

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Moon Towers Conference Room**  
9/30/2021  
10:00 a.m.

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<b>Opening</b>	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Ratify 08-2021 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 08-2021 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 116,213.82
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 66,253.50
<input type="checkbox"/> Sara Robison	Family:	\$ 69,403.24
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 17,899.81
<u>Excused:</u>	HCV:	\$ 92,773.58
	Brentwood:	\$ 25,917.85
	Prairieland:	\$ 22,796.38
<u>Others Present:</u>	Capital Fund 2019:	\$ 52,706.31
	Capital Fund 2020:	\$ 0.00

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<b>Old Business</b>	None
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<b>New Business</b>	Review/Approve Pay Request #5 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Selection and Award – RFQ Q22001 A&E Services	Derek Antoine
	Review/Approve Selection Legal Services Contract Extension	Derek Antoine
	Review/Approve Selection and Award – RFP P22001 Legal Services	Derek Antoine

# board agenda

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**Reports**

Executive Director's Report – 08-2021

Derek Antoine

KCHA Legal Counsel Report – 09-2021

Jack Ball

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**Executive Session**

Personnel Discussion

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**Other Business**

Executive Director Performance Appraisal

Chairperson Payton

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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
September 7, 2021**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held at the Moon Towers Board Room. 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:

ABSENT:                Joseph Riley  
                          Sara Robison

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 10:00 a.m.

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Chairperson Payton then declared the minutes approved as received.

Chairperson Payton then requested the Board review and ratify the July 2021 financial reports. After brief discussion, Commissioner Allen made a motion to ratify the financial reports for July 2021 as presented; Commissioner Hawkinson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

July 2021 claims against the HA Administration in the sum of \$826,365.46; Central Office Cost Center in the sum of \$137,330.26; Moon Towers in the sum of \$71,137.19; Family in the sum of \$75,240.28; Bluebell in the sum of \$20,751.63; Housing Choice Voucher Program in the sum of \$91,299.29; Brentwood (A.H.P.) in the sum of \$32,595.84; Prairieland (A.H.P.) in the sum of \$31,812.79; Capital Fund '19 in the sum of \$66,198.18 and Capital Fund '20 in the sum of \$300,000.00 were presented for approval. Commissioner Allen made a motion to ratify the claims and bills for July 2021; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

Mr. Antoine asked the Board to review and approve Pay Request #4 from Hein Construction for 504 Modification Project Phase 3. Mr. Antoine provided an update of work to date as outlined in the board memo. He said that work had slowed due to supply chain delays related to the COVID-19 pandemic. Alliance Architects has reviewed and signed approval for pay request #4. After brief discussion, Commissioner Stewart made a motion to approve Pay Request #4 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$24,252.79; Commissioner Hawkinson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Selection and Award - RFP P22030 Annual Audit Services. Mr. Antoine provided a recap of the solicitation process and referred to the bid tab provided in the packet. Aprio, LLP received the highest composite scoring of submitted proposals. After brief discussion, Commissioner Hawkinson made a motion to approve selection and award of Aprio, LLP to provide Annual Audit Services in the amount of \$19,952.00 for the first contract year; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-06 1<sup>st</sup> Quarter Uncollectible Debt Charge-Offs. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2021-06 1<sup>st</sup> Quarter Uncollectible Debt Charge-Offs in the amount of \$9,796.87; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-07 Capital Fund Program (CFP) Annual and 5-Year Plan Submission. The CFP plans outline the modernization and rehabilitation work that the agency will undertake during the next five years. The CFP 2021 grant is in the amount of \$1,209,310.00. After brief discussion, Commissioner Stewart made a motion to approve Resolution 2021-07 Capital Fund Program (CFP)

Annual and 5-Year Plan Submission; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Rent Reasonableness Determination Schedule. Mr. Antoine reported that PHAs must ensure that rents charged by owners to Housing Choice Voucher (HCV) program participants are reasonable. PHAs must compare the rent for the voucher unit to rents for similar unassisted units in the marketplace. This policy change, if you will, would be provided at no cost to the agency as the agency would be utilizing Nelrod hours. After brief discussion, Commissioner Hawkinson made a motion to approve Rent Reasonableness Determination Schedule; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

## **REPORTS**

Mr. Antoine reported that the agency had resumed annual inspections. He also reported that Moon Towers currently has forty-one units undergoing treatment for roach infestations. As a result, the agency will be taking a more active approach to preparing units for treatment to ensure that the issue could be effectively and quickly mitigated. Mr. Antoine also said that the report included sections on PHAS assessment and a property scorecard.

The Legal Counsel Report was included in the board packet. Mr. Ball provided an update about an upcoming trial and reported that the eviction moratorium had been extended to September 18, 2021.

## **EXECUTIVE SESSION**

Commissioner Hawkinson made a motion to go into Executive Session at 10:44 a.m. to discuss personnel; Commissioner Allen seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Roll call was taken:

Present: Wayne Allen  
LaToya Carson  
Jared Hawkinson  
Lomac Payton

Paul H. Stewart

Commissioner Stewart made a motion to go back to regular session at 10:53 a.m.; Commissioner Hawkinson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

#### **REGULAR SESSION**

No business was conducted during the Executive Session.

#### **OTHER BUSINESS**

The Executive Director performance appraisal will take place at the September meeting.

Commissioner Hawkinson made a motion to move the September meeting to Thursday, September 30, 2021, at 10:00 a.m.; Commissioner Stewart seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

#### **ADJOURNMENT**

Commissioner Hawkinson made a motion to adjourn the meeting at 10:55 a.m.; Commissioner Stewart seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

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Secretary

**COCC**

	<u>August-21</u>	<u>Current YTD</u>		
Operating Income	\$95,994.29	\$566,393.41		
Operating Expenses	\$116,168.71	\$499,435.03		
<b>Net Revenue Income/(Loss)</b>	<b>(\$20,174.42)</b>	<b>\$66,958.38</b>	<b>COCC - Cash, Investments, A/R, &amp; A/P</b>	<b>\$1,345,683</b>

**MOON TOWERS**

	<u>August-21</u>	<u>Current YTD</u>		
Operating Income	\$74,655.60	\$439,921.24	<b>Moon - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 609,259</b>
Operating Expenses	\$66,253.50	\$320,198.82	<b>Minimum Reserve Position</b>	<b>\$ 320,199</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$8,402.10</b>	<b>\$119,722.42</b>	<b>Over/(Under) minimum reserve position</b>	<b>\$289,061</b>

**FAMILY SITES**

	<u>August-21</u>	<u>Current YTD</u>		
Operating Income	\$91,837.87	\$577,780.22	<b>Family - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 679,219</b>
Operating Expenses	\$69,599.20	\$369,628.94	<b>Minimum Reserve Position</b>	<b>\$ 369,629</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$22,238.67</b>	<b>\$208,151.28</b>	<b>Over/(Under) minimum reserve position</b>	<b>\$309,590</b>

**BLUEBELL**

	<u>August-21</u>	<u>Current YTD</u>		
Operating Income	\$22,140.46	\$157,385.40	<b>Bluebell - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 199,294</b>
Operating Expenses	\$17,899.81	\$96,282.92	<b>Minimum Reserve Position</b>	<b>\$ 96,283</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$4,240.65</b>	<b>\$61,102.48</b>	<b>Over/(Under) minimum reserve position</b>	<b>\$103,011</b>

**For the month:**

- COCC received \$1400 from inspections and \$43,224 from maintenance fees.
- The amps received \$117,210 in subsidy from HUD: Moon Towers - \$38,449, Family - \$71,311, and Bluebell -\$7,450
- Financials show reclassification of certain accounts which will alter monthly expense figures making COCC's deficit look larger than it actually was. COCC's actual would be \$7,999.95. The changes made were as follows: added maintenance manager salary and maintenance manager benefits accounts, moved those expenses out of COCC's maintenance labor and maintenance benefits accounts, moved part-time labor along with the labor and benefits that was showing on the amps' income statements to COCC's maintenance labor since amps should not have any maintenance or benefits with maintenance being centralized under COCC. As for compensated absences accounts, there should not be any expense showing until March when it is calculated and accounted for in every fiscal year.
- As for expenses, paid quarterly elevator maintenance fee at Moon and Bluebell, monthly pest control charges for Moon, quarterly pest control for Family sites, repaired water main at Cedar Creek Place, and for lawn service at Family sites.

**HOUSING CHOICE VOUCHERS (HCV)**

<u>ADMINISTRATIVE</u>	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$9,664.42	\$52,395.79
Operating Expenses	\$13,741.94	\$62,456.80
<b>Net Revenue Income/(Loss)</b>	<b>(\$4,077.52)</b>	<b>(\$10,061.01)</b>

**Unrestricted Net Position (UNP)**

<b>Beginning Balance</b>	<b>\$75,765.00</b>
Investment in Fixed Assets	\$ -
<b>Monthly HCV Admin Revenue - Gain/(Loss)</b>	<b>(\$4,077.52)</b>
Transfer to NRP or Adjustment	\$ -
<b>UNP Ending Balance Per VMS</b>	<b>\$71,687.48</b>

<u>HAP</u>	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$82,007.00	\$389,020.00
Operating Expenses	\$78,151.00	\$389,744.00
<b>Net Revenue Income/(Loss)</b>	<b>\$3,856.00</b>	<b>(\$724.00)</b>

**Restricted Net Position (RNP)**

<b>Beginning Balance</b>	<b>(\$2,919.88)</b>
Investment in Fixed Assets	\$ -
<b>Monthly HCV HAP Revenue - Gain/(Loss)</b>	<b>\$ 3,480.00</b>
Transfer from UNP or Adjustment	\$ -
<b>RNP Ending Balance per VMS</b>	<b>\$560.12</b>

**For the Month:**

- HCV received \$9,658 in admin subsidy from HUD and had a decrease in revenue of \$4,077.52 for the month.

**For the Month:**

- HCV received \$82,007 in HAP subsidy from HUD. The program shows increase in revenue by \$560.12 for the month. As for HAP, the agency wants to be spending all the HAP funding provided by HUD.

**EMERGENCY HOUSING VOUCHERS (EHV)**

<u>ADMINISTRATIVE</u>	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$ 985.00	\$ 34,220.00
Operating Expenses	\$ 890.48	\$ 1,383.48
<b>Net Revenue Income/(Loss)</b>	<b>\$94.52</b>	<b>\$32,836.52</b>

<u>HAP</u>	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$ 6,301.00	\$ 12,602.00
Operating Expenses	\$ -	\$ -
<b>Net Revenue Income/(Loss)</b>	<b>\$6,301.00</b>	<b>\$12,602.00</b>

**EHV (UNP)**

Beginning Balance	\$ 32,250.00
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 890.48
<b>EHV UNP Ending Balance</b>	<b>\$ 31,359.52</b>

Beginning Balance	\$ -
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 6,301.00
<b>RNP Ending Balance per VMS</b>	<b>\$ 6,301.00</b>

**For the Month:**

- EHV received \$985 in admin subsidy from HUD and had an increase in revenue of \$94.52.

**For the Month:**

EHV received \$6,301 in HAP subsidy from HUD for the month.

**BRENTWOOD**

	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$35,147.53	\$167,837.73
Operating Expenses	\$25,817.62	\$133,443.87
<b>Net Revenue Income/(Loss)</b>	<b>\$9,329.91</b>	<b>\$34,393.86</b>

Brentwood's Cash, Investments, A/R, & A/P **\$151,668.13**

**PRAIRIELAND**

	<u>August-21</u>	<u>Current YTD</u>
Operating Income	\$29,672.00	\$144,689.25
Operating Expenses	\$22,803.38	\$126,794.88
<b>Net Revenue Income/(Loss)</b>	<b>\$6,868.62</b>	<b>\$17,894.37</b>

Prairieland's Cash, Investments, A/R, & A/P **\$95,140.02**

Restricted Cash **(\$234,491.29)**

PL's Total Cash **(\$139,351.27)**

Consists of Security Deposits, Replacement Reserve, and Residual Receipts.

**For the month:**

- Brentwood's revenue increased \$9,329.91 for the month with tenant revenue totaling \$33,749.
- Prairieland's received \$28,586 in tenant revenue with revenue showing an increase of \$6,868.62 for the month.

