



BOARD OF COMMISSIONERS MEETING

APRIL 16, 2026

Board Packet

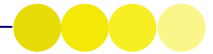


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New resolution 2026-18 and/or amendment to existing Resolution 2026-12	89
Proposed resolution 2026-19 regarding police special detail agreement with the Lake County Sheriff's Office for on-site security	90



**BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Lake County Housing Authority
April 16, 2026
12:30 PM**

I. ROLL CALL

II. PUBLIC COMMENT

Public comments may be submitted verbally, by email to publiccomment@lakecountyha.org or by leaving a message at (847) 223-1170 ext. 2320. Public comments are limited to three minutes.

III. APPROVAL OF MINUTES

3/19/2026 Regular Meeting Minutes

IV. FINANCE REPORT & ACCOUNTS PAYABLE

V. DEPARTMENT REPORTS & AGENCY UPDATES

VI. NEW BUSINESS

- A. RESOLUTION 2026-14 Authorization to Enter into Contract for Violet Townhomes Vacant Unit Turnover Services
- B. RESOLUTION 2026-15 Authorization for FY 2026 March Collection Losses – Public Housing
- C. RESOLUTION 2026-16 Authorization for FY 2026 March Collection Losses – Housing Choice Voucher
- D. RESOLUTION 2026-17 Authorization for FY 2026 March Collection Losses – LCHA Rentals
- E. New resolution (RESOLUTION 2026-18) and/or amendment to existing RESOLUTION 2026-12 Authorization for the Transfer and Acceptance of the IL107 North Chicago Housing Authority (NCHA) ACC Units
- F. Proposed resolution regarding police special detail agreement with the Lake County Sheriff's Office for on-site security
- G. Commissioner Roundtable – Discussion of non-action items as initiated by members of the Board
- H. Executive Session – Litigation (5 ILCS 120/2) Sec. 2(c)(11)
Litigation, when an action, affecting or on behalf of the particular public body has been filed and is pending before a court... or when the public body finds that an action is probable or imminent.

VII. ADJOURNMENT



LCHA March FY 2026 Financial Highlights

Consolidated:

	Current Month			Year-to-date		
	Actual	Budget	Variance	Actual	Budget	Variance
Net Operating Income	(261,284)	190	(261,474)	(474,468)	1,139	(475,606)

Income YTD-

YOY Oct-Mar- Net Operating Income down \$635k

Income down \$670k offset by Operating Expenses down \$35k

CFP driving the variance. YOY FY26 CFP admin and operating income has not occurred yet, changing to accruals to account for timing.

Notes

Expenses YTD-

YOY Oct-Mar- Operating Expenses \$35k lower

Utilities \$93k lower

Expenses Related to CFP projects down \$675k

Contract Cost (snow removal) \$113k higher

Port Out Expenses \$610k higher

PBV HAP Expenses \$595k higher (will continue to grow)

Balance Sheet Notes:

	Current Month	Prior Month	
Quick Ratio:	4.9	5.9	LCHA can meet short term obligations using most liquid assets
Current Ratio:	5.6	6.4	LCHA can meet short term obligations using current assets

	Current Month	Prior Month
Unrestricted Cash:	22.1M	22.3M
Restricted Cash	NA	NA
Unrestricted Net Assets	35.6M	35.9M

All programs (.all)
Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	\$178,485	\$204,987	-\$26,502	-12.93	\$1,007,551	\$1,229,924	-\$222,373	-18.08
31120-1000	Tenant Based Subsidy	\$5,086	\$12,197	-\$7,111	-58.30	\$34,146	\$73,184	-\$39,038	-53.34
31120-3000	Utility Reimbursement -59 & TC	\$3,771	\$6,263	\$2,492	39.79	\$23,717	\$37,579	\$13,862	36.89
31120-4000	Utility Reimbursement Recovery -PHA	\$0	-\$38	\$38	100.00	\$655	-\$225	\$880	391.11
31120-5000	Utility Reimbursement Recovery -59 & TC	\$0	\$53	-\$53	-100.00	\$0	\$315	-\$315	-100.00
31130-0000	Less: Vacancies	-\$8,570	-\$6,997	-\$1,573	-22.48	-\$67,546	-\$41,984	-\$25,562	-60.88
31140-0000	Less: Concessions	\$0	\$0	\$0	N/A	-\$30	\$0	-\$30	N/A
31190-0000	Total Rental Income	\$171,230	\$203,939	-\$32,709	-16.04	\$951,058	\$1,223,634	-\$272,576	-22.28
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	\$0	\$75	-\$75	-100.00	\$0	\$448	-\$448	-100.00
31200-2000	Cleaning Fee	\$0	\$1,052	-\$1,052	-100.00	\$100	\$6,311	-\$6,211	-98.42
31200-3000	Damages	\$50	\$320	-\$270	-84.40	\$2,212	\$1,922	\$289	15.04
31200-4000	Late Charges	\$662	\$1,370	-\$708	-51.66	\$4,322	\$8,217	-\$3,895	-47.40
31200-5000	Legal Fees - Tenant	\$0	\$247	-\$247	-100.00	\$1,120	\$1,479	-\$359	-24.30
31200-6000	NSF Charges	\$0	\$47	-\$47	-100.00	\$175	\$280	-\$105	-37.49
31200-7000	Excess Utility	\$660	\$1,294	-\$634	-49.00	\$3,814	\$7,763	-\$3,949	-50.87
31200-8000	Wireless Leases	\$10,050	\$14,332	-\$4,282	-29.88	\$68,748	\$85,990	-\$17,242	-20.05
31200-9000	Misc. Tenant Income	\$360	\$1,256	-\$896	-71.33	\$4,811	\$7,534	-\$2,723	-36.14
31201-0000	Developer Fee Income	\$0	\$0	\$0	N/A	\$9,195	\$0	\$9,195	N/A
31210-0000	Tenant Payment Agreement (TPA) Rent	-\$6,059	-\$449	-\$5,610	-1,248.00	-\$25,362	-\$2,697	-\$22,665	-840.42
31210-1000	Tenant Payment Agreement (TPA) Fraud	\$35,192	\$248	\$34,944	14,094.90	\$80,608	\$1,488	\$79,120	5,318.94
31210-2000	Tenant Payment Agreement (TPA) Other	-\$92	\$0	-\$92	N/A	\$2,511	\$0	\$2,511	N/A
31290-0000	Total Other Tenant Income	\$40,823	\$19,790	\$21,033	106.28	\$152,254	\$118,737	\$33,516	28.23
31990-0000	TOTAL TENANT INCOME	\$212,053	\$223,729	-\$11,676	-5.22	\$1,103,312	\$1,342,372	-\$239,059	-17.81
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	\$140,956	\$198,618	-\$57,662	-29.03	\$692,876	\$1,191,710	-\$498,834	-41.86
34010-1000	CFP Operating Grants	\$0	\$38,791	-\$38,791	-100.00	\$0	\$232,744	-\$232,744	-100.00
34100-1000	Section 8 HAP Earned (VO)	\$3,307,133	\$3,458,333	-\$151,200	-4.37	\$21,315,047	\$20,750,000	\$565,047	2.72
34100-1050	Section 8 Mainstream HAP (DV)	\$87,338	\$75,071	\$12,267	16.34	\$515,255	\$450,424	\$64,831	14.39
34100-1060	Section 8 EHV HAP Earned (EH)	\$61,052	\$51,453	\$9,599	18.66	\$319,455	\$308,719	\$10,736	3.48
34100-2000	Section 8 Admin Fee Income (AF)	\$294,155	\$306,811	-\$12,656	-4.12	\$1,836,376	\$1,840,865	-\$4,489	-0.24
34100-2050	Section 8 Mainstream Admin Inc (8F)	\$7,991	\$5,927	\$2,064	34.83	\$47,188	\$35,560	\$11,628	32.70
34100-2060	Section 8 EHV Admin Fee Inc (EF)	\$6,192	\$8,333	-\$2,141	-25.70	\$28,027	\$50,000	-\$21,973	-43.95
34100-3000	FSS Grant Income	\$19,221	\$0	\$19,221	N/A	\$133,248	\$0	\$133,248	N/A
34100-3100	ROSS Grant Income	\$6,694	\$0	\$6,694	N/A	\$44,030	\$0	\$44,030	N/A
34100-4000	Port-In Admin Fees Earned	\$4,545	\$2,391	\$2,154	90.10	\$23,620	\$14,344	\$9,276	64.67

All programs (.all)
Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
34100-5000	Section 8 EHV Issuance Fee	\$0	\$4	-\$4	-100.00	\$0	\$25	-\$25	-100.00
34100-5030	Section 8 EHV Service Fee	\$0	\$16	-\$16	-100.00	\$0	\$98	-\$98	-100.00
34100-6000	Port In HAP Earned	\$80,637	\$37,180	\$43,457	116.88	\$416,812	\$223,079	\$193,733	86.85
34150-0000	Other Government Grants	\$25,077	\$41,149	-\$16,072	-39.06	\$301,253	\$246,896	\$54,357	22.02
34150-1000	CHC Grant Revenue	\$0	\$51,416	-\$51,416	-100.00	\$32,611	\$308,496	-\$275,885	-89.43
34200-2000	Capital Fund Grants - Hard - Amp 2	\$0	\$0	\$0	N/A	\$13,721	\$0	\$13,721	N/A
34200-4000	Capital Fund Grants - Hard - Amp 4	\$0	\$0	\$0	N/A	\$75,651	\$0	\$75,651	N/A
34990-0000	TOTAL GRANT INCOME	\$4,040,991	\$4,275,493	-\$234,502	-5.48	\$25,795,169	\$25,652,959	\$142,210	0.55
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	\$31,592	\$39,701	-\$8,109	-20.42	\$184,853	\$238,205	-\$53,352	-22.40
36200-0000	Management Fee Income	\$32,301	\$32,048	\$253	0.79	\$195,157	\$192,288	\$2,869	1.49
36200-0001	Management Fee Earned - HCV	\$58,831	\$55,070	\$3,761	6.83	\$364,464	\$330,420	\$34,044	10.30
36200-0002	Management Fee Earned - HCV Mainstream	\$1,598	\$1,183	\$416	35.14	\$9,567	\$7,096	\$2,471	34.82
36200-0003	Management Fee Earned - HCV EHV	\$345	\$1,140	-\$795	-69.73	\$2,093	\$6,838	-\$4,745	-69.40
36200-1000	Bookkeeping Fee Income	\$2,985	\$3,109	-\$124	-3.97	\$18,053	\$18,651	-\$599	-3.21
36200-1001	Bookkeeping Fee Earned - HCV	\$21,750	\$20,636	\$1,114	5.40	\$129,960	\$123,814	\$6,146	4.96
36200-1002	Bookkeeping Fee Earned - HCV Mainstream	\$503	\$586	-\$83	-14.25	\$3,240	\$3,516	-\$276	-7.85
36200-1003	Bookkeeping Fee Earned - HCV EHV	\$1,238	\$366	\$872	238.13	\$6,973	\$2,198	\$4,775	217.30
36200-2000	Asset Management Fee Income	\$2,440	\$2,846	-\$406	-14.27	\$14,950	\$17,077	-\$2,127	-12.45
36200-3000	CHC- Admin Fee earned	\$9,510	\$9,202	\$308	3.34	\$38,040	\$55,214	-\$17,174	-31.10
36400-0000	Fraud Recovery-PHA	\$0	\$1,949	-\$1,949	-100.00	\$0	\$11,691	-\$11,691	-100.00
36400-1000	Fraud Recovery-HUD	\$0	\$1,949	-\$1,949	-100.00	\$0	\$11,691	-\$11,691	-100.00
36500-0000	Miscellaneous Other Income	\$543	\$13,668	-\$13,125	-96.03	\$9,138	\$82,005	-\$72,867	-88.86
36990-0000	TOTAL OTHER INCOME	\$163,636	\$183,451	-\$19,814	-10.80	\$976,487	\$1,100,704	-\$124,217	-11.29
39990-0000	TOTAL INCOME	\$4,416,680	\$4,682,673	-\$265,992	-5.68	\$27,874,968	\$28,096,035	-\$221,067	-0.79
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	\$202,344	\$238,771	\$36,427	15.26	\$1,369,847	\$1,432,624	\$62,777	4.38
41100-1000	Administrative Salaries - Mainstream	\$2,400	\$1,988	-\$412	-20.75	\$15,150	\$11,927	-\$3,223	-27.02
41100-1100	Administrative Salaries - EHV	\$1,860	\$1,865	\$5	0.25	\$8,540	\$11,188	\$2,648	23.67
41100-3000	Compensated Absences	\$0	\$96	\$96	100.00	\$0	\$577	\$577	100.00
41100-4000	Employee Benefit Contribution-Admin	\$96,405	\$124,526	\$28,121	22.58	\$624,908	\$747,158	\$122,250	16.36
41100-4001	Emp Benefit Cont-Admin Mainstream	\$570	\$468	-\$102	-21.84	\$3,337	\$2,807	-\$530	-18.90
41100-4002	Emp Benefit Cont-Admin EHV	\$442	\$431	-\$10	-2.38	\$1,917	\$2,588	\$671	25.91
41109-9000	Total Administrative Salaries	\$304,020	\$368,145	\$64,124	17.42	\$2,023,700	\$2,208,869	\$185,169	8.38
41300-0000	Legal Expense								
41300-1000	Pre 2004 Admin Fee Expense	\$0	-\$497	-\$497	-100.00	\$0	-\$2,984	-\$2,984	-100.00

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41300-2000	Court Costs	\$0	\$121	\$121	100.00	\$0	\$724	\$724	100.00
41300-3000	Tenant Screening	\$17,250	\$2,620	-\$14,630	-558.39	\$83,270	\$15,720	-\$67,550	-429.70
41300-4000	General Legal Expense	\$1,738	\$4,674	\$2,937	62.82	\$12,837	\$28,046	\$15,209	54.23
41310-0000	Total Legal Expense	\$18,988	\$6,918	-\$12,070	-174.48	\$96,107	\$41,506	-\$54,601	-131.55
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	\$117	\$4,591	\$4,474	97.45	\$24,743	\$27,546	\$2,803	10.18
41500-0000	Travel	\$524	\$3,696	\$3,172	85.81	\$32,068	\$22,178	-\$9,891	-44.60
41700-0000	Accounting Fees	\$10,465	\$4,859	-\$5,606	-115.38	\$56,441	\$29,153	-\$27,289	-93.61
41710-0000	Auditing Fees	\$0	\$1,935	\$1,935	100.00	\$0	\$11,609	\$11,609	100.00
41720-0000	Port Out Admin Fee Paid	\$3,297	\$3,725	\$428	11.50	\$17,050	\$22,351	\$5,302	23.72
41730-0000	Management Fee	\$30,761	\$46,401	\$15,639	33.70	\$186,037	\$278,403	\$92,366	33.18
41730-0100	Management Fee - HCV	\$58,831	\$55,070	-\$3,761	-6.83	\$364,464	\$330,420	-\$34,044	-10.30
41730-0150	Management Fee - HCV Mainstream	\$1,598	\$1,183	-\$416	-35.14	\$9,567	\$7,096	-\$2,471	-34.82
41730-0160	Management Fee - HCV EHV	\$1,238	\$1,140	-\$99	-8.67	\$6,973	\$6,838	-\$135	-1.97
41730-1000	Bookkeeping Fee	\$2,985	\$4,061	\$1,076	26.50	\$18,053	\$24,366	\$6,314	25.91
41730-1100	Bookkeeping Fee - HCV	\$21,750	\$20,636	-\$1,114	-5.40	\$129,960	\$123,814	-\$6,146	-4.96
41730-1150	Bookkeeping Fee - HCV Mainstream	\$503	\$586	\$83	14.25	\$3,240	\$3,516	\$276	7.85
41730-1160	Bookkeeping Fee - HCV EHV	\$345	\$366	\$21	5.80	\$2,093	\$2,198	\$105	4.78
41730-2000	Asset Management Fee	\$3,980	\$5,418	\$1,438	26.54	\$24,070	\$32,505	\$8,435	25.95
41740-0000	Marketing	\$0	\$192	\$192	100.00	\$0	\$1,152	\$1,152	100.00
41800-0000	Office Rent	\$368	\$32	-\$336	-1,065.19	\$2,205	\$189	-\$2,016	-1,065.19
41820-0000	Consultants	\$0	\$420	\$420	100.00	\$0	\$2,521	\$2,521	100.00
41890-0000	Total Other Admin Expenses	\$136,762	\$154,309	\$17,547	11.37	\$876,962	\$925,854	\$48,892	5.28
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	\$2,531	\$2,947	\$416	14.10	\$17,649	\$17,683	\$33	0.19
41900-2000	Publications	\$0	\$38	\$38	100.00	\$122	\$230	\$108	46.94
41900-3000	Advertising	\$0	\$480	\$480	100.00	-\$203	\$2,878	\$3,082	107.06
41900-4000	Office Supplies	\$1,348	\$1,801	\$453	25.14	\$6,916	\$10,803	\$3,888	35.98
41900-5000	Inspection Expense	\$5,904	\$2,568	-\$3,336	-129.87	\$58,265	\$15,411	-\$42,854	-278.08
41900-6000	Computer Parts	\$0	\$10	\$10	100.00	\$0	\$57	\$57	100.00
41900-7000	Telephone	\$5,212	\$5,972	\$760	12.73	\$28,188	\$35,831	\$7,643	21.33
41900-8000	Postage	\$668	\$2,806	\$2,138	76.21	\$9,886	\$16,836	\$6,950	41.28
41901-0000	Office Equipment Contracts	\$3,886	\$3,904	\$18	0.45	\$11,758	\$23,422	\$11,664	49.80
41901-1000	Printer Supplies	\$0	\$36	\$36	100.00	\$0	\$213	\$213	100.00
41901-2000	Software	\$0	\$0	\$0	N/A	\$10,259	\$0	-\$10,259	N/A
41901-3000	Internet	\$2,841	\$1,904	-\$937	-49.23	\$9,621	\$11,423	\$1,802	15.78
41901-4000	Cable/Video	\$1,170	\$733	-\$438	-59.74	\$4,070	\$4,396	\$326	7.42
41901-5000	Special Events	\$0	\$2,054	\$2,054	100.00	\$9,602	\$12,324	\$2,722	22.09
41901-7000	Temporary Administrative Labor	\$7,248	\$10,903	\$3,655	33.52	\$33,614	\$65,418	\$31,804	48.62
41901-8000	Small Office Equipment	\$0	\$730	\$730	100.00	\$6,718	\$4,377	-\$2,341	-53.48
41902-0000	Bank Fees	\$4,856	\$5,391	\$535	9.93	\$29,633	\$32,344	\$2,711	8.38
41902-1000	Sponsorships	\$0	\$8	\$8	100.00	\$0	\$46	\$46	100.00

All programs (.all)
Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41902-2000	Other Misc Admin Expenses	\$1,123	\$4,074	\$2,951	72.44	\$8,366	\$24,444	\$16,079	65.78
41910-0000	Total Miscellaneous Admin Expenses	\$36,787	\$46,356	\$9,569	20.64	\$244,464	\$278,136	\$33,673	12.11
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	\$496,557	\$575,728	\$79,170	13.75	\$3,241,233	\$3,454,366	\$213,133	6.17
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	\$17,369	\$0	-\$17,369	N/A	\$111,692	\$0	-\$111,692	N/A
42100-1000	Employee Benefit Contributions-Tenant Svcs.	\$11,758	-\$8	-\$11,766	-153,400.91	\$65,999	-\$46	-\$66,045	-143,512.73
42300-1000	Tenant Relocation	\$0	\$0	\$0	N/A	\$4,270	\$0	-\$4,270	N/A
42990-0000	TOTAL TENANT SERVICES EXPENSES	\$29,127	-\$8	-\$29,135	-379,850.72	\$181,960	-\$46	-\$182,006	-395,492.42
43000-0000	UTILITY EXPENSES								
43100-0000	Water	\$8,856	\$10,404	\$1,548	14.88	\$47,360	\$62,424	\$15,064	24.13
43200-0000	Electricity	\$14,644	\$12,872	-\$1,772	-13.77	\$35,170	\$77,234	\$42,063	54.46
43200-1000	Electricity-Vacant Units	\$984	\$694	-\$290	-41.79	\$8,785	\$4,163	-\$4,623	-111.05
43300-0000	Gas	\$11,436	\$7,875	-\$3,561	-45.22	\$27,769	\$47,252	\$19,483	41.23
43300-1000	Gas-Vacant Units	\$417	\$264	-\$154	-58.25	\$3,133	\$1,582	-\$1,551	-98.05
43320-0000	Tenant-Owed Utilities	\$2,556	\$2,022	-\$534	-26.39	\$6,889	\$12,132	\$5,243	43.22
43400-0000	Garbage/Trash Removal	\$5,412	\$5,345	-\$67	-1.26	\$32,198	\$32,068	-\$131	-0.41
43900-0000	Sewer	\$7,831	\$7,385	-\$446	-6.03	\$36,048	\$44,311	\$8,263	18.65
43990-0000	TOTAL UTILITY EXPENSES	\$52,135	\$46,861	-\$5,275	-11.26	\$197,352	\$281,164	\$83,812	29.81
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	\$51,679	\$72,551	\$20,872	28.77	\$337,263	\$435,305	\$98,042	22.52
44100-1000	Maintenance Labor-Grounds	\$0	\$60	\$60	100.00	-\$3,370	\$360	\$3,730	1,036.11
44100-4000	Maint. Empl. Rent Free Unit	\$0	\$11	\$11	100.00	\$0	\$69	\$69	100.00
44100-5000	Employee Benefit Contribution-Maint.	\$20,817	\$30,280	\$9,463	31.25	\$124,860	\$181,679	\$56,819	31.27
44110-0000	Maintenance Uniforms	\$0	\$90	\$90	100.00	\$0	\$540	\$540	100.00
44120-0000	Vehicle Gas	\$10	\$419	\$409	97.62	\$1,704	\$2,516	\$813	32.30
44130-0000	Misc Vehicle Expenses	\$1,241	\$1,476	\$234	15.88	\$3,845	\$8,853	\$5,008	56.57
44190-0000	Total General Maint Expense	\$73,747	\$104,887	\$31,140	29.69	\$464,301	\$629,323	\$165,021	26.22
44200-0000	Materials								
44200-1000	Supplies-Grounds	\$0	\$70	\$70	100.00	\$118	\$417	\$299	71.79
44200-2000	Supplies-Appliance	\$4,277	\$6,556	\$2,280	34.77	\$27,123	\$39,337	\$12,214	31.05
44200-3000	Supplies-Decorating	\$3,403	\$758	-\$2,645	-348.76	\$5,630	\$4,550	-\$1,079	-23.72
44200-4000	Supplies-Electrical	\$663	\$1,932	\$1,269	65.68	\$12,849	\$11,593	-\$1,256	-10.83
44200-5000	Supplies-Exterminating	\$0	\$46	\$46	100.00	\$0	\$273	\$273	100.00
44200-6000	Supplies-Janitorial/Cleaning	\$6,330	\$2,573	-\$3,757	-146.04	\$13,598	\$15,438	\$1,840	11.92
44200-7000	Supplies-Maint/Repairs	\$13,029	\$13,033	\$4	0.03	\$67,412	\$78,198	\$10,785	13.79
44200-8000	Supplies-Plumbing	\$2,288	\$1,721	-\$567	-32.98	\$13,176	\$10,323	-\$2,853	-27.64
44200-9000	Tools and Equipment	\$1,647	\$971	-\$675	-69.53	\$5,178	\$5,829	\$651	11.17
44201-0000	Supplies - HVAC	-\$107	\$877	\$983	112.16	\$3,928	\$5,260	\$1,331	25.31

All programs (.all)
Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44290-0000	Total Materials	\$31,530	\$28,536	-\$2,994	-10.49	\$149,012	\$171,218	\$22,206	12.97
44300-0000	Contract Costs								
44300-1000	Contract-Alarm/Extinguisher	\$2,949	\$627	-\$2,321	-370.05	\$19,660	\$3,764	-\$15,896	-422.36
44300-2000	Contract-Appliance	\$149	\$144	-\$5	-3.74	\$522	\$862	\$340	39.43
44300-3000	Contract-Building Repairs	\$4,096	\$5,188	\$1,092	21.05	\$27,724	\$31,128	\$3,404	10.94
44300-5000	Contract-Decorating/Painting	\$0	\$446	\$446	100.00	\$2,350	\$2,678	\$328	12.25
44300-6000	Contract-Electrical	\$23,426	\$5,067	-\$18,359	-362.34	\$28,857	\$30,400	\$1,543	5.08
44300-7000	Contract-Pest Control	\$690	\$2,810	\$2,120	75.45	\$24,625	\$16,862	-\$7,763	-46.04
44300-8000	Contract-Floor Covering	\$0	\$202	\$202	100.00	\$0	\$1,210	\$1,210	100.00
44300-9000	Contract-Grounds	\$0	\$10,868	\$10,868	100.00	\$34,428	\$65,209	\$30,782	47.20
44301-0000	Contract-Janitorial/Cleaning	\$0	\$5,267	\$5,267	100.00	\$1,000	\$31,599	\$30,599	96.84
44301-0001	Mold Remediation	\$2,200	\$899	-\$1,301	-144.61	\$5,750	\$5,396	-\$354	-6.55
44301-1000	Contract-Plumbing	\$11,555	\$15,370	\$3,816	24.82	\$53,961	\$92,222	\$38,261	41.49
44301-2000	Contract-Window Covering	\$0	\$523	\$523	100.00	\$639	\$3,137	\$2,497	79.62
44301-3000	Contract-HVAC	\$12,735	\$5,971	-\$6,764	-113.27	\$45,027	\$35,827	-\$9,200	-25.68
44301-4000	Contract-Vehicle Maintenance	\$0	\$1,579	\$1,579	100.00	\$0	\$9,473	\$9,473	100.00
44301-5000	Contract-Equipment Rental	\$0	\$148	\$148	100.00	\$616	\$890	\$274	30.75
44301-7000	Contract-Elevator Monitoring	\$221	\$5,120	\$4,899	95.69	\$14,388	\$30,718	\$16,330	53.16
44301-8000	Contract-Alarm Monitoring	\$1,066	\$3,080	\$2,013	65.38	\$6,777	\$18,477	\$11,700	63.32
44301-9000	Contract-Sprinkler Monitoring	\$0	\$3,486	\$3,486	100.00	\$4,023	\$20,915	\$16,892	80.76
44302-2000	Contract-IT Contracts	\$40,078	\$31,722	-\$8,356	-26.34	\$219,749	\$190,331	-\$29,418	-15.46
44302-3000	Contract-Consultants	\$2,353	\$813	-\$1,540	-189.42	\$7,483	\$4,878	-\$2,605	-53.40
44308-0000	Contract - Vehicle Lease	\$6,118	\$7,171	\$1,052	14.68	\$43,502	\$43,023	-\$479	-1.11
44309-0000	Contract-Security	\$280	\$1,347	\$1,067	79.22	\$7,726	\$8,083	\$357	4.42
44309-1000	Snow Removal Service	\$3,720	\$10,643	\$6,923	65.05	\$174,600	\$63,860	-\$110,740	-173.41
44309-9000	Contract Costs-Other	\$8,163	\$5,024	-\$3,139	-62.49	\$22,754	\$30,141	\$7,387	24.51
44390-0000	Total Contract Costs	\$119,797	\$123,514	\$3,717	3.01	\$746,162	\$741,084	-\$5,078	-0.69
44400-0000	Unit Repairs - Damages	\$0	\$205	\$205	100.00	\$0	\$1,230	\$1,230	100.00
44500-0000	Vacancy Turnover	\$3,650	\$9,781	\$6,131	62.68	\$77,186	\$58,688	-\$18,497	-31.52
44844-1480	CFP - Gen Cap Acty - Soft - Amp 4	\$0	\$0	\$0	N/A	\$43,876	\$0	-\$43,876	N/A
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	\$228,724	\$266,924	\$38,200	14.31	\$1,480,537	\$1,601,543	\$121,006	7.56
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	\$12,998	\$13,776	\$778	5.65	\$81,409	\$82,654	\$1,245	1.51
45101-0000	Property Insurance	\$15,038	\$18,388	\$3,351	18.22	\$85,042	\$110,330	\$25,288	22.92
45102-0000	Liability Insurance	\$3,104	\$3,603	\$499	13.85	\$19,245	\$21,621	\$2,376	10.99
45200-0000	Payments in Lieu of Taxes	\$0	\$15,121	\$15,121	100.00	\$59,739	\$90,727	\$30,988	34.16
45210-0000	Misc. Taxes/Licenses/Insurance	\$1,090	-\$247	-\$1,337	-542.14	\$4,629	-\$1,480	-\$6,108	-412.80
45700-0000	Bad Debt-Tenant Rents	-\$4,483	\$10,603	\$15,086	142.28	-\$5,042	\$63,616	\$68,659	107.93
45800-0000	HCV nonHAP Admin Expense	\$0	\$1,980	\$1,980	100.00	\$1,745	\$11,880	\$10,135	85.31
45850-0000	Port-In HAP Expense	\$80,637	\$37,180	-\$43,457	-116.88	\$431,626	\$223,079	-\$208,547	-93.49
45900-0000	Other General Expense	\$0	\$2,290	\$2,290	100.00	\$0	\$13,738	\$13,738	100.00

