

BOARD OF COMMISSIONERS MEETING

DECEMBER 17, 2025

Board Packet

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

BOARD OF COMMISSIONRS
REGULAR MEETING AGENDA
Lake County Housing Authority
Rescheduled from November 20, 2025 because of no quorum, December 18th 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

10/30/2025 REGULAR SESSION MINUTES

IV. FINANCE REPORT & APPROVAL OF BILLS

V. REPORTS

VI. NEW BUSINESS

A. RESOLUTION 2026-03 Adopting New Tenant Paid Utility Allowance Schedule

B. RESOLUTION 2026-05 Authorization of disposition and sale of eminent domain of one (1) section of land from (1) property currently owned by the Lake County Housing Authority (LCHA) in the following community in Lake County: Hainesville

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

D. 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.

E. RESOLUTION 2026-04 Resolution Adjusting the Salary and/or Awarding a Bonus of the Executive Direct of the Housing Authority of the County of Lake

VII. ADJOURNMENT

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LCHA November 2025 Financial Highlights

Consolidated:

	Current Month			Year-to-date		
	Actual	Budget	Variance	Actual	Budget	Variance
Net Operating Income	256,165	290	255,876	2,146,441	580	2,145,861

Notes **$255k under budget- additional HAP $164k, Other Grant Income $117k**
YTD driver HCV income from Sept FY25

Balance Sheet Notes:

	Current Month	Prior Month	
Quick Ratio:	5.7	5.6	LCHA can meet short term obligations using most liquid assets
Current Ratio:	6.4	6.8	LCHA can meet short term obligations using current assets

	Current Month	Prior Month
Unrestricted Cash:	19.1M	16.0M
Restricted Cash	79k	2.6M
Unresticted Net Assets	35.1M	31.3M

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 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	168,699.47	204,987.28	-36,287.81	-17.70	320,808.36	409,974.56	-89,166.20	-21.75
31120-1000	Tenant Based Subsidy	7,179.00	12,197.34	-5,018.34	-41.14	14,358.00	24,394.68	-10,036.68	-41.14
31120-3000	Utility Reimbursement -59 & TC	-4,136.00	-6,263.22	2,127.22	33.96	-8,199.00	-12,526.44	4,327.44	34.55
31120-4000	Utility Reimbursement Recovery -PHA	0.00	-37.50	37.50	100.00	655.00	-75.00	730.00	973.33
31120-5000	Utility Reimbursement Recovery -59 &	0.00	52.53	-52.53	-100.00	0.00	105.06	-105.06	-100.00
31130-0000	Less: Vacancies	-11,937.44	-6,997.37	-4,940.07	-70.60	-23,237.33	-13,994.74	-9,242.59	-66.04
31140-0000	Less: Concessions	0.00	0.00	0.00	N/A	-30.00	0.00	-30.00	N/A
31190-0000	Total Rental Income	159,805.03	203,939.06	-44,134.03	-21.64	304,355.03	407,878.12	-103,523.09	-25.38
31200-0000	Other Tenant Income								
31200-1000	Laundry and Vending	0.00	74.71	-74.71	-100.00	0.00	149.42	-149.42	-100.00
31200-2000	Cleaning Fee	100.00	1,051.91	-951.91	-90.49	100.00	2,103.82	-2,003.82	-95.25
31200-3000	Damages	300.00	320.41	-20.41	-6.37	325.00	640.82	-315.82	-49.28
31200-4000	Late Charges	795.00	1,369.58	-574.58	-41.95	1,485.00	2,739.16	-1,254.16	-45.79
31200-5000	Legal Fees - Tenant	0.00	246.58	-246.58	-100.00	0.00	493.16	-493.16	-100.00
31200-6000	NSF Charges	35.00	46.66	-11.66	-24.99	35.00	93.32	-58.32	-62.49
31200-7000	Excess Utility	-171.03	1,293.87	-1,464.90	-113.22	-462.98	2,587.74	-3,050.72	-117.89
31200-8000	Wireless Leases	13,749.42	14,331.69	-582.27	-4.06	28,548.26	28,663.38	-115.12	-0.40
31200-9000	Misc.Tenant Income	1,175.09	1,255.70	-80.61	-6.42	2,212.09	2,511.40	-299.31	-11.92
31200-9100	Pet Fee - Non reimbursable	200.00	100.00	100.00	100.00	200.00	200.00	0.00	0.00
31201-0000	Developer Fee Income	9,194.95	0.00	9,194.95	N/A	9,194.95	0.00	9,194.95	N/A
31210-0000	Tenant Payment Agreement (TPA) Ren	-9,287.03	-449.48	-8,837.55	-1,966.17	4,368.97	-898.96	5,267.93	586.00
31210-1000	Tenant Payment Agreement (TPA) Frau	16,491.88	247.92	16,243.96	6,552.10	17,196.88	495.84	16,701.04	3,368.23
31210-2000	Tenant Payment Agreement (TPA) Oth	863.15	0.00	863.15	N/A	1,691.65	0.00	1,691.65	N/A
31290-0000	Total Other Tenant Income	33,446.43	19,889.55	13,556.88	68.16	64,894.82	39,779.10	25,115.72	63.14
31990-0000	TOTAL TENANT INCOME	193,251.46	223,828.61	-30,577.15	-13.66	369,249.85	447,657.22	-78,407.37	-17.52
34000-0000	GRANT INCOME								
34010-0000	Subsidy Grants	152,878.71	198,618.34	-45,739.63	-23.03	302,851.08	397,236.68	-94,385.60	-23.76
34010-1000	CFP Operating Grants	0.00	38,790.72	-38,790.72	-100.00	0.00	77,581.44	-77,581.44	-100.00
34100-1000	Section 8 HAP Earned (VO)	3,622,247.00	3,458,333.33	163,913.67	4.74	9,151,190.00	6,916,666.66	2,234,523.34	32.31
34100-1050	Section 8 Mainstream HAP (DV)	87,429.00	75,070.69	12,358.31	16.46	197,186.00	150,141.38	47,044.62	31.33
34100-1060	Section 8 EHV HAP Earned (EH)	53,187.00	51,453.14	1,733.86	3.37	108,842.00	102,906.28	5,935.72	5.77
34100-2000	Section 8 Admin Fee Income (AF)	341,378.00	306,810.75	34,567.25	11.27	647,968.00	613,621.50	34,346.50	5.60
34100-2050	Section 8 Mainstream Admin Inc (8F)	8,037.00	5,926.61	2,110.39	35.61	15,179.00	11,853.22	3,325.78	28.06
34100-2060	Section 8 EHV Admin Fee Inc (EF)	5,195.00	8,333.33	-3,138.33	-37.66	5,195.00	16,666.66	-11,471.66	-68.83
34100-3000	FSS Grant Income	21,452.95	0.00	21,452.95	N/A	49,882.87	0.00	49,882.87	N/A
34100-3100	ROSS Grant Income	6,344.79	0.00	6,344.79	N/A	14,313.88	0.00	14,313.88	N/A
34100-4000	Port-In Admin Fees Earned	3,840.26	2,390.65	1,449.61	60.64	7,983.93	4,781.30	3,202.63	66.98
34100-5000	Section 8 EHV Issuance Fee	0.00	4.17	-4.17	-100.00	0.00	8.34	-8.34	-100.00
34100-5030	Section 8 EHV Service Fee	0.00	16.36	-16.36	-100.00	0.00	32.72	-32.72	-100.00
34100-6000	Port In HAP Earned	68,912.00	37,179.80	31,732.20	85.35	140,539.00	74,359.60	66,179.40	89.00
34150-0000	Other Government Grants	158,383.03	41,149.34	117,233.69	284.90	195,532.15	82,298.68	113,233.47	137.59
34150-1000	CHC Grant Revenue	0.00	51,416.00	-51,416.00	-100.00	0.00	102,832.00	-102,832.00	-100.00
34200-2000	Capital Fund Grants - Hard - Amp 2	0.00	0.00	0.00	N/A	13,720.61	0.00	13,720.61	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
34200-4000	Capital Fund Grants - Hard - Amp 4	0.00	0.00	0.00	N/A	75,650.69	0.00	75,650.69	N/A
34990-0000	TOTAL GRANT INCOME	4,529,284.74	4,275,493.23	253,791.51	5.94	10,926,034.21	8,550,986.46	2,375,047.75	27.78
36000-0000	OTHER INCOME								
36100-0000	Investment Income - Unrestricted	30,772.81	39,700.87	-8,928.06	-22.49	65,441.84	79,401.74	-13,959.90	-17.58
36200-0000	Management Fee Income	31,787.68	32,048.04	-260.36	-0.81	66,871.54	64,096.08	2,775.46	4.33
36200-0001	Management Fee Earned - HCV	68,271.60	55,070.06	13,201.54	23.97	126,782.40	110,140.12	16,642.28	15.11
36200-0002	Management Fee Earned - HCV Mainstrear	1,607.40	1,182.63	424.77	35.92	3,164.60	2,365.26	799.34	33.80
36200-0003	Management Fee Earned - HCV EHV	352.50	1,139.60	-787.10	-69.07	690.00	2,279.20	-1,589.20	-69.73
36200-1000	Bookkeeping Fee Income	2,940.00	3,108.54	-168.54	-5.42	6,195.00	6,217.08	-22.08	-0.36
36200-1001	Bookkeeping Fee Earned - HCV	21,495.00	20,635.63	859.37	4.16	43,117.50	41,271.26	1,846.24	4.47
36200-1002	Bookkeeping Fee Earned - HCV Mainstrear	570.00	585.98	-15.98	-2.73	1,125.00	1,171.96	-46.96	-4.01
36200-1003	Bookkeeping Fee Earned - HCV EHV	1,039.00	366.25	672.75	183.69	2,406.20	732.50	1,673.70	228.49
36200-2000	Asset Management Fee Income	2,430.00	2,846.11	-416.11	-14.62	5,230.00	5,692.22	-462.22	-8.12
36200-3000	CHC- Admin Fee earned	9,510.00	9,202.25	307.75	3.34	19,020.00	18,404.50	615.50	3.34
36400-0000	Fraud Recovery-PHA	0.00	1,948.56	-1,948.56	-100.00	0.00	3,897.12	-3,897.12	-100.00
36400-1000	Fraud Recovery-HUD	0.00	1,948.56	-1,948.56	-100.00	0.00	3,897.12	-3,897.12	-100.00
36500-0000	Miscellaneous Other Income	367.50	13,667.58	-13,300.08	-97.31	735.00	27,335.16	-26,600.16	-97.31
36990-0000	TOTAL OTHER INCOME	171,143.49	183,450.66	-12,307.17	-6.71	340,779.08	366,901.32	-26,122.24	-7.12
39990-0000	TOTAL INCOME	4,893,679.69	4,682,772.50	210,907.19	4.50	11,636,063.14	9,365,545.00	2,270,518.14	24.24
40000-0000	EXPENSES								
41000-0000	ADMINISTRATIVE EXPENSES								
41009-9000	Administrative Salaries								
41100-0000	Administrative Salaries	209,699.87	238,770.64	29,070.77	12.18	438,605.89	477,541.28	38,935.39	8.15
41100-1000	Administrative Salaries - Mainstream	1,962.77	1,987.86	25.09	1.26	4,898.80	3,975.72	-923.08	-23.22
41100-1100	Administrative Salaries - EHV	1,268.86	1,864.59	595.73	31.95	1,268.86	3,729.18	2,460.32	65.97
41100-3000	Compensated Absences	0.00	96.19	96.19	100.00	0.00	192.38	192.38	100.00
41100-4000	Employee Benefit Contribution-Admin	98,595.35	124,526.34	25,930.99	20.82	197,397.47	249,052.68	51,655.21	20.74
41100-4001	Emp Benefit Cont-Admin Mainstream	408.76	467.78	59.02	12.62	1,025.63	935.56	-90.07	-9.63
41100-4002	Emp Benefit Cont-Admin EHV	264.25	431.35	167.10	38.74	264.25	862.70	598.45	69.37
41109-9000	Total Administrative Salaries	312,199.86	368,144.75	55,944.89	15.20	643,460.90	736,289.50	92,828.60	12.61
41300-0000	Legal Expense								
41300-1000	Pre 2004 Admin Fee Expense	0.00	-497.37	-497.37	-100.00	0.00	-994.74	-994.74	-100.00
41300-2000	Court Costs	0.00	120.71	120.71	100.00	0.00	241.42	241.42	100.00
41300-3000	Tenant Screening	4,529.50	2,620.04	-1,909.46	-72.88	19,898.00	5,240.08	-14,657.92	-279.73
41300-4000	General Legal Expense	498.75	4,674.32	4,175.57	89.33	3,978.75	9,348.64	5,369.89	57.44
41310-0000	Total Legal Expense	5,028.25	6,917.70	1,889.45	27.31	23,876.75	13,835.40	-10,041.35	-72.58
41390-0000	Other Admin Expenses								
41400-0000	Staff Training	0.00	4,590.95	4,590.95	100.00	3,407.50	9,181.90	5,774.40	62.89
41500-0000	Travel	907.10	3,696.29	2,789.19	75.46	5,603.74	7,392.58	1,788.84	24.20
41700-0000	Accounting Fees	9,952.41	4,858.75	-5,093.66	-104.83	16,119.08	9,717.50	-6,401.58	-65.88
41710-0000	Auditing Fees	0.00	1,934.76	1,934.76	100.00	0.00	3,869.52	3,869.52	100.00
41720-0000	Port Out Admin Fee Paid	2,352.46	3,725.24	1,372.78	36.85	5,382.13	7,450.48	2,068.35	27.76
41730-0000	Management Fee	30,297.68	46,400.52	16,102.84	34.70	63,841.54	92,801.04	28,959.50	31.21
41730-0100	Management Fee - HCV	68,271.60	55,070.06	-13,201.54	-23.97	126,782.40	110,140.12	-16,642.28	-15.11
41730-0150	Management Fee - HCV Mainstream	1,607.40	1,182.63	-424.77	-35.92	3,164.60	2,365.26	-799.34	-33.80
41730-0160	Management Fee - HCV EHV	1,039.00	1,139.60	100.60	8.83	2,406.20	2,279.20	-127.00	-5.57

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
41730-1000	Bookkeeping Fee	2,940.00	4,061.06	1,121.06	27.61	6,195.00	8,122.12	1,927.12	23.73
41730-1100	Bookkeeping Fee - HCV	21,495.00	20,635.63	-859.37	-4.16	43,117.50	41,271.26	-1,846.24	-4.47
41730-1150	Bookkeeping Fee - HCV Mainstream	570.00	585.98	15.98	2.73	1,125.00	1,171.96	46.96	4.01
41730-1160	Bookkeeping Fee - HCV EHV	352.50	366.25	13.75	3.75	690.00	732.50	42.50	5.80
41730-2000	Asset Management Fee	3,920.00	5,417.56	1,497.56	27.64	8,260.00	10,835.12	2,575.12	23.77
41740-0000	Marketing	0.00	192.00	192.00	100.00	0.00	384.00	384.00	100.00
41800-0000	Office Rent	367.50	31.54	-335.96	-1,065.19	735.00	63.08	-671.92	-1,065.19
41820-0000	Consultants	0.00	420.24	420.24	100.00	0.00	840.48	840.48	100.00
41890-0000	Total Other Admin Expenses	144,072.65	154,309.06	10,236.41	6.63	286,829.69	308,618.12	21,788.43	7.06
41900-0000	Miscellaneous Admin Expenses								
41900-1000	Membership and Fees	2,681.55	2,947.12	265.57	9.01	8,328.81	5,894.24	-2,434.57	-41.30
41900-2000	Publications	39.10	38.29	-0.81	-2.12	39.10	76.58	37.48	48.94
41900-3000	Advertising	0.00	479.73	479.73	100.00	-203.23	959.46	1,162.69	121.18
41900-4000	Office Supplies	1,787.35	1,800.54	13.19	0.73	1,790.48	3,601.08	1,810.60	50.28
41900-5000	Inspection Expense	15,415.85	2,568.45	-12,847.40	-500.20	15,982.85	5,136.90	-10,845.95	-211.14
41900-6000	Computer Parts	0.00	9.53	9.53	100.00	1,056.71	19.06	-1,037.65	-5,444.12
41900-7000	Telephone	1,039.35	5,971.81	4,932.46	82.60	4,243.78	11,943.62	7,699.84	64.47
41900-8000	Postage	251.44	2,805.95	2,554.51	91.04	502.88	5,611.90	5,109.02	91.04
41901-0000	Office Equipment Contracts	4,026.18	3,903.63	-122.55	-3.14	2,954.99	7,807.26	4,852.27	62.15
41901-1000	Printer Supplies	0.00	35.51	35.51	100.00	0.00	71.02	71.02	100.00
41901-2000	Software	0.00	0.00	0.00	N/A	10,259.04	0.00	-10,259.04	N/A
41901-3000	Internet	871.04	1,903.86	1,032.82	54.25	2,514.11	3,807.72	1,293.61	33.97
41901-4000	Cable/Video	359.48	732.68	373.20	50.94	942.20	1,465.36	523.16	35.70
41901-5000	Special Events	3,945.87	2,054.05	-1,891.82	-92.10	6,571.11	4,108.10	-2,463.01	-59.96
41901-7000	Temporary Administrative Labor	3,360.00	10,902.99	7,542.99	69.18	3,444.00	21,805.98	18,361.98	84.21
41901-8000	Small Office Equipment	79.98	729.52	649.54	89.04	79.98	1,459.04	1,379.06	94.52
41902-0000	Bank Fees	4,958.05	5,390.67	432.62	8.03	10,318.26	10,781.34	463.08	4.30
41902-1000	Sponsorships	0.00	7.69	7.69	100.00	0.00	15.38	15.38	100.00
41902-2000	Other Misc Admin Expenses	458.14	4,074.06	3,615.92	88.75	1,158.30	8,148.12	6,989.82	85.78
41910-0000	Total Miscellaneous Admin Expenses	39,273.38	46,356.08	7,082.70	15.28	69,983.37	92,712.16	22,728.79	24.52
41990-0000	TOTAL ADMINISTRATIVE EXPENSES	500,574.14	575,727.59	75,153.45	13.05	1,024,150.71	1,151,455.18	127,304.47	11.06
42000-0000	TENANT SERVICES								
42100-0000	Tenant Services Salaries	17,604.57	0.00	-17,604.57	N/A	34,813.31	0.00	-34,813.31	N/A
42100-1000	Employee Benefit Contributions-Tenant Sv	9,941.77	-7.67	-9,949.44	-129,718.90	23,966.27	-15.34	-23,981.61	-156,333.83
42300-1000	Tenant Relocation	1,751.75	0.00	-1,751.75	N/A	3,409.50	0.00	-3,409.50	N/A
42990-0000	TOTAL TENANT SERVICES EXPENSES	29,298.09	-7.67	-29,305.76	-382,082.92	62,189.08	-15.34	-62,204.42	-405,504.69
43000-0000	UTILITY EXPENSES								
43100-0000	Water	6,710.64	10,403.95	3,693.31	35.50	11,694.54	20,807.90	9,113.36	43.80
43200-0000	Electricity	-220.38	12,872.28	13,092.66	101.71	-2,194.08	25,744.56	27,938.64	108.52
43200-1000	Electricity-Vacant Units	1,369.67	693.75	-675.92	-97.43	1,999.30	1,387.50	-611.80	-44.09
43300-0000	Gas	-445.96	7,875.34	8,321.30	105.66	-356.65	15,750.68	16,107.33	102.26
43300-1000	Gas-Vacant Units	300.09	263.69	-36.40	-13.80	382.50	527.38	144.88	27.47
43320-0000	Tenant-Owed Utilities	1,792.47	2,022.01	229.54	11.35	2,212.26	4,044.02	1,831.76	45.30
43400-0000	Garbage/Trash Removal	1,123.26	5,344.59	4,221.33	78.98	12,770.91	10,689.18	-2,081.73	-19.48
43900-0000	Sewer	5,547.03	7,385.11	1,838.08	24.89	10,134.03	14,770.22	4,636.19	31.39
43990-0000	TOTAL UTILITY EXPENSES	16,176.82	46,860.72	30,683.90	65.48	36,642.81	93,721.44	57,078.63	60.90
44000-0000	MAINTENANCE AND OPERATIONAL EXPENSES								