**Tenant Online Payments**

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2022</u>
AMPS - Moon, Family, Bluebell	\$ 5,324.25	\$ 78,467.22
AHP - Brentwood & Prairieland	\$ 9,926.00	\$ 126,982.20
Housing Choice Voucher	\$ -	\$ 1,066.00
<b>Total PHA</b>	<b>\$ 15,250.25</b>	<b>\$ 206,515.42</b>

**IDROP Bad Debt Collection**

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2022</u>
Moon Towers	\$ 484.93	\$ 2,536.32
Family Sites	\$ 330.34	\$ 1,219.75
Bluebell	\$ -	\$ -
AHP - Brentwood & Prairieland	\$ -	\$ 262.00
Housing Choice Voucher	\$ -	\$ -
<b>Fiscal Year Total</b>	<b>\$ 815.27</b>	<b>\$ 4,018.07</b>

Historical Bad Debt **\$1,069,677.39**

	<u>By IDROP</u>	<u>By Debtor</u>
Cumulative Bad Debt Collected	\$ 112,184.05	\$ 61,240.67
	16.2%	10.5%
		5.7%



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
<b>REVENUE</b>							
<b><u>FEE REVENUE</u></b>							
<b>Management Fees</b>							
10-1-000-000-3810.000 Management Fee Inc	-41,066.81	-41,301.00	234.19	-206,505.00	-207,124.58	-495,612.00	-58.21
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	-100,000.00	0.00	
Total Management Fees	-41,066.81	-41,301.00	234.19	-206,505.00	-307,124.58	-495,612.00	-38.03
<b>Asset Management Fees</b>							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
<b>Book Keeping Fees</b>							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,655.00	-5,652.00	-3.00	-28,260.00	-28,455.00	-67,824.00	-58.05
Total Book Keeping Fees	-5,655.00	-5,652.00	-3.00	-28,260.00	-28,455.00	-67,824.00	-58.05
<b>Fee-For-Service</b>							
10-1-000-000-3850.000 Inspection Income	-1,400.00	-1,321.00	-79.00	-6,605.00	-1,400.00	-15,852.00	-91.17
10-1-000-000-3850.005 Maint Fee Income	-43,224.00	-59,630.00	16,406.00	-298,150.00	-207,637.39	-715,560.00	-70.98
Total Fee-For-Service	-44,624.00	-60,951.00	16,327.00	-304,755.00	-209,037.39	-731,412.00	-71.42
<b>Other Fees</b>							
10-1-000-000-3840.000 Other Fee Inc	-370.00	0.00	-370.00	0.00	-370.00	0.00	
Total Other Fees	-370.00	0.00	-370.00	0.00	-370.00	0.00	
<b>TOTAL FEE REVENUE</b>	<b>-95,955.81</b>	<b>-112,144.00</b>	<b>16,188.19</b>	<b>-560,720.00</b>	<b>-566,186.97</b>	<b>-1,345,728.00</b>	<b>-57.93</b>
<b><u>OTHER REVENUE</u></b>							
<b>Other Grants &amp; Investment Income</b>							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	-8,333.33	8,333.33	-41,666.65	0.00	-100,000.00	-100.00
10-1-000-000-3610.000 Interest Income	-38.48	-40.00	1.52	-200.00	-206.44	-480.00	-56.99
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	-38.48	-8,373.33	8,334.85	-41,866.65	-206.44	-100,480.00	-99.79
<b>Other Revenue</b>							
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	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER REVENUE</b>	<b>-38.48</b>	<b>-8,373.33</b>	<b>8,334.85</b>	<b>-41,866.65</b>	<b>-206.44</b>	<b>-100,480.00</b>	<b>-99.79</b>
<b>TOTAL REVENUE</b>	<b>-95,994.29</b>	<b>-120,517.33</b>	<b>24,523.04</b>	<b>-602,586.65</b>	<b>-566,393.41</b>	<b>-1,446,208.00</b>	<b>-60.84</b>

**EXPENSES**

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>ADMINISTRATIVE</u></b>							
<b>Administrative Salaries</b>							
10-1-000-000-4110.000 Admin Salaries	32,905.40	32,730.00	175.40	180,020.00	165,477.95	425,500.00	-61.11
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	32,905.40	32,730.00	175.40	180,020.00	165,477.95	425,500.00	-61.11
<b>Administrative Benefits</b>							
10-1-000-000-4110.500 Emp Benefit - Admin	10,055.21	11,500.00	-1,444.79	63,250.00	50,422.47	149,500.00	-66.27
10-1-000-000-4110.550 Benefit - Life Ins.	501.22	500.00	1.22	2,500.00	3,575.02	6,000.00	-40.42
Total Administrative Benefits	10,556.43	12,000.00	-1,443.57	65,750.00	53,997.49	155,500.00	-65.27
<b>Fee Expenses</b>							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	2,500.00	-100.00
Total Fee Expenses	0.00	0.00	0.00	0.00	0.00	2,500.00	-100.00
<b>Advertising &amp; Marketing</b>							
10-1-000-000-4190.650 Advertising	0.00	45.00	-45.00	225.00	144.40	540.00	-73.26
Total Advertising & Marketing	0.00	45.00	-45.00	225.00	144.40	540.00	-73.26
<b>Office Expense</b>							
10-1-000-000-4120.500 Other Fee Exp	-302.64	0.00	-302.64	0.00	7.50	0.00	
10-1-000-000-4140.000 Training - Staff	210.00	450.00	-240.00	5,350.00	449.00	12,100.00	-96.29
10-1-000-000-4180.000 Telephone	684.06	500.00	184.06	2,500.00	3,519.11	6,000.00	-41.35
10-1-000-000-4190.000 Other Sundry	48.33	125.00	-76.67	625.00	180.07	1,500.00	-88.00
10-1-000-000-4190.100 Postage	-411.10	135.00	-546.10	675.00	1,197.81	1,620.00	-26.06
10-1-000-000-4190.200 Office Supplies	190.85	100.00	90.85	500.00	301.69	1,200.00	-74.86
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	4,855.23	0.00	
10-1-000-000-4190.300 Paper Supplies	95.39	95.00	0.39	475.00	95.39	1,140.00	-91.63
10-1-000-000-4190.400 Printing/printers	0.00	75.00	-75.00	375.00	0.00	900.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	100.00	-100.00	500.00	779.32	1,200.00	-35.06
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	195.00	-9.02	975.00	743.92	2,340.00	-68.21
10-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	1,545.00	0.00	
10-1-000-000-4190.600 Publications	0.00	83.00	-83.00	415.00	0.00	996.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	1,565.00	1,000.00	565.00	5,000.00	1,565.00	12,000.00	-86.96
10-1-000-000-4190.800 Internet Services	187.88	166.67	21.21	833.35	660.98	2,000.00	-66.95
10-1-000-000-4190.850 IT Support	0.00	300.00	-300.00	1,500.00	2,613.15	3,600.00	-27.41
Total Office Expense	2,453.75	3,324.67	-870.92	19,723.35	18,513.17	46,596.00	-60.27
<b>Legal Expense</b>							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	4,000.00	3,200.00	10,200.00	-68.63
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	800.00	800.00	0.00	4,000.00	3,200.00	10,200.00	-68.63
<b>Travel Expense</b>							
10-1-000-000-4150.000 Travel - Staff	0.00	100.00	-100.00	1,900.00	0.00	10,000.00	-100.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	100.00	-100.00	2,900.00	0.00	10,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	30.00	-30.00	150.00	0.00	360.00	-100.00
Total Travel Expense	0.00	230.00	-230.00	4,950.00	0.00	20,360.00	-100.00
<b>Other Expense</b>							
10-1-000-000-4140.010 Training-Commissioners	0.00	400.00	-400.00	6,100.00	0.00	10,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,057.00	1,250.00	-193.00	6,250.00	6,005.00	15,000.00	-59.97
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verification	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
Total Other Expense	1,057.00	1,670.00	-613.00	12,450.00	6,005.00	25,240.00	-76.21
<b>TOTAL OPERATING EXPENSE - Admin</b>	<b>47,772.58</b>	<b>50,799.67</b>	<b>-3,027.09</b>	<b>287,118.35</b>	<b>247,338.01</b>	<b>686,436.00</b>	<b>-63.97</b>



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4430.200 Copiers	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	0.00	62.00	-62.00	590.00	224.62	1,400.00	-83.96
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>58,619.68</b>	<b>55,296.00</b>	<b>3,323.68</b>	<b>307,252.00</b>	<b>242,739.26</b>	<b>725,192.00</b>	<b>-66.53</b>
<b><u>PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expense</b>							
10-1-000-000-4510.010 Property Insurance	89.55	91.00	-1.45	455.00	447.75	1,095.00	-59.11
10-1-000-000-4510.015 Equipment Insurance	11.49	12.00	-0.51	60.00	57.45	140.00	-58.96
10-1-000-000-4510.020 Liability Insurance	36.10	37.00	-0.90	185.00	180.50	441.00	-59.07
10-1-000-000-4510.025 PE & PO Insurance	308.70	315.00	-6.30	1,575.00	1,543.50	3,774.00	-59.10
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,127.00	-20.48	5,635.00	5,532.60	13,527.00	-59.10
10-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	215.00	209.65	513.00	-59.13
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	1,625.00	-30.71	8,125.00	7,971.45	19,490.00	-59.10
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>1,594.29</b>	<b>1,625.00</b>	<b>-30.71</b>	<b>8,125.00</b>	<b>7,971.45</b>	<b>19,490.00</b>	<b>-59.10</b>
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
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	0.00	2,400.00	-100.00
Total General Expenses	7,802.67	0.00	7,802.67	0.00	0.00	2,400.00	-100.00
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>7,802.67</b>	<b>0.00</b>	<b>7,802.67</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400.00</b>	<b>-100.00</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>116,168.71</b>	<b>107,981.67</b>	<b>8,187.04</b>	<b>603,761.35</b>	<b>499,435.03</b>	<b>1,439,004.00</b>	<b>-65.29</b>
<b>NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>20,174.42</b>	<b>-12,535.66</b>	<b>32,710.08</b>	<b>1,174.70</b>	<b>-66,958.38</b>	<b>-7,204.00</b>	<b>829.46</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
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	
<b>Casualty Expense</b>							
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	760.50	-715.50	3,802.50	225.00	9,126.00	-97.53
Total Depreciation Expense	45.00	760.50	-715.50	3,802.50	225.00	9,126.00	-97.53
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>45.00</b>	<b>760.50</b>	<b>-715.50</b>	<b>3,802.50</b>	<b>225.00</b>	<b>9,126.00</b>	<b>-97.53</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Operating Transfers In/Out</b>							
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	
<b>Proceeds Sale Property (Gain)/Loss</b>							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EXCESS REVENUE/EXPENSE GAIN/-LOSS</b>	<b>20,219.42</b>	<b>-11,775.16</b>	<b>31,994.58</b>	<b>4,977.20</b>	<b>-66,733.38</b>	<b>1,922.00</b>	<b>-3,572.08</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	885.00	885.00	2,124.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-001-3110.000 Dwelling Rent	-33,543.00	-33,500.00	-43.00	-167,500.00	-167,893.50	-402,000.00	-58.24
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-33,543.00	-33,500.00	-43.00	-167,500.00	-167,893.50	-402,000.00	-58.24
<b>Tenant Revenue - Other</b>							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	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	0.00	-150.00	150.00	-750.00	-300.00	-1,800.00	-83.33
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.100 Late Fees	-575.00	-300.00	-275.00	-1,500.00	-2,725.00	-3,600.00	-24.31
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.150 Laundry Income	-1,144.50	-1,100.00	-44.50	-5,500.00	-6,259.83	-13,200.00	-52.58
10-1-000-001-3690.160 Vending Machine Inc	-57.48	-150.00	92.52	-750.00	-478.93	-1,800.00	-73.39
10-1-000-001-3690.180 Labor	-818.77	-300.00	-518.77	-1,500.00	-1,992.79	-3,600.00	-44.64
10-1-000-001-3690.200 Materials	-48.91	-50.00	1.09	-250.00	-149.09	-600.00	-75.15
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,644.66	-2,050.00	-594.66	-10,250.00	-11,905.64	-24,600.00	-51.60
<b>TOTAL TENANT REVENUE</b>	<b>-36,187.66</b>	<b>-35,550.00</b>	<b>-637.66</b>	<b>-177,750.00</b>	<b>-179,799.14</b>	<b>-426,600.00</b>	<b>-57.85</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,449.00	-32,735.00	-5,714.00	-163,675.00	-200,366.00	-392,820.00	-48.99
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-38,449.00	-32,735.00	-5,714.00	-163,675.00	-200,366.00	-392,820.00	-48.99
<b>Other Grants &amp; Investment Income</b>							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3404.010 Other Inc - Operations	0.00	0.00	0.00	-55,000.00	-55,000.00	-55,000.00	0.00
10-1-000-001-3610.000 Interest Income	-18.94	-25.00	6.06	-125.00	-101.01	-300.00	-66.33
Total Other Grants & Investment Income	-18.94	-25.00	6.06	-55,125.00	-55,101.01	-55,300.00	-0.36
<b>Other Revenue</b>							
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Income from Amps	0.00	-350.00	350.00	-1,600.00	-4,655.09	-7,550.00	-38.34
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-350.00	350.00	-1,600.00	-4,655.09	-7,550.00	-38.34
<b>TOTAL OTHER REVENUE</b>	<b>-38,467.94</b>	<b>-33,110.00</b>	<b>-5,357.94</b>	<b>-220,400.00</b>	<b>-260,122.10</b>	<b>-455,670.00</b>	<b>-42.91</b>
<b>TOTAL REVENUE</b>	<b>-74,655.60</b>	<b>-68,660.00</b>	<b>-5,995.60</b>	<b>-398,150.00</b>	<b>-439,921.24</b>	<b>-882,270.00</b>	<b>-50.14</b>
<b>EXPENSES</b>							







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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	107.28	79.17	28.11	395.85	489.76	950.00	-48.45
10-1-000-001-4420.130 Security Supplies	0.00	66.67	-66.67	333.35	0.00	800.00	-100.00
Total Maintenance - Materials/Supplies	1,210.17	2,378.34	-1,168.17	18,616.70	8,885.64	37,290.00	-76.17
<b>Maintenance - Contracts</b>							
10-1-000-001-4430.000 Maint Labor Contract	15,109.96	19,620.00	-4,510.04	98,100.00	65,401.03	235,440.00	-72.22
10-1-000-001-4430.010 Garbage & Trash Con	538.23	385.00	153.23	1,940.00	2,201.71	4,665.00	-52.80
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	375.00	-375.00	1,875.00	8,261.96	4,500.00	83.60
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,882.92	4,200.00	682.92	8,800.00	10,322.39	18,500.00	-44.20
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	195.00	-195.00	585.00	701.00	780.00	-10.13
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	125.00	-125.00	625.00	8.28	1,500.00	-99.45
10-1-000-001-4430.080 Plumbing Contracts	0.00	208.00	-208.00	1,040.00	2,258.56	2,500.00	-9.66
10-1-000-001-4430.090 Extermination Contracts	2,800.00	700.00	2,100.00	4,750.00	11,022.68	11,700.00	-5.79
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 Maint Cont	70.20	1,417.00	-1,346.80	7,084.00	3,425.80	17,000.00	-79.85
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	500.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	0.00	29.00	-29.00	145.00	0.00	350.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	375.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	23,401.31	27,354.00	-3,952.69	125,819.00	105,207.41	299,635.00	-64.89
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>21,400.59</b>	<b>29,732.34</b>	<b>-8,331.75</b>	<b>144,435.70</b>	<b>114,093.05</b>	<b>336,925.00</b>	<b>-66.14</b>
<b><u>TOTAL PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	1,300.00	985.45	2,600.00	-62.10
10-1-000-001-4480.100 ADT Contract	0.00	0.00	0.00	220.00	217.40	880.00	-75.30
10-1-000-001-4480.500 Security Contract	581.25	83.00	498.25	419.00	3,915.45	1,000.00	291.55
Total Protective Services - Contract	581.25	83.00	498.25	1,939.00	5,118.30	4,480.00	14.25
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>581.25</b>	<b>83.00</b>	<b>498.25</b>	<b>1,939.00</b>	<b>5,118.30</b>	<b>4,480.00</b>	<b>14.25</b>
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expenses</b>							
10-1-000-001-4510.010 Property	3,044.84	3,109.00	-64.16	15,543.00	15,224.20	37,300.00	-59.18
10-1-000-001-4510.015 Equipment Insurance	135.55	143.00	-7.45	715.00	677.75	1,716.00	-60.50
10-1-000-001-4510.020 Liability Insurance	425.92	442.00	-16.08	2,210.00	2,129.60	5,304.00	-59.85
10-1-000-001-4510.025 PE & PO Insurance	226.45	235.00	-8.55	1,175.00	1,132.25	2,820.00	-59.85
10-1-000-001-4510.030 Work Comp Insurance	643.52	660.00	-16.48	3,300.00	3,217.60	7,920.00	-59.37
10-1-000-001-4510.035 Auto Insurance	41.93	43.00	-1.07	215.00	209.65	516.00	-59.37
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,518.21	4,632.00	-113.79	23,158.00	22,591.05	55,576.00	-59.35
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>4,518.21</b>	<b>4,632.00</b>	<b>-113.79</b>	<b>23,158.00</b>	<b>22,591.05</b>	<b>55,576.00</b>	<b>-59.35</b>

**GENERAL EXPENSES**

General Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	3,309.72	0.00	3,309.72	0.00	0.00	0.00	
Total General Expenses	3,309.72	0.00	3,309.72	0.00	0.00	0.00	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-001-4520.000 Pay in lieu of Tax	2,646.04	2,453.00	193.04	11,952.00	13,641.05	28,103.00	-51.46
Total Payment In Lieu Of Taxes - PILOT	2,646.04	2,453.00	193.04	11,952.00	13,641.05	28,103.00	-51.46
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-001-4570.000 Collection Losses	467.78	113.00	354.78	593.00	-305.71	6,842.00	-104.47
Total Bad Debt Write-Offs - Tenant Rents	467.78	113.00	354.78	593.00	-305.71	6,842.00	-104.47
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>6,423.54</b>	<b>2,566.00</b>	<b>3,857.54</b>	<b>12,545.00</b>	<b>13,335.34</b>	<b>34,945.00</b>	<b>-61.84</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>66,269.04</b>	<b>69,728.51</b>	<b>-3,459.47</b>	<b>351,130.55</b>	<b>320,198.82</b>	<b>876,601.00</b>	<b>-63.47</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>-8,386.56</b>	<b>1,068.51</b>	<b>-9,455.07</b>	<b>-47,019.45</b>	<b>-119,722.42</b>	<b>-5,669.00</b>	<b>2,011.88</b>

**MISCELLANEOUS EXPENSE**  
Extraordinary Expense

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 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	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 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	
<b>Depreciation Expense</b>							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	14,500.00	0.00	72,500.00	72,500.00	174,000.00	-58.33
Total Depreciation Expense	14,500.00	14,500.00	0.00	72,500.00	72,500.00	174,000.00	-58.33
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>0.00</b>	<b>72,500.00</b>	<b>72,500.00</b>	<b>174,000.00</b>	<b>-58.33</b>
<b>TOTAL EXPENSES</b>	<b>6,113.44</b>	<b>15,568.51</b>	<b>-9,455.07</b>	<b>25,480.55</b>	<b>-47,222.42</b>	<b>168,331.00</b>	<b>-128.05</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
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	
<b>Operating Transfers In/Out</b>							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-14,500.00	14,500.00	-72,500.00	0.00	-174,000.00	-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	-14,500.00	14,500.00	-72,500.00	0.00	-174,000.00	-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	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-14,500.00</b>	<b>14,500.00</b>	<b>-72,500.00</b>	<b>0.00</b>	<b>-174,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>6,113.44</b>	<b>1,068.51</b>	<b>5,044.93</b>	<b>-47,019.45</b>	<b>-47,222.42</b>	<b>-5,669.00</b>	<b>732.99</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	980.00	980.00	2,352.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-002-3110.000 Dwelling Rent	-16,451.00	-13,000.00	-3,451.00	-71,000.00	-79,248.82	-180,000.00	-55.97
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-16,451.00	-13,000.00	-3,451.00	-71,000.00	-79,248.82	-180,000.00	-55.97
<b>Tenant Revenue - Other</b>							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	802.00	0.00	
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	0.00	-250.00	250.00	-1,250.00	-2,778.62	-3,000.00	-7.38
10-1-000-002-3690.100 Late Fees	-1,225.00	0.00	-1,225.00	0.00	-4,375.00	-5,950.00	-26.47
10-1-000-002-3690.120 Violation Fees	-860.00	-262.00	-598.00	-1,310.00	-3,577.00	-3,144.00	13.77
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	0.00	0.00	-25.00	0.00	-100.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,216.50	-1,000.00	-216.50	-5,000.00	-7,280.00	-12,000.00	-39.33
10-1-000-002-3690.200 Materials	-630.45	-500.00	-130.45	-2,500.00	-1,787.64	-6,000.00	-70.21
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	-3,931.95	-2,012.00	-1,919.95	-10,085.00	-18,996.26	-30,194.00	-37.09
<b>TOTAL TENANT REVENUE</b>	<b>-20,382.95</b>	<b>-15,012.00</b>	<b>-5,370.95</b>	<b>-81,085.00</b>	<b>-98,245.08</b>	<b>-210,194.00</b>	<b>-53.26</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-71,311.00	-66,661.00	-4,650.00	-333,305.00	-367,333.00	-799,932.00	-54.08
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-71,311.00	-66,661.00	-4,650.00	-333,305.00	-367,333.00	-799,932.00	-54.08
<b>Other Grants &amp; Investment Income</b>							
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	-8,584.00	8,584.00	-42,917.00	-103,000.00	-103,000.00	0.00
10-1-000-002-3610.000 Interest Income	-18.92	-20.00	1.08	-100.00	-98.14	-270.00	-63.65
Total Other Grants & Investment Income	-18.92	-8,604.00	8,585.08	-43,017.00	-103,098.14	-103,270.00	-0.17
<b>Other Revenue</b>							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-625.00	-625.00	-1,500.00	-58.33
10-1-000-002-3850.005 Income from Amps	0.00	-45.00	45.00	-225.00	-5,079.00	-540.00	840.56
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-3,400.00	0.00	
Total Other Revenue	-125.00	-170.00	45.00	-850.00	-9,104.00	-2,040.00	346.27
<b>TOTAL OTHER REVENUE</b>	<b>-71,454.92</b>	<b>-75,435.00</b>	<b>3,980.08</b>	<b>-377,172.00</b>	<b>-479,535.14</b>	<b>-905,242.00</b>	<b>-47.03</b>
<b>TOTAL REVENUE</b>	<b>-91,837.87</b>	<b>-90,447.00</b>	<b>-1,390.87</b>	<b>-458,257.00</b>	<b>-577,780.22</b>	<b>-1,115,436.00</b>	<b>-48.20</b>
<b>EXPENSES</b>							





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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	476.90	380.00	96.90	1,900.00	1,875.31	4,560.00	-58.87
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	4,718.27	4,034.00	684.27	19,704.00	20,192.70	56,424.00	-64.21
<b>Maintenance - Contracts</b>							
10-1-000-002-4430.000 Maint Labor Contract	24,152.00	35,419.00	-11,267.00	177,095.00	126,619.38	425,028.00	-70.21
10-1-000-002-4430.010 Garbage&Trash Cont	58.40	250.00	-191.60	1,250.00	427.40	3,000.00	-85.75
10-1-000-002-4430.020 Heating&Cooling Cont	294.65	210.00	84.65	1,050.00	1,275.56	2,520.00	-49.38
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	2,700.00	100.00	2,600.00	15,200.00	12,300.00	15,400.00	-20.13
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	368.62	0.00	368.62	0.00	941.10	0.00	
10-1-000-002-4430.080 Plumbing Contracts	5,445.45	833.33	4,612.12	4,166.65	10,383.39	10,000.00	3.83
10-1-000-002-4430.090 Extermination Contracts	1,569.80	850.00	719.80	4,250.00	3,139.60	10,200.00	-69.22
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	122.52	839.00	-716.48	4,195.00	7,656.52	10,068.00	-23.95
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	2,051.00	-2,051.00	10,255.00	0.00	24,612.00	-100.00
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	450.00	213.29	1,800.00	-88.15
Total Maintenance - Contracts	34,711.44	40,652.33	-5,940.89	218,411.65	162,956.24	503,828.00	-67.66
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>34,267.57</b>	<b>44,686.33</b>	<b>-10,418.76</b>	<b>238,115.65</b>	<b>183,148.94</b>	<b>560,252.00</b>	<b>-67.31</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
<b>Protective Services - Contract</b>							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	1,125.00	1,091.25	2,700.00	-59.58
10-1-000-002-4480.100 ADT Contract	488.07	508.00	-19.93	1,016.00	976.14	2,032.00	-51.96
10-1-000-002-4480.500 Security Contract	1,450.00	792.00	658.00	3,960.00	1,450.00	9,504.00	-84.74
Total Protective Services - Contract	1,938.07	1,525.00	413.07	6,101.00	3,517.39	14,236.00	-75.29
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>1,938.07</b>	<b>1,525.00</b>	<b>413.07</b>	<b>6,101.00</b>	<b>3,517.39</b>	<b>14,236.00</b>	<b>-75.29</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
<b>Insurance Expenses</b>							
10-1-000-002-4510.010 Property Ins	3,044.84	3,108.00	-63.16	15,540.00	15,224.20	37,296.00	-59.18
10-1-000-002-4510.015 Equipment Insurance	150.29	158.00	-7.71	790.00	751.45	1,896.00	-60.37
10-1-000-002-4510.020 Liability Ins	472.24	483.00	-10.76	2,415.00	2,361.20	5,796.00	-59.26
10-1-000-002-4510.025 PE & PO Insurance	329.36	342.00	-12.64	1,710.00	1,646.80	4,104.00	-59.87
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,025.00	-23.58	5,125.00	5,007.10	12,300.00	-59.29
10-1-000-002-4510.035 Auto Insurance	209.63	217.00	-7.37	1,085.00	1,048.15	2,604.00	-59.75
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	5,333.00	-125.22	26,665.00	26,038.90	63,996.00	-59.31
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>5,207.78</b>	<b>5,333.00</b>	<b>-125.22</b>	<b>26,665.00</b>	<b>26,038.90</b>	<b>63,996.00</b>	<b>-59.31</b>

**GENERAL EXPENSES**

General Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	-2,500.00	-100.00
Total General Expenses	-1,982.65	0.00	-1,982.65	0.00	0.00	-2,500.00	-100.00
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-002-4520.000 Pay in lieu of Tax	1,449.43	1,764.75	-315.32	8,823.75	7,268.24	21,177.00	-65.68
Total Payment In Lieu Of Taxes - PILOT	1,449.43	1,764.75	-315.32	8,823.75	7,268.24	21,177.00	-65.68
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-002-4570.000 Collection Losses	1,403.25	742.00	661.25	-7,855.00	1,564.73	11,633.00	-86.55
Total Bad Debt Write-Offs - Tenant Rents	1,403.25	742.00	661.25	-7,855.00	1,564.73	11,633.00	-86.55
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>870.03</b>	<b>2,506.75</b>	<b>-1,636.72</b>	<b>968.75</b>	<b>8,832.97</b>	<b>30,310.00</b>	<b>-70.86</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>69,599.20</b>	<b>89,058.08</b>	<b>-19,458.88</b>	<b>447,925.40</b>	<b>369,628.94</b>	<b>1,115,282.00</b>	<b>-66.86</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>-22,238.67</b>	<b>-1,388.92</b>	<b>-20,849.75</b>	<b>-10,331.60</b>	<b>-208,151.28</b>	<b>-154.00</b>	<b>135,063.17</b>

**MISCELLANEOUS EXPENSE**  
Extraordinary Expense



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	
<b>Casualty Losses - Non-capitalized</b>							
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	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	31,000.00	-2,000.00	155,000.00	145,000.00	372,000.00	-61.02
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	155,000.00	145,000.00	372,000.00	-61.02
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>29,000.00</b>	<b>31,000.00</b>	<b>-2,000.00</b>	<b>155,000.00</b>	<b>145,000.00</b>	<b>372,000.00</b>	<b>-61.02</b>
<b>TOTAL EXPENSES</b>	<b>6,761.33</b>	<b>29,611.08</b>	<b>-22,849.75</b>	<b>144,668.40</b>	<b>-63,151.28</b>	<b>371,846.00</b>	<b>-116.98</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
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	
<b>Operating Transfers In/Out</b>							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-31,000.00	31,000.00	-155,000.00	0.00	-372,000.00	-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	-31,000.00	31,000.00	-155,000.00	0.00	-372,000.00	-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	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-31,000.00</b>	<b>31,000.00</b>	<b>-155,000.00</b>	<b>0.00</b>	<b>-372,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>6,761.33</b>	<b>-1,388.92</b>	<b>8,150.25</b>	<b>-10,331.60</b>	<b>-63,151.28</b>	<b>-154.00</b>	<b>40,907.32</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	255.00	255.00	612.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-006-3110.000 Dwelling Rent	-13,842.00	-13,500.00	-342.00	-67,500.00	-67,446.00	-162,000.00	-58.37
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total Tenant Rent Revenue</b>	<b>-13,842.00</b>	<b>-13,500.00</b>	<b>-342.00</b>	<b>-67,500.00</b>	<b>-67,446.00</b>	<b>-162,000.00</b>	<b>-58.37</b>
<b>Tenant Revenue - Other</b>							
10-1-000-006-3120.000 Excess Utilities	-25.00	0.00	-25.00	0.00	-75.00	0.00	
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	-25.00	25.00	-75.00	0.00	-75.00	-100.00
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	-88.00	-42.00	-46.00	-209.00	7.00	-500.00	-101.40
10-1-000-006-3690.100 Late Fees	-50.00	-25.00	-25.00	-125.00	-400.00	-300.00	33.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	2.08	-2.08	10.40	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	-605.00	-540.00	-65.00	-2,700.00	-2,045.67	-6,480.00	-68.43
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.00	20.00	-100.00	-127.47	-240.00	-46.89
10-1-000-006-3690.180 Labor	-75.00	-40.00	-35.00	-200.00	-332.50	-480.00	-30.73
10-1-000-006-3690.200 Materials	0.00	-10.00	10.00	-50.00	-37.95	-120.00	-68.38
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total Tenant Revenue Other</b>	<b>-843.00</b>	<b>-699.92</b>	<b>-143.08</b>	<b>-3,448.60</b>	<b>-3,036.59</b>	<b>-8,170.00</b>	<b>-62.83</b>
<b>TOTAL TENANT REVENUE</b>	<b>-14,685.00</b>	<b>-14,199.92</b>	<b>-485.08</b>	<b>-70,948.60</b>	<b>-70,482.59</b>	<b>-170,170.00</b>	<b>-58.58</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,450.00	-4,803.00	-2,647.00	-24,015.00	-44,201.00	-57,636.00	-23.31
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total HUD PH Operating Subsidy</b>	<b>-7,450.00</b>	<b>-4,803.00</b>	<b>-2,647.00</b>	<b>-24,015.00</b>	<b>-44,201.00</b>	<b>-57,636.00</b>	<b>-23.31</b>
<b>Other Grants &amp; Investment Income</b>							
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	-42,000.00	-42,000.00	-42,000.00	0.00
10-1-000-006-3610.000 Interest Income	-5.46	-8.00	2.54	-40.00	-29.81	-96.00	-68.95
<b>Total Other Grants &amp; Investment Income</b>	<b>-5.46</b>	<b>-8.00</b>	<b>2.54</b>	<b>-42,040.00</b>	<b>-42,029.81</b>	<b>-42,096.00</b>	<b>-0.16</b>
<b>Other Revenue</b>							
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	0.00	0.00	0.00	-672.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total Other Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-672.00</b>	<b>0.00</b>	
<b>TOTAL OTHER REVENUE</b>	<b>-7,455.46</b>	<b>-4,811.00</b>	<b>-2,644.46</b>	<b>-66,055.00</b>	<b>-86,902.81</b>	<b>-99,732.00</b>	<b>-12.86</b>
<b>TOTAL REVENUE</b>	<b>-22,140.46</b>	<b>-19,010.92</b>	<b>-3,129.54</b>	<b>-137,003.60</b>	<b>-157,385.40</b>	<b>-269,902.00</b>	<b>-41.69</b>
<b>EXPENSES</b>							





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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	18.00	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	430.68	1,032.00	-601.32	5,163.00	3,144.90	12,590.00	-75.02
<b>Maintenance - Contracts</b>							
10-1-000-006-4430.000 Maint Labor Contract	3,616.32	4,642.00	-1,025.68	23,210.00	22,937.04	55,704.00	-58.82
10-1-000-006-4430.010 Garbage & Trash Cont	262.75	250.00	12.75	1,250.00	1,235.20	3,000.00	-58.83
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	750.00	-750.00	3,750.00	231.57	9,000.00	-97.43
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	875.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,067.70	1,075.00	-7.30	2,150.00	2,740.40	4,300.00	-36.27
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	100.00	-100.00	200.00	696.00	300.00	132.00
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	50.00	-50.00	250.00	24.78	600.00	-95.87
10-1-000-006-4430.080 Plumbing Contracts	0.00	670.00	-670.00	3,350.00	996.65	8,040.00	-87.60
10-1-000-006-4430.090 Extermination Contracts	0.00	350.00	-350.00	1,030.00	327.42	2,020.00	-83.79
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	60.00	480.00	-420.00	2,397.00	2,098.68	5,750.00	-63.50
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	37.50	-37.50	187.50	120.00	450.00	-73.33
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	5,006.77	8,404.50	-3,397.73	37,774.50	31,407.74	90,039.00	-65.12
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>4,728.37</b>	<b>9,436.50</b>	<b>-4,708.13</b>	<b>42,937.50</b>	<b>34,552.64</b>	<b>102,629.00</b>	<b>-66.33</b>
<b><u>TOTAL PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
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	629.21	0.00	629.21	1,272.00	1,258.42	2,544.00	-50.53
10-1-000-006-4480.500 Security Contract	204.65	75.00	129.65	375.00	6,786.65	900.00	654.07
Total Protective Services - Contract	833.86	75.00	758.86	1,647.00	8,045.07	3,444.00	133.60
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>833.86</b>	<b>75.00</b>	<b>758.86</b>	<b>1,647.00</b>	<b>8,045.07</b>	<b>3,444.00</b>	<b>133.60</b>
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expenses</b>							
10-1-000-006-4510.010 Property Insurance	985.10	1,010.33	-25.23	5,051.65	4,925.50	12,124.00	-59.37
10-1-000-006-4510.015 Equipment Insurance	39.37	70.00	-30.63	350.00	196.85	840.00	-76.57
10-1-000-006-4510.020 Liability Insurance	123.72	40.00	83.72	200.00	618.60	480.00	28.88
10-1-000-006-4510.025 PE & PO Insurance	61.72	175.00	-113.28	875.00	308.60	2,100.00	-85.30
10-1-000-006-4510.030 Work Comp	167.62	130.00	37.62	650.00	838.10	1,560.00	-46.28
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	1,425.33	-47.80	7,126.65	6,887.65	17,104.00	-59.73
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>1,377.53</b>	<b>1,425.33</b>	<b>-47.80</b>	<b>7,126.65</b>	<b>6,887.65</b>	<b>17,104.00</b>	<b>-59.73</b>

**GENERAL EXPENSES**

General Expenses

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	0.00	
Total General Expenses	2,225.51	0.00	2,225.51	0.00	0.00	0.00	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-006-4520.000 Pay in lieu of Tax	1,186.53	1,155.00	31.53	5,708.00	5,925.81	13,312.00	-55.49
Total Payment In Lieu Of Taxes - PILOT	1,186.53	1,155.00	31.53	5,708.00	5,925.81	13,312.00	-55.49
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-006-4570.000 Collection Losses	-42.31	-200.00	157.69	-50.00	355.52	1,350.00	-73.67
Total Bad Debt Write-Offs - Tenant Rents	-42.31	-200.00	157.69	-50.00	355.52	1,350.00	-73.67
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>3,369.73</b>	<b>955.00</b>	<b>2,414.73</b>	<b>5,658.00</b>	<b>6,281.33</b>	<b>14,662.00</b>	<b>-57.16</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>17,899.81</b>	<b>22,328.83</b>	<b>-4,429.02</b>	<b>108,799.15</b>	<b>96,282.92</b>	<b>268,040.00</b>	<b>-64.08</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>-4,240.65</b>	<b>3,317.91</b>	<b>-7,558.56</b>	<b>-28,204.45</b>	<b>-61,102.48</b>	<b>-1,862.00</b>	<b>3,181.55</b>

**MISCELLANEOUS EXPENSE**  
Extraordinary Expense

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	
<b>Casualty Losses - Non-capitalized</b>							
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	
<b>Depreciation Expense</b>							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	11,000.00	0.00	55,000.00	55,000.00	132,000.00	-58.33
Total Depreciation Expense	11,000.00	11,000.00	0.00	55,000.00	55,000.00	132,000.00	-58.33
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>11,000.00</b>	<b>11,000.00</b>	<b>0.00</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>132,000.00</b>	<b>-58.33</b>
<b>TOTAL EXPENSES</b>	<b>6,759.35</b>	<b>14,317.91</b>	<b>-7,558.56</b>	<b>26,795.55</b>	<b>-6,102.48</b>	<b>130,138.00</b>	<b>-104.69</b>
<b>OTHER FINANCING SOURCES (USES)</b>							
<b>Prior Period Adjustment</b>							
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	
<b>Operating/Reserve Transfers In/Out</b>							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	-11,000.00	11,000.00	-55,000.00	0.00	-132,000.00	-100.00
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	-11,000.00	11,000.00	-55,000.00	0.00	-132,000.00	-100.00
<b>Proceeds Sale Property (gain)/loss</b>							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-11,000.00</b>	<b>11,000.00</b>	<b>-55,000.00</b>	<b>0.00</b>	<b>-132,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>6,759.35</b>	<b>3,317.91</b>	<b>3,441.44</b>	<b>-28,204.45</b>	<b>-6,102.48</b>	<b>-1,862.00</b>	<b>227.74</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN REVENUE</b>							
Total PUM (including Port Outs)	280.00	280.00	0.00	1,400.00	1,400.00	3,360.00	0.00
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-9,658.00	-10,671.00	1,013.00	-53,355.00	-52,202.00	-128,052.00	-59.23
30-1-020-000-8026.500 Admin Fee Sub-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-9,658.00	-10,671.00	1,013.00	-53,355.00	-52,202.00	-128,052.00	-59.23
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-6.42	-6.00	-0.42	-30.00	-23.79	-72.00	-66.96
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-6.42	-6.00	-0.42	-30.00	-23.79	-72.00	-66.96
<b>Other Income</b>							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-417.00	417.00	-2,081.00	-170.00	-5,000.00	-96.60
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-417.00	417.00	-2,081.00	-170.00	-5,000.00	-96.60
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-9,664.42</b>	<b>-11,094.00</b>	<b>1,429.58</b>	<b>-55,466.00</b>	<b>-52,395.79</b>	<b>-133,124.00</b>	<b>-60.64</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	4,291.90	4,805.00	-513.10	24,025.00	23,277.90	57,660.00	-59.63
30-1-000-000-4110.001 Salaries Comp Absences	1,845.07	0.00	1,845.07	0.00	0.00	0.00	
30-1-020-000-4110.000 Admin Salaries-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Salaries	6,136.97	4,805.00	1,331.97	24,025.00	23,277.90	57,660.00	-59.63
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	1,850.00	-100.00
Total Audit Fee Expense	0.00	0.00	0.00	0.00	0.00	1,850.00	-100.00
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,436.00	2,460.00	-24.00	12,300.00	12,168.00	29,520.00	-58.78
30-1-000-000-4120.300 Bookkeep. Fees	1,522.50	1,538.00	-15.50	7,690.00	7,605.00	18,456.00	-58.79
30-1-000-000-4120.500 Other Fee Exp	-53.17	0.00	-53.17	0.00	7.50	0.00	
Total Fees Expense	3,905.33	3,998.00	-92.67	19,990.00	19,780.50	47,976.00	-58.77
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	2,369.99	2,000.00	369.99	10,000.00	12,321.34	24,000.00	-48.66
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-020-000-4110.500 Admin Benefit-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contribution Exp	2,369.99	2,000.00	369.99	10,000.00	12,321.34	24,000.00	-48.66
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	80.39	94.00	-13.61	470.00	455.15	1,128.00	-59.65
30-1-000-000-4190.100 Postage	204.38	250.00	-45.62	1,250.00	1,078.59	2,466.00	-56.26
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	1,132.28	1,000.00	13.23
30-1-000-000-4190.400 Pinting/Printers	0.00	36.00	-36.00	108.00	0.00	216.00	-100.00



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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP)**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	26.50	-26.50	132.50	318.00	318.00	0.00
Total Office Expense	284.77	406.50	-121.73	2,960.50	2,984.02	5,128.00	-41.81
<b>Legal Expense</b>							
30-1-000-000-4130.000 Legal Expense	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	
<b>Travel Expense</b>							
30-1-000-000-4150.000 Travel - Staff	0.00	250.00	-250.00	250.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	250.00	-250.00	250.00	0.00	2,150.00	-100.00
<b>Other Expense</b>							
30-1-000-000-4140.000 Training - Staff	239.00	250.00	-11.00	350.00	239.00	1,400.00	-82.93
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	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	92.19	25.00	67.19	125.00	644.61	300.00	114.87
30-1-000-000-4190.200 Inspections	125.00	0.00	125.00	0.00	125.00	5,250.00	-97.62
30-1-000-000-4190.950 Background Verification	0.00	54.00	-54.00	270.00	54.85	648.00	-91.54
30-1-000-000-4420.126 Vehicle Supplies	9.84	46.00	-36.16	230.00	9.84	550.00	-98.21
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	466.03	375.00	91.03	975.00	1,073.30	8,148.00	-86.83
<b>TOTAL ADMIN EXPENSE</b>	<b>13,163.09</b>	<b>11,834.50</b>	<b>1,328.59</b>	<b>58,200.50</b>	<b>59,437.06</b>	<b>146,912.00</b>	<b>-59.54</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	61.72	67.00	-5.28	335.00	308.60	804.00	-61.62
30-1-000-000-4510.030 Work Comp Insurance	209.14	217.00	-7.86	1,085.00	1,045.70	2,604.00	-59.84
30-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	215.00	209.65	515.00	-59.29
Total Insurance Premium Expenses	312.79	327.00	-14.21	1,635.00	1,563.95	3,923.00	-60.13
<b>TOTAL INSURANCE EXPENSE</b>	<b>312.79</b>	<b>327.00</b>	<b>-14.21</b>	<b>1,635.00</b>	<b>1,563.95</b>	<b>3,923.00</b>	<b>-60.13</b>
<b>General Expense</b>							
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	0.00	0.00	0.00	0.00	96.45	0.00	
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	266.06	327.50	-61.44	1,637.50	1,359.34	3,930.00	-65.41
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	266.06	327.50	-61.44	1,637.50	1,455.79	3,930.00	-62.96
<b>TOTAL GENERAL EXPENSE</b>	<b>266.06</b>	<b>327.50</b>	<b>-61.44</b>	<b>1,637.50</b>	<b>1,455.79</b>	<b>3,930.00</b>	<b>-62.96</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>13,741.94</b>	<b>12,489.00</b>	<b>1,252.94</b>	<b>61,473.00</b>	<b>62,456.80</b>	<b>154,765.00</b>	<b>-59.64</b>
<b>ADMIN (Profit)/Loss</b>	<b>4,077.52</b>	<b>1,395.00</b>	<b>2,682.52</b>	<b>6,007.00</b>	<b>10,061.01</b>	<b>21,641.00</b>	<b>-53.51</b>
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Surplus Adj &amp; Provision</b>							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	-464.00	464.00	-2,320.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-2,320.00	0.00	-5,568.00	-100.00
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	2,320.00	2,320.00	5,568.00	-58.33
Total Depreciation Expense	464.00	464.00	0.00	2,320.00	2,320.00	5,568.00	-58.33
Proceeds Sale Property (Gain)/Loss							

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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP)**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISC EXPENSE</b>	<b>464.00</b>	<b>0.00</b>	<b>464.00</b>	<b>0.00</b>	<b>2,320.00</b>	<b>0.00</b>	
<b>ADMIN (Profit)/Loss w/ Depreciation</b>	<b>4,541.52</b>	<b>1,395.00</b>	<b>3,146.52</b>	<b>6,007.00</b>	<b>12,381.01</b>	<b>21,641.00</b>	<b>-42.79</b>
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-417.00	417.00	-2,081.00	-170.00	-5,000.00	-96.60
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 HAP Subsidy - Cur Yr	-82,007.00	-75,928.00	-6,079.00	-379,640.00	-388,850.00	-911,138.00	-57.32
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,007.00	-76,345.00	-5,662.00	-381,721.00	-389,020.00	-916,138.00	-57.54
<b>TOTAL HAP INCOME</b>	<b>-82,007.00</b>	<b>-76,345.00</b>	<b>-5,662.00</b>	<b>-381,721.00</b>	<b>-389,020.00</b>	<b>-916,138.00</b>	<b>-57.54</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	67,953.00	69,224.00	-1,271.00	345,201.00	338,109.00	830,513.00	-59.29
30-1-000-000-4715.015 HAP Mid Month Lease Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP Fraud Repay - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP Fraud Repay - HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	1,587.00	2,552.00	-965.00	12,760.00	8,608.00	30,624.00	-71.89
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	870.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	8,611.00	11,025.00	-2,414.00	55,125.00	43,027.00	132,300.00	-67.48
30-1-000-000-4715.080 HAP Hard to House Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP Escrow Certs Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	78,151.00	82,975.00	-4,824.00	413,956.00	389,744.00	995,525.00	-60.85
<b>TOTAL HAP EXPENSE</b>	<b>78,151.00</b>	<b>82,975.00</b>	<b>-4,824.00</b>	<b>413,956.00</b>	<b>389,744.00</b>	<b>995,525.00</b>	<b>-60.85</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	0.00	-25.00	25.00	-125.00	0.00	-300.00	-100.00
Total General HAP Expenses	0.00	-25.00	25.00	-125.00	0.00	-300.00	-100.00
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>0.00</b>	<b>-25.00</b>	<b>25.00</b>	<b>-125.00</b>	<b>0.00</b>	<b>-300.00</b>	<b>-100.00</b>
<b>Prior Year Adj - HAP</b>							
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	
<b>TOTAL HAP EXPENSES</b>	<b>78,151.00</b>	<b>82,950.00</b>	<b>-4,799.00</b>	<b>413,831.00</b>	<b>389,744.00</b>	<b>995,225.00</b>	<b>-60.84</b>
<b>Remaining HAP (to)/from Reserve</b>	<b>-3,856.00</b>	<b>6,605.00</b>	<b>-10,461.00</b>	<b>32,110.00</b>	<b>724.00</b>	<b>79,087.00</b>	<b>-99.08</b>

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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	30.00	0.00	0.00
<b>EHV - HAP INCOME STATEMENT</b>							
<b>HAP INCOME - EHV</b>							
<b><u>HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-6,301.00	0.00	-6,301.00	0.00	-12,602.00	0.00	
Total HAP Income	-6,301.00	0.00	-6,301.00	0.00	-12,602.00	0.00	
<b>TOTAL HAP INCOME</b>	<b>-6,301.00</b>	<b>0.00</b>	<b>-6,301.00</b>	<b>0.00</b>	<b>-12,602.00</b>	<b>0.00</b>	
<b>HAP EXPENSE - EHV</b>							
<b><u>HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
Total HAP Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EHV HAP (to)/from Reserve</b>	<b>-6,301.00</b>	<b>0.00</b>	<b>-6,301.00</b>	<b>0.00</b>	<b>-12,602.00</b>	<b>0.00</b>	
<b>EHV - ADMIN INCOME STATEMENT</b>							
<b>ADMIN INCOME - EHV</b>							
<b><u>EHV - ADMIN INCOME</u></b>							
<b>Admin Fee Subsidy</b>							
30-1-000-001-8026.500 EHV Admim Subsidy	-985.00	0.00	-985.00	0.00	-1,970.00	0.00	
30-1-000-001-8026.501 EHV Prelim Fee Inc	0.00	0.00	0.00	0.00	-6,000.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	-26,250.00	0.00	
Total Admin Fee Subsidy	-985.00	0.00	-985.00	0.00	-34,220.00	0.00	
<b>Interest Income</b>							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Income</b>							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EHV ADMIN INCOME</b>	<b>-985.00</b>	<b>0.00</b>	<b>-985.00</b>	<b>0.00</b>	<b>-34,220.00</b>	<b>0.00</b>	

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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN EXPENSES - EHV</b>							
<b><u>PRELIMINARY FEE EXPENSES</u></b>							
<b>Preliminary Fee Expenses</b>							
30-1-000-001-4110.000 EHV Salary Exp	304.10	0.00	304.10	0.00	641.10	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	216.38	0.00	216.38	0.00	372.38	0.00	
30-1-000-001-4130.100 EHV Preliminary Fee Expenses	370.00	0.00	370.00	0.00	370.00	0.00	
Total Preliminary Fee Expenses	890.48	0.00	890.48	0.00	1,383.48	0.00	
<b>TOTAL PRELIMINARY FEE EXPENSES</b>	<b>890.48</b>	<b>0.00</b>	<b>890.48</b>	<b>0.00</b>	<b>1,383.48</b>	<b>0.00</b>	
<b><u>PLACEMENT/ISSUANCE EXPENSES</u></b>							
<b>Admin Placement/Issuance Fee Exp</b>							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PLACEMENT/ISSUANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>ONGOING ADMINISTRATIVE EXPENSES</u></b>							
<b>Ongoing Admin Expenses</b>							
Total Ongoing Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>SERVICE FEE EXPENSES</u></b>							
<b>Housing Search Assistance Exps</b>							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Security/Utility/Holding Deposits</b>							
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Owner Incentive Expense</b>							
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Eligible Expenses</b>							
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>890.48</b>	<b>0.00</b>	<b>890.48</b>	<b>0.00</b>	<b>1,383.48</b>	<b>0.00</b>	
<b>EHV ADMINI (Profit)/Loss</b>	<b>-94.52</b>	<b>0.00</b>	<b>-94.52</b>	<b>0.00</b>	<b>-32,836.52</b>	<b>0.00</b>	

