

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
6/1/2021
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Ratify 03-2021 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 03-2021 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 31,756.71
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 60,963.16
<input type="checkbox"/> Sara Robison	Family:	\$ (48,409.14)
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 36,0661.83
<u>Excused:</u>	HCV:	\$ 95,378.35
	Brentwood:	\$ 29,772.80
	Prairieland:	\$ 20,565.02
<u>Others Present:</u>	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00

Old Business	Revision to Resolution 2021-04 Supply/Service Vendor Listing for FYE 03/31/2022	Derek Antoine
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New Business	Review/Approve Pay Request #1 to Hein Construction – 504 Modification Phase 3	Derek Antoine
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board agenda

Reports

Executive Director's Report – 04-2021

Derek Antoine

KCHA Legal Counsel Report – 05-2021

Jack Ball

Other Business

None

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
April 27, 2021**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held virtually via Zoom Meetings. Roll call was taken, and the following Commissioners were present:

PRESENT: Wayne Allen
 LaToya Carson
 Jared Hawkinson
 Lomac Payton
 Paul H. Stewart

EXCUSED:

ARRIVED AFTER ROLL CALL: Joseph Riley
 Sara Robison

ABSENT:

Also present were Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; Lee Lofing, Finance Coordinator; and Jack Ball, Legal Counsel.

Chairperson Payton called the meeting to order at 10:01 a.m.

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Chairperson Payton asked that the roll call be changed to reflect Commissioners Riley and Carson as not present as they arrived after the roll call. Chairperson Payton then declared the minutes approved with changes presented.

There were no financial reports submitted for the month as KCHA is in the midst of the fiscal year-end process.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Contract Award for IFB B22002 On-Call Plumbing Services. Mr. Antoine stated that an Invitation for Bids was issued to solicit bids for On-Call Plumbing/Sewer & Drain Services. The bids were sought in two Lots—Lot #1 for plumbing-related work and Lot #2 for sewer and drain-related work. The bid tabulation was provided. Based on the bids submitted, it was recommended to award contracts based on the two lots. After brief discussion, Commissioner Stewart made a motion to approve AMP Mechanical Services for Lot #1—On-Call Plumbing Services in an amount not to exceed \$53,940.00;

Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye

Commissioner Payton - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

Additionally, Commissioner Hawkinson made a motion to approve Mechanical Services Inc. for Lot #2-On-Call Sewer and Drain Services in an amount not to exceed \$10,657.80; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve Contract Award for IFB B22003 On-Call HVAC Services. Mr. Antoine stated that an Invitation for Bids was issued to solicit bids for On-Call HVAC Services. The bids were sought HVAC-related work. The bid tabulation was provided. After brief discussion, Commissioner Robison made a motion to approve AMP Mechanical Services for On-Call HVAC Services in an amount not to exceed \$35,297.50; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve Revision to Resolution 2021-04 Supply/Service Vendor Listing for FYE 03/31/2022. Mr. Antoine referenced the proposed listing of supply/service contracts for the period of 04/01/2021 to 03/31/2022. The list shows areas of supply and service and the contract year. The revision includes the addition of contractors for plumbing, sewer and drain, HVAC, fire protection and electrical services. After brief discussion, Commissioner Riley made a motion to approve Revision to Resolution 2021-04 Supply/Service Vendor Listing for FYE 03/31/2022; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve Proposal for Asbestos Abatement for 504 Modifications Project-Phase 3. Phase 3 of 504 Modifications focuses on modifications throughout the agency common

areas as well as interior modifications to 10 two-bedroom units at the Family Sites. The ensuing work will require the abatement of asbestos-containing flooring materials in the common areas and the 10 two-bedroom units. Mr. Antoine referenced the memo in the board packet for further information. After brief discussion, Commissioner Hawkinson made a motion to approve Proposal for Asbestos Abatement for 504 Modifications Project-Phase 3 in an amount not to exceed \$73,394.00; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

REPORTS

Mr. Antoine provided an update related to agency operations and the Illinois eviction moratorium dates. He also reported that the 2019 Capital Fund Program grant has been fully obligated and that the 2020 Capital Fund Program grant has been 72% obligated to date. There were no questions asked regarding the report.

The Legal Counsel was emailed to Commissioners. Mr. Ball reported that there was only one current case, and it had been dismissed due to the tenant vacating the unit. There were no questions asked regarding the report.

OTHER BUSINESS

Vice-Chairperson Hawkinson reminded the Board that the annual performance appraisal of Mr. Antoine needs to be completed by 06/30/2021. Commissioner Hawkinson will send the appraisal form to Board members by the end of April and asked that Commissioners complete the appraisal and return to him by a date to be determined.

Mr. Antoine asked that the next meeting be moved to Tuesday, June 1, 2021 at 10:00 a.m. After brief discussion, Commissioner Riley made a motion to move the next board meeting to Tuesday, June 1, 2021 at 10:00 a.m.; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 10:40 a.m.; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Stewart - aye

Motion Carried, 7-0.

Respectfully submitted,

Secretary

COCC

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$50,294.93	\$652,481.32
Operating Expenses	\$26,123.17	\$686,619.88
Net Revenue Income/(Loss)	\$24,171.76	(\$34,138.56)

Discussion:

Revenue increased/(Decreased) by the following for the month: **\$24,171.76**

\$49,511.29 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

Operated in the black for the month, finished in the red YTD.

COCC's Cash, Investments, A/R, & A/P \$1,278,247.98

Year end accounting adjustments were made to close out fiscal year 2021. Some of these adjustments include accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses (vehicle purchase, security cameras, capital fund purchases, server, etc.) over to the fixed asset schedule to be depreciated.

MOON TOWERS

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$81,715.63	\$903,185.24
Operating Expenses	\$60,953.16	\$830,412.48
Net Revenue Income/(Loss)	\$20,762.47	\$72,772.76

Discussion:

Revenue increased/(Decreased) by the following for the month: **\$20,762.47**

Moon Towers received \$39,456 from HUD for operations provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

Operated in the black for the month, remains in the black YTD.

Moon Towers' Cash, Investments, A/R, & A/P \$493,288.78

Minimum Reserve Position \$301,968.17

Over/(Under) minimum reserve position \$191,320.61

Year end accounting adjustments were made to close out fiscal year 2021. Some of these adjustments include accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses (vehicle purchase, key fob, roof repairs) over to the fixed asset schedule to be depreciated.

FAMILY SITES

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$89,630.07	\$1,204,080.15
Operating Expenses	(\$48,409.14)	\$916,503.40
Net Revenue Income/(Loss)	\$138,039.21	\$287,576.75

Discussion:

Revenue increased/(Decreased) by the following for the month: **\$138,039.21**

Family received \$71,825 from HUD for operations provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

Operated in the red for the month, remains in the black YTD.

Family's Cash, Investments, A/R, & A/P \$476,589.29

Minimum Reserve Position \$333,273.96

Over/(Under) minimum reserve position \$143,315.33

Year end accounting adjustments were made to close out fiscal year 2021. Some of these adjustments include accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses (three (3) vehicle purchases, security cameras, capital fund purchases, server, etc.) over to the fixed asset schedule to be depreciated.

BLUEBELL

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$18,217.11	\$244,859.24
Operating Expenses	\$36,061.83	\$260,047.12
Net Revenue Income/(Loss)	(\$17,844.72)	(\$15,187.88)

Discussion:

Revenue increased/(Decreased) by the following for the month: **(\$17,844.72)**

Bluebell received \$3,912 from HUD for operations provided by HUD. The remaining income is from tenant revenue, interest, and income from other Amps.

Operated in the red for the month, remains in the black YTD.

Bluebell's Cash, Investments, A/R, & A/P \$140,476.19

Minimum Reserve Position \$94,562.59

Over/(Under) minimum reserve position \$45,913.60

Year end accounting adjustments were made to close out fiscal year 2021. Some of these adjustments include accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses over to the fixed asset schedule to be depreciated.

BRENTWOOD

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$33,583.83	\$394,111.23
Operating Expenses	\$29,796.80	\$329,661.53
Net Revenue Income/(Loss)	\$3,787.03	\$64,449.70

Discussion:

Revenue increased/(Decreased) by the following for the month: **\$3,787.03**

Brentwood's tenant revenue totaled \$31,690 for the month, and the rest of the revenue coming from interest income and other income.

Accounting adjustments were made to close out fiscal year 2021 such as accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses to the fixed asset schedule to be depreciated.

Operated in the black for the month, remains in the black YTD.

Brentwood's Cash, Investments, A/R, & A/P \$139,056.99

PRAIRIELAND

	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$29,065.62	\$343,510.41
Operating Expenses	\$20,576.02	\$310,383.68
Net Revenue Income/(Loss)	\$8,489.60	\$33,126.73

Discussion:

Revenue increased/(Decreased) by the following for the month: **\$8,489.60**

PrairieLand's tenant revenue totaled \$28,228 for the month, and the rest of the revenue coming from interest income and other income.

Accounting adjustments were made to close out fiscal year 2021 such as accruing payroll and expenses for FYE 2021 paid in April and May and moving certain expenses to the fixed asset schedule to be depreciated.

These are held out to cover PrairieLand Security Deposits.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

Operated in the black for the month, remains in the black YTD.

PrairieLand's Cash, Investments, A/R, & A/P \$87,004.85

Restricted - Security Deposits (\$572.00)

Restricted - Replacement Reserve (\$170,289.78)

Restricted - Residual Receipts (\$54,531.41)

PL's Total Cash (\$138,388.34)

HOUSING CHOICE VOUCHERS

<u>ADMINISTRATIVE</u>	<u>March-21</u>	<u>Current YTD</u>
Operating Income	\$14,636.61	\$171,224.10
Operating Expenses	\$21,655.83	\$163,869.43
Net Revenue Income/(Loss)	(\$7,019.22)	\$7,354.67

Discussion:

The Voucher Program (HCV) received \$13,882 from HUD for administrative expenses which ended up showing a Decrease of \$7,019.22

Deficit covered by the UNP.

Unrestricted Net Position (UNP)
Investment in Fixed Assets
Monthly VMS Net Revenue Income/(Loss)

\$64,956.52 2/28/2021 Balance

\$27,821.00

(\$6,996.48)

\$0.00 Transfer to NRP or Adjustment

UNP Ending Balance Per VMS

\$85,781.04 For Admin Expenses and HAP (if needed)

<u>HAP</u>	<u>Mar-21</u>	<u>Current YTD</u>
Operating Income	\$78,271.00	\$882,326.00
Operating Expenses	\$80,036.72	\$924,137.88
Net Revenue Income/(Loss)	(\$1,765.72)	(\$41,811.88)

Discussion:

The Voucher Program (HCV) received \$78,271 from HUD for HAP expenses which the program overspent by \$1,765.72 for the month.

Deficit covered by the NRP and if needed HUD Held Reserves.

Net Restricted Position (NRP)

\$4,123.55 2/28/2021 Balance

\$0.00 Transfer from UNP or Adjustment

Monthly VMS Net Revenue - Income/(Loss)

(\$2,463.43)

NRP Ending Balance for HAP Per VMS

\$1,660.12 For HAP Expenses (Only)

Tenant Online Payments

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 9,764.55	\$ 45,432.61
AHP - Brentwood & Prairieland	\$ 9,521.45	\$ 79,487.45
Housing Choice Voucher	\$ -	\$ 1,066.00
Total PHA	\$ 19,286.00	\$ 125,986.06

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 79.70	\$ 18,663.79
AHP - Brentwood & Prairieland	\$ -	\$ 7,603.20
Housing Choice Voucher	\$ -	\$ 1,922.00
Total PHA	\$ 79.70	\$ 28,188.99

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	180.00	180.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-39,608.79	-43,345.00	3,736.21	-520,140.00	-510,832.46	-520,140.00	-1.79
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-3810.000 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	-19,833.00	0.00	
Total Management Fees	-39,608.79	-43,345.00	3,736.21	-520,140.00	-530,665.46	-520,140.00	2.02
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,662.50	-5,672.00	9.50	-68,064.00	-68,532.00	-68,064.00	0.69
Total Book Keeping Fees	-5,662.50	-5,672.00	9.50	-68,064.00	-68,532.00	-68,064.00	0.69
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-49,511.29	-53,257.00	3,745.71	-639,084.00	-650,077.46	-639,084.00	1.72
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-33.64	-909.63	875.99	-10,916.00	-971.74	-10,916.00	-91.10
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-33.64	-909.63	875.99	-10,916.00	-971.74	-10,916.00	-91.10
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from Amps	0.00	0.00	0.00	0.00	-682.12	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6120.000 Sale of Item (Gain)/Loss	-750.00	0.00	-750.00	0.00	-750.00	0.00	
Total Other Revenue	-750.00	0.00	-750.00	0.00	-1,432.12	0.00	
TOTAL OTHER REVENUE	-783.64	-909.63	125.99	-10,916.00	-2,403.86	-10,916.00	-77.98
TOTAL REVENUE	-50,294.93	-54,166.63	3,871.70	-650,000.00	-652,481.32	-650,000.00	0.38
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	31,897.00	30,437.50	1,459.50	365,250.00	412,400.88	365,250.00	12.91
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	14,664.09	0.00	
Total Administrative Salaries	31,897.00	30,437.50	1,459.50	365,250.00	427,064.97	365,250.00	16.92
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	9,565.94	10,250.00	-684.06	123,000.00	132,501.27	123,000.00	7.72
10-1-000-000-4110.550 Benefit - Life Ins.	410.86	0.00	410.86	0.00	4,907.86	0.00	
10-1-020-000-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	431.46	0.00	
Total Administrative Benefits	9,976.80	10,250.00	-273.20	123,000.00	137,840.59	123,000.00	12.07

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	229.13	-229.13	2,750.00	2,350.00	2,750.00	-14.55
Total Fee Expenses	0.00	229.13	-229.13	2,750.00	2,350.00	2,750.00	-14.55
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	-102.92	62.50	-165.42	750.00	82.96	750.00	-88.94
Total Advertising & Marketing	-102.92	62.50	-165.42	750.00	82.96	750.00	-88.94
Office Expense							
10-1-000-000-4140.000 Training - Staff	1,435.00	1,666.63	-231.63	20,000.00	4,082.00	20,000.00	-79.59
10-1-000-000-4180.000 Telephone	1,119.72	416.63	703.09	5,000.00	6,563.64	5,000.00	31.27
10-1-000-000-4190.000 Other Sundry	0.00	137.50	-137.50	1,650.00	1,280.72	1,650.00	-22.38
10-1-000-000-4190.100 Postage	-536.45	125.00	-661.45	1,500.00	888.69	1,500.00	-40.75
10-1-000-000-4190.200 Office Supplies	271.43	125.00	146.43	1,500.00	1,055.28	1,500.00	-29.65
10-1-000-000-4190.300 Paper Supplies	95.39	83.37	12.02	1,000.00	998.83	1,000.00	-0.12
10-1-000-000-4190.400 Printing/printers	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	120.84	166.63	-45.79	2,000.00	561.69	2,000.00	-71.92
10-1-000-000-4190.500 Printer/Copier Supp-Cont	371.96	208.37	163.59	2,500.00	2,231.76	2,500.00	-10.73
10-1-000-000-4190.550 Computers	-13,254.62	583.37	-13,837.99	7,000.00	9,631.88	7,000.00	37.60
10-1-000-000-4190.600 Publications	-225.95	41.63	-267.58	500.00	225.95	500.00	-54.81
10-1-000-000-4190.700 Member Dues/Fees	12,964.42	833.37	12,131.05	10,000.00	15,788.42	10,000.00	57.88
10-1-000-000-4190.800 Internet Services	-156.85	250.00	-406.85	3,000.00	1,931.48	3,000.00	-35.62
10-1-000-000-4190.850 IT Support	0.00	416.63	-416.63	5,000.00	6,692.35	5,000.00	33.85
10-1-020-000-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	179.39	0.00	
10-1-020-000-4190.550 Computers - Cares Act	0.00	0.00	0.00	0.00	9,186.50	0.00	
Total Office Expense	2,204.89	5,070.76	-2,865.87	60,850.00	61,298.58	60,850.00	0.74
Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	833.37	766.63	10,000.00	9,600.00	10,000.00	-4.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	1,600.00	833.37	766.63	10,000.00	9,600.00	10,000.00	-4.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.37	-333.37	4,000.00	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.63	-416.63	5,000.00	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
Total Travel Expense	0.00	758.37	-758.37	9,100.00	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.37	-833.37	10,000.00	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	1,217.00	1,250.00	-33.00	15,000.00	14,854.09	15,000.00	-0.97
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verification	0.00	20.87	-20.87	250.00	43.34	250.00	-82.66
Total Other Expense	1,217.00	2,129.24	-912.24	25,550.00	12,797.43	25,550.00	-49.91
TOTAL OPERATING EXPENSE - Admin	46,792.77	49,770.87	-2,978.10	597,250.00	652,285.16	597,250.00	9.21
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	39.32	25.00	14.32	300.00	238.42	300.00	-20.53
10-1-000-000-4315.000 Sewer	16.97	12.50	4.47	150.00	104.82	150.00	-30.12
10-1-000-000-4320.000 Electric	614.13	229.13	385.00	2,750.00	2,582.86	2,750.00	-6.08
10-1-000-000-4330.000 Gas	647.22	200.00	447.22	2,400.00	1,889.41	2,400.00	-21.27
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	1,317.64	466.63	851.01	5,600.00	4,815.51	5,600.00	-14.01