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44009-9000	General Maint Expense								
44100-0000	Maintenance Salaries	52,842.22	72,550.88	19,708.66	27.17	112,741.79	145,101.76	32,359.97	22.30
44100-1000	Maintenance Labor-Grounds	0.00	60.00	60.00	100.00	-90.00	120.00	210.00	175.00
44100-4000	Maint. Empl. Rent Free Unit	0.00	11.46	11.46	100.00	0.00	22.92	22.92	100.00
44100-5000	Employee Benefit Contribution-Maint.	17,364.45	30,279.88	12,915.43	42.65	35,514.19	60,559.76	25,045.57	41.36
44110-0000	Maintenance Uniforms	0.00	90.04	90.04	100.00	0.00	180.08	180.08	100.00
44120-0000	Vehicle Gas	0.00	419.38	419.38	100.00	0.00	838.76	838.76	100.00
44130-0000	Misc Vehicle Expenses	0.00	1,475.50	1,475.50	100.00	-1,518.36	2,951.00	4,469.36	151.45
44190-0000	Total General Maint Expense	70,206.67	104,887.14	34,680.47	33.06	146,647.62	209,774.28	63,126.66	30.09
44200-0000	Materials								
44200-1000	Supplies-Grounds	0.00	69.50	69.50	100.00	8.97	139.00	130.03	93.55
44200-2000	Supplies-Appliance	2,990.08	6,556.21	3,566.13	54.39	9,355.34	13,112.42	3,757.08	28.65
44200-3000	Supplies-Decorating	79.95	758.39	678.44	89.46	288.27	1,516.78	1,228.51	80.99
44200-4000	Supplies-Electrical	9,276.97	1,932.21	-7,344.76	-380.12	9,364.94	3,864.42	-5,500.52	-142.34
44200-5000	Supplies-Exterminating	0.00	45.54	45.54	100.00	0.00	91.08	91.08	100.00
44200-6000	Supplies-Janitorial/Cleaning	2,521.25	2,572.93	51.68	2.01	2,306.69	5,145.86	2,839.17	55.17
44200-7000	Supplies-Maint/Repairs	6,438.92	13,032.97	6,594.05	50.60	19,442.68	26,065.94	6,623.26	25.41
44200-8000	Supplies-Plumbing	1,911.72	1,720.51	-191.21	-11.11	6,215.49	3,441.02	-2,774.47	-80.63
44200-9000	Tools and Equipment	714.52	971.44	256.92	26.45	887.03	1,942.88	1,055.85	54.34
44201-0000	Supplies - HVAC	407.93	876.59	468.66	53.46	407.93	1,753.18	1,345.25	76.73
44290-0000	Total Materials	24,341.34	28,536.29	4,194.95	14.70	48,277.34	57,072.58	8,795.24	15.41
44300-0000	Contract Costs								
44300-1000	Contract-Alarm/Extinguisher	0.00	627.29	627.29	100.00	0.00	1,254.58	1,254.58	100.00
44300-2000	Contract-Appliance	0.00	143.63	143.63	100.00	149.00	287.26	138.26	48.13
44300-3000	Contract-Building Repairs	1,104.00	5,187.96	4,083.96	78.72	1,254.00	10,375.92	9,121.92	87.91
44300-5000	Contract-Decorating/Painting	0.00	446.34	446.34	100.00	0.00	892.68	892.68	100.00
44300-6000	Contract-Electrical	135.00	5,066.72	4,931.72	97.34	1,309.42	10,133.44	8,824.02	87.08
44300-7000	Contract-Pest Control	3,890.00	2,810.35	-1,079.65	-38.42	7,855.00	5,620.70	-2,234.30	-39.75
44300-8000	Contract-Floor Covering	0.00	201.68	201.68	100.00	0.00	403.36	403.36	100.00
44300-9000	Contract-Grounds	13,153.68	10,868.23	-2,285.45	-21.03	24,126.61	21,736.46	-2,390.15	-11.00
44301-0000	Contract-Janitorial/Cleaning	1,000.00	5,266.55	4,266.55	81.01	1,000.00	10,533.10	9,533.10	90.51
44301-0001	Mold Remediation	0.00	899.38	899.38	100.00	-3,600.00	1,798.76	5,398.76	300.14
44301-1000	Contract-Plumbing	4,795.00	15,370.26	10,575.26	68.80	27,540.00	30,740.52	3,200.52	10.41
44301-2000	Contract-Window Covering	0.00	522.82	522.82	100.00	0.00	1,045.64	1,045.64	100.00
44301-3000	Contract-HVAC	7,457.72	5,971.23	-1,486.49	-24.89	9,392.85	11,942.46	2,549.61	21.35
44301-4000	Contract-Vehicle Maintenance	0.00	1,578.83	1,578.83	100.00	0.00	3,157.66	3,157.66	100.00
44301-5000	Contract-Equipment Rental	0.00	148.25	148.25	100.00	0.00	296.50	296.50	100.00
44301-7000	Contract-Elevator Monitoring	5,753.36	5,119.66	-633.70	-12.38	7,275.11	10,239.32	2,964.21	28.95
44301-8000	Contract-Alarm Monitoring	764.97	3,079.57	2,314.60	75.16	3,805.59	6,159.14	2,353.55	38.21
44301-9000	Contract-Sprinkler Monitoring	5,213.31	3,485.78	-1,727.53	-49.56	5,213.31	6,971.56	1,758.25	25.22
44302-2000	Contract-IT Contracts	39,565.62	31,721.91	-7,843.71	-24.73	74,507.83	63,443.82	-11,064.01	-17.44
44302-3000	Contract-Consultants	0.00	813.01	813.01	100.00	1,450.00	1,626.02	176.02	10.83
44308-0000	Contract - Vehicle Lease	6,887.50	7,170.54	283.04	3.95	14,877.99	14,341.08	-536.91	-3.74
44309-0000	Contract-Security	2,323.40	1,347.18	-976.22	-72.46	2,323.40	2,694.36	370.96	13.77
44309-1000	Snow Removal Service	2,240.00	10,643.30	8,403.30	78.95	2,240.00	21,286.60	19,046.60	89.48
44309-9000	Contract Costs-Other	4,421.40	5,023.50	602.10	11.99	4,421.40	10,047.00	5,625.60	55.99
44390-0000	Total Contract Costs	98,704.96	123,513.97	24,809.01	20.09	185,141.51	247,027.94	61,886.43	25.05
44400-0000	Unit Repairs - Damages	0.00	204.97	204.97	100.00	0.00	409.94	409.94	100.00
44500-0000	Vacancy Turnover	23,397.00	9,781.38	-13,615.62	-139.20	50,455.53	19,562.76	-30,892.77	-157.92
44844-1480	CFP - Gen Cap Acty - Soft - Amp 4	0.00	0.00	0.00	N/A	43,876.31	0.00	-43,876.31	N/A

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
44990-0000	TOTAL MAINTENANCE AND OPERATIONAL E	216,649.97	266,923.75	50,273.78	18.83	474,398.31	533,847.50	59,449.19	11.14
45000-0000	GENERAL EXPENSES								
45100-0000	Worker's Comp Insurance	14,138.51	13,775.62	-362.89	-2.63	28,277.02	27,551.24	-725.78	-2.63
45101-0000	Property Insurance	13,092.56	18,388.37	5,295.81	28.80	26,294.12	36,776.74	10,482.62	28.50
45102-0000	Liability Insurance	3,310.43	3,603.46	293.03	8.13	6,620.86	7,206.92	586.06	8.13
45200-0000	Payments in Lieu of Taxes	13,004.31	15,121.19	2,116.88	14.00	24,866.92	30,242.38	5,375.46	17.77
45210-0000	Misc. Taxes/Licenses/Insurance	597.12	-246.62	-843.74	-342.12	1,194.24	-493.24	-1,687.48	-342.12
45700-0000	Bad Debt-Tenant Rents	0.00	10,602.72	10,602.72	100.00	0.00	21,205.44	21,205.44	100.00
45800-0000	HCV nonHAP Admin Expense	-1,507.99	1,980.08	3,488.07	176.16	-1,288.99	3,960.16	5,249.15	132.55
45850-0000	Port-In HAP Expense	68,912.00	37,179.80	-31,732.20	-85.35	142,224.00	74,359.60	-67,864.40	-91.27
45900-0000	Other General Expense	0.00	2,289.59	2,289.59	100.00	0.00	4,579.18	4,579.18	100.00
45900-1000	Radon Grant Expense	8,495.00	2,004.84	-6,490.16	-323.72	21,848.00	4,009.68	-17,838.32	-444.88
45990-0000	TOTAL GENERAL EXPENSES	120,041.94	104,699.05	-15,342.89	-14.65	250,036.17	209,398.10	-40,638.07	-19.41
47000-0000	HOUSING ASSISTANCE PAYMENTS								
47150-0000	Housing Assistance Payments	2,322,538.00	2,454,220.17	131,682.17	5.37	4,704,023.00	4,908,440.34	204,417.34	4.16
47150-0001	HAP Expense - EHV	51,063.00	51,453.14	390.14	0.76	104,025.00	102,906.28	-1,118.72	-1.09
47150-0002	HAP Expense - Mainstream	70,633.00	75,070.69	4,437.69	5.91	151,813.00	150,141.38	-1,671.62	-1.11
47150-0003	HAP Expense - FUP	281,531.00	270,686.16	-10,844.84	-4.01	583,475.00	541,372.32	-42,102.68	-7.78
47150-0004	HAP Expense - FUPY	2,764.00	2,539.42	-224.58	-8.84	5,528.00	5,078.84	-449.16	-8.84
47150-0005	HAP Expense - FUP09	20,495.00	17,306.33	-3,188.67	-18.42	49,431.00	34,612.66	-14,818.34	-42.81
47150-0006	HAP Expense - NED	81,124.00	83,849.08	2,725.08	3.25	166,915.00	167,698.16	783.16	0.47
47150-0008	HAP Expense - VASH	4,262.00	4,669.75	407.75	8.73	5,244.00	9,339.50	4,095.50	43.85
47150-0010	HAP Expense - Tenant Protection	76,827.00	46,736.67	-30,090.33	-64.38	159,322.00	93,473.34	-65,848.66	-70.45
47150-0011	HAP Expense - PBV	537,679.00	417,564.17	-120,114.83	-28.77	1,048,850.00	835,128.34	-213,721.66	-25.59
47150-1000	URP Expense	32,322.00	40,419.67	8,097.67	20.03	69,988.00	80,839.34	10,851.34	13.42
47150-1001	URP Expense - EHV	1,124.00	1,417.58	293.58	20.71	2,196.00	2,835.16	639.16	22.54
47150-1002	URP Expense - Mainstream	642.00	978.50	336.50	34.39	1,636.00	1,957.00	321.00	16.40
47150-1003	URP Expense - FUP	6,187.00	8,153.92	1,966.92	24.12	13,561.00	16,307.84	2,746.84	16.84
47150-1004	URP Expense - FUPY	29.00	29.08	0.08	0.28	58.00	58.16	0.16	0.28
47150-1005	URP Expense - FUP09	95.00	99.50	4.50	4.52	227.00	199.00	-28.00	-14.07
47150-1006	URP Expense - NED	145.00	439.25	294.25	66.99	337.00	878.50	541.50	61.64
47150-1008	URP Expense - VASH	0.00	25.50	25.50	100.00	0.00	51.00	51.00	100.00
47150-1010	URP Expense - Tenant Protection	1,720.00	1,733.75	13.75	0.79	3,546.00	3,467.50	-78.50	-2.26
47150-1011	URP Expense - PBV	6,701.00	7,977.58	1,276.58	16.00	12,979.00	15,955.16	2,976.16	18.65
47150-2000	Port Out HAP Payments	147,414.00	92,520.08	-54,893.92	-59.33	298,734.00	185,040.16	-113,693.84	-61.44
47150-2001	Port Out HAP Exp - PBV	1,265.00	1,411.33	146.33	10.37	2,530.00	2,822.66	292.66	10.37
47150-2003	Port Out HAP Exp - FUP	5,500.00	5,601.00	101.00	1.80	10,187.00	11,202.00	1,015.00	9.06
47150-2005	Port Out HAP Exp - FUP 09	1,103.00	1,311.50	208.50	15.90	2,203.00	2,623.00	420.00	16.01
47150-2006	Port Out HAP Exp - Mainstream	33,187.00	417.50	-32,769.50	-7,848.98	34,189.00	835.00	-33,354.00	-3,994.49
47150-2007	Port Out HAP Exp - NED	4,741.00	2,001.75	-2,739.25	-136.84	10,362.00	4,003.50	-6,358.50	-158.82
47150-2008	Port Out HAP Exp - TPV	1,948.00	762.92	-1,185.08	-155.33	3,896.00	1,525.84	-2,370.16	-155.33
47150-3000	Port-Out Admin Fee Expense	5,276.60	1,501.42	-3,775.18	-251.44	8,937.98	3,002.84	-5,935.14	-197.65
47150-3001	Port-Out Admin Fee Exp - PBV	79.66	84.87	5.21	6.14	159.32	169.74	10.42	6.14
47150-3002	Port-Out Admin Fee Exp - FUP	320.32	222.54	-97.78	-43.94	638.92	445.08	-193.84	-43.55
47150-3004	Port-Out Admin Fee Exp - FUP 09	56.23	99.12	42.89	43.27	150.65	198.24	47.59	24.01
47150-3005	Port-Out Admin Fee Exp - Mainstream	723.91	33.38	-690.53	-2,068.69	803.85	66.76	-737.09	-1,104.09
47150-3006	Port-Out Admin Fee Exp - NED	239.82	86.87	-152.95	-176.07	479.64	173.74	-305.90	-176.07
47150-3007	Port-Out Admin Fee Exp - TPV	79.94	26.52	-53.42	-201.43	159.88	53.04	-106.84	-201.43

All programs (.all)

Budget Comparison (with PTD)

Period = Oct 2025-Nov 2025

Book = Accrual

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
47150-4000	Port-Out Other Expense	0.00	3.58	3.58	100.00	0.00	7.16	7.16	100.00
47150-6000	FSS Escrow Payments	25,894.91	24,474.03	-1,420.88	-5.81	59,925.84	48,948.06	-10,977.78	-22.43
47150-6001	FSS Escrow Exp - PBV	660.00	724.17	64.17	8.86	1,312.00	1,448.34	136.34	9.41
47150-6003	FSS Escrow Exp - EHV	0.00	66.42	66.42	100.00	0.00	132.84	132.84	100.00
47150-6004	FSS Escrow Exp - FUP	4,942.00	6,639.92	1,697.92	25.57	11,555.00	13,279.84	1,724.84	12.99
47150-6006	FSS Escrow Exp - FUP 09	893.00	2,461.17	1,568.17	63.72	1,786.00	4,922.34	3,136.34	63.72
47150-6007	FSS Escrow Exp - Mainstream	944.00	0.00	-944.00	N/A	3,277.00	0.00	-3,277.00	N/A
47150-6009	FSS Escrow Exp - TPV	0.00	-30.11	-30.11	-100.00	0.00	-60.22	-60.22	-100.00
47150-7000	Housing Counseling Program Expenses	21,624.00	62,489.40	40,865.40	65.40	107,764.31	124,978.80	17,214.49	13.77
47990-0000	TOTAL HOUSING ASSISTANCE PAYMENTS	3,754,773.39	3,688,279.29	-66,494.10	-1.80	7,642,205.39	7,376,558.58	-265,646.81	-3.60
48990-0000	TOTAL OPERATING EXPENSES	4,637,514.35	4,682,482.73	44,968.38	0.96	9,489,622.47	9,364,965.46	-124,657.01	-1.33
49990-0000	**NET OPERATING INCOME**	**256,165.34**	**289.77**	**255,875.57**	**88,302.99**	**2,146,440.67**	**579.54**	**2,145,861.13**	**370,269.72**
50000-0000	NON-OPERATING ITEMS								
51000-1000	Depreciation -Buildings	0.00	62,397.71	62,397.71	100.00	0.00	124,795.42	124,795.42	100.00
51000-2000	Depreciation -Furn,Equip,Machinery-Dwelli	0.00	2,444.80	2,444.80	100.00	0.00	4,889.60	4,889.60	100.00
51000-3000	Depreciation -Furn,Equip,Machinery-Admir	0.00	1,270.90	1,270.90	100.00	0.00	2,541.80	2,541.80	100.00
51000-4000	Depreciation-Leashold Improvements	0.00	7,243.28	7,243.28	100.00	0.00	14,486.56	14,486.56	100.00
51000-5000	Depreciation-Vehicles	0.00	524.71	524.71	100.00	0.00	1,049.42	1,049.42	100.00
52100-2000	Operating Transfer In from CFP	0.00	2,873.92	2,873.92	100.00	0.00	5,747.84	5,747.84	100.00
52300-0000	Gain/Loss on Sale of Fixed Assets	-340,262.32	-314,013.28	26,249.04	8.36	-340,262.32	-628,026.56	-287,764.24	-45.82
52310-0000	Pre 2004 Admin Fee Expense	5,356.91	51,157.34	45,800.43	89.53	10,568.02	102,314.68	91,746.66	89.67
52310-1000	Extraordinary Expense	0.00	3,376.67	3,376.67	100.00	0.00	6,753.34	6,753.34	100.00
52320-0000	Gain/Loss from Sale Disposition of Real Pr	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00
59990-0000	TOTAL NON-OPERATING ITEMS	-334,905.41	-182,573.95	152,331.46	83.44	-329,694.30	-365,147.90	-35,453.60	-9.71
90000-0000	NET INCOME	591,070.75	182,863.72	408,207.03	223.23	2,476,134.97	365,727.44	2,110,407.53	577.04

All programs (.all)

Balance Sheet

Period = Nov 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	16,090,106.19
11112-0000	Cash Operating 2	1,604,234.56
11113-0000	Cash Operating 3	1,387,895.70
11114-0000	Cash Operating 4	10,997.07
11119-9000	Total Unrestricted Cash	19,093,233.52
11120-0000	Restricted Cash	
11120-2000	Cash Restricted-FSS Escrow	541,770.94
11120-3000	Cash Restricted-HAP	-587,231.16
11120-4000	Cash Restricted-FSS Forfeitures	124,861.08
11129-9000	Total Restricted Cash	79,400.86
11190-0000	TOTAL CASH	19,172,634.38
11200-0000	ACCOUNTS AND NOTES RECEIVABLE	
11220-0000	A/R -Tenants	105,001.22
11220-2000	A/R - Tenant Payment Agreement (TPA	115,924.74
11231-0000	Fraud Recovery	496,202.46
11231-1000	Allowance For Doubtful - Fraud	-547,998.19
11290-0000	A/R -Other	187,637.06
11300-0000	A/R Port Ins	243,585.79
11310-0000	A/R Port In Suspense	-34,446.21
11350-1000	A/R-HUD	138,035.21
11350-3000	A/R -Other Government	437,596.48
11400-0000	Note Receivable - Brookstone at Cole P	110,350.00
11400-0001	Note Receivable - Brookstone at Cole P	1,545,454.96
11400-0003	Note Receivable - Brookstone at Cole P	293,625.00
11400-0004	Note Receivable - Regency at Cole Park	454,545.06
11450-0000	Accrued Interest Receivable	307,633.64
11490-0000	TOTAL ACCOUNTS AND NOTES RECEIVABL	3,853,147.22
11600-0000	OTHER CURRENT ASSETS	
12110-0000	Prepaid Expenses and Other Assets	54,777.77
12110-1000	Prepaid Insurance	32,963.55
12600-0000	Inventories-Materials	34,768.33
12700-0000	Inventories-Equipment	14,548.25
12750-0000	Allowance for Obsolete Inventories	-890.13

All programs (.all)

Balance Sheet

Period = Nov 2025

Book = Accrual

		Current Balance
12950-0000	Interprogram-Due From	345,590.39
12950-1000	Legacy Interprogram-Due From	1,243,289.31
12990-0000	TOTAL OTHER CURRENT ASSETS	1,725,047.47
13000-0000	TOTAL CURRENT ASSETS	24,750,829.07
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	2,456,314.89
14044-1480	CFP - Gen Cap Acty - Hard - Amp 4	79,090.69
14050-1000	Accum Depreciation-Buildings	-28,375,403.37
14050-2000	Accum Depreciation-Vehicles	-185,673.78
14050-3000	Accum Depreciation-Furn & Equip Admi	-1,099,452.93
14050-4000	Accum Depreciation-Leashold Improver	-3,744,473.78
14200-0000	TOTAL FIXED ASSETS	10,473,809.15
14990-0000	TOTAL NONCURRENT ASSETS	10,473,809.15
19990-0000	TOTAL ASSETS	35,224,638.22
20000-0000	LIABILITIES & EQUITY	
20010-0000	LIABILITIES:	
21000-0000	CURRENT LIABLITIES:	
21110-0000	A/P Vendors and Contractors	229,169.91
21140-0000	Tenant Security Deposits	186,430.13
21140-2000	Security Deposit Clearing Account	-881.00
21140-3100	Pet Fee - one time non reimbursable	300.00
21150-0000	A/P Other	242,525.72
21170-3000	A/P-Misc. Payroll Witholdings	7,235.21
21170-4000	A/P-Federal Tax Witholding	-24,941.07
21170-5000	A/P-State Tax Witholding - IL	12,209.07
21170-6000	A/P-Payroll FICA Witholding -Employee	-13,997.61
21170-7000	A/P-Payroll FICA Witholding -Employer	-0.01
21170-8000	A/P-Payroll Vol Life/AD&D	-1,946.92
21170-9000	A/P-Payroll State Unemployment Tax	-6,796.05
21171-0000	A/P-Payroll 457 Deductions	700.00
21171-1000	A/P-Payroll 457 Loan	-4,511.72

All programs (.all)

Balance Sheet

Period = Nov 2025

Book = Accrual

		Current Balance
21171-2000	A/P-Payroll AXA Pension Deferred	116,408.62
21171-3000	A/P-Payroll AXA Pension Vested	82,652.15
21171-3500	A/P-Payroll AXA Loan	5,948.85
21171-4000	A/P-Payroll Employee Health	10,470.81
21171-5000	A/P-Payroll Employee Vision	14,096.17
21171-6000	A/P-Payroll Employee Dental	16,118.47
21171-7000	A/P-Payroll AFLAC Pre Tax	14,265.64
21171-7500	A/P-Payroll AFLAC Post Tax	46,027.64
21171-8000	A/P-Payroll ROTH 401k	4,897.10
21190-0000	A/P-Payroll Garnishment	-20,062.05
21199-0000	Other Current Liabilities	5,888.09
21199-1000	Accrued Payable	441,575.44
21370-0000	Accrued PILOT	245,279.19
21450-0000	Interprogram-Due To	322,646.74
21450-1000	Legacy Interprogram-Due To	1,245,727.85
21500-0000	Suspense	86.44
21500-4000	Tenant-Based Subsidy Suspense Clearir	947.00
21500-5000	Unearned Revenue	880,905.77
22400-0000	Tenant Prepaid Rents	36,354.76
22410-0000	Unclaimed Property	131,507.53
22600-0000	Accrued Compensated Absences-Currer	103,260.62
22990-0000	TOTAL CURRENT LIABILITIES	4,330,498.49
23000-0000	NONCURRENT LIABILITIES:	
23050-0000	Accrued Compensated Absences-LT	73,294.77
23070-0000	FSS Escrow	1,064,949.80
23070-0001	FSS Escrow - PBV	12,065.93
23070-0004	FSS Escrow - EHV	821.13
23070-0005	FSS Escrow - FUP	22,885.23
23070-0006	FSS Escrow - FUPY	69.87
23070-0007	FSS Escrow - FUP 09	-21,637.56
23070-0008	FSS Escrow - Mainstream	3,283.45
23070-0010	FSS Escrow - TPV	-24,445.72
23101-0000	Loan Payable - 1	7,762.16
23102-0000	Loan Payable - 2	6,572.40
23990-0000	TOTAL NONCURRENT LIABILITIES	1,145,621.46
24990-0000	TOTAL LIABILITIES	5,476,119.95
28000-0000	EQUITY	

All programs (.all)

Balance Sheet

Period = Nov 2025

Book = Accrual

		Current Balance
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 Ass	13,998,763.76
28090-3000	Retained Earnings-Restricted Net Asset	1,037,097.57
28099-9000	TOTAL RETAINED EARNINGS:	29,296,848.50
28990-0000	TOTAL EQUITY	29,748,518.27
29990-0000	TOTAL LIABILITIES AND EQUITY	35,224,638.22

Period: From 11/2025 to 11/2025

HOUSING COUNSELING (CHC)

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
325	chcadmin	Landlord	11/7/2025	EFT	chc	5,400.00

CENTRAL OFFICE COST CENTER (COCC)

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
1848	cocc	Blue Cross & Blue Shield Of Il	11/5/2025	Check	*	61,608.41
1849	cocc	Dearborn Life Insurance Company	11/5/2025	Check	*	9,350.00
1869	cocc	Enterprise Fleet Management	11/30/2025	Check	*	6,887.50
262	cocc	Housing Authority of Joliet	11/7/2025	EFT	cocc	7,400.00
259	cocc	Webit Services Inc	11/5/2025	EFT	*	19,117.70

HCV FSS ESCROW

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
128	hcvfsse	tenant graduation	11/6/2025	Check	vouhcv	8,586.92
130	hcvfsse	tenant graduation	11/26/2025	Check	vouhcv	19,598.07

Low Rent

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
1263	lrph	Arias Repair Services LLC	11/14/2025	EFT	warren	7,097.00
42231	lrph	Lazcano Enterprise Inc	11/14/2025	Check	*	16,300.00
42235	lrph	Radon Rescue	11/14/2025	Check	hawley	5,600.00
42214	lrph	Tee Jay Service Company Inc.	11/7/2025	Check	millview	7,921.00

HOUSING CHOICE VOUCHER (HCV)

Check #	Bank Code	Payee Name	Check Date	Payment Method	Property	Amount
22026	voucher	McCright & Associates, LLC	11/14/2025	EFT	hcvadmin	12,775.85

Key Management Indicators (KMI)

Program Type: All Relevant Programs
Effective Dates Included: 08/01/2024 through 11/30/2025
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, IL01P056501-24 Cap Fund, PBV- Starling Senior Apartments, IL01P056501-25 Cap Fund

Families Reported

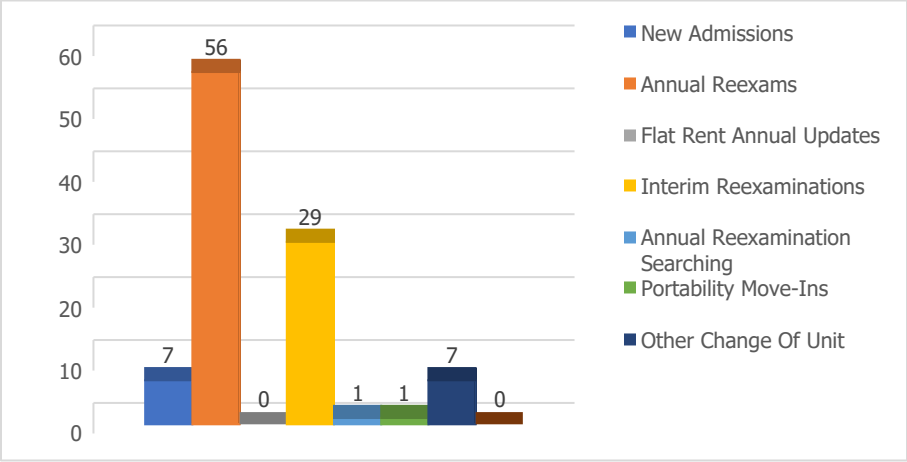
Families Reported

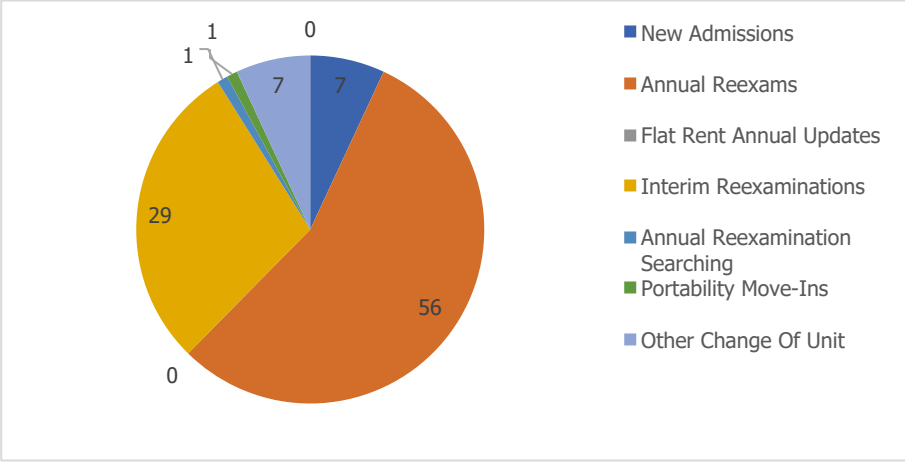
50058s Received (#)	End Of Participation (#)	Portability Move-Outs (#) (Vouchers Only)
2,792	367	102

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

New Admissions (%)	Annual Reexams (%)	Flat Rent Annual Updates (%) (Public Housing Only)	Interim Reexaminations (%)	Annual Reexamination Searching (%) (Vouchers Only)	Portability Move-Ins (%) (Vouchers only)	Other Change Of Unit (%)
7	56	0	29	1	1	7

Historical Adjustments (%)
0





Discrepancies

Families Reported

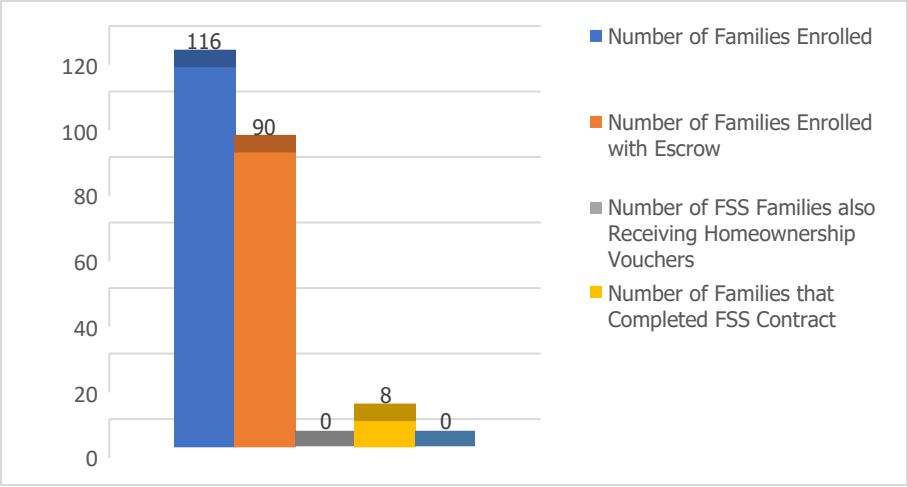
Percent of Admissions of Over Income Families (%)
0

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 (%)
470	11	22	8

FSS/Special Programs

Family Self-Sufficiency

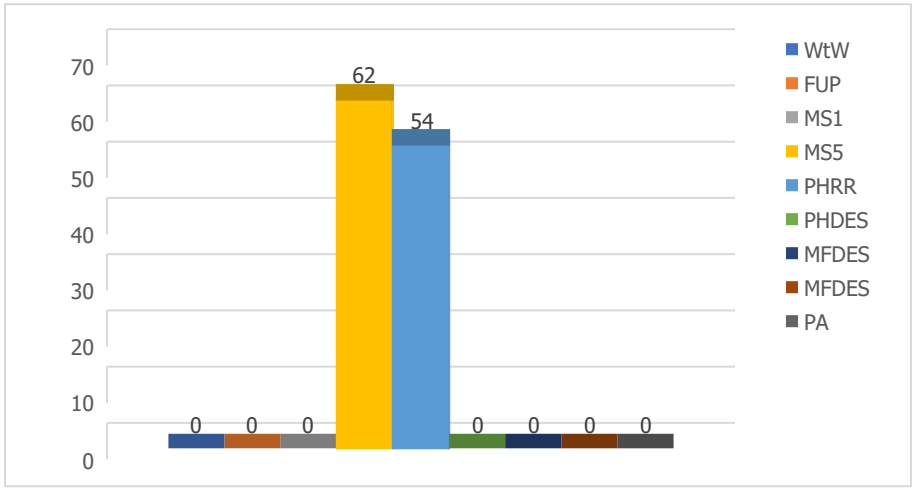
Number of Families Enrolled (#)	Number of Families Enrolled with Escrow (#)	Number of FSS Families also Receiving Homeownership Vouchers (#)	Number of Families that Completed FSS Contract (#)	Number of Families that Completed FSS Contract and Moved to Homeownership (#)
116	90	0	8	0



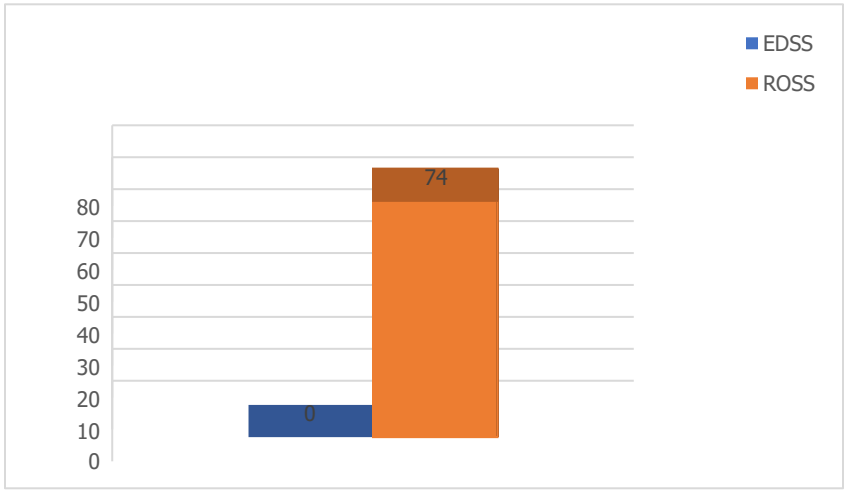
Special Programs

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	62	54	0	0	0	0



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



Utility Arrangements

Utility Arrangements

Families with Utility Allowance		Families with Utility Reimbursement		Avarage Utility Allowance ($)
Count	Percent	Count	Percent	
2,724	98	459	16	139

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)

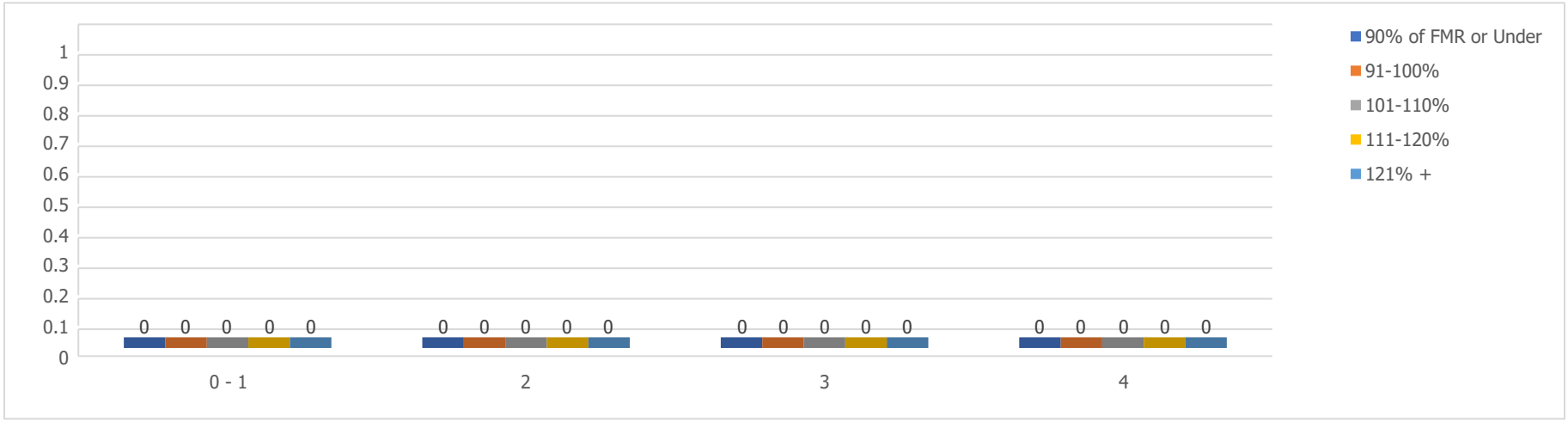
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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

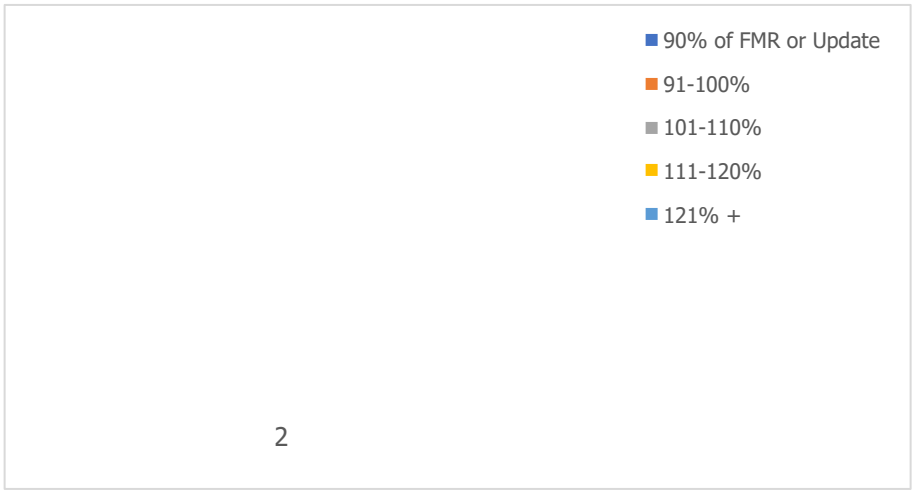
90% of FMR or Under	91-100%	101-110%	111-120%	121% +
0	0	0	0	0

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% +
77	15	7	1	0

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

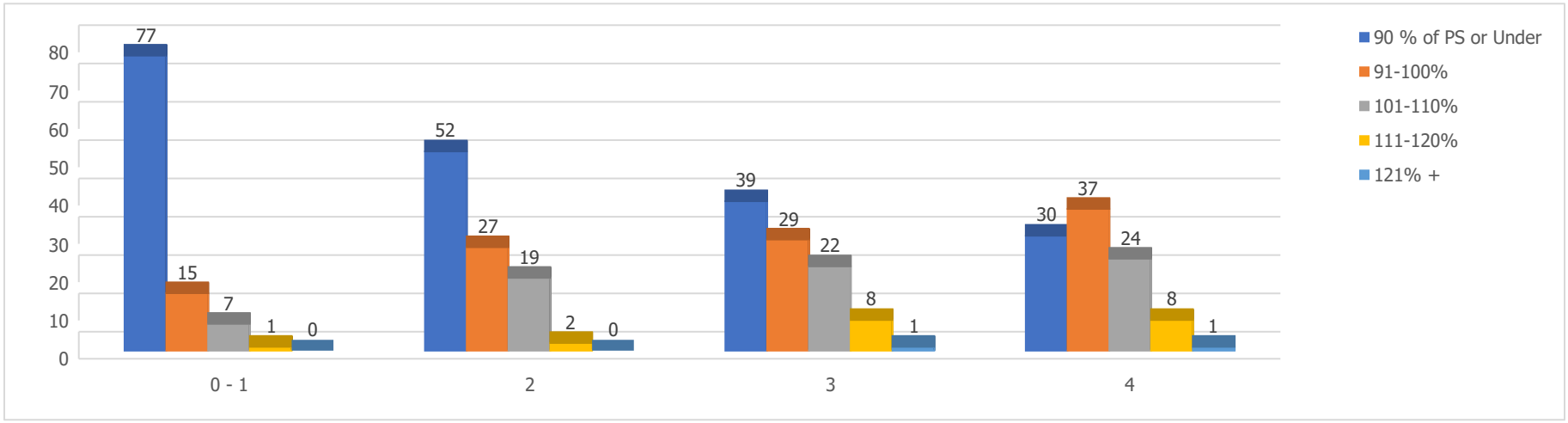
90% of PS or Under	91-100%	101-110%	111-120%	121% +
52	27	19	2	0

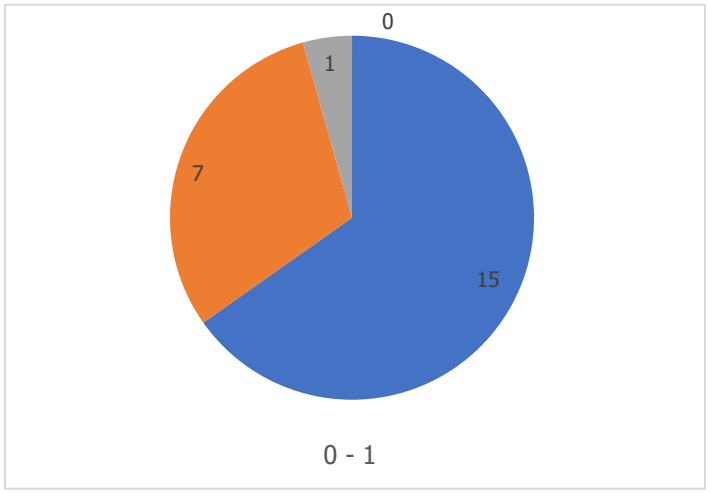
3 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

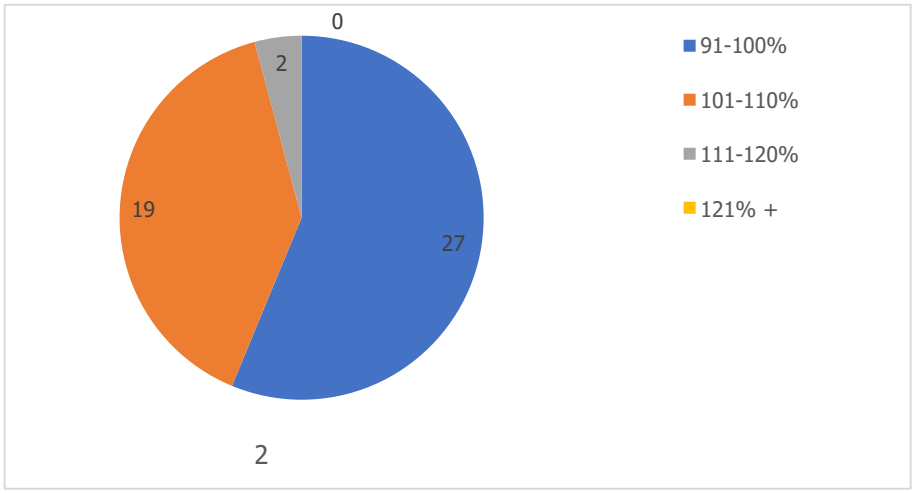
90% of PS or Under	91-100%	101-110%	111-120%	121% +
39	29	22	8	1

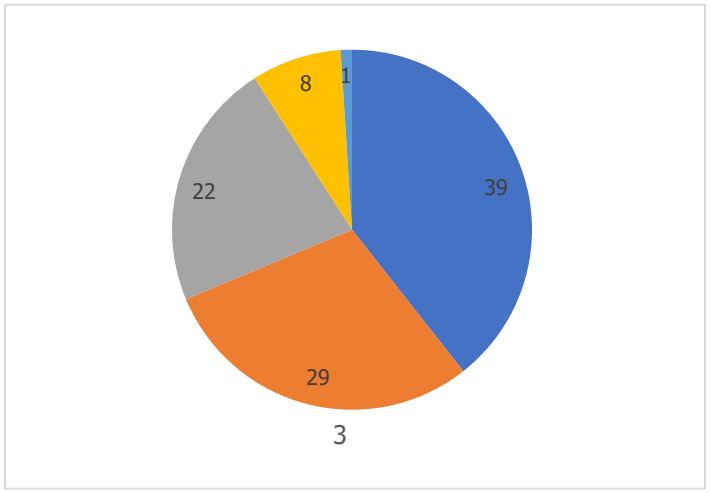
4 Bedroom Units - Gross Rent as % of Fair Market Rent (FMR)

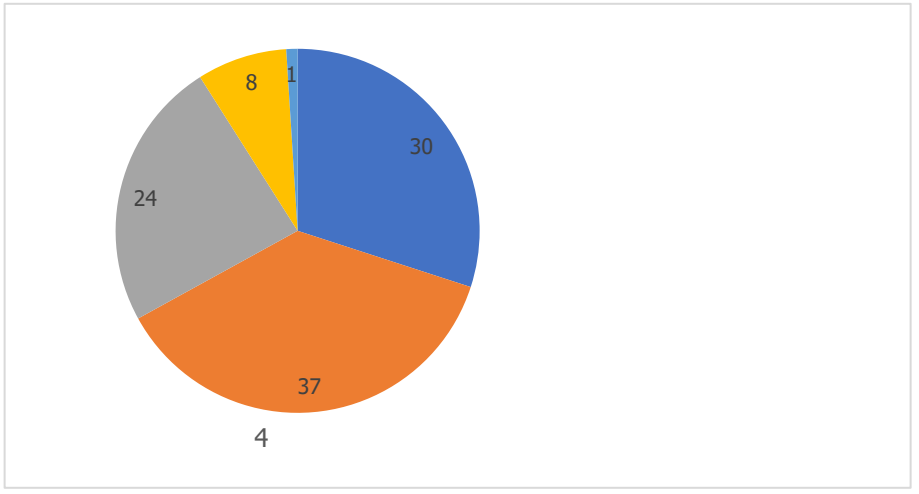
90% of PS or Under	91-100%	101-110%	111-120%	121% +
30	37	24	8	1




0
1
7
15
0 - 1


0
2
19
27
91-100%
101-110%
111-120%
121% +
2

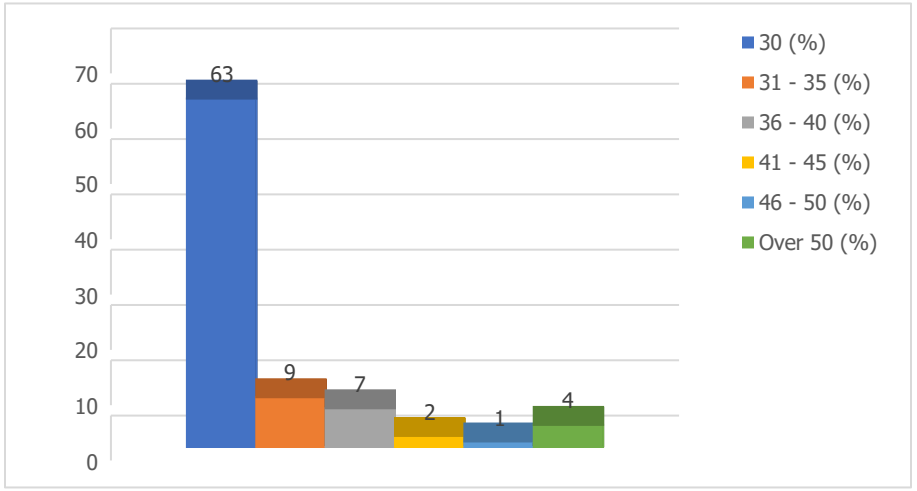

8
1
22
39
29
3

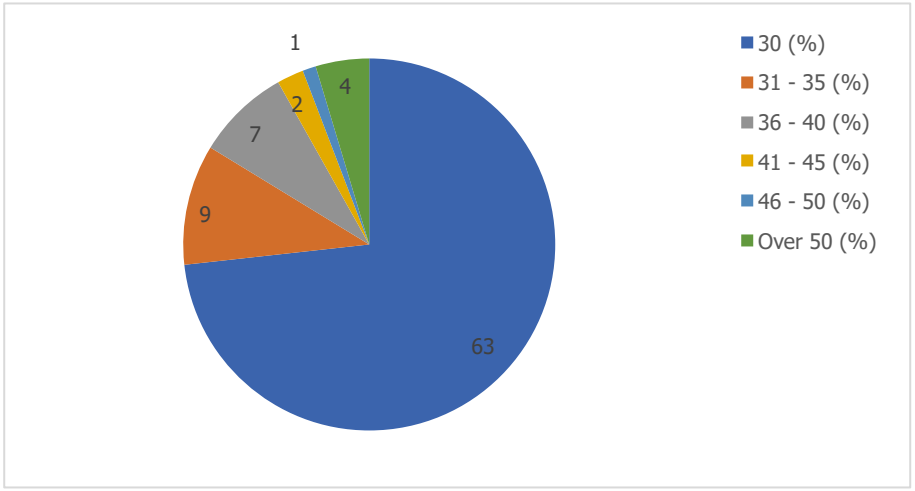

8
1
30
24
37
4

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 (%)
63	9	7	2	1	4



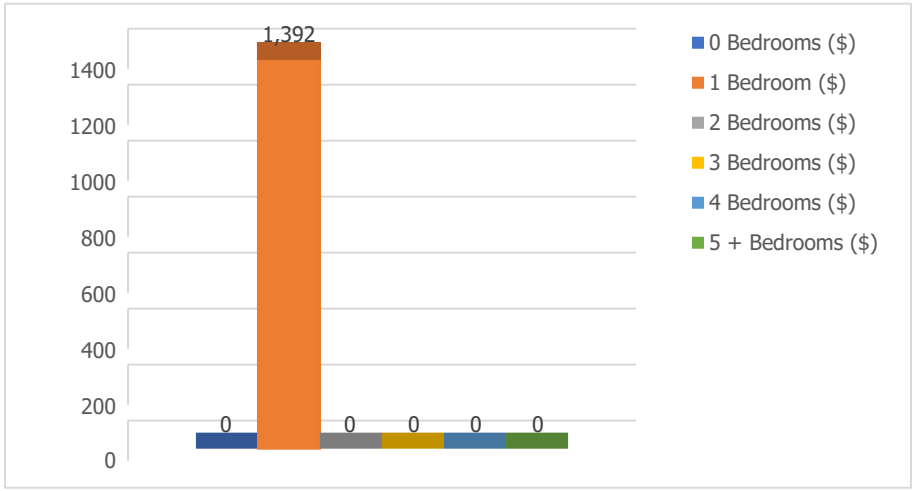


Average Rent Burden For PH Families Choosing Flat Rent (%) (Public Housing Only)	Average Rent Burden For PH Families Subject to Ceiling Rent (%) (Public Housing Only)
0	0

Flat Rent (Public Housing Only)

Average Flat Rent by Bedroom Size

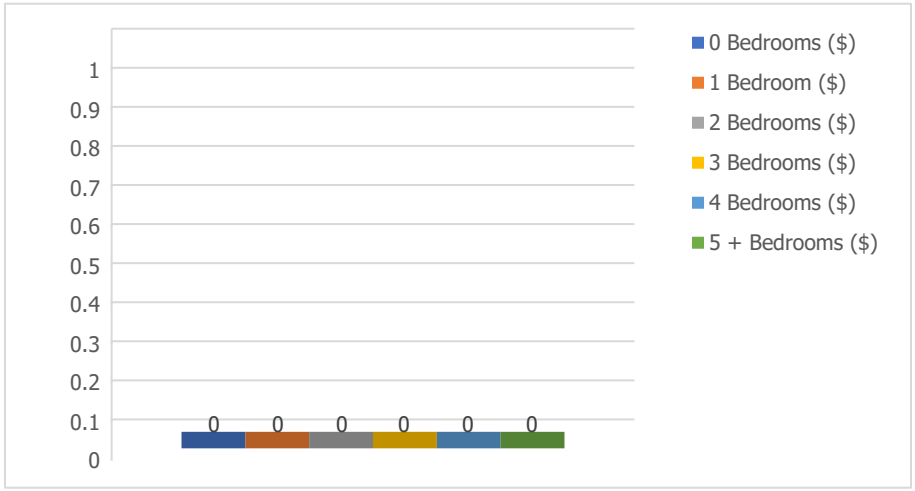
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	1,392	0	0	0	0	2	0



Ceiling Rent (Public Housing Only)

Average Ceiling Rent by Bedroom Size

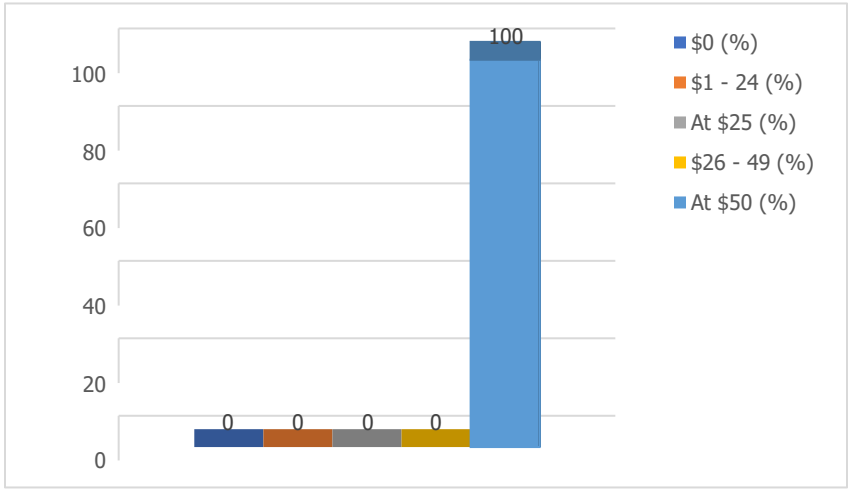
0 Bedrooms ($)	1 Bedroom ($)	2 Bedrooms ($)	3 Bedrooms ($)	4 Bedrooms ($)	5 + Bedrooms ($)	Units with Flat Rent	
						Count	Percent
0	0	0	0	0	0	0	0

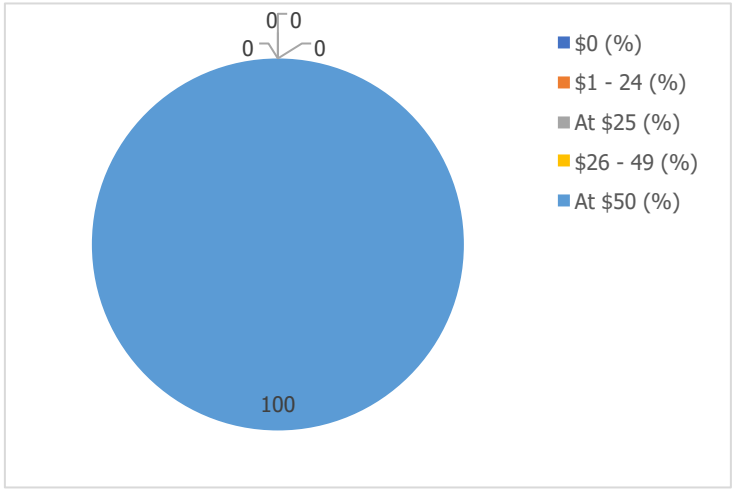


Minimum Rent

Distribution of Families Subject to Minimum Rent

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

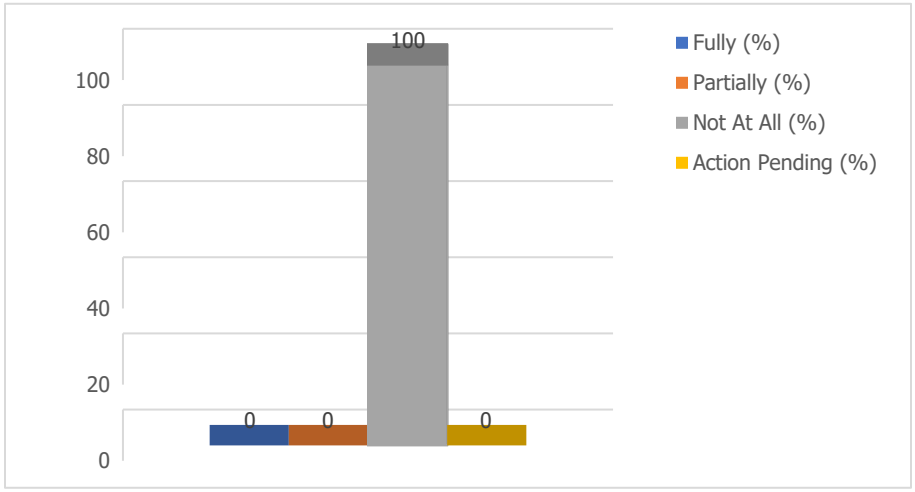


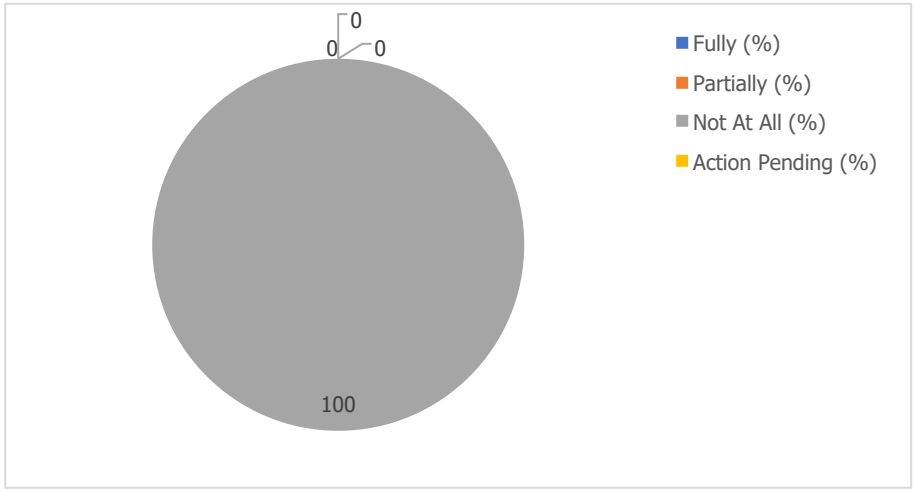


Accessibility Needs (Public Housing Only)

Distribution of Families Who Received Accessibility Features

Number of Families Requesting Accessibility Features (#)	Received Requested Accessibility Features *			
	Fully (%)	Partially (%)	Not At All (%)	Action Pending (%)
10	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)

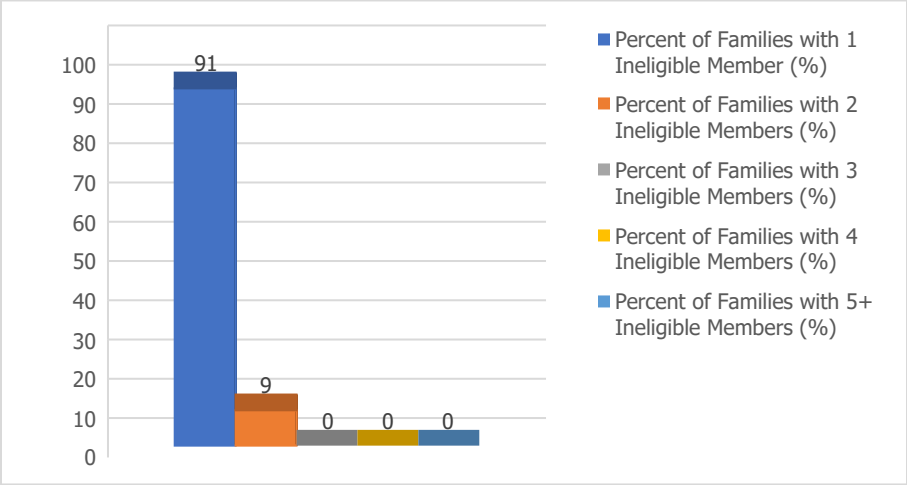
Community Service

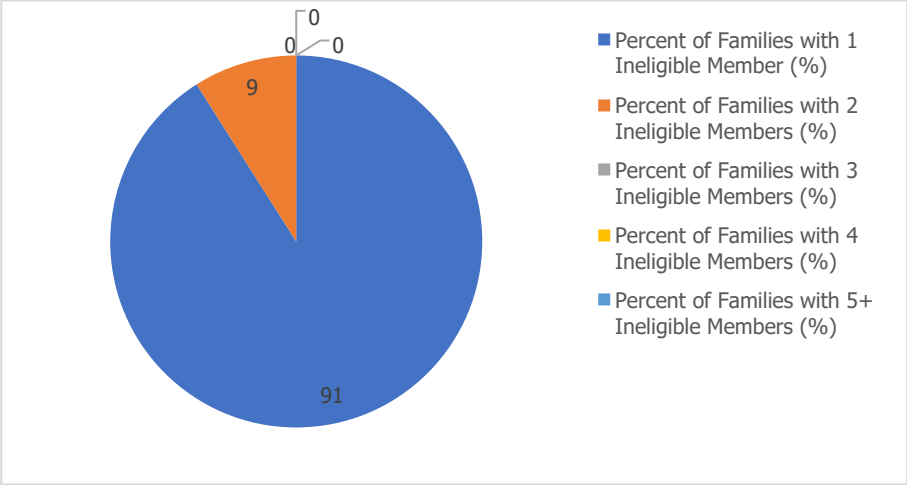
Total Number of Individuals in Public Housing (#)	Total Number of Individuals Exempt from Community Service Req. (#)	Total Number of Individuals Required to Perform Community Service (#)	Percent of Individuals Meeting Community Service Req. (%)	Percent of Individuals Not Meeting Community Service Req. (%)	Percent of Individuals for whom Meeting of Community Service Req. is Pending (%)
500	474	21	67	33	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						
22	1	24	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	650	100	0	0	7

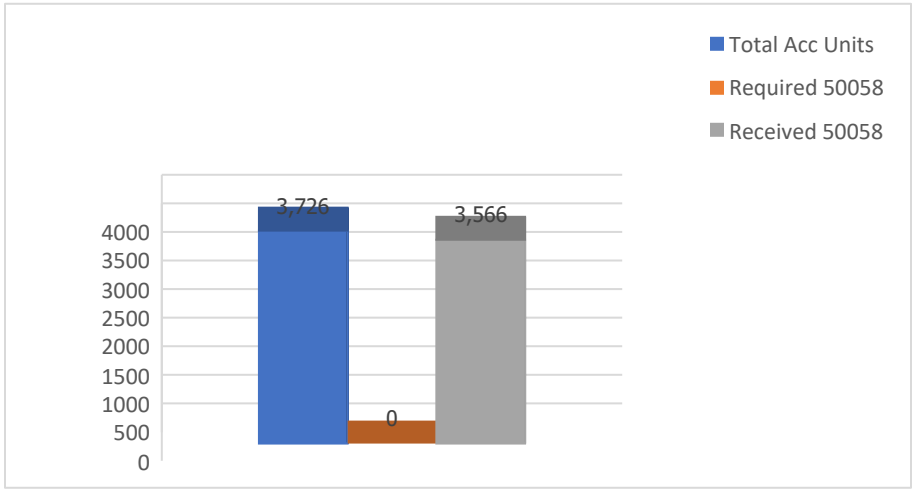
Resident Characteristics Report

Program Type: All Relevant Programs
Effective Dates Included: 08/01/2024 through 11/30/2025

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, IL01P056501-24 Cap Fund, PBV- Starling Senior Apartments, IL01P056501-25 Cap Fund

Units Information

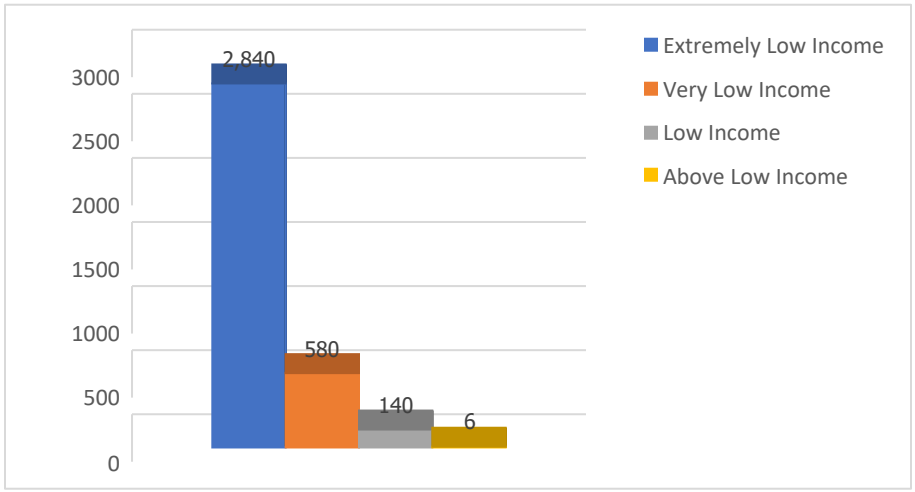
ACC Units	Family Report (50058) Required	Family Report (50058) Received
3,726	0	3,566

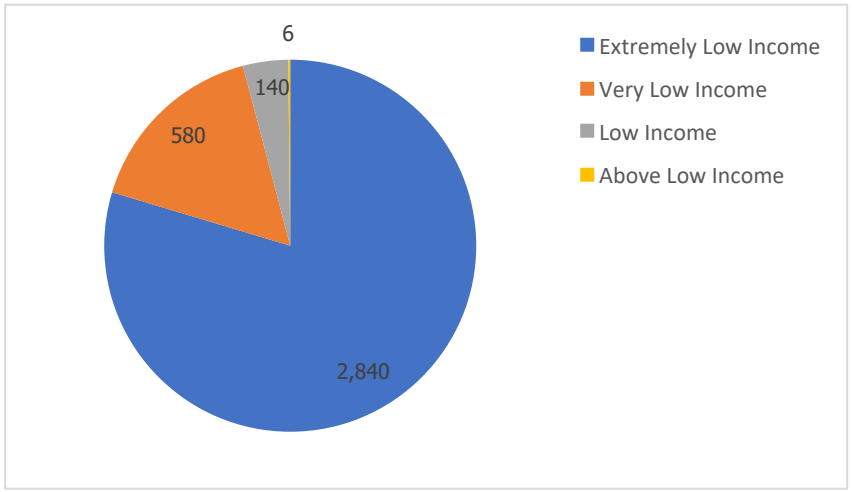


Income Information

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
2,840	80	580	16	140	4	6	0



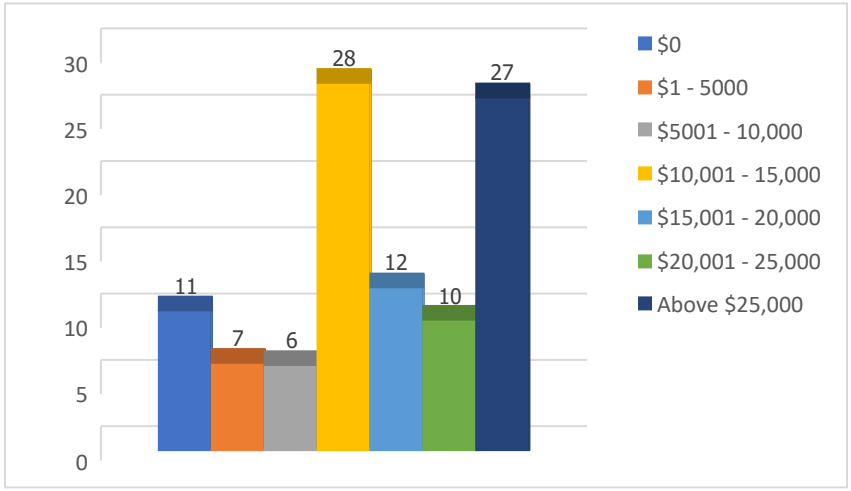


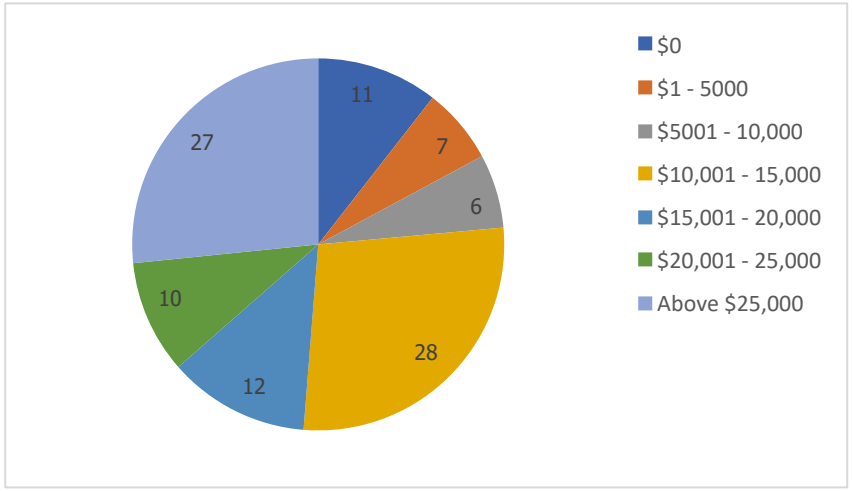
Average Annual Income ($)

Average Annual Income
18,812

Distribution by Income as a % of 50058

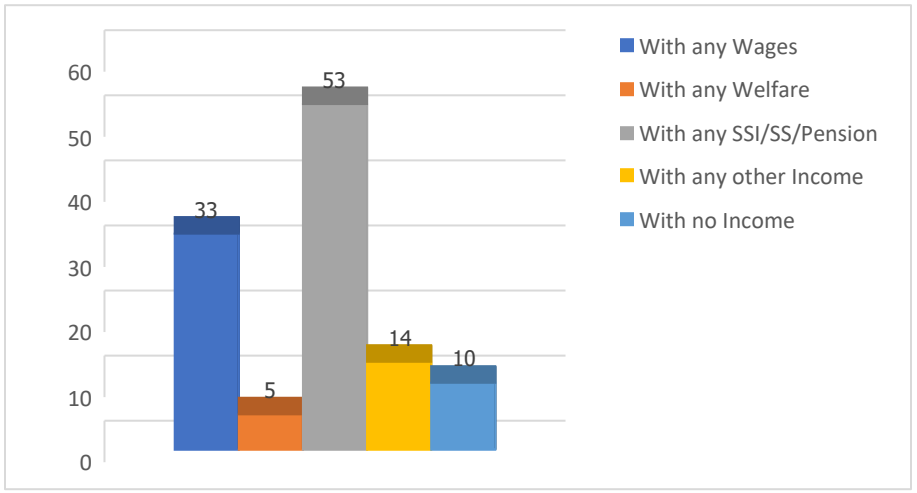
$0	$1 - $5000	$5001 - $10,000	$10,001 - $15,000	$15,001 - $20,000	$20,001 - $25,000	Above $25,000
11	7	6	28	12	10	27

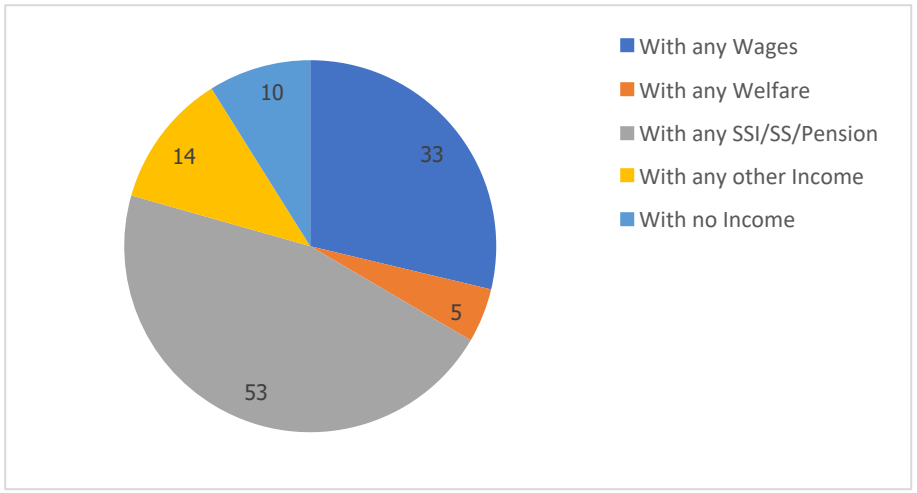




Distribution by Source of Income as a % of 50058 ** Some families have multiple sources of income **

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
33	5	53	14	10

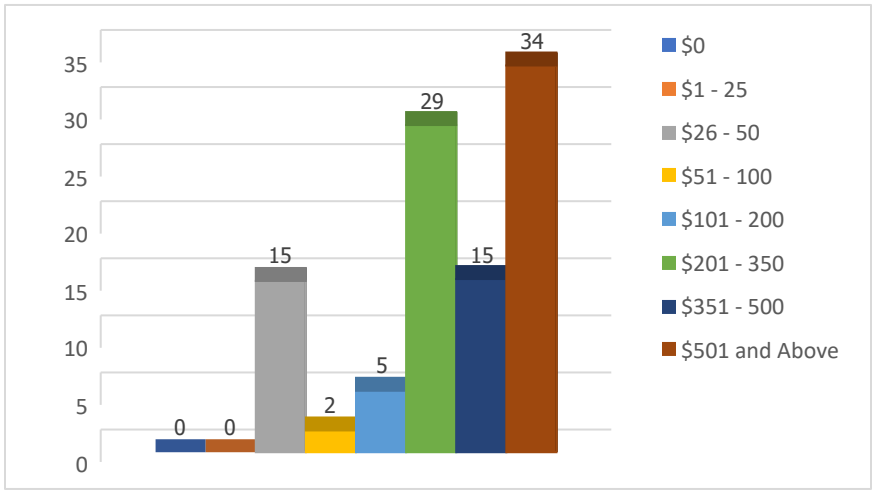


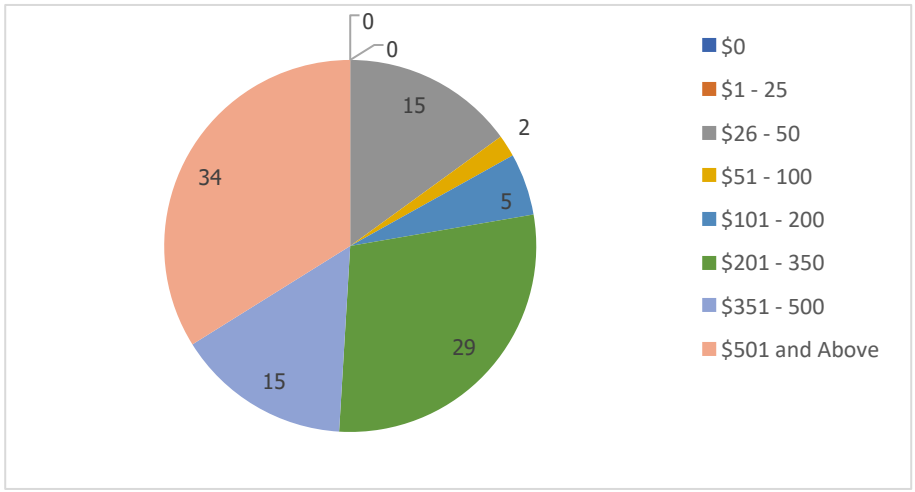


TTP/Family Type Information

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	15	2	5	29	15	34





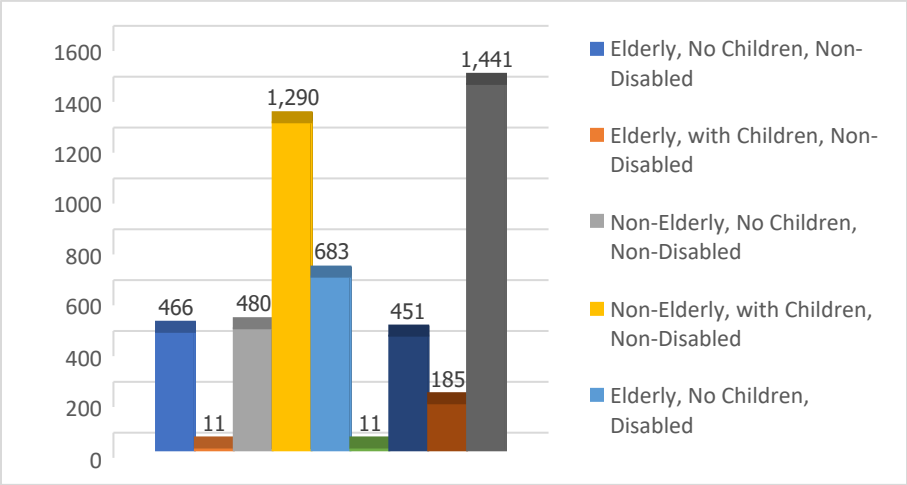
Average Monthly TTP ($)

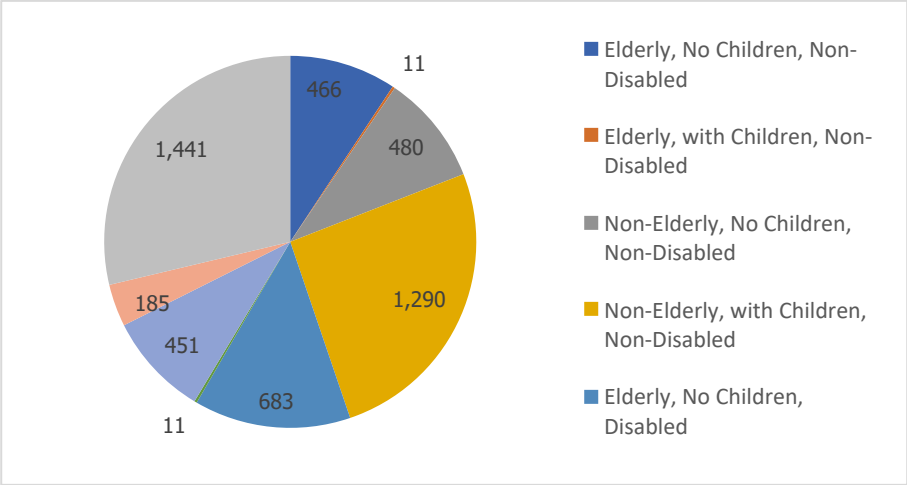
Average Monthly TTP
453

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
466	13	11	0	480	13	1,290	36	683	19	11	0	451	13

Non-Elderly, with Children, Disabled		Female Head of Household, with Children	
Count	Percent	Count	Percent
185	5	1,441	40





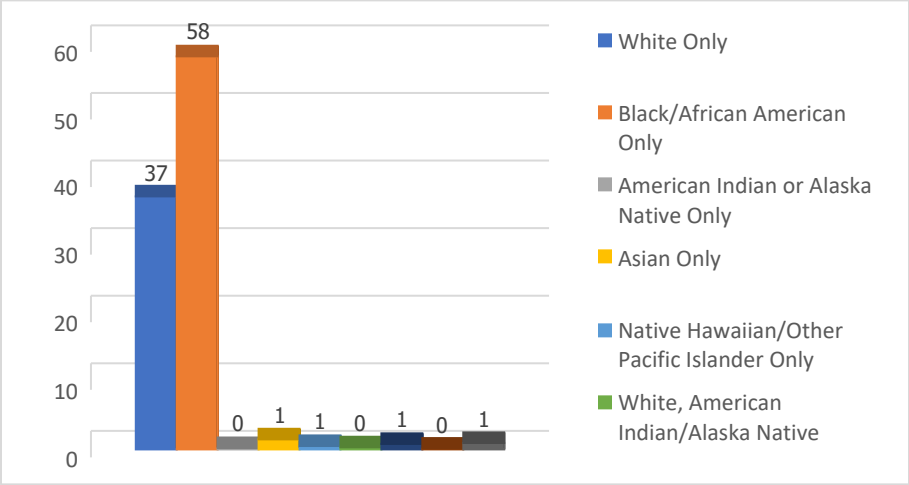
Average TTP by Family Type ($)

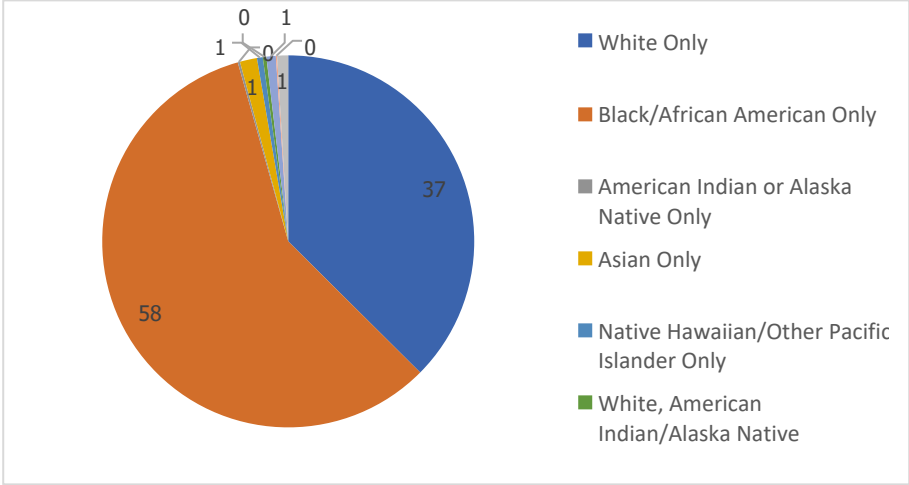
Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
431	458	443	495	416	579	388	554	502

Family Race/Ethnicity

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

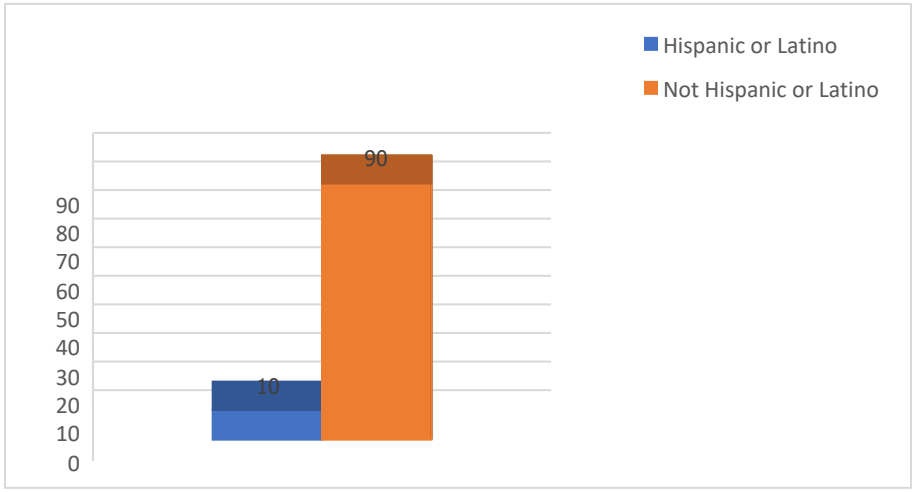
White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White, American Indian/ Alaska Native	White, Black/ African American	White, Asian	All Other Combina-tions
37	58	0	1	1	0	1	0	1

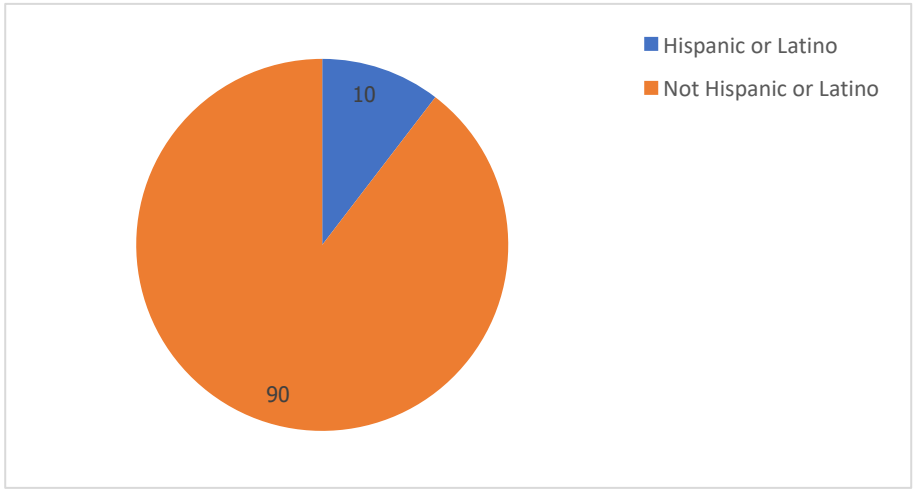




Distribution by Head of Household's Ethnicity as a % of 50058

Hispanic or Latino	Not Hispanic or Latino
10	90

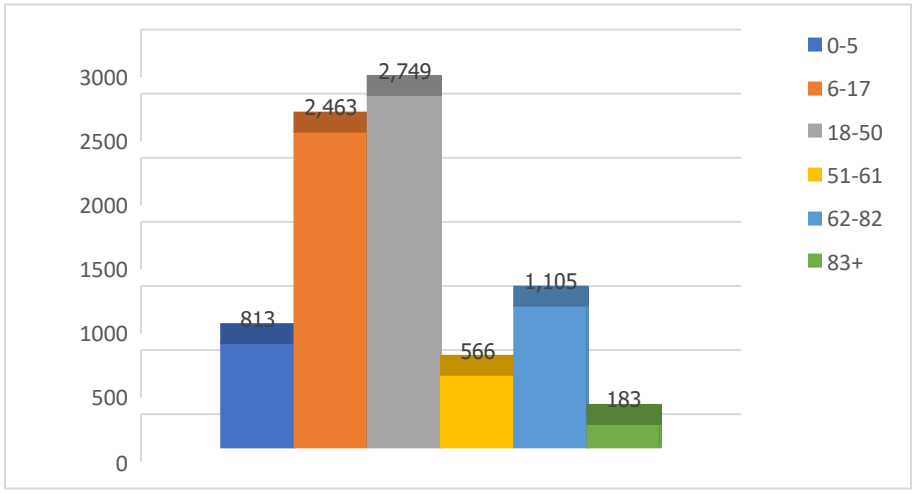


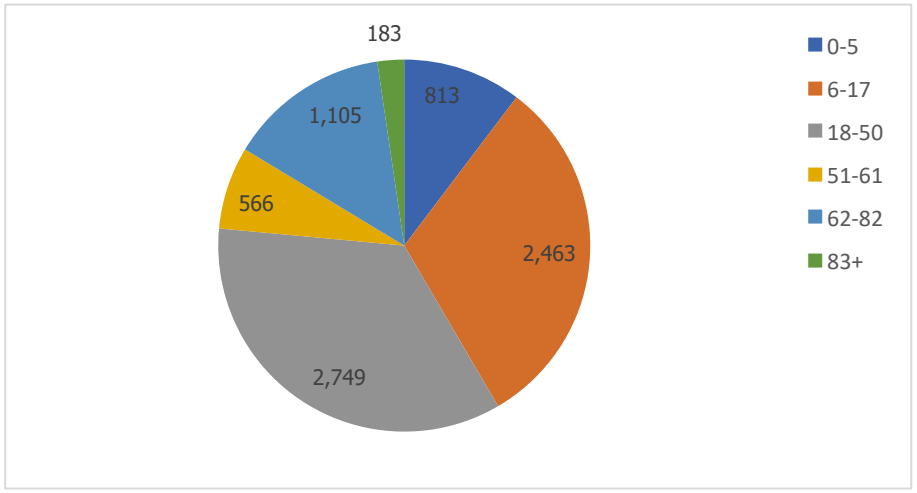


Household Information

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

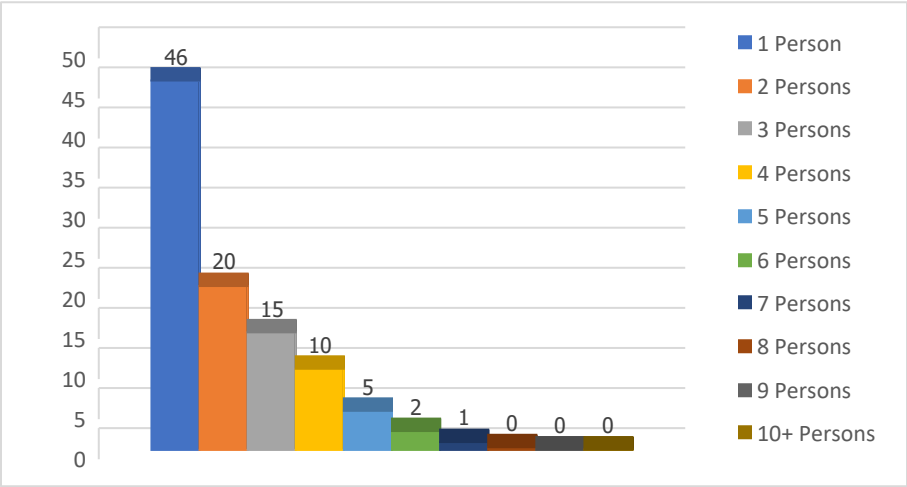
0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
813	10	2,463	31	2,749	35	566	7	1,105	14	183	2

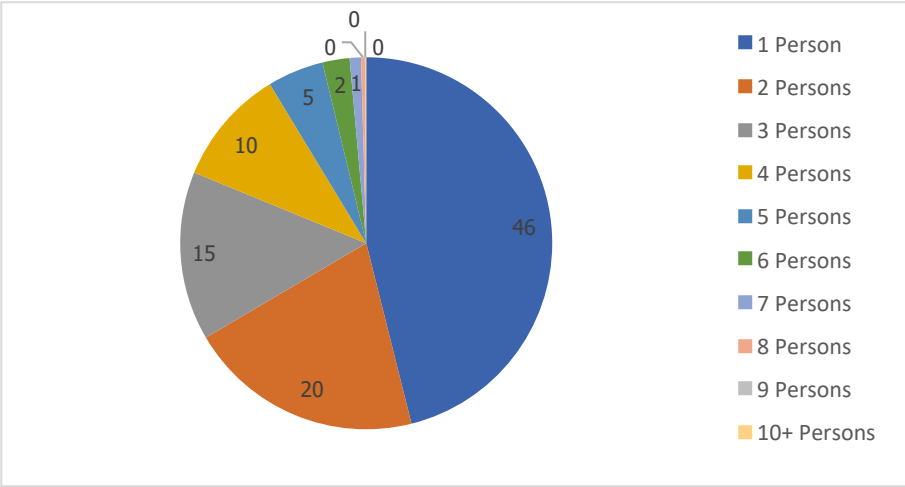




Distribution by Household Size as a % of 50058

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



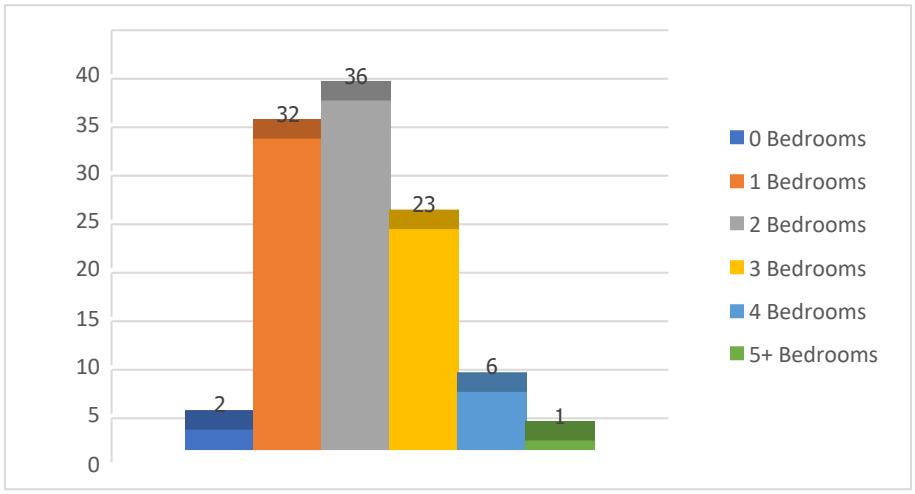


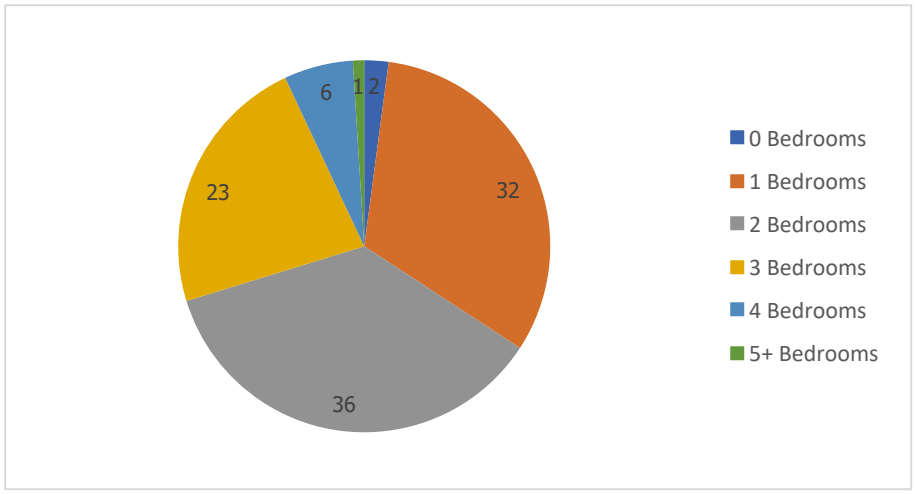
Total Household Members and Average Size

Total Number of Household Members	Average Household Size	Number of Households
7,879	2	3,566

Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
2	32	36	23	6	1

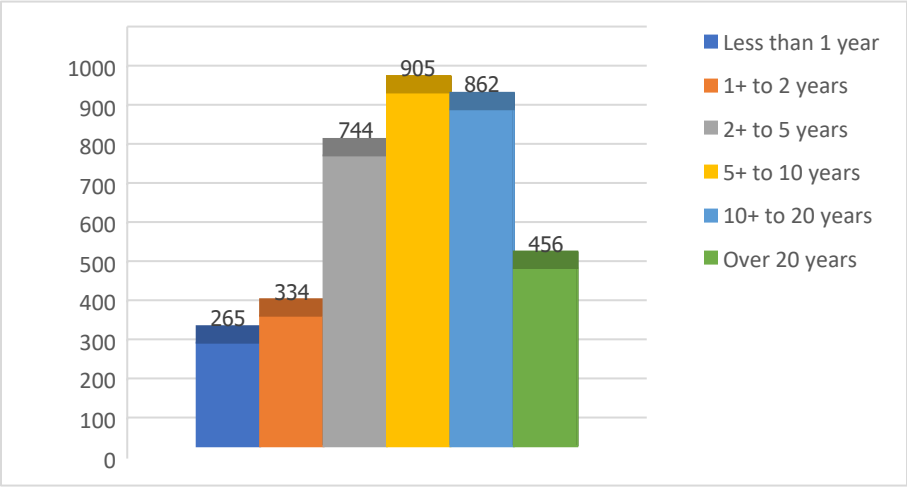


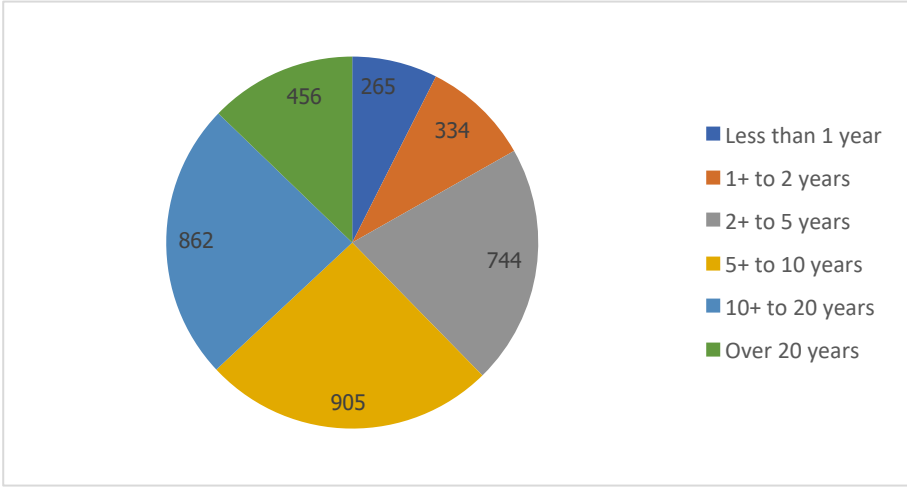


Length of Stay Information

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
265	7	334	9	744	21	905	25	862	24	456	13





Unit Vacancy

For Selected Properties

As Of: 12/16/2025

Unit	Unit Type	Resident Name	Resident Rent	Unit Rent	Resident Deposit	Days Vacant	Move In	Lease Sign	Lease From	Lease To
PH - Beach Haven Towers (bht) - Vacant Unrented Ready										
321	1b1bBHT		0.00	0.00	0.00	19.00				
107	1b1bBHT		0.00	0.00	284.04	29.00				
109	1b1bBHT		0.00	0.00	0.00	138.00				
308	1b1bBHT		0.00	0.00	339.00	35.00				
PH - John Kuester Manor (jkm) - Vacant Unrented Ready										
305	1b1bJKM		0.00	0.00	0.00	107.00				
PH - Millview Manor (millview) - Vacant Unrented Not Ready										
208	1b1bMilv		0.00	0.00	525.08	77.00				
PH - Orchard Manor (orchard) - Vacant Unrented Not Ready										
101	1b1bOrch		0.00	0.00	0.00	46.00				
103H	1b1bOrch		0.00	0.00	0.00	63.00				
PH - Shiloh Towers (shiloh) - Vacant Unrented Not Ready										
207	0b1bShil		0.00	0.00	0.00	131.00				
504	0b1bShil		0.00	0.00	332.02	53.00				
202	1b1bshi		0.00	0.00	0.00	117.00				
203	1b1bshi		0.00	0.00	0.00	75.00				
303	1b1bshi		0.00	0.00	0.00	120.00				
PH - Warren Manor (warren) - Vacant Unrented Not Ready										
B106	1b1bWrn		0.00	0.00	428.37	46.00				
A100	2b1bWrn		0.00	0.00	584.14	16.00				
PH - Scattered Sites East (sse_amp4) - Vacant Unrented Not Ready										
1422	2b1bsse		0.00	0.00	450.38	482.00				

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

HCV Voucher Utilization Report

This report will be provided at the meeting.

Unit Vacancy

For Selected Properties

As Of: 12/16/2025

Unit	Unit Type	Resident Name	Resident Rent	Unit Rent	Resident Deposit	Days Vacant	Move In	Lease Sign	Lease From	Lease To
1488	2b1bsse		0.00	0.00	0.00	169.00				
1491	2b1bsse		0.00	0.00	0.00	169.00				
1241	3b1bsse		0.00	0.00	0.00	216.00				
1242	3b1bsse		0.00	0.00	0.00	147.00				
PH - Scattered Sites West (ssw_amp5) - Vacant Unrented Not Ready										
1424	3b1bssw		0.00	0.00	300.38	58.00				

Aged Receivables

For Selected Properties

Month Year = 11/2025

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	7,528.04	1,909.17	1,545.02	1,415.00	2,658.85	-4,192.10	3,335.94
hawley	PH - Hawley Manor	3,434.00	1,773.00	670.00	31.00	960.00	-3,340.30	93.70
jkm	PH - John Kuester Manor	4,799.00	1,410.00	1,860.00	395.00	1,134.00	-597.43	4,201.57
millview	PH - Millview Manor	4,997.06	1,082.06	289.00	559.00	3,067.00	-1,197.00	3,800.06
orchard	PH - Orchard Manor	2,532.00	1,217.00	30.00	-11,292.79	12,577.79	-945.00	1,587.00
shiloh	PH - Shiloh Towers	6,670.97	1,220.99	1,060.00	-8,575.73	12,965.71	-2,629.00	4,041.97
sse_amp4	PH - Scattered Sites East	50,718.09	13,471.65	8,960.00	3,618.02	24,668.42	-7,948.70	42,769.39
ssw_amp5	PH - Scattered Sites West	27,466.10	2,203.66	9,793.09	1,234.37	14,234.98	-1,183.82	26,282.28
warren	PH - Warren Manor	4,536.40	1,194.40	1,163.00	645.00	1,534.00	-3,945.89	590.51
Total		**112,681.66**	**25,481.93**	**25,370.11**	**-11,971.13**	**73,800.75**	**-25,979.24**	**86,702.42**

Work Order Analysis

Grouped by: Property

Property=.allamps AND Completion Dates=11/01/2025-11/30/2025

Name	Count	Inventory Qty	Material Qty	Labor Hrs	Inventory $	Material $	Labor $	Total $	Average $	Avg. Days If WO Completed
bht PH - Beach Haven Towers	26	0.00	0.00	14.93	0.00	0.00	0.00	0.00	0.00	25.00
hawley PH - Hawley Manor	8	0.00	0.00	9.75	0.00	0.00	0.00	0.00	0.00	10.00
jkm PH - John Kuester Manor	11	0.00	0.00	21.27	0.00	0.00	0.00	0.00	0.00	24.00
millview PH - Millview Manor	14	0.00	0.00	14.67	0.00	0.00	0.00	0.00	0.00	45.00
orchard PH - Orchard Manor	12	0.00	0.00	63.31	0.00	0.00	0.00	0.00	0.00	8.00
shiloh PH - Shiloh Towers	28	0.00	0.00	110.32	0.00	0.00	0.00	0.00	0.00	30.00
sse_amp4 PH - Scattered Sites East	26	0.00	0.00	1,519.30	0.00	0.00	0.00	0.00	0.00	30.00
ssw_amp5 PH - Scattered Sites West	10	0.00	0.00	32.58	0.00	0.00	0.00	0.00	0.00	13.00
warren PH - Warren Manor	20	0.00	0.00	18.30	0.00	0.00	0.00	0.00	0.00	9.00
	155	**0.00**	**0.00**	**1,804.42**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**194.00**

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

November 2025
Demo and Disposition Report
by Derek Eovaldi, Demo and Disposition Coordinator
Submitted 12/16/25

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
- Successfully closed on One (1) home:
  - 12707 Graves, Beach Park

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
- Successfully closed on One (1) home:
  - 10209 Crissy, Beach Park

Worked with LCHA Maintenance and vendors to complete various home repair items on one home:

- 394 Birchwood, Antioch
  - Closing pending Dec 2025, or Jan 2026
  - Received sales contract for one (1) home:
    - 35944 Wilson

BATCH # 11

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

- Continue reviewing / finalizing all info for 13 Homes to submit application
- Supplied LCCD with all relevant info to complete ERR's for all homes
- Submitted DDA on 11/20/25

BATCH # 12 – Eminent Domain

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

- Continue reviewing info for Two (2) homes in Mundelein for eminent domain acquisition
- Received ERR's from LCCD
- Finalizing all info to be included to submit application
- Will submit DDA in December 2025

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: 11/30/2025

		Current Amount Disbursed	Current Escrow Balance
Total:		54,389.19	1,030,948.71

Average:

Addendum Type	Count	Increase in Earned Income	Monthly Escrow	Amount Disbursed	Current Escrow Balance
Enrollment	8	0.00	0.00	0.00	0.00
Progress	136	11,223.78	256.96	(6.99)	7,292.49
Exit	7	20,689.00	0.00	(6,714.30)	4,976.94
N/A	2			(3,219.56)	2,166.01
	153	11,067.83	231.44	(355.48)	6,738.23

FSS Program Report November 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 (November 2025)	$1,706	$1,002	N/A
HIGHEST ESCROW BALANCE (November2025)	$49,784.41	17,097.56	N/A
REVISED FSS PROGRAM MIN	55	N/A	N/A
FSS HOMEOWNER (to date)	23	0	23

Completed by: FSS Team
Date: 12/3/2025

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

November was a productive and collaborative month for the FSS Department as we continued to provide support, resources, and educational opportunities that help families progress toward economic independence. FSS Lead Specialist Jelena Milunovic held four FSS Information Sessions, resulting in three new enrollments, with one additional participant pending submission of signed paperwork.

The FSS Department submitted *28 families with a total of 55 children* for this year's Great Lakes Toys for Tots program. All names were submitted ahead of the November 15, 2025 deadline, and toy pick-up information will be provided to families once the date we are able to pick up from Toys for Tots in early December.

We are also preparing for our fourth and final FSS workshop of the year, scheduled for Wednesday, December 10th, in partnership with Consumer Credit Counseling Services of Northern Illinois. This session, **"Building Savings,"** will focus on practical strategies to help families strengthen their financial stability.

This month also brought staffing updates within the department. FSS Specialist Yani Montemayor has been promoted to HCV Program Coordinator, and Tina Buckley, formerly an HCV Certification Specialist, has transitioned into her new role as FSS Coordinator. We congratulate Yani on her well-deserved promotion and warmly welcome Tina to the FSS team.

Additionally, ROSS Service Coordinator Janet Lennemann and I continue to work collaboratively on the ROSS grant renewal. The ROSS grant operates on a three-year cycle, and due to the ongoing government shutdown, the submission deadline has been extended to January 12, 2026. If awarded, the new grant cycle will begin June 1, 2026.

Ongoing Support
The FSS team continues to provide one-on-one support, follow-up services, and individualized goal planning for all participants. We remain committed to connecting families with resources that promote long-term housing stability and economic self-sufficiency. We look forward to continued program growth, meaningful engagement with tenants, and expanding collaboration with our community partners in the months ahead.

ROSS Program November 2025 Report
Submitted by Janet Lennemann, MS, ROSS Coordinator

Overview
November kicked off the holiday season with the annual Public Housing Thanksgiving Gathering. Despite a winter storm the night before, the event was a great success. We welcomed new vendors, saw tenants who had not attended in years, introduced new entertainment, and incorporated a refreshed approach to meal service and prize giveaways.

Health and Well-Being

Healthcare Plus hosted a painting and snack event at Warren Manor and also participated for the first time in the Thanksgiving Gathering. Tenants enjoyed a meaningful afternoon and engaged in conversations about the homemaker process. Additional Gathering vendors included Help at Home, a Medicare consultant, an in-home therapist, and CaptionCall—all new to the event this year.

Healthcare Plus generously donated a turkey to one tenant at each of the seven PH sites, with many winners being new residents. This served as a warm and thoughtful "welcome home" gesture.

Tenants also navigated the government shutdown with adequate access to food due to pop-up distributions and resource sharing across sites.

Digital Literacy / Computer Skills

Northstar Digital Literacy sessions continue on a one-to-one basis at Beach Haven, Hawley Manor, and Shiloh Towers. Recent absences have been due to health and personal challenges, so individual appointments are offered for tenants who prefer to call as needed for instruction.

Financial Literacy

Verizon continues hosting outreach and social events at four locations and will expand to all seven PH sites in December as new countywide services roll out. These gatherings—featuring games like *Name That Tune*—provide cost-saving opportunities for tenants while also supporting mental stimulation and social connection.

I also assisted new tenants with LIHEAP and Energy Efficiency Program applications. Tenants must now complete appointments at their local township offices, and I ensure they are fully prepared with the required documentation.

Aging in Place

ROSS grant renewal preparation is fully underway, with dedicated workdays focused on data collection and securing match commitments. This is the first grant cycle prepared jointly by Heidi, Director of Special Services, and myself.

Match commitments secured for the upcoming 36-month grant term include:

- **Verizon** – Digital Literacy and Financial Literacy services
- **Antioch Area Healthcare Accessibility Alliance** – Monthly well visits supporting Aging in Place and Health & Well-Being

- **LCHA Client Counseling Department** – Workshops supporting Aging in Place and Financial Literacy
- **LCHA** – Match support for the ROSS Coordinator salary and benefits

All four partners are committed to providing services aligned with HUD's required skill areas.

ROSS Enrollment

- Millview Manor – 8
- Orchard Manor – 11 (one new)
- Beach Haven – 9
- John Kuester – 1
- Hawley Manor – 12 (one new)
- Shiloh Towers – 8
- Warren Manor – 6

Total Participants: 55

Updates

Due to the government shutdown, the ROSS grant deadline has been extended from December 1, 2025, to January 12, 2026. Heidi and I will participate in a HUD Q&A session on December 4, 2025, and will continue preparing the grant for submission ahead of the revised deadline. This renewal will expand and strengthen service offerings for tenants across all sites.

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

Housing Counseling Program

Impact Report – Nov 2025

Submitted by Elizabeth Werning, Int Dir of Housing Counseling Programs

New Program Participants – Unique Households	NOV '25
First Time Home Buyers	10
Families That Rent	32
Homeowners Facing Foreclosure	11
Families Facing Eviction	27
Households that registered for financial literacy workshops	172

Housing Counseling Impacts	NOV '25
Households for Whom Counselor Developed a Customized Budget	80
Families That Received Information on Fair Housing	252
Households Who Received Info on Affordable Housing Options	59
Families That Were Referred for Legal Representation	6
Families Who Closed on Their New Homes	3
Households Saved from Foreclosure	4
Households Who Attended a Homebuyer Education Workshop	6
Households Who Attended a Foreclosure Prevention Workshop	4
Households Who Attended a Financial Literacy Workshop	64

Regarding the Recently Completed HUD Audit

This past month, the Housing Counseling Department hosted Cheryl Lombre of HUD for the daylong comprehensive program audit. Depending on the results of previous year's audits, these assessments occur once every one to three years, with the top-preforming agencies (like LCHA) evaluated only once every 36 months. Ms. Lombre examined individual client files, workshop presentations, the Housing Counseling Work Plan, Supervisory Monitoring / Quality Control Plan, Emergency / COOP Plan, the Marketing and Outreach Plan, and toured the physical facility to ensure ADA compliance, proper signage, and that the building itself allowed for private discourse between clients and counselors. The auditor perused our newly updated Community Resources booklet and called agencies from within that collection to ensure that referrals from LCHA had been made and that the information within was still valid.

The review itself encompasses a comprehensive assessment across several critical operational and compliance areas such as financials, client service delivery, alliance with HUD's Housing Counseling regulations, and proper documentation. The audit evaluates grant management to ensure proper billing, documentation of costs, and leveraging of resources. It examines the agency's eligibility and approval

status, verifying nonprofit standing, proper screening for ineligible participants, and approved subcontracting agreements. The review includes client file documentation, completing thorough client financial analyses, action plans, disclosure statements, progress monitoring, and confidentiality safeguards. Reporting compliance is verified through timely and accurate submission of HUD-9902 data and updated agency profiles. The auditor assesses service delivery, including accessibility, language accommodations, fair housing compliance, outreach efforts, and methods of counseling. Financial and administrative capacity is reviewed through reports, budget adequacy, recordkeeping systems, and fee structures to ensure reasonableness and transparency. Additionally, the audit covers conflict of interest policies, staff qualifications (staff's formal education plus ongoing training), geographic service limits, and specialized reverse mortgage counseling protocols to ensure adherence to HUD requirements. Staff were interviewed by Ms. Lombre of HUD to ensure that they possessed a full comprehension of program requirements and were compliant with the Americans with Disabilities Act. Overall, the goal is to confirm the agency's managerial and financial capacity to deliver effective, ethical, and compliant housing counseling services.

As in previous audits, Housing Counseling received a glowing review with no findings whatsoever and has been licensed to operate for another 3 years. The approval letter and license for continued operation has been attached to this report.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Housing Counseling
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2300
Chicago, IL 60604-3507

December 12, 2025

Ms. Lorraine Hocker
Executive Director/CEO
Lake County Housing Authority – (80113)
33928 North US Highway 45
Grayslake, IL 60030

Dear Ms. Hocker:

The Office of Housing Counseling would like to thank you and your staff for the courtesy and cooperation given during the on-site review conducted on December 3, 2025.

Based on our review, your agency's performance meets the requirements of our housing counseling program. Enclosed is your Certificate of Approval for a period of three (3) years and the Performance Review report.

It is your agency's responsibility to log into the Housing Counseling System (HCS) and verify your "Agency Information" screens at least once every 90 days. The Agency information from HCS is used to produce the state-by-state lists of participating housing counseling agencies posted on HUD's website. To "Validate," simply review your agency information screens under each tab. If no change is required, click the "Validate Agency Profile" button at the top of your profile page to indicate you have verified the information. However, if any changes are made within the agency information screens, the data must be saved first by scrolling down to the bottom of the page and clicking on the "Save" button and then clicking the "Validate Agency Profile" button. Refer to the HCS's webpage at: https://www.hudexchange.info/programs/housing-counseling/hcs/#overview.

Thank you for your participation in our program. If we can be of further assistance, please contact me at Cheryl.A.Lombre@hud.gov.

Sincerely,

Cheryl A. Lombre'

Cheryl A. Lombré
Housing Program Technical Specialist
Office of Oversight & Accountability – Division

Enclosures

cc: Elizabeth Werning, Interim Director of Housing Counseling Programs –
Lake County Housing Authority
David J. Young, Director of Capacity Building – Housing Action Illinois
Wanda Collins, Capacity Building Specialist – Housing Action Illinois

PERFORMANCE REVIEW REPORT

LAKE COUNTY HOUSING AUTHORITY – (80113)
22843 N. Lakewood Lane
Lake Zurich, IL 60047
December 3, 2025

I. PURPOSE:

The purpose of this review is to evaluate the housing counseling agency's ability to ensure compliance with HUD Housing Counseling Program requirements, including 24 CFR Part 214, HUD Housing Counseling Handbook 7610.1, applicable mortgagee letters, other guidance, and grant agreements, if applicable. Additionally, as a subgrantee of Housing Action Illinois, this review is conducted to ensure that the housing counseling agency is implementing its programs and services in accordance with the counseling work plan submitted to HUD.

II. METHOD AND SCOPE OF REVIEW:

This review entailed Cheryl Lombré, Housing Program Technical Specialist, to meet and interview Elizabeth Werning, Interim Director of Housing Programs and Dulce Madrigal, HUD-certified Housing Counselor. Also, Wanda Collins, Capacity Building Specialist of Housing Action Illinois was on-site for technical assistance and oversight.

The ten (10) files shown below were reviewed for compliance with the Notice of Funding Opportunity (NOFO) Applications, Grant Agreement, Federal Register and OMB requirements and Handbook and Regulation requirements.

The file types reviewed included: (2) pre-purchase counseling, (2) rental housing, (2) mortgage delinquency and default resolution counseling (1) fair housing pre-purchasing homebuyer education workshop, (1) homebuyer education workshop and (2) financial, budgeting & credit report workshop files.

The following files were reviewed:

Individual Files:

3187761228 3188075735 3188061966 356868607 3187632040 3187748384

Group Files – Preparing for Home Buying – 54071, Financial Literacy – 49936, Credit Workshop – 49940 and Fair Housing Workshop - 49939

The files were reviewed for action plans, disclosures, follow-up documentation, client intake forms, activity log, budget analysis, client authorization forms, client records or correspondence, etc. All client files included the required items.

The items reviewed included but were not limited to the following:

Most recent financial auditor's report	Client Privacy/Release Forms
Housing Counseling Work Plan	Leverage Documents
Staff Resumés	Agency HCS Profile Data
Disclosure Statement	Quality Control Plan/Supervisory Monitoring
Facility Signage/Hours	Facility ADA Compliance
Confidential File Cabinets	Counseling Privacy
Fee Schedule/Posted	CMS System – MPact Pro
HUD 9902 Reports	Ineligible Participants Policy
Code of Conduct	UEI Number – PSD2HL1E1B91
Agency Website – www.lakecountyha.org	

Grant Period – October 1, 2024 to September 30, 2025

Regional Intermediary, Housing Action Illinois awarded Lake County Housing Authority. a sub-grant in the amount of $45,946.36 from funds received under their FY2024 HUD Housing Counseling Grant.

III. GENERAL COMMENTS:

The building and offices meet The Americans with Disabilities Act (ADA) requirements. The agency has private offices for one-on-one and group counseling sessions. However, most group counseling is done virtually.

Lake County Housing Authority employs two (2) HUD-certified Housing Counselors: Dulce Madrigal and Elizabeth Werning, who oversees the program. The housing counselors have received HUD sponsored training. Overall, the agency's staff has received recent and relevant training in the various components of housing counseling.

The agency currently provides financial management/budget counseling, pre-purchase counseling, mortgage delinquency and default resolution, home improvement and rehabilitation, rental housing and services for homeless counseling, fair housing pre-purchase homebuyer education workshops, non-delinquency post purchase workshops, rental housing workshops, resolving/preventing mortgage delinquency workshops, pre-purchase homebuyer education workshops, financial, budgeting & credit report workshops. All files reviewed were in accordance with 24 CFR Part 214, HUD Handbook 7610.1, and applicable housing counseling grant agreement.

IV. OBSERVATIONS:

None

V. FINDINGS:

None

VI. RECOMMENDATIONS AND ACTIONS REQUIRED:

None

VII. CONCLUSION:

Lake County Housing Authority (LHCA) may continue to participate in HUD's Housing Counseling Program while in the Intermediary network of Housing Action Illinois.

Lake County Housing Authority is a Public Housing Agency in Lake Zurich and Grayslake, Illinois that participates in the Housing Choice Voucher (HCV), Public Housing, and Family Self-sufficiency programs. Therefore, LCHA is an important partner of the northern suburbs of Chicago for providing promotion of affordable housing and homeownership opportunities.

It is obvious that the Housing Counseling staff go the extra mile to be sure the matters are resolved. The files were in outstanding order that made it easy to monitor. Also, Ms. Werning did an excellent job in responding quickly to questions and suggestions made by Housing Action Illinois and the HUD Reviewer. It was a pleasure to work with the agency to learn further information about their housing counseling program.

The HUD Reviewer recommends unconditional three (3) year re-approval.

HUD CERTIFICATE

APPROVED HOUSING COUNSELING AGENCY

The U. S. Department of Housing and Urban Development approves the following entity as a Local Housing Counseling Agency.

LAKE COUNTY HOUSING AUTHORITY (80113)
22843 N Lakewood Ln
Lake Zurich, IL 60047-7403

The Department approved this housing counseling agency to provide the following types of housing counseling in accordance with their counseling work plan.

Counseling:

- Financial Management/Budget
- Home Improvement and Rehabilitation
- Mortgage Delinquency and Default Resolution
- Pre-purchase
- Rental Housing
- Services for Homeless

Workshop:

- Fair Housing Pre-Purchase
- Financial, Budgeting, and Credit
- Non-Delinquency Post Purchase
- Pre-purchase Homebuyer
- Rental Housing
- Resolving/Preventing Mortgage Delinquency

Approval Start Date: **December 12, 2025**

Approval End Date: **December 11, 2028**

Kisha J Wright

Kisha J. Wright
Director, Oversight and Accountability
Office of Housing Counseling

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

Human Resources

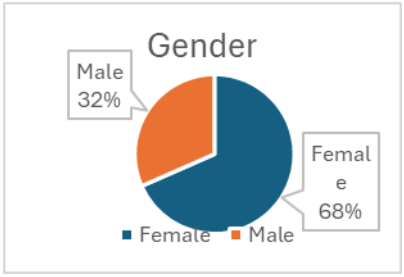
Written By: Christine N. Pryor – Sr. HR Generalist

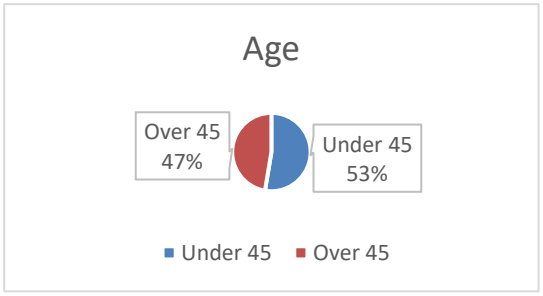
Demographics

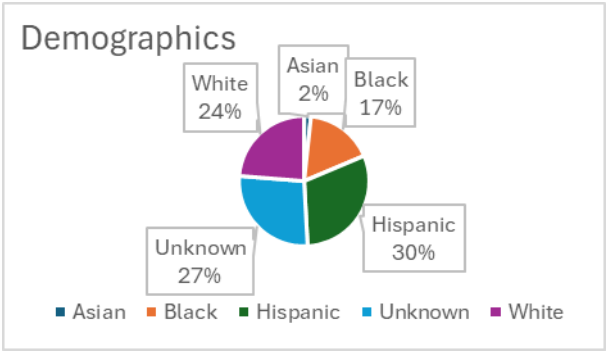
Employees Hired:	0
Internal Promotions:	0
Employees Terminated:	1
Employees Retired:	0
Temporary Staff:	1
Open Positions:	0

Population Data

Current Full-time Employees:	57
Current Part-time Employees:	1
Gender Ratios: Females	68% (39 headcount)
Gender Ratios: Male	32% (18 headcount)
Age Ratios: Under 45	53% (30 head count)
Age Ratios: Over 45	47% (28 headcount)
African American	17%
Hispanic	30%
White	24%
Asian Pacific	2%
Unknown	27%







Payroll

Gross Payroll $287,813.19 (November included 2 payrolls)

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

RESOLUTION 2026-03

ADOPTING NEW TENANT PAID UTILITY ALLOWANCE SCHEDULE

WHEREAS, the Authority is required to assess the adequacy of its tenant paid utility allowance schedule annually; and

WHEREAS, the assessment has been completed by the Nelrod Company and a finding made that there was an increase in gas, electric, water, sewer, and trash and changes are warranted.;

NOW, THEREFORE, BE IT RESOLVED that the attached tenant paid utility allowance schedules be approved for the Housing Choice Voucher Program effective January 1, 2026 for annual certifications and for new contracts; and

BE IT FURTHER RESOLVED that the new schedule shall also be approved for the Low Rent Program effective January 1, 2026 subject to the receipt and consideration of resident comment period.

ADOPTED this 18th day of December, 2025, by the Board of Commissioners of the Lake County Housing Authority.

BOARD OF COMMISSIONERS
Lake County Housing Authority

_____
Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

ATTEST:

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

33928 North U.S. Highway 45, Grayslake, IL 60030

RESOLUTION 2026-05

AUTHORIZATION OF DISPOTION AND SALE OF EMINENT DOMAIN

OF ONE (1) SECTION OF LAND FROM ONE (1) PROPERTY CURRENTLY OWNED BY THE LAKE COUNTY HOUSING AUTHORITY (LCHA) IN THE FOLLOWING COMMUNITY IN LAKE COUNTY: HAINESVILLE

The Lake County Division of Transportation ("County") proposes to improve Hainesville Road from Washington to Rollins Road in Lake County, IL.

Via Eminent Domain, Lake County Division of Transportation intends to purchase one (1) parcel of land from
One (1) property is currently owned by the Lake County Housing Authority (LCHA).

•0.008/ 340 acres/square feet of land as fee simple

WHEREAS, the **Lake County Housing Authority (LCHA) owns One (1) single parcel in the community of Hainesville; and**

WHEREAS, LCHA desires to sell the properties to the 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 this 18th day of December, 2025, by the Board of Commissioners of the Lake County Housing Authority.

BOARD OF COMMISSIONERS
Lake County Housing Authority

By: _____
Kevin Considine
Chairman
Lake county Housing Authority

Attest: _____
Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary

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

RESOLUTION 2026-04
RESOLUTION ADJUSTING THE SALARY AND INCENTIVE PAYMENT OF THE EXECUTIVE DIRECTOR/CEO OF THE HOUSING AUTHORITY OF THE COUNTY OF LAKE

WHEREAS, on 12/18/2025 by Resolution 2026-04 the Board of Commissioners of the Housing Authority of the County of Lake (Board) reviewed and approved the performance, compensation and term of a new employment agreement for Lorraine Hocker as Executive Director/CEO; and

WHEREAS, pursuant to the Employment Agreement of January 1, 2021 between the Board and Lorraine Hocker, the LCHA Board has conducted an annual performance evaluation of Ms. Hocker; and

WHEREAS, pursuant to the Employment Agreement of January 1, 2021 between the Board and Lorraine Hocker, the LCHA Board also evaluated her achievement of the Board's criteria of high performance in relation to her Employment Agreement (3) INCENTIVE PAYMENT; and

WHEREAS, based on the satisfactory performance evaluation of the Executive Director/CEO Lorraine Hocker, the LCHA Board of Commissioners recommends an increase in her base annual salary and an award of an incentive payment

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Lake that:

1. The Executive Director/CEO Lorraine Hocker's base annual salary is increased by x%, to $xxx,xxx.00 effective 1/1/2023, and
2. The Executive Director/CEO Lorraine Hocker is awarded a one-time, x% Incentive Payment of $x,xxx.00

BE IT FURTHER RESOLVED, these awards will be implemented with continuation of the same fringe benefits as per the Employment Agreement of 1/1/2021.

_____
Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority