

BOARD OF COMMISSIONERS MEETING

October 30, 2025

Board Packet

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Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

BOARD OF COMMISSIONRS
REGULAR MEETING AGENDA
Lake County Housing Authority
Rescheduled October 30, 2025
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

9/18/2025 REGULAR SESSION MINUTES

IV. FINANCE REPORT & APPROVAL OF BILLS

V. REPORTS

VI. NEW BUSINESS

A. RESOLUTION 2026-01 Authorization to Submit Section 18 Disposition Application and Execute Sales Contracts for 13 Properties in Antioch, Barrington, Beach Park, Grayslake, and Mundelein

B. RESOLUTION 2026-02 Authorization to Enter Into Contract Violet Homes; 26270 Violet Dr._Unit A, Mundelein, IL 60060

C. RESOLUTION 2026-03 Approving the Interagency Agreement Between Lake County Housing Authority and the North Chicago Housing Authority

D. Commissioner Roundtable – Discussion of non-action items as initiated by members of the Board

E. Executive Session – Personnel Matters and Litigation
(5 ILCS 120/2) Sec. 2(c)(1)
The appointment, employment, compensation, discipline, performance, or dismissal of specific employees.
(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 begore a court… or when the public body finds that an action is probable or imminent.

VII. ADJOURNMENT

September 2025 Financial Highlights

Consolidated:

	Current Period			Year-to-date		
	Actual	Budget	Variance	Actual	Budget	Variance
Net Income	(1,562,678)	290,440	(1,853,118)	1,083,638	2,256,474	(1,172,836)

Notes/Performance Drivers	**Expenses**	**YTD-Maintenance Expenses, Bad Debt Expenses, Temp Wages higher than expected**
	Pre-Expense Income	**YTD-capital funds withdrawals higher than budgeted**
	Net Income	**YTD-Income net lower than expected** **-50% of HUD grant received in September (balance will be received in future period)** **-Port-Out vs Port-In Gap**

Balance Sheet Notes:

Quick Ratio:	5.3	LCHA can meet short term obligations using most liquid assets 5.3 times over
Current Ratio:	5.8	LCHA can meet short term obligations using current assets 5.8 times over

Cash:	16.45M
Restricted Net Assets	1.04M
Unrestricted Net Assets	25.67M

All programs (.all)

Balance Sheet

Period = Sep 2025

Book = Accrual

		Current Balance
09999-9000	All	
10000-0000	**ASSETS**	
10010-0000	CURRENT ASSETS	
11000-0000	CASH	
11100-0000	Unrestricted Cash	
11111-0000	Cash Operating 1	12,762,673.32
11112-0000	Cash Operating 2	1,590,017.11
11113-0000	Cash Operating 3	1,387,895.70
11114-0000	Cash Operating 4	10,996.35
11119-9000	Total Unrestricted Cash	15,751,582.48
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	568,619.07
11120-4000	Cash Restricted-FSS Forfeitures	125,161.08
11129-9000	Total Restricted Cash	693,780.15
11190-0000	TOTAL CASH	16,445,362.63
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	88,917.06
11220-1000	Allowance for Doubtful Accounts-Tenant	-68,829.04
11220-2000	A/R - Tenant Payment Agreement (TPA)	104,860.74
11231-0000	Fraud Recovery	496,202.46
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	181,722.37
11299-9000	Allowance for Doubtful Accounts-Other	11,633.00
11300-0000	A/R Port Ins	242,318.06
11310-0000	A/R Port In Suspense	-48,094.23
11350-1000	A/R-HUD	493,926.85
11350-3000	A/R -Other Government	528,539.72
11400-0000	Note Receivable - Brookstone at Cole Pa	110,350.00
11400-0001	Note Receivable - Brookstone at Cole Pa	1,545,454.96
11400-0003	Note Receivable - Brookstone at Cole Pa	293,625.00
11400-0004	Note Receivable - Regency at Cole Park	454,545.06
11450-0000	Accrued Interest Receivable	299,567.61
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABL	4,186,741.43
11600-0000	OTHER CURRENT ASSETS	
11620-0000	Investments-Unrestricted	-4.84
12110-0000	Prepaid Expenses and Other Assets	172,334.63
12110-1000	Prepaid Insurance	93,200.62
12600-0000	Inventories-Materials	34,768.33
12700-0000	Inventories-Equipment	11,479.43

All programs (.all)

Balance Sheet

Period = Sep 2025

Book = Accrual

		Current Balance
12750-0000	Allowance for Obsolete Inventories	-890.13
12950-0000	Interprogram-Due From	226,501.22
12950-1000	Legacy Interprogram-Due From	1,243,289.31
12990-0000	TOTAL OTHER CURRENT ASSETS	1,780,678.57
13000-0000	TOTAL CURRENT ASSETS	22,412,782.63
14000-0000	NONCURRENT ASSETS:	
14000-1000	FIXED ASSETS	
14000-5000	Land	3,916,506.97
14000-6000	Buildings	31,825,754.39
14000-7000	Vehicles	185,573.78
14000-8000	Furniture and Equipment	1,486,469.34
14001-0000	Site Improvement	3,929,102.95
14001-0001	Construction-Work in Progress	0.12
14042-1408	CFP - Mgmt Improve - Hard - Amp 2	90,968.13
14042-1480	CFP - Gen Cap Acty - Hard - Amp 2	518,417.24
14043-1408	CFP - Mgmt Improve - Hard - Amp 3	47,405.37
14043-1480	CFP - Gen Cap Acty - Hard - Amp 3	444,101.61
14044-1480	CFP - Gen Cap Acty - Hard - Amp 4	627,716.00
14045-1480	CFP - Gen Cap Acty - Hard - Amp 5	5,620.00
14050-1000	Accum Depreciation-Buildings	-28,289,141.01
14050-2000	Accum Depreciation-Vehicles	-185,573.78
14050-3000	Accum Depreciation-Furn & Equip Admir	-1,094,053.69
14050-4000	Accum Depreciation-Leashold Improvem	-3,738,163.52
14200-0000	TOTAL FIXED ASSETS	9,770,703.90
14990-0000	TOTAL NONCURRENT ASSETS	9,770,703.90
19990-0000	TOTAL ASSETS	32,183,486.53
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	207,032.01
21140-0000	Tenant Security Deposits	191,775.57
21140-2000	Security Deposit Clearing Account	-881.00
21140-3100	Pet Fee - one time non reimbursable	300.00
21150-0000	A/P Other	229,653.96
21170-3000	A/P-Misc. Payroll Witholdings	5,383.20
21170-4000	A/P-Federal Tax Witholding	-25,128.69
21170-5000	A/P-State Tax Witholding - IL	12,209.07
21170-6000	A/P-Payroll FICA Witholding -Employee	-14,266.61

All programs (.all)

Balance Sheet

Period = Sep 2025

Book = Accrual

		Current Balance
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-1,814.43
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	950.00
21171-1000	A/P-Payroll 457 Loan	-4,511.72
21171-2000	A/P-Payroll AXA Pension Deferred	88,649.94
21171-3000	A/P-Payroll AXA Pension Vested	71,005.49
21171-3500	A/P-Payroll AXA Loan	5,948.85
21171-4000	A/P-Payroll Employee Health	9,261.69
21171-5000	A/P-Payroll Employee Vision	14,231.49
21171-6000	A/P-Payroll Employee Dental	16,135.24
21171-7000	A/P-Payroll AFLAC Pre Tax	12,601.00
21171-7500	A/P-Payroll AFLAC Post Tax	45,137.12
21171-8000	A/P-Payroll ROTH 401k	4,897.10
21190-0000	A/P-Payroll Garnishment	-20,833.73
21199-0000	Other Current Liabilities	5,888.09
21199-1000	Accrued Payable	27,787.58
21350-0000	Accrued Payroll & Payroll Taxes	139,072.10
21370-0000	Accrued PILOT	219,743.47
21450-0000	Interprogram-Due To	226,501.22
21450-1000	Legacy Interprogram-Due To	1,246,373.74
21500-0000	Suspense	86.44
21500-4000	Tenant-Based Subsidy Suspense Clearin	947.00
21500-5000	Unearned Revenue	877,465.77
22400-0000	Tenant Prepaid Rents	57,575.62
22400-5000	FSS Forfeitures	1,261.18
22410-0000	Unclaimed Property	131,507.53
22600-0000	Accrued Compensated Absences-Curren	107,089.88
22990-0000	TOTAL CURRENT LIABILITIES	3,882,239.11
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	73,294.77
23070-0000	FSS Escrow	1,078,667.31
23070-0001	FSS Escrow - PBV	10,709.22
23070-0004	FSS Escrow - EHV	1,059.27
23070-0005	FSS Escrow - FUP	10,916.23
23070-0006	FSS Escrow - FUPY	64.72
23070-0007	FSS Escrow - FUP 09	-23,515.01
23070-0008	FSS Escrow - Mainstream	1.59
23070-0010	FSS Escrow - TPV	-24,452.94
23101-0000	Loan Payable - 1	7,762.16
23102-0000	Loan Payable - 2	6,572.40

All programs (.all)

Balance Sheet

Period = Sep 2025

Book = Accrual

		Current Balance
23990-0000	TOTAL NONCURRENT LIABILITIES	1,141,079.72
24990-0000	TOTAL LIABILITIES	5,023,318.83
28000-0000	EQUITY	
28010-0000	CONTRIBUTED CAPITAL	
28020-0000	Contributed Capital	438,697.04
28059-9000	TOTAL CONTRIBUTED CAPITAL	438,697.04
28070-0000	RESERVED FUND BALANCE	
28070-1000	Reserved for Operating Activities	12,972.73
28080-0000	TOTAL RESERVED FUND BALANCE	12,972.73
28090-0000	RETAINED EARNINGS:	
28090-1000	Invested in Capital Assets-Net of Debt	14,260,987.17
28090-2000	Retained Earnings-Unrestricted Net Asse	11,413,853.19
28090-3000	Retained Earnings-Restricted Net Assets	1,037,097.57
28099-9000	TOTAL RETAINED EARNINGS:	26,711,937.93
28990-0000	TOTAL EQUITY	27,163,607.70
29990-0000	TOTAL LIABILITIES AND EQUITY	32,186,926.53
99999-9000	TOTAL OF ALL	-3,440.00

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
29999-9999	Revenue & Expenses								
30000-0000	INCOME								
31000-0000	TENANT INCOME								
31010-0000	Rental Income								
31110-0000	Tenant Rent	160,541.36	139,666.74	20,874.62	14.95	1,930,238.48	1,676,000.00	254,238.48	15.17
31120-1000	Tenant Based Subsidy	6,806.00	0.00	6,806.00	N/A	79,990.00	0.00	79,990.00	N/A
31120-3000	Utility Reimbursement -59 & TC	-4,906.00	0.00	-4,906.00	N/A	-81,865.00	0.00	-81,865.00	N/A
31120-4000	Utility Reimbursement Recovery -PHA	0.00	0.00	0.00	N/A	-450.00	0.00	-450.00	N/A
31120-5000	Utility Reimbursement Recovery -59 & T	0.00	0.00	0.00	N/A	630.32	0.00	630.32	N/A
31130-0000	Less: Vacancies	-12,911.36	0.00	-12,911.36	N/A	-82,922.89	0.00	-82,922.89	N/A
31190-0000	Total Rental Income	149,530.00	139,666.74	9,863.26	7.06	1,845,620.91	1,676,000.00	169,620.91	10.12
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	261.45	661.90	-400.45	-60.50	496.15	7,943.57	-7,447.42	-93.75
31200-2000	Cleaning Fee	1,527.36	0.00	1,527.36	N/A	10,740.36	0.00	10,740.36	N/A
31200-3000	Damages	776.00	0.00	776.00	N/A	4,521.00	0.00	4,521.00	N/A
31200-4000	Late Charges	1,065.00	0.00	1,065.00	N/A	14,975.00	0.00	14,975.00	N/A
31200-5000	Legal Fees - Tenant	5,140.00	0.00	5,140.00	N/A	7,639.00	0.00	7,639.00	N/A
31200-6000	NSF Charges	0.00	0.00	0.00	N/A	490.00	0.00	490.00	N/A
31200-7000	Excess Utility	828.56	858.26	-29.70	-3.46	15,279.97	10,300.00	4,979.97	48.35
31200-8000	Wireless Leases	21,828.51	7,287.12	14,541.39	199.55	117,942.46	87,445.66	30,496.80	34.88
31200-9000	Misc.Tenant Income	2,825.00	4,098.35	-1,273.35	-31.07	9,461.69	45,961.54	-36,499.85	-79.41
31200-9100	Pet Fee - Non reimbursable	300.00	0.00	300.00	N/A	1,500.00	0.00	1,500.00	N/A
31201-0000	Developer Fee Income	16,704.33	0.00	16,704.33	N/A	45,910.18	0.00	45,910.18	N/A
31210-0000	Tenant Payment Agreement (TPA) Rent	1,476.00	0.00	1,476.00	N/A	-3,917.76	0.00	-3,917.76	N/A
31210-1000	Tenant Payment Agreement (TPA) Frau	1,614.00	0.00	1,614.00	N/A	4,589.00	0.00	4,589.00	N/A
31210-2000	Tenant Payment Agreement (TPA) Othe	1,588.50	0.00	1,588.50	N/A	1,588.50	0.00	1,588.50	N/A
31290-0000	Total Other Tenant Income	55,934.71	12,905.63	43,029.08	333.41	231,215.55	151,650.77	79,564.78	52.47
31990-0000	TOTAL TENANT INCOME	205,464.71	152,572.37	52,892.34	34.67	2,076,836.46	1,827,650.77	249,185.69	13.63
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	178,938.00	163,271.12	15,666.88	9.60	2,036,827.50	1,959,254.54	77,572.96	3.96
34010-1000	CFP Operating Grants	41,010.57	47,533.07	-6,522.50	-13.72	490,115.18	570,396.40	-80,281.22	-14.07
34100-1000	Section 8 HAP Earned (VO)	1,781,078.00	3,258,434.00	-1,477,356.00	-45.34	39,379,254.00	39,101,208.00	278,046.00	0.71
34100-1050	Section 8 Mainstream HAP (DV)	83,520.00	64,785.25	18,734.75	28.92	899,583.00	777,423.00	122,160.00	15.71
34100-1060	Section 8 EHV HAP Earned (EH)	57,388.00	50,247.62	7,140.38	14.21	624,578.00	602,971.00	21,607.00	3.58
34100-2000	Section 8 Admin Fee Income (AF)	379,410.00	309,551.23	69,858.77	22.57	3,945,363.00	3,714,614.76	230,748.24	6.21
34100-2050	Section 8 Mainstream Admin Inc (8F)	7,142.00	9,583.37	-2,441.37	-25.48	68,678.00	115,000.00	-46,322.00	-40.28
34100-2060	Section 8 EHV Admin Fee Inc (EF)	5,711.00	5,000.00	711.00	14.22	118,792.00	60,000.00	58,792.00	97.99
34100-3000	FSS Grant Income	18,128.10	0.00	18,128.10	N/A	239,223.65	0.00	239,223.65	N/A
34100-3100	ROSS Grant Income	6,038.35	5,667.00	371.35	6.55	80,796.26	71,946.00	8,850.26	12.30
34100-4000	Port-In Admin Fees Earned	3,993.11	2,219.02	1,774.09	79.95	30,461.84	26,628.68	3,833.16	14.39
34100-5000	Section 8 EHV Issuance Fee	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00
34100-5030	Section 8 EHV Service Fee	0.00	196.36	-196.36	-100.00	0.00	2,356.54	-2,356.54	-100.00
34100-6000	Port In HAP Earned	69,144.00	22,364.62	46,779.38	209.17	492,937.00	268,375.00	224,562.00	83.67
34150-0000	Other Government Grants	133,219.00	66,666.63	66,552.37	99.83	535,021.66	800,000.00	-264,978.34	-33.12
34150-1000	CHC Grant Revenue	0.00	0.00	0.00	N/A	616,992.00	0.00	616,992.00	N/A
34200-2000	Capital Fund Grants - Hard - Amp 2	0.00	0.00	0.00	N/A	570,452.69	0.00	570,452.69	N/A
34200-3000	Capital Fund Grants - Hard - Amp 3	0.00	0.00	0.00	N/A	488,257.10	0.00	488,257.10	N/A
34200-4000	Capital Fund Grants - Hard - Amp 4	0.00	0.00	0.00	N/A	618,656.00	0.00	618,656.00	N/A
34200-5000	Capital Fund Grants - Hard - Amp 5	0.00	0.00	0.00	N/A	-6,880.00	0.00	-6,880.00	N/A
34210-2000	Capital Fund Grants - Soft - Amp 2	0.00	0.00	0.00	N/A	29,920.67	0.00	29,920.67	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
34210-3000	Capital Fund Grants - Soft - Amp 3	0.00	0.00	0.00	N/A	194,337.67	0.00	194,337.67	N/A
34210-4000	Capital Fund Grants - Soft - Amp 4	0.00	0.00	0.00	N/A	22,056.36	0.00	22,056.36	N/A
34210-5000	Capital Fund Grants - Soft - Amp 5	0.00	0.00	0.00	N/A	18,623.30	0.00	18,623.30	N/A
34990-0000	TOTAL GRANT INCOME	2,764,720.13	4,005,569.29	-1,240,849.16	-30.98	51,494,046.88	48,070,773.92	3,423,272.96	7.12
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	36,020.36	24,924.89	11,095.47	44.52	369,960.73	314,100.00	55,860.73	17.78
36200-0000	Management Fee Income	32,039.55	32,833.33	-793.78	-2.42	410,115.72	401,099.96	9,015.76	2.25
36200-0001	Management Fee Earned - HCV	75,882.00	57,278.25	18,603.75	32.48	771,503.80	687,339.00	84,164.80	12.24
36200-0002	Management Fee Earned - HCV Mainstream	1,428.40	1,446.53	-18.13	-1.25	13,735.60	22,612.46	-8,876.86	-39.26
36200-0003	Management Fee Earned - HCV EHV	360.00	875.00	-515.00	-58.86	4,920.90	10,500.00	-5,579.10	-53.13
36200-1000	Bookkeeping Fee Income	2,962.50	3,187.50	-225.00	-7.06	38,010.00	38,710.00	-700.00	-1.81
36200-1001	Bookkeeping Fee Earned - HCV	21,480.00	21,403.17	76.83	0.36	260,737.50	256,838.04	3,899.46	1.52
36200-1002	Bookkeeping Fee Earned - HCV Mainstream	555.00	554.38	0.62	0.11	6,675.00	10,940.76	-4,265.76	-38.99
36200-1003	Bookkeeping Fee Earned - HCV EHV	1,142.20	600.00	542.20	90.37	13,176.50	7,200.00	5,976.50	83.01
36200-2000	Asset Management Fee Income	2,440.00	4,323.33	-1,883.33	-43.56	32,270.00	52,869.96	-20,599.96	-38.96
36200-3000	CHC- Admin Fee earned	9,510.00	0.00	9,510.00	N/A	119,937.00	0.00	119,937.00	N/A
36400-0000	Fraud Recovery-PHA	0.00	0.00	0.00	N/A	23,382.75	0.00	23,382.75	N/A
36400-1000	Fraud Recovery-HUD	0.00	0.00	0.00	N/A	23,382.75	0.00	23,382.75	N/A
36500-0000	Miscellaneous Other Income	970.74	113,903.55	-112,932.81	-99.15	98,858.56	266,842.60	-167,984.04	-62.95
36990-0000	TOTAL OTHER INCOME	184,790.75	261,329.93	-76,539.18	-29.29	2,186,666.81	2,069,052.78	117,614.03	5.68
39990-0000	TOTAL INCOME	3,154,975.59	4,419,471.59	-1,264,496.00	-28.61	55,757,550.15	51,967,477.47	3,790,072.68	7.29
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	262,180.90	244,422.63	-17,758.27	-7.27	2,630,724.46	2,987,820.79	357,096.33	11.95
41100-1000	Administrative Salaries - Mainstream	1,457.27	3,637.88	2,180.61	59.94	21,673.68	43,653.90	21,980.22	50.35
41100-1100	Administrative Salaries - EHV	1,165.28	1,666.63	501.35	30.08	21,873.70	20,000.00	-1,873.70	-9.37
41100-3000	Compensated Absences	0.00	1,154.31	1,154.31	100.00	0.00	13,851.83	13,851.83	100.00
41100-4000	Employee Benefit Contribution-Admin	130,439.61	98,459.69	-31,979.92	-32.48	1,368,767.83	1,204,623.22	-164,144.61	-13.63
41100-4001	Emp Benefit Cont-Admin Mainstream	299.18	1,083.37	784.19	72.38	4,829.12	13,000.00	8,170.88	62.85
41100-4002	Emp Benefit Cont-Admin EHV	239.23	641.63	402.40	62.72	4,773.81	7,700.00	2,926.19	38.00
41109-9000	Total Administrative Salaries	395,781.47	351,066.14	-44,715.33	-12.74	4,052,642.60	4,290,649.74	238,007.14	5.55
41300-0000	Legal Expense								
41300-2000	Court Costs	0.00	-65.78	-65.78	-100.00	1,514.30	-789.58	-2,303.88	-291.79
41300-3000	Tenant Screening	20,561.50	3,159.95	-17,401.55	-550.69	48,537.13	37,917.75	-10,619.38	-28.01
41300-4000	General Legal Expense	2,719.25	4,232.50	1,513.25	35.75	47,815.26	50,787.80	2,972.54	5.85
41310-0000	Total Legal Expense	23,280.75	7,326.67	-15,954.08	-217.75	97,866.69	87,915.97	-9,950.72	-11.32
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	6,559.75	4,717.02	-1,842.73	-39.07	58,046.70	56,604.13	-1,442.57	-2.55
41500-0000	Travel	3,502.09	3,523.87	21.78	0.62	48,770.68	42,286.55	-6,484.13	-15.33
41700-0000	Accounting Fees	11,273.19	13,221.22	1,948.03	14.73	125,173.44	158,654.97	33,481.53	21.10
41710-0000	Auditing Fees	0.00	1,270.87	1,270.87	100.00	20,880.00	24,849.89	3,969.89	15.98
41720-0000	Port Out Admin Fee Paid	3,496.49	4,833.37	1,336.88	27.66	43,365.96	58,000.00	14,634.04	25.23
41730-0000	Management Fee	30,529.55	90,703.36	60,173.81	66.34	391,705.72	1,088,439.00	696,733.28	64.01
41730-0100	Management Fee - HCV	75,882.00	0.00	-75,882.00	N/A	771,503.80	0.00	-771,503.80	N/A
41730-0150	Management Fee - HCV Mainstream	1,428.40	1,884.40	456.00	24.20	13,735.60	22,612.47	8,876.87	39.26
41730-0160	Management Fee - HCV EHV	1,142.20	875.00	-267.20	-30.54	13,942.40	10,500.00	-3,442.40	-32.78
41730-1000	Bookkeeping Fee	2,962.50	3,225.87	263.37	8.16	38,010.00	38,710.00	700.00	1.81
41730-1100	Bookkeeping Fee - HCV	21,480.00	21,403.13	-76.87	-0.36	260,737.50	256,838.00	-3,899.50	-1.52

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41730-1150	Bookkeeping Fee - HCV Mainstream	555.00	911.72	356.72	39.13	6,675.00	10,940.75	4,265.75	38.99
41730-1160	Bookkeeping Fee - HCV EHV	360.00	600.00	240.00	40.00	4,155.00	7,200.00	3,045.00	42.29
41730-2000	Asset Management Fee	3,950.00	4,405.87	455.87	10.35	50,680.00	52,870.00	2,190.00	4.14
41740-0000	Marketing	0.00	14.33	14.33	100.00	2,177.37	172.51	-2,004.86	-1,162.17
41800-0000	Office Rent	367.50	0.00	-367.50	N/A	4,788.36	0.00	-4,788.36	N/A
41820-0000	Consultants	0.00	5,042.72	5,042.72	100.00	0.00	60,510.00	60,510.00	100.00
41890-0000	Total Other Admin Expenses	163,488.67	156,632.75	-6,855.92	-4.38	1,854,347.53	1,889,188.27	34,840.74	1.84
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	667.18	2,546.83	1,879.65	73.80	32,967.33	30,561.74	-2,405.59	-7.87
41900-2000	Publications	78.20	213.23	135.03	63.33	294.20	2,558.65	2,264.45	88.50
41900-3000	Advertising	0.00	0.00	0.00	N/A	5,212.49	0.00	-5,212.49	N/A
41900-4000	Office Supplies	54.54	2,367.01	2,312.47	97.70	15,752.25	28,405.55	12,653.30	44.55
41900-5000	Inspection Expense	5,715.31	642.71	-5,072.60	-789.25	31,896.39	7,710.32	-24,186.07	-313.68
41900-6000	Computer Parts	0.00	0.00	0.00	N/A	114.38	0.00	-114.38	N/A
41900-7000	Telephone	6,664.26	4,866.78	-1,797.48	-36.93	68,157.94	58,399.60	-9,758.34	-16.71
41900-8000	Postage	3,104.50	3,145.46	40.96	1.30	29,739.53	37,744.31	8,004.78	21.21
41901-0000	Office Equipment Contracts	3,007.43	3,693.06	685.63	18.57	39,666.29	44,316.83	4,650.54	10.49
41901-1000	Printer Supplies	0.00	0.00	0.00	N/A	426.07	0.00	-426.07	N/A
41901-3000	Internet	1,249.25	2,048.30	799.05	39.01	18,096.01	24,580.48	6,484.47	26.38
41901-4000	Cable/Video	523.85	461.21	-62.64	-13.58	7,355.37	5,533.97	-1,821.40	-32.91
41901-5000	Special Events	581.81	1,281.53	699.72	54.60	23,244.28	15,379.35	-7,864.93	-51.14
41901-7000	Temporary Administrative Labor	11,445.00	4,416.63	-7,028.37	-159.13	132,710.74	53,000.00	-79,710.74	-150.40
41901-8000	Small Office Equipment	2,854.00	267.97	-2,586.03	-965.04	10,198.87	3,214.32	-6,984.55	-217.29
41902-0000	Bank Fees	4,957.04	0.00	-4,957.04	N/A	61,134.76	0.00	-61,134.76	N/A
41902-1000	Sponsorships	0.00	92.25	92.25	100.00	0.00	1,106.67	1,106.67	100.00
41902-2000	Other Misc Admin Expenses	1,857.80	6,132.32	4,274.52	69.70	36,703.61	73,588.61	36,885.00	50.12
41910-0000	Total Miscellaneous Admin Expenses	42,760.17	32,175.29	-10,584.88	-32.90	513,670.51	386,100.40	-127,570.11	-33.04
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	625,311.06	547,200.85	-78,110.21	-14.27	6,518,527.33	6,653,854.38	135,327.05	2.03
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	22,884.59	230.77	-22,653.82	-9,816.62	217,116.88	2,769.57	-214,347.31	-7,739.37
42100-1000	Employee Benefit Contributions-Tenant Svc	11,262.20	199.17	-11,063.03	-5,554.57	118,461.41	2,389.71	-116,071.70	-4,857.15
42200-1000	Other Tenant Svcs.	0.00	0.00	0.00	N/A	564.50	0.00	-564.50	N/A
42300-0000	Tenant Services Expense - Other	1,400.00	181.20	-1,218.80	-672.63	12,817.73	2,174.07	-10,643.66	-489.57
42300-1000	Tenant Relocation	6,350.00	2,070.43	-4,279.57	-206.70	11,936.75	24,845.05	12,908.30	51.96
42990-0000	TOTAL TENANT SERVICES EXPENSES	41,896.79	2,681.57	-39,215.22	-1,462.40	360,897.27	32,178.40	-328,718.87	-1,021.55
43000-0000	UTILITY EXPENSES								
43100-0000	Water	6,242.35	9,139.28	2,896.93	31.70	91,974.03	109,671.03	17,697.00	16.14
43200-0000	Electricity	10,183.21	7,934.92	-2,248.29	-28.33	123,564.35	95,216.95	-28,347.40	-29.77
43200-1000	Electricity-Vacant Units	962.13	0.00	-962.13	N/A	8,253.15	0.00	-8,253.15	N/A
43300-0000	Gas	2,622.85	3,892.06	1,269.21	32.61	64,801.51	46,704.28	-18,097.23	-38.75
43300-1000	Gas-Vacant Units	463.69	0.00	-463.69	N/A	3,576.40	0.00	-3,576.40	N/A
43320-0000	Tenant-Owed Utilities	2,166.41	1,127.89	-1,038.52	-92.08	22,864.22	13,534.13	-9,330.09	-68.94
43400-0000	Garbage/Trash Removal	7,435.28	4,440.28	-2,995.00	-67.45	66,904.61	53,282.81	-13,621.80	-25.57
43900-0000	Sewer	5,534.62	5,061.38	-473.24	-9.35	71,456.34	60,735.13	-10,721.21	-17.65
43990-0000	TOTAL UTILITY EXPENSES	35,610.54	31,595.81	-4,014.73	-12.71	453,394.61	379,144.33	-74,250.28	-19.58
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	73,429.95	54,499.10	-18,930.85	-34.74	695,245.16	662,016.66	-33,228.50	-5.02
44100-1000	Maintenance Labor-Grounds	0.00	0.00	0.00	N/A	720.00	0.00	-720.00	N/A
44100-4000	Maint. Empl. Rent Free Unit	0.00	0.00	0.00	N/A	137.50	0.00	-137.50	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44100-5000	Employee Benefit Contribution-Maint.	30,733.32	19,441.92	-11,291.40	-58.08	285,665.44	235,022.72	-50,642.72	-21.55
44110-0000	Maintenance Uniforms	0.00	0.00	0.00	N/A	654.58	0.00	-654.58	N/A
44120-0000	Vehicle Gas	0.00	0.00	0.00	N/A	4,523.11	0.00	-4,523.11	N/A
44130-0000	Misc Vehicle Expenses	1,518.36	3,194.02	1,675.66	52.46	12,642.14	38,327.25	25,685.11	67.02
44190-0000	Total General Maint Expense	105,681.63	77,135.04	-28,546.59	-37.01	999,587.93	935,366.63	-64,221.30	-6.87
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	1.13	1.13	100.00	760.56	14.00	-746.56	-5,332.57
44200-2000	Supplies-Appliance	5,071.19	2,121.69	-2,949.50	-139.02	66,809.23	25,459.73	-41,349.50	-162.41
44200-3000	Supplies-Decorating	1,065.83	1,469.28	403.45	27.46	6,293.72	17,631.80	11,338.08	64.30
44200-4000	Supplies-Electrical	1,171.44	843.14	-328.30	-38.94	17,768.51	10,118.67	-7,649.84	-75.60
44200-5000	Supplies-Exterminating	0.00	0.00	0.00	N/A	298.71	0.00	-298.71	N/A
44200-6000	Supplies-Janitorial/Cleaning	4,669.82	1,568.13	-3,101.69	-197.80	28,399.47	18,818.44	-9,581.03	-50.91
44200-7000	Supplies-Maint/Repairs	17,109.39	15,789.68	-1,319.71	-8.36	134,925.19	189,475.94	54,550.75	28.79
44200-8000	Supplies-Plumbing	1,219.83	2,384.69	1,164.86	48.85	16,228.72	28,618.04	12,389.32	43.29
44200-9000	Tools and Equipment	1,078.52	729.52	-349.00	-47.84	9,752.41	8,753.25	-999.16	-11.41
44201-0000	Supplies - HVAC	338.89	907.34	568.45	62.65	8,352.56	10,888.08	2,535.52	23.29
44290-0000	Total Materials	31,724.91	25,814.60	-5,910.31	-22.90	289,589.08	309,777.95	20,188.87	6.52
44300-0000	Contract Costs								
44300-1000	Contract-Alarm/Extinguisher	0.00	0.00	0.00	N/A	6,462.43	0.00	-6,462.43	N/A
44300-2000	Contract-Appliance	0.00	0.00	0.00	N/A	1,524.62	0.00	-1,524.62	N/A
44300-3000	Contract-Building Repairs	2,955.00	0.00	-2,955.00	N/A	61,560.43	0.00	-61,560.43	N/A
44300-5000	Contract-Decorating/Painting	0.00	0.00	0.00	N/A	5,356.01	0.00	-5,356.01	N/A
44300-6000	Contract-Electrical	6,285.00	1,735.94	-4,549.06	-262.05	55,766.26	20,830.07	-34,936.19	-167.72
44300-7000	Contract-Pest Control	2,765.00	1,210.61	-1,554.39	-128.40	28,850.00	14,526.66	-14,323.34	-98.60
44300-8000	Contract-Floor Covering	0.00	20.16	20.16	100.00	2,400.00	241.26	-2,158.74	-894.78
44300-9000	Contract-Grounds	12,809.35	10,281.51	-2,527.84	-24.59	117,594.05	123,379.55	5,785.50	4.69
44301-0000	Contract-Janitorial/Cleaning	0.00	3,752.03	3,752.03	100.00	59,446.59	45,023.37	-14,423.22	-32.03
44301-0001	Mold Remediation	5,900.00	337.50	-5,562.50	-1,648.15	16,355.00	4,050.00	-12,305.00	-303.83
44301-1000	Contract-Plumbing	42,188.80	8,712.09	-33,476.71	-384.26	196,049.37	104,545.08	-91,504.29	-87.53
44301-2000	Contract-Window Covering	446.56	4.76	-441.80	-9,281.51	6,692.58	57.23	-6,635.35	-11,594.18
44301-3000	Contract-HVAC	3,456.23	3,036.14	-420.09	-13.84	55,470.56	36,432.69	-19,037.87	-52.25
44301-4000	Contract-Vehicle Maintenance	0.00	734.67	734.67	100.00	13,422.16	8,815.60	-4,606.56	-52.25
44301-5000	Contract-Equipment Rental	0.00	0.00	0.00	N/A	1,347.00	0.00	-1,347.00	N/A
44301-7000	Contract-Elevator Monitoring	21,412.93	5,979.65	-15,433.28	-258.10	59,429.06	71,755.25	12,326.19	17.18
44301-8000	Contract-Alarm Monitoring	3,110.44	0.00	-3,110.44	N/A	37,140.46	0.00	-37,140.46	N/A
44301-9000	Contract-Sprinkler Monitoring	1,356.81	0.00	-1,356.81	N/A	30,495.84	0.00	-30,495.84	N/A
44302-2000	Contract-IT Contracts	40,852.99	29,726.46	-11,126.53	-37.43	377,303.24	356,716.64	-20,586.60	-5.77
44302-3000	Contract-Consultants	37,905.98	0.00	-37,905.98	N/A	47,425.48	0.00	-47,425.48	N/A
44308-0000	Contract - Vehicle Lease	6,940.82	3,253.98	-3,686.84	-113.30	76,742.84	39,049.30	-37,693.54	-96.53
44309-0000	Contract-Security	0.00	5,733.85	5,733.85	100.00	8,201.88	68,805.43	60,603.55	88.08
44309-1000	Snow Removal Service	0.00	2,259.47	2,259.47	100.00	102,560.00	92,563.20	-9,996.80	-10.80
44309-9000	Contract Costs-Other	12,580.00	27,533.24	14,953.24	54.31	39,732.32	330,396.35	290,664.03	87.97
44390-0000	Total Contract Costs	200,965.91	104,312.06	-96,653.85	-92.66	1,407,328.18	1,317,187.68	-90,140.50	-6.84
44400-0000	Unit Repairs - Damages	0.00	0.00	0.00	N/A	2,390.15	0.00	-2,390.15	N/A
44500-0000	Vacancy Turnover	19,774.99	14,128.09	-5,646.90	-39.97	101,114.15	169,536.20	68,422.05	40.36
44842-1408	CFP - Mgmt Improve - Soft - Amp 2	0.00	0.00	0.00	N/A	7,874.93	0.00	-7,874.93	N/A
44842-1480	CFP - Gen Cap Acty - Soft - Amp 2	0.00	0.00	0.00	N/A	22,045.74	0.00	-22,045.74	N/A
44843-1408	CFP - Mgmt Improve - Soft - Amp 3	0.00	0.00	0.00	N/A	7,874.94	0.00	-7,874.94	N/A
44843-1480	CFP - Gen Cap Acty - Soft - Amp 3	0.00	0.00	0.00	N/A	186,462.73	0.00	-186,462.73	N/A
44844-1408	CFP - Mgmt Improve - Soft - Amp 4	0.00	0.00	0.00	N/A	7,874.94	0.00	-7,874.94	N/A
44844-1480	CFP - Gen Cap Acty - Soft - Amp 4	0.00	0.00	0.00	N/A	10,425.12	0.00	-10,425.12	N/A
44845-1408	CFP - Mgmt Improve - Soft - Amp 5	0.00	0.00	0.00	N/A	7,874.94	0.00	-7,874.94	N/A
44845-1480	CFP - Gen Cap Acty - Soft - Amp 5	0.00	0.00	0.00	N/A	6,992.06	0.00	-6,992.06	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL EX	358,147.44	221,389.79	-136,757.65	-61.77	3,057,434.89	2,731,868.46	-325,566.43	-11.92
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	14,138.52	13,462.00	-676.52	-5.03	146,798.49	161,543.45	14,744.96	9.13
45101-0000	Property Insurance	14,684.57	13,641.30	-1,043.27	-7.65	173,113.65	163,694.06	-9,419.59	-5.75
45102-0000	Liability Insurance	3,297.53	3,224.23	-73.30	-2.27	40,676.13	38,690.87	-1,985.26	-5.13
45200-0000	Payments in Lieu of Taxes	11,788.85	11,340.51	-448.34	-3.95	139,463.67	136,087.11	-3,376.56	-2.48
45210-0000	Misc. Taxes/Licenses/Insurance	-3,792.23	1,658.64	5,450.87	328.63	-8,122.82	19,903.46	28,026.28	140.81
45700-0000	Bad Debt-Tenant Rents	45,552.66	3,813.88	-41,738.78	-1,094.39	140,162.75	45,766.34	-94,396.41	-206.26
45800-0000	HCV nonHAP Admin Expense	212.00	0.00	-212.00	N/A	26,233.00	0.00	-26,233.00	N/A
45850-0000	Port-In HAP Expense	66,435.00	22,364.62	-44,070.38	-197.05	485,917.00	268,375.00	-217,542.00	-81.06
45850-1000	LL Incentive - Bonus	0.00	0.00	0.00	N/A	89,916.00	0.00	-89,916.00	N/A
45850-2000	LL Incentive - Vacancy	0.00	0.00	0.00	N/A	29,683.00	0.00	-29,683.00	N/A
45900-0000	Other General Expense	0.00	1,113.90	1,113.90	100.00	26,361.33	13,366.80	-12,994.53	-97.22
45900-1000	Radon Grant Expense	9,775.00	1,710.00	-8,065.00	-471.64	32,123.00	20,520.00	-11,603.00	-56.54
45990-0000	TOTAL GENERAL EXPENSES	162,091.90	72,329.08	-89,762.82	-124.10	1,322,325.20	867,947.09	-454,378.11	-52.35
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-0000	Housing Assistance Payments	2,355,645.00	3,258,434.00	902,789.00	27.71	28,537,098.00	39,101,208.00	10,564,110.00	27.02
47150-0001	HAP Expense - EHV	58,559.00	50,247.62	-8,311.38	-16.54	623,448.00	602,971.00	-20,477.00	-3.40
47150-0002	HAP Expense - Mainstream	80,010.00	64,785.25	-15,224.75	-23.50	942,843.00	777,423.00	-165,420.00	-21.28
47150-0003	HAP Expense - FUP	280,009.00	0.00	-280,009.00	N/A	3,528,242.86	0.00	-3,528,242.86	N/A
47150-0004	HAP Expense - FUPY	2,764.00	0.00	-2,764.00	N/A	33,237.00	0.00	-33,237.00	N/A
47150-0005	HAP Expense - FUP09	18,374.00	0.00	-18,374.00	N/A	226,050.00	0.00	-226,050.00	N/A
47150-0006	HAP Expense - NED	86,930.00	0.00	-86,930.00	N/A	1,093,119.00	0.00	-1,093,119.00	N/A
47150-0008	HAP Expense - VASH	5,554.00	0.00	-5,554.00	N/A	61,591.00	0.00	-61,591.00	N/A
47150-0010	HAP Expense - Tenant Protection	77,170.00	0.00	-77,170.00	N/A	638,010.00	0.00	-638,010.00	N/A
47150-0011	HAP Expense - PBV	469,455.00	0.00	-469,455.00	N/A	5,480,225.00	0.00	-5,480,225.00	N/A
47150-1000	URP Expense	39,005.00	0.00	-39,005.00	N/A	524,041.00	0.00	-524,041.00	N/A
47150-1001	URP Expense - EHV	1,362.00	0.00	-1,362.00	N/A	18,373.00	0.00	-18,373.00	N/A
47150-1002	URP Expense - Mainstream	1,017.00	0.00	-1,017.00	N/A	12,759.00	0.00	-12,759.00	N/A
47150-1003	URP Expense - FUP	7,099.00	0.00	-7,099.00	N/A	104,946.00	0.00	-104,946.00	N/A
47150-1004	URP Expense - FUPY	29.00	0.00	-29.00	N/A	378.00	0.00	-378.00	N/A
47150-1005	URP Expense - FUP09	284.00	0.00	-284.00	N/A	1,478.00	0.00	-1,478.00	N/A
47150-1006	URP Expense - NED	298.00	0.00	-298.00	N/A	5,569.00	0.00	-5,569.00	N/A
47150-1008	URP Expense - VASH	0.00	0.00	0.00	N/A	306.00	0.00	-306.00	N/A
47150-1010	URP Expense - Tenant Protection	1,898.00	0.00	-1,898.00	N/A	22,703.00	0.00	-22,703.00	N/A
47150-1011	URP Expense - PBV	6,429.00	0.00	-6,429.00	N/A	102,160.00	0.00	-102,160.00	N/A
47150-2000	Port Out HAP Payments	138,269.00	0.00	-138,269.00	N/A	1,248,510.00	0.00	-1,248,510.00	N/A
47150-2001	Port Out HAP Exp - PBV	1,265.00	0.00	-1,265.00	N/A	18,201.00	0.00	-18,201.00	N/A
47150-2003	Port Out HAP Exp - FUP	6,060.00	0.00	-6,060.00	N/A	73,272.00	0.00	-73,272.00	N/A
47150-2005	Port Out HAP Exp - FUP 09	1,100.00	0.00	-1,100.00	N/A	16,838.00	0.00	-16,838.00	N/A
47150-2006	Port Out HAP Exp - Mainstream	1,002.00	0.00	-1,002.00	N/A	6,012.00	0.00	-6,012.00	N/A
47150-2007	Port Out HAP Exp - NED	3,336.00	0.00	-3,336.00	N/A	27,357.00	0.00	-27,357.00	N/A
47150-2008	Port Out HAP Exp - TPV	1,948.00	0.00	-1,948.00	N/A	11,103.00	0.00	-11,103.00	N/A
47150-3000	Port-Out Admin Fee Expense	3,712.60	0.00	-3,712.60	N/A	21,729.69	0.00	-21,729.69	N/A
47150-3001	Port-Out Admin Fee Exp - PBV	80.54	0.00	-80.54	N/A	1,098.92	0.00	-1,098.92	N/A
47150-3002	Port-Out Admin Fee Exp - FUP	323.03	0.00	-323.03	N/A	2,993.47	0.00	-2,993.47	N/A
47150-3004	Port-Out Admin Fee Exp - FUP 09	70.29	0.00	-70.29	N/A	1,259.69	0.00	-1,259.69	N/A
47150-3005	Port-Out Admin Fee Exp - Mainstream	80.83	0.00	-80.83	N/A	481.41	0.00	-481.41	N/A
47150-3006	Port-Out Admin Fee Exp - NED	161.66	0.00	-161.66	N/A	1,204.05	0.00	-1,204.05	N/A
47150-3007	Port-Out Admin Fee Exp - TPV	80.83	0.00	-80.83	N/A	399.12	0.00	-399.12	N/A
47150-4000	Port-Out Other Expense	0.00	0.00	0.00	N/A	43.00	0.00	-43.00	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2024-Sep 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-6000	FSS Escrow Payments	-3,972.21	105.14	4,077.35	3,878.02	289,610.97	1,262.34	-288,348.63	-22,842.39
47150-6001	FSS Escrow Exp - PBV	652.00	0.00	-652.00	N/A	9,342.00	0.00	-9,342.00	N/A
47150-6003	FSS Escrow Exp - EHV	0.00	0.00	0.00	N/A	797.00	0.00	-797.00	N/A
47150-6004	FSS Escrow Exp - FUP	6,987.00	0.00	-6,987.00	N/A	86,666.00	0.00	-86,666.00	N/A
47150-6006	FSS Escrow Exp - FUP 09	893.00	0.00	-893.00	N/A	30,427.00	0.00	-30,427.00	N/A
47150-6009	FSS Escrow Exp - TPV	0.00	0.00	0.00	N/A	-361.27	0.00	361.27	N/A
47150-7000	Housing Counseling Program Expenses	136,418.05	3,356.23	-133,061.82	-3,964.62	885,266.27	40,274.32	-844,991.95	-2,098.09
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,790,358.62	3,376,928.24	-413,430.38	-12.24	44,688,827.18	40,523,138.66	-4,165,688.52	-10.28
48990-0000	TOTAL OPERATING EXPENSES	5,013,416.35	4,252,125.34	-761,291.01	-17.90	56,401,406.48	51,188,131.32	-5,213,275.16	-10.18
49990-0000	**NET OPERATING INCOME**	**-1,858,440.76**	**167,346.25**	**-2,025,787.01**	**-1,210.54**	**-643,856.33**	**779,346.15**	**-1,423,202.48**	**-182.61**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	0.00	0.00	N/A	913,980.62	0.00	-913,980.62	N/A
51000-3000	Depreciation -Furn,Equip,Machinery-Admin.	0.00	0.00	0.00	N/A	59,391.65	0.00	-59,391.65	N/A
51000-4000	Depreciation-Leashold Improvements	0.00	0.00	0.00	N/A	95,010.61	0.00	-95,010.61	N/A
52100-0000	Operating Transfers OUT	0.00	0.00	0.00	N/A	-23,987.15	0.00	23,987.15	N/A
52100-2000	Operating Transfer In from CFP	0.00	0.00	0.00	N/A	23,987.15	0.00	-23,987.15	N/A
52200-0000	Prior Period Adjustments Affecting RR	0.00	0.00	0.00	N/A	105,982.85	0.00	-105,982.85	N/A
52300-0000	Gain/Loss on Sale of Fixed Assets	-307,199.31	-155,000.00	152,199.31	98.19	-3,918,558.60	-1,860,000.00	2,058,558.60	110.68
52310-0000	Pre 2004 Admin Fee Expense	7,486.21	31,906.03	24,419.82	76.54	583,499.81	382,872.25	-200,627.56	-52.40
52310-1000	Extraordinary Expense	0.00	0.00	0.00	N/A	429,248.60	0.00	-429,248.60	N/A
52320-0000	Gain/Loss from Sale Disposition of Real Pro	3,950.00	0.00	-3,950.00	N/A	3,950.00	0.00	-3,950.00	N/A
59990-0000	TOTAL NON-OPERATING ITEMS	-295,763.10	-123,093.97	172,669.13	140.27	-1,727,494.46	-1,477,127.75	250,366.71	16.95
90000-0000	NET INCOME	-1,562,677.66	290,440.22	-1,853,117.88	-638.04	1,083,638.13	2,256,473.90	-1,172,835.77	-51.98

Key Management Indicators (KMI)

Program Type: All Relevant Programs
Effective Dates Included: 06/01/2024 through 09/30/2025
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, IL01P056501-23 Cap Fund

Families Reported

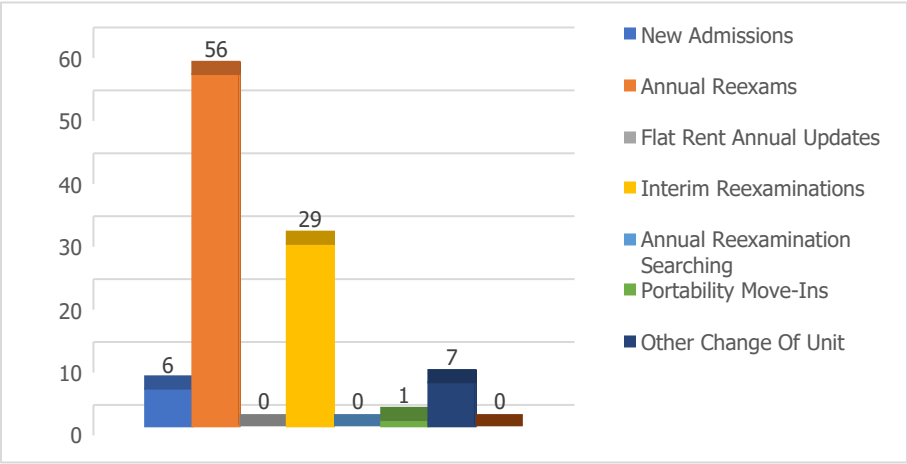
Families Reported

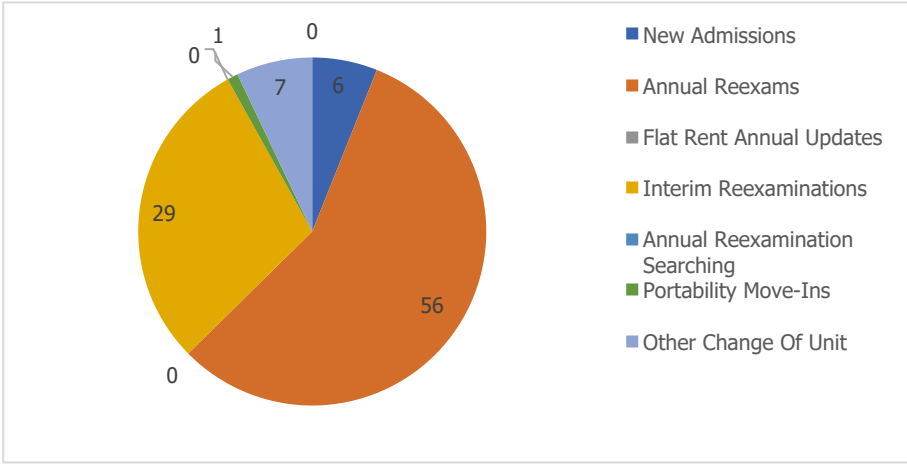
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
2,991	353	99

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 (%)
6	56	0	29	0	1	7

Historical Adjustments (%)
0





Discrepancies

Families Reported

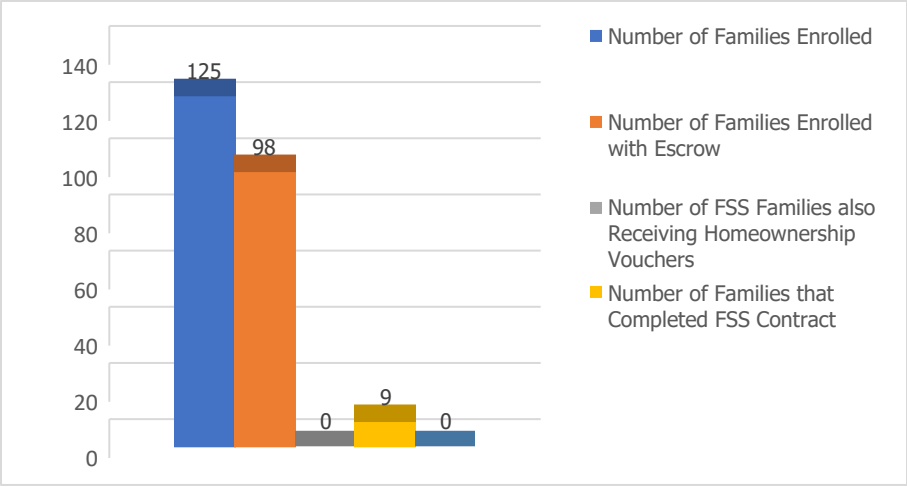
Percent of Admissions of Over Income Families (%)
0

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 (%)
523	10	22	8

FSS/Special Programs

Family Self-Sufficiency

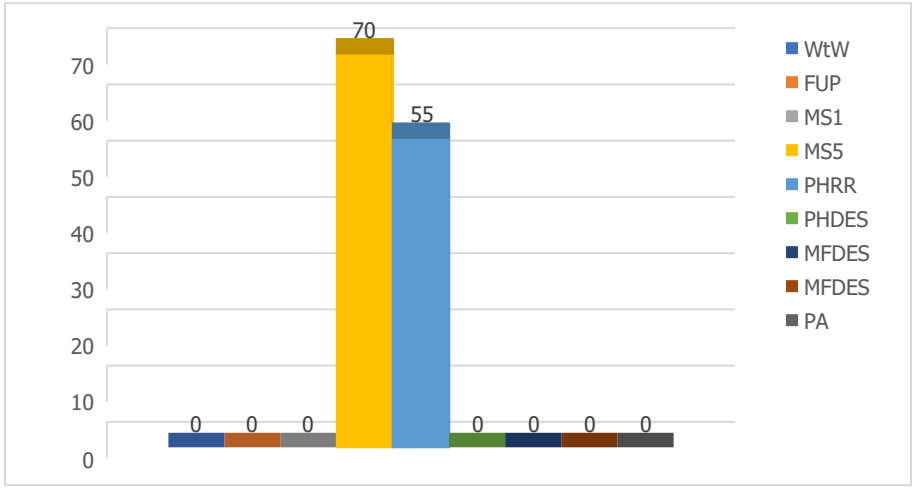
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
125	98	0	9	0



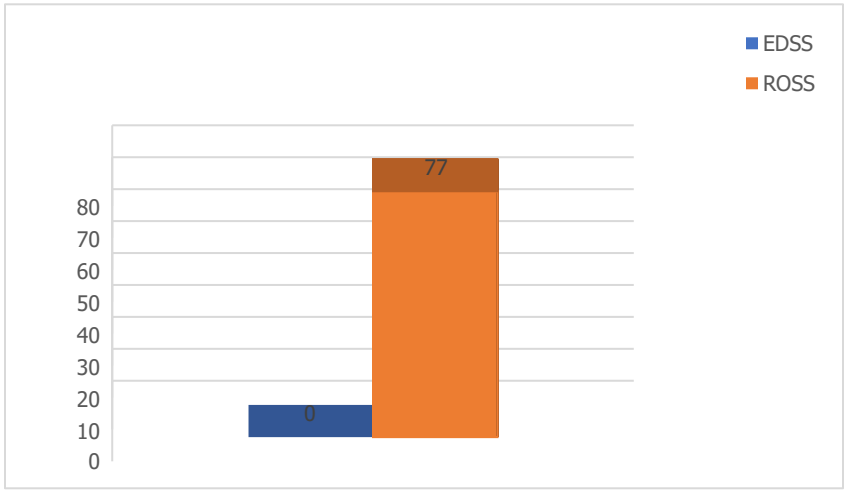
Special Programs

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	70	55	0	0	0	0



EDSS (Public Housing Only))	ROSS (Public Housing Only)
0	77



Utility Arrangements

Utility Arrangements

Families with Utility Allowance		Families with Utility Reimbursement		Avarage Utility Allowance ($)
Count	Percent	Count	Percent	
2,912	97	518	17	143

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% +
0	0	0	0	0

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

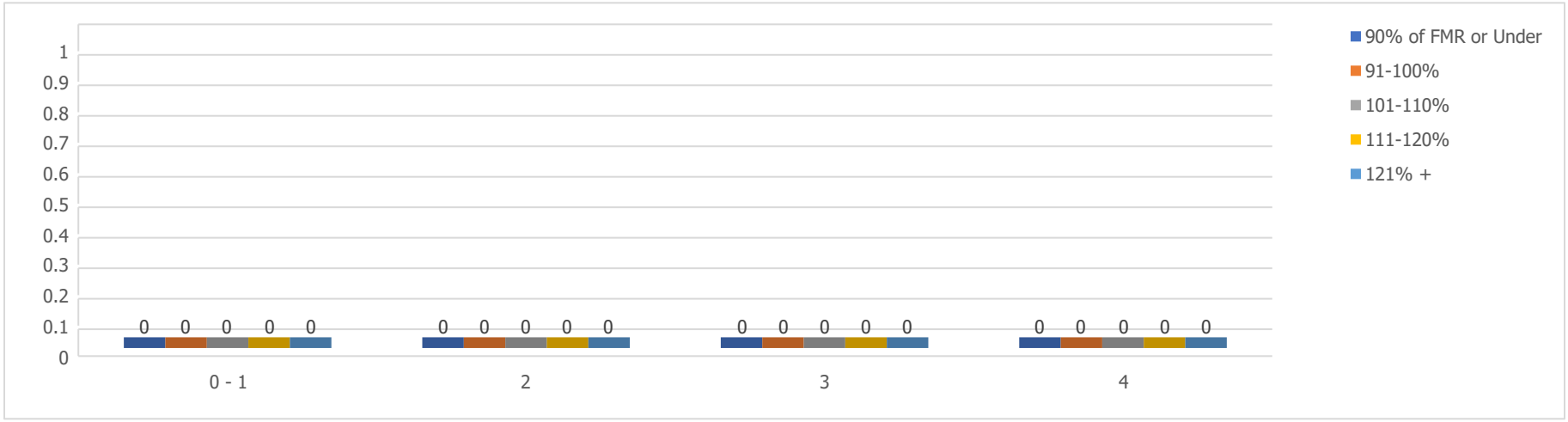
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

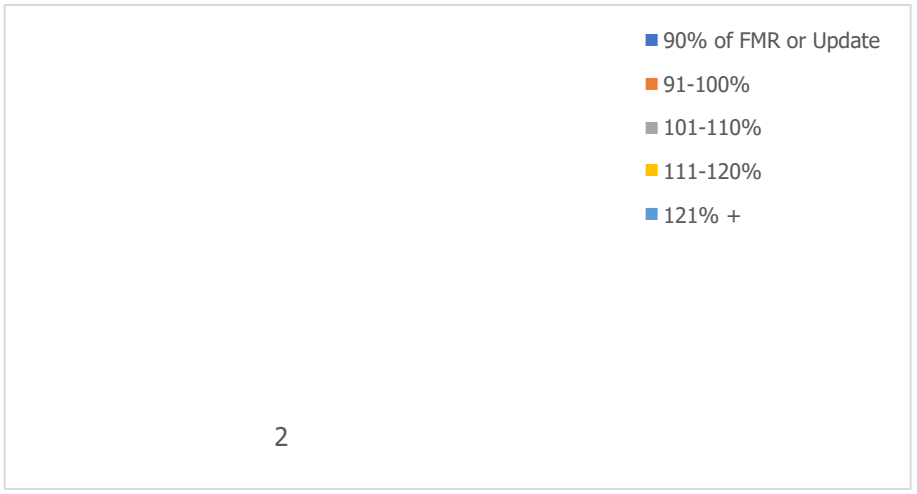
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0




0 - 1


90% of FMR or Update
91-100%
101-110%
111-120%
121% +
2

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% +
82	12	6	0	0

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

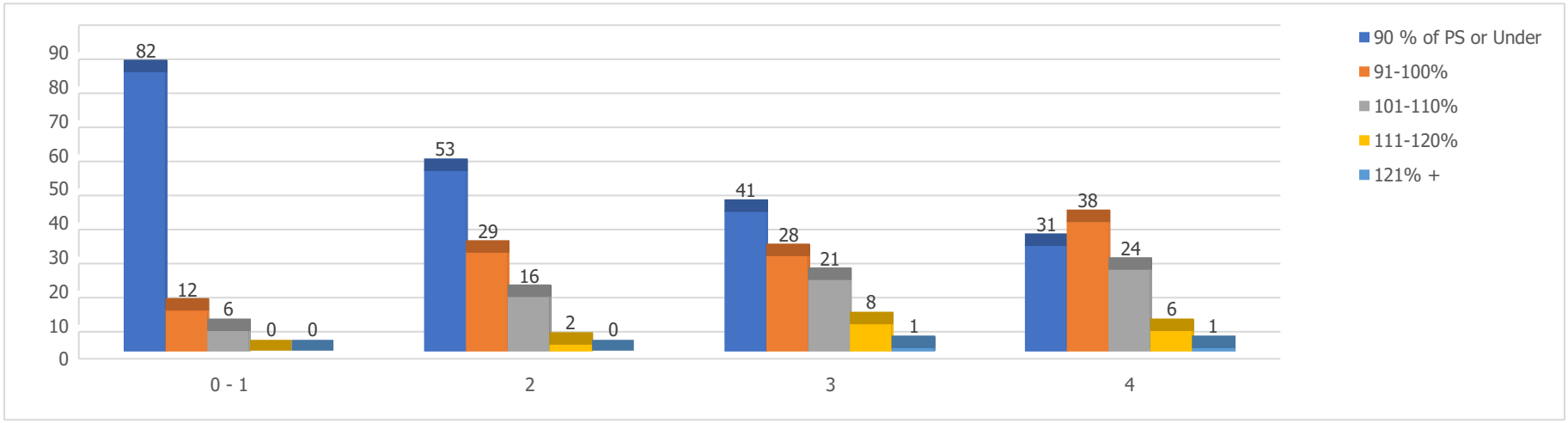
90% of PS or Under	91-100%	101-110%	111-120%	121% +
53	29	16	2	0

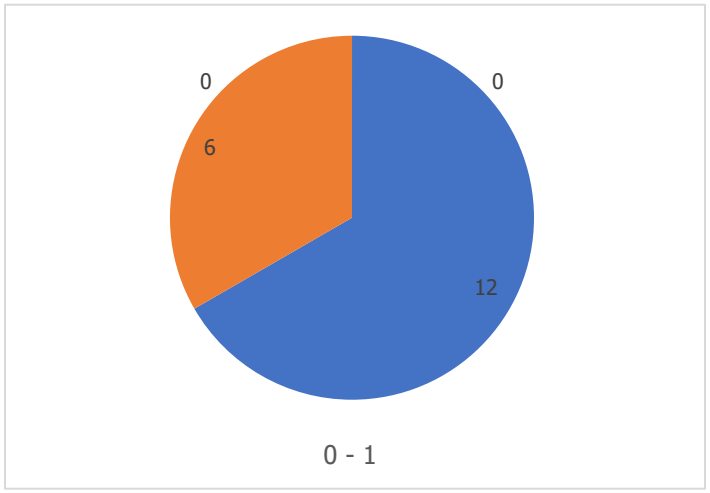
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

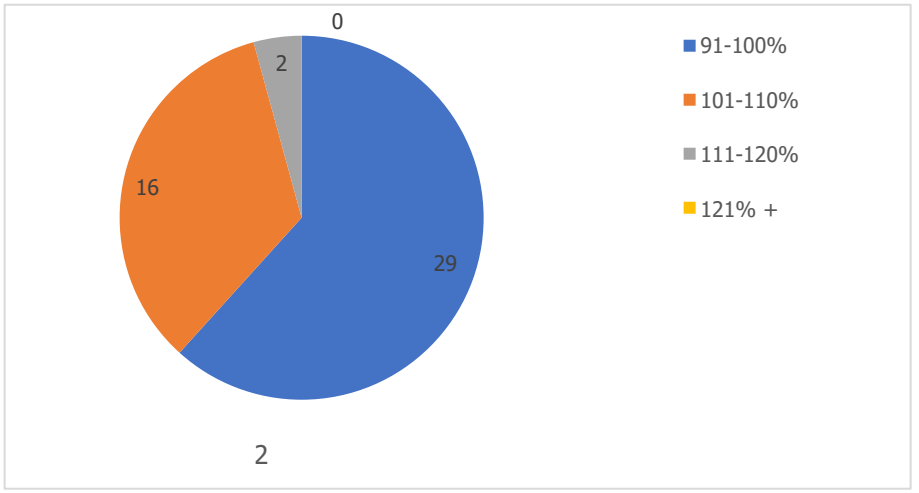
90% of PS or Under	91-100%	101-110%	111-120%	121% +
41	28	21	8	1

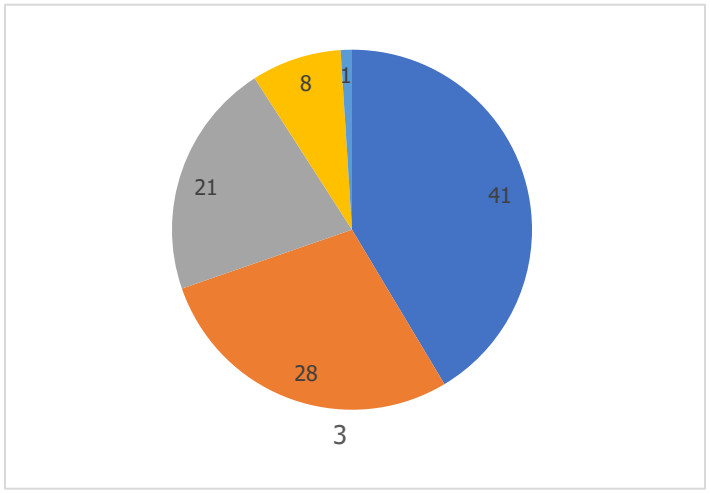
4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