Date:
Time:
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**Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2021**

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
TOTAL UTILITIES EXPENSE	1,317.64	466.63	851.01	5,600.00	4,815.51	5,600.00	-14.01
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint Labor-Other Amp	133.92	0.00	133.92	0.00	644.88	0.00	
Total Maintenance - Labor & OT	133.92	0.00	133.92	0.00	644.88	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Maint Emp Benefit	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.87	-20.87	250.00	1.70	250.00	-99.32
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	96.57	25.00	71.57	300.00	211.08	300.00	-29.64
10-1-000-000-4420.110 Routine Maint. Supplies	19.35	25.00	-5.65	300.00	56.84	300.00	-81.05
10-1-000-000-4420.120 Other Misc Supply	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	23.22	25.00	-1.78	300.00	211.16	300.00	-29.61
10-1-020-000-4420.000 Maint Supply-Cares Act	60.00	0.00	60.00	0.00	60.00	0.00	
Total Maintenance - Materials/Supplies	199.14	166.85	32.29	2,000.00	540.78	2,000.00	-72.96
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	45.00	29.13	15.87	350.00	181.50	350.00	-48.14
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	87.74	33.37	54.37	400.00	350.96	400.00	-12.26
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.87	-20.87	250.00	329.50	250.00	31.80
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	-28,185.00	20.87	-28,205.87	250.00	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	150.00	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-4430.000 Maint Contract-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	-28,052.26	291.85	-28,344.11	3,500.00	861.96	3,500.00	-75.37
TOTAL MAINTENANCE EXPENSES	-27,719.20	483.70	-28,202.90	5,800.00	2,047.62	5,800.00	-64.70
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	-3,665.00	0.00	-3,665.00	0.00	-3,440.00	0.00	
10-1-020-000-4480.000 Protective Serv-Cares Act	0.00	0.00	0.00	0.00	4,559.06	0.00	
Total Protective Services - Contract	-3,665.00	0.00	-3,665.00	0.00	1,119.06	0.00	
TOTAL PROTECTIVE SERVICES EXPENSEE	-3,665.00	0.00	-3,665.00	0.00	1,119.06	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4510.010 Property Insurance	89.55	85.38	4.17	1,025.00	1,014.98	1,025.00	-0.98
10-1-000-000-4510.015 Equipment Insurance	11.49	10.87	0.62	130.00	128.07	130.00	-1.48
10-1-000-000-4510.020 Liability Insurance	36.10	37.50	-1.40	450.00	430.72	450.00	-4.28
10-1-000-000-4510.025 PE & PO Insurance	308.70	283.37	25.33	3,400.00	3,432.64	3,400.00	0.96
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,093.75	12.77	13,125.00	13,040.32	13,125.00	-0.65
10-1-000-000-4510.035 Auto Insurance	41.93	43.37	-1.44	520.00	503.13	520.00	-3.24
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,594.29	1,554.24	40.05	18,650.00	18,549.86	18,650.00	-0.54
TOTAL INSURANCE PREMIUMS EXPENSE	1,594.29	1,554.24	40.05	18,650.00	18,549.86	18,650.00	-0.54
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	7,802.67	0.00	7,802.67	0.00	7,802.67	0.00	
Total General Expenses	7,802.67	0.00	7,802.67	0.00	7,802.67	0.00	
TOTAL OTHER GENERAL EXPENSES	7,802.67	0.00	7,802.67	0.00	7,802.67	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	26,123.17	52,275.44	-26,152.27	627,300.00	686,619.88	627,300.00	9.46
NET REVENUE/EXPENSE (GAIN/-LOSS)	-24,171.76	-1,891.19	-22,280.57	-22,700.00	34,138.56	-22,700.00	-250.39

MISCELLANEOUS EXPENSE
ExtraordinaryExpense

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Expense							
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	8,630.75	50.00	8,580.75	600.00	9,125.75	600.00	1,420.96
Total Depreciation Expense	8,630.75	50.00	8,580.75	600.00	9,125.75	600.00	1,420.96
TOTAL MISCELLANEOUS EXPENSES	8,630.75	50.00	8,580.75	600.00	9,125.75	600.00	1,420.96
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-15,541.01	-1,841.19	-13,699.82	-22,100.00	43,264.31	-22,100.00	-295.77

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	2,124.00	2,124.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-34,727.00	-32,916.63	-1,810.37	-395,000.00	-383,579.00	-395,000.00	-2.89
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-34,727.00	-32,916.63	-1,810.37	-395,000.00	-383,579.00	-395,000.00	-2.89
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	-300.00	-150.00	-150.00	-1,800.00	-1,350.00	-1,800.00	-25.00
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	-919.13	0.00	
10-1-000-001-3690.100 Late Fees	0.00	-250.00	250.00	-3,000.00	25.00	-3,000.00	-100.83
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.13	4.13	-50.00	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-4,830.75	-916.63	-3,914.12	-11,000.00	-17,758.75	-11,000.00	61.44
10-1-000-001-3690.160 Vending Machine Inc	-95.49	-133.37	37.88	-1,600.00	-1,327.89	-1,600.00	-17.01
10-1-000-001-3690.180 Labor	-100.00	-416.63	316.63	-5,000.00	-3,242.75	-5,000.00	-35.15
10-1-000-001-3690.200 Materials	0.00	-83.37	83.37	-1,000.00	-210.50	-1,000.00	-78.95
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-5,326.24	-1,954.13	-3,372.11	-23,450.00	-24,784.02	-23,450.00	5.69
TOTAL TENANT REVENUE	-40,053.24	-34,870.76	-5,182.48	-418,450.00	-408,363.02	-418,450.00	-2.41
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-39,456.00	-29,961.38	-9,494.62	-359,537.00	-425,542.00	-359,537.00	18.36
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	-61,626.00	0.00	
Total HUD PH Operating Subsidy	-39,456.00	-29,961.38	-9,494.62	-359,537.00	-487,168.00	-359,537.00	35.50
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-25.06	-416.63	391.57	-5,000.00	-670.72	-5,000.00	-86.59
Total Other Grants & Investment Income	-25.06	-416.63	391.57	-5,000.00	-670.72	-5,000.00	-86.59
Other Revenue							
10-1-000-001-3850.005 Income from Amps	-1,431.33	-541.63	-889.70	-6,500.00	-6,233.50	-6,500.00	-4.10
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6120.000 Sale of Item (Gain)/Loss	-750.00	0.00	-750.00	0.00	-750.00	0.00	
Total Other Revenue	-2,181.33	-541.63	-1,639.70	-6,500.00	-6,983.50	-6,500.00	7.44
TOTAL OTHER REVENUE	-41,662.39	-30,919.64	-10,742.75	-371,037.00	-494,822.22	-371,037.00	33.36

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4150.000 Travel - Staff	0.00	83.37	-83.37	1,000.00	443.82	1,000.00	-55.62
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.37	-83.37	1,000.00	443.82	1,000.00	-55.62
Other Expense							
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-1,575.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	58.37	-58.37	700.00	0.00	700.00	-100.00
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	1,872.00	0.00	
10-1-000-001-4190.950 Background Verification	65.82	62.50	3.32	750.00	500.57	750.00	-33.26
Total Other Expense	65.82	120.87	-55.05	1,450.00	797.57	1,450.00	-45.00
TOTAL ADMINISTRATIVE EXPENSE	29,713.44	25,910.11	3,803.33	310,920.00	328,960.16	310,920.00	5.80
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benfit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	154.90	0.00	154.90	0.00	924.81	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	42.12	0.00	42.12	0.00	42.12	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	1.63	16.63	-15.00	200.00	1.63	200.00	-99.19
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	198.65	41.63	157.02	500.00	968.56	500.00	93.71
TOTAL TENANT SERVICES EXPENSE	198.65	41.63	157.02	500.00	968.56	500.00	93.71
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint - Labor	12,660.67	11,393.75	1,266.92	136,725.00	139,894.01	136,725.00	2.32
10-1-000-001-4410.100 Maint Labor - OT	185.46	266.63	-81.17	3,200.00	3,424.98	3,200.00	7.03
10-1-000-001-4410.200 Maint Labor-Other Amp	126.49	0.00	126.49	0.00	751.28	0.00	
10-1-020-001-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	4,664.00	0.00	
Total Maintenance - Labor & OT	12,972.62	11,660.38	1,312.24	139,925.00	148,734.27	139,925.00	6.30

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Maint Emp Benefit	5,013.99	4,254.13	759.86	51,050.00	51,966.32	51,050.00	1.79
10-1-000-001-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	356.81	0.00	
Total Benefit Contributions - Maint.	5,013.99	4,254.13	759.86	51,050.00	52,323.13	51,050.00	2.49
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	56.21	41.63	14.58	500.00	56.21	500.00	-88.76
10-1-000-001-4420.020 Heating&Cooling Supp	252.59	333.37	-80.78	4,000.00	6,630.01	4,000.00	65.75
10-1-000-001-4420.030 Snow Removal Supplies	-109.90	25.00	-134.90	300.00	253.74	300.00	-15.42
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	14.31	62.50	-48.19	750.00	595.80	750.00	-20.56
10-1-000-001-4420.051 Gasoline for Mowing	0.00	33.37	-33.37	400.00	215.87	400.00	-46.03
10-1-000-001-4420.070 Electrical Supplies	85.09	166.63	-81.54	2,000.00	624.10	2,000.00	-68.80
10-1-000-001-4420.080 Plumbing Supplies	1,923.35	166.63	1,756.72	2,000.00	3,068.24	2,000.00	53.41
10-1-000-001-4420.090 Extermination Supplies	89.48	125.00	-35.52	1,500.00	1,198.21	1,500.00	-20.12
10-1-000-001-4420.100 Janitorial Supplies	608.41	375.00	233.41	4,500.00	5,093.19	4,500.00	13.18
10-1-000-001-4420.110 Routine Maint. Supplies	1,306.00	1,000.00	306.00	12,000.00	11,720.11	12,000.00	-2.33
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	-917.25	29.13	-946.38	350.00	1,243.69	350.00	255.34
10-1-000-001-4420.130 Securty Supplies	0.00	291.63	-291.63	3,500.00	-54.80	3,500.00	-101.57
10-1-020-001-4420.000 Maint Supply-Cares Act	46.10	0.00	46.10	0.00	2,092.38	0.00	
Total Maintenance - Materials/Supplies	3,354.39	2,695.65	658.74	32,350.00	32,736.75	32,350.00	1.20
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	454.85	416.63	38.22	5,000.00	4,587.49	5,000.00	-8.25
10-1-000-001-4430.020 Heating & Cooling Cont	2,554.24	0.00	2,554.24	0.00	7,556.15	0.00	
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	469.82	1,166.63	-696.81	14,000.00	18,493.90	14,000.00	32.10
10-1-000-001-4430.050 Landscape & Grds Cont	56.25	66.63	-10.38	800.00	3,266.74	800.00	308.34
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	16.63	-16.63	200.00	1,477.50	200.00	638.75
10-1-000-001-4430.080 Plumbing Contracts	2,562.00	375.00	2,187.00	4,500.00	3,580.53	4,500.00	-20.43
10-1-000-001-4430.090 Extermination Contracts	4,986.34	1,000.00	3,986.34	12,000.00	21,345.36	12,000.00	77.88
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	-2,204.85	541.63	-2,746.48	6,500.00	4,321.63	6,500.00	-33.51
10-1-000-001-4430.120 Other Misc Cont Cost	50.00	125.00	-75.00	1,500.00	50.00	1,500.00	-96.67
10-1-000-001-4430.121 Laundry Equip Contract	243.50	83.37	160.13	1,000.00	243.50	1,000.00	-75.65
10-1-000-001-4430.126 Vehicle Maint Cont	-36,212.00	41.63	-36,253.63	500.00	0.00	500.00	-100.00
Total Maintenance - Contracts	-27,039.85	3,833.15	-30,873.00	46,000.00	64,922.80	46,000.00	41.14
TOTAL MAINTENANCE EXPENSES	-5,698.85	22,443.31	-28,142.16	269,325.00	298,716.95	269,325.00	10.91
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	2,263.70	1,000.00	1,263.70	12,000.00	15,688.18	12,000.00	30.73
10-1-000-001-4315.000 Sewer	3,937.28	1,166.63	2,770.65	14,000.00	26,130.96	14,000.00	86.65
10-1-000-001-4320.000 Electric	3,956.61	2,000.00	1,956.61	24,000.00	18,752.98	24,000.00	-21.86
10-1-000-001-4330.000 Gas	18,208.97	3,750.00	14,458.97	45,000.00	45,331.76	45,000.00	0.74
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	28,366.56	7,916.63	20,449.93	95,000.00	105,903.88	95,000.00	11.48
TOTAL UTILITIES EXPENSE	28,366.56	7,916.63	20,449.93	95,000.00	105,903.88	95,000.00	11.48

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	11,309.56	29,300.00	-17,990.44	351,600.00	170,809.56	351,600.00	-51.42
Total Depreciation Expense	11,309.56	29,300.00	-17,990.44	351,600.00	170,809.56	351,600.00	-51.42
TOTAL MISCELLANEOUS EXPENSES	11,309.56	29,300.00	-17,990.44	351,600.00	170,809.56	351,600.00	-51.42
TOTAL EXPENSES	-9,452.91	26,217.79	-35,670.70	314,617.00	98,036.80	314,617.00	-68.84
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,218.12	26,218.12	-314,617.00	0.00	-314,617.00	-100.00
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-26,218.12	26,218.12	-314,617.00	0.00	-314,617.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-26,218.12	26,218.12	-314,617.00	0.00	-314,617.00	-100.00
EXCESS (REVENUE)/EXPENSE	-9,452.91	-0.33	-9,452.58	0.00	98,036.80	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	190.00	0.00	2,280.00	2,352.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-10,545.75	-15,000.00	4,454.25	-180,000.00	-170,267.25	-180,000.00	-5.41
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-10,545.75	-15,000.00	4,454.25	-180,000.00	-170,267.25	-180,000.00	-5.41
Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-300.00	-50.50	-300.00	-83.17
10-1-000-002-3690.000 Other Income	-302.30	0.00	-302.30	0.00	-3,289.88	0.00	
10-1-000-002-3690.100 Late Fees	0.00	-583.37	583.37	-7,000.00	0.00	-7,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	-1,200.00	-583.37	-616.63	-7,000.00	-5,845.00	-7,000.00	-16.50
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-225.00	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-75.00	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-2,571.25	-1,166.63	-1,404.62	-14,000.00	-14,388.38	-14,000.00	2.77
10-1-000-002-3690.200 Materials	-390.60	-833.37	442.77	-10,000.00	-4,366.60	-10,000.00	-56.33
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-4,464.15	-3,216.74	-1,247.41	-38,600.00	-27,940.36	-38,600.00	-27.62
TOTAL TENANT REVENUE	-15,009.90	-18,216.74	3,206.84	-218,600.00	-198,207.61	-218,600.00	-9.33
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-71,825.00	-57,658.50	-14,166.50	-691,902.00	-872,684.00	-691,902.00	26.13
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	-127,401.00	0.00	
Total HUD PH Operating Subsidy	-71,825.00	-57,658.50	-14,166.50	-691,902.00	-1,000,085.00	-691,902.00	44.54
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-24.12	0.00	-24.12	0.00	-514.66	0.00	
Total Other Grants & Investment Income	-24.12	0.00	-24.12	0.00	-514.66	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-250.00	-125.00	-125.00	-1,500.00	-1,500.00	-1,500.00	0.00
10-1-000-002-3850.005 Income from Amps	-271.05	0.00	-271.05	0.00	-1,522.88	0.00	
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6120.000 Sale of Item (Gain)/Loss	-2,250.00	0.00	-2,250.00	0.00	-2,250.00	0.00	
Total Other Revenue	-2,771.05	-125.00	-2,646.05	-1,500.00	-5,272.88	-1,500.00	251.53
TOTAL OTHER REVENUE	-74,620.17	-57,783.50	-16,836.67	-693,402.00	-1,005,872.54	-693,402.00	45.06

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.37	-108.37	1,300.00	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	740.00	-740.00	8,880.00	0.00	8,880.00	-100.00
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-002-4410.000 Maint - Labor	18,407.49	23,916.63	-5,509.14	287,000.00	250,825.52	287,000.00	-12.60
10-1-000-002-4410.100 Maint Labor - OT	337.83	583.37	-245.54	7,000.00	3,614.59	7,000.00	-48.36
10-1-000-002-4410.200 Maint Labor-Other Amp	212.04	0.00	212.04	0.00	640.04	0.00	
10-1-000-002-4410.300 Maint Labor - Seasonal	0.00	400.00	-400.00	4,800.00	1,846.40	4,800.00	-61.53
10-1-020-002-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	6,517.50	0.00	
Total Maintenance - Labor & OT	18,957.36	24,900.00	-5,942.64	298,800.00	263,444.05	298,800.00	-11.83
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	7,608.96	10,045.87	-2,436.91	120,550.00	91,837.19	120,550.00	-23.82
10-1-000-002-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	54.13	-54.13	650.00	581.83	650.00	-10.49
10-1-020-002-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	498.58	0.00	
Total Benefit Contributions - Maint.	7,608.96	10,100.00	-2,491.04	121,200.00	92,917.60	121,200.00	-23.34
Maintenance - Materials/Supplies							
10-1-000-002-4330.010 Refuse	0.00	33.37	-33.37	400.00	193.82	400.00	-51.55
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	497.90	0.00	497.90	0.00	3,451.99	0.00	
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	83.37	-83.37	1,000.00	2,164.62	1,000.00	116.46
10-1-000-002-4420.051 Gasoline for mowing	0.00	62.50	-62.50	750.00	373.22	750.00	-50.24
10-1-000-002-4420.070 Electrical Supplies	467.18	166.63	300.55	2,000.00	5,203.25	2,000.00	160.16
10-1-000-002-4420.080 Plumbing Supplies	1,281.14	208.37	1,072.77	2,500.00	6,280.99	2,500.00	151.24
10-1-000-002-4420.090 Extermination Supplies	0.00	33.37	-33.37	400.00	590.81	400.00	47.70
10-1-000-002-4420.100 Janitorial Supplies	356.18	83.37	272.81	1,000.00	2,954.86	1,000.00	195.49
10-1-000-002-4420.110 Routine Maint. Supplies	286.30	1,083.37	-797.07	13,000.00	29,012.06	13,000.00	123.17
10-1-000-002-4420.120 Other Misc. Supplies	0.00	6.63	-6.63	80.00	2.33	80.00	-97.09
10-1-000-002-4420.125 Mileage	0.00	12.50	-12.50	150.00	0.00	150.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	430.81	283.37	147.44	3,400.00	5,228.23	3,400.00	53.77
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	1,907.75	0.00	
Total Maintenance - Materials/Supplies	3,319.51	2,056.85	1,262.66	24,680.00	57,363.93	24,680.00	132.43
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	383.00	158.37	224.63	1,900.00	1,641.01	1,900.00	-13.63
10-1-000-002-4430.020 Heating&Cooling Cont	1,037.20	20.87	1,016.33	250.00	6,143.43	250.00	2,357.37
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	458.37	-458.37	5,500.00	20.00	5,500.00	-99.64
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	1,231.47	50.00	1,181.47	600.00	1,231.47	600.00	105.25
10-1-000-002-4430.080 Plumbing Contracts	485.35	125.00	360.35	1,500.00	15,065.24	1,500.00	904.35
10-1-000-002-4430.090 Extermination Contracts	1,219.80	500.00	719.80	6,000.00	5,929.20	6,000.00	-1.18
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	-25,750.00	233.37	-25,983.37	2,800.00	-6,380.60	2,800.00	-327.88
10-1-000-002-4430.120 Other Misc Cont Cost	-8,200.00	0.00	-8,200.00	0.00	528.60	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4430.126 Vehicle Maint Cont	-84,559.63	0.00	-84,559.63	0.00	633.44	0.00	
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	-114,152.81	1,545.98	-115,698.79	18,550.00	24,811.79	18,550.00	33.76
TOTAL MAINTENANCE EXPENSES	-84,266.98	38,602.83	-122,869.81	463,230.00	438,537.37	463,230.00	-5.33
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	139.78	75.87	63.91	910.00	577.25	910.00	-36.57
10-1-000-002-4315.000 Sewer	46.95	16.63	30.32	200.00	448.50	200.00	124.25
10-1-000-002-4320.000 Electric	2,929.06	916.63	2,012.43	11,000.00	12,684.42	11,000.00	15.31
10-1-000-002-4330.000 Gas	3,653.13	666.63	2,986.50	8,000.00	9,512.61	8,000.00	18.91
Total Utilities Expense	6,768.92	1,675.76	5,093.16	20,110.00	23,222.78	20,110.00	15.48
TOTAL UTILITIES EXPENSE	6,768.92	1,675.76	5,093.16	20,110.00	23,222.78	20,110.00	15.48
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	108.37	-108.37	1,300.00	1,475.27	1,300.00	13.48
10-1-000-002-4480.100 ADT Contract	488.07	91.63	396.44	1,100.00	1,952.28	1,100.00	77.48
10-1-000-002-4480.500 Security Contract	-6,983.50	258.37	-7,241.87	3,100.00	4,567.50	3,100.00	47.34
Total Protective Services - Contract	-6,495.43	458.37	-6,953.80	5,500.00	7,995.05	5,500.00	45.36
TOTAL PROTECTIVE SERVICES EXPENSE	-6,495.43	458.37	-6,953.80	5,500.00	7,995.05	5,500.00	45.36
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	3,044.84	2,760.38	284.46	33,125.00	34,508.33	33,125.00	4.18
10-1-000-002-4510.015 Equipment Insurance	150.29	129.13	21.16	1,550.00	1,670.27	1,550.00	7.76
10-1-000-002-4510.020 Liability Ins	472.24	445.87	26.37	5,350.00	5,618.53	5,350.00	5.02
10-1-000-002-4510.025 PE & PO Insurance	329.36	395.87	-66.51	4,750.00	4,567.87	4,750.00	-3.83
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,275.00	-273.58	15,300.00	13,893.30	15,300.00	-9.19
10-1-000-002-4510.035 Auto Insurance	209.63	318.75	-109.12	3,825.00	2,515.61	3,825.00	-34.23
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,207.78	5,325.00	-117.22	63,900.00	62,773.91	63,900.00	-1.76
TOTAL INSURANCE PREMIUMS EXPENSE	5,207.78	5,325.00	-117.22	63,900.00	62,773.91	63,900.00	-1.76
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	-1,982.65	0.00	-1,982.65	0.00	-1,982.65	0.00	
Total General Expenses	-1,982.65	0.00	-1,982.65	0.00	-1,982.65	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	377.68	1,992.62	-1,614.94	23,911.00	14,685.06	23,911.00	-38.58
Total Payment In Lieu Of Taxes - PILOT	377.68	1,992.62	-1,614.94	23,911.00	14,685.06	23,911.00	-38.58
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,939.79	0.00	1,939.79	0.00	1,684.72	0.00	
Total Bad Debt Write-Offs - Tenant Rents	1,939.79	0.00	1,939.79	0.00	1,684.72	0.00	
TOTAL OTHER GENERAL EXPENSES	334.82	1,992.62	-1,657.80	23,911.00	14,387.13	23,911.00	-39.83

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
March, 2021

Page: 6
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	-48,409.14	82,056.98	-130,466.12	984,682.00	916,503.40	984,682.00	-6.92
NET (REVENUE)/EXPENSE	-138,039.21	6,056.74	-144,095.95	72,680.00	-287,576.75	72,680.00	-495.68
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	50,353.13	35,500.00	14,853.13	426,000.00	369,353.13	426,000.00	-13.30
Total Depreciation Expense	50,353.13	35,500.00	14,853.13	426,000.00	369,353.13	426,000.00	-13.30
TOTAL MISCELLANEOUS EXPENSES	50,353.13	35,500.00	14,853.13	426,000.00	369,353.13	426,000.00	-13.30
TOTAL EXPENSES	-87,686.08	41,556.74	-129,242.82	498,680.00	81,776.38	498,680.00	-83.60
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.63	40,931.63	-491,180.00	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-40,931.63	40,931.63	-491,180.00	0.00	-491,180.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-40,931.63	40,931.63	-491,180.00	0.00	-491,180.00	-100.00
EXCESS (REVENUE)/EXPENSE	-87,686.08	625.11	-88,311.19	7,500.00	81,776.38	7,500.00	990.35

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	612.00	612.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,224.00	-14,583.37	1,359.37	-175,000.00	-164,214.00	-175,000.00	-6.16
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,224.00	-14,583.37	1,359.37	-175,000.00	-164,214.00	-175,000.00	-6.16
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-4.13	4.13	-50.00	-75.00	-50.00	50.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-16.63	16.63	-200.00	524.00	-200.00	-362.00
10-1-000-006-3690.100 Late Fees	0.00	-14.62	14.62	-175.00	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.13	4.13	-50.00	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-987.80	-500.00	-487.80	-6,000.00	-5,839.60	-6,000.00	-2.67
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.87	20.87	-250.00	-55.85	-250.00	-77.66
10-1-000-006-3690.180 Labor	-76.00	-41.63	-34.37	-500.00	-616.50	-500.00	23.30
10-1-000-006-3690.200 Materials	-9.00	-8.37	-0.63	-100.00	-40.75	-100.00	-59.25
Total Tenant Revenue Other	-1,072.80	-610.38	-462.42	-7,325.00	-6,103.70	-7,325.00	-16.67
TOTAL TENANT REVENUE	-14,296.80	-15,193.75	896.95	-182,325.00	-170,317.70	-182,325.00	-6.59
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-8.31	-191.63	183.32	-2,300.00	-231.54	-2,300.00	-89.93
10-1-000-006-8020.000 Oper Sub - Curr Yr	-3,912.00	-5,012.63	1,100.63	-60,152.00	-64,995.00	-60,152.00	8.05
10-1-020-006-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	-9,315.00	0.00	
Total HUD/Other Grants & Invest Income	-3,920.31	-5,204.26	1,283.95	-62,452.00	-74,541.54	-62,452.00	19.36
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	-20.87	20.87	-250.00	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6120.000 Sale of Item (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-20.87	20.87	-250.00	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-3,920.31	-5,225.13	1,304.82	-62,702.00	-74,541.54	-62,702.00	18.88
TOTAL REVENUE	-18,217.11	-20,418.88	2,201.77	-245,027.00	-244,859.24	-245,027.00	-0.07

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	851.54	1,833.37	-981.83	22,000.00	10,738.84	22,000.00	-51.19
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin - Other Amps	974.45	0.00	974.45	0.00	3,548.17	0.00	
10-1-020-006-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	111.89	0.00	
Total Administrative Salaries & Benefits	1,825.99	1,833.37	-7.38	22,000.00	14,398.90	22,000.00	-34.55
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	350.59	708.37	-357.78	8,500.00	4,044.66	8,500.00	-52.42
10-1-000-006-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	8.56	0.00	
Total Benefit Contributions - Admin	350.59	708.37	-357.78	8,500.00	4,053.22	8,500.00	-52.32
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	4,509.34	3,728.00	781.34	44,736.00	45,482.07	44,736.00	1.67
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	4,596.00	4,492.50	4,596.00	-2.25
10-1-000-006-4120.400 Fee for Service Exp	2.00	0.00	2.00	0.00	2.00	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	420.00	0.00	
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	705.00	0.00	
10-1-020-006-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	931.00	0.00	
Total Fee Expenses	5,396.34	4,621.00	775.34	55,452.00	58,152.57	55,452.00	4.87
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-006-4140.000 Training - Staff	299.00	125.00	174.00	1,500.00	824.00	1,500.00	-45.07
10-1-000-006-4180.000 Telephone	236.02	416.63	-180.61	5,000.00	3,647.48	5,000.00	-27.05
10-1-000-006-4190.100 Postage	7.65	10.00	-2.35	120.00	75.77	120.00	-36.86
10-1-000-006-4190.200 Office Supplies	0.00	12.50	-12.50	150.00	36.78	150.00	-75.48
10-1-000-006-4190.300 Paper Supplies	0.00	14.62	-14.62	175.00	-109.59	175.00	-162.62
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	89.16	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	150.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	125.00	-125.00	1,500.00	1,354.00	1,500.00	-9.73
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	25.00	-25.00	300.00	157.92	300.00	-47.36
10-1-000-006-4190.800 Internet Services	348.37	150.00	198.37	1,800.00	1,974.94	1,800.00	9.72
10-1-000-006-4190.850 IT Support	0.00	25.00	-25.00	300.00	139.75	300.00	-53.42
Total Office Expense	891.04	916.25	-25.21	10,995.00	8,190.21	10,995.00	-25.51
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	16.63	-16.63	200.00	0.00	200.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
Total Travel Expense	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-525.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	32.91	12.50	20.41	150.00	65.01	150.00	-56.66
Total Other Expense	32.91	12.50	20.41	150.00	-459.99	150.00	-406.66
TOTAL OPERATING EXPENSE - Admin	8,496.87	8,116.49	380.38	97,397.00	84,334.91	97,397.00	-13.41
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.87	-20.87	250.00	19.39	250.00	-92.24
Total Tenant Services - Other	0.00	41.74	-41.74	500.00	19.39	500.00	-96.12
TOTAL TENANT SERVICES EXPENSE	0.00	41.74	-41.74	500.00	19.39	500.00	-96.12
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maint - Labor	2,985.92	3,083.37	-97.45	37,000.00	36,953.35	37,000.00	-0.13
10-1-000-006-4410.100 Maint Labor - OT	0.00	83.37	-83.37	1,000.00	369.39	1,000.00	-63.06
10-1-000-006-4410.200 Maint Labor-Other Amp	255.48	0.00	255.48	0.00	2,172.01	0.00	
10-1-020-006-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	1,180.50	0.00	
Total Maintenance - Labor & OT	3,241.40	3,166.74	74.66	38,000.00	40,675.25	38,000.00	7.04
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Maint Emp Benefit	699.49	750.00	-50.51	9,000.00	8,765.25	9,000.00	-2.61
10-1-000-006-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	90.31	0.00	
Total Benefit Contributions - Maint.	699.49	750.00	-50.51	9,000.00	8,855.56	9,000.00	-1.60
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	150.00	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	150.19	125.00	25.19	1,500.00	3,270.88	1,500.00	118.06
10-1-000-006-4420.030 Snow Removal Supplies	34.11	12.50	21.61	150.00	628.11	150.00	318.74
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	15.45	50.00	-34.55	600.00	707.94	600.00	17.99
10-1-000-006-4420.051 Gasoline for mowing	0.00	16.63	-16.63	200.00	44.08	200.00	-77.96
10-1-000-006-4420.070 Electrical Supplies	0.00	29.13	-29.13	350.00	138.29	350.00	-60.49
10-1-000-006-4420.080 Plumbing Supplies	21.12	70.87	-49.75	850.00	539.16	850.00	-36.57
10-1-000-006-4420.090 Extermination Supplies	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	7.49	125.00	-117.51	1,500.00	812.92	1,500.00	-45.81
10-1-000-006-4420.110 Routine Maint.Supplies	662.36	458.37	203.99	5,500.00	8,939.46	5,500.00	62.54
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.13	-4.13	50.00	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.37	-83.37	1,000.00	0.00	1,000.00	-100.00
10-1-020-006-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	696.39	0.00	
Total Maintenance - Materials/Supplies	890.72	1,012.50	-121.78	12,150.00	15,777.23	12,150.00	29.85
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.63	-46.63	2,000.00	1,530.00	2,000.00	-23.50
10-1-000-006-4430.020 Heating & Cooling Cont	13,435.75	166.63	13,269.12	2,000.00	22,019.91	2,000.00	1,001.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.030 Snow Removal Contract	366.50	29.13	337.37	350.00	366.50	350.00	4.71
10-1-000-006-4430.040 Elevator Maint Cont	0.00	500.00	-500.00	6,000.00	4,800.80	6,000.00	-19.99
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	41.63	-41.63	500.00	584.00	500.00	16.80
10-1-000-006-4430.070 Electrical Contracts	0.00	83.37	-83.37	1,000.00	637.88	1,000.00	-36.21
10-1-000-006-4430.080 Plumbing Contracts	-4,388.82	750.00	-5,138.82	9,000.00	5,113.80	9,000.00	-43.18
10-1-000-006-4430.090 Extermination Contracts	1,027.42	291.63	735.79	3,500.00	2,687.10	3,500.00	-23.23
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	153.36	291.63	-138.27	3,500.00	4,668.74	3,500.00	33.39
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	25.00	-25.00	300.00	0.00	300.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	10,714.21	2,345.65	8,368.56	28,150.00	42,408.73	28,150.00	50.65
TOTAL MAINTENANCE EXPENSES	15,545.82	7,274.89	8,270.93	87,300.00	107,716.77	87,300.00	23.39
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	775.43	312.50	462.93	3,750.00	3,593.76	3,750.00	-4.17
10-1-000-006-4315.000 Sewer	627.27	250.00	377.27	3,000.00	2,907.49	3,000.00	-3.08
10-1-000-006-4320.000 Electric	1,953.27	1,000.00	953.27	12,000.00	10,810.10	12,000.00	-9.92
10-1-000-006-4330.000 Gas	4,011.92	750.00	3,261.92	9,000.00	9,002.42	9,000.00	0.03
Total Utilities Expense	7,367.89	2,312.50	5,055.39	27,750.00	26,313.77	27,750.00	-5.18
TOTAL UTILITIES EXPENSE	7,367.89	2,312.50	5,055.39	27,750.00	26,313.77	27,750.00	-5.18
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	208.37	-208.37	2,500.00	2,426.23	2,500.00	-2.95
10-1-000-006-4480.500 Security Contract	0.00	333.37	-333.37	4,000.00	2,065.00	4,000.00	-48.38
Total Protective Services - Contract	0.00	541.74	-541.74	6,500.00	4,491.23	6,500.00	-30.90
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	541.74	-541.74	6,500.00	4,491.23	6,500.00	-30.90
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	985.10	925.00	60.10	11,100.00	11,164.42	11,100.00	0.58
10-1-000-006-4510.015 Equipment Insurance	39.37	37.50	1.87	450.00	434.34	450.00	-3.48
10-1-000-006-4510.020 Liability Insurance	123.72	125.00	-1.28	1,500.00	1,460.69	1,500.00	-2.62
10-1-000-006-4510.025 PE & PO Insurance	61.72	83.37	-21.65	1,000.00	901.70	1,000.00	-9.83
10-1-000-006-4510.030 Work Comp	167.62	145.87	21.75	1,750.00	1,789.37	1,750.00	2.25
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,377.53	1,316.74	60.79	15,800.00	15,750.52	15,800.00	-0.31
TOTAL INSURANCE PREMIUMS EXPENSE	1,377.53	1,316.74	60.79	15,800.00	15,750.52	15,800.00	-0.31
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	2,225.51	0.00	2,225.51	0.00	2,225.51	0.00	
Total General Expenses	2,225.51	0.00	2,225.51	0.00	2,225.51	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	585.61	1,750.63	-1,165.02	21,008.00	13,790.02	21,008.00	-34.36
Total Payment In Lieu Of Taxes - PILOT	585.61	1,750.63	-1,165.02	21,008.00	13,790.02	21,008.00	-34.36
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	462.60	0.00	462.60	0.00	5,405.00	0.00	
Total Bad Debt Write-Offs - Tenant Rents	462.60	0.00	462.60	0.00	5,405.00	0.00	
TOTAL OTHER GENERAL EXPENSES	3,273.72	1,750.63	1,523.09	21,008.00	21,420.53	21,008.00	1.96
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	36,061.83	21,354.73	14,707.10	256,255.00	260,047.12	256,255.00	1.48
NET (REVENUE)/EXPENSE	17,844.72	935.85	16,908.87	11,228.00	15,187.88	11,228.00	35.27
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,382.09	14,083.37	-2,701.28	169,000.00	132,382.09	169,000.00	-21.67
Total Depreciation Expense	11,382.09	14,083.37	-2,701.28	169,000.00	132,382.09	169,000.00	-21.67
TOTAL MISCELLANEOUS EXPENSES	11,382.09	14,083.37	-2,701.28	169,000.00	132,382.09	169,000.00	-21.67
TOTAL EXPENSES	29,226.81	15,019.22	14,207.59	180,228.00	147,569.97	180,228.00	-18.12
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	29,226.81	15,019.22	14,207.59	180,228.00	147,569.97	180,228.00	-18.12

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
Total Travel Expense	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
Other Expense							
30-1-000-000-4140.000 Training - Staff	837.00	250.00	587.00	3,000.00	1,683.00	3,000.00	-43.90
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	8.37	-8.37	100.00	0.00	100.00	-100.00
30-1-000-000-4190.000 Other Sundry	118.50	141.63	-23.13	1,700.00	2,464.42	1,700.00	44.97
30-1-000-000-4190.200 Inspections	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
30-1-000-000-4190.950 Background Verification	76.79	66.63	10.16	800.00	658.29	800.00	-17.71
Total Other Expense	1,032.29	508.26	524.03	6,100.00	4,805.71	6,100.00	-21.22
TOTAL ADMIN EXPENSE	12,885.56	12,298.76	586.80	147,586.00	148,123.11	147,586.00	0.36
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	61.72	83.37	-21.65	1,000.00	901.70	1,000.00	-9.83
30-1-000-000-4510.030 Work Comp Insurance	209.14	256.25	-47.11	3,075.00	2,897.22	3,075.00	-5.78
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	525.00	503.13	525.00	-4.17
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Premium Expenses	312.79	383.37	-70.58	4,600.00	4,302.05	4,600.00	-6.48
TOTAL INSURANCE EXPENSE	312.79	383.37	-70.58	4,600.00	4,302.05	4,600.00	-6.48
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	1,845.07	0.00	1,845.07	0.00	1,845.07	0.00	
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4430.126 Vehicle Maint Cont	-27,071.00	0.00	-27,071.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-5.00	41.63	-46.63	500.00	268.13	500.00	-46.37
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	303.21	400.00	-96.79	4,800.00	3,766.87	4,800.00	-21.52
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	-24,927.72	441.63	-25,369.35	5,300.00	5,880.07	5,300.00	10.94
TOTAL GENERAL EXPENSE	-24,927.72	441.63	-25,369.35	5,300.00	5,880.07	5,300.00	10.94
Miscellaneous Exp							
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	5,564.20	0.00	5,564.20	0.00	5,564.20	0.00	
Total Depreciation Expense	5,564.20	0.00	5,564.20	0.00	5,564.20	0.00	
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISC EXPENSE	5,564.20	0.00	5,564.20	0.00	5,564.20	0.00	
TOTAL ADMIN EXPENSES	-6,165.17	13,123.76	-19,288.93	157,486.00	163,869.43	157,486.00	4.05

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN (Profit)/Loss w/ Depreciation	-20,801.78	3,693.51	-24,495.29	44,323.00	-7,354.67	44,323.00	-116.59
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-416.63	416.63	-5,000.00	-1,768.00	-5,000.00	-64.64
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 Ann Contr-Cur Yr	-78,271.00	-77,052.12	-1,218.88	-924,625.00	-880,558.00	-924,625.00	-4.77
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,271.00	-77,468.75	-802.25	-929,625.00	-882,326.00	-929,625.00	-5.09
TOTAL HAP INCOME	-78,271.00	-77,468.75	-802.25	-929,625.00	-882,326.00	-929,625.00	-5.09
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	67,912.00	61,544.00	6,368.00	738,528.00	755,044.00	738,528.00	2.24
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	1,852.00	2,333.37	-481.37	28,000.00	31,320.00	28,000.00	11.86
30-1-000-000-4715.050 HAP-Homeownership	0.00	175.00	-175.00	2,100.00	2,121.00	2,100.00	1.00
30-1-000-000-4715.070 HAP-Portable	10,278.00	14,583.37	-4,305.37	175,000.00	135,382.45	175,000.00	-22.64
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	80,042.00	78,635.74	1,406.26	943,628.00	923,867.45	943,628.00	-2.09
TOTAL HAP EXPENSE	80,042.00	78,635.74	1,406.26	943,628.00	923,867.45	943,628.00	-2.09
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-5.28	41.63	-46.91	500.00	270.43	500.00	-45.91
Total General HAP Expenses	-5.28	41.63	-46.91	500.00	270.43	500.00	-45.91
TOTAL GENERAL HAP EXPENSES	-5.28	41.63	-46.91	500.00	270.43	500.00	-45.91
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	80,036.72	78,677.37	1,359.35	944,128.00	924,137.88	944,128.00	-2.12
Remaining HAP to/from Reserve	1,765.72	1,208.62	557.10	14,503.00	41,811.88	14,503.00	188.30

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
March, 2021

Page: 1
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	864.00	864.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,552.00	-28,060.00	2,508.00	-336,720.00	-325,457.00	-336,720.00	-3.34
60-1-000-000-5125.000 PHA Rent	-5,782.00	-4,300.00	-1,482.00	-51,600.00	-56,173.00	-51,600.00	8.86
60-1-000-000-5320.000 Rent Adjustments	-356.00	0.00	-356.00	0.00	3,332.00	0.00	
Total Tenant Rent Revenue	-31,690.00	-32,360.00	670.00	-388,320.00	-378,298.00	-388,320.00	-2.58
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	6,795.00	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	6,795.00	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-31,690.00	-31,793.75	103.75	-381,525.00	-378,298.00	-381,525.00	-0.85
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-9.33	-366.63	357.30	-4,400.00	-287.92	-4,400.00	-93.46
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-9.33	-366.63	357.30	-4,400.00	-287.92	-4,400.00	-93.46
TOTAL INVESTMENT INCOME	-9.33	-366.63	357.30	-4,400.00	-287.92	-4,400.00	-93.46
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.13	4.13	-50.00	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.13	29.13	-350.00	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-1,110.50	-733.37	-377.13	-8,800.00	-8,617.25	-8,800.00	-2.08
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.63	1.63	-20.00	-20.00	-20.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-774.00	-416.63	-357.37	-5,000.00	-5,450.06	-5,000.00	9.00
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	0.00	-183.37	183.37	-2,200.00	-251.00	-2,200.00	-88.59
60-1-000-000-5926.000 Violation Charges	0.00	-37.88	37.88	-455.00	-1,187.00	-455.00	160.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,884.50	-1,406.14	-478.36	-16,875.00	-15,525.31	-16,875.00	-8.00
TOTAL OTHER REVENUE	-1,884.50	-1,406.14	-478.36	-16,875.00	-15,525.31	-16,875.00	-8.00
TOTAL REVENUE	-33,583.83	-33,566.52	-17.31	-402,800.00	-394,111.23	-402,800.00	-2.16
EXPENSES							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-000-6310.000 Administrative Salaries	1,245.74	0.00	1,245.74	0.00	4,861.13	0.00	
60-1-000-000-6310.500 Emp Benefit - Admin	481.48	0.00	481.48	0.00	780.70	0.00	
60-1-000-000-6330.000 Manager Salaries	2,532.77	2,583.37	-50.60	31,000.00	32,907.83	31,000.00	6.15
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	682.12	0.00	
60-1-000-000-6330.500 Manager's Benefits	860.94	883.37	-22.43	10,600.00	10,617.15	10,600.00	0.16
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,120.93	3,466.74	1,654.19	41,600.00	49,848.93	41,600.00	19.83
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	10.82	33.37	-22.55	400.00	215.40	400.00	-46.15
60-1-000-000-6250.000 Misc Renting Expense	816.00	108.37	707.63	1,300.00	1,853.00	1,300.00	42.54
60-1-000-000-6311.000 Office Expense-Brent	-989.01	150.00	-1,139.01	1,800.00	2,817.46	1,800.00	56.53
60-1-000-000-6311.050 Office Rental Expense	225.00	225.00	0.00	2,700.00	2,700.00	2,700.00	0.00
60-1-000-000-6311.100 Phone/Internet Service	131.17	108.37	22.80	1,300.00	1,517.99	1,300.00	16.77
60-1-000-000-6311.150 IT Support	44.75	33.37	11.38	400.00	534.85	400.00	33.71
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	75.00	-75.00	900.00	881.25	900.00	-2.08
60-1-000-000-6360.000 Training - Staff	299.00	87.50	211.50	1,050.00	299.00	1,050.00	-71.52
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	193.79	129.13	64.66	1,550.00	905.99	1,550.00	-41.55
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6370.000 Bad Debt	41.90	83.37	-41.47	1,000.00	1,952.04	1,000.00	95.20
60-1-000-000-6380.000 Consulting Services	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6399.000 Other Administrative	20.00	75.00	-55.00	900.00	77.28	900.00	-91.41
Total Admin Sundry	793.42	1,150.11	-356.69	13,800.00	13,754.26	13,800.00	-0.33
Fee Expense							
60-1-000-000-6320.000 Management Fees	-412.15	5,263.00	-5,675.15	63,156.00	53,822.18	63,156.00	-14.78
60-1-000-000-6351.000 Bookkeeping Fees	510.00	648.00	-138.00	7,776.00	7,242.00	7,776.00	-6.87
60-1-000-000-6390.000 Fee for Service Exp	24.00	0.00	24.00	0.00	92.00	0.00	
Total Fee Expense	121.85	5,911.00	-5,789.15	70,932.00	61,156.18	70,932.00	-13.78
TOTAL OPERATING EXPENSES	6,036.20	10,527.85	-4,491.65	126,332.00	124,759.37	126,332.00	-1.24
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	136.17	458.37	-322.20	5,500.00	6,117.11	5,500.00	11.22
60-1-000-000-6451.000 Utilities - Water	1,304.40	850.00	454.40	10,200.00	9,663.90	10,200.00	-5.26
60-1-000-000-6452.000 Utilities - Gas	549.25	125.00	424.25	1,500.00	1,932.08	1,500.00	28.81
60-1-000-000-6453.000 Utilities - Sewer	1,820.67	808.37	1,012.30	9,700.00	13,123.16	9,700.00	35.29
Total Utilities	3,810.49	2,241.74	1,568.75	26,900.00	30,836.25	26,900.00	14.63
TOTAL UTILITIES	3,810.49	2,241.74	1,568.75	26,900.00	30,836.25	26,900.00	14.63
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	4,141.84	4,416.63	-274.79	53,000.00	52,873.69	53,000.00	-0.24
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.100 OT Maintenance	0.00	20.87	-20.87	250.00	176.97	250.00	-29.21
60-1-000-000-6510.200 Maint from Amps	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6510.500 Maint. Employee Ben.	2,160.21	2,166.63	-6.42	26,000.00	24,629.73	26,000.00	-5.27
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	6,302.05	6,625.00	-322.95	79,500.00	77,680.39	79,500.00	-2.29
Maintenance Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heating/Cooling Supplies	74.65	91.63	-16.98	1,100.00	530.85	1,100.00	-51.74
60-1-000-000-6515.030 Snow Removal Supplies	139.15	41.63	97.52	500.00	346.19	500.00	-30.76
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	258.37	-258.37	3,100.00	337.27	3,100.00	-89.12
60-1-000-000-6515.070 Electrical Supplies	236.48	472.88	-236.40	5,675.00	4,184.73	5,675.00	-26.26
60-1-000-000-6515.080 Plumbing Supplies	1,302.08	400.00	902.08	4,800.00	2,897.05	4,800.00	-39.64
60-1-000-000-6515.100 Janitorial Supplies	56.70	108.37	-51.67	1,300.00	1,766.50	1,300.00	35.88
60-1-000-000-6515.110 Routine Maint. Supplies	2,894.93	1,509.13	1,385.80	18,110.00	7,650.63	18,110.00	-57.75
60-1-000-000-6515.114 Painting Supplies - BW	382.94	200.00	182.94	2,400.00	1,371.53	2,400.00	-42.85
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	1,500.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	999.00	85.00	914.00	1,020.00	999.00	1,020.00	-2.06
60-1-000-000-6515.120 Misc. Other Supplies	183.89	41.63	142.26	500.00	285.76	500.00	-42.85
Total Maintenance Supplies	6,269.82	3,333.64	2,936.18	40,005.00	21,866.51	40,005.00	-45.34
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	1,029.35	1,008.37	20.98	12,100.00	11,642.44	12,100.00	-3.78
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	590.00	165.00	425.00	1,980.00	590.00	1,980.00	-70.20
60-1-000-000-6520.050 Landscape&Grds Cont	500.00	416.63	83.37	5,000.00	500.00	5,000.00	-90.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.63	-66.63	800.00	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	688.10	162.50	525.60	1,950.00	830.60	1,950.00	-57.41
60-1-000-000-6520.090 Extermination Contract	462.24	212.50	249.74	2,550.00	2,288.96	2,550.00	-10.24
60-1-000-000-6520.100 Janitorial Contract	0.00	108.37	-108.37	1,300.00	1,054.44	1,300.00	-18.89
60-1-000-000-6520.110 Routine Maint. Contract	28.00	100.00	-72.00	1,200.00	1,284.74	1,200.00	7.06
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	3,360.00	558.37	2,801.63	6,700.00	3,360.00	6,700.00	-49.85
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.63	-2,866.63	34,400.00	0.00	34,400.00	-100.00
Total Maintenance Contracts	6,657.69	5,706.63	951.06	68,480.00	21,551.18	68,480.00	-68.53
TOTAL MAINTENANCE	19,229.56	15,665.27	3,564.29	187,985.00	121,098.08	187,985.00	-35.58
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,393.98	1,477.62	-83.64	17,731.00	17,373.09	17,731.00	-2.02
60-1-000-000-6720.000 Property Insurance	895.54	841.63	53.91	10,100.00	10,149.53	10,100.00	0.49
60-1-000-000-6720.500 Equipment Insurance	55.24	52.12	3.12	625.00	615.54	625.00	-1.51
60-1-000-000-6721.000 Liability Insurance	173.57	175.00	-1.43	2,100.00	2,070.64	2,100.00	-1.40
60-1-000-000-6721.500 PE & PO Insurance	102.90	83.37	19.53	1,000.00	1,025.30	1,000.00	2.53
60-1-000-000-6722.000 Work Comp Insurance	263.81	254.13	9.68	3,050.00	3,034.41	3,050.00	-0.51
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	-3,837.15	0.00	-3,837.15	0.00	-3,837.15	0.00	
Total Taxes & Insurance Expense	-952.11	2,883.87	-3,835.98	34,606.00	30,431.36	34,606.00	-12.06
TOTAL TAXES & INSURANCE EXPENSE	-952.11	2,883.87	-3,835.98	34,606.00	30,431.36	34,606.00	-12.06

Date:
Time:
11

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,672.66	1,878.13	-205.47	22,538.00	22,536.47	22,538.00	-0.01
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,672.66	1,878.13	-205.47	22,538.00	22,536.47	22,538.00	-0.01
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	1,672.66	1,878.13	-205.47	22,538.00	22,536.47	22,538.00	-0.01
TOTAL EXPENSES BEFORE DEPRECIATION	29,796.80	33,196.86	-3,400.06	398,361.00	329,661.53	398,361.00	-17.25
NET REVENUE/EXPENSES (PROFIT)/LOSS	-3,787.03	-369.66	-3,417.37	-4,439.00	-64,449.70	-4,439.00	1,351.90
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense BW	12,132.37	7,500.00	4,632.37	90,000.00	100,132.37	90,000.00	11.26
Total Depreciation Expense	12,132.37	7,500.00	4,632.37	90,000.00	100,132.37	90,000.00	11.26
TOTAL DEPRECIATION EXPENSE	12,132.37	7,500.00	4,632.37	90,000.00	100,132.37	90,000.00	11.26
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	8,345.34	7,130.34	1,215.00	85,561.00	35,682.67	85,561.00	-58.30
 TOTAL BOND PAYMENT	 2,214.84	 0.00	 2,214.84	 0.00	 24,113.59	 0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	780.00	780.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,602.00	-22,811.00	209.00	-273,732.00	-268,151.00	-273,732.00	-2.04
60-1-000-001-5125.000 PHA Rent	-2,102.00	-1,816.63	-285.37	-21,800.00	-21,193.00	-21,800.00	-2.78
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,089.00	-3,083.37	-5.63	-37,000.00	-39,589.00	-37,000.00	7.00
60-1-000-001-5320.000 Rent Adjustments	257.00	0.00	257.00	0.00	377.00	0.00	
Total Tenant Rent Revenue	-27,536.00	-27,711.00	175.00	-332,532.00	-328,556.00	-332,532.00	-1.20
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-692.00	-625.00	-67.00	-7,500.00	-8,107.00	-7,500.00	8.09
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-692.00	-625.00	-67.00	-7,500.00	-8,107.00	-7,500.00	8.09
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.37	-497.37	5,968.00	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.37	-497.37	5,968.00	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-28,228.00	-27,838.63	-389.37	-334,064.00	-336,663.00	-334,064.00	0.78
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-10.62	0.00	-10.62	0.00	-29.41	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-24.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-12.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-10.62	-3.00	-7.62	-36.00	-29.41	-36.00	-18.31
TOTAL INVESTMENT INCOME	-10.62	-3.00	-7.62	-36.00	-29.41	-36.00	-18.31
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-2,700.00	-2,700.00	-2,700.00	0.00
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-150.00	100.00	-150.00	-166.67
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-1.63	1.63	-20.00	-40.00	-20.00	100.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-602.00	-350.00	-252.00	-4,200.00	-3,194.00	-4,200.00	-23.95
60-1-000-001-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5925.000 Late Charges	0.00	-200.00	200.00	-2,400.00	-229.00	-2,400.00	-90.46
60-1-000-001-5926.000 Violation Charges	0.00	-35.38	35.38	-425.00	-755.00	-425.00	77.65
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-827.00	-824.51	-2.49	-9,895.00	-6,818.00	-9,895.00	-31.10
TOTAL OTHER REVENUE	-827.00	-824.51	-2.49	-9,895.00	-6,818.00	-9,895.00	-31.10
TOTAL REVENUE	-29,065.62	-28,666.14	-399.48	-343,995.00	-343,510.41	-343,995.00	-0.14

EXPENSES

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-001-6310.000 Administrative Salaries	1,245.71	0.00	1,245.71	0.00	4,861.07	0.00	
60-1-000-001-6310.500 Emp Benefit - Admin	481.40	0.00	481.40	0.00	780.53	0.00	
60-1-000-001-6330.000 Manager's Salaries	2,532.73	2,583.37	-50.64	31,000.00	32,907.67	31,000.00	6.15
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	860.84	883.37	-22.53	10,600.00	10,616.62	10,600.00	0.16
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,120.68	3,466.74	1,653.94	41,600.00	49,165.89	41,600.00	18.19
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	10.80	33.37	-22.57	400.00	215.37	400.00	-46.16
60-1-000-001-6250.000 Misc. Rent Expense	255.00	100.00	155.00	1,200.00	1,122.00	1,200.00	-6.50
60-1-000-001-6311.000 Office Expense-Prairie	-946.23	150.00	-1,096.23	1,800.00	1,431.89	1,800.00	-20.45
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	130.94	108.37	22.57	1,300.00	1,489.98	1,300.00	14.61
60-1-000-001-6311.150 IT Support	44.75	33.37	11.38	400.00	534.82	400.00	33.71
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	900.00	881.25	900.00	-2.08
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	299.00	87.50	211.50	1,050.00	299.00	1,050.00	-71.52
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	193.76	129.13	64.63	1,550.00	905.86	1,550.00	-41.56
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	-436.45	208.37	-644.82	2,500.00	3,706.06	2,500.00	48.24
60-1-000-001-6380.000 Consulting Services	0.00	41.63	-41.63	500.00	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	20.00	100.00	-80.00	1,200.00	60.00	1,200.00	-95.00
Total Admin Sundry	-428.43	1,066.74	-1,495.17	12,800.00	10,646.23	12,800.00	-16.83
Fee Expense							
60-1-000-001-6320.000 Management Fees	-281.83	4,751.00	-5,032.83	57,012.00	49,125.12	57,012.00	-13.83
60-1-000-001-6351.000 Bookkeeping Fees	487.50	585.00	-97.50	7,020.00	6,622.50	7,020.00	-5.66
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	11.00	0.00	11.00	0.00	41.00	0.00	
Total Fee Expense	216.67	5,336.00	-5,119.33	64,032.00	55,788.62	64,032.00	-12.87
TOTAL OPERATING EXPENSES	4,908.92	9,869.48	-4,960.56	118,432.00	115,600.74	118,432.00	-2.39
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	582.77	425.00	157.77	5,100.00	3,111.52	5,100.00	-38.99
60-1-000-001-6451.000 Utilities Water	1,759.70	858.37	901.33	10,300.00	12,125.70	10,300.00	17.73
60-1-000-001-6452.000 Utilities Gas	316.89	125.00	191.89	1,500.00	1,777.46	1,500.00	18.50
60-1-000-001-6453.000 Utilities Sewer	2,475.79	858.37	1,617.42	10,300.00	16,730.74	10,300.00	62.43
Total Utilities	5,135.15	2,266.74	2,868.41	27,200.00	33,745.42	27,200.00	24.06
TOTAL UTILITIES	5,135.15	2,266.74	2,868.41	27,200.00	33,745.42	27,200.00	24.06
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	4,141.84	4,416.63	-274.79	53,000.00	52,873.69	53,000.00	-0.24
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.87	-20.87	250.00	176.97	250.00	-29.21
60-1-000-001-6510.200 Maint from Amps	0.00	20.87	-20.87	250.00	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	2,159.97	2,166.63	-6.66	26,000.00	24,627.96	26,000.00	-5.28

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
March, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Financial Expenses	1,672.66	1,878.12	-205.46	22,537.00	22,536.41	22,537.00	0.00
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	<u>1,672.66</u>	<u>1,878.12</u>	<u>-205.46</u>	<u>22,537.00</u>	<u>22,536.41</u>	<u>22,537.00</u>	<u>0.00</u>
TOTAL EXPENSES BEFORE DEPRECIATION	<u>20,576.02</u>	<u>27,767.36</u>	<u>-7,191.34</u>	<u>333,207.00</u>	<u>310,383.68</u>	<u>333,207.00</u>	<u>-6.85</u>
NET REVENUE/EXPENSES (PROFIT)/LOSS	-8,489.60	-898.78	-7,590.82	-10,788.00	-33,126.73	-10,788.00	207.07
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense PL	6,432.95	6,258.37	174.58	75,100.00	75,259.95	75,100.00	0.21
Total Depreciation Expense	6,432.95	6,258.37	174.58	75,100.00	75,259.95	75,100.00	0.21
TOTAL DEPRECIATION EXPENSE	<u>6,432.95</u>	<u>6,258.37</u>	<u>174.58</u>	<u>75,100.00</u>	<u>75,259.95</u>	<u>75,100.00</u>	<u>0.21</u>
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-2,056.65	5,359.59	-7,416.24	64,312.00	42,133.22	64,312.00	-34.49
TOTAL BOND PAYMENT	2,214.84	0.00	2,214.84	0.00	24,113.59	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
March 31, 2021

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	49,544.93	54,166.63	-4,621.70	651,731.32	650,000.00	0.27
TOTAL OPERATING INCOME	49,544.93	54,166.63	-4,621.70	651,731.32	650,000.00	0.27
OPERATING EXPENSE						
Total Administration Expenses	46,792.77	49,770.87	-2,978.10	652,285.16	597,250.00	9.21
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,317.64	466.63	851.01	4,815.51	5,600.00	-14.01
Total Maintenance Expenses	-27,719.20	483.70	-28,202.90	2,047.62	5,800.00	-64.70
Total Protective Expenses	-3,665.00	0.00	-3,665.00	1,119.06	0.00	
General Expenses	9,396.96	1,554.24	7,842.72	26,352.53	18,650.00	41.30
TOTAL ROUTINE OPERATING EXPENSES	26,123.17	52,275.44	-26,152.27	686,619.88	627,300.00	9.46
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	-750.00	0.00	-750.00	-750.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	25,373.17	52,275.44	-26,902.27	685,869.88	627,300.00	9.34
NET REVENUE/-EXPENSE PROFIT/-LOSS	24,171.76	1,891.19	22,280.57	-34,138.56	22,700.00	-250.39
Total Depreciation Expense	8,630.75	50.00	8,580.75	9,125.75	600.00	1,420.96
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	15,541.01	1,841.19	13,699.82	-43,264.31	22,100.00	-295.77

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
March 31, 2021

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	80,965.63	65,790.40	15,175.23	840,809.24	789,487.00	6.50
TOTAL OPERATING INCOME	80,965.63	65,790.40	15,175.23	840,809.24	789,487.00	6.50
OPERATING EXPENSE						
Total Administration Expenses	29,713.44	25,910.11	3,803.33	328,960.16	310,920.00	5.80
Total Tenant Service Expenses	198.65	41.63	157.02	968.56	500.00	93.71
Total Utility Expenses	28,366.56	7,916.63	20,449.93	105,903.88	95,000.00	11.48
Total Maintenance Expenses	-5,698.85	22,443.31	-28,142.16	298,716.95	269,325.00	10.91
Total Protective Service Expenses	-3,119.31	458.37	-3,577.68	4,924.21	5,500.00	-10.47
General Expenses	11,492.67	5,938.14	5,554.53	90,938.72	71,259.00	27.62
TOTAL ROUTINE OPERATING EXPENSES	60,953.16	62,708.19	-1,755.03	830,412.48	752,504.00	10.35
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	-750.00	0.00	-750.00	-750.00	0.00	
Total Prov. for Operating Reserve	0.00	-26,218.12	26,218.12	0.00	-314,617.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	60,203.16	36,490.07	23,713.09	829,662.48	437,887.00	89.47
NET REVENUE/EXPENSE PROFIT/-LOSS						
	20,762.47	29,300.33	-8,537.86	11,146.76	351,600.00	-96.83
Total Depreciation Expense						
	11,309.56	29,300.00	-17,990.44	170,809.56	351,600.00	-51.42
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	9,452.91	0.33	9,452.58	-159,662.80	0.00	

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
March 31, 2021

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	87,380.07	76,000.24	11,379.83	1,074,429.15	912,002.00	17.81
TOTAL OPERATING INCOME	87,380.07	76,000.24	11,379.83	1,074,429.15	912,002.00	17.81
OPERATING EXPENSE						
Total Administration Expenses	30,041.75	33,262.40	-3,220.65	369,587.16	399,151.00	-7.41
Total Tenant Service Expenses	0.00	740.00	-740.00	0.00	8,880.00	-100.00
Total Utility Expenses	6,768.92	1,709.13	5,059.79	23,416.60	20,510.00	14.17
Total Maintenance Expenses	-84,266.98	38,569.46	-122,836.44	438,343.55	462,830.00	-5.29
Total Protective Service Expenses	-6,495.43	458.37	-6,953.80	7,995.05	5,500.00	45.36
General Expenses	5,542.60	7,317.62	-1,775.02	77,161.04	87,811.00	-12.13
TOTAL ROUTINE OPERATING EXPENSES	-48,409.14	82,056.98	-130,466.12	916,503.40	984,682.00	-6.92
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	-2,250.00	0.00	-2,250.00	-2,250.00	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.63	40,931.63	0.00	-491,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	-50,659.14	41,125.35	-91,784.49	914,253.40	493,502.00	85.26
NET REVENUE/EXPENSE PROFIT/-LOSS						
	138,039.21	34,874.89	103,164.32	160,175.75	418,500.00	-61.73
Total Depreciation Expense						
Total Depreciation Expense	50,353.13	35,500.00	14,853.13	369,353.13	426,000.00	-13.30
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	87,686.08	-625.11	88,311.19	-209,177.38	-7,500.00	2,689.03

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
March 31, 2021

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,217.11	20,418.88	-2,201.77	235,544.24	245,027.00	-3.87
TOTAL OPERATING INCOME	18,217.11	20,418.88	-2,201.77	235,544.24	245,027.00	-3.87
OPERATING EXPENSE						
Total Administration Expenses	8,496.87	8,116.49	380.38	84,334.91	97,397.00	-13.41
Total Tenant Service Expenses	0.00	41.74	-41.74	19.39	500.00	-96.12
Total Utility Expenses	7,367.89	2,312.50	5,055.39	26,313.77	27,750.00	-5.18
Total Maintenance Expenses	15,545.82	7,274.89	8,270.93	107,716.77	87,300.00	23.39
Total Protective Service Expenses	0.00	541.74	-541.74	4,491.23	6,500.00	-30.90
General Expenses	4,651.25	3,067.37	1,583.88	37,171.05	36,808.00	0.99
TOTAL ROUTINE OPERATING EXPENSES	36,061.83	21,354.73	14,707.10	260,047.12	256,255.00	1.48
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	36,061.83	21,354.73	14,707.10	260,047.12	256,255.00	1.48
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-17,844.72	-935.85	-16,908.87	-24,502.88	-11,228.00	118.23
Total Depreciation Expense						
	11,382.09	14,083.37	-2,701.28	132,382.09	169,000.00	-21.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-29,226.81	-15,019.22	-14,207.59	-156,884.97	-180,228.00	-12.95

**Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
March 31, 2021**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,886.61	9,430.25	4,456.36	170,474.10	113,163.00	50.64
TOTAL ADMIN OPERATING INCOME	13,886.61	9,430.25	4,456.36	170,474.10	113,163.00	50.64
OPERATING EXPENSES						
Total Admin Expenses	10,811.13	8,345.76	2,465.37	103,804.18	100,150.00	3.65
Total Fees Expenses	3,919.50	3,953.00	-33.50	46,164.00	47,436.00	-2.68
Total General Expenses	-26,460.00	825.00	-27,285.00	8,337.05	9,900.00	-15.79
TOTAL OPERATING EXPENSES	-11,729.37	13,123.76	-24,853.13	158,305.23	157,486.00	0.52
Total Surplus Adjustments	-750.00	0.00	-750.00	-750.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	-12,479.37	13,123.76	-25,603.13	157,555.23	157,486.00	0.04
NET REVENUE PROFIT/-LOSS	26,365.98	-3,693.51	30,059.49	12,918.87	-44,323.00	-129.15
Total Depreciation Expense	5,564.20	0.00	5,564.20	5,564.20	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	20,801.78	-3,693.51	24,495.29	7,354.67	-44,323.00	-116.59

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	78,271.00	77,468.75	802.25	882,326.00	929,625.00	-5.09
TOTAL HAP INCOME	78,271.00	77,468.75	802.25	882,326.00	929,625.00	-5.09
HAP EXPENSES						
Total HAP Expenses	80,042.00	78,635.74	1,406.26	923,867.45	943,628.00	-2.09
Total General HAP Expenses	-5.28	41.63	-46.91	270.43	500.00	-45.91
TOTAL HAP EXPENSES	80,036.72	78,677.37	1,359.35	924,137.88	944,128.00	-2.12
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-1,765.72	-1,208.62	-557.10	-41,811.88	-14,503.00	188.30

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
March 31, 2021

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,583.83	33,566.52	17.31	394,111.23	402,800.00	-2.16
TOTAL OPERATING INCOME	33,583.83	33,566.52	17.31	394,111.23	402,800.00	-2.16
OPERATING EXPENSE						
Total Administration Expenses	5,938.35	4,616.85	1,321.50	63,695.19	55,400.00	14.97
Total Fee Expenses	97.85	5,911.00	-5,813.15	61,064.18	70,932.00	-13.91
Total Utilities Expenses	3,810.49	2,241.74	1,568.75	30,836.25	26,900.00	14.63
Total Maintenance Expenses	19,229.56	15,665.27	3,564.29	121,098.08	187,985.00	-35.58
Total Taxes & Insurance Expense	-952.11	2,883.87	-3,835.98	30,431.36	34,606.00	-12.06
Total Financial Expenses	1,672.66	1,878.13	-205.47	22,536.47	22,538.00	-0.01
TOTAL ROUTINE OPERATING EXPENSE	29,796.80	33,196.86	-3,400.06	329,661.53	398,361.00	-17.25
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	29,796.80	33,196.86	-3,400.06	329,661.53	398,361.00	-17.25
NET REVENUE PROFIT/-LOSS						
	3,787.03	369.66	3,417.37	64,449.70	4,439.00	1,351.90
Total Depreciation Expense						
	12,132.37	7,500.00	4,632.37	100,132.37	90,000.00	11.26
NET REVENUE w/Depreciation PROFIT/-LOSS	-8,345.34	-7,130.34	-1,215.00	-35,682.67	-85,561.00	-58.30

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
March 31, 2021

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	29,065.62	28,666.14	399.48	343,510.41	343,995.00	-0.14
TOTAL OPERATING INCOME	29,065.62	28,666.14	399.48	343,510.41	343,995.00	-0.14
OPERATING EXPENSE						
Total Administration Expenses	4,703.25	4,533.48	169.77	59,853.12	54,400.00	10.02
Total Fee Expenses	205.67	5,336.00	-5,130.33	55,747.62	64,032.00	-12.94
Total Utilities Expenses	5,135.15	2,266.74	2,868.41	33,745.42	27,200.00	24.06
Total Maintenance Expenses	10,097.40	11,089.02	-991.62	110,845.77	133,070.00	-16.70
Total Taxes & Insurance Expense	-1,238.11	2,664.00	-3,902.11	27,655.34	31,968.00	-13.49
Total Financial Expenses	1,672.66	1,878.12	-205.46	22,536.41	22,537.00	0.00
TOTAL ROUTINE OPERATING EXPENSE	20,576.02	27,767.36	-7,191.34	310,383.68	333,207.00	-6.85
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	20,576.02	27,767.36	-7,191.34	310,383.68	333,207.00	-6.85
NET REVENUE PROFIT/-LOSS						
	8,489.60	898.78	7,590.82	33,126.73	10,788.00	207.07
Total Depreciation Expense						
	6,432.95	6,258.37	174.58	75,259.95	75,100.00	0.21
NET REVENUE w/Depreciation PROFIT/-LOSS	2,056.65	-5,359.59	7,416.24	-42,133.22	-64,312.00	-34.49

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
March 31, 2021

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	236,107.74	216,376.15	19,731.59	2,782,680.95	2,596,516.00	7.17
TOTAL OPERATING INCOME	236,107.74	216,376.15	19,731.59	2,782,680.95	2,596,516.00	7.17
OPERATING EXPENSE						
Total Administration Expenses	115,044.83	117,059.87	-2,015.04	1,435,167.39	1,404,718.00	2.17
Total Tenant Service Expenses	198.65	823.37	-624.72	987.95	9,880.00	-90.00
Total Utility Expenses	43,821.01	12,404.89	31,416.12	160,449.76	148,860.00	7.79
Total Maintenance Expenses	-102,139.21	68,771.36	-170,910.57	846,824.89	825,255.00	2.61
Total Protective Service Expenses	-13,279.74	1,458.48	-14,738.22	18,529.55	17,500.00	5.88
General Expenses	31,083.48	17,877.37	13,206.11	231,623.34	214,528.00	7.97
TOTAL ROUTINE OPERATING EXPENSES	74,729.02	218,395.34	-143,666.32	2,693,582.88	2,620,741.00	2.78
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	-3,750.00	0.00	-3,750.00	-3,750.00	0.00	
Total Prov. for Operating Reserve	0.00	-67,149.75	67,149.75	0.00	-805,797.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	70,979.02	151,245.59	-80,266.57	2,689,832.88	1,814,944.00	48.20
NET REVENUE/EXPENSE PROFIT/-LOSS						
	165,128.72	65,130.56	99,998.16	92,848.07	781,572.00	-88.12
Total Depreciation Expense						
	81,675.53	78,933.37	2,742.16	681,670.53	947,200.00	-28.03
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	83,453.19	-13,802.81	97,256.00	-588,822.46	-165,628.00	255.51

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
March 31, 2021

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,649.45	62,232.66	416.79	737,621.64	746,795.00	-1.23
TOTAL OPERATING INCOME	62,649.45	62,232.66	416.79	737,621.64	746,795.00	-1.23
OPERATING EXPENSE						
Total Administration Expenses	10,641.60	9,150.33	1,491.27	123,548.31	109,800.00	12.52
Total Fee Expenses	303.52	11,247.00	-10,943.48	116,811.80	134,964.00	-13.45
Total Utilities Expenses	8,945.64	4,508.48	4,437.16	64,581.67	54,100.00	19.37
Total Maintenance Expenses	29,326.96	26,754.29	2,572.67	231,943.85	321,055.00	-27.76
Total Taxes & Insurance Expense	-2,190.22	5,547.87	-7,738.09	58,086.70	66,574.00	-12.75
Total Financial Expenses	3,345.32	3,756.25	-410.93	45,072.88	45,075.00	0.00
TOTAL ROUTINE OPERATING EXPENSE	50,372.82	60,964.22	-10,591.40	640,045.21	731,568.00	-12.51
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	50,372.82	60,964.22	-10,591.40	640,045.21	731,568.00	-12.51
NET REVENUE PROFIT/-LOSS						
	12,276.63	1,268.44	11,008.19	97,576.43	15,227.00	540.81
Total Depreciation Expense						
	18,565.32	13,758.37	4,806.95	175,392.32	165,100.00	6.23
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,288.69	-12,489.93	6,201.24	-77,815.89	-149,873.00	-48.08

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
March, 2021

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	26,635.96	21,951.48	4,684.48	308,232.45
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	19,359.31	15,953.84	3,405.47	203,282.15
Administrative Expenses	1,704.78	6,059.92	-4,355.14	18,502.96
Tenant Services	198.65	206.87	-8.22	968.56
Utilities	28,366.56	25,548.13	2,818.43	105,903.88
Maintenance Supplies/Contracts	-26,804.77	-8,248.97	-18,555.80	102,638.56
Mileage	0.00	0.00	0.00	0.00
General Expenses	11,492.67	8,079.08	3,413.59	90,938.72
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	60,953.16	69,550.35	-8,597.19	830,467.28
AMP002 - FAMILY				
Salaries	33,976.95	52,097.48	-18,120.53	474,231.62
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	20,565.62	16,257.55	4,308.07	228,864.44
Administrative Expenses	2,065.50	5,232.57	-3,167.07	20,570.48
Tenant Services	0.00	0.00	0.00	0.00
Utilities	6,768.92	6,534.19	234.73	23,416.60
Maintenance Supplies/Contracts	-117,328.73	-82,004.80	-35,323.93	89,976.95
Mileage	0.00	20.70	-20.70	0.00
General Expenses	5,542.60	4,907.48	635.12	77,161.04
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	-48,409.14	3,045.17	-51,454.31	914,221.13
AMP003 - BLUEBELL				
Salaries	6,117.47	6,012.69	104.78	67,982.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	5,396.34	4,458.91	937.43	57,447.57
Administrative Expenses	923.95	1,705.12	-781.17	8,435.22
Tenant Services	0.00	0.00	0.00	19.39
Utilities	7,367.89	6,154.80	1,213.09	26,313.77
Maintenance Supplies/Contracts	11,604.93	-163.89	11,768.82	62,677.19
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,651.25	1,762.08	2,889.17	37,171.05
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	36,061.83	19,929.71	16,132.12	260,047.12
COCC				
Salaries	42,007.72	53,319.39	-11,311.67	565,550.44
Employee W/H Payments	5,633.54	-1,065.05	6,698.59	811.19
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	4,918.97	12,187.49	-7,268.52	87,379.60
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,317.64	1,154.35	163.29	4,815.51
Maintenance Supplies/Contracts	-31,518.12	17.14	-31,535.26	2,521.80
Mileage	0.00	0.00	0.00	0.00
General Expenses	9,396.96	3,085.62	6,311.34	26,352.53
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	31,756.71	68,698.94	-36,942.23	687,431.07
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	108,738.10	133,381.04	-24,642.94	1,415,997.44
Employee W/H Payments	5,633.54	-1,065.05	6,698.59	811.19
Management Fees	45,321.27	36,670.30	8,650.97	489,594.16
Administrative Expenses	9,613.20	25,417.68	-15,804.48	137,170.53
Tenant Services	198.65	206.87	-8.22	987.95
Utilities	43,821.01	39,391.47	4,429.54	160,449.76
Maintenance Supplies	-164,046.69	-90,400.52	-73,646.17	257,814.50
Mileage	0.00	20.70	-20.70	0.00
General Expenses	31,083.48	17,834.26	13,249.22	231,623.34
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	80,362.56	161,456.75	-81,094.19	2,694,448.87

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
March, 2021

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,422.98	11,024.21	398.77
Employee W/H Payments	0.00	0.00	0.00
Management Fees	97.85	6,360.48	-6,262.63
Administrative Expenses	793.42	1,766.70	-973.28
Utilities	3,810.49	5,079.32	-1,268.83
Maintenance Supplies/Contracts	12,927.51	-78,418.04	91,345.55
Tax & Insurance Expenses	-952.11	4,743.22	-5,695.33
Finacial Expenses	1,672.66	3,764.93	-2,092.27
TOTAL BRENTWOOD CLAIMS	29,772.80	-45,679.18	75,451.98
PRAIRIELAND			
Salaries	11,422.49	11,023.97	398.52
Employee W/H Payments	0.00	0.00	0.00
Management Fees	205.67	5,703.76	-5,498.09
Administrative Expenses	-428.43	-240.18	-188.25
Utilities	5,135.15	5,749.96	-614.81
Maintenance Supplies/Contracts	3,795.59	3,970.99	-175.40
Taxes & Insurance Expenses	-1,238.11	3,889.56	-5,127.67
Financial Expenses	1,672.66	1,857.69	-185.03
TOTAL PRAIRIELAND CLAIMS	20,565.02	31,955.75	-11,390.73
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,845.47	22,048.18	797.29
Employee W/H Payments	0.00	0.00	0.00
Management Fees	303.52	12,064.24	-11,760.72
Administrative Expenses	364.99	1,526.52	-1,161.53
Utilities	8,945.64	10,829.28	-1,883.64
Maintenance Supplies	16,723.10	-74,447.05	91,170.15
Taxes & Insurance Expenses	-2,190.22	8,632.78	-10,823.00
Financial Expenses	3,345.32	5,622.62	-2,277.30
TOTAL AHP CLAIMS	50,337.82	-13,723.43	64,061.25
HOUSING CHOICE VOUCHER - HCV			
Salaries	9,564.86	9,254.83	310.03
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,919.50	4,449.00	-529.50
Administrative Expenses	1,246.27	1,665.65	-419.38
General Expense-Admin	611.00	1,234.37	-623.37
Total HCV Expenses	15,341.63	16,603.85	-1,262.22
HAP Expenses	80,042.00	62,228.00	17,814.00
General Expenses	-5.28	-21.53	16.25
Total HAP Expenses	80,036.72	62,206.47	17,830.25
TOTAL HCV CLAIMS	95,378.35	78,810.32	16,568.03

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
March, 2021

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	0.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	0.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	2,750.00	8,735.00	52,000.00	60,735.00
TOTAL CFG 2019 CLAIMS	2,750.00	8,735.00	52,000.00	360,735.00
TOTAL CFG GRANT(S) CLAIMS	2,750.00	8,735.00	52,000.00	360,735.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
March, 2021

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	60,953.16	69,550.35	-8,597.19	830,412.48
AMP002 - FAMILY	-48,409.14	3,277.75	-51,686.89	916,503.40
AMP003 - BLUEBELL	36,061.83	19,929.71	16,132.12	260,047.12
COCC	31,540.68	68,698.95	-37,158.27	687,215.15
TOTAL LOW RENT	80,146.53	161,456.76	-81,310.23	2,694,178.15
<u>A.H.P.</u>				
BRENTWOOD	29,796.80	-45,679.18	75,475.98	329,661.53
PRAIRIELAND	20,576.02	31,955.75	-11,379.73	310,383.68
TOTAL A.H.P.	50,372.82	-13,723.43	64,096.25	640,045.21
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	15,341.63	16,603.85	-1,262.22	158,305.23
TOTAL HCV	15,341.63	16,603.85	-1,262.22	158,305.23
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	2,750.00	8,735.00	-5,985.00	52,000.00
TOTAL GRANTS	2,750.00	8,735.00	-5,985.00	52,000.00
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TOTAL CLAIMS FOR MONTH	148,610.98	173,072.18	-24,461.20	3,544,528.59

RESOLUTION 2021-04

06/01/2021

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2022

Article I. Background

Small purchase procedures are a simplified method for acquiring supplies, materials, and services (including professional and construction) that do not exceed the PHA's small purchase threshold. These procedures are the simplest method of procurement and will be used for the vast majority of a PHA's purchases. The Knox County Housing Authority's small purchase threshold, as established by the State of Illinois (30 ILCS 500/20-20), has been set at the following limit:

- Construction \$100,000.00

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. The HUD Procurement Handbook 7460.8 REV 2 requires public housing agencies to develop procurement policies and agency specific operational procedures to ensure internal control.

2 CFR §200.319(a) states "All procurement transactions will be conducted in a manner providing full and open competition consistent with the standards of this section (Subpart D – Post Federal Award Requirements." 2 CFR §200.319(a)(1-7) clarifies actions or situations that are deemed restrictive on open competition, and thus prohibited from any procurement action. These situations include placing unreasonable requirements on firms, requiring unnecessary and excessive bonding, noncompetitive pricing practices between firms, organizational conflicts of interest, specifying "brand name" product without allowing equivalent products to be offered, or any other arbitrary action in a procurement process. Further, 2 CFR §200.319(b) goes on to list the use of "in-State" or geographical preferences in the evaluation of bids and proposals. 2 CFR §200.319(c) requires PHAs to maintain written selection procedures for each procurement transaction, ensuring all solicitations include a clear and accurate description of the requirements for the product or services to be procured, clearly identify requirements which bidders must fulfill, and specify all factors to be used in evaluating bids or proposals.

2 CFR §200.323(a) establishes requirements to conduct cost or price analysis for each procurement action. Simply stated, price analysis must consist of a comparison of quotations to each other and to other sources of pricing information (e.g., past prices paid, catalog prices, etc.). Before making an award, PHAs must determine that the proposed price is fair and reasonable. Finally, 2 CFR §200.318(i) stipulates PHAs must maintain records sufficient to detail the history of procurement, including but not limited to the following: rationale for the procurement method, selection or rejection methodology, and the basis for contract price.

2 CFR §200.318(c) requires that agencies maintain a written code of standards governing the performance of their employees engaged in the award and administration of contracts. Members of the



Board of Commissioners, PHA employees, and any others serving in an official position or acting as an agent of the PHA (hereafter referred to as employees, officers, or agents) must discharge their duties impartially to ensure fair competitive access to procurement opportunities by responsible contractors. Moreover, employees, officers, and agents should conduct themselves in such a manner as to foster the public's confidence in the integrity of the PHA procurement organization and process. Any attempt to realize personal gain through PHA employment or to serve as an officer or agent of the PHA through actions inconsistent with the proper discharge of duties is a breach of public trust.

Effective with the FYE 2013 procurement actions, a renewal clause was added to each procurement action on this list. Basically stated, as long as contractual obligations were satisfactorily met and cost was only modified through a reasonable method (cost of inflation increase, material price increase, etc.), contracts would be renewed on an annual basis for two additional one-year terms.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners adopt the Small Purchase Procurement – Supply/Service Vendor List, effective for the fiscal year commencing 04/01/2021 and ending 03/31/2022.

RESOLUTION 2021-04

06/01/2021

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2022

NOW, THEREFORE, BE IT RESOLVED BY THE KNOX COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS (BOARD) THAT:

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Small Purchase Procurement – Supply/Service Vendor List for fiscal year-ending 03/31/2022 is hereby approved and adopted.
3. The solicitation and selection process used in procuring said goods and services is compliant with state and federal requirements.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective as of 04/01/2021.

RESOLVED: June 1, 2021

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul H. Stewart, Commissioner

Sara Robison, Commissioner

Joseph Riley, Commissioner

LaToya Carson, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

KCHA Vendor List FYE 03/31/2022

Category	FYE 2021	FYE 2022	Contract Year
Service/Maintenance			
On-Call Plumbing Services	AMP Mechanical Services	AMP Mechanical Services	1st
On-Call Sewer & Drain Services	-	Mechanical Services Inc.	1st
On-Call Electrical Services	AMP Electrical Services	AMP Electrical Services	1st
Asbestos Abatement	Iowa Illinois Taylor Insulation	Iowa Illinois Taylor Insulation	1st
Fire Protection	Getz Fire Equipment	Getz Fire Equipment	1st
Trash Removal	Waste Management	Waste Management	1st
Pest Control	Four Seasons Pest Control	Four Seasons Pest Control	3rd
Lawn Service	Liqui-Green Lawn Care	Liqui-Green Lawn Care	1st
Flooring Installation	Union Flooring Services	Union Flooring Services	2nd
On-Call Carpet Replacement	-	Union Flooring Services	1st
Parts/Supplies			
Appliances	Barton Carroll's	GE Appliances	1st
	GE Appliances	1 Stop Electronics Center, Inc. Barton Carroll's	1st
Appliance Parts	PDQ	PDQ	1st
	Partscription	PartScription	1st
		Dey Distributing	1st
General Maint. Supplies/ Paint/Hardware	HD Supply Sherwin Williams	HD Supply Sherwin-Williams	U.S. Communities State of IL Joint Purchasing
Janitorial Supplies			
Janitorial Supplies	Office Specialists, Inc.	Office Specialists, Inc.	2nd
	Wilson Paper Company	Wilson Paper Company	2nd
Administrative			
IT Service	Office Specialists, Inc.	Office Specialists, Inc.	1st
Office Supplies	Staples Advantage	Staples Advantage	
Security Camera Service	Thompson Electronics	Thompson Electronics	3rd
Shredding Services	AAA Certified Confidential	AAA Certified Confidential	3rd
Printing Services	Allegra	Allegra	1st

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

O: (309) 342-8129
F: (309) 342-7206

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/27/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 06/01/2021

SUBJECT: Application for Payment #1 – Hein Construction

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

Hein Construction began work on site during the week of May 3, 2021. To date, demolition of one restroom at the Central Office Cost Center and two restrooms at Moon Towers has taken place. Additionally, preliminary plumbing work has taken place at those locations. Concrete work is also underway at the east entrance of the Central Office Cost Center and the main entrance at Moon Towers.

Alliance Architecture has reviewed and signed approval for Pay Request #1.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #1 from Hein Construction in the amount of \$96,399.22 for the period to 04/30/2021.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER: Knox Co. Housing Authority PROJECT: **KCHA-504 Modifications-PH 3 APPLICATION NO: 1 REVISED**
 255 W Tompkins St Various Sites
 Galesburg, IL 61401 Galesburg, IL 61401
FROM: HeIn Construction Co., Inc. VIA CONTRACTOR: HeIn Construction Co., Inc
 56 N. Cedar St. 56 N. Cedar St. Galesburg, IL 61401
 Galesburg, IL 61401
CONTRACT FOR: General Contractor VIA ARCHITECT: Alliance Architects

Distribution to:
 OWNER
 CONSTRUCTION MANAGER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PERIOD TO: 4/30/2021
 CONTRACT DATE:
 PROJECT NO: 21-2144

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,262,000.00
2. NET CHANGES IN THE WORK \$
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 107,110.24
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 9,941.02
(Column D + E on G703)
 - b. 10 % of Stored Material \$ 770.00
(Column F on G703)
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 10,711.02
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) \$ 96,399.22
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$
8. CURRENT PAYMENT DUE \$ 96,399.22
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) \$ 1,165,600.78

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By: *[Signature]* Date: 5/27/21

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 17 day of May 2021
 Notary Public: *[Signature]* Kimberley A. Inness
 My Commission expires: 9/17/21
 Notary Public - State of Illinois
 My Commission Expires Sep 17, 2021

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 96,399.22

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: *[Signature]* Date: 5/26/2021
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By: *[Signature]* Date: 5/26/2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month including	\$	\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		



EXECUTIVE DIRECTOR REPORT

April 2021

**REGULAR MEETING
KCHA BOARD OF COMMISSIONERS**

Tuesday, June 1, 2021

Zoom Virtual Conference

255 W. Tompkins St.

Galesburg, IL 61401

knoxcountyhousing.org



<https://www.facebook.com/TheKnoxCountyHousingAuthority>



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2022:

Date	Commissioner	Training Description	Location	Hours
				0.0
				0.0
				0.0
				0.0
				0.0
Total Hours:				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2022:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-21			\$ -	\$ -	\$ -	0.00%	\$ -
Jun-21			\$ -	\$ -	\$ -	0.00%	\$ -
Jul-21			\$ -	\$ -	\$ -	0.00%	\$ -
Aug-21			\$ -	\$ -	\$ -	0.00%	\$ -
Sep-21			\$ -	\$ -	\$ -	0.00%	\$ -
Oct-21			\$ -	\$ -	\$ -	0.00%	\$ -
Nov-21			\$ -	\$ -	\$ -	0.00%	\$ -
Dec-21			\$ -	\$ -	\$ -	0.00%	\$ -
Jan-22			\$ -	\$ -	\$ -	0.00%	\$ -
Feb-22			\$ -	\$ -	\$ -	0.00%	\$ -
Mar-22			\$ -	#DIV/0!		0.00%	
FYE 2022	0	0.0	\$ -	#DIV/0!	\$ 833.33	0.00%	\$ (833.33)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Payton, Lomac						0.0%
Hawkinson, Jared		1	1	1	1	80.0%
Allen, Wayne						0.0%
Stewart, Paul H.						0.0%
Carson, LaToya						0.0%
Robison, Sara				1		20.0%
Riley, Joseph						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	2	2	3	1	22.5%

The table below details commissioner attendance at Board meetings for the current calendar year:

CY 2021	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1									75.0%
Hawkinson, Jared (VC)	1	1	1	1									100.0%
Allen, Wayne	1	1	1	1									100.0%
Stewart, Paul H.	1	1	1	1									100.0%
Robison, Sara	1	1	1	1									100.0%
Riley, Joseph	1	1	1	1									100.0%
Carson, LaToya	1	1	1	1									100.0%
Antoine, Derek (ED)	1	1	1	1									100.0%

The table below details Board governance requirements, and the agency's compliance results:

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	4	4	Meets requirement
Average meeting attendance:	80.0	96.9%	Meets Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	3/30	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

Fiscal year-end 2021 financial data has been presented to the Board for review and approval. An analysis of the financials will be presented for each program in the May 2021 Executive Director's report.

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 04/15/2022
- Expenditure End Date (EED): 04/15/2024

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ -	0.0%
1480 General Capital Activity	\$ 859,834.00	\$ 908,069.00	\$ 578,096.00	63.7%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,159,834.00	\$ 1,208,069.00	\$ 878,096.00	72.7%	\$ -	0.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 154,973.00	\$ -	0.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 578,096.00	\$ 578,096.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 859,834.00	\$ 908,069.00	\$ 578,096.00	63.7%	\$ -	0.0%

Due to the COVID-19 pandemic, agency capital fund operations have been limited to planning for the 2020 CFP grant. Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 is now 72.7% obligated and must be at 90% (contracts for work signed) by 04/15/2022. This grant must be fully expended by 04/15/2024.

EXECUTIVE SUMMARY

2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/15/2021
- Expenditure End Date (EED): 04/15/2023

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1408 Mgmnt Improvement	\$ 49,932.00	\$ -	\$ -		\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 60,735.00	7.7%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 360,735.00	33.3%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 93,235.00	\$ 93,235.00	\$ 93,235.00	100.0%	\$ 60,735.00	65.1%
1480 504 Phase 3 - AMP 1	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	100.0%	\$ -	0.0%
1480 504 Phase 3 - AMP 2	\$ 420,000.00	\$ 420,000.00	\$ 420,000.00	100.0%	\$ -	0.0%
1480 504 Phase 3 - AMP 3	\$ 190,639.00	\$ 190,639.00	\$ 190,639.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 60,735.00	7.7%

The vast majority of the 2019 CFP is allocated for Phase 3 of the 504 Modernization Project, which began in 2018. Phase II brought about the new construction of six new units and modernization of two existing units at the Family Sites. Phase 3 of this project focuses on community and office spaces.

Soft costs for Phase III of the 504 Modernization project will be applied to the 2019 grant for the month of December 2020. Preliminary design work has begun for the 2BR renovations at the scattered Family Sites.

A solicitation for Phase 3 construction was issued on January 14, 2021. Bid submissions were received February 9, with Hein Construction having been selected and approved at the February 23 meeting. Contracts were signed for this work in March, thus obligating the remaining 2019 CFP grant and a portion of the 2020 CFP grant. Those obligations will be reflected in the March 2021 ED Report.

CFP Grant IL01P08550118 is now 100% obligated (contracts for work signed) ahead of the 04/15/2021 obligation expenditure deadline (OED) and must be fully expended by 04/15/2023.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

COVID-19 Operations/Update

The Centers for Disease Control (CDC) has issued new guidance for fully vaccinated individuals, which includes resuming normal activities done prior to the pandemic. As such, the Knox County Housing Authority has revised its COVID-19 protocols for fully vaccinated employees. In conjunction with CDC guidance:

- For employees that have been fully vaccinated with appropriate documentation:
 - Resume all regular activities without wearing masks or physically distancing, except where required by federal, state, local, tribal, or territorial laws, rules and regulations, including local business and workplace guidance.
 - Resume domestic travel and refrain from testing before or after travel or self-quarantine after travel.
 - Refrain from testing following a known exposure, if asymptomatic.
 - Refrain from quarantine following a known exposure if asymptomatic.

Additionally, our facilities plan for COVID-19 has also been amended, as follows:

- KCHA offices will remain closed to the public until further notice. A tentative re-open date has been set for July 1, 2021.
- KCHA maintenance staff that have been fully vaccinated may resume completion of all service request types. Non-vaccinated maintenance staff must follow the protocols set forth in the *COVID-19 Maintenance Work Order Priorities* memo dated 05/18/2021.
- The number of employees permitted at each office location shall follow applicable guidance.
- Fully vaccinated employees are not required to wear face coverings while in KCHA workspaces while others are present. Employees may still wear face coverings and social distance as they see necessary.
- When in KCHA workspaces with others present, employees who are not fully vaccinated must practice social distancing and wear face coverings when social distancing is not possible. Acceptable face coverings include, but are not limited to, cloth, surgical masks, and clear face shields.
- As of June 1, 2021, each employee is expected to be present at their respective job site for the general performance of their duties. Employees that have the means and are able to effectively work remotely may be allowed to do so in certain circumstances. In order to work remotely, there must be a clearly written work plan, approved by the Executive Director, containing tasks with measurable outcomes deemed essential to continuity of agency operations.
- Effective July 1, 2021, all participant interactions and communication should be resumed normally. In certain circumstances, communications may be conducted remotely or electronically – telephone, email, internet, Teams, Zoom.
- Workspaces (offices, shops, vehicles, restrooms, etc.) will continue to be sanitized as directed.

EXECUTIVE SUMMARY

Employees that are not fully vaccinated will continue to adhere to the previous safety protocols. The KCHA is not, nor does it have plans to, require vaccinations of all employees.

The month of June 2021 will be utilized to make certain work spaces are prepared for our employees to work and our visitors to be served safely.

The federal moratorium on evictions is set to expire on June 30, 2021. Once both federal and state bans on evictions are lifted, the KCHA will diligently work to collect outstanding debts – first through repayment agreements, and ultimately through court judgments.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

OCCUPANCY UNIT DAYS	CURRENT PERIOD				YEAR-TO-DATE			
	UDA	UDL	OCC %	VAC %	UDA	UDL	OCC %	VAC %
Moon Towers	5,310	5,306	99.92%	0.08%	5,310	5,306	99.92%	0.08%
Family Sites	5,880	5,843	99.37%	0.63%	5,880	5,880	100.00%	0.00%
Bluebell Tower	1,530	1,517	99.15%	0.85%	1,530	1,517	99.15%	0.85%
TOTAL PUBLIC HOUSING	12,720	12,666	99.58%	0.42%	12,720	12,703	99.87%	0.13%

OCCUPANCY UNIT MONTHS	CURRENT PERIOD				YEAR-TO-DATE			
	UMA	UML	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	177	177	100.00%	0.00%	177	177	100.00%	0.00%
Family Sites	196	196	100.00%	0.00%	196	196	100.00%	0.00%
Bluebell Tower	51	51	100.00%	0.00%	51	51	100.00%	0.00%
TOTAL PUBLIC HOUSING	424	424	100.00%	0.00%	424	424	100.00%	0.00%

OCCUPANCY UNIT TURNAROUND	CP	CURRENT PERIOD				YEAR-TO-DATE			
	YTD	DOWN	MAINT.	LEASING	TOTAL	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	2	0	1	13	14	0	1	13	14
Average Days	2	0.00	0.50	6.50	7.00	0.00	0.50	6.50	7.00
Family Sites	3	21	31	7	59	21	31	7	59
Average Days	3	7.00	10.33	2.33	19.67	7.00	10.33	2.33	19.67
Bluebell Tower	1	0	13	20	33	0	13	20	33
Average Days	1	0.00	13.00	20.00	33.00	0.00	13.00	20.00	33.00
TOTAL PUBLIC HOUSING	6	21	45	40	106	21	45	40	106
Average Days	6	3.50	7.50	6.67	17.67	3.50	7.50	6.67	17.67

Public housing occupancy rates were strong to open the fiscal year. Occupancy days are measured regarding maximizing rental potential and to minimize vacancy loss. Occupancy months are measured by HUD through its systems to assess the management capability of each PHA. The goal for each is 98.0%.

PUBLIC HOUSING PROGRAM

FINANCIAL ANALYSIS

Financial data for April 2021 has not been fully reconciled. Once completed, this report will be updated and redistributed to the Board of Commissioners.

PUBLIC HOUSING PROGRAM

MANAGEMENT OPERATIONS

MANAGEMENT PRACTICES	YEAR-TO-DATE				
	APP & MARKET	PIC %	EIV %	FILE REVIEWS	FR ISSUES %
Moon Towers	100.0%	100.0%	25.0%	5.6%	80.0%
Family Sites	85.70%	100.00%	25.0%	0.0%	0.0%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	0.0%

MANAGEMENT PEST CONTROL	CURRENT									
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	# TRT	% TRT
Moon Towers	18	9	0	1	0	28	177	15.82%	28	100.00%
Family Sites	1	2	0	0	0	3	196	1.53%	3	100.00%
Bluebell Tower	1	0	0	0	0	1	51	1.96%	1	100.00%
TOTAL PUBLIC HOUSING	20	11	0	1	0	32	424	7.55%	32	100.00%

MANAGEMENT PEST CONTROL	YEAR-TO-DATE								
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	
Moon Towers	18	9	0	1	0	28	177	15.82%	
Family Sites	1	2	0	0	0	3	196	1.53%	
Bluebell Tower	1	0	0	0	0	1	51	1.96%	
TOTAL PUBLIC HOUSING	20	11	0	1	0	32	424	7.55%	

PUBLIC HOUSING PROGRAM

CRIME REPORTING

SAFETY/SECURITY REPORTED CRIMES	VIOLENT CRIMES			THEFT			OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DRUG	PROP	OTHER
Moon Towers	0	0	0	0	0	0	0	0	0
Family Sites	0	0	0	0	0	0	0	0	0
Bluebell Tower	0	0	0	0	0	0	0	0	0
TOTAL PUBLIC HOUSING	0	0	0	0	0	0	0	0	0

SAFETY/SECURITY CRIME RATES	VIOLENT CRIMES			THEFT CRIMES			DRUG CRIMES		
	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO
Moon Towers	0.0	413.6	441.8	0.0	4176.0	1481.3	0.0	829.3	829.3
Family Sites	0.0	413.6	441.8	0.0	4176.0	1481.3	0.0	829.3	829.3
Bluebell Tower	0.0	413.6	441.8	0.0	4176.0	1481.3	0.0	829.3	829.3
TOTAL PUBLIC HOUSING	0.0	413.6	441.8	0.0	4176.0	1481.3	0.0	829.3	829.3

PHAS ASSESSMENT

This assessment is based on actual operational data for the current fiscal year. Due to financial information being incomplete, there will not be a PHAS score until the June report. Accordingly, previous versions of the Executive Director’s Report will be updated and redistributed.

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	151	16	1	0	0	2	164	164.00
FEB	164	18	28	1	0	1	152	158.00
MAR	152	25	19	0	0	3	155	157.00
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		59	48	1	0	6		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	ABSORB	FORFEIT	LEASED	
JAN	6	2	2	0	0	0	2	4
FEB	4	19	1	2	1	0	2	17
MAR	17	21	0	1	0	1	3	17
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		42	3	3	1	1	7	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	194	\$ 66,765.00	\$ 81,046.45	82.38%	\$ 344.15	\$ 344.15
FEB	194	\$ 67,853.00	\$ 80,073.00	84.74%	\$ 349.76	\$ 346.95
MAR	194	\$ 67,912.00	\$ 80,042.00	84.85%	\$ 350.06	\$ 347.99
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	582	\$ 202,530.00	\$ 241,161.45	83.98%	\$ 347.99	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	8	\$ 11,968.45	\$ 81,046.45	14.77%	\$ 1,496.06	\$ 1,496.06
FEB	8	\$ 10,278.00	\$ 80,073.00	12.84%	\$ 1,284.75	\$ 1,390.40
MAR	8	\$ 10,278.00	\$ 80,042.00	12.84%	\$ 1,284.75	\$ 1,355.19
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	24	\$ 32,524.45	\$ 241,161.45	13.49%	\$ 1,355.19	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	280	203	72.50%	\$ 81,046.45	\$ 77,482.00	\$ 12,367.55	\$ 89,849.55	90.20%
FEB	280	203	72.50%	\$ 161,285.00	\$ 154,964.00	\$ 4,123.55	\$ 159,087.55	101.38%
MAR	280	204	72.86%	\$ 241,327.45	\$ 232,446.00	\$ (2,270.45)	\$ 230,175.55	104.84%
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (280) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	PTS.	AVAIL.	SCORE	CATEGORY	PTS.	AVAIL.	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	20.0	20.0	100.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	130.0	130.0	100.00%
				SEMAP FORECAST		High Performer	

Based on current trending, the agency would score as **Standard Performer** for the current SEMAP cycle. However, due to COVID-19, the Knox County Housing Authority will not be assessed for FYE 03/31/2021. Instead, the previous SEMAP certification of **High Performer** will carry forward. It is anticipated the agency will be assessed for FYE 03/31/2022.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

OCCUPANCY

OCCUPANCY UNIT DAYS	CURRENT PERIOD				YEAR-TO-DATE			
	UDA	UDL	OCC %	VAC %	UDA	UDL	OCC %	VAC %
Brentwood Manor	2,160	2,134	98.80%	1.20%	2,160	2,160	100.00%	0.00%
Prairieland Townhouses	1,950	1,924	98.67%	1.33%	1,950	1,924	98.67%	1.33%
TOTAL AHP PROPERTIES	4,110	4,058	98.73%	1.27%	4,110	4,084	99.37%	0.63%

OCCUPANCY UNIT MONTHS	CURRENT PERIOD				YEAR-TO-DATE			
	UMA	UML	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood Manor	72	72	100.00%	0.00%	72	72	100.00%	0.00%
Prairieland Townhouses	65	65	100.00%	0.00%	65	65	100.00%	0.00%
TOTAL AHP PROPERTIES	137	137	100.00%	0.00%	137	137	100.00%	0.00%

OCCUPANCY UNIT TURNAROUND	CP YTD	CURRENT PERIOD				YEAR-TO-DATE			
		DOWN	MAINT.	LEASING	TOTAL	DOWN	MAINT.	LEASING	TOTAL
Brentwood Manor	4	19	7	3	29	19	7	3	29
Average Days	4	4.75	1.75	0.75	7.25	4.75	1.75	0.75	7.25
Prairieland Townhouses	3	6	22	0	28	6	22	0	28
Average Days	3	2.00	7.33	0.00	9.33	2.00	7.33	0.00	9.33
TOTAL AHP PROPERTIES	7	25	29	3	57	25	29	3	57
Average Days	7	3.57	4.14	0.43	8.14	3.57	4.14	0.43	8.14

AHP occupancy rates were strong to open the fiscal year. Occupancy days are measured regarding maximizing rental potential and to minimize vacancy loss. Occupancy months are measured by HUD through its systems to assess the management capability of each PHA. The goal for each is 98.0%.

AFFORDABLE HOUSING PRESERVATION (AHP)

FINANCIAL ANALYSIS

Financial data for April 2021 has not been fully reconciled. Once completed, this report will be updated and redistributed to the Board of Commissioners.

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE ROUTINE WORK ORDERS	CURRENT PERIOD					YEAR-TO-DATE				
	REQ	COM	% COM	DAYS	AVG.	REQ	COM	%	DAYS	AVG.
Brentwood Manor	12	12	100.0%	1	0.08	12	12	100.0%	1	0.08
PrairieLand Townhouses	13	13		1	0.08	13	11	84.6%	1	0.08
TOTAL AHP PROPERTIES	25	25	100.0%	5	0.20	25	23	92.0%	2	0.09

MAINTENANCE EMERGENCY WORK ORDERS	CURRENT PERIOD					YEAR-TO-DATE				
	REQ	< 24	% < 24	< 72	% < 72	REQ	< 24	% < 24	< 72	% < 72
Brentwood Manor	22	21	95.45%	22	100.00%	22	21	95.45%	22	100.00%
PrairieLand Townhouses	11	11	100.00%	11	100.00%	11	11	100.00%	11	100.00%
TOTAL AHP PROPERTIES	33	32	96.97%	33	100.00%	33	32	96.97%	33	100.00%

MAINTENANCE ANNUAL INSPECTIONS	YEAR-TO-DATE									
	SITE	EXT	SYST	COM	UNIT	TOTAL	% DONE	% REM	DEF	RESOLVE
Brentwood Manor	1	0	0	0	4	5	5.21%	94.79%	6	100.0%
PrairieLand Townhouses	1	0	0	0	4	5	4.90%	95.10%	2	100.0%
TOTAL AHP PROPERTIES	2	0	0	0	8	0	5.06%	94.95%	8	100.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MANAGEMENT OPERATIONS

MANAGEMENT PRACTICES	YEAR-TO-DATE				
	APP & MARKET	PIC %	EIV %	FILE REVIEWS	FR ISSUES %
Brentwood Manor	88.6%	0.0%	0.0%	6.9%	0.0%
PrairieLand Townhouses	91.4%	100.0%	25.0%	13.6%	100.0%

MANAGEMENT PEST CONTROL	CURRENT									
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	# TRT	% TRT
Brentwood Manor	0	1	0	0	0	1	72	1.39%	0	0.00%
PrairieLand Townhouses	0	0	0	0	0	0	66	0.00%	0	100.00%
TOTAL AHP PROPERTIES	0	1	0	0	0	1	138	0.72%	0	0.00%

MANAGEMENT PEST CONTROL	YEAR-TO-DATE								
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	
Brentwood Manor	0	1	0	0	0	1	72	1.39%	
PrairieLand Townhouses	0	0	0	0	0	0	66	0.00%	
TOTAL AHP PROPERTIES	0	1	0	0	0	1	138	0.72%	

AFFORDABLE HOUSING PRESERVATION (AHP)

CRIME REPORTING

SAFETY/SECURITY REPORTED CRIMES	VIOLENT CRIMES			THEFT			OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DRUG	PROP	OTHER
Brentwood Manor	1	0	0	0	0	1	0	2	36
Prairieland Townhouses	1	0	0	1	0	0	0	0	40
TOTAL AHP PROPERTIES	2	0	0	1	0	1	0	2	76

SAFETY/SECURITY CRIME RATES	VIOLENT CRIMES			THEFT CRIMES			DRUG CRIMES		
	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO	KCHA	GBURG	KNOXCO
Brentwood Manor	689.7	413.6	441.8	689.7	4176.0	1481.3	0.0	829.3	829.3
Prairieland Townhouses	729.9	413.6	441.8	729.9	4176.0	1481.3	0.0	829.3	829.3
TOTAL AHP PROPERTIES	709.2	413.6	441.8	709.2	4176.0	1481.3	0.0	829.3	829.3

OPERATIONS ASSESSMENT

PHAS ASSESSMENT	YEAR-TO-DATE						DESIGNATION
	P - 100	P - 40	MASS	FASS	CFP	OVERALL	
Brentwood Manor	98.00	39.20	25.00	22.23	10.00	96.43	HIGH PERFORMER
Prairieland Townhouses	98.00	39.20	23.00	25.00	10.00	97.20	HIGH PERFORMER
TOTAL AHP PROPERTIES	98.00	39.20	24.04	23.55	10.00	96.80	HIGH PERFORMER

This assessment is based on actual operational data for the current fiscal year.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

The Knox County Housing Authority is a dynamic force in our community, providing high-quality affordable housing opportunities for individuals and families, while promoting self-sufficiency, empowerment, and a sense of community development.

Further, we will partner with other agencies to implement programs and services designed to help our families to not only succeed, but thrive.

WHAT WE DO.

The KCHA is the largest owner of rental housing in Knox County, Illinois, providing homes to over 1,300 people. We currently have 424 units of public housing – 196 units of family housing and 228 units for single, elderly, and disabled individuals. The agency also oversees 200 Housing Choice Vouchers (Section 8), as well as 138 units of affordable housing. In all, the KCHA provides or funds 762 units of affordable living.

WHO WE SERVE.

The population we serve is as diverse as the community we live in. Our clients represent a broad range of cultures, backgrounds, and stages in life – from hard working individuals and families to persons with disabilities and special needs to single parents seeking to improve the quality of life for their families.

Each year, the combination of low wages, unemployment, rising housing costs, and generational poverty affects thousands of residents in Knox County. The epidemic has reached crisis-level. The Knox County Housing Authority is here to help.





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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May 28, 2021

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases¹:

Rick Brown (300 N. Jefferson St.)	Vacated - CD
Yolanda Daniel (1083 W. Berrien St.)	CMC - 07/13/21
Kristine Curtis (900 W. Dayton St.)	CMC - 07/13/21
Angel Towns (1552 McKnight St.)	1 st Appr - 05/25/21

2. Review monthly board packet.

Jack P. Ball, Esq.

¹ Acronyms: FED - forcible entry and detainer, AO - agreed order, CD - case dismissed, JD for judgment, CT for continued, STI for summons to issue and ASTI for alias summons to issue, CMC case management conference, VMO for voluntary move out, VJCD for vacated judgment case dismissed and BW (Atty Bart Wolek) or TM (Atty Tracey Mergener) for Prairie State Legal Services.