All programs (.all)
Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
45900-1000	Radon Grant Expense	\$0	\$2,005	\$2,005	100.00	\$26,672	\$12,029	-\$14,643	-121.73
45990-0000	TOTAL GENERAL EXPENSES	\$108,384	\$104,699	-\$3,685	-3.52	\$705,063	\$628,194	-\$76,869	-12.24
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-0000	Housing Assistance Payments	\$2,312,034	\$2,454,220	\$142,186	5.79	\$13,910,372	\$14,725,321	\$814,949	5.53
47150-0001	HAP Expense - EHV	\$50,871	\$51,453	\$582	1.13	\$311,283	\$308,719	-\$2,564	-0.83
47150-0002	HAP Expense - Mainstream	\$73,650	\$75,071	\$1,421	1.89	\$438,136	\$450,424	\$12,289	2.73
47150-0003	HAP Expense - FUP	\$273,718	\$270,686	-\$3,032	-1.12	\$1,688,336	\$1,624,117	-\$64,219	-3.95
47150-0004	HAP Expense - FUPY	\$2,735	\$2,539	-\$196	-7.70	\$16,518	\$15,237	-\$1,281	-8.41
47150-0005	HAP Expense - FUP09	\$17,475	\$17,306	-\$169	-0.97	\$122,675	\$103,838	-\$18,837	-18.14
47150-0006	HAP Expense - NED	\$78,369	\$83,849	\$5,480	6.54	\$493,053	\$503,094	\$10,041	2.00
47150-0008	HAP Expense - VASH	\$5,530	\$4,670	-\$860	-18.42	\$26,342	\$28,019	\$1,677	5.98
47150-0010	HAP Expense - Tenant Protection	\$79,547	\$46,737	-\$32,810	-70.20	\$463,591	\$280,420	-\$183,171	-65.32
47150-0011	HAP Expense - PBV	\$562,125	\$417,564	-\$144,561	-34.62	\$3,264,352	\$2,505,385	-\$758,967	-30.29
47150-1000	URP Expense	\$32,272	\$40,420	\$8,148	20.16	\$198,463	\$242,518	\$44,055	18.17
47150-1001	URP Expense - EHV	\$975	\$1,418	\$443	31.22	\$5,916	\$8,505	\$2,589	30.44
47150-1002	URP Expense - Mainstream	\$694	\$979	\$285	29.08	\$4,180	\$5,871	\$1,691	28.80
47150-1003	URP Expense - FUP	\$5,023	\$8,154	\$3,131	38.40	\$34,980	\$48,924	\$13,944	28.50
47150-1004	URP Expense - FUPY	\$34	\$29	-\$5	-16.92	\$179	\$174	-\$5	-2.59
47150-1005	URP Expense - FUP09	\$56	\$100	\$44	43.72	\$490	\$597	\$107	17.92
47150-1006	URP Expense - NED	\$97	\$439	\$342	77.92	\$1,019	\$2,636	\$1,617	61.34
47150-1008	URP Expense - VASH	\$0	\$26	\$26	100.00	\$0	\$153	\$153	100.00
47150-1010	URP Expense - Tenant Protection	\$1,253	\$1,734	\$481	27.73	\$9,377	\$10,403	\$1,026	9.86
47150-1011	URP Expense - PBV	\$5,992	\$7,978	\$1,986	24.89	\$36,852	\$47,865	\$11,013	23.01
47150-2000	Port Out HAP Payments	\$191,382	\$92,520	-\$98,862	-106.85	\$953,210	\$555,120	-\$398,089	-71.71
47150-2001	Port Out HAP Exp - PBV	\$1,265	\$1,411	\$146	10.37	\$7,590	\$8,468	\$878	10.37
47150-2003	Port Out HAP Exp - FUP	\$10,711	\$5,601	-\$5,110	-91.23	\$49,720	\$33,606	-\$16,114	-47.95
47150-2005	Port Out HAP Exp - FUP 09	\$1,103	\$1,312	\$209	15.90	\$6,615	\$7,869	\$1,254	15.94
47150-2006	Port Out HAP Exp - Mainstream	\$4,536	\$418	-\$4,119	-986.47	\$52,816	\$2,505	-\$50,311	-2,008.42
47150-2007	Port Out HAP Exp - NED	\$11,215	\$2,002	-\$9,213	-460.26	\$39,802	\$12,011	-\$27,792	-231.39
47150-2008	Port Out HAP Exp - TPV	\$7,474	\$763	-\$6,711	-879.66	\$41,873	\$4,578	-\$37,295	-814.75
47150-3000	Port-Out Admin Fee Expense	\$5,692	\$1,501	-\$4,191	-279.13	\$30,218	\$9,009	-\$21,209	-235.43
47150-3001	Port-Out Admin Fee Exp - PBV	\$78	\$85	\$7	8.22	\$475	\$509	\$35	6.78
47150-3002	Port-Out Admin Fee Exp - FUP	\$490	\$223	-\$268	-120.25	\$2,495	\$1,335	-\$1,160	-86.87
47150-3004	Port-Out Admin Fee Exp - FUP 09	\$70	\$99	\$29	29.09	\$404	\$595	\$191	32.12
47150-3005	Port-Out Admin Fee Exp - Mainstream	\$159	\$33	-\$126	-376.33	\$1,439	\$200	-\$1,239	-618.46
47150-3006	Port-Out Admin Fee Exp - NED	\$547	\$87	-\$460	-529.81	\$1,938	\$521	-\$1,417	-271.77
47150-3007	Port-Out Admin Fee Exp - TPV	\$313	\$27	-\$286	-1,078.88	\$1,585	\$159	-\$1,425	-895.83
47150-4000	Port-Out Other Expense	\$0	\$4	\$4	100.00	\$0	\$21	\$21	100.00
47150-6000	FSS Escrow Payments	\$25,591	\$24,474	-\$1,116	-4.56	\$175,363	\$146,844	-\$28,519	-19.42
47150-6001	FSS Escrow Exp - PBV	\$1,140	\$724	-\$416	-57.42	\$5,392	\$4,345	-\$1,047	-24.10
47150-6003	FSS Escrow Exp - EHV	\$500	\$66	-\$434	-652.79	\$1,500	\$399	-\$1,101	-276.39

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-6004	FSS Escrow Exp - FUP	-\$3,936	\$6,640	\$10,576	159.28	\$25,629	\$39,840	\$14,211	35.67
47150-6006	FSS Escrow Exp - FUP 09	\$1,188	\$2,461	\$1,273	51.73	\$8,553	\$14,767	\$6,214	42.08
47150-6007	FSS Escrow Exp - Mainstream	\$0	\$0	\$0	N/A	\$4,221	\$0	-\$4,221	N/A
47150-6008	FSS Escrow Exp - NED	\$1,069	\$0	-\$1,069	N/A	\$2,138	\$0	-\$2,138	N/A
47150-6009	FSS Escrow Exp - TPV	\$0	-\$30	-\$30	-100.00	-\$3,561	-\$181	\$3,380	1,870.99
47150-7000	Housing Counseling Program Expenses	\$0	\$62,489	\$62,489	100.00	\$107,764	\$374,936	\$267,172	71.26
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	\$3,763,037	\$3,688,279	-\$74,757	-2.03	\$22,543,291	\$22,129,676	-\$413,615	-1.87
48990-0000	TOTAL OPERATING EXPENSES	\$4,677,964	\$4,682,483	\$4,519	0.10	\$28,349,436	\$28,094,896	-\$254,539	-0.91
49990-0000	NET OPERATING INCOME	-\$261,284	\$190	-\$261,474	-137,784.53	-\$474,468	\$1,139	-\$475,606	-41,770.42
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	\$0	\$62,398	\$62,398	100.00	\$0	\$374,386	\$374,386	100.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwellings	\$0	\$2,445	\$2,445	100.00	\$0	\$14,669	\$14,669	100.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admin.	\$0	\$1,271	\$1,271	100.00	\$0	\$7,625	\$7,625	100.00
51000-4000	Depreciation-Leashold Improvements	\$0	\$7,243	\$7,243	100.00	\$0	\$43,460	\$43,460	100.00
51000-5000	Depreciation-Vehicles	\$0	\$525	\$525	100.00	\$0	\$3,148	\$3,148	100.00
52100-0000	Operating Transfers OUT	\$214,691	\$0	-\$214,691	N/A	\$214,691	\$0	-\$214,691	N/A
52300-0000	Gain/Loss on Sale of Fixed Assets	\$0	-\$314,013	-\$314,013	-100.00	-\$1,050,958	-\$1,884,080	-\$833,122	-44.22
52310-0000	Pre 2004 Admin Fee Expense	\$0	\$51,157	\$51,157	100.00	\$26,300	\$306,944	\$280,644	91.43
52310-1000	Extraordinary Expense	\$0	\$3,377	\$3,377	100.00	\$0	\$20,260	\$20,260	100.00
52320-0000	Gain/Loss from Sale Disposition of Real Property	-\$13,250	\$150	\$13,400	8,933.33	-\$13,250	\$900	\$14,150	1,572.22
59990-0000	TOTAL NON-OPERATING ITEMS	\$201,441	-\$185,448	-\$386,889	-208.62	-\$823,217	-\$1,112,687	-\$289,471	-26.02
90000-0000	NET INCOME	-\$462,725	\$185,638	-\$648,363	-349.26	\$348,749	\$1,113,826	-\$765,077	-68.69

All programs (.all)

Balance Sheet (With Period Change)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net	Beginning
		Mar-26	Oct-25	Change	Mar-25
09999-9000	All				
10000-0000	ASSETS				
10010-0000	CURRENT ASSETS				
11000-0000	CASH				
11100-0000	Unrestricted Cash				
11111-0000	Cash Operating 1	\$20,598,230	\$15,518,297	\$5,079,933	\$14,581,881
11112-0000	Cash Operating 2	\$138,512	\$1,590,015	-\$1,451,503	\$1,516,736
11113-0000	Cash Operating 3	\$1,387,896	\$1,387,896	\$0	-\$84,908
11114-0000	Cash Operating 4	\$10,998	\$10,996	\$2	\$10,994
11119-9000	Total Unrestricted Cash	\$22,135,636	\$18,507,204	\$3,628,432	\$16,024,704
11120-0000	Restricted Cash				
11120-2000	Cash Restricted-FSS Escrow	\$484,701	\$568,382	-\$83,681	\$836,888
11120-3000	Cash Restricted-HAP	-\$3,658,070	-\$2,679,584	-\$978,486	-\$631,070
11120-4000	Cash Restricted-Reserve for Replacement	\$145,439	\$125,161	\$20,278	\$81,122
11129-9000	Total Restricted Cash	-\$3,027,930	-\$1,986,041	-\$1,041,889	\$286,940
11190-0000	TOTAL CASH	\$19,107,706	\$16,521,163	\$2,586,543	\$16,311,644
11200-0000	ACCOUNTS AND NOTES RECEIVABLE				
11220-0000	A/R - Tenants	\$110,324	\$90,363	\$19,961	\$191,292
11220-1000	Allowance for Doubtful Accounts-Tenants	\$0	\$0		-\$68,829
11220-2000	A/R - Tenant Payment Agreement (TPA)	\$150,424	\$92,667	\$57,757	\$76,215
11230-0000	A/R -Tenant Based Subsidy	\$0	\$0		\$317
11231-0000	Fraud Recovery	\$496,202	\$496,202	\$0	\$496,202
11231-1000	Allowance For Doubtful - Fraud	-\$547,998	-\$547,998	\$0	-\$547,998
11290-0000	A/R -Other	\$316,439	\$167,394	\$149,045	\$403,298
11300-0000	A/R Port Ins	\$338,009	\$218,075	\$119,935	\$125,741
11310-0000	A/R Port In Suspense	-\$47,366	-\$37,259	-\$10,107	-\$16,185
11350-1000	A/R-HUD	\$876,085	\$3,137,677	-\$2,261,591	-\$125,528
11350-3000	A/R -Other Government	\$351,413	\$614,833	-\$263,420	\$218,791
11400-0000	Note Receivable - Brookstone at Cole Park - Construction Int	\$110,350	\$110,350	\$0	\$110,350
11400-0001	Note Receivable - Brookstone at Cole Park - LCHA #1	\$1,545,455	\$1,545,455	\$0	\$1,545,455
11400-0003	Note Receivable - Brookstone at Cole Park - LCHA #2	\$293,625	\$293,625	\$0	\$293,625
11400-0004	Note Receivable - Regency at Cole Park - LCHA	\$454,545	\$454,545	\$0	\$454,545
11450-0000	Accrued Interest Receivable	\$323,765	\$299,568	\$24,198	\$267,388
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	\$4,771,273	\$6,935,497	-\$2,164,223	\$3,424,679
11600-0000	OTHER CURRENT ASSETS				
12110-0000	Prepaid Expenses and Other Assets	\$211,814	\$172,366	\$39,447	\$157,291
12110-1000	Prepaid Insurance	\$92,536	\$93,171	-\$635	\$101,662
12600-0000	Inventories-Materials	\$35,957	\$34,768	\$1,188	\$20,976
12700-0000	Inventories-Equipment	\$15,324	\$11,479	\$3,844	\$6,326
12750-0000	Allowance for Obsolete Inventories	-\$890	-\$890	\$0	-\$890
12950-0000	Interprogram-Due From	\$667,395	\$242,333	\$425,061	\$502,503
12950-1000	Legacy Interprogram-Due From	\$1,243,289	\$1,243,289	\$0	\$4,372,815
12990-0000	TOTAL OTHER CURRENT ASSETS	\$2,265,424	\$1,796,517	\$468,907	\$5,160,683
13000-0000	TOTAL CURRENT ASSETS	\$26,144,403	\$25,253,177	\$891,226	\$24,897,006
14000-0000	NONCURRENT ASSETS:				
14000-1000	FIXED ASSETS				
14000-5000	Land	\$3,916,507	\$3,916,507	\$0	\$3,916,507
14000-6000	Buildings	\$31,825,754	\$31,825,754	\$0	\$33,978,292
14000-7000	Vehicles	\$185,574	\$185,574	\$0	\$185,574
14000-8000	Furniture and Equipment	\$1,504,782	\$1,488,518	\$16,264	\$1,474,725
14001-0000	Site Improvement	\$3,929,103	\$3,929,103	\$0	\$3,929,103
14001-0001	Construction-Work in Progress	\$2,456,315	\$2,456,315	\$0	
14042-1408	CFP - Mgmt Improve - Hard - Amp 2				\$4,110

All programs (.all)

Balance Sheet (With Period Change)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net	Beginning
		Mar-26	Oct-25	Change	Mar-25
14042-1480	CFP - Gen Cap Acty - Hard - Amp 2				\$386,753
14043-1408	CFP - Mgmt Improve - Hard - Amp 3				\$5,872
14043-1480	CFP - Gen Cap Acty - Hard - Amp 3				\$408,419
14044-1480	CFP - Gen Cap Acty - Hard - Amp 4	\$171,241	\$0	\$171,241	\$514,859
14045-1480	CFP - Gen Cap Acty - Hard - Amp 5				\$5,620
14050-1000	Accum Depreciation-Buildings	-\$28,375,403	-\$28,375,403	\$0	-\$29,650,788
14050-2000	Accum Depreciation-Vehicles	-\$185,674	-\$185,674	\$0	-\$185,674
14050-3000	Accum Depreciation-Furn & Equip Admin	-\$1,099,453	-\$1,099,453	\$0	-\$1,067,057
14050-4000	Accum Depreciation-Leashold Improvements	-\$3,744,474	-\$3,744,474	\$0	-\$3,706,612
14200-0000	TOTAL FIXED ASSETS	\$10,584,273	\$10,396,767	\$187,505	\$10,199,703
14990-0000	TOTAL NONCURRENT ASSETS	\$10,584,273	\$10,396,767	\$187,505	\$10,199,703
19990-0000	TOTAL ASSETS	\$36,728,675	\$35,649,944	\$1,078,731	\$35,096,709
20000-0000	LIABILITIES & EQUITY				
20010-0000	LIABILITIES:				
21000-0000	CURRENT LIABILITIES:				
21110-0000	A/P Vendors and Contractors	-\$49,573	-\$87,027	\$37,454	-\$23,812
21140-0000	Tenant Security Deposits	\$195,469	\$186,788	\$8,681	\$201,286
21140-2000	Security Deposit Clearing Account	-\$881	-\$881	\$0	\$0
21140-3100	Pet Fee - one time non reimbursable	\$300	\$300	\$0	\$300
21150-0000	A/P Other	\$346,032	\$229,814	\$116,218	\$443,562
21160-1000	A/P-PHA Projects				\$534
21170-3000	A/P-Misc. Payroll Withholdings	\$12,477	\$5,383	\$7,094	-\$855
21170-4000	A/P-Federal Tax Withholding	-\$37,938	-\$22,587	-\$15,351	-\$2,420
21170-5000	A/P-State Tax Withholding - IL	\$12,209	\$12,209	\$0	
21170-6000	A/P-Payroll FICA Withholding -Employee	-\$27,884	-\$10,659	-\$17,224	
21170-7000	A/P-Payroll FICA Withholding -Employer	\$0	\$0	\$0	\$0
21170-8000	A/P-Payroll Vol Life/AD&D	-\$781	-\$1,814	\$1,034	-\$1,834
21170-9000	A/P-Payroll State Unemployment Tax	-\$6,796	-\$6,796	\$0	-\$6,796
21171-0000	A/P-Payroll 457 Deductions	\$1,600	\$700	\$900	\$650
21171-1000	A/P-Payroll 457 Loan	-\$5,362	-\$4,512	-\$850	-\$3,650
21171-2000	A/P-Payroll AXA Pension Deferred	\$125,108	\$88,759	\$36,349	\$86,906
21171-3000	A/P-Payroll AXA Pension Vested	\$78,389	\$71,288	\$7,101	\$67,201
21171-3500	A/P-Payroll AXA Loan	\$5,949	\$5,949	\$0	\$6,103
21171-4000	A/P-Payroll Employee Health	\$24,749	\$6,720	\$18,029	-\$3,493
21171-5000	A/P-Payroll Employee Vision	\$14,059	\$14,231	-\$172	\$12,881
21171-6000	A/P-Payroll Employee Dental	\$29,737	\$12,528	\$17,209	-\$1,180
21171-7000	A/P-Payroll AFLAC Pre Tax	\$17,489	\$12,601	\$4,888	\$7,513
21171-7500	A/P-Payroll AFLAC Post Tax	\$47,680	\$45,137	\$2,543	\$41,150
21171-8000	A/P-Payroll ROTH 401k	\$4,897	\$4,897	\$0	\$5,056
21190-0000	A/P-Payroll Garnishment	-\$19,855	-\$20,988	\$1,133	-\$20,062
21199-0000	Other Current Liabilities	\$5,888	\$5,888	\$0	\$240
21199-1000	Accrued Payable	\$63,050	\$234,609	-\$171,560	\$96,086
21350-0000	Accrued Payroll & Payroll Taxes	\$0	\$168,824	-\$168,824	
21370-0000	Accrued PILOT	\$548,162	\$488,423	\$59,739	\$536,631
21450-0000	Interprogram-Due To	\$644,451	\$219,390	\$425,061	\$471,558
21450-1000	Legacy Interprogram-Due To	\$1,245,728	\$1,245,728	\$0	\$4,375,253
21500-0000	Suspense	-\$1,408	\$86	-\$1,494	
21500-4000	Tenant-Based Subsidy Suspense Clearing	\$947	\$947	\$0	\$947
21500-5000	Unearned Revenue	\$1,049,443	\$1,049,443	\$0	\$1,040,837
22400-0000	Tenant Prepaid Rents	\$44,118	\$46,157	-\$2,039	\$32,012
22410-0000	EI Liability	\$131,508	\$131,508	\$0	
22600-0000	Accrued Compensated Absences-Current	\$103,261	\$103,261	\$0	\$103,261
22990-0000	TOTAL CURRENT LIABILITIES	\$4,602,221	\$4,236,303	\$365,918	\$7,465,865

All programs (.all)

Balance Sheet (With Period Change)

Period = Oct 2025-Mar 2026

Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net	Beginning
		Mar-26	Oct-25	Change	Mar-25
23000-0000	NONCURRENT LIABILITIES:				
23050-0000	Accrued Compensated Absences-LT	\$73,295	\$73,295	\$0	\$73,295
23070-0000	FSS Escrow	\$1,157,561	\$1,035,956	\$121,605	\$948,012
23070-0001	FSS Escrow - PBV	\$16,228	\$10,709	\$5,519	\$6,312
23070-0004	FSS Escrow - EHV	\$2,328	\$818	\$1,509	\$835
23070-0005	FSS Escrow - FUP	\$23,961	\$10,916	\$13,044	\$52,815
23070-0006	FSS Escrow - FUPY	\$78	\$65	\$14	\$43
23070-0007	FSS Escrow - FUP 09	-\$14,704	-\$23,515	\$8,811	\$21,854
23070-0008	FSS Escrow - Mainstream	\$4,240	\$2	\$4,238	
23070-0009	FSS Escrow - NED	\$2,140	\$0	\$2,140	
23070-0010	FSS Escrow - TPV	-\$28,035	-\$24,487	-\$3,547	-\$23,842
23101-0000	Loan Payable - 1	\$7,762	\$7,762	\$0	\$7,762
23102-0000	Loan Payable - 2	\$6,572	\$6,572	\$0	\$6,572
23990-0000	TOTAL NONCURRENT LIABILITIES	\$1,251,427	\$1,098,094	\$153,334	\$1,093,659
24990-0000	TOTAL LIABILITIES	\$5,853,649	\$5,334,397	\$519,252	\$8,559,524
28000-0000	EQUITY				
28010-0000	CONTRIBUTED CAPITAL				
28020-0000	Contributed Capital	\$438,697	\$438,697	\$0	\$438,697
28059-9000	TOTAL CONTRIBUTED CAPITAL	\$438,697	\$438,697	\$0	\$438,697
28070-0000	RESERVED FUND BALANCE				
28070-1000	Reserved for Operating Activities	\$12,973	\$12,973	\$0	\$12,973
28080-0000	TOTAL RESERVED FUND BALANCE	\$12,973	\$12,973	\$0	\$12,973
28090-0000	RETAINED EARNINGS:				
28090-1000	Invested in Capital Assets-Net of Debt	\$14,260,987	\$14,260,987	\$0	\$14,260,987
28090-2000	Retained Earnings-Unrestricted Net Assets	\$15,125,272	\$14,565,793	\$559,478	\$10,787,430
28090-3000	Retained Earnings-Restricted Net Assets	\$1,037,098	\$1,037,098	\$0	\$1,037,098
28099-9000	TOTAL RETAINED EARNINGS:	\$30,423,356	\$29,863,878	\$559,478	\$26,085,515
28990-0000	TOTAL EQUITY	\$30,875,026	\$30,315,548	\$559,478	\$26,537,185
29990-0000	TOTAL LIABILITIES AND EQUITY	\$36,728,675	\$35,649,944	\$1,078,731	\$35,096,709

Period: From 03/2026 to 03/2026

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
1535	busactiv	Speed Plumbing Sewer & Drainage Inc	3/18/2026	Check	lcha	6,895.00
41	capfund	Leopardo Construction Inc	3/10/2026	EFT	*	70,223.90
42	capfund	Leopardo Construction Inc	3/12/2026	EFT	cfp50124	52,572.79
43	capfund	Leopardo Construction Inc	3/13/2026	EFT	cfp50124	13,229.95
1700	lrph	McDonough Mechanical Services, Inc.	3/19/2026	EFT	shiloh	6,254.60
42708	lrph	North Shore Gas	3/19/2026	Check	shiloh	5,563.11
Various	lrph	Various URP and refund payments to tenants	Various	Various	Various	7,608.58
27461	voucher	McCright & Associates, LLC	3/9/2026	EFT	hcvadmin	5,479.00
6363	voucher	Rentgrow	3/9/2026	Check	bcp	16,549.00
2028	cocc	AHRMA	3/31/2026	Check	*	91,392.00
392	cocc	BDO USA, LLP	3/19/2026	EFT	*	6,525.00
6286	cocc	Blue Cross & Blue Shield Of Il	3/2/2026	Check	*	28,703.59
1988	cocc	Blue Cross & Blue Shield Of Il	3/9/2026	Check	*	37,486.29
2002	cocc	PHADA	3/18/2026	Check	cocc	5,845.00
386	cocc	Top Electrical Service LLC	3/13/2026	EFT	*	22,141.52
377	cocc	Webit Services Inc	3/5/2026	EFT	*	21,264.15

Key Management Indicators (KMI)

Program Type: All Relevant Programs

Effective Dates Included: 12/01/2024 through 03/31/2026

Property: Waitlist Property, , RCPHA Default, , Conventional Property Template, Affordable Housing Template, PH - Shiloh Towers, PH - Hawley Manor, PH - Warren Manor, PH - Beach Haven Towers, PH - Millview Manor, PH - John Kuester Manor, PH - Orchard Manor, PH - Scattered Sites East, PH - Scattered Sites West, LCHA Rentals, Marion Jones Relocation, OIG Witness Protection, Olmstead Class - SRN - (leaving program), Voucher - Tenant Protected Voucher, Voucher - VASH, voufup - Family Unification Program, Voucher - FUP 2009, Voucher - FUPY, Voucher - EHV, Voucher - NED, Voucher - Housing Choice Voucher, Voucher - Project Based, Voucher - Mainstream, Voucher - Enhanced, PBV - A Safe Place I, PBV - A Safe Place II, PBV - Brookstone Coles Park, PBV - Colonial Park, PBV - Fairhaven Crossing, PBV - Library Lane, PBV - Regency Coles Park, PBV - Woodstone Apts., PBV - Lake Front Sr. Res, PBV - Tiffany Apts., PBV - Lake Zurich, PBV - Mundelein Sr. Apts, PBV - Beech Street Sr. Lofts, PBV - Rosewood, Central Office Cost Center, Midlothian, All programs, HCV Administrative Fees - NON HAP, Port Outs, Housing Counseling, Business Activities, Aim North, IL01P056501-20 Cap Fund, IL01P056501-21 Cap Fund, IL01P056501-22 Cap Fund, IL01P056501-23 Cap Fund, Capital Funds, All Public Housing Units, Voucher - Fair Share, , FSS Grant Program, IL01P056501-24 Cap Fund, PBV- Starling Senior Apartments, IL01P056501-25 Cap Fund, PBV - Eve B. Lee Place, LP

Families Reported

Families Reported

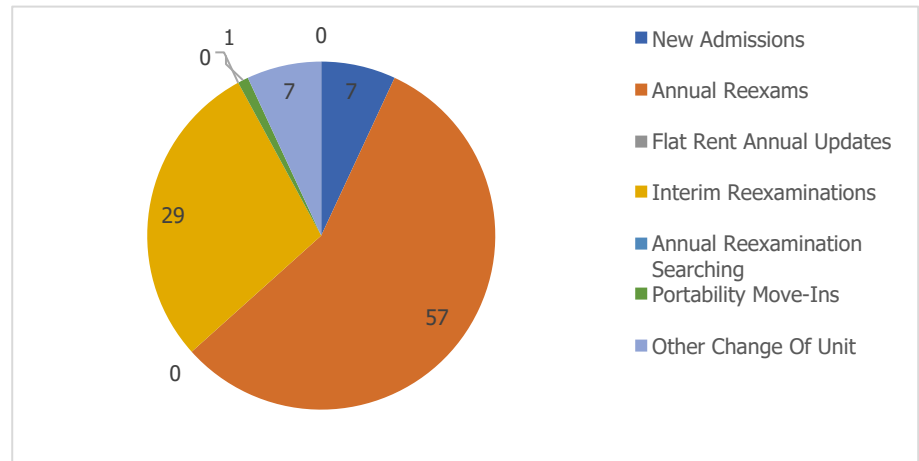
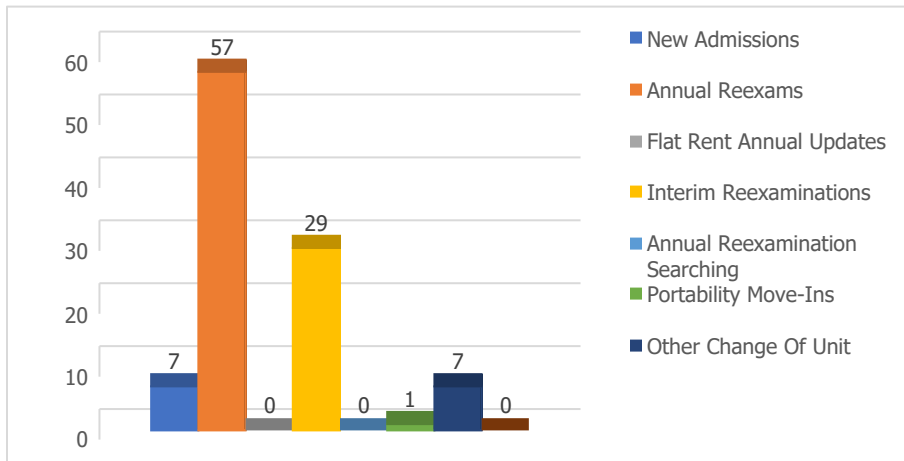
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
2,643	340	88

Distribution by Families Reported *** Some families may be included in multiple categories ***

New Admissions (%)	Annual Reexams (%)	Flat Rent Annual Updates (%) (Public Housing Only)	Interim Reexaminations (%)	Annual Reexamination Searching (%) (Vouchers Only)	Portability Move-Ins (%) (Vouchers only)	Other Change Of Unit (%)
7	57	0	29	0	1	7

Historical Adjustments (%)

0



Discrepancies

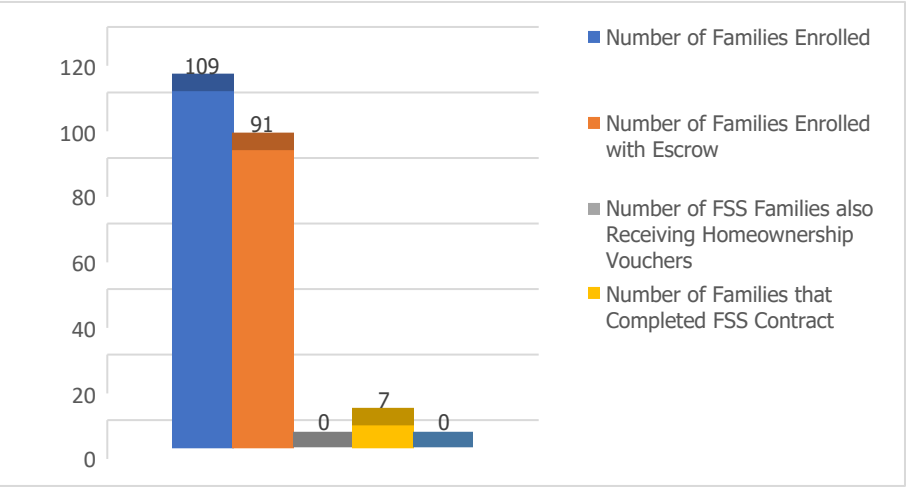
Families Reported

Percent of Admissions of Over Income Families (%)
0

Units where the Number of Bedrooms exceeds the Number of Family Members			
Number of Families (#)	Percent of Units with Elderly Families (%)	Percent of Units with Non-Elderly, Disabled Families (%)	Percent of Units with 2 or more Bedrooms more than the Number of Family Members (%)
466	10	20	8

Family Self-Sufficiency

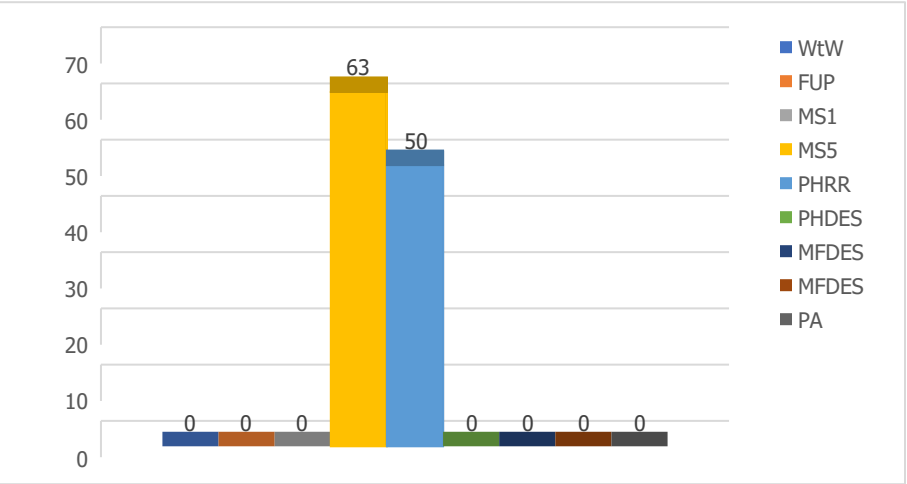
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
109	91	0	7	0



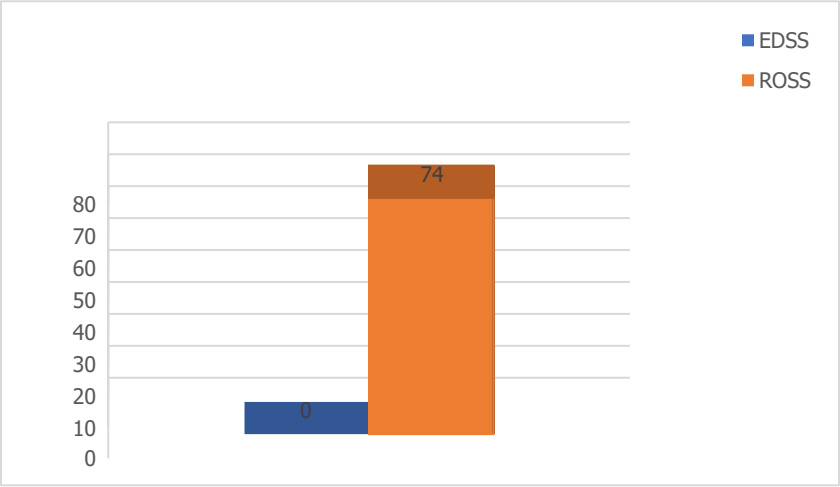
Special Programs

Number of Families Participating

WtW (Vouchers Only)	FUP (Vouchers Only)	MS1 (Vouchers Only)	MS5 (Vouchers Only)	PHRR (Vouchers Only)	PHDES (Vouchers Only)	MFDES (Vouchers Only)	MFDES (Vouchers Only)	PA (Vouchers Only)
0	0	0	63	50	0	0	0	0



EDSS (Public Housing Only))	ROSS (Public Housing Only)
0	74



Utility Arrangements

Utility Arrangements

Families with Utility Allowance		Families with Utility Reimbursement		Avarage Utility Allowance (\$)
Count	Percent	Count	Percent	
2,587	98	386	15	141

Gross Rent as % of Fair Market Rent (FMR) (Tenant-Based Vouchers Only)

0 - 1 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
43	8	9	2	9

2 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

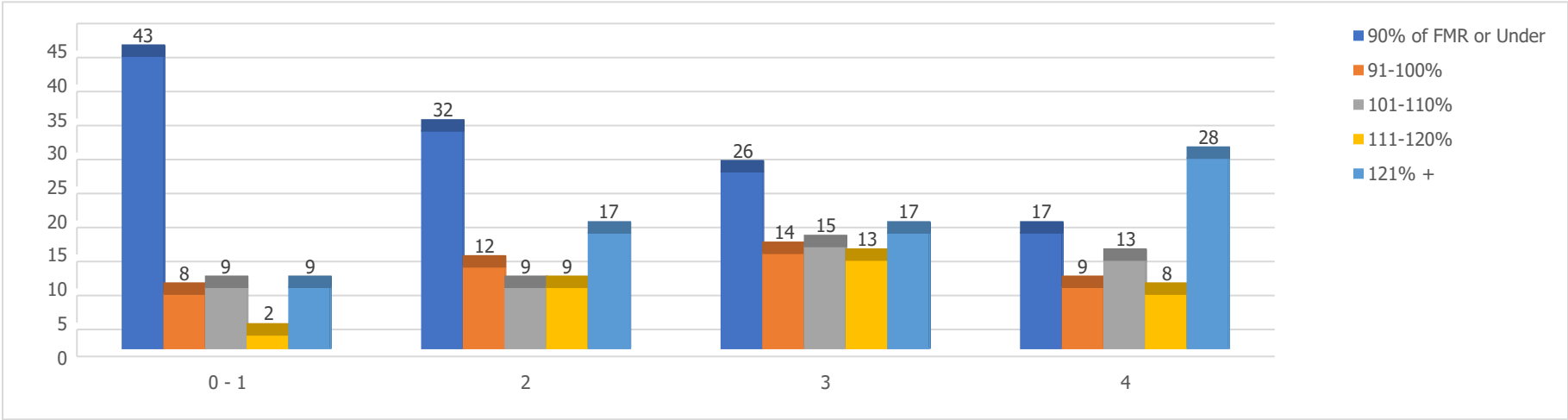
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
32	12	9	9	17

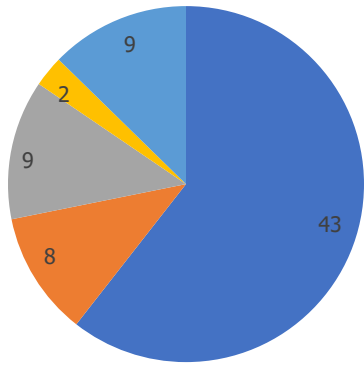
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
26	14	15	13	17

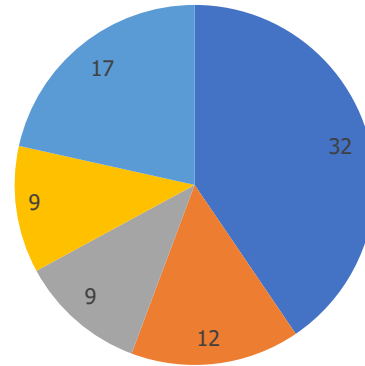
4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
17	9	13	8	28



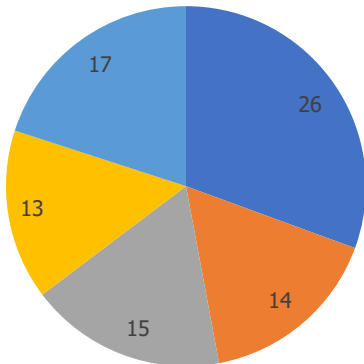


0 - 1

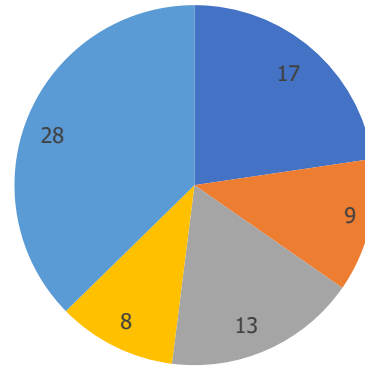


2

- 90% of FMR or Update
- 91-100%
- 101-110%
- 111-120%
- 121% +



3



4

Gross Rent as % of Payment Standard (Tenant-Based Vouchers Only)

0 - 1 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
76	18	6	1	0

2 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

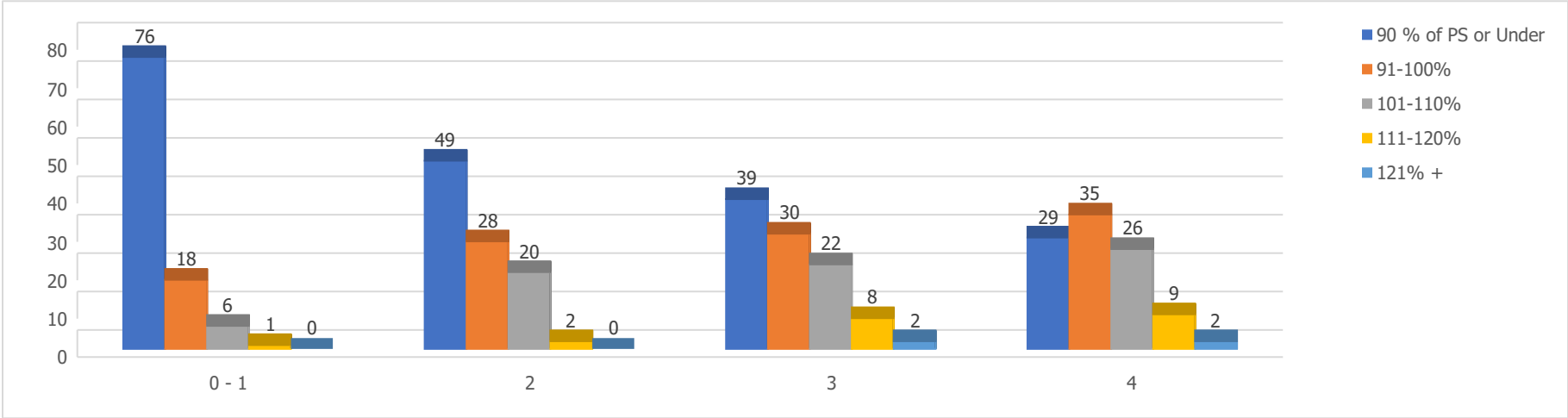
90% of PS or Under	91-100%	101-110%	111-120%	121% +
49	28	20	2	0

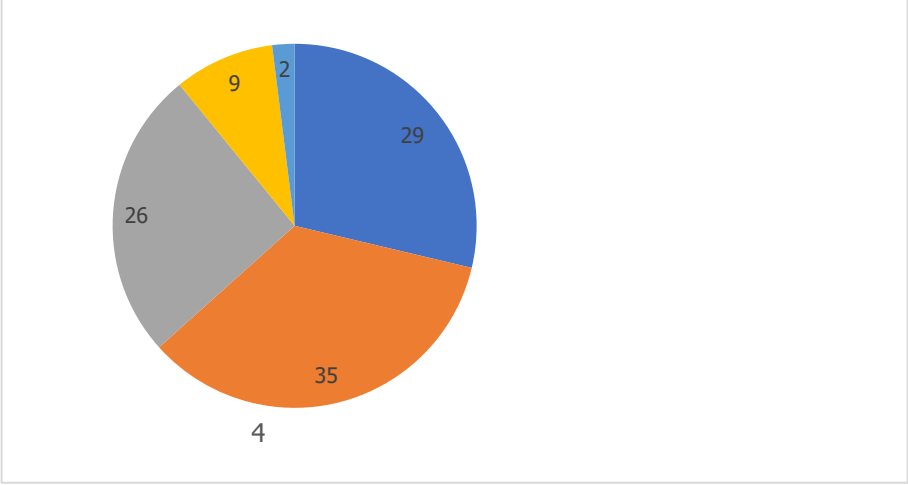
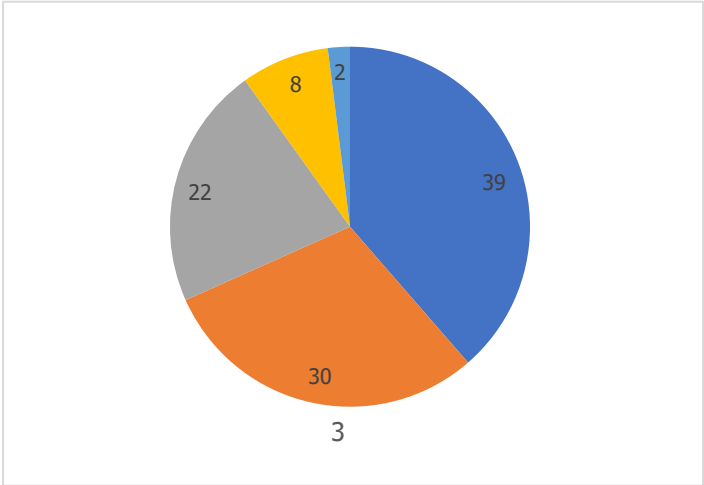
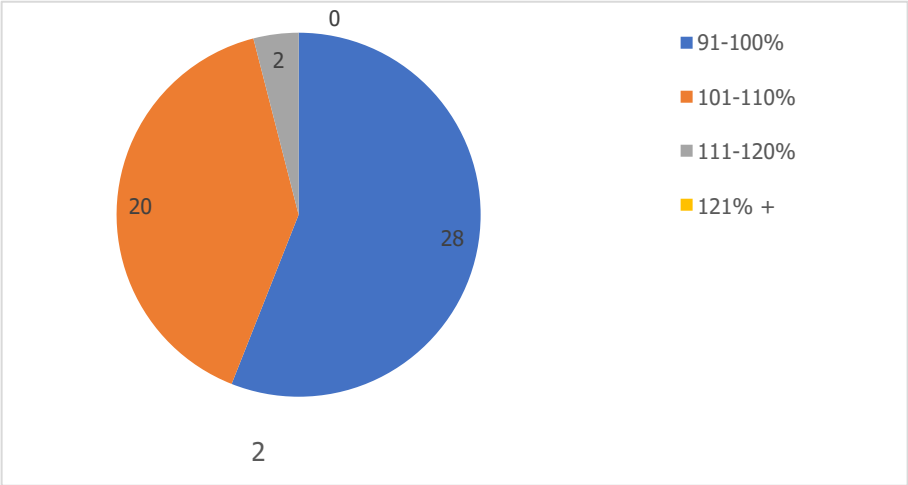
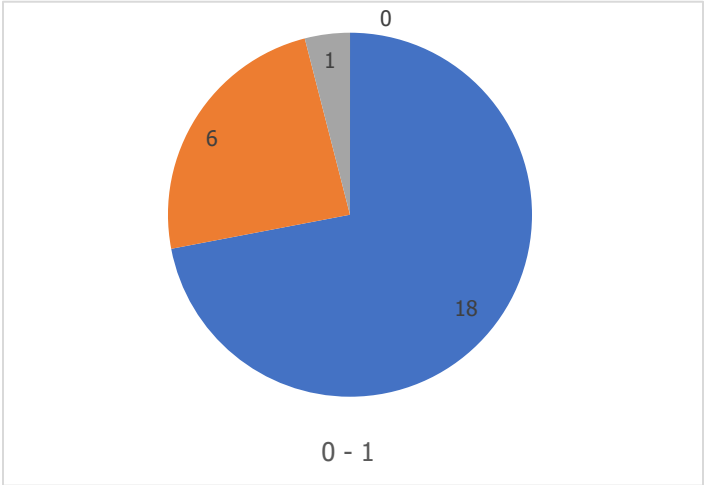
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
39	30	22	8	2

4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

90% of PS or Under	91-100%	101-110%	111-120%	121% +
29	35	26	9	2

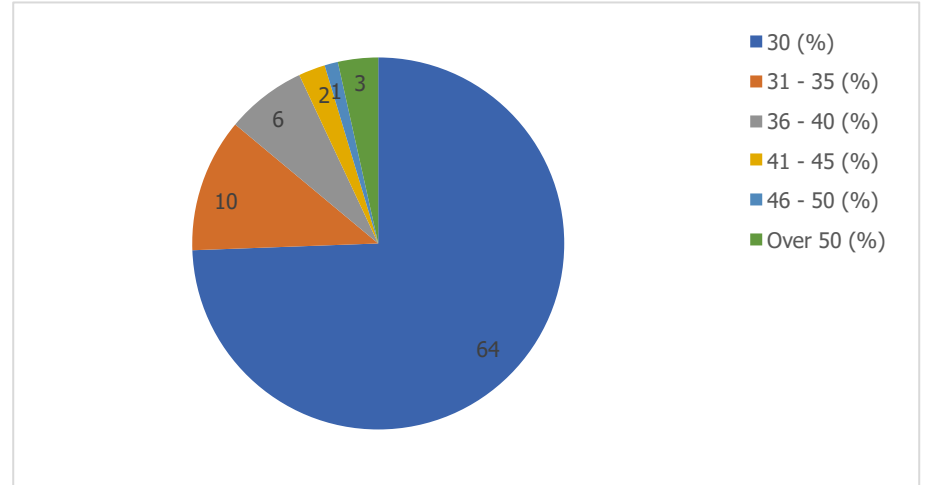
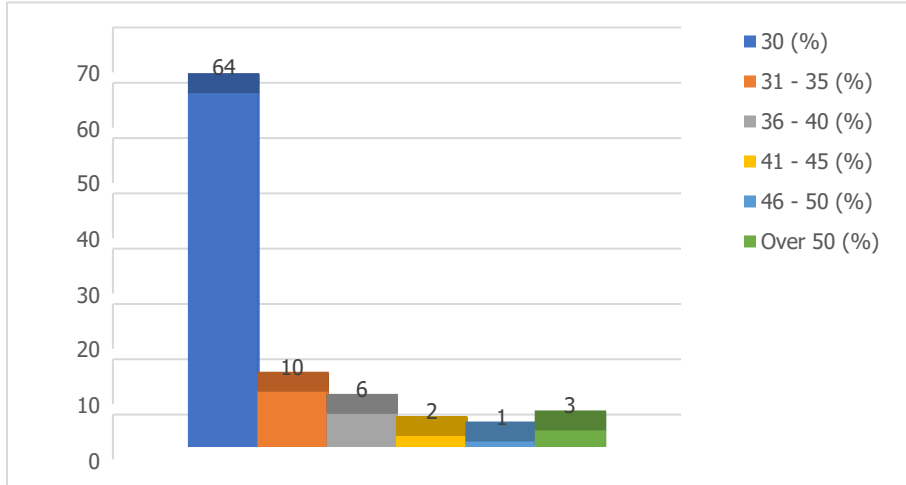




Rent Burden as % of Family Adjusted Income (Tenant-Based Vouchers Only and Excluding Mixed Families)

Rent Burden

30 (%)	31 - 35 (%)	36 - 40 (%)	41 - 45 (%)	46 - 50 (%)	Over 50 (%)
64	10	6	2	1	3

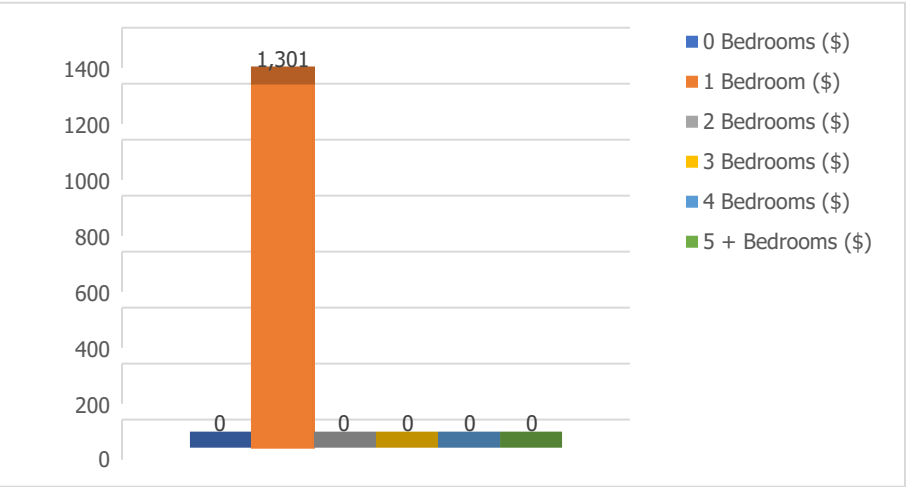


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

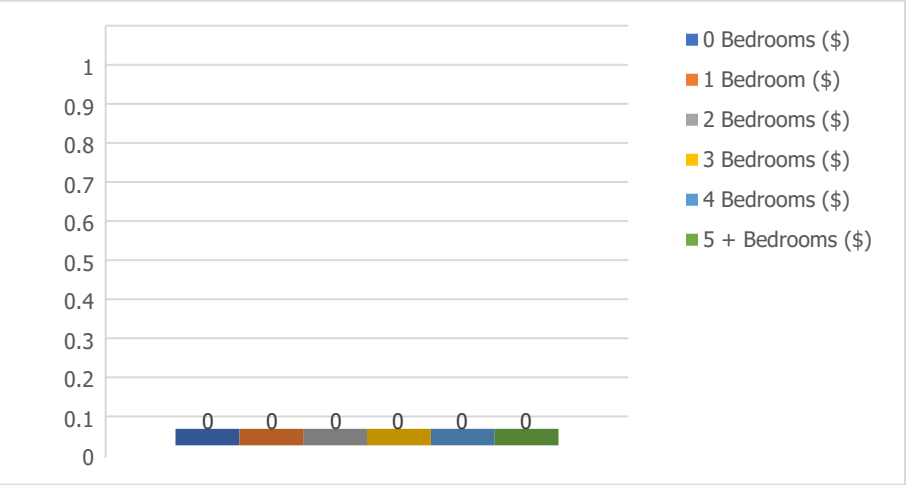
0 Bedrooms (\$)	1 Bedroom (\$)	2 Bedrooms (\$)	3 Bedrooms (\$)	4 Bedrooms (\$)	5 + Bedrooms (\$)	Units with Flat Rent	
						Count	Percent
0	1,301	0	0	0	0	3	1



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

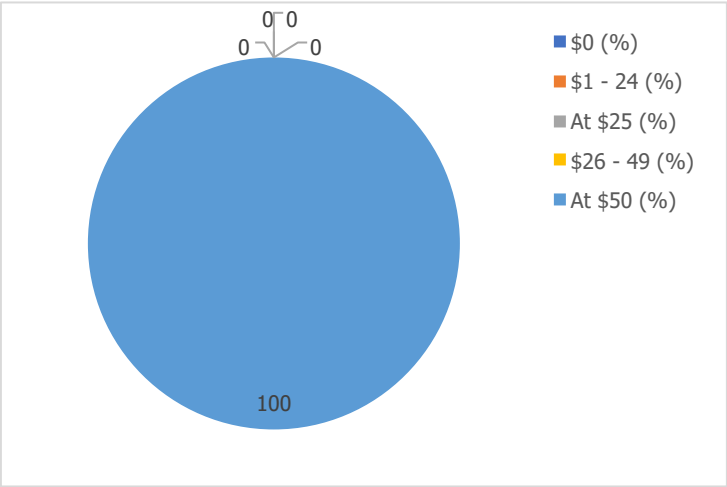
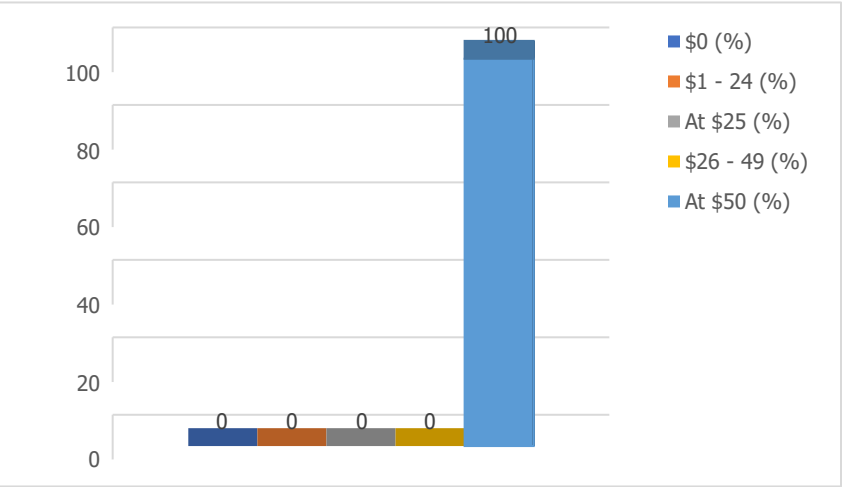
0 Bedrooms (\$)	1 Bedroom (\$)	2 Bedrooms (\$)	3 Bedrooms (\$)	4 Bedrooms (\$)	5 + Bedrooms (\$)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0



Minimum Rent

Distribution of Families Subject to Minimum Rent

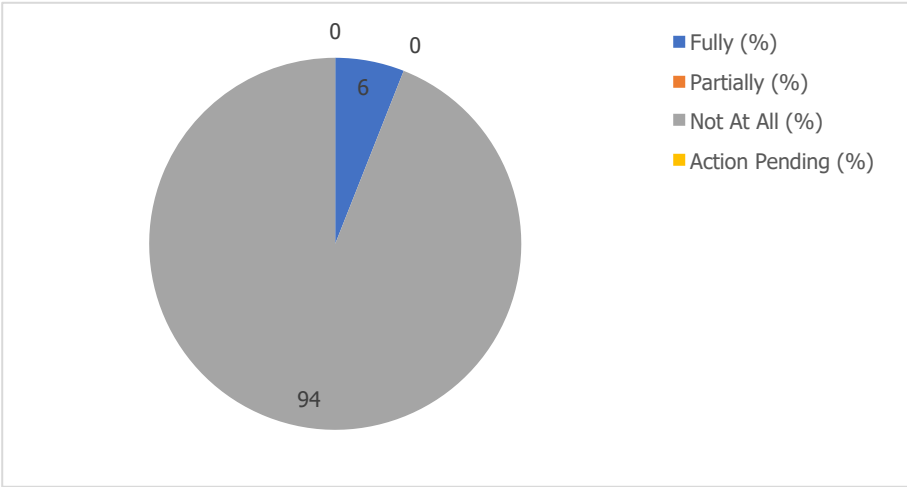
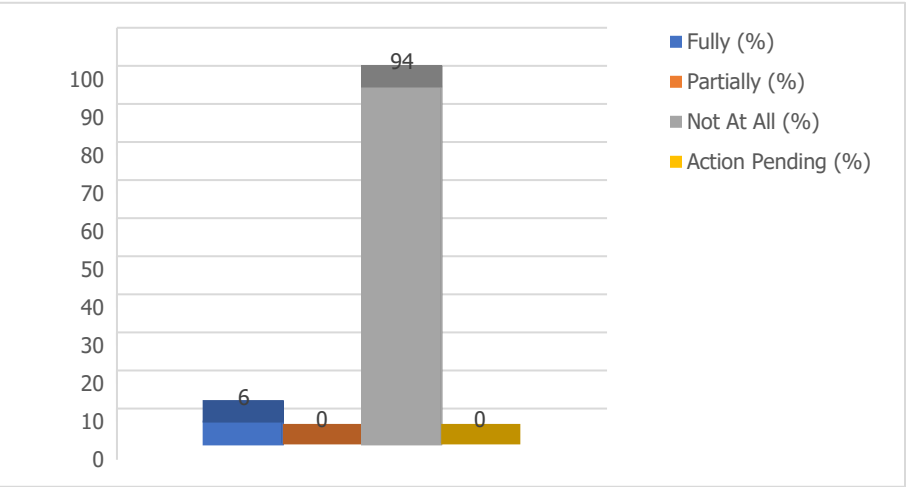
\$0 (%)	\$1 - 24 (%)	At \$25 (%)	\$26 - 49 (%)	At \$50 (%)
0	0	0	0	100



Accessibility Needs (Public Housing Only)

Distribution of Families Who Received Accessibility Features

Number of Families Requesting Accessibility Features (#)	Received Requested Accessibility Features *			
	Fully (%)	Partially (%)	Not At All (%)	Action Pending (%)
18	6	0	94	0



Homeownership (Homeownership Vouchers Only)

Homeownership

Number of Families with Homeownership Voucher (#)	Average Gross Homeownership Expense (\$)	Average HAP for Non-Prorated Families (\$)	Number of Mixed Families with a Homeownership Voucher (#)	Average HAP for Mixed Families (\$)
0	0	0	0	0

Community Service (Public Housing Only)

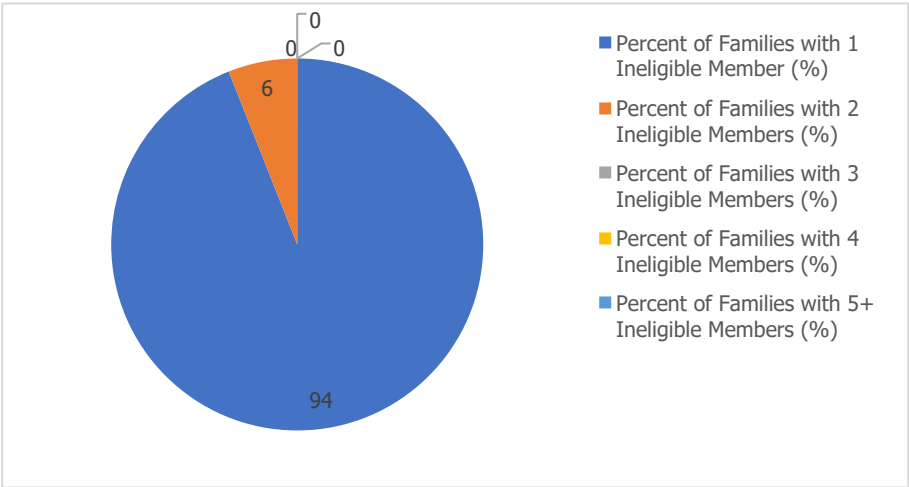
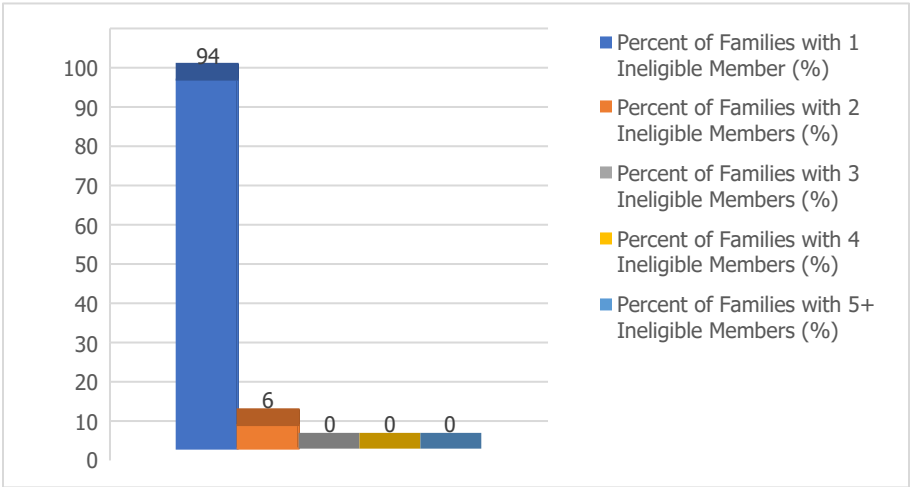
Community Service

Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
489	462	21	71	29	0

Proration

Families with Prorated Subsidy

Number of Mixed Families		Total Number of Ineligible Family Members (#)	Percent of Families with 1 Ineligible Member (%)	Percent of Families with 2 Ineligible Members (%)	Percent of Families with 3 Ineligible Members (%)	Percent of Families with 4 Ineligible Members (%)	Percent of Families with 5+ Ineligible Members (%)
Count	Percent						
17	1	18	94	6	0	0	0



Project-Based (PB) Vouchers, Project-Based (PB) Certificates and Enhanced Vouchers

PB Vouchers, PB Certificates and Enhanced Vouchers

Total Number of Voucher Assisted Units (ACC Units)	Total Number of Project-Based Vouchers		Total Number of Project-Based Certificates		Total Number of Enhanced Vouchers (#)
	Count	Percent	Count	Percent	
3726	668	100	0	0	4

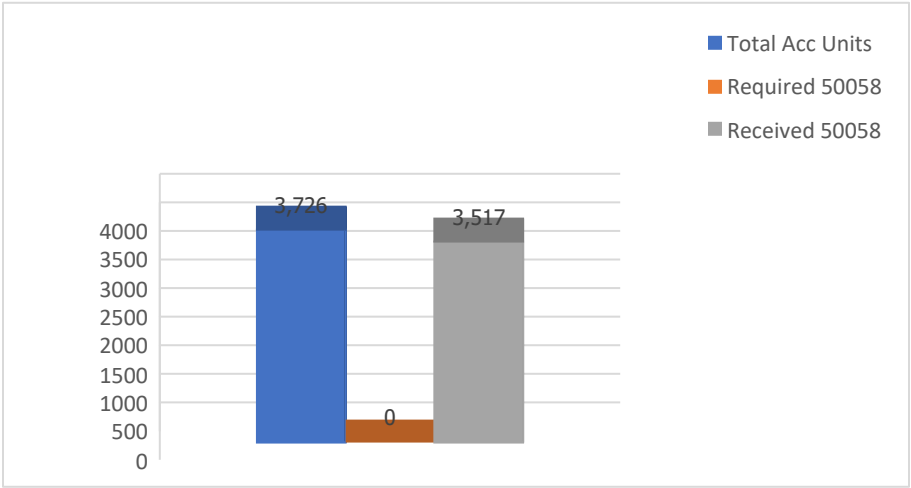
Resident Characteristics Report

Program Type: All Relevant Programs
Effective Dates Included: 12/01/2024 through 03/31/2026

Property: Waitlist Property, , RCPHA Default, , Conventional Property Template, Affordable Housing Template, PH - Shiloh Towers, PH - Hawley Manor, PH - Warren Manor, PH - Beach Haven Towers, PH - Millview Manor, PH - John Kuester Manor, PH - Orchard Manor, PH - Scattered Sites East, PH - Scattered Sites West, LCHA Rentals, Marion Jones Relocation, OIG Witness Protection, Olmstead Class - SRN - (leaving program), Voucher - Tenant Protected Voucher, Voucher - VASH, voufup - Family Unification Program, Voucher - FUP 2009, Voucher - FUPY, Voucher - EHV, Voucher - NED, Voucher - Housing Choice Voucher, Voucher - Project Based, Voucher - Mainstream, Voucher - Enhanced, PBV - A Safe Place I, PBV - A Safe Place II, PBV - Brookstone Coles Park, PBV - Colonial Park, PBV - Fairhaven Crossing, PBV - Library Lane, PBV - Regency Coles Park, PBV - Woodstone Apts., PBV - Lake Front Sr. Res, PBV - Tiffany Apts., PBV - Lake Zurich, PBV - Mundelein Sr. Apts, PBV - Beech Street Sr. Lofts, PBV - Rosewood, Central Office Cost Center, Midlothian, All programs, HCV Administrative Fees - NON HAP, Port Outs, Housing Counseling, Business Activities, Aim North, IL01P056501-20 Cap Fund, IL01P056501-21 Cap Fund, IL01P056501-22 Cap Fund, IL01P056501-23 Cap Fund, Capital Funds, All Public Housing Units, Voucher - Fair Share, , FSS Grant Program, IL01P056501-24 Cap Fund, PBV- Starling Senior Apartments, IL01P056501-25 Cap Fund, PBV - Eve B. Lee Place, LP

Units Information

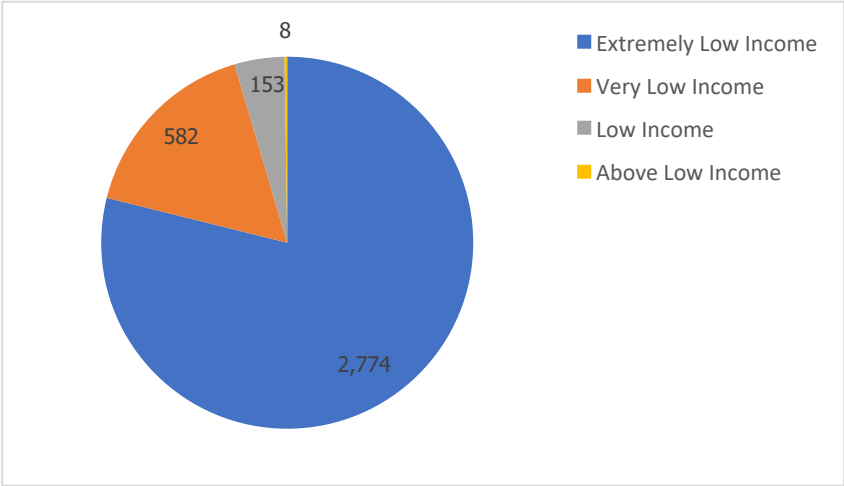
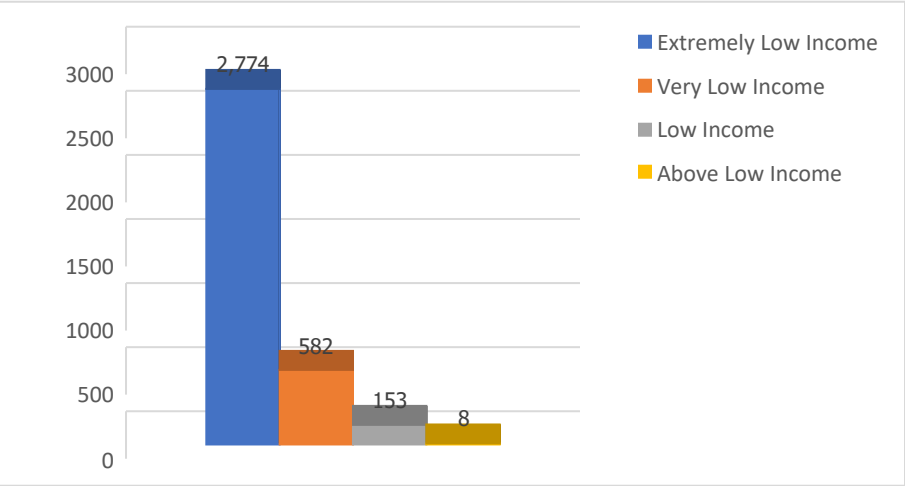
ACC Units	Family Report (50058) Required	Family Report (50058) Received
3,726	0	3,517



Income Information

Distribution by Income. Average Annual as a % of 50058

Extremely Low Income, 0% - 30% of Median		Very Low Income, 31% - 50% of Median		Low Income, 51% - 80% of Median		Above Low Income 81% + of Median	
Count	Percent	Count	Percent	Count	Percent	Count	Percent
2,774	79	582	17	153	4	8	0

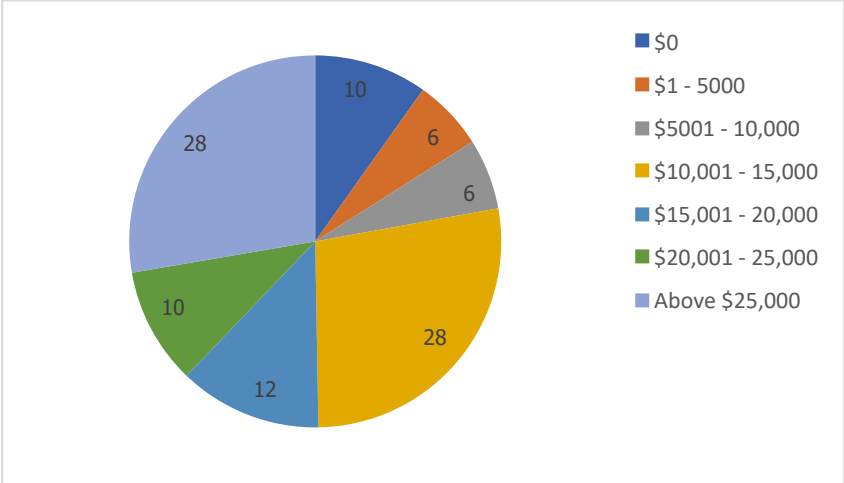
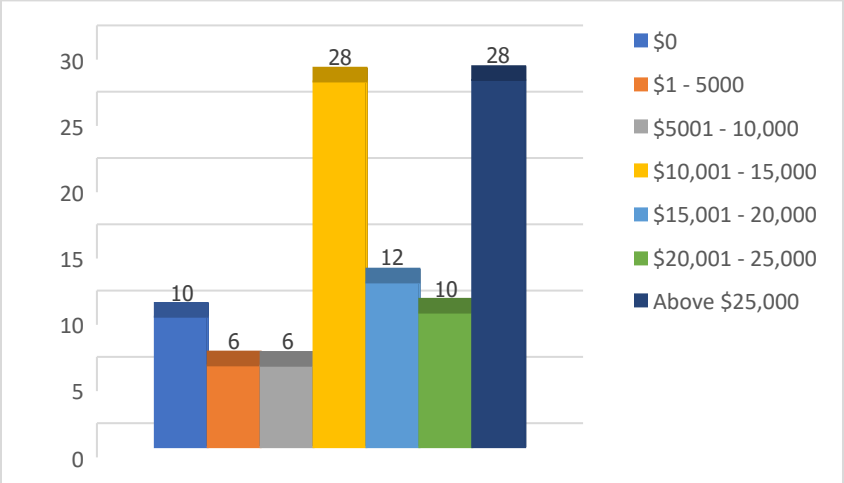


Average Annual Income (\$)

Average Annual Income
19,507

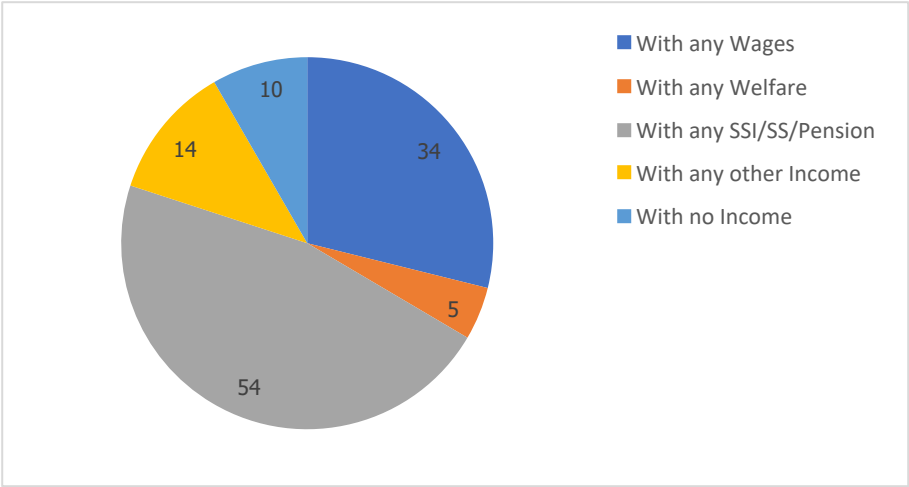
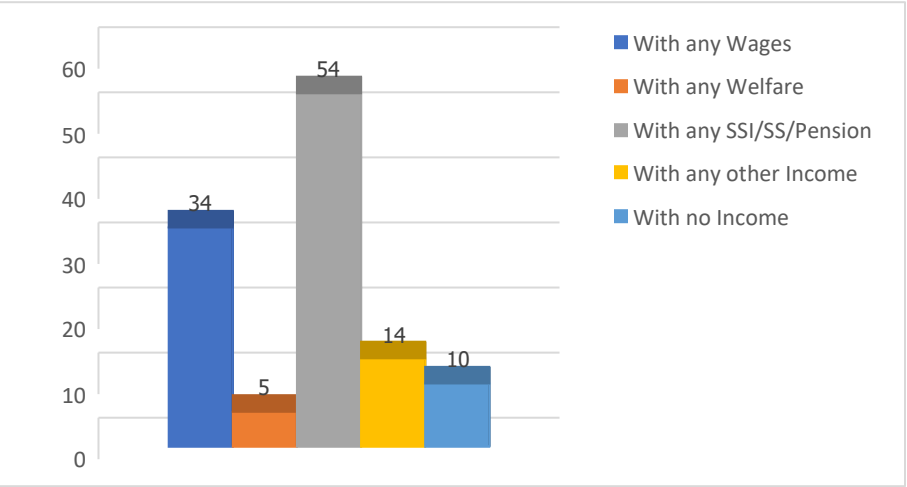
Distribution by Income as a % of 50058

\$0	\$1 - \$5000	\$5001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
10	6	6	28	12	10	28



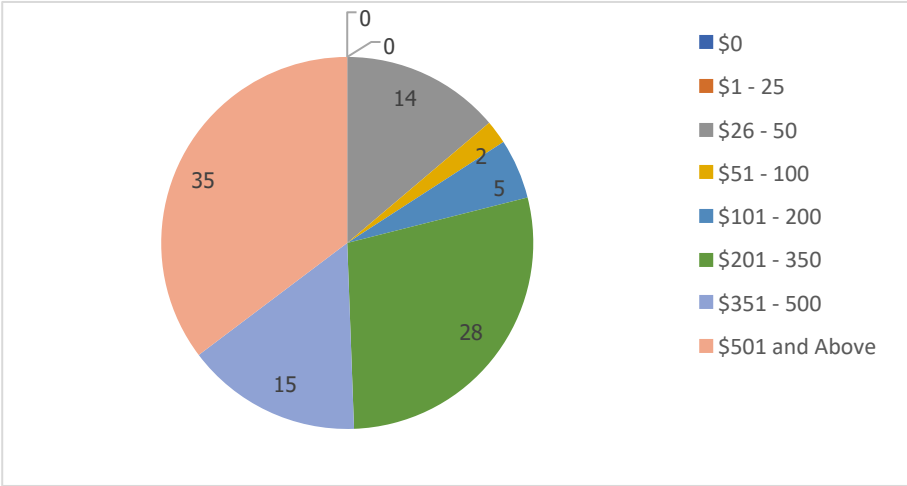
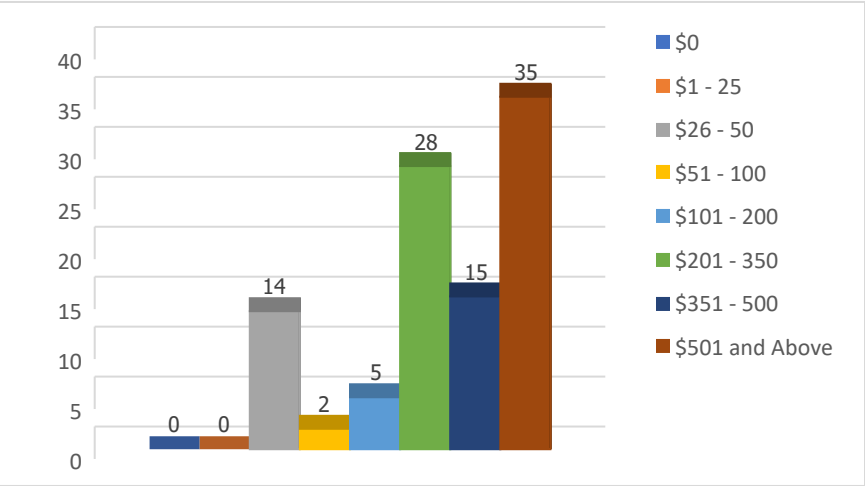
Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
34	5	54	14	10



Distribution by Total Tenant Payment as a % of 50058

\$0	\$1 - \$25	\$26 - \$50	\$51 - \$100	\$101 - \$200	\$201 - \$350	\$351 - \$500	\$501 and Above
0	0	14	2	5	28	15	35



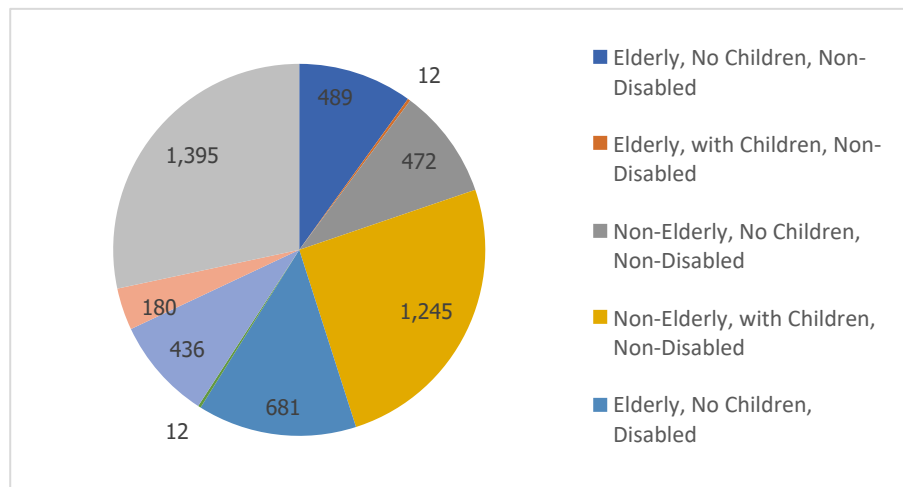
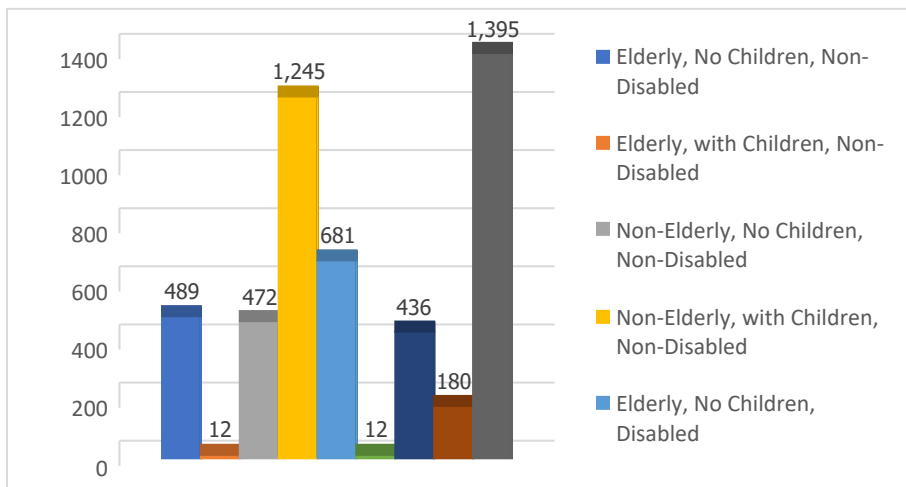
Average Monthly TTP (\$)

Average Monthly TTP
470

Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, No Children, Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
489	14	12	0	472	13	1,245	35	681	19	12	0	436	12

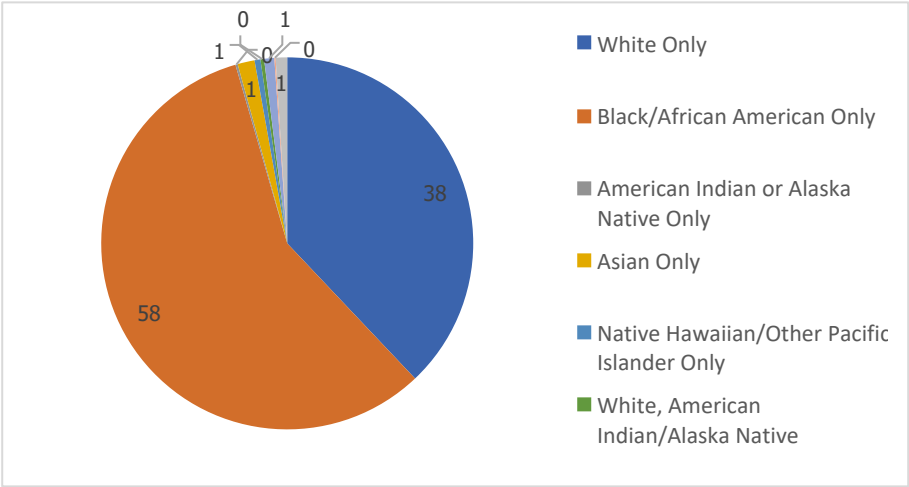
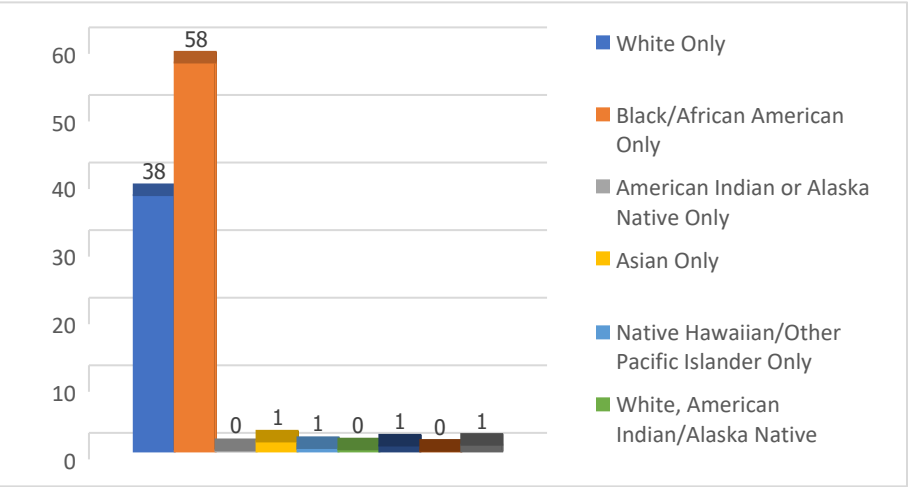
Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
180	5	1,395	40

**Average TTP by Family Type (\$)**

Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
440	403	474	519	421	610	400	558	523

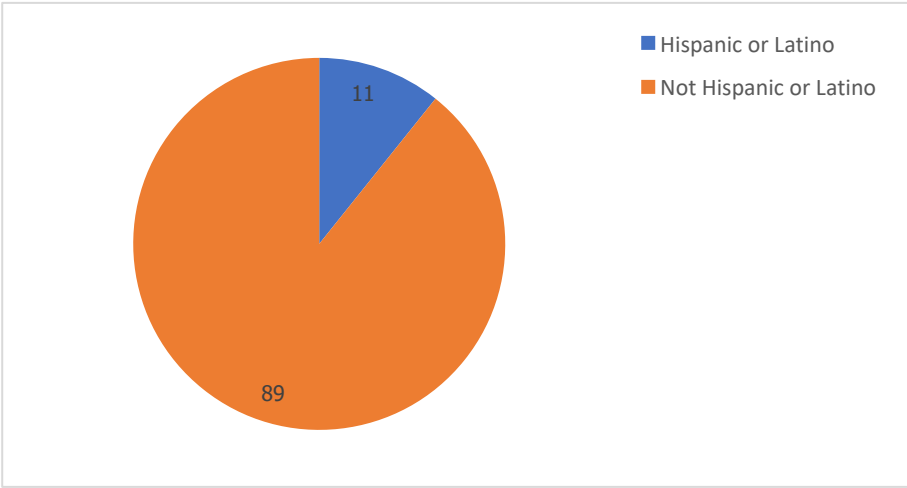
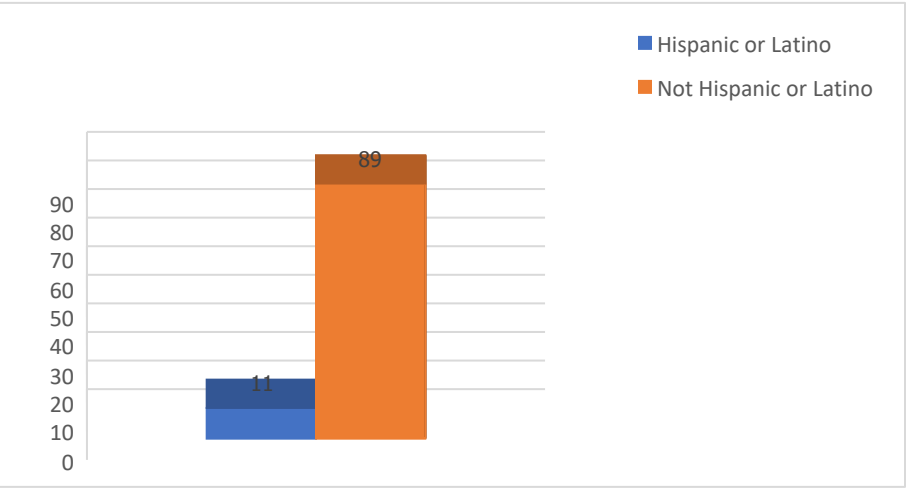
Distribution by Head of Household's Race as a % of 50058

White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina- tions
38	58	0	1	1	0	1	0	1



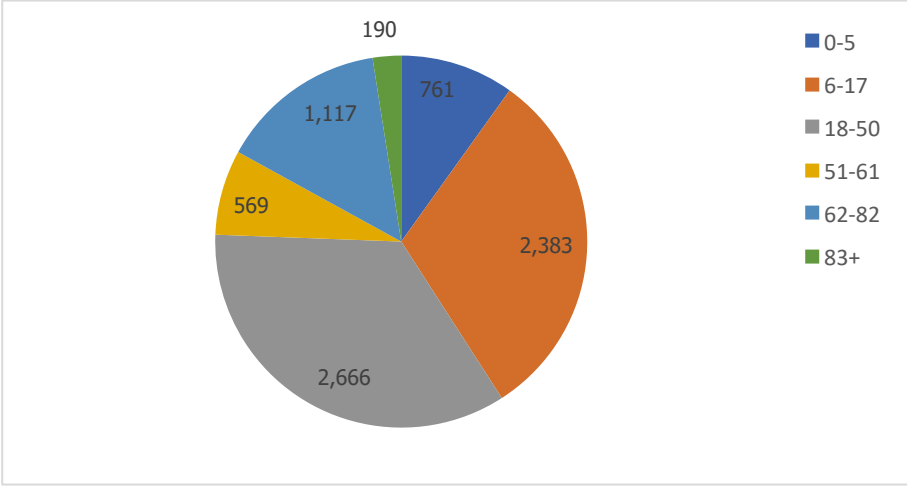
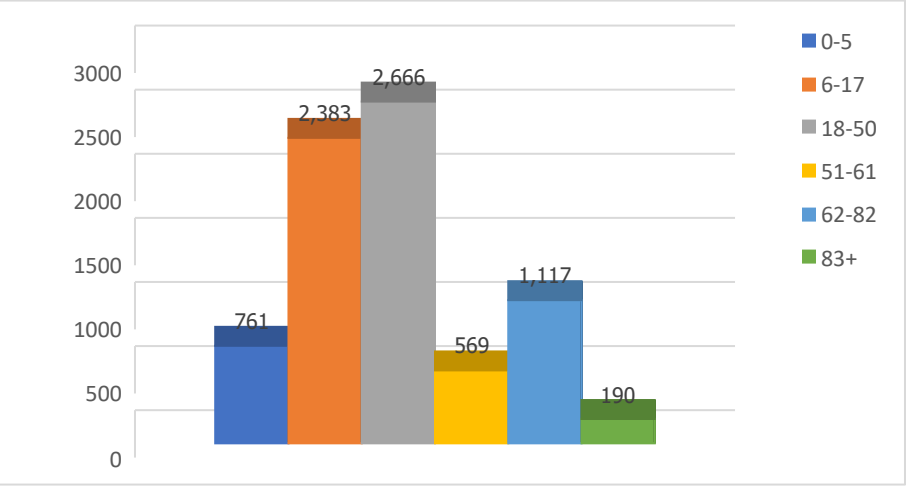
Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
11	89



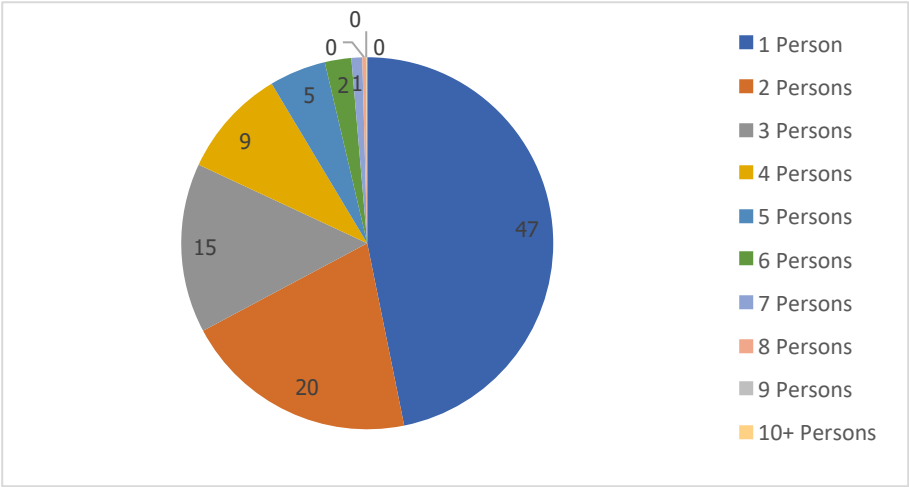
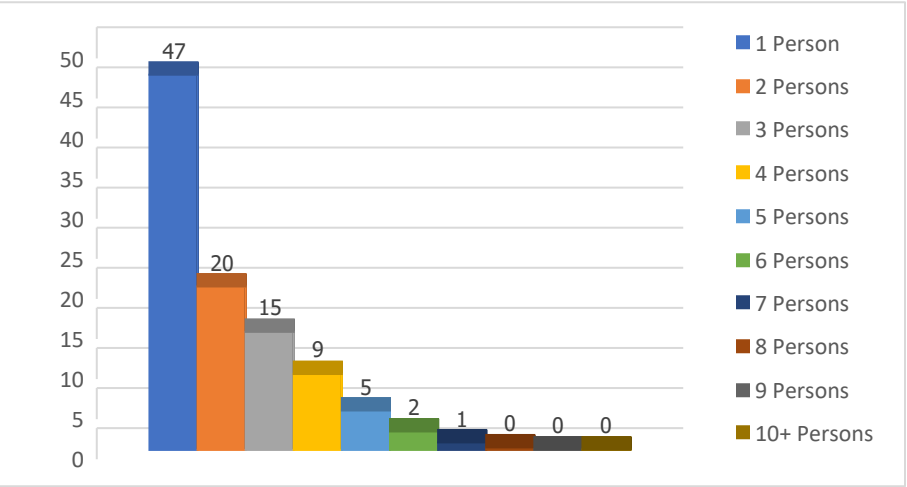
Distribution by Household Member's Age as a % of Total Household Members

0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
761	10	2,383	31	2,666	35	569	7	1,117	15	190	2



Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
47	20	15	9	5	2	1	0	0	0

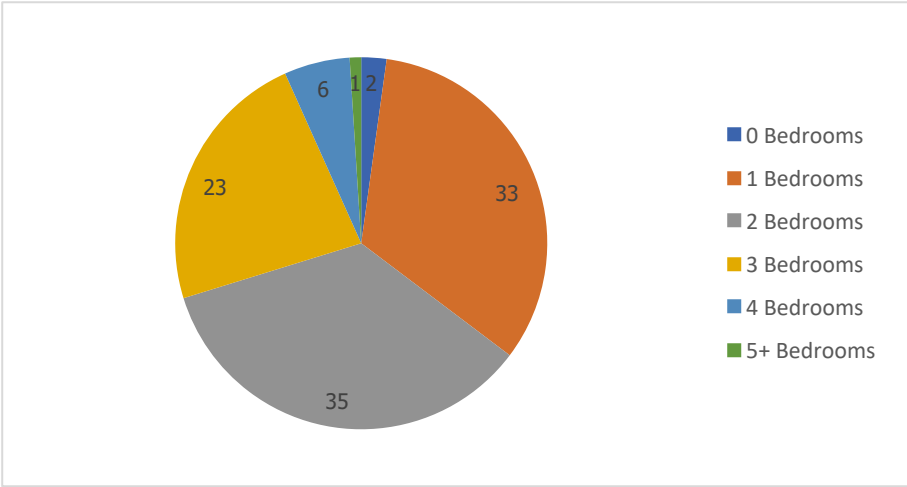
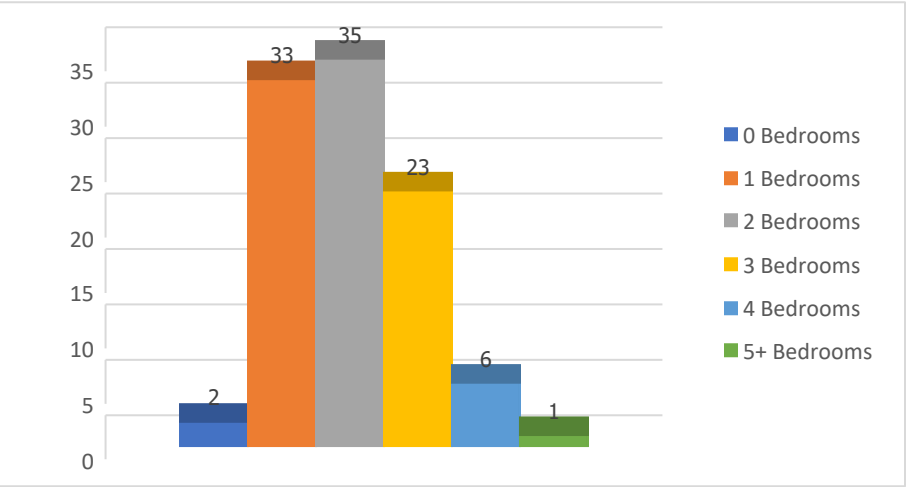


Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
7,686	2	3,517

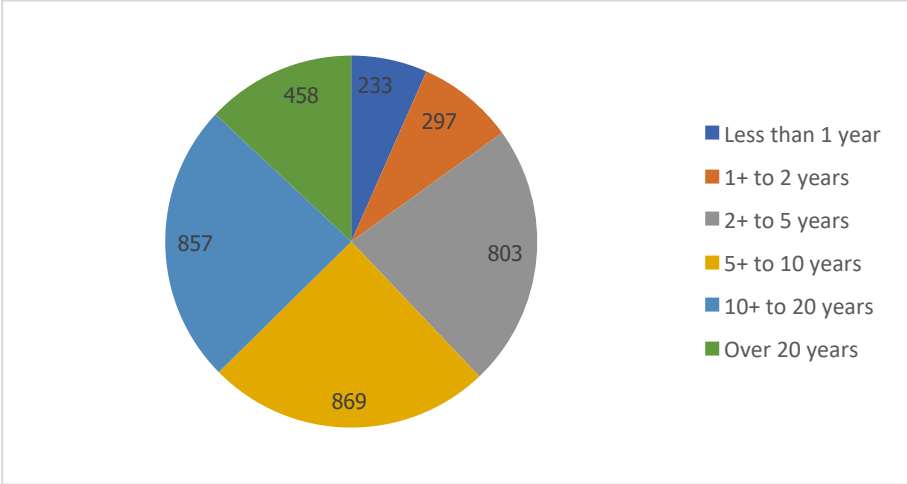
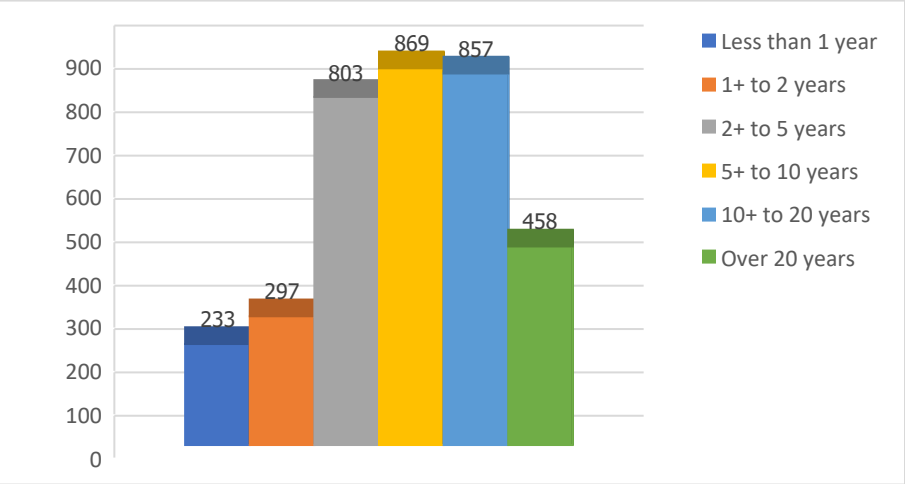
Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
2	33	35	23	6	1



Distribution by Length of Stay as a % of 50058 (currently assisted families)

Less than 1 year		1+ to 2 years		2+ to 5 years		5+ to 10 years		10+ to 20 years		Over 20 years	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
233	7	297	8	803	23	869	25	857	24	458	13



Voucher Utilization Report

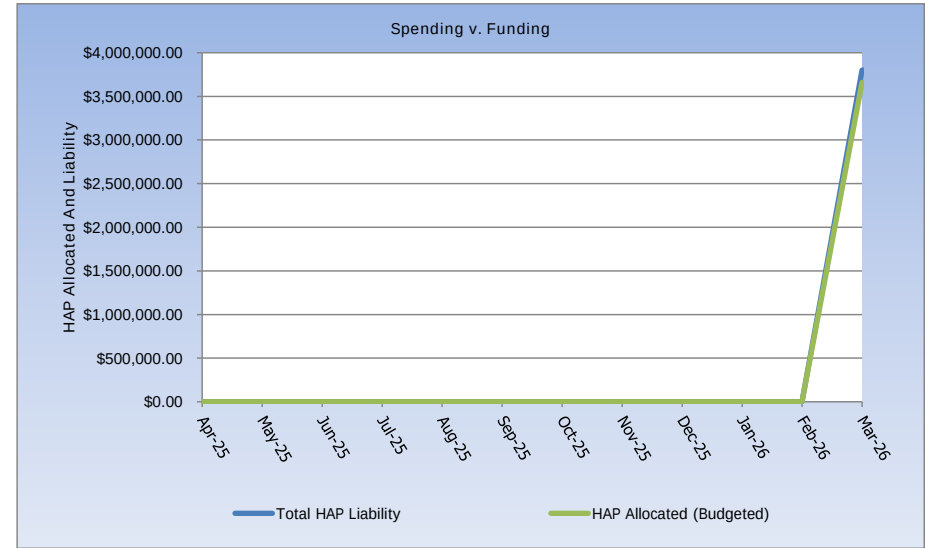
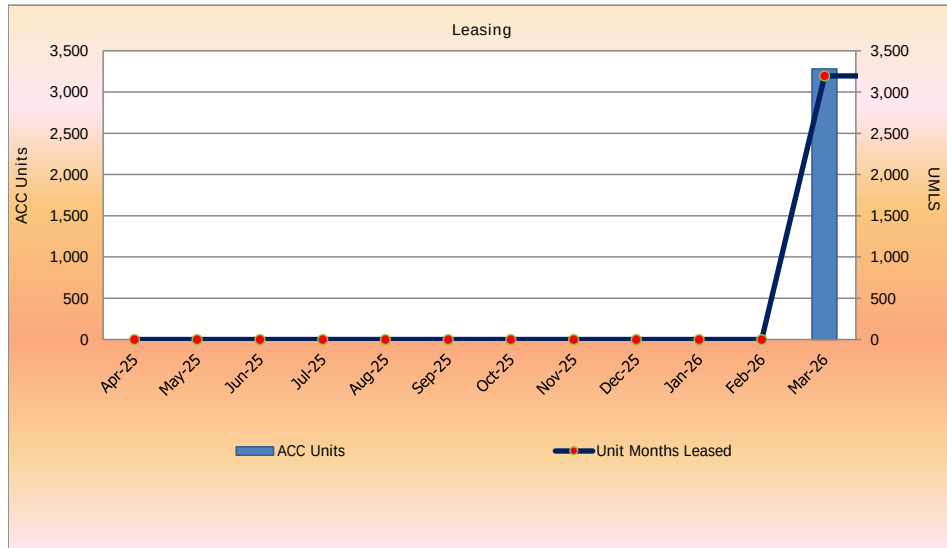
Property: .allhcv

As of Month: 03/2026

Book: Accrual

Indicates VMS not generated

2026	HAP Allocated (Budgeted)	HAP Posted	HAP Unposted	Total HAP Liability	Variance	% Variance	ACC Units	Unit Months Leased	Percent Leased (monthly)	(Over)/Under Leased by Unit	HUD-Funded PUC	Actual PUC	Max ACC Total Units at Actual PUC	Available Units at Actual PUC
Apr-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
May-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Jun-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Jul-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Aug-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Sep-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Oct-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Nov-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Dec-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Jan-26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Feb-26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Mar-26	\$3,658,996.40	\$3,796,364.00	\$4,053.00	\$3,800,417.00	(\$141,420.60)	-3.87%	3,282	3,196	97.38%	86	\$1,114.87	\$1,189.12	3077	0
Total	\$3,658,996	\$3,796,364	\$4,053	\$3,800,417	(\$141,421)	-3.87%	3,282	3,196	97.38%	86	\$1,115	\$1,189	3,077	0





HCV Report

March 2026

Program Summary:

- Total Vouchers Authorized: 3,192
- Total Vouchers Issued: 0
- Total Vouchers Leased: 3,020
- Utilization Rate: 94.6%

Waiting List Status:

- Total on Waiting List: 628
- Date WL last opened: 02/25/2022
- Projected WL Re-opening: Not Yet Determined

Portability Monthly Activity:

- Port-ins Total: 58
- Port-in processed (New Admission): 0
- Port-mi processed (move-ins): 4
- Port-ins briefed: 4
- Port-outs: 5
- Portable Vouchers Paid: 111

HCV Monthly Activity:

- New Admissions: 0
- Vouchers Issued but searching: 14
- Terminations: 0
- Hearings: 2
- EOP's: 7
 - *Relinquished: 3
 - *Family Obligations: 2
 - *PBV non-renewal:
 - *180 days Zero HAP:
 - *Vacated No Notice:
 - *Deceased:
 - *Eviction: 2
 - *Criminal / Fraud:
 - *Damages:

Special Program Activity:

- | | | |
|-------------------------------------|-----------------|----------------------------------|
| • Vash Vouchers: | Authorized: 6 | (Leased 6 / Vchrs Searching 0) |
| • FUP/FUPY/FUP09 Vouchers | Authorized: 285 | (Leased 227 / Vchrs Searching 3) |
| • Emergency Housing Vouchers (EHV): | Authorized: 52 | (Leased 47 / Vchrs Searching 1) |
| • Mainstream (MS5) | Authorized: 90 | (Leased 70 / Vchrs Searching 2) |
| • Fairshare: | Authorized: 15 | (Leased 12 / Vchrs Searching 0) |



PBV Activity:

Move-ins (leased): 5 (BCP: 3 /SAFE2: 1 / WSA: 1)

Brookstone Coles Park (BCP)	Authorized: 131 (Leased 119 / Vacant 12)
Beech Street Sr. (BSSL):	Authorized: 18 (Leased 18 / Vacant 0)
Colonial Park (Colonial)	Authorized: 60 (Leased 54 / Vacant 6)
Fairhaven Crossing (FHC)	Authorized: 13 (Leased 13 / Vacant 0)
Lake Front Sr. Res (LFSR):	Authorized: 25 (Leased 25 / Vacant 0)
Library Lane (LIBRARY):	Authorized: 135 (Leased 130 / Vacant 5)
Mundelein Sr. Apts (MSA):	Authorized: 45 (Leased 45 / Vacant 0)
Regency Coles Park (RCP):	Authorized: 48 (Leased 45 / Vacant 3)
A Safe Place I (Safe1)	Authorized: 17 (Leased 13 / Vacant 4)
A Safe Place II (Safe 2)	Authorized: 20 (Leased 18/ Vacant 2)
Starling Senior Apts (SSA)	Authorized: 15 (Leased 15 / Vacant 0)
Tiffany Apts (TIFFANY)	Authorized: 28 (Leased 28 / Vacant 0)
Woodstone Apts (WSA)	Authorized: 59 (Leased 57 / Vacant 2)
Lake Zurich (ZURICH)	Authorized: 2 (Leased 1 / Vacant 1)

Inspections & HQS Compliance (McCrigh):

- Inspections Conducted: 184
- Pass Rate: 64.1% (118) / Fail Rate: 15.8% (29) / Inconclusive 20.1% (37)
- Annual Re-inspections Total: 27
- Units in Abatement: 6 (3 passed / 2 Inconclusive / 1 Fail)

Financial Overview:

- HAP (Housing Assistance Payments) Disbursed: \$3,683,739.58
- Admin Fee Revenue: \$308,338.00
- Admin Fee Expenses: \$84,265.10
- Reserve Balance (Admin Fee): \$442,634.37
- Projected HAP Reserve (Net Restricted Assets): \$1,037,097.57
- Portable Vouchers Paid (HAP): \$235,034.97

Unit Availability

For Selected Properties

As Of = 03/31/2026

Property	Name	Avg.	Avg.	Units	Occupied	Vacant	Vacant	Notice	Notice	Avail	Model	Down	Admin	% Occ	% Occ	% Leased	% Trend
		Sq Ft	Rent		No Notice	Rented	Unrented	Rented	Unrented					w / NonRev			
bht	PH - Beach Haven Towers	0.00	0.00	99.00	96.00	0.00	2.00	0.00	1.00	3.00	0.00	0.00	0.00	97.98	97.98	97.98	96.97
hawley	PH - Hawley Manor	0.00	0.00	50.00	49.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	98.00	98.00	98.00	98.00
jkm	PH - John Kuester Manor	0.00	0.00	25.00	23.00	0.00	0.00	0.00	2.00	2.00	0.00	0.00	0.00	100.00	100.00	100.00	92.00
millview	PH - Millview Manor	0.00	0.00	25.00	23.00	0.00	1.00	0.00	1.00	2.00	0.00	0.00	0.00	96.00	96.00	96.00	92.00
orchard	PH - Orchard Manor	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
shiloh	PH - Shiloh Towers	0.00	0.00	59.00	57.00	0.00	1.00	0.00	1.00	2.00	0.00	0.00	0.00	98.31	98.31	98.31	96.61
sse_amp4	PH - Scattered Sites Ea...	0.00	0.00	52.00	46.00	0.00	5.00	0.00	1.00	6.00	0.00	0.00	0.00	90.38	90.38	90.38	88.46
ssw_amp5	PH - Scattered Sites We...	0.00	0.00	17.00	16.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	94.12	94.12	94.12	94.12
warren	PH - Warren Manor	0.00	0.00	50.00	46.00	0.00	4.00	0.00	0.00	4.00	0.00	0.00	0.00	92.00	92.00	92.00	92.00
Total		0.00	0.00	402.00	381.00	0.00	15.00	0.00	6.00	21.00	0.00	0.00	0.00	96.27	96.27	96.27	94.78

Aged Receivables

Account: 11220-0000 Age As Of: 03/31/2026 Post To: 03/2026

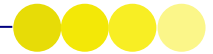
Property	Property	Total	0-30	31-60	61-90	Over 90	Prepays	Balance
	Name	Unpaid	days	days	days	days		
Charges								
bht	PH - Beach Haven Towers	5,132.10	2,404.17	1,624.94	709.00	393.99	0.00	5,132.10
hawley	PH - Hawley Manor	-281.45	901.00	-187.45	-1,049.00	54.00	0.00	-281.45
jkm	PH - John Kuester Manor	5,409.00	1,140.00	528.00	550.00	3,191.00	0.00	5,409.00
millview	PH - Millview Manor	1,521.00	1,321.00	15.00	15.00	170.00	0.00	1,521.00
orchard	PH - Orchard Manor	1,171.00	242.00	155.00	45.00	729.00	0.00	1,171.00
shiloh	PH - Shiloh Towers	4,604.49	1,987.00	1,479.49	561.00	577.00	0.00	4,604.49
sse_amp4	PH - Scattered Sites East	41,331.83	4,215.32	5,051.98	4,074.91	27,989.62	0.00	41,331.83
ssw_amp5	PH - Scattered Sites West	9,143.19	800.00	670.00	666.00	7,007.19	0.00	9,143.19
warren	PH - Warren Manor	1,921.45	923.45	1.00	30.00	967.00	0.00	1,921.45
Total		69,952.61	13,933.94	9,337.96	5,601.91	41,078.80	0.00	69,952.61

Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=03/01/2026-03/31/2026

										Avg.
										Days
										Average If WO
Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory \$	Material \$	Labor \$	Total \$	\$	Completed
bht PH - Beach Haven Towers	42	0.00	0.00	1,125.15	0.00	0.00	0.00	0.00	0.00	12.00
hawley PH - Hawley Manor	29	0.00	0.00	420.94	0.00	0.00	0.00	0.00	0.00	28.00
jkm PH - John Kuester Manor	8	0.00	0.00	19.61	0.00	0.00	0.00	0.00	0.00	5.00
millview PH - Millview Manor	7	0.00	0.00	11.50	0.00	0.00	0.00	0.00	0.00	7.00
orchard PH - Orchard Manor	10	0.00	0.00	4.03	0.00	0.00	0.00	0.00	0.00	9.00
shiloh PH - Shiloh Towers	28	0.00	0.00	44.57	0.00	0.00	0.00	0.00	0.00	11.00
sse_amp4 PH - Scattered Sites East	34	0.00	0.00	73.78	0.00	0.00	0.00	0.00	0.00	10.00
ssw_amp5 PH - Scattered Sites West	11	0.00	0.00	25.12	0.00	0.00	0.00	0.00	0.00	6.00
warren PH - Warren Manor	25	0.00	0.00	16.28	0.00	0.00	0.00	0.00	0.00	8.00
	194	0.00	0.00	1,740.99	0.00	0.00	0.00	0.00	0.00	96.00



March 2026
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition
Coordinator Submitted 4/6/26

BATCH # 10

Thirteen (13) Homes for Disposition SAC APPLICATION – DDA # 0013258 (submitted on 11/28/24)

- LCHA received approval from HUD/SAC on 2.12.25
- Worked with LCHA Maintenance, and vendors, lenders and appraisers to complete various home repair items on one (1) home: 37055 N Capillo
- 630 Orton, Wauconda, IL
 - Continued conversations with the tenant:
 - receiving Court Based Rental assistance program (CBRAP)
 - Finalizing Tenant Payment Agreement (TPA)
- 37182 Route 59, Lake Villa, IL
 - Home is vacant, LCHA maintenance cleaned
 - Discovered mold in Crawl Space
 - Received estimates, picked vendor to remediate mold

BATCH # 11

Twelve (12) Homes for Disposition SAC APPLICATION DDA - 00-13800 (Submitted DDA on 12/08/25)

- LCHA received approval from HUD/SAC on 2.25.25
- Plan for next steps
 - Completed eight (8) intake meetings with PH tenants

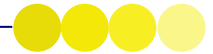
BACH # 12 – Eminent Domain

Homes for Disposition SAC APPLICATION – DDA # - 00-13386

- Submitted DDA on 11/20/25
- Continued Communications with SAC and IDOT

BATCH # 13

- Finalized list of Eight (8) homes in AMP 4 and AMP 5 to sell
- Schedule home visits for all eight (8) homes for:
 - Radon testing, Appraisals and LBP testing (four (4) homes)
- Sent list to LCCD to begin working on ERR's
- Sent list to attorney to obtain the Deeds and the Legal Descriptions



March 2026 Procurement Report Summary Submitted by: Stacy Davis-Wynn

During March 2026, three (3) procurements were actively in progress. These included the Roof Assessment & Replacement at 323 Normandy Ln, Grayslake, IL, procured through the Small Purchase method, with an estimated value of \$8,966.18; the installation of two (2) 81-gallon hot water heaters at Hawley Manor, procured through the Competitive method with an estimated value of \$31,988.00; and the Violet Townhomes Unit Turn – AMP 4 in Mundelein, IL, with an estimated value of \$119,515.68 through a Cooperative Agreement. All procurements were funded through PH Operating Funds.

Three (3) contracts were executed during the month. KS Builders was awarded the roof assessment and replacement project on March 30, 2026. Reliance Plumbing was awarded the installation of the hot water heaters on March 30, 2026. Leopardo was awarded the Violet Townhomes unit turn project on March 20, 2026.

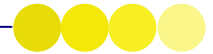
All three procurements progressed to completion, with work finalized between April and May 2026. Final costs for each project remained consistent with the original estimated amounts, and all payments will be made using PH Operating Funds.

Compliance

- All procurements adhered to established purchasing thresholds and applicable procurement methods.
- One (1) procurement required Board approval, this action exceeded the **\$50,000 threshold**.

Purchasing Thresholds

- **Micro Purchase:** Up to \$10,000
- **Small Purchase:** \$10,000 – \$25,000
- **Board Approval:** \$50,000 and above (Resolution required)
- **Cooperative Agreements / Piggyback / Joinder:** (Sourcewell, OMNIA Partners, GSA, TIPS, etc.)
- **Competitive Procurement:** IFB or RFP



Family Self-Sufficiency (FSS) & Special Programs

FSS Participants Escrow Report Current Tenants with an Escrow Balance as of: 03/31/2026

	Current Amount Disbursed	Current Escrow Balance
Total:	(950.00)	1,140,576.37

Average:	Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
	Enrollment	4	0.00	0.00	0.00	0.00
	Progress	137	13,255.99	315.64	(6.93)	8,149.51
	Exit	3	25,596.33	0.00	0.00	8,031.36
		144	13,820.78	300.29	(6.60)	7,920.67

FSS Program Report March 2026

	HCV	PH	TOTAL
FSS GRADUATES	2	0	2
FSS PORT-OUT	0	0	0
% of TOTAL CURRENTLY EMPLOYED	102/70%	1/33%	103/70%
HIGHEST ESCROW CREDIT (February 2026)	\$1,706	\$1,002	N/A
HIGHEST ESCROW BALANCE (February 2026)	\$54,872.33	\$19,658.88	N/A
REVISED FSS PROGRAM MIN	50	N/A	50
FSS HOMEOWNER (to date)	23	0	23

Completed by: FSS Team
Date: 03/30/26

Family Self-Sufficiency (FSS) Program Report

Submitted by Heidi Semenek, Director of FSS & Special Programs

March was a productive and collaborative month for the Family Self-Sufficiency (FSS) Department, as staff continued to provide supportive services, resources, and educational opportunities to assist participating families in progressing toward economic independence.

FSS Lead Specialist Jelena Milunovic conducted six FSS information sessions during the month. As a result, three participants are pending enrollment, two are considering participation, and one declined due to a high Total Tenant Payment (TTP). Jelena continues to play an integral role in training the department's two FSS Coordinators, both of whom are progressing well as they build knowledge of program operations.

The program also celebrated two FSS graduates in March, Marquitta Kidd and Tammy Taylor. Staff look forward to sharing their success stories in an upcoming report.

Budgeting & Reducing Debt Virtual Workshop – March 11, 2026

In March, the FSS program hosted a virtual financial literacy workshop in partnership with Consumer Credit Counseling Service of Northern Illinois, focused on budgeting and debt management.

The session provided participants with practical tools to strengthen financial stability and build long-term self-sufficiency. Key topics included the importance of developing and maintaining a monthly budget, evaluating spending habits, distinguishing between needs and wants, and identifying common "budget busters," such as subscription services and discretionary spending.

Participants also learned strategies for reducing debt, including managing high-interest credit card balances and utilizing repayment methods such as the snowball approach. The workshop emphasized the importance of consistent savings, including the benefits of compound interest and the concept of "paying yourself first."

Additionally, attendees were introduced to free, one-on-one financial counseling services available through the organization. Overall, the workshop provided valuable financial education and resources to support participants in achieving greater economic independence.

Job Center Partner Cross-Training Event Virtual – March 13, 2026

Staff participated in the quarterly Job Center Partner Cross-Training Event, which brought together 49 staff members from 17 community organizations. The theme, *"Success Through Partnership,"* emphasized the importance of collaboration in serving individuals with barriers to employment.

Participating organizations shared updates and success stories highlighting services for justice-involved individuals, immigrants, and individuals with disabilities. Presentations included:

- **Hispanic American Community Education and Services (HACES)**, represented by Ivette Martinez, highlighting programs such as immigration and citizenship services, DACA support, “Know Your Rights” education, and parent mentor programs.
- **Legacy Reentry Foundation**, founded by George and Regina Moore, focusing on services for justice-involved individuals reentering the community.
- A collaborative partnership between the College of Lake County, Workforce Development, and the Division of Rehabilitation Services, which shared success stories of individuals gaining employment through coordinated training and support services.

Staff also viewed a Job Center overview video demonstrating how partners serve both job seekers and local businesses, as well as learned about tools such as pre-screening forms, resume workshops, and employment readiness resources available to participants.

FSS Office Hours – March 17, 2026

Staff attended the monthly FSS Office Hours hosted by HUD, which provided program updates, funding information, and upcoming training opportunities.

HUD announced the upcoming release of the FSS Annual Report Survey, which will collect qualitative feedback from both funded and unfunded programs nationwide. The survey aims to better understand program implementation across Public Housing Authorities (PHAs) and Project Based Rental Assistance (PBRA) properties, identify best practices, and highlight areas for improvement.

Ongoing Support

The FSS team continues to provide individualized case management, follow-up services, and goal planning for participants. Staff remain committed to connecting families with resources that promote long-term housing stability and economic self-sufficiency. The department looks forward to continued program growth and expanded collaboration with community partners in the months ahead.

Resident Opportunity and Self-Sufficiency (ROSS) Program Report Submitted by Janet Lennemann, MS, ROSS Coordinator

Health and Well-Being

ElderCARE of Lake County is scheduled to host “pop-up” events at Orchard Manor, Millview Manor, and Shiloh Towers. While the primary focus is promoting digital literacy and technology access, the agency also offers supportive services such as transportation, visiting companions, and food pantry assistance, all of which contribute to improved health and well-being.

Additionally, Monica from Oak Street Health will return to Warren Manor and Shiloh Towers to facilitate a spring craft activity. These events continue to be well received, as they encourage social engagement and creativity among residents.

Digital Literacy / Computer Skills

Congratulations to eleven residents across multiple sites who successfully completed the Digital Literacy “Learn to Earn” program. Participants included:

- Millview Manor (4)
- Beach Haven Towers (1)
- Hawley Manor (1)
- Warren Manor (5)

Participants completed two instructional courses led by the ROSS Coordinator and passed two proctored exams to earn a new Dell laptop on March 31, 2026.

This achievement reflects the strong motivation and commitment of residents, demonstrating that it is never too late to learn new skills. Through the Northstar Digital Literacy curriculum and the Lake County Digital Literacy Initiative, participants now have the tools to continue their learning. Access to personal laptops has also reduced barriers, allowing residents to fully engage in coursework without relying on smartphones.

Additionally, this month’s board report features Stella Sims, a resident of Beach Haven Towers, who successfully completed the Digital Literacy “Learn to Earn” program. Stella was selected to present her digital growth journey at the quarterly Lake County Digital Growth Initiative meeting, demonstrating both her progress and confidence in applying newly developed skills.

The ROSS Coordinator also presented at the meeting, sharing an instructor’s perspective and approach to teaching the Northstar Online Learning (NSOL) curriculum.

Congratulations to Stella on this outstanding achievement and for exemplifying the impact of digital literacy programming.



Financial Literacy

Residents continue to benefit from workshops led by Jared from Verizon, who provides engaging presentations on cost-saving opportunities related to communication services. Sessions were held at John Kuester Manor, Orchard Manor, and Millview Manor during March.

Additional financial literacy efforts included guidance on accessing and monitoring benefits such as LIHEAP, the Low-Income Discount (LID), and Energy Efficiency Programs. Residents were provided with

step-by-step instructions and encouraged to connect with Community Action Partners (CAP) for assistance. The ROSS Coordinator continues to serve as a liaison for the Energy Efficiency Program.

Aging in Place

An increase has been observed in residents receiving homemaker services through Medicare Advantage plans, helping to reduce wait times typically associated with the Illinois Department on Aging (IDOA) referral process through Catholic Charities.

These services provide critical support, including assistance with shopping, transportation to medical appointments, and daily tasks, ultimately reducing financial and logistical barriers for residents.

One notable success includes a Korean-speaking resident who was matched with a homemaker of similar cultural background. This has enhanced the resident's quality of life through culturally appropriate meals, transportation to familiar markets, and communication in his native language.

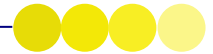
ROSS Enrollment

- Millview Manor: 7
- Orchard Manor: 10
- Beach Haven Towers: 14
- John Kuester Manor: 1
- Hawley Manor: 11
- Shiloh Towers: 8
- Warren Manor: 6

Total Participants: 57

Program Updates

Enrollment has increased, primarily driven by participation in the Northstar Digital Literacy Program. Continued engagement in digital literacy initiatives is expected to further support resident self-sufficiency and program growth.



Housing Counseling Program

Impact Report – March 2026

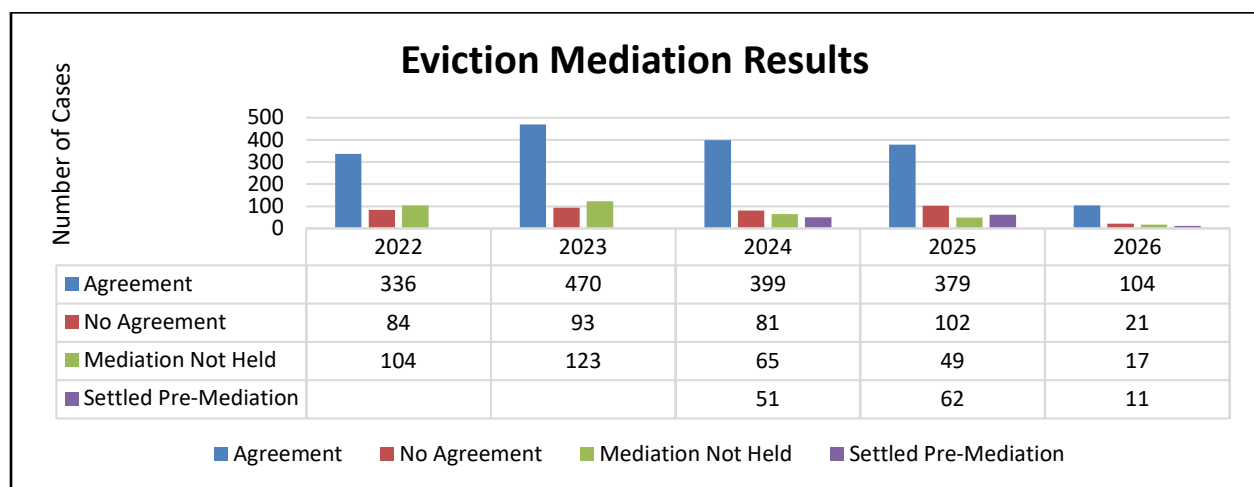
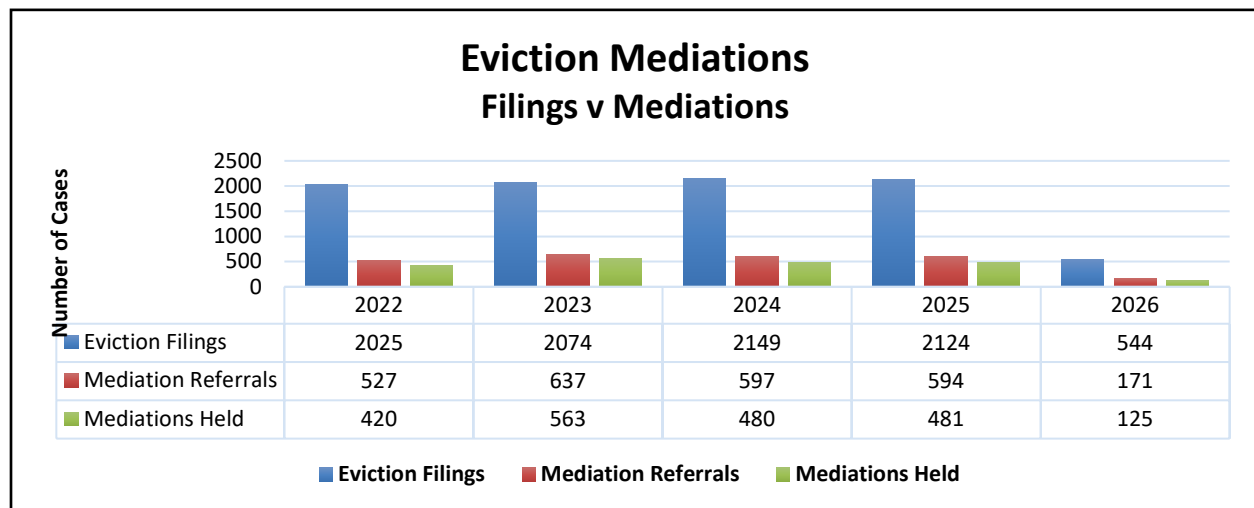
Submitted by Elizabeth Werning, Int Dir of Housing Counseling Programs

New Program Participants – Unique Households	MAR 2026
First Time Home Buyers	23
Families That Rent	46
Homeowners Facing Foreclosure	30
Families Facing Eviction	26

Housing Counseling Impacts	MAR 2026
Households for Whom Counselor Developed a Customized Budget	125
Families That Received Information on Fair Housing	333
Households Who Received Info on Affordable Housing Options	35
Families That Were Referred for Legal Representation	27
Families Who Closed on Their New Homes	3
Households Saved from Foreclosure	11
Households Who Attended a Homebuyer Education Workshop	80
Households Who Attended a Rental / Tenant's Workshop	77
Households Who Attended a Foreclosure Prevention Workshop	13
Households Who Attended a Financial Literacy Workshop	38

Update on the 19th Circuit Court Eviction Mediation Program:

Since 2022, LCHA's Housing Counselors have been administering the 19th Circuit Court Eviction Helpdesk every Thursday at the Waukegan Courthouse in room C404. The helpdesk is a collaborative cohort between LCHA, the Court, Legal Aide, and volunteer attorney mediators. At the helpdesk, counselors provide application assistance, mediation services between landlord and tenants, as well as vital resources for those households in eviction court, landlords seeking ways to maintain their tenants without losing rent payments, or anyone interested in affordable housing, wraparound services, or preventing eviction. Attached is an impact matrix showing the number of households assisted by LCHA at the courthouse since the inception of this program.



Client Narrative:

Mr. C originally enrolled in Housing Counseling in 2024, when a neighbor's accusation that he and his wife smoked in his LIHTC-funded rental unit resulted in the threat of eviction. A non-smoker with two grade school children and several disabilities preventing him from finding alternative market rate housing, Mr. C was terrified of losing his subsidized unit and the roots that his family had forged in the Lake Zurich community. Initially, counselors limited their assistance to referrals: finding pro bono representation to fight the eviction, car repairs so that would enable continued employment, qualifying for utility assistance and SNAP benefits, and locating mental health professionals that would accept the family's state insurance. Over time, however, Mr C would speak about the ongoing conflict with this neighbor, whose threatening remarks to his wife about her immigration status, physically preventing his children from accessing their school bus, and destruction of the disability modifications to his unit were being ignored by his property manager.

While working with his representative from the Illinois Department of Human Rights and HUD Multifamily to resolve the discrimination faced by the family, Mr. C casually noted that his rent had not changed in years, though his income had fluctuated considerably. Like voucher or public housing tenants, residents of LIHTC properties are required to undergo an annual recertification that sets monthly rent at 30% of the household income after certain deductions and exemptions. In Mr. C's case, the family's annual recert should have occurred every August, but had not been since 2021. In this timeframe, his subsidized building ownership had transferred hands and was now owned and operated by one of the Midwest's largest subsidized housing developers. In addition, his building had been awarded a considerable grant by the Illinois Housing Development Authority to renovate units and was facing a thorough file audit as part of this process. Consequently, the new management team posted a letter to Mr C's door: either prove your income from 2022 – August 2025, or face eviction.

With eviction now looming on two fronts, counselors met with Mr C and his Fair Housing Attorney. It was agreed that the lawyers would focus on the IDHR / HUD fair housing suite and preventing eviction from the erroneous smoking accusations while counselors would assist the client in gathering the documentation required for their multi-year recertification process. To

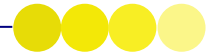
everyone's shock, Mr C's landlord posted a 30-day demand for payment which back-charged the household for the full market price of the unit from 2023 through the present, a total of over \$70,000 after crediting their account for the \$457/month rent that they had paid throughout this period. Counselors contacted the developer's upper management team, who indicated that they were fully prepared to defend this demand in court if the client refused to provide financial documentation. In speaking with their recert team, they also indicated that though the LIHTC program's handbook allowed for the acceptance of a notarized statement, signed affidavit, or self-certification for certain income sources, they were unwilling to do so for Mr. C and his spouse due to the delinquency of the documents.

To complicate the issue, neither Mr. C nor his wife had submitted federal or state income taxes in many years. Technically self-employed, Mr C worked for a handful of the larger app-based delivery services and rideshare companies; some of which issued him 1099-MISC's, some provided 1099-K's, and some did not issue a 1099 of any sort as he had earned less than the threshold for the year in question. Sadly, Mr C had misplaced a majority of these tax forms, as well as the login information to the apps and accounts associated with those payments. He had never created a Profit/Loss statement and had not kept track of the medical expenses required for his family's recert. One of his previous employers was no longer in business.

Counselors were now faced with a 30-day deadline to locate 3 years of dead tax documents, bank statements, cash accounting, medical records, Social Security award letters, help the client apply for an IRS extension, and teach the client how to create a P&L. Because the client lacked access to a home computer, the majority of tasks would need to be completed during LCHA's working hours and as a team to create efficiency. While one counselor assisted Mr C in setting up their access to the social security and bank websites, another counselor would walk Mrs. C through the forms required for the IRS extension application. Counselors located the accounting / HR offices for the rideshare and delivery companies, as the property manager now requested both the proof of deposit (monthly account statements) and proof of receipt (bank statements). With several of these companies paying the drivers / delivery staff via bank card, counselors helped the household sign up for online access and downloaded 36 months of statements showing deposits, tips, and expenses.

A week prior to the deadline, counselors submitted all documents required by the property manager: ID's, birth certificates for everyone, social security award letters, bank statements for 6 accounts, a variety of 1099's, P&L's for 3 years, utility bills, medical expense printouts, IRS 4506-T's, tax transcripts, and IRS Notice of Deficiency/Substitute Returns. Counselors scanned the documents, provided them to the client in a thumb drive, helped the client sign up for their property manager's online portal, and uploaded everything. In less than a week, the property manager came back with some small requests that were completed in a day and then submitted their final assessment: considering the income that Mr C earned from 2022 – August 2025, they would forgive his entire \$70,000 balance and reduce his monthly rent payment to \$422 effective immediately.

Better news arrived the following week. Mr C and his attorney had finalized a negotiation with the property manager over the neighbor's harassment and IDHR fair housing complaint. The landlord agreed to retract their eviction threats, would formally acknowledge that they found no evidence that the household had smoked inside the unit, and would move Mr. C and his family from his 2nd floor walk-up unit to a renovated 3-bedroom elevator + accessible unit on the far side of the building. The neighbor who had caused them so much distress was being relocated to another development and would no longer have access to his children or his wife. This new apartment would allow Mr C greater enjoyment of his residence, a peaceful occupancy without harassment, and the security of knowing that false accusations would not threaten the stability of his family. While preserving housing and his fair housing rights was the ultimate goal, a unique benefit to the weeks of hard work is that Mr C emerged from this process understanding what to expect and how to prepare for his next recertification. He now has access to his bank accounts, fresh copies of the families vital documents, a comprehension of his responsibilities as a taxpayer, and case management services from several agencies. Cases like these – where problems are wrapped up neatly with only positive results – are rare but exemplify how the dedication of LCHA staff and partnerships with other agencies can result in the best possible outcomes.



Human Resources

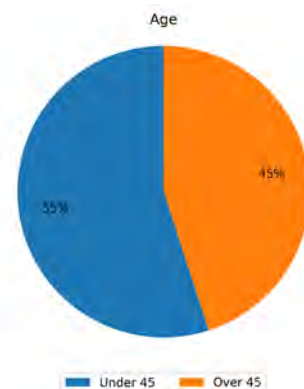
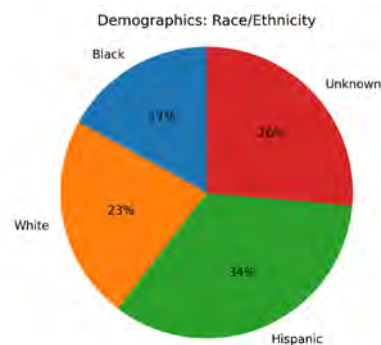
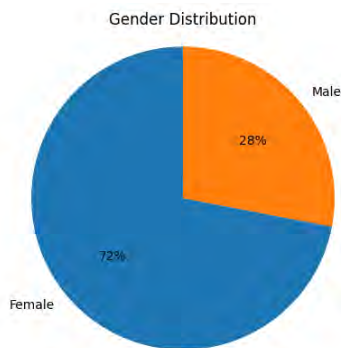
Written By: Christine N. Pryor – Sr. HR Generalist

Demographics

Employees Hired:	0
Internal Promotions:	1
Employees Terminated:	0
Employees Retired:	0
Temporary Staff:	1
Open Positions:	0

Population Data

Current Full-time Employees:	52
Current Part-time Employees:	1
Gender Ratios: Females	72% (38 headcount)
Gender Ratios: Male	28% (15 headcount)
Age Ratios: Under 45	55% (29 head count)
Age Ratios: Over 45	45% (24 headcount)
African American	17%
Hispanic	34%
White	23%
Asian Pacific	0%
Unknown	26%



Payroll

Gross Payroll \$275,651.80 (March included 2 payrolls)



RESOLUTION 2026-14
AUTHORIZATION TO ENTER INTO CONTRACT FOR
VIOLET TOWNHOMES VACANT UNIT TURNOVER SERVICES

WHEREAS, The Authority received a competitive bid through SOURCEWELL Solicitation No: IL-R1-GC-122122-LEO to provide a unit turn, interior renovations at **26281 N. Violet Drive, Mundelein, IL 60060**; and

WHEREAS, the installation work needing to be performed is detailed in the work order attached hereto in **Exhibit A** and

WHEREAS, it is the recommendation of the Executive Director and staff to enter into contract with Leopardo Companies Inc. and to proceed with the scope of work described in Exhibit A at the cost of **\$129,410.77**, and

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Lake County Housing Authority authorizes the Executive Director to proceed to contract with Leopardo Companies Inc. as specified in Exhibit A.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 16th day of April 2026.

Susan Malter
Vice Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Work Order Signature Document**Contract No.:IL-R1-GC-122122-LEO**☒**New Work Order**☐**Modify an Existing Work Order**

Work Order #: 151604.00 Work Order Date: _____

Owner PO No: _____

Title: Lake County Housing Authority - 26281 N. Violet Drive Unit Turn

Owner Name: SOURCEWELL - ILLINOIS - Lake County Housing Authority Contractor Name: Leopardo Companies Inc

Contact: Lorraine Hocker Contact: Tim McCracken

Phone: (847) 650-6848 Phone: _____

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No IL-R1-GC-122122-LEO.

Brief Work Order Description:

Unit turn at 26281 N. Violet Drive.

□

Work Order Firm Fixed Price: \$129,410.77

Owner Purchase Order Number: _____

Approvals_____
Owner_____
Date_____
Contractor_____
Date

Detailed Scope of Work

Date: 3/23/2026
Work Order #: 151604.00
Title: Lake County Housing Authority - 26281 N. Violet Drive Unit Turn
Contractor: Leopardo Companies Inc
Contractor Number: IL-R1-GC-122122-LEO
Job Order Value: \$129,410.77

Location: Lake County Housing Authority - 26281 N. Violet Drive Unit Turn

Brief Scope:

Unit turn at 26281 N. Violet Drive.

Dear Lorraine Hocker,

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work:

Detailed Scope:

- Overall cleaning of unit prior to demo
- Demo existing Floor
- Demo existing Doors and frames
- Demo Kitchen cabinets
- Demo existing kitchen sink and faucet
- Demo existing kitchen Stove
- Demo existing refrigerators
- Demo existing electrical outlets and light fixtures
- Demo existing floor boards
- Demo bathroom furniture (Toilet, Vanity, and Bath tub)
- Demo Registers throughout unit
- Demo Existing wall base
- Demo Laundry Room Sink and Faucet
- Demo existing light fixtures
- Demo existing receptacles

- Patch and prep walls and ceilings
- Paint walls and ceilings
- Furnish and install new doors
- Prep floor and Install new flooring
- Install new kitchen countertop
- Install new kitchen cabinets
- install new kitchen sink and faucet
- Furnish and install new refrigerator
- Furnish and install Stove and range hood
- Furnish and install new light fixtures
- furnish and install new receptacles

Detailed Scope of Work

Exclusions:

- Any unforeseen existing site condition is not covered
- All work to be done on straight time
- All work performed by Union Tradesmen
- moisture mitigation are not included in this bid
- No testing for hazardous materials or moisture
- No permit, plan review, license, or inspection fees
- Any alteration or deviation from the above-described work, or any additional work requested beyond the scope of the work described above, will be considered an extra, and will be completed at an additional cost based on the time and material
- Repair, replacement, or relocation of piping and or utilities located under concrete flooring
- Repair or relocation of utilities in existing walls
- Removal of underground obstructions such as structures, old foundations, building rubble, garbage, underground tanks in the way of the project
- Cost for engineered plans/drawings, CAD drawings, BIM drawings
- No overtime
- All work performed during normal working hours
- Excludes landscaping, exterior painting
- Furnish and install new bathroom vanity
- Furnish and install new toilet
- Furnish and install new Bath tub
- Inspect subfloor of bathroom
- Clean furnace and HVAC Ducts
- Furnish and install laundry sink and Faucet

Requirements:

Should you have any questions, please do not hesitate to contact me at 224.630.6942.

Contractor Price Proposal Summaries - CSI

Date: 3/23/2026
Work Order #: 151604.00
Title: Lake County Housing Authority - 26281 N. Violet Drive Unit Turn
Contractor: Leopardo Companies Inc
Contractor Number: IL-R1-GC-122122-LEO
Job Order Value: \$129,410.77

Proposal Name: Master Proposal Rev 2
Proposal Value: \$129,410.77

To: Project Manager

From: Tim McCracken
Leopardo Companies Inc

CSI Section	LineTotal
01 - General Requirements	\$24,403.09
02 - Existing Conditions	\$3,331.64
06 - Wood, Plastic, and Composites	\$19,886.35
07 - Thermal And Moisture Protection	\$3,301.40
08 - Openings	\$1,744.38
09 - Finishes	\$48,163.93
10 - Specialties	\$831.32
11 - Equipment	\$3,168.91
12 - Furnishings	\$5,414.59
22 - Plumbing	\$9,712.30
26 - Electrical	\$9,452.86
Grand Total:	\$129,410.77

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00

Contractor Price Proposal Details - CSI

Date: 3/23/2026
Work Order #: 151604.00
Title: Lake County Housing Authority - 26281 N. Violet Drive Unit Turn
Contractor: Leopardo Companies Inc
Contractor Number: IL-R1-GC-122122-LEO
Job Order Value: \$129,410.77

Proposal Name: Master Proposal Rev 2
Proposal Value: \$129,410.77

CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements				
1	01 22 16 00-0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,700.25
Qty Unit Price Factor Total Installation 2,500.00 X \$1.00 X 1.0801 \$2,700.25 0				
Contractor Notes: Interior Renovation permit required by LC to include plumbing , door replacements, and gas shut off work				
2	01 22 20 00-0006	HR	CarpenterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$3,200.90
Qty Unit Price Factor Total Installation 24.000 X \$123.48 X 1.0801 \$3,200.90				
Contractor Notes: Carpenter for 3 days days to prep floor for new flooring. The unit is in substantially poorer condition than originally anticipated, necessitating a considerable increase in labor hours to properly complete the work to standard.				
3	01 22 20 00-0006	0001	For Foreperson, Add	\$159.94
Qty Unit Price Factor Total Installation 24.000 X \$6.17 X 1.0801 \$159.94				
4	01 22 20 00-0010	HR	ElectricianFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,626.50
Qty Unit Price Factor Total Installation 12.000 X \$125.49 X 1.0801 \$1,626.50				
Contractor Notes: Electrian to inspect electrial system prior to installation of new parts				
5	01 22 20 00-0010	0001	For Foreperson, Add	\$81.27
Qty Unit Price Factor Total Installation 12.000 X \$6.27 X 1.0801 \$81.27				

CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements				
6	01 22 20 00-0015	HR	LaborerFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,947.64
			Qty Unit Price Factor Total	
			Installation 16.000 X \$112.70 X 1.0801 \$1,947.64	
			Contractor Notes: Setup and takedown temporary protection for windows and entrance doors. Correct any paint issues as well. The unit is in substantially poorer condition than originally anticipated, necessitating a considerable increase in labor hours to properly complete the work to standard.	
7	01 22 20 00-0024	HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,156.92
			Qty Unit Price Factor Total	
			Installation 16.000 X \$124.81 X 1.0801 \$2,156.92	
			Contractor Notes: Removing and capping off water heater for floor work, Reinstalling water heater	
8	01 22 20 00-0024	0001	For Foreperson, Add	\$107.84
			Qty Unit Price Factor Total	
			Installation 16.000 X \$6.24 X 1.0801 \$107.84	
9	01 22 20 00-0031	HR	Steam / Pipe FitterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,617.69
			Qty Unit Price Factor Total	
			Installation 12.000 X \$124.81 X 1.0801 \$1,617.69	
			Contractor Notes: Inspect and verify proper operation of HVAC system	
10	01 22 20 00-0031	0001	For Foreperson, Add	\$80.88
			Qty Unit Price Factor Total	
			Installation 12.000 X \$6.24 X 1.0801 \$80.88	
11	01 56 16 00-0087	LF	38" Wide, 46 Mil Fiberboard, Ram Board® For Temporary Floor ProtectionIncludes removal after use.	\$102.61
			Qty Unit Price Factor Total	
			Installation 100.000 X \$0.95 X 1.0801 \$102.61	
			Contractor Notes: Protect subfloor while doing tub replacement and plumbing scope	
12	01 66 19 00-0002	CY	Transfer Delivered Material Between Floors Via Stairs, Per FloorQuantity equals volume of materials multiplied by number of floors traveled.	\$470.71
			Qty Unit Price Factor Total	
			Installation 20.000 X \$21.79 X 1.0801 \$470.71	
			Contractor Notes: move flooring, bathtub, vanity, toilet, paint, trim, doors, sink, drywall upstairs	
13	01 66 19 00-0007	CY	Transfer Demolition Debris Between Floors Via Stairs, Per FloorQuantity equals material volume times bulk factor times number of floors traveled.	\$470.71
			Qty Unit Price Factor Total	
			Installation 20.000 X \$21.79 X 1.0801 \$470.71	
			Contractor Notes: move flooring, bathtub, vanity, toilet, paint, trim, doors, sink, drywall down the stairs	

CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements				
14	01 74 19 00-0015	EA	30 CY Dumpster (4 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,450.79
			Qty Unit Price Factor Total	
			Installation 2.000 X \$671.60 X 1.0801 \$1,450.79	
			Contractor Notes: Dumpster for project haul off dumpster to prevent any biohazard waste left out	
15	01 95 01 00-0004	EA	Pre-Clean Residential Unit - Two Bedroom Unit	\$1,644.93
			Qty Unit Price Factor Total	
			Installation 1.000 X \$1,522.94 X 1.0801 \$1,644.93	
			Contractor Notes: pre clean unit prior to scrubbing/wipe down	
16	01 95 01 00-0023	EA	Clean Residential Ductwork In Two Bedroom Unit	\$1,106.13
			Qty Unit Price Factor Total	
			Installation 1.000 X \$1,024.10 X 1.0801 \$1,106.13	
			Contractor Notes: Clean HVAC System throughout unit	
17	01 95 08 00-0046	EA	2'-8", Pre-Hung 1-3/8" Unfinished, Lauan Faced, Hollow Core, Residential Flush Door And Frame	\$3,232.70
			Qty Unit Price Factor Total	
			Installation 8.000 X \$291.48 X 1.0801 \$2,518.62	
			Demolition 8.000 X 82.64 X 1.0801 \$714.08	
			Contractor Notes: Demo and install interior doors and closet doors	
18	01 95 22 00-0006	EA	30-1/2" Preassembled Residential Vanity With Top (Glacier Bay GB30P2COM-WH)	\$772.78
			Qty Unit Price Factor Total	
			Installation 1.000 X \$578.25 X 1.0801 \$624.57	
			Demolition 1.000 X 137.22 X 1.0801 \$148.21	
			Contractor Notes: Demo and install Bathroom Vanity	
19	01 95 23 00-0011	EA	Removal And Replacement Of Residential Air Registers	\$383.48
			Qty Unit Price Factor Total	
			Installation 8.000 X \$44.38 X 1.0801 \$383.48	
			Contractor Notes: install new registers throughout unit	
20	01 95 26 00-0027	EA	Battery Operated, Residential Carbon Monoxide and Smoke Alarm (Kidde 900-0102)	\$1,088.42
			Qty Unit Price Factor Total	
			Installation 6.000 X \$152.17 X 1.0801 \$986.15	
			Demolition 6.000 X 15.78 X 1.0801 \$102.26	
			Contractor Notes: Demo and install smoke detector in each room	
Subtotal for 01 - General Requirements:				\$24,403.09

CSI Number	Mod	UOM	Description	LineTotal
02 - Existing Conditions				
21	02 87 19 00-0070	EA	Mobilization And Set-Up For Bio-Hazard And Infectious Disease Control Mobilization and set-up minimum for each site location, for levels 1, 2 or 3.	\$433.49
			Qty Unit Price Factor Total	
			Installation 1.000 X \$401.34 X 1.0801 \$433.49	
		Contractor Notes: Line item used for mobilization of cleaning crew		
22	02 87 19 00-0072	CSF	Cleaning Of Floors For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution	\$321.33
			Qty Unit Price Factor Total	
			Installation 10.000 X \$29.75 X 1.0801 \$321.33	
23	02 87 19 00-0072	0060	For Cleaning Surfaces With Goldshield® GS5, Add	\$164.28
			Qty Unit Price Factor Total	
			Installation 10.000 X \$15.21 X 1.0801 \$164.28	
24	02 87 19 00-0073	CSF	Cleaning Of Walls For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution	\$1,276.25
			Qty Unit Price Factor Total	
			Installation 33.760 X \$35.00 X 1.0801 \$1,276.25	
25	02 87 19 00-0073	0060	For Cleaning Surfaces With Goldshield® GS5, Add	\$542.13
			Qty Unit Price Factor Total	
			Installation 33.000 X \$15.21 X 1.0801 \$542.13	
26	02 87 19 00-0074	CSF	Cleaning Of Ceilings For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution	\$429.88
			Qty Unit Price Factor Total	
			Installation 10.000 X \$39.80 X 1.0801 \$429.88	
27	02 87 19 00-0074	0060	For Cleaning Surfaces With Goldshield® GS5, Add	\$164.28
			Qty Unit Price Factor Total	
			Installation 10.000 X \$15.21 X 1.0801 \$164.28	
Subtotal for 02 - Existing Conditions:				\$3,331.64
06 - Wood, Plastic, and Composites				
28	06 11 16 00-0139	LF	2" x 6" Wood Blocking To Wood	\$3,204.93
			Qty Unit Price Factor Total	
			Installation 275.000 X \$7.48 X 1.0801 \$2,221.77	
			Demolition 275.000 X 3.31 X 1.0801 \$983.16	
		Contractor Notes: Demo existing backing and installing new backing for cabinetries additional blocking for tub work		
29	06 16 23 00-0002	SF	1" x 8" Regular Surface Board Type Subfloor4 Sides Laid In A Regular Pattern.	\$81.01
			Qty Unit Price Factor Total	
			Installation 0.000 X \$3.58 X 1.0801 \$0.00	
			Demolition 75.000 X 1 X 1.0801 \$81.01	
		Contractor Notes: Bathroom Subflooring demo		

CSI Number	Mod	UOM	Description	LineTotal
06 - Wood, Plastic, and Composites				
30	06 41 13 00-0341	EA	48" Wide, 35" High x 23-3/4" Deep, Double Drawer and Double Door, Solid Wood Face Frame, Decorative Laminate Veneer Door and Drawer Front, Base Cabinet	\$3,108.40
			Qty Unit Price Factor Total	
			Installation 4.000 X \$619.67 X 1.0801 \$2,677.22	
			Demolition 4.000 X 99.8 X 1.0801 \$431.18	
			Contractor Notes: Demo and install cabinets. This unit will be receiving larger cabinets	
31	06 41 13 00-0414	EA	24" Wide, 42" High x 12" Deep, Single Door, Solid Wood Face Frame and Decorative Laminate Veneer Door, Wall Cabinet	\$2,897.31
			Qty Unit Price Factor Total	
			Installation 5.000 X \$486.59 X 1.0801 \$2,627.83	
			Demolition 5.000 X 49.9 X 1.0801 \$269.48	
			Contractor Notes: Demo and install new wall cabinets this unit receives larger cabinets	
32	06 41 93 00-0002	EA	4" To 6" Long, 1/2" Diameter, Cabinet Bar Pull	\$350.99
			Qty Unit Price Factor Total	
			Installation 8.000 X \$30.01 X 1.0801 \$259.31	
			Demolition 8.000 X 10.61 X 1.0801 \$91.68	
			Contractor Notes: demo and install new cabinet drawer pull bars	
33	06 41 93 00-0009	EA	1-7/16" Diameter, Mushroom Cabinet Pull Knobs	\$442.02
			Qty Unit Price Factor Total	
			Installation 13.000 X \$23.37 X 1.0801 \$328.15	
			Demolition 13.000 X 8.11 X 1.0801 \$113.87	
			Contractor Notes: Demo and install new cabinet knobs	
34	06 46 13 00-0002	LF	1-1/8" Wide Plain Pine Door And Window Molding	\$1,761.34
			Qty Unit Price Factor Total	
			Installation 208.000 X \$5.85 X 1.0801 \$1,314.27	
			Demolition 208.000 X 1.99 X 1.0801 \$447.07	
			Contractor Notes: Demo and install door trim 8* (7+7+3)*2	
35	06 46 19 00-0002	LF	1/2" x 1/2" Pine Quarter Round Trim	\$3,837.85
			Qty Unit Price Factor Total	
			Installation 422.000 X \$6.05 X 1.0801 \$2,757.60	
			Demolition 422.000 X 2.37 X 1.0801 \$1,080.25	

CSI Number	Mod	UOM	Description	LineTotal
06 - Wood, Plastic, and Composites				

Contractor Notes: Demo and install quarter round trim
 living room (12+14+12)
 kitchen (10+14+10)
 Entrance +10
 kitchen/living room dividing wall (14+14+1+1)
 downstairs hallway (7+7)
 downstairs closet (2+2+3+3)
 laundry room (9+6+9+6)
 back entrance wall +6
 Stair case 30+30
 upstairs halls (8+4+8+4)
 upstairs closet (4+3+4+3)
 Upstairs bathroom (5+10+5+10)
 bedroom 1 (14+10+14+10)
 Bdrm 1 closet (5+3+5+3)
 Bedroom 2 (12+9+12+9)
 bdrm 2 closet (5+3+5+3)

36	06 46 19 00-0004	LF	3-1/2" High White Pine Base Molding, All Dimensions Are Nominal	\$4,202.50
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	Qty	Unit Price	Factor	Total
Installation	422.000 X	\$7.72 X	1.0801	\$3,518.79
Demolition	422.000 X	1.5 X	1.0801	\$683.70

Contractor Notes: Demo and install wall base
 living room (12+14+12)
 kitchen (10+14+10)
 Entrance +10
 kitchen/living room dividing wall (14+14+1+1)
 downstairs hallway (7+7)
 downstairs closet (2+2+3+3)
 laundry room (9+6+9+6)
 back entrance wall +6
 Stair case 30+30
 upstairs halls (8+4+8+4)
 upstairs closet (4+3+4+3)
 Upstairs bathroom (5+10+5+10)
 bedroom 1 (14+10+14+10)
 Bdrm 1 closet (5+3+5+3)
 Bedroom 2 (12+9+12+9)
 bdrm 2 closet (5+3+5+3)

Subtotal for 06 - Wood, Plastic, and Composites: \$19,886.35

07 - Thermal And Moisture Protection

37	07 13 53 00-0021	CSF	10 Mil Polyethylene Vapor Barrier	\$138.68
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	Qty	Unit Price	Factor	Total
Installation	1.500 X	\$70.38 X	1.0801	\$114.03
Demolition	1.500 X	15.22 X	1.0801	\$24.66

Contractor Notes: demo and install new waterproofing around tub walls

CSI Number	Mod	UOM	Description	LineTotal
07 - Thermal And Moisture Protection				
38	07 92 13 00-0002	CLF	1/4" x 1/4" Joint, Silicone Sealant And Caulking	\$3,131.37
			Qty Unit Price Factor Total	
			Installation 5.750 X \$391.97 X 1.0801	\$2,434.36
			Demolition 5.750 X 112.23 X 1.0801	\$697.01
			Contractor Notes: Scraping existing caulk and install new caulk above wall base. Scaping and installing new caulk for bathroom, tub, and kitchen	
			4.22+1.5	
39	07 92 13 00-0002	0123 MOD	For 1 Part Mildew Resistant, Add	\$31.35
			Qty Unit Price Factor Total	
			Installation 1.500 X \$19.35 X 1.0801	\$31.35
			Contractor Notes: For bathroom kithcen and tub	
Subtotal for 07 - Thermal And Moisture Protection:				\$3,301.40
08 - Openings				
40	08 31 13 00-0054	EA	30" x 24" Steel Crawl Space Door With Cam Latch	\$400.88
			Qty Unit Price Factor Total	
			Installation 1.000 X \$274.44 X 1.0801	\$296.42
			Demolition 1.000 X 96.71 X 1.0801	\$104.46
			Contractor Notes: demo and install new crawl space doors	
41	08 31 13 00-0054	EA	30" x 24" Steel Crawl Space Door With Cam Latch	\$400.88
			Qty Unit Price Factor Total	
			Installation 1.000 X \$274.44 X 1.0801	\$296.42
			Demolition 1.000 X 96.71 X 1.0801	\$104.46
			Contractor Notes: Demo and install crawl space door in the laundry room	
42	08 71 11 00-2427	EA	Residential Privacy Lockset With Knobs	\$942.62
			Qty Unit Price Factor Total	
			Installation 8.000 X \$90.27 X 1.0801	\$780.01
			Demolition 8.000 X 18.82 X 1.0801	\$162.62
			Contractor Notes: Demo and install new lock set for all doors and closet doors	
Subtotal for 08 - Openings:				\$1,744.38
09 - Finishes				
43	09 01 20 91-0004	SF	>4 To 8 SF, Cut And Patch Hole In Gypsum Board To Match ExistingPer location.	\$13,193.42
			Qty Unit Price Factor Total	
			Installation 700.000 X \$17.45 X 1.0801	\$13,193.42
			Contractor Notes: Patch and repair drywall during kitchen demo and upstairs damaged drywall. substainl drywall damage throughout unit	

CSI Number	Mod	UOM	Description	LineTotal
09 - Finishes				
44	09 64 13 00-0011	SF	2.0mm Thick, Progressive Foam Technology, Wood Flooring Underlayment (Roberts® Quiet Cushion 70-180)	\$1,350.13
			Qty Unit Price Factor Total	
			Installation 1,000.00 X \$1.25 X 1.0801 \$1,350.13	
			0	
			Contractor Notes: underlayment for new floor	
45	09 65 13 23-0018	LF	1/8" Thick, 9" To 12-1/2" Deep, Ribbed Vinyl Stair Tread	\$1,080.48
			Qty Unit Price Factor Total	
			Installation 45.000 X \$19.97 X 1.0801 \$970.63	
			Demolition 45.000 X 2.26 X 1.0801 \$109.85	
			Contractor Notes: demo and install stair nosing 3' wide 15 steps	
46	09 65 19 23-0003	SF	1/8" Thick, Class 1 Type A, Homogeneous, Standard Colors, Solid Vinyl Tile (SVT)	\$2,019.79
			Qty Unit Price Factor Total	
			Installation 0.000 X \$6.65 X 1.0801 \$0.00	
			Demolition 1,000.00 X 1.87 X 1.0801 \$2,019.79	
			0	
			Contractor Notes: Demo existing flooring	
47	09 65 23 00-0003	SF	0.135" Overall Thickness, 0.020" Wear Layer, Vinyl Plank Flooring (Armstrong® Luxe Plank™)	\$9,861.31
			Qty Unit Price Factor Total	
			Installation 1,000.00 X \$9.13 X 1.0801 \$9,861.31	
			0	
			Contractor Notes: furnish and install LVT flooring	
48	09 91 23 00-0062	LF	1 Coat Paint, Cut-in Brush Work, Paint Interior Plaster/Drywall Walls	\$69.13
			Qty Unit Price Factor Total	
			Installation 320.000 X \$0.20 X 1.0801 \$69.13	
			Contractor Notes: paint cut in corners of walls throughout unit 10*8*4	
49	09 91 23 00-0063	SF	1 Coat Primer, Brush Work, Paint Interior Plaster/Drywall Walls	\$4,229.84
			Qty Unit Price Factor Total	
			Installation 3,376.00 X \$1.16 X 1.0801 \$4,229.84	
			0	
			Contractor Notes: prime walls 422*8	
50	09 91 23 00-0065	SF	2 Coats Paint, Brush Work, Paint Interior Plaster/Drywall Walls	\$8,204.44
			Qty Unit Price Factor Total	
			Installation 3,376.00 X \$2.25 X 1.0801 \$8,204.44	
			0	
			Contractor Notes: paint walls 422*8	
51	09 91 23 00-0155	LF	1 Coat Paint, Cut-in Brush Work, Paint Interior Drywall/Plaster Ceiling	\$104.83
			Qty Unit Price Factor Total	
			Installation 422.000 X \$0.23 X 1.0801 \$104.83	

CSI Number	Mod	UOM	Description	LineTotal
09 - Finishes				
			Contractor Notes: paint cut in corner for ceiling living room (12+14+12) kitchen (10+14+10) Entrance +10 kitchen/living room dividing wall (14+14+1+1) downstairs hallway (7+7) downstairs closet (2+2+3+3) laundry room (9+6+9+6) back entrance wall +6 Stair case 30+30 upstairs halls (8+4+8+4) upstairs closet (4+3+4+3) Upstairs bathroom (5+10+5+10) bedroom 1 (14+10+14+10) Bdrm 1 closet (5+3+5+3) Bedroom 2 (12+9+12+9) bdrm 2 closet (5+3+5+3)	
52	09 91 23 00-0157	SF	1 Coat Paint, Brush Work, Paint Interior Drywall/Plaster Ceiling	\$1,501.34
			Qty Unit Price Factor Total Installation 1,000.00 X \$1.39 X 1.0801 \$1,501.34 0	
			Contractor Notes: Prime Ceiling	
53	09 91 23 00-0159	SF	1 Coat Primer, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	\$1,166.51
			Qty Unit Price Factor Total Installation 1,000.00 X \$1.08 X 1.0801 \$1,166.51 0	
			Contractor Notes: Paint ceiling	
54	09 91 23 00-0247	LF	1 Coat Primer, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	\$165.13
			Qty Unit Price Factor Total Installation 104.000 X \$1.47 X 1.0801 \$165.13	
			Contractor Notes: Prime door trim and frame	
55	09 91 23 00-0249	LF	2 Coats Paint, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	\$363.95
			Qty Unit Price Factor Total Installation 104.000 X \$3.24 X 1.0801 \$363.95	
			Contractor Notes: paint door frame and trim	
56	09 91 23 00-0270	EA	1 Coat Primer, Brush/Roller Work, Both Faces, Paint Interior Wood Door	\$957.66
			Qty Unit Price Factor Total Installation 8.000 X \$110.83 X 1.0801 \$957.66	
			Contractor Notes: prime both sides of doors	
57	09 91 23 00-0272	EA	2 Coats Paint, Brush/Roller Work, Both Faces, Paint Interior Wood Door	\$1,699.13
			Qty Unit Price Factor Total Installation 8.000 X \$196.64 X 1.0801 \$1,699.13	
			Contractor Notes: paint both sides of the doors	

CSI Number		Mod	UOM	Description	LineTotal			
09 - Finishes								
58	09 91 23 00-0302		LF	1 Coat Primer, Brush/Roller Work, Paint Interior Wood Window Frame And Trim	\$208.07			
				Qty	Unit Price	Factor	Total	
				Installation	112.000 X	\$1.72 X	1.0801	\$208.07
				Contractor Notes: Prime 8 windows 14' of trim each				
59	09 91 23 00-0304		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Wood Window Frame And Trim	\$457.27			
				Qty	Unit Price	Factor	Total	
				Installation	112.000 X	\$3.78 X	1.0801	\$457.27
				Contractor Notes: paint window trim 8*14'				
60	09 91 23 00-0345		LF	1 Coat Primer, Brush Work, Paint Interior Wood Trim To 6" Wide	\$460.36			
				Qty	Unit Price	Factor	Total	
				Installation	422.000 X	\$1.01 X	1.0801	\$460.36
				Contractor Notes: prime interior trim living room (12+14+12) kitchen (10+14+10) Entrance +10 kitchen/living room dividing wall (14+14+1+1) downstairs hallway (7+7) downstairs closet (2+2+3+3) laundry room (9+6+9+6) back entrance wall +6 Stair case 30+30 upstairs halls (8+4+8+4) upstairs closet (4+3+4+3) Upstairs bathroom (5+10+5+10) bedroom 1 (14+10+14+10) Bdrm 1 closet (5+3+5+3) Bedroom 2 (12+9+12+9) bdrm 2 closet (5+3+5+3)				
61	09 91 23 00-0347		LF	2 Coats Paint, Brush Work, Paint Interior Wood Trim To 6" Wide	\$1,071.14			
				Qty	Unit Price	Factor	Total	
				Installation	422.000 X	\$2.35 X	1.0801	\$1,071.14
				Contractor Notes: paint interior trim living room (12+14+12) kitchen (10+14+10) Entrance +10 kitchen/living room dividing wall (14+14+1+1) downstairs hallway (7+7) downstairs closet (2+2+3+3) laundry room (9+6+9+6) back entrance wall +6 Stair case 30+30 upstairs halls (8+4+8+4) upstairs closet (4+3+4+3) Upstairs bathroom (5+10+5+10) bedroom 1 (14+10+14+10) Bdrm 1 closet (5+3+5+3) Bedroom 2 (12+9+12+9) bdrm 2 closet (5+3+5+3)				
Subtotal for 09 - Finishes:					\$48,163.93			

CSI Number	Mod	UOM	Description	LineTotal
10 - Specialties				
62	10 28 13 13-0216	EA	60" Length, 20-Gauge, 1" Diameter, Stainless Steel Shower Rod With Concealed Mounting (Bobrick B-207)	\$148.92
			Qty Unit Price Factor Total	
			Installation 1.000 X \$109.83 X 1.0801 \$118.63	
			Demolition 1.000 X 28.05 X 1.0801 \$30.30	
			Contractor Notes: demo and install shower curtain rod	
63	10 28 13 13-0308	EA	18" Length, 3/4" Square, Stainless Steel Towel Bar (Gamco 7673x18)	\$110.28
			Qty Unit Price Factor Total	
			Installation 1.000 X \$74.05 X 1.0801 \$79.98	
			Demolition 1.000 X 28.05 X 1.0801 \$30.30	
			Contractor Notes: demo and install towel bar	
64	10 28 16 13-0010	EA	16" x 22" Recessed Molded Medicine Cabinet With Mirror (Nutone 407ADJ)	\$460.77
			Qty Unit Price Factor Total	
			Installation 2.000 X \$169.66 X 1.0801 \$366.50	
			Demolition 2.000 X 43.64 X 1.0801 \$94.27	
			Contractor Notes: Demo and install medicine cabinets	
65	10 28 16 13-0042	EA	Single Roll, Surface Mounted, Chrome Plated Toilet Paper Holder	\$111.35
			Qty Unit Price Factor Total	
			Installation 1.000 X \$84.38 X 1.0801 \$91.14	
			Demolition 1.000 X 18.71 X 1.0801 \$20.21	
			Contractor Notes: demo and install toilet paper holder	
Subtotal for 10 - Specialties:				\$831.32
11 - Equipment				
66	11 30 13 13-0010	EA	30" Gas Range With Oven	\$1,276.58
			Qty Unit Price Factor Total	
			Installation 1.000 X \$1,068.60 X 1.0801 \$1,154.19	
			Demolition 1.000 X 113.31 X 1.0801 \$122.39	
			Contractor Notes: demo and install gas stove range	
67	11 30 13 13-0013	EA	21" Venting Range Hood (Broan 40000)	\$434.77
			Qty Unit Price Factor Total	
			Installation 1.000 X \$317.54 X 1.0801 \$342.97	
			Demolition 1.000 X 84.99 X 1.0801 \$91.80	
			Contractor Notes: demo and install range hood	
68	11 30 13 13-0049	EA	>18 To 20 CF Top Freezer Refrigerator	\$1,457.56
			Qty Unit Price Factor Total	
			Installation 1.000 X \$1,292.81 X 1.0801 \$1,396.36	
			Demolition 1.000 X 56.66 X 1.0801 \$61.20	
			Contractor Notes: demo and install new refrigerator	
Subtotal for 11 - Equipment:				\$3,168.91

CSI Number	Mod	UOM	Description	LineTotal
12 - Furnishings				
69	12 21 16 33-0002	SF	2" Slats, Vinyl Vertical Louver Blinds	\$2,548.69
			Qty Unit Price Factor Total	
			Installation 192.000 X \$9.90 X 1.0801	\$2,053.05
			Demolition 192.000 X 2.39 X 1.0801	\$495.64
			Contractor Notes: demo and install blinds 8 windows 6*4	
70	12 36 23 13-0003	SF	Plastic Laminate Countertop With 4" Backsplash	\$1,833.36
			Qty Unit Price Factor Total	
			Installation 45.000 X \$25.25 X 1.0801	\$1,227.26
			Demolition 45.000 X 12.47 X 1.0801	\$606.10
			Contractor Notes: demo and install new countertop in kitchen	
71	12 36 23 13-0005	EA	Cutout For Sink And/or Faucet In Plastic Laminate Countertop	\$112.23
			Qty Unit Price Factor Total	
			Installation 1.000 X \$103.91 X 1.0801	\$112.23
			Contractor Notes: cutout countertop for sink	
72	12 36 61 16-0023	EA	>3.0 SF, Double Basin, Integral Solid Surface Kitchen Sink	\$920.31
			Qty Unit Price Factor Total	
			Installation 1.000 X \$852.06 X 1.0801	\$920.31
			Contractor Notes: install kitchen sink	
Subtotal for 12 - Furnishings:				\$5,414.59
22 - Plumbing				
73	22 01 40 81-0002	EA	Removal And Replacement Of 3/8" To 1/2" Diameter Compression Shut-off Valve With 15" Polybutylene Supply Tube	\$491.97
			Qty Unit Price Factor Total	
			Installation 7.000 X \$65.07 X 1.0801	\$491.97
			Contractor Notes: demo and install shut off valve for bathroom laundry room and kitchen	
74	22 01 40 81-0017	EA	Removal And Replacement Of Sink Tailpiece Extension, 1-1/2" Diameter x 8"	\$94.52
			Qty Unit Price Factor Total	
			Installation 3.000 X \$29.17 X 1.0801	\$94.52
			Contractor Notes: bathroom sink, kitchen sink, laundry sink	
75	22 01 40 81-0025	EA	Removal And Replacement Of Toilet Bowl Ring, Flat WaxExcludes removal of toilet.	\$11.21
			Qty Unit Price Factor Total	
			Installation 1.000 X \$10.38 X 1.0801	\$11.21
			Contractor Notes: replace toilet wax ring	
76	22 11 16 00-0651	EA	3/4" Diameter Threaded x 3/4" Diameter Solder x 18" Long, Flexible Corrugated Copper Supply Line	\$273.76
			Qty Unit Price Factor Total	
			Installation 2.000 X \$92.15 X 1.0801	\$199.06
			Demolition 2.000 X 34.58 X 1.0801	\$74.70
			Contractor Notes: demo and install for laundry room sink	

CSI Number	Mod	UOM	Description	LineTotal
22 - Plumbing				
77	22 11 19 00-0148	EA	1/2" IPS, Split-Ring Chrome Plated Steel Escutcheon	\$22.01
			Qty Unit Price Factor Total	
			Installation 2.000 X \$7.05 X 1.0801	\$15.23
			Demolition 2.000 X 3.14 X 1.0801	\$6.78
			Contractor Notes: demo and install at bathroom and kitchen sink	
78	22 11 19 00-0149	EA	3/4" IPS, Split-Ring Chrome Plated Steel Escutcheon	\$12.09
			Qty Unit Price Factor Total	
			Installation 1.000 X \$7.68 X 1.0801	\$8.30
			Demolition 1.000 X 3.51 X 1.0801	\$3.79
			Contractor Notes: demo and install at water heater	
79	22 13 16 00-0607	EA	1-1/2" Polyvinyl Chloride (PVC) DWV P-Traps	\$337.70
			Qty Unit Price Factor Total	
			Installation 3.000 X \$75.16 X 1.0801	\$243.54
			Demolition 3.000 X 29.06 X 1.0801	\$94.16
			Contractor Notes: demo and install p-traps at bathroom, laundry, and kitchen sink	
80	22 13 16 00-0682	EA	2" Polyvinyl Chloride (PVC) DWV Cleanout Tees With Plug	\$266.39
			Qty Unit Price Factor Total	
			Installation 1.000 X \$209.44 X 1.0801	\$226.22
			Demolition 1.000 X 37.19 X 1.0801	\$40.17
			Contractor Notes: demo and install cleanout under kithcen sink	
81	22 41 13 13-0003	EA	2 Piece Tank Type, Gravity Flush System, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (Kohler Highline® K-3999)Includes seat, wax ring, escutcheon, supply valve and line.	\$1,019.13
			Qty Unit Price Factor Total	
			Installation 1.000 X \$822.70 X 1.0801	\$888.60
			Demolition 1.000 X 120.85 X 1.0801	\$130.53
			Contractor Notes: Demo and install Toilet	
82	22 41 19 00-0002	EA	5' Bathtub, American Standard Princeton Series	\$1,651.97
			Qty Unit Price Factor Total	
			Installation 1.000 X \$1,206.41 X 1.0801	\$1,303.04
			Demolition 1.000 X 323.05 X 1.0801	\$348.93
			Contractor Notes: Demo and install Bathtub	
83	22 41 39 00-0003	EA	Chrome Single Handle Kitchen Faucet With Spray (Delta 400LF-WF)	\$347.98
			Qty Unit Price Factor Total	
			Installation 1.000 X \$264.07 X 1.0801	\$285.22
			Demolition 1.000 X 58.1 X 1.0801	\$62.75
			Contractor Notes: demo and install kitchen faucet	

CSI Number	Mod	UOM	Description	LineTotal
22 - Plumbing				
84	22 41 39 00-0014	EA	Chrome, Two Handle, Lavatory Faucet, (Kohler K-15240-4)	\$251.84
			Qty Unit Price Factor Total	
			Installation 1.000 X \$191.33 X 1.0801 \$206.66	
			Demolition 1.000 X 41.83 X 1.0801 \$45.18	
			Contractor Notes: Demo and install Bathroom Faucet	
85	22 41 39 00-0019	EA	Single Lever Handle, Chrome Bath And Shower, Pressure Balanced/Anti-Scald Valve (American Standard T675.502)	\$402.81
			Qty Unit Price Factor Total	
			Installation 1.000 X \$322.51 X 1.0801 \$348.34	
			Demolition 1.000 X 50.43 X 1.0801 \$54.47	
			Contractor Notes: demo and install new shower valve and trim	
86	22 41 39 00-0035	EA	Stream Straightener Nozzle Chrome Laundry Faucet, Lever Handles, 4" Center (Delta 2123LF)	\$234.27
			Qty Unit Price Factor Total	
			Installation 1.000 X \$179.80 X 1.0801 \$194.20	
			Demolition 1.000 X 37.1 X 1.0801 \$40.07	
			Contractor Notes: Demo and install Laundry room Faucet	
87	22 42 16 16-0032	EA	23" x 21" Molded Stone Single Laundry Sink, Floor Mounted With Enamel Steel Legs (Fiat Products FL-1)	\$860.12
			Qty Unit Price Factor Total	
			Installation 1.000 X \$671.99 X 1.0801 \$725.82	
			Demolition 1.000 X 124.34 X 1.0801 \$134.30	
			Contractor Notes: Demo and install Laundry Room sink	
88	22 42 19 00-0027	EA	3 Piece Tub/Shower Surrounds, 32" x 72" Side Walls, 48" x 72" Back, (Swanstone SK-324872)	\$3,229.14
			Qty Unit Price Factor Total	
			Installation 1.000 X \$2,570.15 X 1.0801 \$2,776.02	
			Demolition 1.000 X 419.52 X 1.0801 \$453.12	
			Contractor Notes: demo and install bathtub surrounding	
89	22 42 39 00-0168	PR	Pair of 16" Long, 3/8" OD x 1/2" IPS, Stainless Steel Braided Sink Supply Line	\$172.35
			Qty Unit Price Factor Total	
			Installation 3.000 X \$39.79 X 1.0801 \$128.93	
			Demolition 3.000 X 13.4 X 1.0801 \$43.42	
			Contractor Notes: pair for bathroom, laundry and kitchen	
90	22 42 39 00-0169	EA	12" Long, 3/8" OD x 7/8" BC, Stainless Steel Braided Toilet Supply Line	\$33.04
			Qty Unit Price Factor Total	
			Installation 1.000 X \$22.70 X 1.0801 \$24.52	
			Demolition 1.000 X 7.89 X 1.0801 \$8.52	
			Contractor Notes: demo and install toilet supply lines	
Subtotal for 22 - Plumbing:				\$9,712.30

CSI Number	Mod	UOM	Description	LineTotal
26 - Electrical				
91	26 27 26 00-0005	EA	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly	\$2,525.81
			Qty Unit Price Factor Total	
			Installation 15.000 X \$107.92 X 1.0801 \$1,748.47	
			Demolition 15.000 X 47.98 X 1.0801 \$777.35	
			Contractor Notes: demo and install receptacle 1 kitchen 4 living room 4 bedroom 1 4 bedroom 2 2 hallway	
92	26 27 26 00-0009	EA	20 Amperes, 1 Gang, GFI, Duplex Receptacle Assembly	\$932.23
			Qty Unit Price Factor Total	
			Installation 5.000 X \$124.64 X 1.0801 \$673.12	
			Demolition 5.000 X 47.98 X 1.0801 \$259.12	
			Contractor Notes: demo and install GFI 2 kitchen 1 laundry room 2 bathroom	
93	26 27 26 00-0138	EA	1 Gang, 20 Amperes, 120/277 Volt, SPST, Switch Assembly	\$2,252.36
			Qty Unit Price Factor Total	
			Installation 13.000 X \$112.43 X 1.0801 \$1,578.66	
			Demolition 13.000 X 47.98 X 1.0801 \$673.70	
			Contractor Notes: demo and install switches 3 kitchen 2 living room 1 bed room 1 1 laundry room 1 furnace switch 1 bedroom 2 2 bathroom 2 hallway	
94	26 51 16 00-0247	EA	19" Square, Ceiling Mounted, Low Profile Acrylic Diffuser, Double Twin Tube Compact Fluorescent Fixture	\$163.67
			Qty Unit Price Factor Total	
			Installation 0.000 X \$411.32 X 1.0801 \$0.00	
			Demolition 3.000 X 50.51 X 1.0801 \$163.67	
			Contractor Notes: Demo light fixture in bathroom kitchen and laundry room	
95	26 51 19 00-0258	EA	6" Diameter, 15 Watt, Can Retrofit Or Surface Mount, LED Downlight (Lighting Science® GLP6)	\$145.65
			Qty Unit Price Factor Total	
			Installation 1.000 X \$100.25 X 1.0801 \$108.28	
			Demolition 1.000 X 34.6 X 1.0801 \$37.37	
			Contractor Notes: demo and install can light in kitchen	
96	26 51 19 00-0450	EA	11" Diameter, 2,120 Lumens, 17 Watt, 3000K CCT, LED Drum Fixture (Enertron 10LED4X611-30)	\$1,046.72
			Qty Unit Price Factor Total	
			Installation 5.000 X \$147.68 X 1.0801 \$797.55	

CSI Number	Mod	UOM	Description	LineTotal
26 - Electrical				
			Demolition 5.000 X 46.14 X 1.0801 \$249.18	
			Contractor Notes: Demo and install ceiling mounted light fixture 1 living room 1 bedroom 1 1 bedroom 2 2 hallway	
97	26 51 19 00-0522	EA	12.5" x 12.5" x 2.32" Deep, 4,200 Lumens, 35 Watt, LED Garage Light Fixture (Sylvania GARAG1/035UNVD740/G5/SV/D)	\$2,386.42
			Qty Unit Price Factor Total	
			Installation 3.000 X \$736.48 X 1.0801 \$2,386.42	
			Contractor Notes: Furnish and install new led light fixture in kitchen bathroom and laundry room	
Subtotal for 26 - Electrical:				\$9,452.86
Grand Total:				\$129,410.77

This work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding of the line totals and sub-totals.

The Percent of NPP on this Proposal: 0.00

RESOLUTION 2026-15

AUTHORIZATION FOR FY 2026

COLLECTION LOSSES – PUBLIC HOUSING

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant's location is unknown,

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

<u>Account #</u>	<u>Amount</u>	<u>Amp</u>
T0001007	\$915.03	2
T0002824	\$2,966.88	2
T0005273	\$1,360.00	2
T0005519	\$383.00	2
T0004532	\$954.97	2
T0005637	\$9.00	2
108001	\$232.00	3
T0003914	\$2,178.22	3
T0005413	\$561.16	3
T0004221	\$375.92	3
D0001531	\$1,603.41	4
T0002426	\$6,839.41	4
T0004580	\$2,458.36	5
T0003734	\$3,383.97	5
TOTAL	\$24,221.33	

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 16th day of April 2026.

Susan Malter
Vice Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

RESOLUTION 2026-16

AUTHORIZATION FOR FY 2026

COLLECTION LOSSES – HOUSING CHOICE VOUCHERS

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant's location is unknown,

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

<u>Account #</u>	<u>Amount</u>	<u>Program</u>
T0003678	\$1,958.00	WSA

TOTAL	\$1,958.00
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ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 16th day of April 2026.

Susan Malter
Vice Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

RESOLUTION 2026-17

AUTHORIZATION FOR FY 2026

COLLECTION LOSSES – LCHA RENTALS

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off vacant accounts of tenants that have been terminated from the program or the former tenant's location is unknown;

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority's collection company.

<u>Account #</u>	<u>Amount</u>	<u>Amp</u>
T0000004	\$19,057.02	RENTALS
TOTAL	\$19,057.02	

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 16th day of April 2026.

Susan Malter
Vice Chair
Board of Commissioners
Lake County Housing Authority

ATTEST:

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

New RESOLUTION 2026-18 and/or amendment to existing Resolution 2026-12

Authorization for the Transfer and Acceptance of the IL107 North Chicago Housing

Authority (NCHA) ACC Units

Final resolution language to be presented at the meeting. Action may include adoption of a new resolution and/or amendment to the prior approved resolution 2026-12: Authorization for the Transfer and Acceptance of the IL107 North Chicago Housing Authority (NCHA) ACC Units.

Proposed resolution 2026-19 regarding police special detail agreement with the Lake
County Sheriff's Office for on-site security

Final resolution language to be presented at the meeting.