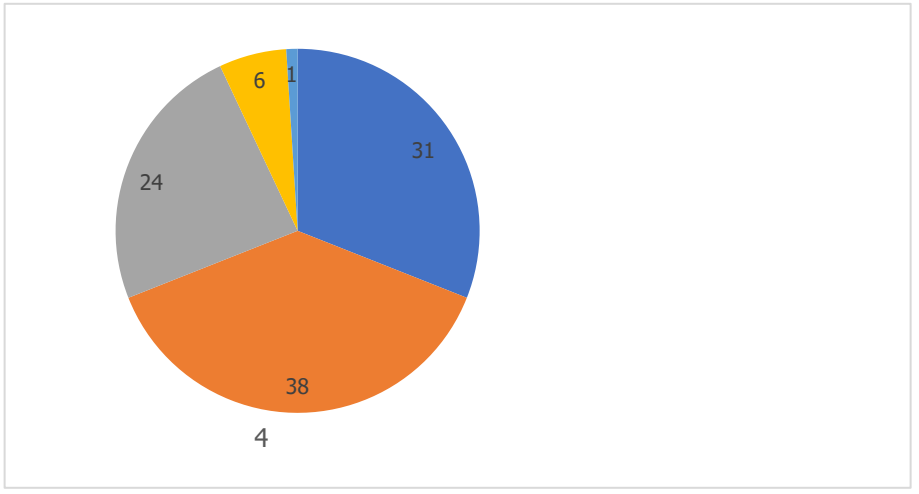
90% of PS or Under	91-100%	101-110%	111-120%	121% +
31	38	24	6	1




0
0
6
12
0 - 1


0
2
16
29
91-100%
101-110%
111-120%
121% +
2

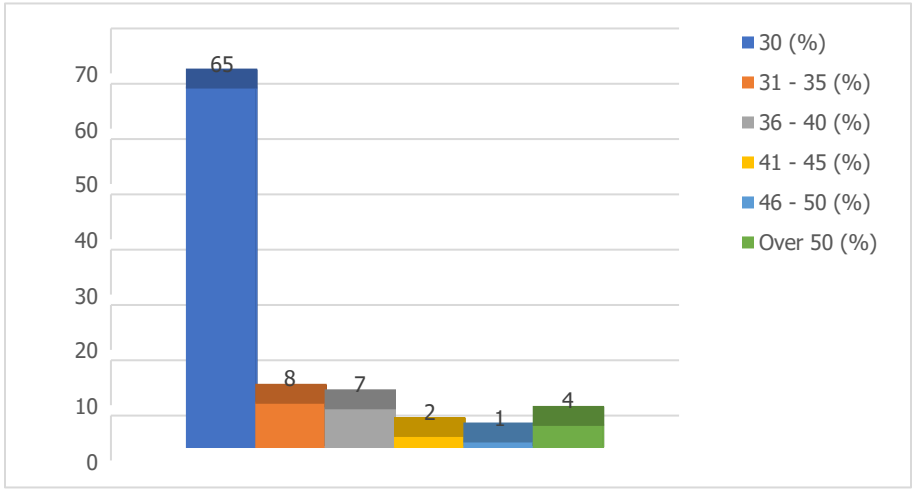

8
1
21
41
28
3

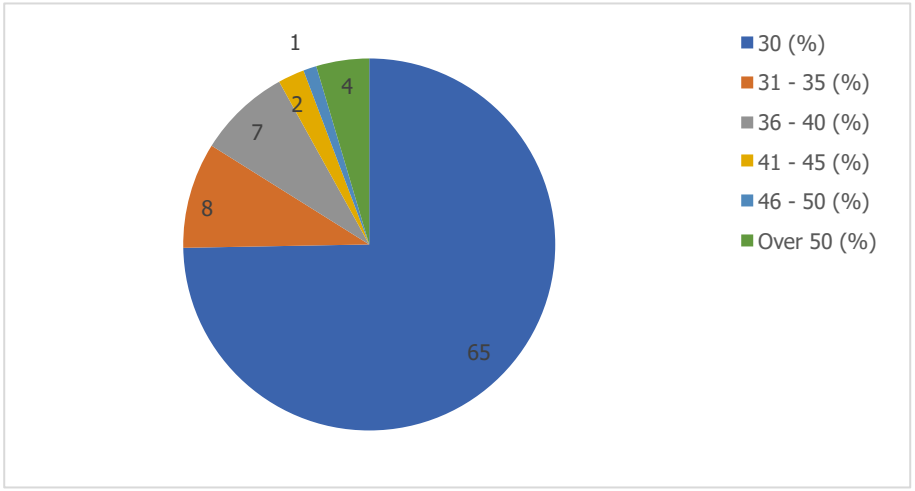

6
1
31
24
38
4

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 (%)
65	8	7	2	1	4



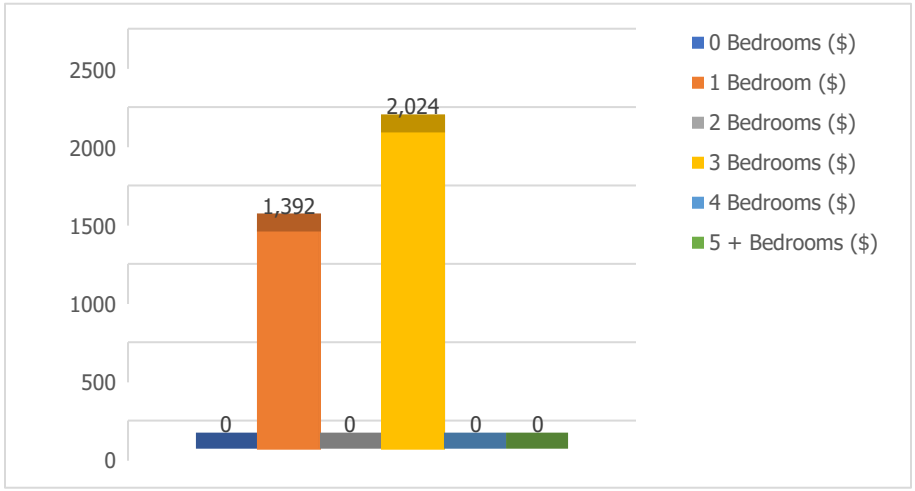


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

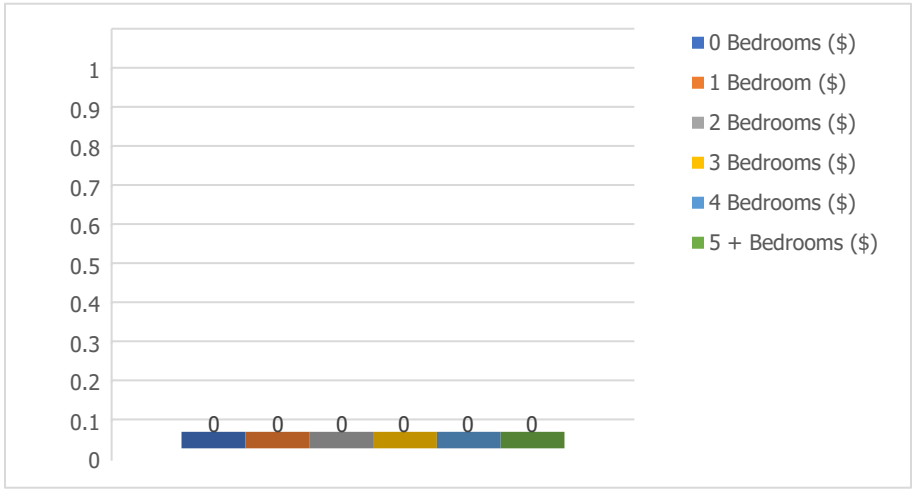
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	1,392	0	2,024	0	0	3	1



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

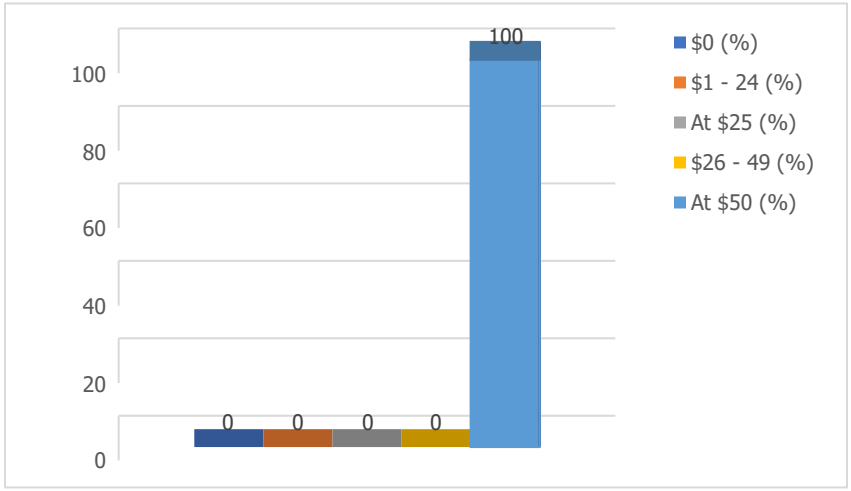
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0

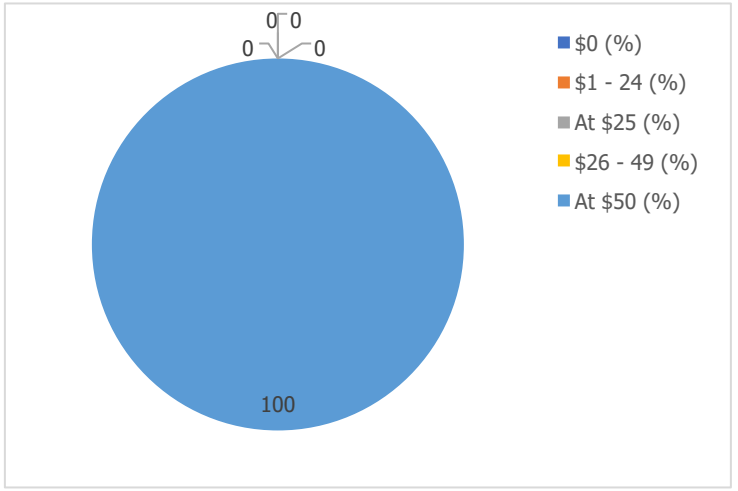


Minimum Rent

Distribution of Families Subject to Minimum Rent

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

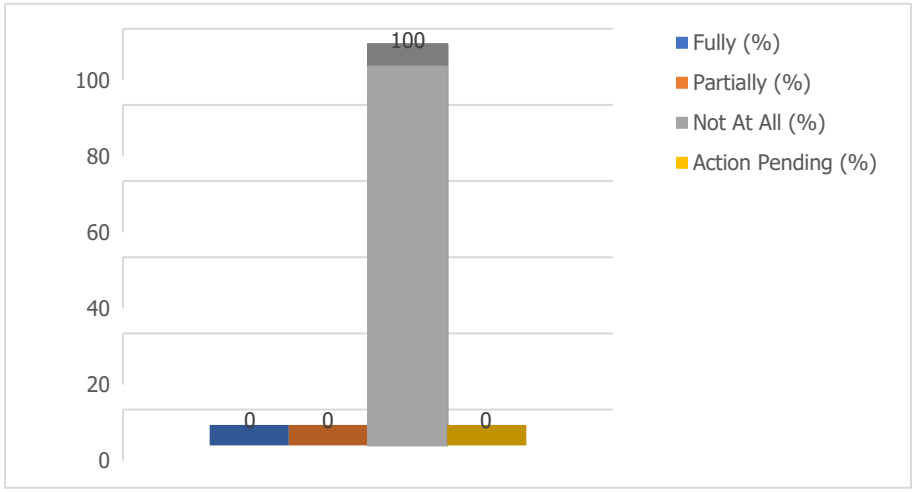


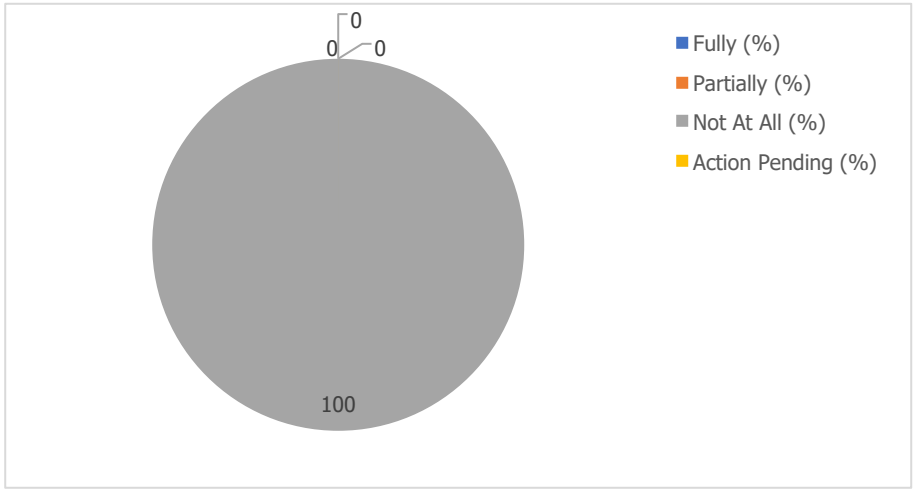


Accessibility Needs (Public Housing Only)

Distribution of Families Who Received Accessibility Features

Number of Families Requesting Accessibility Features (#)	Received Requested Accessibility Features *			
	Fully (%)	Partially (%)	Not At All (%)	Action Pending (%)
9	0	0	100	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)

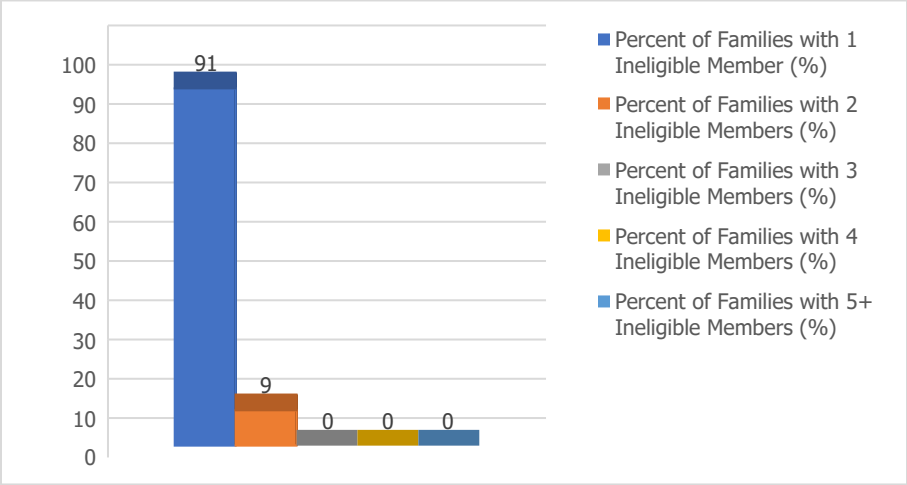
Community Service

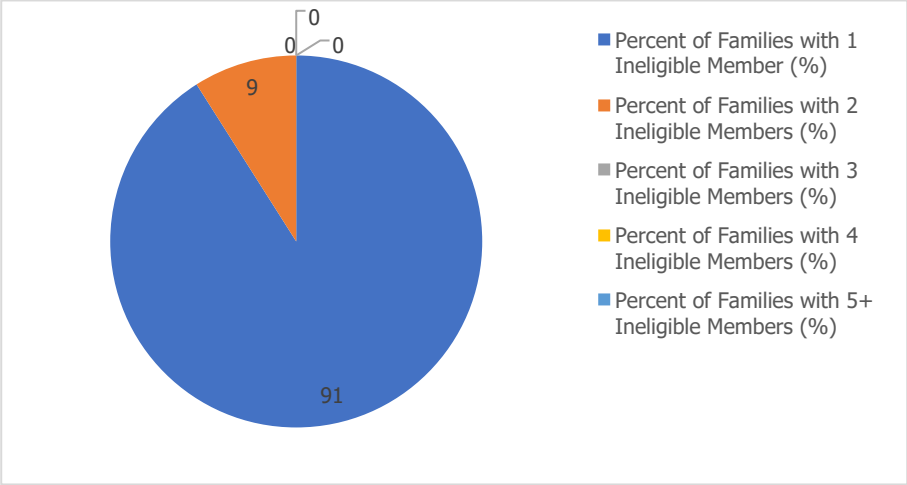
Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
512	485	23	65	35	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						
23	1	25	91	9	0	0	0





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

PB Vouchers, PB Certificates and Enhanced Vouchers

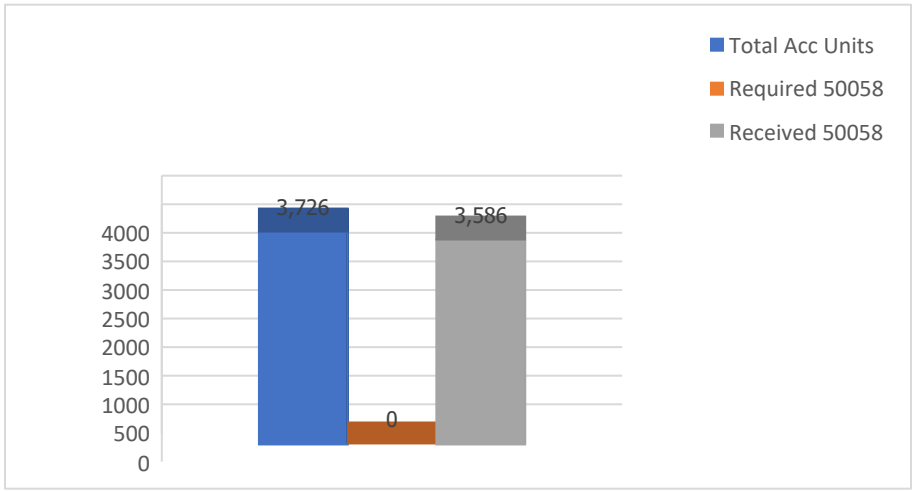
Total Number of Voucher Assisted Units (ACC Units)	Total Number of Project-Based Vouchers		Total Number of Project-Based Certificates		Total Number of Enhanced Vouchers (#)
	Count	Percent	Count	Percent	
3726	617	100	0	0	8

Resident Characteristics Report

Program Type: All Relevant Programs
Effective Dates Included: 06/01/2024 through 09/30/2025
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, IL01P056501-23 Cap Fund

Units Information

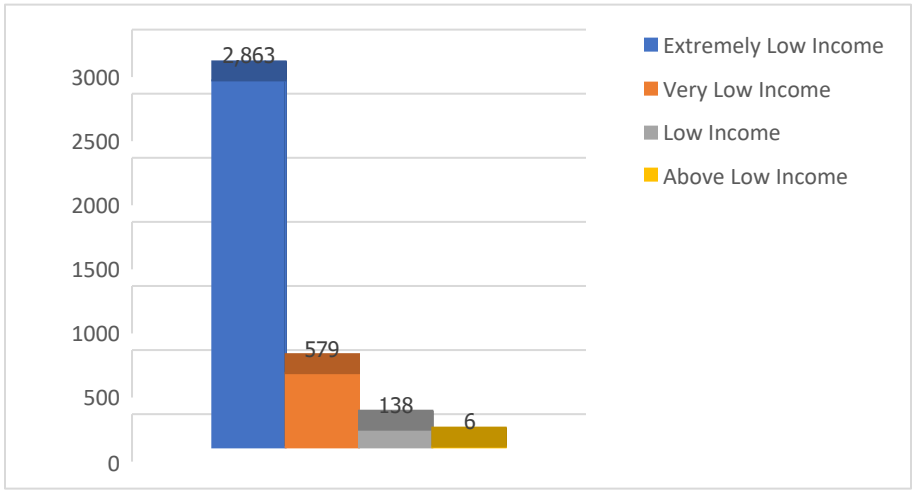
ACC Units	Family Report (50058) Required	Family Report (50058) Received
3,726	0	3,586

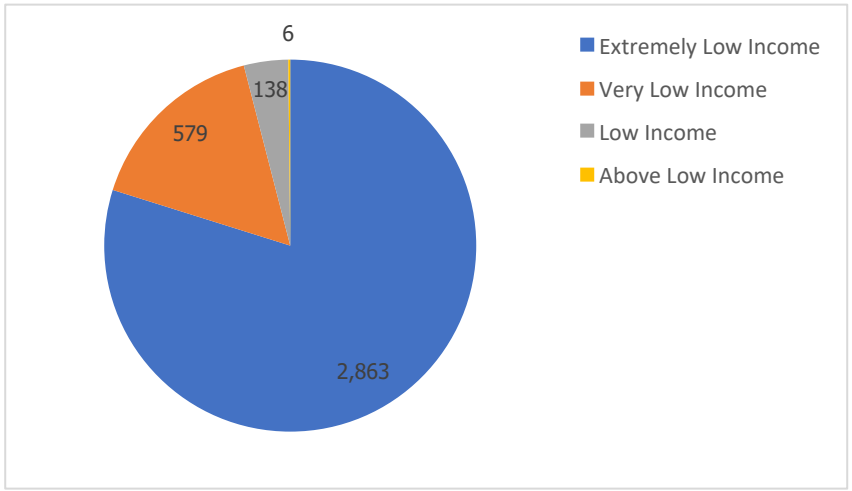


Income Information

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
2,863	80	579	16	138	4	6	0



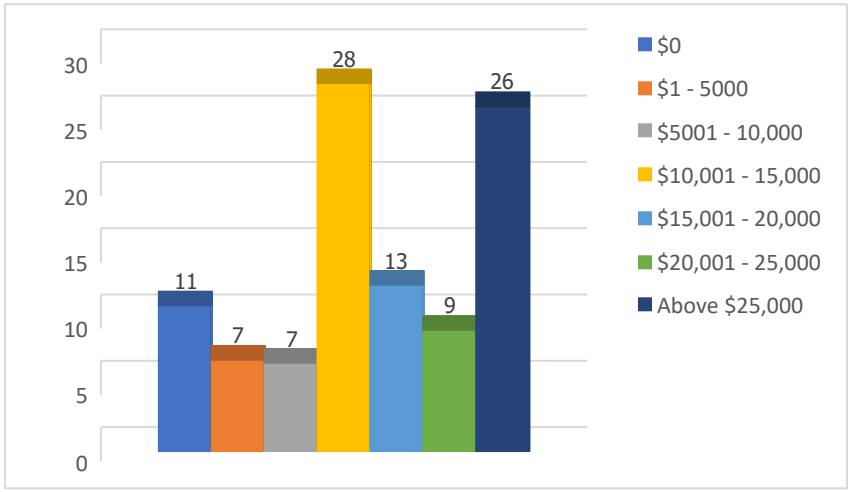


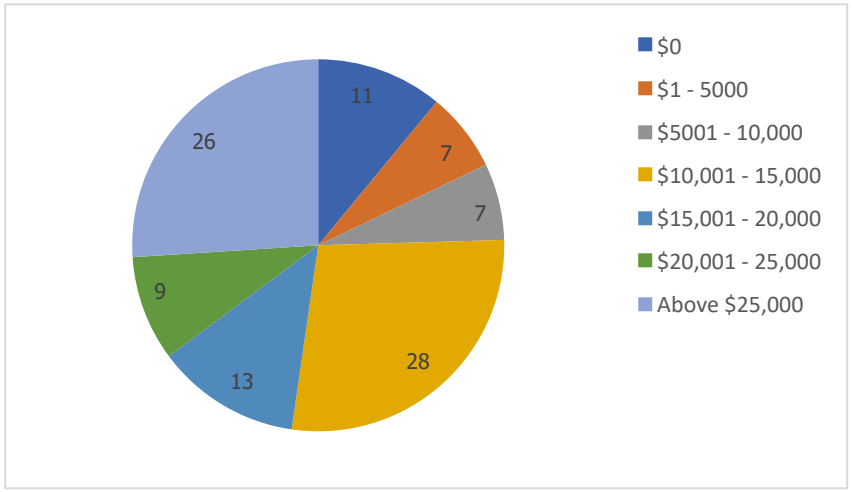
Average Annual Income ($)

Average Annual Income
18,476

Distribution by Income as a % of 50058

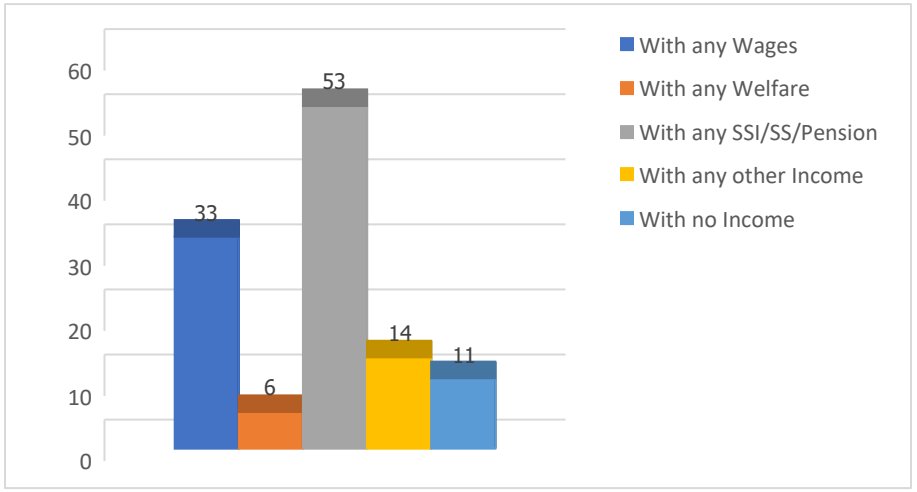
$0	$1 - $5000	$5001 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
11	7	7	28	13	9	26

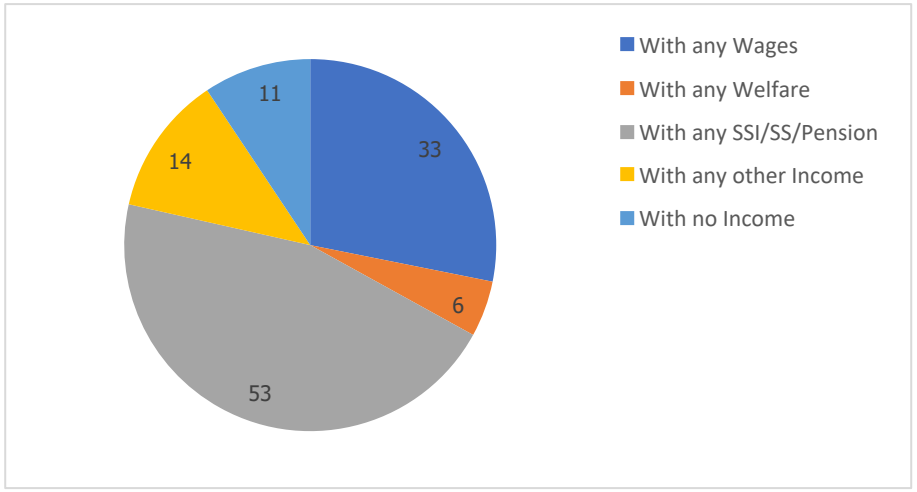




Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
33	6	53	14	11

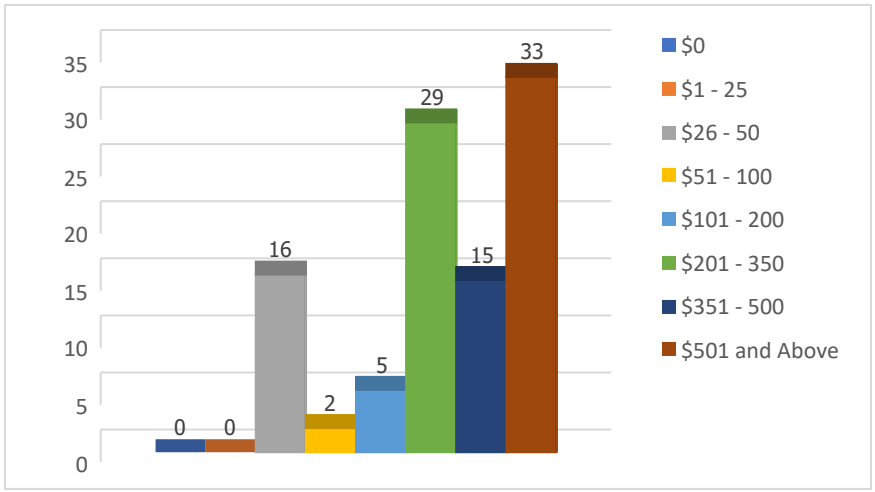


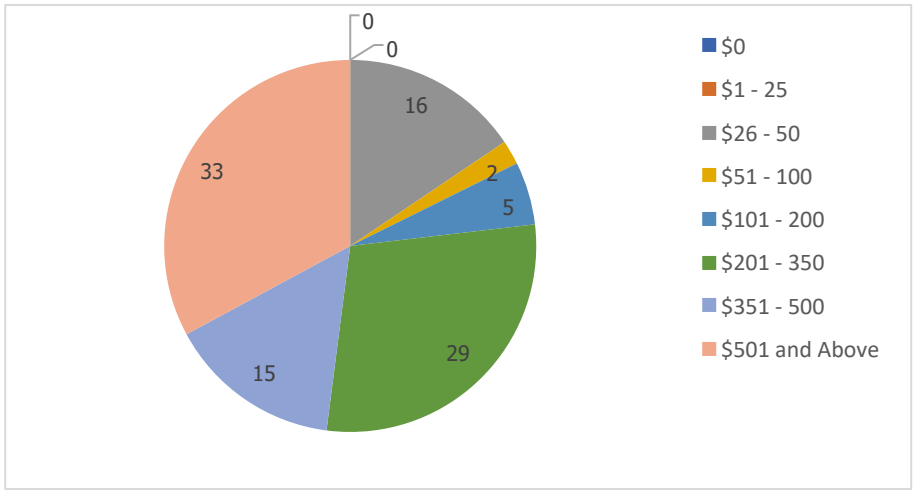


TTP/Family Type Information

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	16	2	5	29	15	33





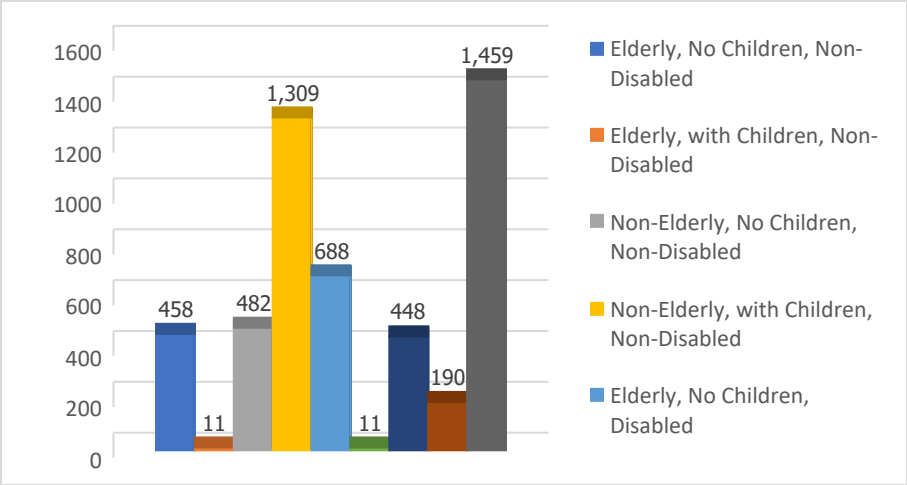
Average Monthly TTP ($)

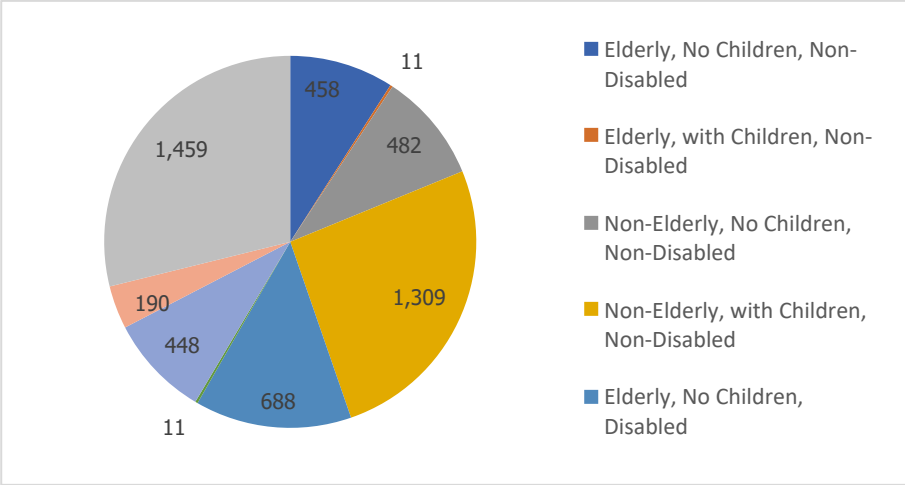
Average Monthly TTP
446

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
458	13	11	0	482	13	1,309	37	688	19	11	0	448	12

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
190	5	1,459	41





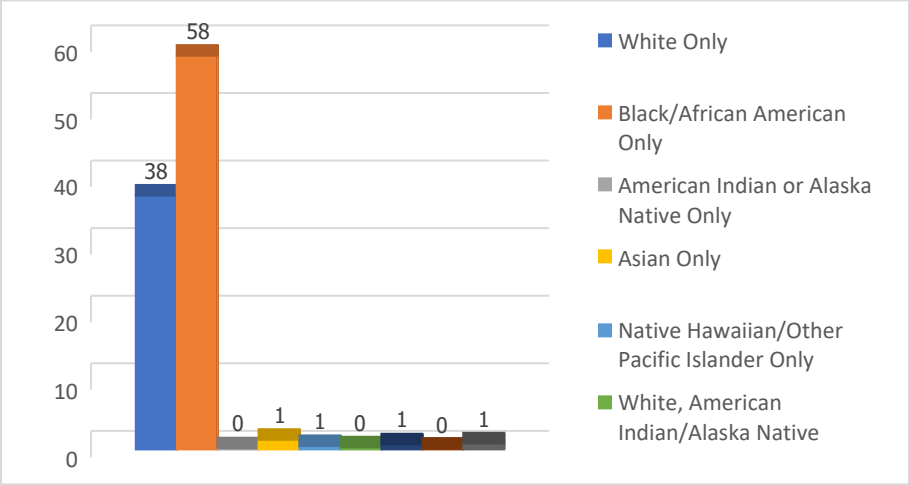
Average TTP by Family Type ($)

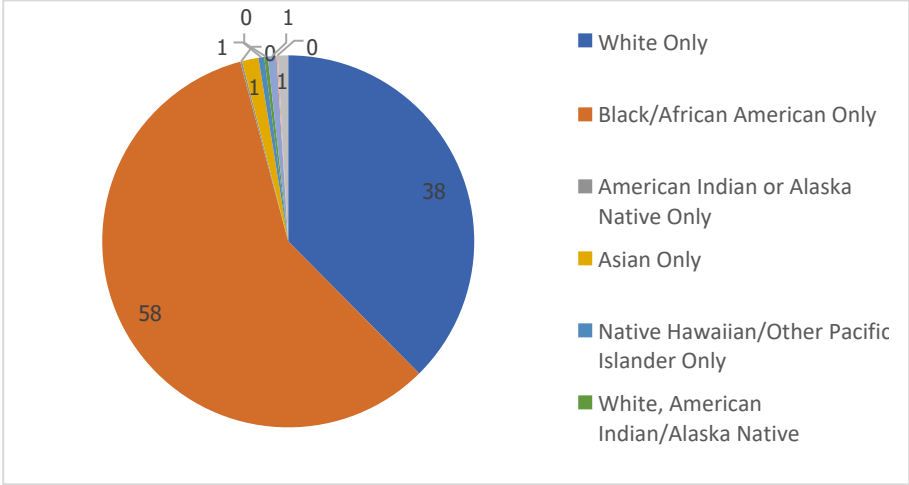
Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
432	402	418	484	415	582	397	529	489

Family Race/Ethnicity

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

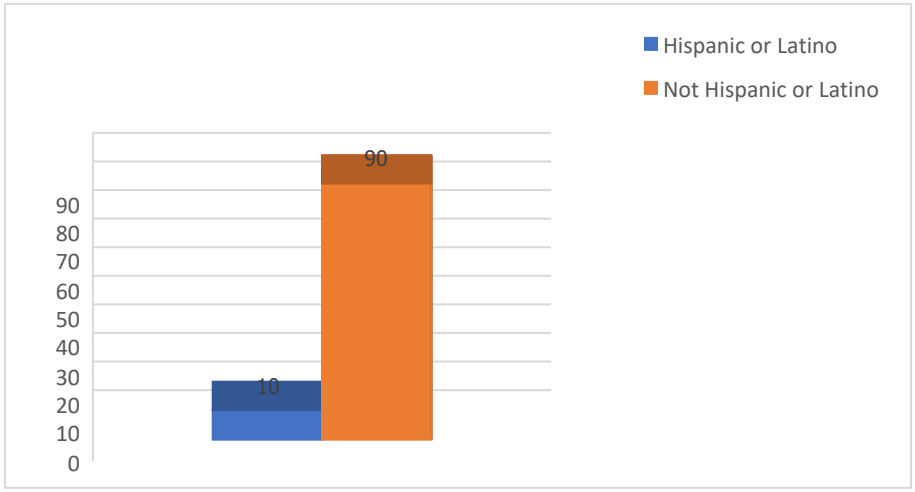
White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina-tions
38	58	0	1	1	0	1	0	1

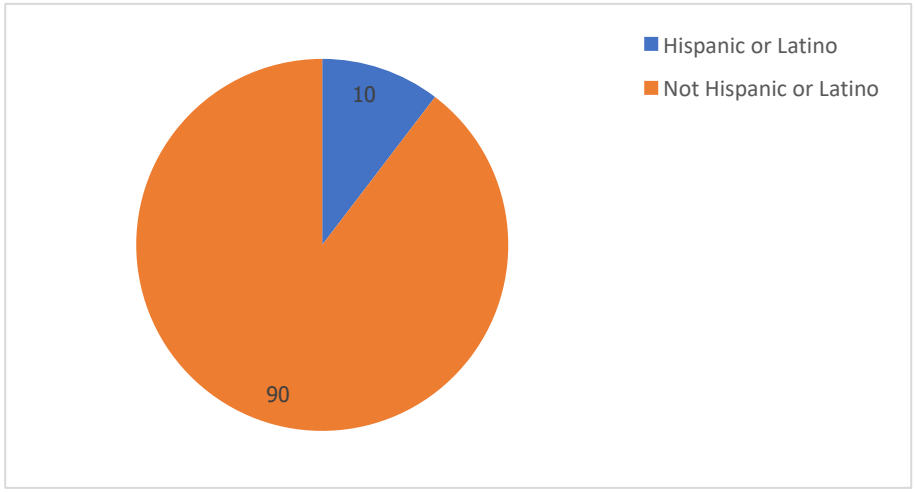




Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
10	90

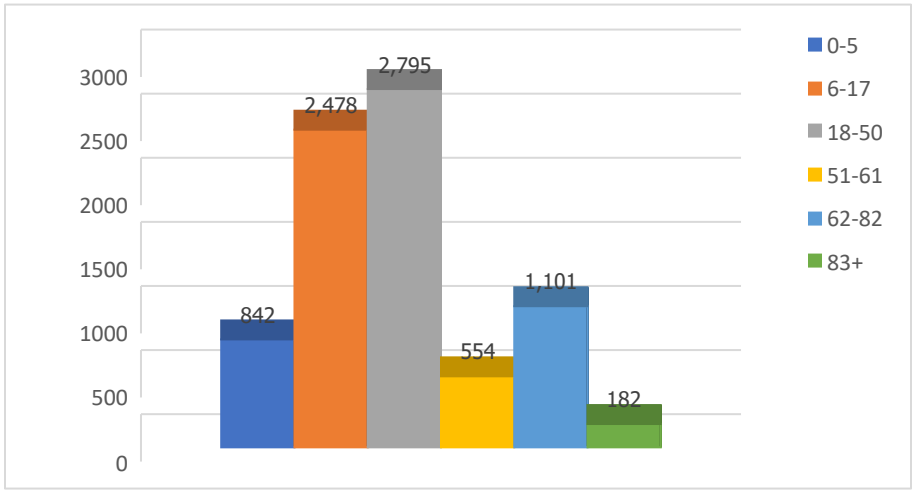


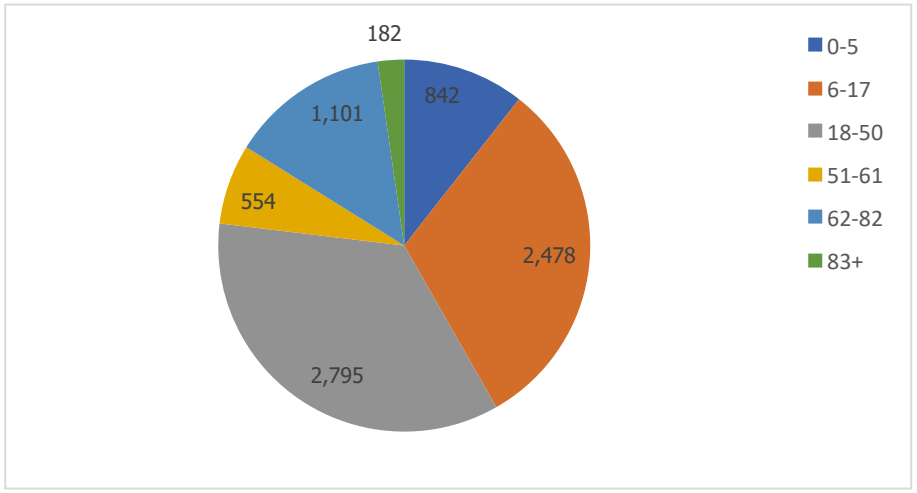


Household Information

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

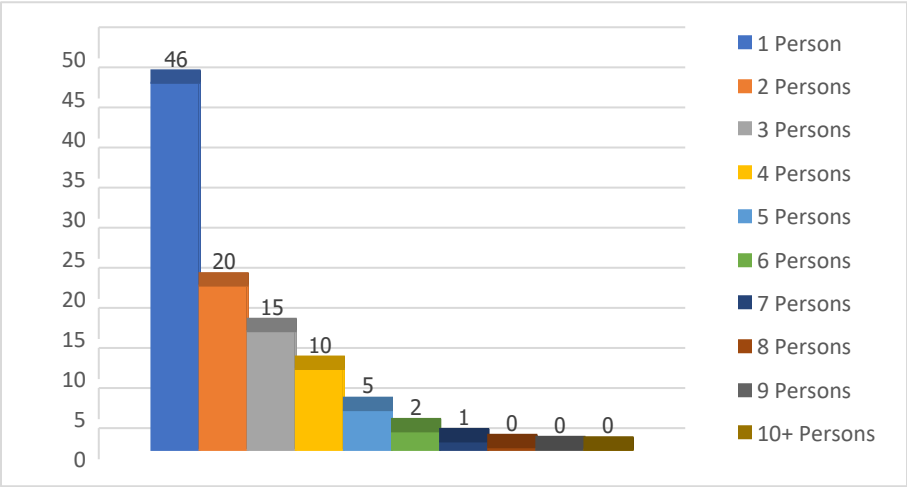
0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
842	11	2,478	31	2,795	35	554	7	1,101	14	182	2

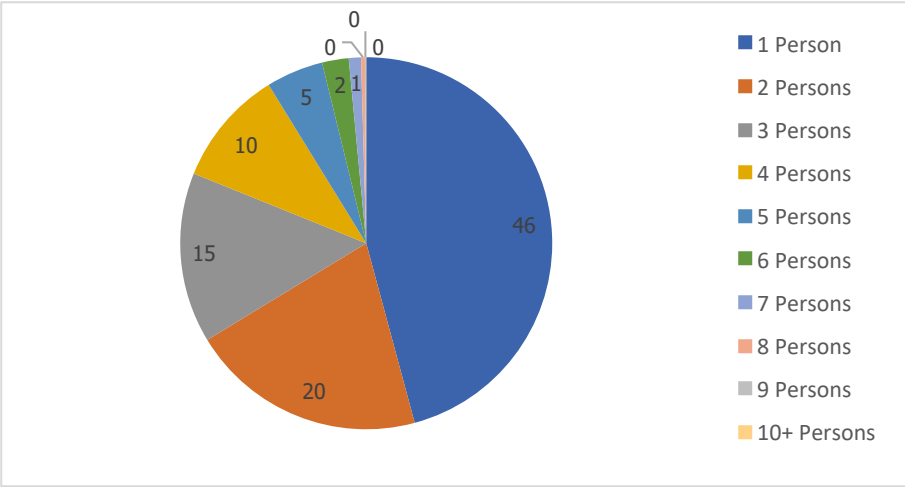




Distribution by Household Size as a % of 50058

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10+ Persons
46	20	15	10	5	2	1	0	0	0



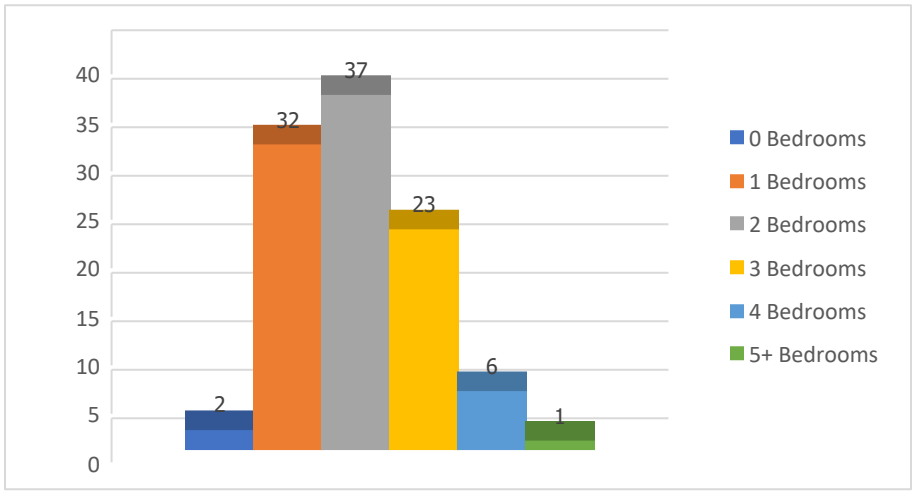


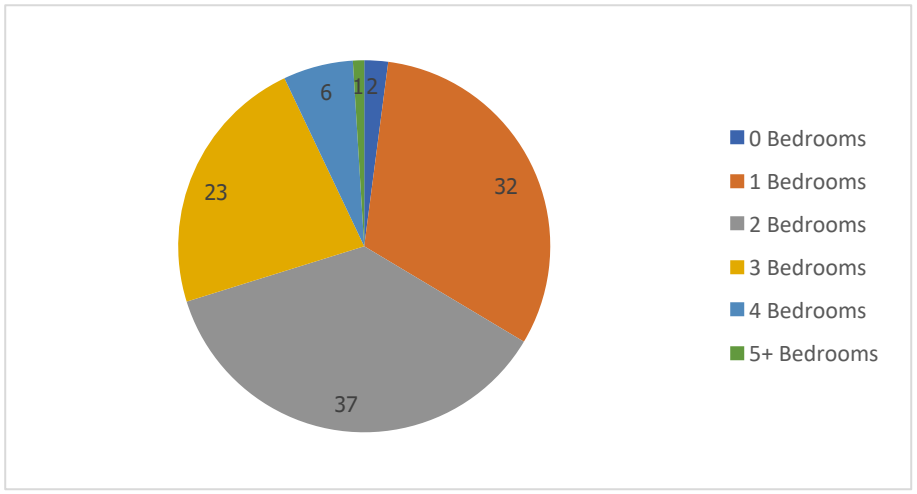
Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
7,952	2	3,586

Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
2	32	37	23	6	1

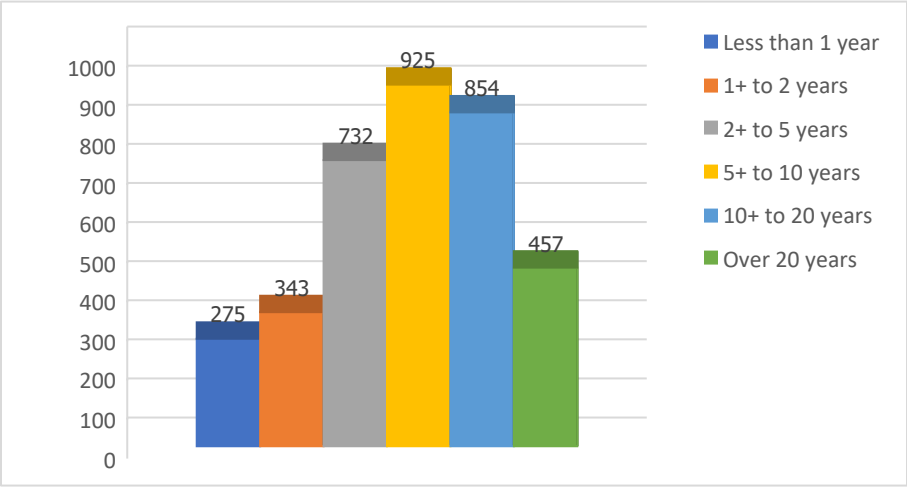


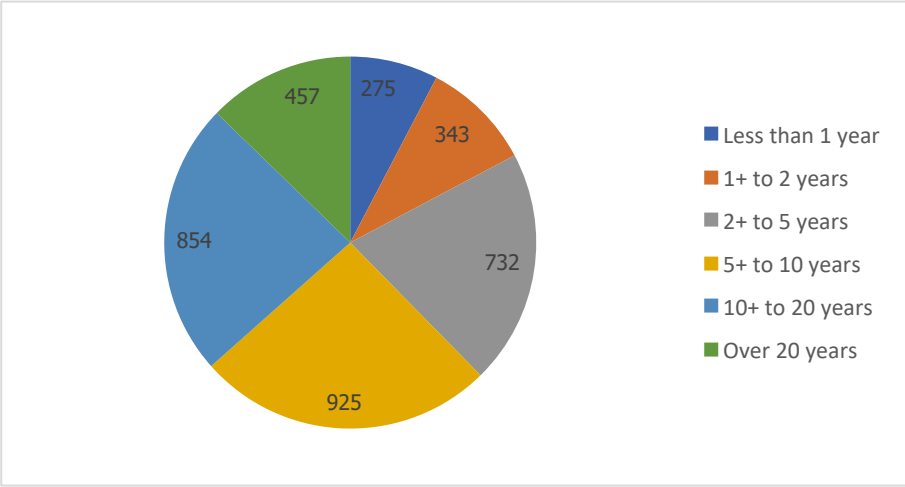


Length of Stay Information

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
275	8	343	10	732	20	925	26	854	24	457	13





Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

Board Report

September 2025

October 8, 2025

Information accurate as of: 09/30/25
Submitted by Isabel Diaz, Assistant Director of HCV

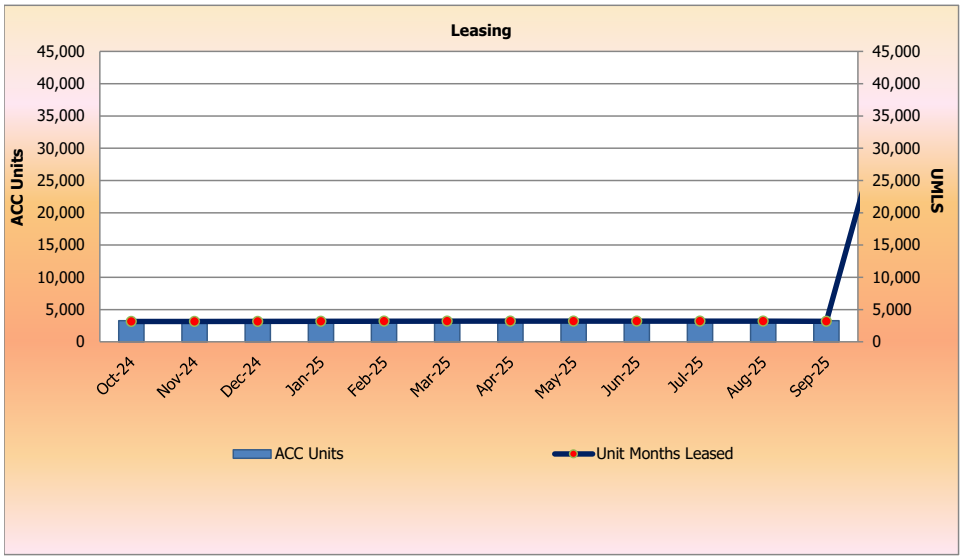
Program Summary	• Total Vouchers Authorized: **3192** • Total Vouchers Issued: **3** • Total Vouchers Leased: **3,035** • Utilization Rate: **95.08%**
Waiting List Status	• Total on Waiting List: **628** • Date WL last opened: **02/25/2022** • Projected WL Re-opening: **Not Yet determined**
Portability Monthly Activity	• Port-ins Total: **49** • Port-in processed (New Admission): **1** • Port-MI processed (move-ins): **2** • Port-ins briefed: **1** • Port-outs: **15** • Portable Vouchers Paid: **76**
HCV Monthly Activity	• New Admissions: **1** • Vouchers Issued but Searching: **58** • Terminations: **2** • Hearings: **2** • EOP's: **13** *Relinquished: 4 *PBV non-renewal: 2 *180 days Zero HAP: 2 *Vacated No Notice: 2 *Deceased: 2 *Eviction: 1

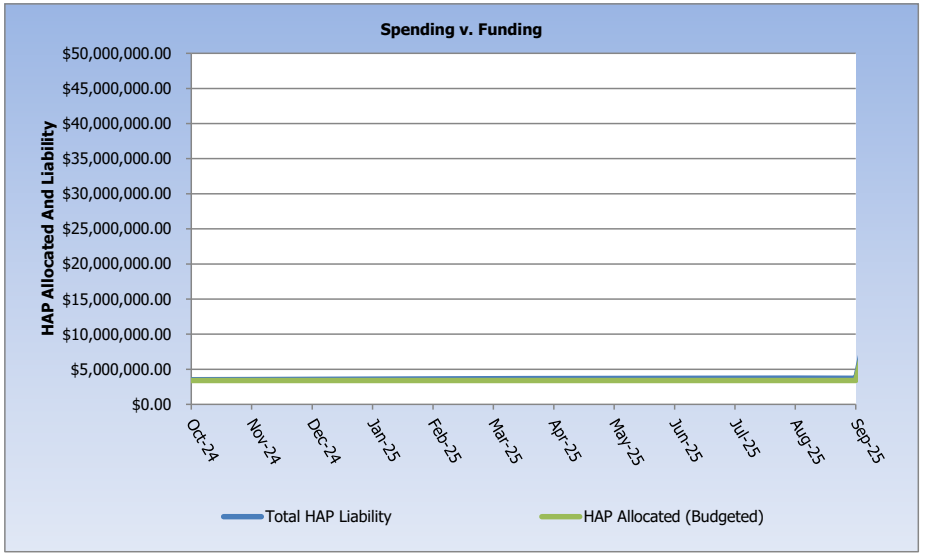
Special Programs Activity	• VASH Vouchers • FUP/FUPY/FUP09 Vouchers: • Emergency Housing Vouchers (EHV): • Mainstream (MS5): • Fairshare:	Authorized: _6__ (Leased _6____/ Vchrs Searching __0_) Authorized: _285_ (Leased _230_/ Vchrs Searching __9__) Authorized: _52__ (Leased _47__/ Vchrs Searching __2__) Authorized: _90__ (Leased _76__/ Vchrs Searching __4__) Authorized: _15__ (Leased _13__/ Vchrs Searching __2__)
Inspections & HQS Compliance (McCright)	• Inspections Conducted: **241** • Pass Rate: **73.4% (177)** (Fail Rate: **10%**(24) / Inconclusive **16.6%(**40)) • Re-Inspections Scheduled: **11** • Units in Abatement: **7**	
Landlord Engagement	• Outreach Initiative has been a strong success in engaging and educating housing providers across Lake County about the advantages of renting to Housing Choice Voucher (HCV) holders. Through the Initiative we have: *Reduced the time it takes for voucher holders to secure housing. *Increased landlord participation, particularly in high-cost and opportunity-rich areas. *Reached thousands of property owners with education on Fair Housing laws and new Source of Income Protections. • The Landlord Engagement Specialist (LES) has also successfully advocated for the expansion of LCHA's Moving to Work (MTW)- related landlord incentives, including vacancy loss payments and signing incentives for new landlords.	
Financial Overview	• HAP (Housing Assistance Payments) Disbursed: **$3,536,306** • Admin fee Revenue: **$392,263** • Admin Fee Expenses: **$105,357.38** • Reserve Balance (Admin Fee): **$ 309,341.77** • Projected HAP Reserve (Net Restricted Assets): **$1,037,097.57** • Portable Vouchers Paid (HAP): **$125,301**	

Voucher Utilization Report

Property: .allhcv
As of Month: 09/2025
Book: Accrual
Indicates VMS not generated

2025	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
Oct-24	$3,395,831.41	$3,514,929.00	($25.00)	$3,514,904.00	($119,072.59)	-3.51%	3,282	3,157	96.19%	125	$1,034.68	$1,113.37	3050	0
Nov-24	$3,395,831.41	$3,542,904.00	($25.00)	$3,542,879.00	($147,047.59)	-4.33%	3,282	3,151	96.01%	131	$1,034.68	$1,124.37	3020	0
Dec-24	$3,395,831.41	$3,552,324.00	$0.00	$3,552,324.00	($156,492.59)	-4.61%	3,282	3,161	96.31%	121	$1,034.68	$1,123.80	3022	0
Jan-25	$3,395,831.41	$3,599,478.00	$0.00	$3,599,478.00	($203,646.59)	-6.00%	3,282	3,181	96.92%	101	$1,034.68	$1,131.56	3001	0
Feb-25	$3,395,831.41	$3,630,667.00	$0.00	$3,630,667.00	($234,835.59)	-6.92%	3,282	3,191	97.23%	91	$1,034.68	$1,137.78	2985	0
Mar-25	$3,395,831.41	$3,648,695.00	$1,125.00	$3,649,820.00	($253,988.59)	-7.48%	3,282	3,198	97.44%	84	$1,034.68	$1,141.28	2975	0
Apr-25	$3,395,831.41	$3,671,178.00	$1,125.00	$3,672,303.00	($276,471.59)	-8.14%	3,282	3,205	97.65%	77	$1,034.68	$1,145.80	2964	0
May-25	$3,395,831.41	$3,689,606.00	$1,330.00	$3,690,936.00	($295,104.59)	-8.69%	3,282	3,202	97.56%	80	$1,034.68	$1,152.70	2946	0
Jun-25	$3,395,831.41	$3,712,687.00	$2,301.00	$3,714,988.00	($319,156.59)	-9.40%	3,282	3,204	97.62%	78	$1,034.68	$1,159.48	2929	0
Jul-25	$3,395,831.41	$3,747,164.00	$3,052.00	$3,750,216.00	($354,384.59)	-10.44%	3,282	3,214	97.93%	68	$1,034.68	$1,166.84	2910	0
Aug-25	$3,395,831.41	$3,732,092.00	$1,406.00	$3,733,498.00	($337,666.59)	-9.94%	3,282	3,198	97.44%	84	$1,034.68	$1,167.45	2909	0
Sep-25	$3,395,831.49	$3,713,324.00	$8,935.00	$3,722,259.00	($326,427.51)	-9.61%	3,282	3,188	97.14%	94	$1,034.68	$1,167.58	2908	0
Total	*$40,749,977*	*$43,755,048*	*$19,224*	*$43,774,272*	*($3,024,295)*	*-7.42%*	*39,384*	*38,250*	*97.12%*	*1,134*	*$1,035*	*$1,144*	*35,619*	*0*





Unit Availability

For Selected Properties

As Of = 10/08/2025

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
Studio, 1 bathroom - Shiloh	0.00	0.00	23.00	20.00	0.00	2.00	0.00	1.00	3.00	0.00	0.00	0.00	91.30	91.30	91.30	86.96
1 bedroom, 1 bathroom - BHT	0.00	0.00	98.00	94.00	0.00	2.00	0.00	2.00	4.00	0.00	0.00	0.00	97.96	97.96	97.96	95.92
1 bedroom, 1 bathroom - Ha	0.00	0.00	48.00	47.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	97.92	97.92	97.92	97.92
1 bedroom, 1 bathroom - JKM	0.00	0.00	25.00	23.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	0.00	92.00	92.00	92.00	92.00
1 bedroom, 1 bathroom - Mi	0.00	0.00	25.00	24.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	0.00	96.00	96.00	96.00	96.00
1 bedroom, 1 bathroom - Or	0.00	0.00	25.00	21.00	0.00	2.00	0.00	2.00	4.00	0.00	0.00	0.00	92.00	92.00	92.00	84.00
1 bedroom, 1 bathroom - Sh	0.00	0.00	34.00	31.00	0.00	3.00	0.00	0.00	3.00	0.00	0.00	0.00	91.18	91.18	91.18	91.18
1 bedroom, 1 bathroom - Wa	0.00	0.00	46.00	44.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00	0.00	95.65	95.65	95.65	95.65
2 bedroom, 1 bathroom - BHT	0.00	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
2 bedroom, 1 bathroom - Ha	0.00	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
2 bedroom, 1 bathroom - Sh	0.00	0.00	2.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
2 bedroom, 1 bathroom - SSE	0.00	0.00	12.00	8.00	0.00	4.00	0.00	0.00	4.00	0.00	0.00	0.00	66.67	66.67	66.67	66.67
2 bedroom, 1 bathroom - SSW	0.00	0.00	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
2 bedroom, 1 bathroom - Wa	0.00	0.00	4.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
3 bedroom, 1 bathroom - SSE	0.00	0.00	41.00	36.00	0.00	5.00	0.00	0.00	5.00	0.00	0.00	0.00	87.80	87.80	87.80	87.80
3 bedroom, 1 bathroom - SSW	0.00	0.00	16.00	14.00	0.00	1.00	0.00	1.00	2.00	0.00	0.00	0.00	93.75	93.75	93.75	87.50
4 bedroom, 1 bathroom - SSE	0.00	0.00	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
4 bedroom, 1 bathroom - SSW	0.00	0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00
4 bedroom, 2 bathroom - SSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Section 8 Unit Type	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Housing 3 bedroom u	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wait List Unit Type	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**409.00**	**378.00**	**0.00**	**25.00**	**0.00**	**6.00**	**31.00**	**0.00**	**0.00**	**0.00**	**93.89**	**93.89**	**93.89**	**92.42**

Aged Receivables

For Selected Properties

Month Year = 09/2025

Property	Property Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
bht	PH - Beach Haven Towers	5,228.55	1,926.69	1,847.00	-12,382.34	13,837.20	-6,938.10	-1,709.55
hawley	PH - Hawley Manor	4,099.00	2,384.00	1,211.00	-798.90	1,302.90	-4,036.00	63.00
jkm	PH - John Kuester Manor	1,541.00	410.00	468.00	-1,800.52	2,463.52	-529.43	1,011.57
millview	PH - Millview Manor	5,753.06	1,466.00	259.00	175.00	3,853.06	-2,362.00	3,391.06
orchard	PH - Orchard Manor	2,504.00	-10,925.79	2,719.00	-991.75	11,702.54	-1,208.00	1,296.00
shiloh	PH - Shiloh Towers	6,170.10	-7,289.73	3,436.85	115.00	9,907.98	-4,079.00	2,091.10
sse_amp4	PH - Scattered Sites East	45,531.96	7,541.50	8,361.00	-17,425.73	47,055.19	-7,599.13	37,932.83
ssw_amp5	PH - Scattered Sites West	24,097.01	8,129.87	3,649.47	2,775.75	9,541.92	-1,982.82	22,114.19
warren	PH - Warren Manor	3,899.15	1,879.08	1,899.07	-6,436.78	6,557.78	-7,510.62	-3,611.47
Total		**98,823.83**	**5,521.62**	**23,850.39**	**-36,770.27**	**106,222.09**	**-36,245.10**	**62,578.73**

Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=09/01/2025-09/30/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	79	0.00	0.00	97.92	0.00	0.00	0.00	0.00	0.00	78.00
hawley PH - Hawley Manor	21	0.00	0.00	19.50	0.00	0.00	0.00	0.00	0.00	25.00
jkm PH - John Kuester Manor	7	0.00	0.00	1.06	0.00	0.00	0.00	0.00	0.00	82.00
millview PH - Millview Manor	30	0.00	0.00	6.80	0.00	0.00	0.00	0.00	0.00	113.00
orchard PH - Orchard Manor	26	0.00	0.00	21.75	0.00	0.00	0.00	0.00	0.00	97.00
shiloh PH - Shiloh Towers	22	0.00	0.00	14.00	0.00	0.00	0.00	0.00	0.00	38.00
sse_amp4 PH - Scattered Sites East	40	0.00	0.00	146.57	0.00	0.00	0.00	0.00	0.00	20.00
ssw_amp5 PH - Scattered Sites West	15	0.00	0.00	32.58	0.00	0.00	0.00	0.00	0.00	6.00
warren PH - Warren Manor	22	0.00	0.00	11.75	0.00	0.00	0.00	0.00	0.00	5.00
	262	**0.00**	**0.00**	**351.94**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**464.00**

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

September 2025
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition Coordinator
Submitted 10/8/25

BATCH # 9

Thirteen (13) Homes for Disposition SAC APPLICATION – DDA # 0013095 (submitted on 7/12/24)

- LCHA received approval from HUD/SAC on 12.9.24
- Vacated, cleaned, prepared home for market: 12707 Graves, Beach Park
- Received offers, and successfully completed sales contracts for One (1) home:
  - 12707 Graves, Beach Park
- Began work with LCHA Maintenance and vendors to complete various home repair items

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
- Received offers, and successfully completed sales contracts for Two (2) homes
- Worked with LCHA Maintenance and vendors to complete various home repair items
- Successfully completed closing on Two (2) homes:
  - 110 Lakewood, Antioch
  - 35650 Laurel, Ingleside

BATCH # 11

Thirteen (13) Homes for Disposition SAC APPLICATION – DDA # 00-13800

- Finalized 13 Homes to be included
- Sent Letter requesting support to villages and Lake County
- Received all Letters of Support from local municipalities
- Completed LBP mitigation 3 homes.
- Picked vendors and scheduled Radon Mitigation for 7 homes
- Received legal descriptions from LCHA attorney

BATCH # 12 – Eminent Domain

Homes for Disposition SAC APPLICATION – DDA # 00-13386

- Continue reviewing homes in Mundelein for eminent domain acquisition
- Received letters of support from Lake County for 2 parcels of land
- Completed and Received Board Resolution on 9/25/25
- Received legal descriptions from LCHA attorney

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

Family Self-Sufficiency (FSS) & Special Programs

FSS Participants Escrow Report
Current Tenants with an Escrow Balance as of: 9/30/2025

		Current Amount Disbursed	Current Escrow Balance
Total:		(54,699.33)	940,314.23

Average:

Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
Enrollment	7	0.00	0.00	0.00	0.00
Progress	136	12,371.76	265.49.	(72.18)	6,772.94
Exit	5	18,517.60	0.00	(8,970.45)	3,886.57
N/A	1			(0.00)	(238.53)
	149	11,994.24	243.97	(366.91)	6,310.83

FSS Program Report September 2025

	HCV	PH	TOTAL
FSS GRADUATES	1	0	1
FSS PORT-OUT	0	0	0
% of TOTAL CURRENTLY EMPLOYED	106/72%	1/33%	107/71%
HIGHEST ESCROW CREDIT (September 2025)	$1,389	$1,002	N/A
HIGHEST ESCROW BALANCE (September 2025)	$48,401.17	$16,436.04	N/A
REVISED FSS PROGRAM MIN	57	N/A	N/A
FSS HOMEOWNER (to date)	23	0	23

Completed by: Yanitza Montemayor
Date: 10/1/2025

Family Self-Sufficiency (FSS) Program Report
Submitted by Heidi Semenek, Director of FSS & Special Programs

September was a productive and collaborative month for the FSS Department as we continued to provide support, resources, and educational opportunities to help families achieve economic independence.

Program Coordinating Committee (PCC) Meeting – September 10, 2025
The quarterly PCC meeting brought together Lake County Housing Authority staff, Family Self-Sufficiency (FSS) specialists, and community partners to share updates and strengthen collaboration.

Key highlights included:

- **Community Collaboration:** Agencies shared program updates and discussed strategies to better support low-income families through housing assistance, financial counseling, workforce development, and legal resources.
- **FSS Program Updates:** Staff reported on recent trainings, program statistics, and funding approvals for FY2025 and FY2026. August enrollment included 147 HCV and 3 public housing participants, with continued growth in escrow savings.
- **Graduate Success Stories:** Three recent FSS graduates achieved significant financial milestones, receiving escrow disbursements of $27,750, $31,933, and $56,048, respectively—demonstrating the program's impact on long-term stability and homeownership readiness.
- **Community Events & Resources:** Partners highlighted the success of the 4th Annual Back-to-School Resource Fair (764 attendees, 32 vendors) and announced upcoming opportunities including job fairs, training events, and Habitat for Humanity's homeownership program.
- **Policy & Program Changes:** Attendees discussed new SNAP work/volunteer requirements and the transition of local financial counseling workshops under new leadership.

The meeting closed with next steps, including continued participation in FSS Office Hours, quarterly cross-training events, and expanded outreach for upcoming fairs and digital literacy programs. The next PCC meeting is scheduled for **November 12, 2025**.

Credit Education Workshop – September 17, 2025
The Family Self-Sufficiency (FSS) program hosted a **Credit Score Improvement Workshop** led by Tom Napholz from Consumer Credit Counseling Service of Northern Illinois. The workshop provided participants with practical tools and strategies to improve and manage credit effectively.

Workshop Highlights:

- **Expert Guidance:** Tom, a HUD-certified counselor, provided bilingual credit and housing counseling, discussed debt management strategies, and offered bankruptcy counseling guidance. He announced his retirement from regular presentations but will continue occasional volunteer work.
- **Interactive Learning:** Participants engaged in a Kahoot quiz to reinforce key credit concepts, including the difference between credit scores and reports, account closure impacts, and multiple credit score realities.
- **Practical Demonstrations:** The workshop illustrated the impact of compound interest using a $750 example, showing how high interest rates can dramatically extend payoff timelines.

- **Credit Report Access & Monitoring:** Attendees learned to access official reports securely via annualcreditreport.com and the importance of reviewing all three credit bureau reports to identify errors.
- **Credit Scoring Education:** FICO scores were explained, including factors influencing scores such as payment history (35%), outstanding debt/utilization (30%), length of credit history, and inquiries. Participants discussed strategic considerations like account closures, utilization ratios, and the connection between credit scores and insurance premiums.
- **Credit Building & Management:** Strategies for establishing or rebuilding credit were covered, including secured credit cards, credit-builder loans, and careful use of professional credit repair services. The session emphasized non-profit resources and DIY approaches to credit improvement.

The workshop provided FSS participants with actionable insights into credit management, financial stability, and long-term planning, supporting their overall journey toward self-sufficiency.

Ongoing Support

The FSS team continues to provide one-on-one support, follow-up services, and goal planning with participants. We remain committed to connecting tenants with tools that foster long-term housing stability and economic self-sufficiency.

We look forward to continued growth, meaningful engagement with tenants, and deeper collaboration with our community partners in the months ahead.

ROSS Program – September 2025

Submitted by Janet Lennemann, ROSS Coordinator

September was a busy month for ROSS programming, with increased tenant engagement across multiple service categories.

Health & Well-Being:
Partnerships with the Lake County Health Department, Department of Human Services, and Catholic Charities continue to provide strong support for tenants in need of homemaker services, mental health assistance, and reasonable accommodation requests. Tenants receiving limited homemaker hours are being guided to maximize their support, particularly in addressing apartment cleanliness to prevent infestations. In addition, several Millview Manor residents participated in the Walk to End Alzheimer's, raising awareness and funds for the cause.

Digital Literacy:
The Northstar Digital Literacy program launched across public housing sites, with participants completing their first class and beginning independent assessments. Interest in the program has directly increased ROSS enrollments.

Financial Literacy:
Tenants continued to receive financial support through community partners, including St. Vincent DePaul and Salvation Army. Those with LCHA account balances are being referred to the Temporary Assistance Program (TAP) and then connected to Housing Counseling for long-term budgeting support. September also included LIHEAP enrollment sessions at seven sites, hosted by Community Action Partners (CAP). In October, tenants will receive additional resources on energy savings through Energy & Technology Solutions.

Aging in Place:
Preparations are underway for the annual **Public Housing Thanksgiving Gathering** at State Bank of the Lakes on November 10, 2025. The event will include veteran recognition, entertainment, raffles, BINGO, resource tables, and a Thanksgiving meal. ROSS grant renewal work has also begun, requiring a Community Needs Assessment survey of 10% of public housing residents (approximately 81 households). In-kind match letters will also be sent to Oak Street Health and Verizon, who remain consistent partners in supporting tenants. The new ROSS grant submission deadline is December 1, 2025.

ROSS Enrollment (September 2025):

- Millview Manor – 9
- Orchard Manor – 10 (+1)
- Beach Haven – 10
- John Kuester – 1
- Hawley Manor – 11 (+2)
- Shiloh Towers – 8 (-3)
- Warren Manor – 6 (+3)

Total Participants: 55

- New Enrollments: 9
- Deactivated: 4

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

Housing Counseling Program

Impact Report – Sept 2025

Submitted by Elizabeth Werning, Int Dir of Housing Counseling Programs

New Program Participants – Unique Households	SEPT '25
First Time Home Buyers	9
Families That Rent	162
Homeowners Facing Foreclosure	11
Families Facing Eviction	14

Housing Counseling Impacts	SEPT '25
Households for Whom Counselor Developed a Customized Budget	184
Families That Received Information on Fair Housing	201
Households Who Received Info on Affordable Housing Options	155
Families That Were Referred for Legal Representation	17
Families Who Closed on Their New Homes	3
Households Saved from Foreclosure	9

Tenants Assistance Program (TAP)	SEPT '25
Amount of assistance issued between 9/1/25 – 9/30/25	$ 139,824
Number of TAP applications received 7/1/25 through present	3517
REMAINING AMOUNT OF TAP GRANT 2024-2025	**$ 160,644**

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

Human Resources

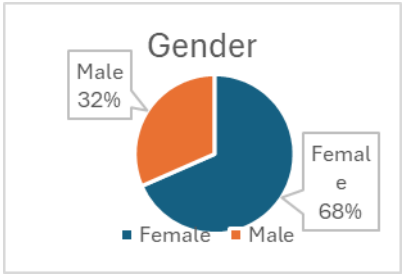
Written By: Christine N. Pryor – Sr. HR Generalist

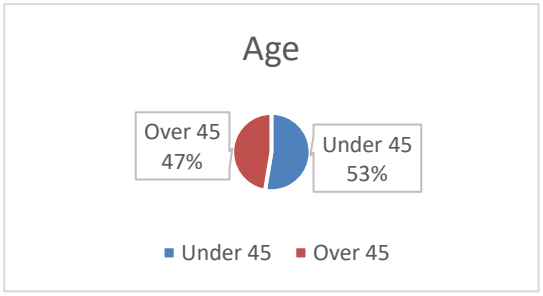
Demographics

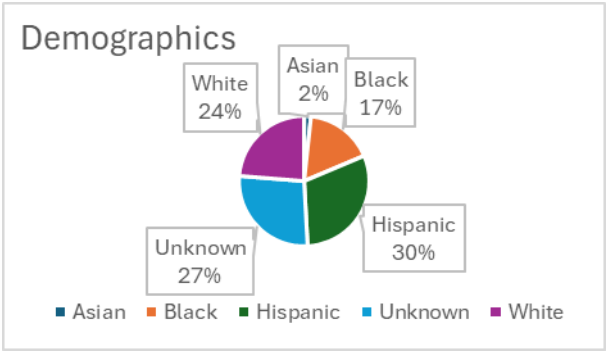
Employees Hired:	2
Internal Promotions:	0
Employees Terminated:	0
Employees Retired:	0
Temporary Staff:	1
Open Positions:	0

Population Data

Current Full-time Employees:	59
Current Part-time Employees:	1
Gender Ratios: Females	68% (40 headcount)
Gender Ratios: Male	32% (19 headcount)
Age Ratios: Under 45	53% (31 head count)
Age Ratios: Over 45	47% (28 headcount)
African American	17%
Hispanic	30%
White	24%
Asian Pacific	2%
Unknown	27%







Payroll

Gross Payroll June: $266,840.14 (September included 2 payrolls)

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

RESOLUTION 2026-01

AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION AND EXECUTE SALES CONTRACTS FOR

THIRTEEN (13) PROPERTIES IN THE COMMUNITIES OF: ANTIOCH, BARRINGTON, BEACH PARK, GRAYSLAKE, and MUNDELEIN

AMPS 4 & 5

WHEREAS, the Lake County Housing Authority (LCHA) owns Thirteen (13) single-family residential properties in the communities of: Antioch, Barrington, Beach Park, Grayslake, and Mundelein, in AMP 4 and AMP 5; and

WHEREAS, LCHA desires to sell the properties to the general public and/or non-profit instrumentalities as it aligns with the PHA's goals and Public Housing reposition strategy; and

WHEREAS, as directed by HUD, LCHA conducted a meeting with the Resident Advisory Board and received letters of support from the officials of the correlating local governmental bodies; and

WHEREAS, in order to obtain the approval of U.S. Department of Housing and Urban Development (HUD), pursuant to Section 18 of the 1937 Housing Act, 24 CFR part 970 and PIH Notice 2018-04 LCHA needs to submit a disposition application to the Special Applications Center (SAC) office at HUD;

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Submission of the Section 18 Disposition Applications for the properties listed above to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the properties above; and

BE IT FURTHER RESOLVED, if the Section 18 applications are accepted and approved by HUD, the Executive Director/CEO is authorized to execute applicable contract sales agreements and take all actions necessary to dispose of the properties shown above without further deliberation or action by the Board of Commissioners of Lake County, IL.

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 30th of October, 2025

_____

Kevin Considine
Chairman
Board of Commisioners
Lake County Housing Authority

ATTEST:

_____

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

RESOLUTION 2026-02
AUTHORIZATION TO ENTER INTO CONTRACT
VIOLET TOWNHOMES VACANT UNIT TURNOVER SERVICES

WHEREAS, The Authority received a competitive bid through SOURCEWELL Solicitation No: IL-R1-GC-122122-LEO to provide miscellaneous exterior renovations at 26270 Violet Drive._ Unit A, 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 **$92,190.33**; 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 30th day of October 2025.

_____
Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

ATTEST:

_____
Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer

EXHIBIT A

Work Order Signature Document

Contract No.:IL-R1-GC-122122-LEO

[X] **New Work Order** [ ] **Modify an Existing Work Order**

Work Order #:	131147.00	Work Order Date:	
Owner PO No:			
Title:	Lake County Housing Authority - Violet Townhomes 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:

Provide a complete interior unit turnover.

Work Order Firm Fixed Price: $92,190.33

Owner Purchase Order Number:

Approvals

Lorraine Hocker Lorraine Hocker (Oct 22, 2025 10:30:06 CDT)	Oct 22, 2025		
Owner	Date	Contractor	Date

Detailed Scope of Work

Date:	05/29/2025
Work Order #:	131147.00
Title:	Lake County Housing Authority - Violet Townhomes Unit Turn
Contractor:	Leopardo Companies Inc
Contractor Number:	IL-R1-GC-122122-LEO
Job Order Value:	$0.00

Location: Mundelein, IL 60060

Brief Scope:

Provide a complete interior unit turnover.

Detailed Scope:

Base scope of work to include
- ·Demo of kitchen cabinets
- ·Deep cleaning of units prior to new construction
- ·Installation of owner supplied LVT, overlay
- ·Furnish and install vanities, sinks, and toilets in bathrooms
- ·Patching of drywall throughout units
- ·4" vinyl base throughout units
- ·Furnish and install kitchen cabinets
  - ·Leopardo to coordinate with LCHA, Lowes, and all subcontractors for procurement
  - ·Leopardo to handle all measurements
- ·Furnish and install plastic laminate countertops
  - ·Leopardo to coordinate with LCHA, Lowes, and all subcontractors for procurement
  - ·Leopardo to handle all measurements
- ·Furnish and install bifold closet doors
- ·Furnish and install bedroom/bathroom interior doors and hardware
- ·Painting of ceilings and walls throughout units
- ·Furnish and install of Aluminum mini blinds
- ·Leopardo to obtain necessary permits

Alternative scope based on unit
- ·2nd floor full bathroom demo and environmental remediation in Unit A 26270 Violet

Any other scope not outlined above that LCHA would like added to the project

Any subfloor replacement required in bathrooms of units to be renovated. To be determined on a case-by-case scenario once work is started based on unforeseen conditions

SCOPE CONFIRMATIONS & CLARIFICATIONS:

- All working hours are figured to be regular time between 7:00 a.m. and 3:30 p.m., with no provisions for overtime or off hours.
- Excludes any overtime work
- Excludes any work not specifically mentioned in
- Excludes any exterior/interior masonry work as scope is still not defined for complete repairs
- Excludes any electrical work as scope is not
- Excludes pest control/remediation
- Leopardo to advise LCHA of infestations
- Excludes environmental testing and any abatement or remediation
- Excludes bathtubs
- Excludes moving of old and installation of new appliances
- Excludes DHW heater work
- Excludes baseboard heating and controls

Owner: _____

Contractor: Tim McCracken _____ This is not the final contract value.

Contractor Price Proposal Summaries - CSI

Date:	9/30/2025
Work Order #:	131147.00
Title:	Lake County Housing Authority - Violet Townhomes Unit Turn
Contractor:	Leopardo Companies Inc
Contractor Number:	IL-R1-GC-122122-LEO
Job Order Value:	$92,190.33

Proposal Name:	Lake County Housing Authority - Violet Townhomes Unit Turn - R4
Proposal Value:	$92,190.33

To: Project Manager

From: Tim McCracken
Leopardo Companies Inc

CSI Section	LineTotal
01 - General Requirements	$14,551.24
02 - Existing Conditions	$16,324.10
06 - Wood, Plastic, and Composites	$4,133.37
07 - Thermal And Moisture Protection	$908.32
08 - Openings	$2,271.15
09 - Finishes	$35,917.36
12 - Furnishings	$3,668.42
22 - Plumbing	$8,123.26
26 - Electrical	$6,293.11
Grand Total:	**$92,190.33**

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: 9/30/2025

Work Order #: 131147.00

Title: Lake County Housing Authority - Violet Townhomes Unit Turn

Contractor: Leopardo Companies Inc

Contractor Number: IL-R1-GC-122122-LEO

Job Order Value: $92,190.33

Proposal Name: Lake County Housing Authority - Violet Townhomes Unit Turn - R4

Proposal Value: $92,190.33

	CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements					
1	01 22 20 00-0052		HR	Project Manager	$6,750.63
				Qty Unit Price Factor Total	
				Installation 40.000 X $156.25 X 1.0801 $6,750.63	
				Contractor Notes: *Project Managment fee to coordinate with LCHA Procurement Director for ordering of owner supplied materials for the project.*	
2	01 22 23 00-1450		WK	1/2 To 3/4 Ton, 4 x 2 Light Duty Conventional Pickup Truck With Full-Time Truck Driver	$4,763.73
				Qty Unit Price Factor Total	
				Installation 1.000 X $4,410.45 X 1.0801 $4,763.73	
				Contractor Notes: *Line item used to represent mobilization of cleaning, demolition, flooring, painting, carpentry, plumbing, mechanical and electrical contractor's crews.*	
3	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.	$659.08
				Qty Unit Price Factor Total	
				Installation 30.000 X $20.34 X 1.0801 $659.08	
4	01 66 19 00-0005		CY	Transfer Delivered Materials Distances Greater Than 125', Per CY Of Material Per 125'	$267.65
				Qty Unit Price Factor Total	
				Installation 30.000 X $8.26 X 1.0801 $267.65	
5	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.	$659.08
				Qty Unit Price Factor Total	
				Installation 30.000 X $20.34 X 1.0801 $659.08	
6	01 66 19 00-0010		CY	Transfer Demolition Debris Distances Greater Than 125', Per CY Of Material Per 125'	$267.65
				Qty Unit Price Factor Total	
				Installation 30.000 X $8.26 X 1.0801 $267.65	

	CSI Number	Mod	UOM	Description	LineTotal
01 - General Requirements					
7	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.	$685.82
				Qty Unit Price Factor Total	
				Installation 1.000 X $634.96 X 1.0801 $685.82	
				Contractor Notes: *Dumpsters for disposal of demolished materials*	
8	01 95 22 00-0005		EA	24-1/2" Preassembled Residential Vanity With Top (Glacier Bay GB24P2COM-WH)	$497.60
				Qty Unit Price Factor Total	
				Installation 1.000 X $460.70 X 1.0801 $497.60	
				Contractor Notes: *Line item used for new bathroom vanity top. Vanity with sink is located in 2nd floor bathroom. 1st floor bathroom adjacent to kitchen does not have existing vanity, only wall mounted sink basin that is to remain.*	
				Subtotal for 01 - General Requirements:	**$14,551.24**
02 - Existing Conditions					
9	02 41 16 13-0002		GSF	Residential Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck	$12,535.94
				Qty Unit Price Factor Total	
				Installation 1,348.000 X $8.61 X 1.0801 $12,535.94	
				Contractor Notes: *Line item used for the demolition and removal of existing kitchen cabinets, kitchen appliances, doors, bathroom vanities, vinyl base and bathroom fixtures.* *1st floor - 648 SF* *2nd Floor - 700 SF* *1348 SF*	
10	02 87 19 00-0070		EA	Bio-Hazard And Infectious Disease Control Mobilization And Set-UpMobilization and set-up minimum for each site location, for levels 1, 2 or 3.	$416.70
				Qty Unit Price Factor Total	
				Installation 1.000 X $385.80 X 1.0801 $416.70	
				Contractor Notes: *Line item used for mobilization of cleaning crew*	
11	02 87 19 00-0072		CSF	Cleaning Of Floors For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution	$416.55
				Qty Unit Price Factor Total	
				Installation 13.480 X $28.61 X 1.0801 $416.55	
12	02 87 19 00-0072	0060	MOD	For Cleaning Surfaces With Goldshield® GS5, Add	$216.36
				Qty Unit Price Factor Total	
				Installation 13.480 X $14.86 X 1.0801 $216.36	
13	02 87 19 00-0073		CSF	Cleaning Of Walls For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution	$1,362.95
				Qty Unit Price Factor Total	
				Installation 37.500 X $33.65 X 1.0801 $1,362.95	

	CSI Number	Mod	UOM	Description					LineTotal
02 - Existing Conditions									
14	02 87 19 00-0073	0060	MOD	For Cleaning Surfaces With Goldshield® GS5, Add					$601.89
					Qty		Unit Price	Factor	Total
				Installation	37.500	X	$14.86	X 1.0801	$601.89
15	02 87 19 00-0074		CSF	Cleaning Of Ceilings For Bio-Hazard And Infectious Disease Control With Mild Bleach Solution					$557.35
					Qty		Unit Price	Factor	Total
				Installation	13.480	X	$38.28	X 1.0801	$557.35
16	02 87 19 00-0074	0060	MOD	For Cleaning Surfaces With Goldshield® GS5, Add					$216.36
					Qty		Unit Price	Factor	Total
				Installation	13.480	X	$14.86	X 1.0801	$216.36
								Subtotal for 02 - Existing Conditions:	**$16,324.10**
06 - Wood, Plastic, and Composites									
17	06 11 16 00-0139		LF	2" x 6" Wood Blocking To Wood					$383.98
					Qty		Unit Price	Factor	Total
				Installation	50.000	X	$7.11	X 1.0801	$383.98
				Contractor Notes: *Blocking for kitchen cabinets and bathroom vanity.*					
18	06 16 33 00-0048		SF	5/8" Thick Structural Oriented Strand Board (OSB) On Floors					$82.63
					Qty		Unit Price	Factor	Total
				Installation	30.000	X	$2.55	X 1.0801	$82.63
				Contractor Notes: *2nd floor bathroom subfloor.*					
19	06 16 33 00-0048	0017	MOD	For Fire Retardant Treatment, Add					$17.17
					Qty		Unit Price	Factor	Total
				Installation	30.000	X	$0.53	X 1.0801	$17.17
20	06 16 33 00-0048	0018	MOD	For Selective Replacement <400 (Includes Removal Of Damaged OSB And Fitting New OSB To Size), Add					$91.38
					Qty		Unit Price	Factor	Total
				Installation	30.000	X	$2.82	X 1.0801	$91.38
21	06 22 13 00-0004		LF	1/4" x 2-1/2" Wood Lattice Strip					$496.13
		Excl Material			Qty		Unit Price	Factor	Total
				Installation	238.000	X	$1.93	X 1.0801	$496.13
				Contractor Notes: *Line item used for new trim at doors throughout. (7) doors x 17 LF per door per side = 7 x 34 = 238 LF* *OWNER SUPPLIED MATERIAL*					
22	06 41 13 00-0002		LF	Removal And Reinstallation Of Wood Base Cabinets					$1,474.82
					Qty		Unit Price	Factor	Total
				Installation	15.000	X	$91.03	X 1.0801	$1,474.82
				Contractor Notes: *Line item used to represent installation of owner supplied kitchen cabinets*					

	CSI Number	Mod	UOM	Description	LineTotal
06 - Wood, Plastic, and Composites					
23	06 41 13 00-0003		LF	Removal And Reinstallation Of Wall Cabinets	$1,282.35
				Qty Unit Price Factor Total	
				Installation 15.000 X $79.15 X 1.0801 $1,282.35	
				Contractor Notes: *Line item used to represent installation of owner supplied kitchen cabinets*	
24	06 41 13 00-0004		LF	Removal And Reinstallation Of Plastic Laminated Countertops	$304.91
				Qty Unit Price Factor Total	
				Installation 15.000 X $18.82 X 1.0801 $304.91	
				Contractor Notes: *Line item used to represent installation of owner supplied kitchen countertops*	
				Subtotal for 06 - Wood, Plastic, and Composites:	**$4,133.37**
07 - Thermal And Moisture Protection					
25	07 92 13 00-0002		CLF	1/4" x 1/4" Joint, Silicone Sealant And Caulking	$819.97
				Qty Unit Price Factor Total	
				Installation 2.000 X $379.58 X 1.0801 $819.97	
				Contractor Notes: *Silicone Sealant And Caulking – for bathrooms and kitchen*	
26	07 92 13 00-0002	0093	MOD	For Up To 6 CLF, Add	$44.15
				Qty Unit Price Factor Total	
				Installation 2.000 X $20.44 X 1.0801 $44.15	
27	07 92 13 00-0002	0123	MOD	For 1 Part Mildew Resistant, Add	$44.20
				Qty Unit Price Factor Total	
				Installation 2.000 X $20.46 X 1.0801 $44.20	
				Subtotal for 07 - Thermal And Moisture Protection:	**$908.32**
08 - Openings					
28	08 14 16 00-0132		EA	2'-8" x 6'-8" x 1-3/4" Thick, 5 Ply, Hollow Core (HC), Birch Faced Wood Door	$1,034.46
		Excl Material		Qty Unit Price Factor Total	
				Installation 7.000 X $136.82 X 1.0801 $1,034.45	
				Contractor Notes: *Line item used for new doors throughout the unit. (3) bedrooms, (1) bathroom, (1) Mechanical room on 2nd floor. (1) bathroom and (1) closet door on 1st floor.* *(7) Doors total.* *OWNER SUPPLIED MATERIAL*	
29	08 14 76 00-0009		EA	6'-0" Wide, Four 1'-6" x 6'-8" x 1-3/8" Thick, Flush, Hollow Core (HC), Oak Faced Wood Bi-Fold Doors	$693.68
		Excl Material		Qty Unit Price Factor Total	
				Installation 3.000 X $214.08 X 1.0801 $693.68	
				Contractor Notes: *(3) sets of bi fold closet doors, 1 for each bedroom in unit.* *OWNER SUPPLIED MATERIAL*	

	CSI Number	Mod	UOM	Description	LineTotal
08 - Openings					
30	08 71 11 00-2427	Excl Material	EA	Residential Privacy Lockset With Knobs	$543.01
				Qty Unit Price Factor Total	
				Installation 7.000 X $71.82 X 1.0801 $543.01	
				Contractor Notes: *New door hardware*	
				OWNER SUPPLIED MATERIAL	
				Subtotal for 08 - Openings:	**$2,271.15**
09 - Finishes					
31	09 01 20 91-0004		SF	>4 To 8 SF, Cut And Patch Hole In Gypsum Board To Match ExistingPer location.	$6,460.35
				Qty Unit Price Factor Total	
				Installation 375.000 X $15.95 X 1.0801 $6,460.35	
				Contractor Notes: *Patching and touchup of damaged drywall throughout. 3750 x 0.1 = SF*	
				Outlet areas and miscellaneous holes throughout apartment unit.	
32	09 01 90 52-0013		SF	Hand Wash Drywall Surfaces With Mild Detergent Or Degreaser (No Sanding, Repairing Or Scraping), Surface Preparation	$1,822.67
				Qty Unit Price Factor Total	
				Installation 3,750.000 X $0.45 X 1.0801 $1,822.67	
				Contractor Notes: *Wipe down of all walls prior to painting due to debris and other materials on existing wall surfaces*	
33	09 01 90 52-0015		SF	Hand Scrape, Repair And Sand Severely Damaged Drywall Surfaces, Surface Preparation	$3,854.44
				Qty Unit Price Factor Total	
				Installation 2,549.000 X $1.40 X 1.0801 $3,854.44	
				Contractor Notes: *3750sf for walls + 1348 SF for ceilings = 5098 x 0.5 = 2549 SF*	
34	09 01 90 52-0050		SF	Steam Clean, Vinyl Siding Surfaces, Surface Preparation	$1,455.97
				Qty Unit Price Factor Total	
				Installation 1,348.000 X $1.00 X 1.0801 $1,455.97	
				Contractor Notes: *Line item used to represent steam cleaning of existing vinyl tile flooring prior to overlay installation of owner supplied vinyl plank flooring*	
35	09 29 10 00-0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	$311.88
				Qty Unit Price Factor Total	
				Installation 375.000 X $0.77 X 1.0801 $311.88	
				Contractor Notes: *drywall taping in areas of damage.*	

	CSI Number	Mod	UOM	Description	LineTotal
09 - Finishes					
36	09 65 13 13-0005		LF	4-1/2" High, 1/8" Thick, Type TV Thermoplastic Vinyl Wall Base, All Colors	$1,598.55
		Excl Material		Qty Unit Price Factor Total	
				Installation 500.000 X $2.96 X 1.0801 $1,598.55	
				Contractor Notes: *Line item used for new vinyl base throughout*	
				OWNER SUPPLIED MATERIAL	
37	09 65 13 13-0005	0450	MOD	For >240 To 960, Deduct	($232.22)
				Qty Unit Price Factor Total	
				Installation 500.000 X ($0.43) X 1.0801 ($232.22)	
38	09 65 23 00-0004		SF	0.16" Overall Thickness, 0.020" Wear Layer, Vinyl Plank Flooring (Armstrong® Luxe Plank™)	$2,649.87
		Excl Material		Qty Unit Price Factor Total	
				Installation 1,348.00 0 X $1.82 X 1.0801 $2,649.87	
				Contractor Notes: *Line item used for overlay install of vinyl plank flooring.*	
				OWNER SUPPLIED MATERIAL	
39	09 91 23 00-0062		LF	1 Coat Paint, Cut-in Brush Work, Paint Interior Plaster/Drywall Walls	$691.26
				Qty Unit Price Factor Total	
				Installation 3,200.00 0 X $0.20 X 1.0801 $691.26	
				Contractor Notes: *Cut-in Brush Work, Paint Interior Plaster/Drywall Walls – all cut-in work at edges*	
40	09 91 23 00-0067		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	$3,685.84
				Qty Unit Price Factor Total	
				Installation 3,750.00 0 X $0.91 X 1.0801 $3,685.84	
				Contractor Notes: *Line item used for priming of unit walls*	
41	09 91 23 00-0069		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	$7,452.69
				Qty Unit Price Factor Total	
				Installation 3,750.00 0 X $1.84 X 1.0801 $7,452.69	
				Contractor Notes: *Line item used for painting of unit walls*	
42	09 91 23 00-0161		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	$1,557.89
				Qty Unit Price Factor Total	
				Installation 1,348.00 0 X $1.07 X 1.0801 $1,557.89	
				Contractor Notes: *Line item used for priming of unit ceilings*	

	CSI Number	Mod	UOM	Description	LineTotal
09 - Finishes					
43	09 91 23 00-0163		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	$2,853.71
				Qty Unit Price Factor Total	
				Installation 1,348.00 X $1.96 X 1.0801 $2,853.71	
				Contractor Notes: *Line item used for priming of unit ceilings*	
44	09 91 23 00-0249		LF	1 Coat Primer, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	$551.40
				Qty Unit Price Factor Total	
				Installation 357.000 X $1.43 X 1.0801 $551.40	
				Contractor Notes: *Trim = 238* *Frame = 119*	
45	09 91 23 00-0251		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	$1,203.06
				Qty Unit Price Factor Total	
				Installation 357.000 X $3.12 X 1.0801 $1,203.06	
				Contractor Notes: *Trim = 238* *Frame = 119*	
				Subtotal for 09 - Finishes:	**$35,917.36**
12 - Furnishings					
46	12 21 13 13-0004		SF	1" x 0.008" Slats, Aluminum Horizontal Louver Blinds	$1,713.99
				Qty Unit Price Factor Total	
				Installation 144.000 X $11.02 X 1.0801 $1,713.99	
				Contractor Notes: *(6) windows x 24 SF*	
47	12 56 53 00-0255		EA	24" Wide x 35-3/4" High x 22" Deep, Combination Door/Drawer, Wood Laboratory Base Cabinet	$1,954.43
				Qty Unit Price Factor Total	
				Installation 1.000 X $1,809.49 X 1.0801 $1,954.43	
				Contractor Notes: *Line item used for new bathroom sink base cabinets. (1) 2ND FLOOR bathroom.*	
				Subtotal for 12 - Furnishings:	**$3,668.42**
22 - Plumbing					
48	22 34 30 16-0002		EA	40 Gallon, Direct-Vent, Gas Domestic Water Heater (A. O. Smith GDV-40)	$3,468.99
				Qty Unit Price Factor Total	
				Installation 1.000 X $2,984.50 X 1.0801 $3,223.56	
				Demolition 1.000 X 227.23 X 1.0801 $245.43	
				Contractor Notes: *Remove and replace domestic hot water heater*	

	CSI Number	Mod	UOM	Description	LineTotal
22 - Plumbing					
49	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.	$1,944.94
				Qty Unit Price Factor Total	
				Installation 2.000 X $790.16 X 1.0801 $1,706.90	
				Demolition 2.000 X 110.19 X 1.0801 $238.03	
				Contractor Notes: *2 new toilets per unit*	
50	22 41 13 13-0004		EA	Round Front Toilet Seat, White (Kohler K-4716-T)	$182.52
				Qty Unit Price Factor Total	
				Installation 2.000 X $66.54 X 1.0801 $143.74	
				Demolition 2.000 X 17.95 X 1.0801 $38.78	
				Contractor Notes: *2 new toilet seats per unit*	
51	22 41 39 00-0004		EA	Chrome Single Handle Kitchen Faucet With Integrated Spray (Delta 300LF-WF)	$312.30
				Qty Unit Price Factor Total	
				Installation 1.000 X $236.16 X 1.0801 $255.08	
				Demolition 1.000 X 52.98 X 1.0801 $57.22	
				Contractor Notes: *New kitchen faucet*	
52	22 41 39 00-0014		EA	Chrome, Two Handle, Lavatory Faucet, (Kohler K-15240-4)	$225.99
				Qty Unit Price Factor Total	
				Installation 1.000 X $171.09 X 1.0801 $184.79	
				Demolition 1.000 X 38.14 X 1.0801 $41.20	
				Contractor Notes: *(1) new bathroom faucet in 2nd floor bathroom*	
53	22 41 39 00-0047		EA	Removal And Replacement Of Wax Ring SealExcludes removal of toilet	$28.26
				Qty Unit Price Factor Total	
				Installation 2.000 X $13.08 X 1.0801 $28.26	
				Contractor Notes: *Removal and replacement of toilet wax rings.*	
54	22 42 16 16-0012		EA	17" x 22" x 10" Stainless Steel Kitchen Sink, Single Bowl, 18 Gauge (Elkay DLR172210)	$1,510.62
				Qty Unit Price Factor Total	
				Installation 1.000 X $1,301.11 X 1.0801 $1,405.33	
				Demolition 1.000 X 97.48 X 1.0801 $105.29	
				Contractor Notes: *New kitchen sink*	
55	22 42 39 00-0179		PR	Pair of 16" Long, 3/8" OD x 1/2" IPS, Stainless Steel Braided Sink Supply Line	$160.52
				Qty Unit Price Factor Total	
				Installation 3.000 X $37.32 X 1.0801 $120.93	
				Demolition 3.000 X 12.22 X 1.0801 $39.60	
				Contractor Notes: *kitchen and bathroom sinks*	

	CSI Number	Mod	UOM	Description	LineTotal
22 - Plumbing					
56	22 66 53 00-0713		EA	1-1/2" Chlorinated Polyvinyl Chloride (CPVC) DWV P-Traps	$263.37
				Qty Unit Price Factor Total	
				Installation 2.000 X $95.43 X 1.0801 $206.15	
				Demolition 2.000 X 26.49 X 1.0801 $57.22	
				Contractor Notes: *p traps for kitchen and 2nd floor bathroom sink*	
57	22 66 53 00-0713	0252	MOD	For Work In Restricted Working Space, Add	$25.75
				Qty Unit Price Factor Total	
				Installation 2.000 X $11.92 X 1.0801 $25.75	
				Subtotal for 22 - Plumbing:	**$8,123.26**
26 - Electrical					
58	26 01 20 91-0008		EA	Lighting, Existing Circuit Tracing Per Circuit	$756.45
				Qty Unit Price Factor Total	
				Installation 29.000 X $24.15 X 1.0801 $756.45	
				Contractor Notes: *Testing/tracing of all existing outlets, ceiling light fixtures and switches to confirm wiring is in working order.*	
59	26 05 33 23-0428		EA	Duplex Receptacle Cover Plate (Wiremold #ALA-DR)	$542.02
				Qty Unit Price Factor Total	
				Installation 22.000 X $19.63 X 1.0801 $466.45	
				Demolition 22.000 X 3.18 X 1.0801 $75.56	
				Contractor Notes: *22 duplex outlet cover plates*	
60	26 05 33 23-0433		EA	Toggle Switch Cover Plate (Wiremold #ALA-N)	$104.38
				Qty Unit Price Factor Total	
				Installation 4.000 X $20.98 X 1.0801 $90.64	
				Demolition 4.000 X 3.18 X 1.0801 $13.74	
				Contractor Notes: *4 light switch plate covers*	
61	26 27 26 00-0008		EA	15 Amperes, 1 Gang, GFI, Duplex Receptacle Assembly	$3,057.56
				Qty Unit Price Factor Total	
				Installation 19.000 X $107.84 X 1.0801 $2,213.08	
				Demolition 19.000 X 41.15 X 1.0801 $844.48	
				Contractor Notes: *19 duplex receptacles*	
62	26 27 26 00-0067		EA	15 Amperes, Ground Fault Circuit Interrupter (GFCI), Duplex Receptacle	$225.91
				Qty Unit Price Factor Total	
				Installation 4.000 X $37.81 X 1.0801 $163.35	
				Demolition 4.000 X 14.48 X 1.0801 $62.56	
				Contractor Notes: *4 gfci duplex receptacles (1 bathroom, 2 kitchen, 1 bathroom)*	

	CSI Number	Mod	UOM	Description	LineTotal
26 - Electrical					
63	26 27 26 00-0168		EA	15 Amperes, 120 Volt, Clear Toggle, Lighted In On Position, Single Pole, Lighted Toggle Switch	$474.34

	Qty		Unit Price		Factor	Total
Installation	4.000	X	$90.80	X	1.0801	$392.29
Demolition	4.000	X	18.99	X	1.0801	$82.04

Contractor Notes: *4 new toggle on/off light switches*

64	26 51 16 00-0242		EA	11" Diameter, Ceiling Mounted, Low Profile Acrylic Diffuser, Double Twin Tube Compact Fluorescent Fixture	$1,132.45

	Qty		Unit Price		Factor	Total
Installation	3.000	X	$303.13	X	1.0801	$982.23
Demolition	3.000	X	46.36	X	1.0801	$150.22

Contractor Notes: *3 new ceiling mounted round light fixtures*

Subtotal for 26 - Electrical:	**$6,293.11**
Grand Total:	**$92,190.33**

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

Leopardo Construction NTP RE Violet Townhouse Unit A

Final Audit Report 2025-10-22

Created:	2025-10-21
By:	Stacy Davis-Wynn (sdaviswynn@lakecountyha.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvwVvaWcQJ7QyI3H9tFTyYgKFnbXZ0pOq

"Leopardo Construction NTP RE Violet Townhouse Unit A" History

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Document e-signed by Lorraine Hocker (lhocker@lakecountyha.org)
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Lake County Housing Authority
33928 North U.S. Highway 45, Grayslake, IL 60030

RESOLUTION 2026-03

**APPROVAL OF THE EXECUTION OF
AN INTERGOVERNMENTAL COOPERATION AGREEMENT BY AND BETWEEN
THE LAKE COUNTY HOUSING AUTHORITY AND
THE NORTH CHICGAO HOUSING AUTHORITY**

WHEREAS, Illinois Housing Authorities may enter into Intergovernmental Cooperation Agreements as provided by provided by 310 ILCS 8.5, 2 CFR 200.317-326 and HUD Procurement Handbook 7460.8; and

WHEREAS, this Intergovernmental Cooperation Agreement is made for reasons of economy and efficiency as each Housing Authority has specific property management and development expertise and experience that may be utilized by the other Housing Authority; and

WHEREAS, the Housing Authority of the County of Lake and North Chicago Housing Authority deem it advantageous to both parties to enter into the attached Intergovernmental Cooperation Agreement whereby the positions of both parties are determined and established;

NOW, THEREFORE, BE IT RESOLVED, that the Lake County Housing Authority Board of Commissioners approve, that the Housing Authority of the County of Lake enter into the Intergovernmental Cooperation Agreement between the Housing Authority of the County of Lake and North Chicago Housing Authority; a copy of which is attached hereto; and

BE IT FURTHER RESOLVED, that this Resolution shall be in full force and effect from and after its passage, contingent upon approval by the Department of Housing and Urban Development (HUD).

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 30th day of October 2025.

_____

Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

ATTEST:

_____

Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer