee Benefits	$ 193,516.00	$ 12,303.91	$ 70,276.73	36%
Depreciation Expense	$ 47,057.00	$ 2,037.30	$ 10,186.50	22%
PILOT	$ 14,150.00	$ -	$ -	0%
Casualty Losses	$ -	$ -	$ -	0%
Collection Losses	$ 10,095.00	$ (343.88)	$ 3,016.61	30%
Energy Perf Cont Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 294,645.00	$ 17,982.42	$ 86,499.85	
Total Expenses	$ 1,219,711.00	$ 110,282.24	$ 494,798.45	41%
Surplus - (Deficit)	$ 2,157.00	$ (27,329.99)	$ (97,564.29)	

Percent of Budget Month 5 of 12 42%

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

	Annual Budget	Current Month	YTD	% of Budget
Operating Revenue				
Fraud Recovery	$ 11,640.00	$ 233.00	$ 2,283.10	20%
Interest Income	$ 12,136.00	$ 832.45	$ 3,930.20	32%
Other Income (Ports)	$ -	$ 1,198.91	$ 7,257.37	
Administrative Fees	$ 464,240.00	$ 69,201.00	$ 224,305.00	48%
Total Revenue	$ 488,016.00	$ 71,465.36	$ 237,775.67	49%
Operating Expenses				
Administrative				
Salaries	$ 200,943.00	$ 14,142.23	$ 79,228.07	39%
Legal	$ 500.00	$ 337.50	$ 337.50	0%
Mileage/Travel/Training	$ 1,500.00	$ -	$ 500.00	33%
Other Administrative Exp	$ 64,716.00	$ 5,097.74	$ 38,533.20	60%
Program Management Fee	$ 132,210.00	$ 10,335.00	$ 53,098.50	40%
Total Administrative Expense	$ 399,869.00	$ 29,912.47	$ 171,697.27	
General Expenses				
Insurance	$ 3,429.00	$ 285.75	$ (1,383.64)	-40%
Employee Benefits	$ 82,380.00	$ 7,794.26	$ 41,993.30	51%
Depreciation Expense	$ -	$ -	$ -	0%
Total General Expenses	$ 85,809.00	$ 8,080.01	$ 40,609.66	
Total Expenses	$ 485,678.00	$ 37,992.48	$ 212,306.93	44%
Surplus - (Deficit)	$ 2,338.00	$ 33,472.88	$ 25,468.74	

Percent of Budget Month 5 of 12 42%

August 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	8/31/2026 Obligation
Operations 1406	$ 124,944.00	$ -	$ 124,944.00	$ -	0.0%	$ 124,944.00
Mgmt. Improvements 1408						
Marketing and Advertising	$ -	$ -	$ -	$ -		$ -
Surveillance System	$ 7,962.73	$ 2,647.65	$ 7,962.73	$ -		$ 7,962.73
Staff Training	$ 15,688.46	$ -	$ 15,688.46	$ -		$ 15,688.46
IT Improvements	$ -	$ -	$ -	$ -		$ -
Backround Check Information	$ 17,348.81	$ 329.94	$ 15,372.69	$ 1,976.12		$ 15,372.69
	$ 41,000.00	**$ 2,977.59**	**$ 39,023.88**	**$ 1,976.12**	**4.8%**	**$ 39,023.88**
Administration 1410						
Administration Costs	$ 62,472.00	$ -	$ 62,472.00	$ -	0.0%	$ 62,472.00
Contract Administration 1480						
A/E Services	$ 66,150.00		$ 66,150.00	$ -		$ 66,150.00
	$ 66,150.00	**$ -**	**$ 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	$ -	$ 159,964.00	$ -		$ 159,964.00
Tuckpointing - Admin Building	$ 34,000.00	$ -	$ 34,000.00	$ -		$ 34,000.00
Landscape Upgrades	$ 6,639.50	$ -	$ 6,639.50	$ -		$ 6,639.50
	$ 1,787,793.87	**$ -**	**$ 1,787,793.87**	**$ -**	**0.0%**	**$ 1,787,793.87**
1480 Total	**$ 2,062,225.00**	**$ -**	**$ 2,062,225.00**	**$ -**	**0%**	**$ 2,062,225.00**
Total	**$ 2,290,641.00**	**$ 2,977.59**	**$ 2,288,664.88**	**$ 1,976.12**	**0.1%**	**$ 2,288,664.88**

Percent Obligated **99.9%**

August 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	8/31/2026 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	$ -	$ 10,058.95	$ 3,684.27		$ 13,743.22
Backround Check Information	$ -	$ -	$ -	$ -		$ -
	$ 13,743.22	**$ -**	**$ 10,058.95**	**$ 3,684.27**	**26.8%**	**$ 13,743.22**
Administration 1410						
Administration Costs	$ -	$ -	$ -	$ -		$ -
Contract Administration 1480						
A/E Services	$ 2,851.92	$ 504.20	$ 2,851.92	$ -		$ 2,851.92
	$ 2,851.92	**$ 504.20**	**$ 2,851.92**	**$ -**	**0.0%**	**$ 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		$ 1,585,116.19	$ 246,941.50		$ 1,832,057.69
Sewer and Water Line Repairs - Fair Oaks	$ -	$ -	$ -	$ -		$ -
Roadway Patching & Preservation & Improvemnts	$ -	$ -	$ -	$ -		$ -
Landscape Upgrades	$ -	$ -	$ -	$ -		$ -
	$ 1,832,057.69	**$ -**	**$ 1,585,116.19**	**$ 246,941.50**	**13.5%**	**$ 1,832,057.69**
1480 Total	**$ 1,834,909.61**	**$ 504.20**	**$ 1,587,968.11**	**$ 246,941.50**	**13.5%**	**$ 1,834,909.61**
Total	**$ 2,320,866.00**	**$ 504.20**	**$ 1,598,027.06**	**$ 722,838.94**	**31.1%**	**$ 1,848,652.83**

Percent Obligated **79.7%**

August 31, 2026

CAPITAL FUND 2026 - Vermilion Housing Authority

Obligation Date: 3/31/2028
Close Out Date: 3/31/2030

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available	8/31/2026 Obligation
Operations 1406	**$ 460,617.40**	**$ -**	**$ -**	**$ 460,617.40**	**100.0%**	**$ -**
Mgmt. Improvements 1408						
Marketing and Advertising	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
Surveillance System	$ 100,000.00	$ -	$ -	$ 100,000.00		$ -
Staff Training	$ 9,000.00	$ -	$ -	$ 9,000.00		$ -
IT Improvements	$ 35,000.00	$ -	$ -	$ 35,000.00		$ -
Backround Check Information	$ 8,000.00	$ -	$ -	$ 8,000.00		$ -
	$ 160,000.00	**$ -**	**$ -**	**$ 160,000.00**	**100.0%**	**$ -**
Administration 1410						
Administration Costs	$ 219,292.30	$ -	$ -	$ 219,292.30		$ -
	$ 219,292.30			**$ 219,292.30**	**100.0%**	**$ -**
Contract Administration 1480						
A/E Services	$ 61,016.40	$ 588.30	**$ 20,308.80**	$ 40,707.60		$ 20,308.80
Physical Needs Assessment	$ 50,000.00	$ -	$ -	**$ 50,000.00**		$ -
	$ 111,016.40	**$ 588.30**	**$ 20,308.80**	**$ 90,707.60**	**81.7%**	**$ 20,308.80**
Dwelling Unit - Interior/Exterior 1480						
Door Replacement	$ 13,000.00	$ -	$ -	$ 13,000.00		$ -
Unit Modernization - Fair Oaks	$ 75,000.00	$ -	$ -	$ 75,000.00		$ -
Window Wrap & Metal Façade Replacement	$ 115,000.00	$ -	$ -	$ 115,000.00		$ -
Water Heater Replacement - AMP 102	$ 50,000.00	$ -	$ -	$ 50,000.00		$ -
New Zone Valves	$ 25,000.00	$ -	$ -	$ 25,000.00		$ -
	$ 278,000.00	**$ -**	**$ -**	**$ 278,000.00**	**100.0%**	**$ -**
Non-Dwelling/Dwelling Unit - Site Work 1480						
Sewer and Water Line Repairs - Fair Oaks	$ 10,000.00	$ -	$ -	$ 10,000.00		$ -
Roadway Patching & Preservation & Improvemnts	$ 535,000.00	$ -	**$ 17,617.75**	$ 517,382.25		**$ 351,394.75**
Fencing	$ 280,000.00	$ -	$ -	$ 280,000.00		**$ 27,090.10**
Landscape Upgrades	$ 31,836.00	$ 15,430.00	**$ 15,430.00**	$ 16,406.00		**$ 15,430.00**
Playground	$ 107,160.90	$ -	$ -	$ 107,160.90		$ -
	$ 963,996.90	$ 15,430.00	**$ 33,047.75**	**$ 930,949.15**	**96.6%**	**$ 393,914.85**
1480 Total	$ 1,353,013.30	$ 16,018.30	$ 53,356.55	$ 1,299,656.75	96.1%	$ 414,223.65
Total	**$ 2,192,923.00**	**$ 16,018.30**	**$ 53,356.55**	**$ 2,139,566.45**	**97.6%**	**$ 414,223.65**
				Percent Obligated		**18.9%**

ROSS Grant - Vermilion Housing Authority
ROSS241891
August 2026

Start Date: 6/1/2024
Close Out Date: 5/31/2027

	Budget	Expended Current Month	Expended Grant-To-Date	Available Balance	Percent Available
Project Coordinator 1168					
Project Coordinator	$ 175,159.00	$ 5,041.60	**$ 134,107.53**	$ 41,051.47	
	$ 175,159.00	**$ 5,041.60**	**$ 134,107.53**	**$ 41,051.47**	**23.4%**
Training Costs 1268					
Training Costs	$ 7,500.00	$ 1,601.00	**$ 5,825.69**	$ 1,674.31	
	$ 7,500.00	**$ 1,601.00**	**$ 5,825.69**	**$ 1,674.31**	**22.3%**
Adminstrative Costs 1868					
Adminstrative Costs	$ 18,266.00	$ 910.84	**$ 14,787.42**	$ 3,478.58	
	$ 18,266.00	**$ 910.84**	**$ 14,787.42**	**$ 3,478.58**	**19.0%**
Total	**$ 200,925.00**	**$ 7,553.44**	**$ 154,720.64**	**$ 46,204.36**	**23.0%**

Vermilion Housing Authority
First Financial Bank - Authority Account
August 2026

Balance Sheet

Assets	
111105 Cash	322,092.90
Total Assets	322,092.90
Liabilities	
2111 Accounts Payable	0.00
Total Liabilities	0.00
Equity	
2820 Operating Reserves - Retained Earnings	321,890.47
Current Year Operating - Gain/(Loss)	202.43
Total Liabilities & Equity	322,092.90

Income Statement

	Current Month	Year to Date
Operating Revenue		
Interest Income	41.03	202.43
Other Income	0.00	0.00
Total Revenue	41.03	202.43
Operating Expenses		
Other Administrative Expenses	0.00	0.00
Total Expenses	0.00	0.00
Surplus - (Deficit)	41.03	202.43

Vermilion Housing Authority
Tenant Receivables Outstanding
PHAS Financial Indicator
August 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	$	23,744.76	2.26%
August-26	$	28,999.72	2.38%
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
August 2026

1919 Architects	$1,092.50
Ameren Illinois	$25,351.98
American Quick Lube	$628.89
Aqua Illinois Inc	$15,355.21
Arrow Glass	$263.80
Bacon & Van Buskirk	$1,121.30
Barton Carrolls Inc.	$10,743.00
Blue Cross and Blue Shield of Illinois	$41,287.36
Botts Locksmith	$538.00
Brickyard Landfill - 4725	$1,106.54
Brittany Savalick	$85.09
Chemical Maintenance	$613.80
Citibank, N.A.	$479.97
City of Danville	$7,683.13
City of Hoopeston	$7,972.80
Comcast Cable	$629.49
Companion Life Insurance Company	$1,828.15
Connor Company	$7,379.48
Constellation NewEnergy, Inc.	$1,040.11
Cravens Landscaping	$7,500.00
Danville Area Community College	$377.92
Danville Mass Transit	$400.00
Fastenal	$1,959.46
General Electric Co	$2,301.00
Georgetown Waterworks	$2,867.99
Gibson Teldata, Inc.	$3,400.35
Grainger, Inc	$797.43
Hd Supply Facilities Maintenance	$7,840.58
Heather Puls	$1,725.00
Hillard Bynum	$200.00
Housing-Renewal & Local Agency Retiremen	$18,263.46
Huber & Mudd LLC	$4,665.00
Iron Mountain Secure Shredding	$1,186.03
Jaclyn Vinson	$248.82
Johnson Controls Security Solutions	$132.50
Kone Inc.	$1,023.01
Lahne Lawncare	$845.00
Lowe's	$1,365.33
Midwest Mailing & Shipping Inc.	$287.74
MJM Solutions, LLC	$1,601.00
Municipal Water Utility	$249.56
Nan Mckay & Associates Inc.	$175.00
Napa Auto Parts	$25.99
Nelson's Lawn Care	$10,260.00
Olympic Hardware	$89.11
Online Information Services Inc.	$343.89
Orkin, LLC	$5,287.00
Petty Cash, Tamra Hartman Custodial	$60.00
Quadient Finance USA, Inc	$2,000.00
Quill	$1,468.94
Republic Services #726	$6,423.72
Ridge Plumbing Contractor, LLC	$3,325.74
Rita F Buckley	$100.00
Rogers Supply Company Inc.	$790.96
Securitas Technology Corporation	$182.34
Sherwin-Williams	$764.86
Sparklight Business	$336.96
Sunrise FS	$1,685.33
Swisco, Inc.	$27.95
Tamera Forthenberry	$132.92
The 20 LLC	$5,611.20
Totality IT, LLC	$2,280.00
ULINE, INC.	$99.39
Verizon Connect	$341.10

Verizon Wireless		$68.37
Village of Fairmount		$262.57
Village of Rossville		$612.03
Wagner Communications Inc.		$521.01
Watson General Tire		$921.02
Watts Copy System		$700.35
Willie Hall and Son's Tree Service		$4,350.00
Total for all Vendors	**$**	**233,685.53**

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: August 4, 2026

RE: Personnel Monthly Report for the Month of July 2026

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

Shane Wernigk – Maintenance Mechanic – Terminated

Steven Meyer – Maintenance Laborer – Resigned

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

HCV and Public Housing Rent Calculation Danville, IL	Brittany Savalick and Rachel West

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: September 8, 2026

RE: Personnel Monthly Report for the Month of August 2026

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

   Johnie Osborne Jr. – Building Custodian – Hired

2. **Staff/Commissioners attended the following training through the Executive Office in August 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: **September 14, 2026**

RE: **Administration Building Exterior Painting**

We reached out to vendors for quotes to complete exterior painting of the administration building located at 1607 Clyman Lane in Danville, Illinois. It is the intention of this project is to have all existing painted surfaces repainted. Exterior walls and doors. The brick part of the building will not be painted.

We received complete quotes from three (3) companies, as depicted below.

Company	Price Quotation
John James Paints	$14,604.75
Elite Painting and Repair	$20,892.00
Patten Services	$29,920.00

We are recommending approval to have the exterior painting of the administration building performed with John James Paints, as quoted, at a cost not to exceed $14,604.75.

RESOLUTION NO. 2026-15

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 John James Paints for the Administration Building Exterior Painting at Fair Oaks in Danville, Illinois, not to exceed $14,604.75; 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 John James Paints for the Administration Building Exterior Painting at Fair Oaks in Danville, Illinois, not to exceed $14,604.75.

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 17th day of September, 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
Public Housing and COCC
FY 2027 HUD Budget

Public Housing Combined
506 Units

	Entire PH	COCC Public Housing 100	Fair Oaks Public Housing 101	Beeler,Mad, CH Public Housing 102	Merche Public Housing 103	Vermilion Public Housing 104
Operating Revenue						
Dwelling Rental	$ 1,075,362	$ -	$ 194,694	$ 284,279	$ 227,941	$ 368,448
Non-Dwelling Rental	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	$ -	$ -	$ -	$ -	$ -	$ -
Other Income	$ 761,906	$ 179,442	$ 55,152	$ 258,043	$ 254,587	$ 14,682
Subsidy	$ 2,685,436	$ -	$ 1,283,234	$ 476,627	$ 355,713	$ 569,862
Total Revenue	$ 4,522,704	$ 179,442	$ 1,533,079	$ 1,018,950	$ 838,241	$ 952,992
Operating Expenses						
Administrative						
Salaries	$ 862,897	$ 455,549	$ 129,600	$ 90,189	$ 84,094	$ 103,464
Legal	$ 23,966	$ 800	$ 14,228	$ 2,453	$ 4,020	$ 2,466
PBA Management Exp	$ -	$ (590,927)	$ 192,404	$ 128,748	$ 104,374	$ 165,401
Travel/Training	$ 11,264	$ 3,440	$ 2,547	$ 1,828	$ 1,060	$ 2,389
Other Administrative Exp	$ 87,511	$ 19,823	$ 21,489	$ 15,093	$ 13,584	$ 17,522
Total Administrative Expense	$ 985,638	$ (111,315)	$ 360,268	$ 238,310	$ 207,133	$ 291,242
Tenant Services						
Other Tenant Services Exp	$ 11,685	$ -	$ 3,729	$ 2,541	$ 2,209	$ 3,206
Total Tenant Services Expenses	$ 11,685	$ -	$ 3,729	$ 2,541	$ 2,209	$ 3,206
Total Utility Expenses	$ 671,460	$ 24,392	$ 215,892	$ 138,515	$ 118,335	$ 174,327
Maintenance						
Salaries	$ 658,711	$ -	$ 284,436	$ 109,123	$ 108,841	$ 156,311
Materials	$ 482,579	$ 3,152	$ 261,195	$ 76,876	$ 43,406	$ 97,951
Contracts	$ 694,069	$ 27,409	$ 203,560	$ 141,609	$ 119,953	$ 201,538
Total Maintenance Expenses	$ 1,835,359	$ 30,560	$ 749,191	$ 327,608	$ 272,200	$ 455,800
General Expenses						
Insurance	$ 188,164	$ 8,407	$ 79,615	$ 39,003	$ 31,312	$ 29,827
Employee Benefits	$ 775,038	$ 224,841	$ 180,717	$ 137,395	$ 93,496	$ 138,590
Depreciation Expense	$ 357,980	$ 2,556	$ 155,535	$ 104,392	$ 48,441	$ 47,057
PILOT	$ 38,964	$ -	$ -	$ 13,428	$ 11,386	$ 14,150
Collection Losses	$ 102,336	$ -	$ 27,334	$ 30,886	$ 34,022	$ 10,095
Total General Expenses	$ 1,462,484	$ 235,804	$ 443,200	$ 325,104	$ 218,658	$ 239,718
Total Routine Expenses	$ 4,966,626	$ 179,442	$ 1,772,280	$ 1,032,078	$ 818,534	$ 1,164,293
Non Routine Expenses						
Energy Performance Contract Expenses	$ 125,447	$ -	$ 56,451	$ 37,634	$ 31,362	$ -
Casualty Losses Non Capital	$ 10,000	$ -	$ 5,000	$ 5,000	$ -	$ -
Total Non-Routine Expenses	$ 135,447	$ -	$ 61,451	$ 42,634	$ 31,362	$ -
Total Expenses	$ 5,102,073	$ 179,442	$ 1,833,731	$ 1,074,712	$ 849,896	$ 1,164,293
Surplus - (Deficit)	$ (579,370)	$ (0)	$ (300,651)	$ (55,763)	$ (11,655)	$ (211,301)

RESOLUTION NO. 2026-16

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 Revised Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027); and

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

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

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

Section 2. Approval of the Revised Public Housing Operating Budget for the Fiscal Year 2027 (April 1, 2026 to March 31, 2027).

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

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

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 17th day of September, 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

Ridge Plumbing Contractor LLC
1538 E. Fairchild St.
Danville, IL 61832
217-427-5340
License #055-044865

September 11, 2026

Plumbing Proposal

Customer
Vermilion housing Authority Attn: Jackie Vinson Centennial Manor 426 E. Honeywell Ave. Hoopeston, IL 60942

Scope of work is to include:

- Supply and install new 750,000 BTU domestic water boiler
- Supply and install new circulation pump
- Remove galvanized pipe between boiler and storage tank and replace with new copper pipe
- Electrical and sheet metal is included in this scope of work
- Factory start up is included (required for warranty)

Total Estimate Price:	**$26,325.00**

We are skilled craftsmen who stand behind the quality of our work and materials we supply for a term of one year from the time of final invoicing. We are licensed, insured, and bonded. This is an estimate and does not include any unforeseen issues. This estimate is not guaranteed. The price named in the estimate approximates the project requirements as described by the client. The actual cost may change after all the project elements have been negotiated and finalized. The client will be informed of any changes in cost in advance. If you have any questions regarding our proposal, please do not hesitate to contact me.

Sincerely,

Angela Ridge

Angie Ridge

RESOLUTION NO. 2026-17

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

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

WHEREAS, in furtherance of its purpose, the Authority to approve the contract with Ridge Plumbing for the Domestic Water Boiler and Circulation Pump Replacement at Centennial Manor in Hoopeston, Illinois, not to exceed $26,325.00; and

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

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

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

Section 2. Approval of the contract with Ridge Plumbing for the Domestic Water Boiler and Circulation Pump Replacement at Centennial Manor in Hoopeston, Illinois, not to exceed $26,325.00.

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 17th day of September, 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