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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	360.00	360.00	864.00	0.00
<b>REVENUE</b>							
<u>TENANT REVENUE</u>							
<b>Tenant Rent Revenue</b>							
60-1-000-000-5120.000 Rent - Brentwood	-26,513.00	-28,400.00	1,887.00	-142,000.00	-129,901.00	-340,800.00	-61.88
60-1-000-000-5125.000 PHA Rent	-6,372.00	-4,500.00	-1,872.00	-22,500.00	-30,105.00	-54,000.00	-44.25
60-1-000-000-5126.000 Georgia HAP - Prairie S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-864.00	-40.00	-824.00	-200.00	-1,609.00	-480.00	235.21
Total Tenant Rent Revenue	-33,749.00	-32,940.00	-809.00	-164,700.00	-161,615.00	-395,280.00	-59.11
<b>Excess Rent</b>							
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	
<b>Vacancies Revenue</b>							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL TENANT REVENUE</b>	<b>-33,749.00</b>	<b>-32,940.00</b>	<b>-809.00</b>	<b>-164,700.00</b>	<b>-161,615.00</b>	<b>-395,280.00</b>	<b>-59.11</b>
<u>INVESTMENT REVENUE</u>							
<b>Investment Revenue</b>							
60-1-000-000-5410.000 Interest Income	-10.42	-20.00	9.58	-100.00	-44.39	-240.00	-81.50
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	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-10.42	-20.00	9.58	-100.00	-44.39	-240.00	-81.50
<b>TOTAL INVESTMENT INCOME</b>	<b>-10.42</b>	<b>-20.00</b>	<b>9.58</b>	<b>-100.00</b>	<b>-44.39</b>	<b>-240.00</b>	<b>-81.50</b>
<u>OTHER REVENUE</u>							
<b>Other Revenue</b>							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	0.00	0.00	0.00	-104.48	0.00	
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5910.000 Laundry Income	-728.11	-733.00	4.89	-3,665.00	-3,535.11	-8,796.00	-59.81
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	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	-604.00	-450.00	-154.00	-2,250.00	-2,217.75	-5,400.00	-58.93
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	-56.00	-150.00	94.00	-750.00	-321.00	-1,800.00	-82.17
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-200.00	0.00	-480.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,388.11	-1,373.00	-15.11	-6,865.00	-6,178.34	-16,476.00	-62.50
<b>TOTAL OTHER REVENUE</b>	<b>-1,388.11</b>	<b>-1,373.00</b>	<b>-15.11</b>	<b>-6,865.00</b>	<b>-6,178.34</b>	<b>-16,476.00</b>	<b>-62.50</b>
<b>TOTAL REVENUE</b>	<b>-35,147.53</b>	<b>-34,333.00</b>	<b>-814.53</b>	<b>-171,665.00</b>	<b>-167,837.73</b>	<b>-411,996.00</b>	<b>-59.26</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<u>OPERATING EXPENSES</u>							
<b>Administrative Salaries</b>							
60-1-000-000-6310.000 Administrative Salaries	1,074.00	1,170.00	-96.00	5,850.00	5,247.42	14,040.00	-62.63
60-1-000-000-6330.000 Manager Salaries	2,451.00	2,650.00	-199.00	13,250.00	12,759.39	31,800.00	-59.88
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,525.00	3,820.00	-295.00	19,100.00	18,006.81	45,840.00	-60.72
<b>Benefit Contributions - Administrative</b>							
60-1-000-000-6310.500 Emp Benefit - Admin	509.41	650.00	-140.59	3,250.00	1,257.15	7,800.00	-83.88
60-1-000-000-6330.500 Manager's Benefits	822.45	870.00	-47.55	4,350.00	4,774.26	10,440.00	-54.27
Total Benefit Contributions - Admin	1,331.86	1,520.00	-188.14	7,600.00	6,031.41	18,240.00	-66.93
<b>Admin Sundry</b>							
60-1-000-000-6210.000 Admin. Advertisement	119.08	10.00	109.08	250.00	156.16	430.00	-63.68
60-1-000-000-6250.000 Misc Renting Expense	153.00	110.00	43.00	550.00	782.00	1,320.00	-40.76
60-1-000-000-6311.000 Office Expense-Brent	145.92	170.00	-24.08	850.00	949.04	2,040.00	-53.48
60-1-000-000-6311.050 Office Rental Expense	225.00	230.00	-5.00	1,150.00	1,125.00	2,760.00	-59.24
60-1-000-000-6311.100 Phone/Internet Service	164.13	150.00	14.13	750.00	688.73	1,800.00	-61.74
60-1-000-000-6311.150 IT Support	115.10	50.00	65.10	250.00	394.85	600.00	-34.19
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.59	500.00	-21.28
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	0.00	0.00	0.00	0.00	950.00	-100.00
60-1-000-000-6360.000 Training - Staff	106.38	50.00	56.38	250.00	166.38	1,900.00	-91.24
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	0.00	25.00	-25.00	125.00	0.00	2,400.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	90.00	85.00	5.00	425.00	323.18	1,020.00	-68.32
60-1-000-000-6370.000 Bad Debt	-408.50	265.00	-673.50	1,325.00	229.50	3,180.00	-92.78
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Income	0.00	150.00	-150.00	750.00	0.00	1,800.00	-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	0.00	75.00	-75.00	375.00	41.50	900.00	-95.39
Total Admin Sundry	710.11	1,370.00	-659.89	7,550.00	5,249.93	21,600.00	-75.69
<b>Fee Expense</b>							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	18,720.00	18,408.00	44,928.00	-59.03
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	2,700.00	2,655.00	6,480.00	-59.03
60-1-000-000-6390.000 Fee for Service Exp	-100.23	20.00	-120.23	100.00	43.00	240.00	-82.08
Total Fee Expense	4,124.27	4,304.00	-179.73	21,520.00	21,106.00	51,648.00	-59.13
<b>TOTAL OPERATING EXPENSES</b>	<b>9,691.24</b>	<b>11,014.00</b>	<b>-1,322.76</b>	<b>55,770.00</b>	<b>50,394.15</b>	<b>137,328.00</b>	<b>-63.30</b>
<u>UTILITIES</u>							
<b>Utilities Expense</b>							
60-1-000-000-6450.000 Utilites - Electric	453.97	650.00	-196.03	3,250.00	1,868.39	7,800.00	-76.05
60-1-000-000-6451.000 Utilities - Water	1,027.20	870.00	157.20	4,350.00	3,371.30	10,440.00	-67.71
60-1-000-000-6452.000 Utilities - Gas	84.53	150.00	-65.47	750.00	845.18	1,800.00	-53.05
60-1-000-000-6453.000 Utilities - Sewer	1,698.92	1,170.00	528.92	5,850.00	5,462.48	14,040.00	-61.09
Total Utilities	3,264.62	2,840.00	424.62	14,200.00	11,547.35	34,080.00	-66.12
<b>TOTAL UTILITIES</b>	<b>3,264.62</b>	<b>2,840.00</b>	<b>424.62</b>	<b>14,200.00</b>	<b>11,547.35</b>	<b>34,080.00</b>	<b>-66.12</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	500.00	-100.00
Total Taxes & Insurance Expense	-821.87	3,019.00	-3,840.87	15,095.00	14,958.68	37,052.00	-59.63
<b>Financial Expenses</b>							
60-1-000-000-6810.000 Interest Expense Payable	1,792.58	1,890.00	-97.42	9,450.00	8,963.63	22,680.00	-60.48
Total Financial Expenses	1,792.58	1,890.00	-97.42	9,450.00	8,963.63	22,680.00	-60.48
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>970.71</b>	<b>4,909.00</b>	<b>-3,938.29</b>	<b>24,545.00</b>	<b>23,922.31</b>	<b>59,732.00</b>	<b>-59.95</b>
<b>TOTAL OPREATING EXPENSES</b>	<b>25,817.62</b>	<b>31,336.00</b>	<b>-5,518.38</b>	<b>157,643.00</b>	<b>133,443.87</b>	<b>377,373.00</b>	<b>-64.64</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>-9,329.91</b>	<b>-2,997.00</b>	<b>-6,332.91</b>	<b>-14,022.00</b>	<b>-34,393.86</b>	<b>-34,623.00</b>	<b>-0.66</b>
<u>MISCELLANEOUS EXPENSE</u>							
<b>Amortization Expense</b>							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
60-1-000-000-6600.000 Depreciation Expense	3,350.00	3,350.00	0.00	16,750.00	16,750.00	40,200.00	-58.33
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	16,750.00	16,750.00	40,200.00	-58.33
<b>Transfers In/Out</b>							
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	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>3,350.00</b>	<b>3,350.00</b>	<b>0.00</b>	<b>16,750.00</b>	<b>16,750.00</b>	<b>40,200.00</b>	<b>-58.33</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>-5,979.91</b>	<b>353.00</b>	<b>-6,332.91</b>	<b>2,728.00</b>	<b>-17,643.86</b>	<b>5,577.00</b>	<b>-416.37</b>
<u>OTHER FINANCING SOURCES (USES)</u>							
<b>Prior Period Adjustment</b>							
60-1-000-000-6010.000 Prior Yr Adj - BW	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	
<b>Operation/Reserve Transfers (In)/Out</b>							
60-1-000-000-7010.000 Provision For Reserve	0.00	-3,350.00	3,350.00	-16,750.00	0.00	-40,200.00	-100.00
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Reserve Xfers (In)/Out	0.00	-3,350.00	3,350.00	-16,750.00	0.00	-40,200.00	-100.00
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-3,350.00</b>	<b>3,350.00</b>	<b>-16,750.00</b>	<b>0.00</b>	<b>-40,200.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>-5,979.91</b>	<b>-2,997.00</b>	<b>-2,982.91</b>	<b>-14,022.00</b>	<b>-17,643.86</b>	<b>-34,623.00</b>	<b>-49.04</b>
TOTAL BOND PAYMENT	2,094.92	0.00	2,094.92	0.00	10,473.89	0.00	



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	325.00	325.00	780.00	0.00
<b>REVENUE</b>							
<u>TENANT REVENUE</u>							
<b>Tenant Rent Revenue</b>							
60-1-000-001-5120.000 Rent - Prairieland	-21,742.00	-23,190.00	1,448.00	-115,951.00	-111,620.00	-278,283.00	-59.89
60-1-000-001-5125.000 PHA Rent	-1,611.00	-1,610.00	-1.00	-8,050.00	-9,437.00	-19,320.00	-51.15
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,966.00	-3,375.00	-591.00	-16,875.00	-16,553.00	-40,500.00	-59.13
60-1-000-001-5320.000 Rent Adjustments	-479.00	0.00	-479.00	0.00	-153.00	0.00	
Total Tenant Rent Revenue	-27,798.00	-28,175.00	377.00	-140,876.00	-137,763.00	-338,103.00	-59.25
<b>Excess Rent</b>							
60-1-000-001-5970.000 Excess Rent	-788.00	-685.00	-103.00	-3,425.00	-3,503.00	-8,220.00	-57.38
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	-788.00	-685.00	-103.00	-3,425.00	-3,503.00	-8,220.00	-57.38
<b>Vacancies Revenue</b>							
60-1-000-001-5220.000 Vacancies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL TENANT REVENUE</b>	<b>-28,586.00</b>	<b>-28,860.00</b>	<b>274.00</b>	<b>-144,301.00</b>	<b>-141,266.00</b>	<b>-346,323.00</b>	<b>-59.21</b>
<u>INVESTMENT REVENUE</u>							
<b>Investment Revenue</b>							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-0.25	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	0.00	0.00	-40.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	-13.50	0.00	-54.00	-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	0.00	0.00	0.00	-53.50	-0.25	-214.00	-99.88
<b>TOTAL INVESTMENT INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-53.50</b>	<b>-0.25</b>	<b>-214.00</b>	<b>-99.88</b>
<u>OTHER REVENUE</u>							
<b>Other Revenue</b>							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-230.00	5.00	-1,150.00	-1,125.00	-2,760.00	-59.24
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-46.00	0.00	
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	0.00	0.00	0.00	0.00	0.00	
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	-819.00	-350.00	-469.00	-1,750.00	-1,928.00	-4,200.00	-54.10
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	-42.00	-200.00	158.00	-1,000.00	-324.00	-2,400.00	-86.50
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-200.00	0.00	-480.00	-100.00
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	
60-1-000-001-5990.000 Income from Grants	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	
Total Other Revenue	-1,086.00	-820.00	-266.00	-4,100.00	-3,423.00	-9,840.00	-65.21
<b>TOTAL OTHER REVENUE</b>	<b>-1,086.00</b>	<b>-820.00</b>	<b>-266.00</b>	<b>-4,100.00</b>	<b>-3,423.00</b>	<b>-9,840.00</b>	<b>-65.21</b>
<b>TOTAL REVENUE</b>	<b>-29,672.00</b>	<b>-29,680.00</b>	<b>8.00</b>	<b>-148,454.50</b>	<b>-144,689.25</b>	<b>-356,377.00</b>	<b>-59.40</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<u>OPERATING EXPENSES</u>							
<b>Administrative Salaries &amp; Benefits</b>							
60-1-000-001-6310.000 Administrative Salaries	1,074.00	1,170.00	-96.00	5,850.00	5,247.38	14,040.00	-62.63
60-1-000-001-6310.500 Emp Benefit - Admin	509.37	644.00	-134.63	3,221.00	1,257.03	7,733.00	-83.74
60-1-000-001-6330.000 Manager's Salaries	2,451.00	2,650.00	-199.00	13,250.00	12,759.36	31,800.00	-59.88
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	822.43	870.00	-47.57	4,350.00	4,774.00	10,440.00	-54.27
<b>Total Administrative Salaries &amp; Benefits</b>	<b>4,856.80</b>	<b>5,334.00</b>	<b>-477.20</b>	<b>26,671.00</b>	<b>24,037.77</b>	<b>64,013.00</b>	<b>-62.45</b>
<b>Admin Sundry</b>							
60-1-000-001-6210.000 Admin. Advertisement	119.07	160.00	-40.93	350.00	156.12	530.00	-70.54
60-1-000-001-6250.000 Misc. Rent Expense	153.00	100.00	53.00	500.00	544.00	1,200.00	-54.67
60-1-000-001-6311.000 Office Expense-Prairie	145.91	150.00	-4.09	750.00	878.63	1,800.00	-51.19
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	164.08	150.00	14.08	750.00	688.81	1,800.00	-61.73
60-1-000-001-6311.150 IT Support	115.09	50.00	65.09	250.00	394.83	600.00	-34.20
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.58	500.00	-21.28
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	0.00	0.00	0.00	0.00	950.00	-100.00
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	106.37	50.00	56.37	250.00	166.37	1,900.00	-91.24
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	0.00	25.00	-25.00	125.00	0.00	2,400.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	89.98	85.00	4.98	425.00	323.13	1,020.00	-68.32
60-1-000-001-6370.000 Bad Debt	-1,201.27	360.00	-1,561.27	1,800.00	537.43	4,320.00	-87.56
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Income	0.00	135.00	-135.00	675.00	0.00	1,620.00	-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	0.00	100.00	-100.00	500.00	31.30	1,200.00	-97.39
<b>Total Admin Sundry</b>	<b>-307.77</b>	<b>1,365.00</b>	<b>-1,672.77</b>	<b>6,875.00</b>	<b>4,114.20</b>	<b>19,840.00</b>	<b>-79.26</b>
<b>Fee Expense</b>							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	16,900.00	16,640.00	40,560.00	-58.97
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	2,440.00	2,400.00	5,856.00	-59.02
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	7.00	5.00	2.00	25.00	44.00	60.00	-26.67
<b>Total Fee Expense</b>	<b>3,755.50</b>	<b>3,873.00</b>	<b>-117.50</b>	<b>19,365.00</b>	<b>19,084.00</b>	<b>46,476.00</b>	<b>-58.94</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>8,304.53</b>	<b>10,572.00</b>	<b>-2,267.47</b>	<b>52,911.00</b>	<b>47,235.97</b>	<b>130,329.00</b>	<b>-63.76</b>
<u>UTILITIES</u>							
<b>Utilities Expense</b>							
60-1-000-001-6450.000 Utilities Electric	300.93	400.00	-99.07	2,000.00	1,515.73	4,800.00	-68.42
60-1-000-001-6451.000 Utilities Water	951.10	1,075.00	-123.90	5,375.00	3,751.90	12,900.00	-70.92
60-1-000-001-6452.000 Utilities Gas	188.28	143.00	45.28	716.00	674.87	1,720.00	-60.76
60-1-000-001-6453.000 Utilities Sewer	1,653.96	1,465.00	188.96	7,325.00	5,995.69	17,580.00	-65.89
<b>Total Utilities</b>	<b>3,094.27</b>	<b>3,083.00</b>	<b>11.27</b>	<b>15,416.00</b>	<b>11,938.19</b>	<b>37,000.00</b>	<b>-67.73</b>
<b>TOTAL UTILITIES</b>	<b>3,094.27</b>	<b>3,083.00</b>	<b>11.27</b>	<b>15,416.00</b>	<b>11,938.19</b>	<b>37,000.00</b>	<b>-67.73</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE EXPENSES</u>							
<b>Maintenance Salaries</b>							
60-1-000-001-6510.000 Maintenance Salaries	4,004.00	4,420.00	-416.00	22,100.00	20,843.36	53,040.00	-60.70
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	20.00	-20.00	100.00	199.68	240.00	-16.80
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	100.00	0.00	240.00	-100.00
60-1-000-001-6510.300 Maint - PT/Seasonal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.500 Maint. Employee Ben.	1,921.94	2,375.00	-453.06	11,875.00	9,576.17	28,500.00	-66.40
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,925.94	6,835.00	-909.06	34,175.00	30,619.21	82,020.00	-62.67
<b>Maintenance Supplies</b>							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	496.32	120.00	376.32	840.00	638.53	2,160.00	-70.44
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	450.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	98.21	100.00	-1.79	3,300.00	2,505.67	3,800.00	-34.06
60-1-000-001-6515.070 Electrical Supplies	0.00	125.00	-125.00	625.00	0.00	1,500.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	1,230.53	285.00	945.53	1,425.00	2,609.99	3,420.00	-23.68
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	400.00	140.57	960.00	-85.36
60-1-000-001-6515.110 Routine Maint. Supplies	991.08	1,167.00	-175.92	5,835.00	2,441.89	14,004.00	-82.56
60-1-000-001-6515.114 Painting Supplies - PL	221.04	500.00	-278.96	1,000.00	288.25	1,800.00	-83.99
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	1,000.00	0.00	1,000.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	800.00	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	350.84	40.00	310.84	200.00	678.61	480.00	41.38
Total Maintenance Supplies	3,388.02	2,417.00	971.02	15,425.00	9,303.51	30,374.00	-69.37
<b>Maintenance Contracts</b>							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	695.00	755.00	-60.00	3,775.00	3,409.50	9,060.00	-62.37
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	300.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	2,100.00	-2,100.00	2,100.00	400.59	2,100.00	-80.92
60-1-000-001-6520.060 Unit Turnaround Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	17.00	-17.00	83.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	2,200.00	0.00	2,400.00	-100.00
60-1-000-001-6520.090 Extermin Contract	700.00	0.00	700.00	424.00	1,123.72	2,046.00	-45.08
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	26.00	35.00	-9.00	240.00	114.34	485.00	-76.42
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	1,000.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	5,400.00	0.00	5,800.00	-100.00
Total Maintenance Contracts	1,421.00	2,907.00	-1,486.00	15,522.00	5,048.15	26,691.00	-81.09
<b>TOTAL MAINTENANCE</b>	<b>10,734.96</b>	<b>12,159.00</b>	<b>-1,424.04</b>	<b>65,122.00</b>	<b>44,970.87</b>	<b>139,085.00</b>	<b>-67.67</b>
<u>TAXES &amp; INSURANCE EXPENSE</u>							
<b>Taxes &amp; Insurance Expense</b>							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,246.44	1,286.00	-39.56	6,415.00	6,347.49	15,467.00	-58.96
60-1-000-001-6720.000 Prperty Insurance	895.54	917.00	-21.46	4,585.00	4,477.70	11,004.00	-59.31
60-1-000-001-6720.500 Equipment Insurance	49.98	52.00	-2.02	260.00	249.90	624.00	-59.95
60-1-000-001-6721.000 Liability Insurance	155.52	163.00	-7.48	815.00	777.60	1,956.00	-60.25
60-1-000-001-6721.500 PE & PO Insuranace	102.90	108.00	-5.10	540.00	514.50	1,296.00	-60.30
60-1-000-001-6722.000 Work Comp Insurance	263.81	275.00	-11.19	1,375.00	1,319.05	3,300.00	-60.03

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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*August, 2021*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	-3,837.15	0.00	-3,837.15	0.00	0.00	500.00	-100.00
Total Taxes & Insurance Expense	-1,122.96	2,801.00	-3,923.96	13,990.00	13,686.24	34,147.00	-59.92
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>-1,122.96</b>	<b>2,801.00</b>	<b>-3,923.96</b>	<b>13,990.00</b>	<b>13,686.24</b>	<b>34,147.00</b>	<b>-59.92</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Financial Expenses</b>							
60-1-000-001-6810.000 Interest Expense Payable	1,792.58	1,900.00	-107.42	9,500.00	8,963.61	22,800.00	-60.69
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,792.58	1,900.00	-107.42	9,500.00	8,963.61	22,800.00	-60.69
<b>Amortization Expense</b>							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Surplus Adjustments</b>							
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	
<b>Provision for Reserve</b>							
60-1-000-001-7010.000 Provision For Reserve	0.00	-6,275.00	6,275.00	-31,375.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-31,375.00	0.00	-75,300.00	-100.00
<b>Capital Expenditures</b>							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vandalism Expenditures</b>							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Transfers In/Out</b>							
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	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>1,792.58</b>	<b>-4,375.00</b>	<b>6,167.58</b>	<b>-21,875.00</b>	<b>8,963.61</b>	<b>-52,500.00</b>	<b>-117.07</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>22,803.38</b>	<b>24,240.00</b>	<b>-1,436.62</b>	<b>125,564.00</b>	<b>126,794.88</b>	<b>288,061.00</b>	<b>-55.98</b>
<b>NET REVENUE/EXPENSES (PROFIT)/LOSS</b>	<b>-6,868.62</b>	<b>-5,440.00</b>	<b>-1,428.62</b>	<b>-22,890.50</b>	<b>-17,894.37</b>	<b>-68,316.00</b>	<b>-73.81</b>
<b>Depreciation Expense</b>							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	31,375.00	31,375.00	75,300.00	-58.33
Total Depreciation Expense	6,275.00	6,275.00	0.00	31,375.00	31,375.00	75,300.00	-58.33
<b>TOTAL DEPRECIATION EXPENSE</b>	<b>6,275.00</b>	<b>6,275.00</b>	<b>0.00</b>	<b>31,375.00</b>	<b>31,375.00</b>	<b>75,300.00</b>	<b>-58.33</b>
<b>NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE</b>	<b>-593.62</b>	<b>835.00</b>	<b>-1,428.62</b>	<b>8,484.50</b>	<b>13,480.63</b>	<b>6,984.00</b>	<b>93.02</b>
TOTAL BOND PAYMENT	2,094.92	0.00	2,094.92	0.00	10,473.89	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	95,994.29	120,517.33	-24,523.04	566,393.41	1,446,208.00	-60.84
<b>TOTAL OPERATING INCOME</b>	<b>95,994.29</b>	<b>120,517.33</b>	<b>-24,523.04</b>	<b>566,393.41</b>	<b>1,446,208.00</b>	<b>-60.84</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	47,772.58	50,799.67	-3,027.09	247,338.01	686,436.00	-63.97
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	379.49	261.00	118.49	1,386.31	5,486.00	-74.73
Total Maintenance Expenses	58,619.68	55,296.00	3,323.68	242,739.26	725,192.00	-66.53
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	9,396.96	1,625.00	7,771.96	7,971.45	21,890.00	-63.58
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>116,168.71</b>	<b>107,981.67</b>	<b>8,187.04</b>	<b>499,435.03</b>	<b>1,439,004.00</b>	<b>-65.29</b>
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	
<b>TOTAL OPERATING EXPENSES</b>	<b>116,168.71</b>	<b>107,981.67</b>	<b>8,187.04</b>	<b>499,435.03</b>	<b>1,439,004.00</b>	<b>-65.29</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>						
	<b>-20,174.42</b>	<b>12,535.66</b>	<b>-32,710.08</b>	<b>66,958.38</b>	<b>7,204.00</b>	<b>829.46</b>
<b>Total Depreciation Expense</b>						
	45.00	760.50	-715.50	225.00	9,126.00	-97.53
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-20,219.42</b>	<b>11,775.16</b>	<b>-31,994.58</b>	<b>66,733.38</b>	<b>-1,922.00</b>	<b>-3,572.08</b>

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	74,655.60	68,660.00	5,995.60	439,921.24	882,270.00	-50.14
<b>TOTAL OPERATING INCOME</b>	<b>74,655.60</b>	<b>68,660.00</b>	<b>5,995.60</b>	<b>439,921.24</b>	<b>882,270.00</b>	<b>-50.14</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	26,106.00	25,155.17	950.83	133,028.18	322,115.00	-58.70
Total Tenant Service Expenses	156.86	85.00	71.86	549.92	1,560.00	-64.75
Total Utility Expenses	7,082.59	7,475.00	-392.41	31,482.98	121,000.00	-73.98
Total Maintenance Expenses	21,385.05	29,732.34	-8,347.29	114,093.05	336,925.00	-66.14
Total Protective Service Expenses	581.25	83.00	498.25	5,118.30	4,480.00	14.25
General Expenses	10,941.75	7,198.00	3,743.75	35,926.39	90,521.00	-60.31
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>66,253.50</b>	<b>69,728.51</b>	<b>-3,475.01</b>	<b>320,198.82</b>	<b>876,601.00</b>	<b>-63.47</b>
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	-14,500.00	14,500.00	0.00	-174,000.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>66,253.50</b>	<b>55,228.51</b>	<b>11,024.99</b>	<b>320,198.82</b>	<b>702,601.00</b>	<b>-54.43</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>8,402.10</b>	<b>13,431.49</b>	<b>-5,029.39</b>	<b>119,722.42</b>	<b>179,669.00</b>	<b>-33.37</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	14,500.00	14,500.00	0.00	72,500.00	174,000.00	-58.33
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-6,097.90</b>	<b>-1,068.51</b>	<b>-5,029.39</b>	<b>47,222.42</b>	<b>5,669.00</b>	<b>732.99</b>

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	91,837.87	90,447.00	1,390.87	577,780.22	1,115,436.00	-48.20
<b>TOTAL OPERATING INCOME</b>	<b>91,837.87</b>	<b>90,447.00</b>	<b>1,390.87</b>	<b>577,780.22</b>	<b>1,115,436.00</b>	<b>-48.20</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	25,359.07	33,425.00	-8,065.93	141,524.35	413,513.00	-65.78
Total Tenant Service Expenses	0.00	100.00	-100.00	0.00	1,200.00	-100.00
Total Utility Expenses	1,956.68	1,482.00	474.68	6,566.39	31,775.00	-79.33
Total Maintenance Expenses	34,267.57	44,686.33	-10,418.76	183,148.94	560,252.00	-67.31
Total Protective Service Expenses	1,938.07	1,525.00	413.07	3,517.39	14,236.00	-75.29
General Expenses	6,077.81	7,839.75	-1,761.94	34,871.87	94,306.00	-63.02
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>69,599.20</b>	<b>89,058.08</b>	<b>-19,458.88</b>	<b>369,628.94</b>	<b>1,115,282.00</b>	<b>-66.86</b>
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	-31,000.00	31,000.00	0.00	-372,000.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>69,599.20</b>	<b>58,058.08</b>	<b>11,541.12</b>	<b>369,628.94</b>	<b>743,282.00</b>	<b>-50.27</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>22,238.67</b>	<b>32,388.92</b>	<b>-10,150.25</b>	<b>208,151.28</b>	<b>372,154.00</b>	<b>-44.07</b>
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	145,000.00	372,000.00	-61.02
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-6,761.33</b>	<b>1,388.92</b>	<b>-8,150.25</b>	<b>63,151.28</b>	<b>154.00</b>	<b>40,907.32</b>

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	22,140.46	19,010.92	3,129.54	157,385.40	269,902.00	-41.69
<b>TOTAL OPERATING INCOME</b>	<b>22,140.46</b>	<b>19,010.92</b>	<b>3,129.54</b>	<b>157,385.40</b>	<b>269,902.00</b>	<b>-41.69</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,447.45	8,587.00	-3,139.55	32,136.12	101,101.00	-68.21
Total Tenant Service Expenses	166.12	0.00	166.12	192.20	200.00	-3.90
Total Utility Expenses	1,976.75	1,850.00	126.75	8,187.91	28,900.00	-71.67
Total Maintenance Expenses	4,728.37	9,436.50	-4,708.13	34,552.64	102,629.00	-66.33
Total Protective Service Expenses	833.86	75.00	758.86	8,045.07	3,444.00	133.60
General Expenses	4,747.26	2,380.33	2,366.93	13,168.98	31,766.00	-58.54
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>17,899.81</b>	<b>22,328.83</b>	<b>-4,429.02</b>	<b>96,282.92</b>	<b>268,040.00</b>	<b>-64.08</b>
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	-11,000.00	11,000.00	0.00	-132,000.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>17,899.81</b>	<b>11,328.83</b>	<b>6,570.98</b>	<b>96,282.92</b>	<b>136,040.00</b>	<b>-29.22</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>4,240.65</b>	<b>7,682.09</b>	<b>-3,441.44</b>	<b>61,102.48</b>	<b>133,862.00</b>	<b>-54.35</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	11,000.00	11,000.00	0.00	55,000.00	132,000.00	-58.33
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-6,759.35</b>	<b>-3,317.91</b>	<b>-3,441.44</b>	<b>6,102.48</b>	<b>1,862.00</b>	<b>227.74</b>



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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	9,664.42	11,094.00	-1,429.58	52,395.79	133,124.00	-60.64
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>9,664.42</b>	<b>11,094.00</b>	<b>-1,429.58</b>	<b>52,395.79</b>	<b>133,124.00</b>	<b>-60.64</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	9,247.92	7,798.50	1,449.42	39,646.72	96,636.00	-58.97
Total Fees Expenses	3,905.33	3,998.00	-92.67	19,780.50	49,826.00	-60.30
Total General Expenses	588.69	700.50	-111.81	3,029.58	8,403.00	-63.95
<b>TOTAL OPERATING EXPENSES</b>	<b>13,741.94</b>	<b>12,497.00</b>	<b>1,244.94</b>	<b>62,456.80</b>	<b>154,865.00</b>	<b>-59.67</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-464.00	464.00	0.00	-5,568.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>13,741.94</b>	<b>12,033.00</b>	<b>1,708.94</b>	<b>62,456.80</b>	<b>149,297.00</b>	<b>-58.17</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-4,077.52</b>	<b>-939.00</b>	<b>-3,138.52</b>	<b>-10,061.01</b>	<b>-16,173.00</b>	<b>-37.79</b>
Total Depreciation Expense	464.00	464.00	0.00	2,320.00	5,568.00	-58.33
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-4,541.52</b>	<b>-1,403.00</b>	<b>-3,138.52</b>	<b>-12,381.01</b>	<b>-21,741.00</b>	<b>-43.05</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	82,007.00	76,345.00	5,662.00	389,020.00	916,138.00	-57.54
<b>TOTAL HAP INCOME</b>	<b>82,007.00</b>	<b>76,345.00</b>	<b>5,662.00</b>	<b>389,020.00</b>	<b>916,138.00</b>	<b>-57.54</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	78,151.00	82,975.00	-4,824.00	389,744.00	995,525.00	-60.85
Total General HAP Expenses	0.00	-25.00	25.00	0.00	-300.00	-100.00
<b>TOTAL HAP EXPENSES</b>	<b>78,151.00</b>	<b>82,950.00</b>	<b>-4,799.00</b>	<b>389,744.00</b>	<b>995,225.00</b>	<b>-60.84</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>3,856.00</b>	<b>-6,605.00</b>	<b>10,461.00</b>	<b>-724.00</b>	<b>-79,087.00</b>	<b>-99.08</b>

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

<b>BRENTWOOD - OPERATING STATEMENT</b>	<b>Current Period</b>	<b>Period Budget</b>	<b>Variance</b>	<b>Current Year</b>	<b>Year Budget</b>	<b>Variance Percent</b>
<b>OPERATING INCOME</b>						
Total Operating Income	35,147.53	34,333.00	814.53	167,837.73	411,996.00	-59.26
<b>TOTAL OPERATING INCOME</b>	<b>35,147.53</b>	<b>34,333.00</b>	<b>814.53</b>	<b>167,837.73</b>	<b>411,996.00</b>	<b>-59.26</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,466.74	9,380.00	-3,913.26	29,331.15	117,720.00	-75.08
Total Fee Expenses	4,224.50	4,284.00	-59.50	21,063.00	51,408.00	-59.03
Total Utilities Expenses	3,264.62	2,840.00	424.62	11,547.35	34,080.00	-66.12
Total Maintenance Expenses	11,891.05	12,573.00	-681.95	47,580.06	146,233.00	-67.46
Total Taxes & Insurance Expense	-821.87	3,019.00	-3,840.87	14,958.68	37,052.00	-59.63
Total Financial Expenses	1,792.58	1,890.00	-97.42	8,963.63	22,680.00	-60.48
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>25,817.62</b>	<b>33,986.00</b>	<b>-8,168.38</b>	<b>133,443.87</b>	<b>409,173.00</b>	<b>-67.39</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
Total Capital Expenditures	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>25,817.62</b>	<b>30,636.00</b>	<b>-4,818.38</b>	<b>133,443.87</b>	<b>368,973.00</b>	<b>-63.83</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>9,329.91</b>	<b>3,697.00</b>	<b>5,632.91</b>	<b>34,393.86</b>	<b>43,023.00</b>	<b>-20.06</b>
<b>Total Depreciation Expense</b>						
	3,350.00	3,350.00	0.00	16,750.00	40,200.00	-58.33
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>5,979.91</b>	<b>347.00</b>	<b>5,632.91</b>	<b>17,643.86</b>	<b>2,823.00</b>	<b>525.00</b>

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	29,672.00	29,680.00	-8.00	144,689.25	356,377.00	-59.40
<b>TOTAL OPERATING INCOME</b>	<b>29,672.00</b>	<b>29,680.00</b>	<b>-8.00</b>	<b>144,689.25</b>	<b>356,377.00</b>	<b>-59.40</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	4,556.03	6,704.00	-2,147.97	28,195.97	83,913.00	-66.40
Total Fee Expenses	3,748.50	3,868.00	-119.50	19,040.00	46,416.00	-58.98
Total Utilities Expenses	3,094.27	3,083.00	11.27	11,938.19	37,000.00	-67.73
Total Maintenance Expenses	10,734.96	12,159.00	-1,424.04	44,970.87	139,085.00	-67.67
Total Taxes & Insurance Expense	-1,122.96	2,801.00	-3,923.96	13,686.24	34,147.00	-59.92
Total Financial Expenses	1,792.58	1,900.00	-107.42	8,963.61	22,800.00	-60.69
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>22,803.38</b>	<b>30,515.00</b>	<b>-7,711.62</b>	<b>126,794.88</b>	<b>363,361.00</b>	<b>-65.10</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
Total Capital Expenditures	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>22,803.38</b>	<b>24,240.00</b>	<b>-1,436.62</b>	<b>126,794.88</b>	<b>288,061.00</b>	<b>-55.98</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>6,868.62</b>	<b>5,440.00</b>	<b>1,428.62</b>	<b>17,894.37</b>	<b>68,316.00</b>	<b>-73.81</b>
<b>Total Depreciation Expense</b>						
	6,275.00	6,275.00	0.00	31,375.00	75,300.00	-58.33
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>593.62</b>	<b>-835.00</b>	<b>1,428.62</b>	<b>-13,480.63</b>	<b>-6,984.00</b>	<b>93.02</b>

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	284,628.22	298,635.25	-14,007.03	1,741,480.27	3,713,816.00	-53.11
<b>TOTAL OPERATING INCOME</b>	<b>284,628.22</b>	<b>298,635.25</b>	<b>-14,007.03</b>	<b>1,741,480.27</b>	<b>3,713,816.00</b>	<b>-53.11</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	104,685.10	117,966.84	-13,281.74	554,026.66	1,523,165.00	-63.63
Total Tenant Service Expenses	322.98	185.00	137.98	742.12	2,960.00	-74.93
Total Utility Expenses	11,395.51	11,068.00	327.51	47,623.59	187,161.00	-74.55
Total Maintenance Expenses	119,000.67	139,151.17	-20,150.50	574,533.89	1,724,998.00	-66.69
Total Protective Service Expenses	3,353.18	1,683.00	1,670.18	16,680.76	22,160.00	-24.73
General Expenses	31,163.78	19,043.08	12,120.70	91,938.69	238,483.00	-61.45
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>269,921.22</b>	<b>289,097.09</b>	<b>-19,175.87</b>	<b>1,285,545.71</b>	<b>3,698,927.00</b>	<b>-65.25</b>
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	-56,500.00	56,500.00	0.00	-678,000.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>269,921.22</b>	<b>232,597.09</b>	<b>37,324.13</b>	<b>1,285,545.71</b>	<b>3,020,927.00</b>	<b>-57.45</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>14,707.00</b>	<b>66,038.16</b>	<b>-51,331.16</b>	<b>455,934.56</b>	<b>692,889.00</b>	<b>-34.20</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	272,725.00	687,126.00	-60.31
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-39,838.00</b>	<b>8,777.66</b>	<b>-48,615.66</b>	<b>183,209.56</b>	<b>5,763.00</b>	<b>3,079.07</b>

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	64,819.53	64,013.00	806.53	312,526.98	768,373.00	-59.33
<b>TOTAL OPERATING INCOME</b>	<b>64,819.53</b>	<b>64,013.00</b>	<b>806.53</b>	<b>312,526.98</b>	<b>768,373.00</b>	<b>-59.33</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	10,022.77	16,084.00	-6,061.23	57,527.12	201,633.00	-71.47
Total Fee Expenses	7,973.00	8,152.00	-179.00	40,103.00	97,824.00	-59.00
Total Utilities Expenses	6,358.89	5,923.00	435.89	23,485.54	71,080.00	-66.96
Total Maintenance Expenses	22,626.01	24,732.00	-2,105.99	92,550.93	285,318.00	-67.56
Total Taxes & Insurance Expense	-1,944.83	5,820.00	-7,764.83	28,644.92	71,199.00	-59.77
Total Financial Expenses	3,585.16	3,790.00	-204.84	17,927.24	45,480.00	-60.58
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>48,621.00</b>	<b>64,501.00</b>	<b>-15,880.00</b>	<b>260,238.75</b>	<b>772,534.00</b>	<b>-66.31</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
Total Capital Expenditures	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>48,621.00</b>	<b>54,876.00</b>	<b>-6,255.00</b>	<b>260,238.75</b>	<b>657,034.00</b>	<b>-60.39</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>16,198.53</b>	<b>9,137.00</b>	<b>7,061.53</b>	<b>52,288.23</b>	<b>111,339.00</b>	<b>-53.04</b>
<b>Total Depreciation Expense</b>						
	9,625.00	9,625.00	0.00	48,125.00	115,500.00	-58.33
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>6,573.53</b>	<b>-488.00</b>	<b>7,061.53</b>	<b>4,163.23</b>	<b>-4,161.00</b>	<b>-200.05</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
*August, 2021*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>AMP001 - MOON TOWERS</b>				
Salaries	6,051.09	23,215.56	-17,164.47	45,115.52
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,365.31	15,956.84	408.47	82,542.69
Administrative Expenses	478.71	2,168.51	-1,689.80	5,369.97
Tenant Services	156.86	76.94	79.92	549.92
Utilities	7,082.59	7,009.70	72.89	31,482.98
Maintenance Supplies/Contracts	25,177.19	44,147.23	-18,970.04	119,211.35
Mileage	0.00	0.00	0.00	0.00
General Expenses	10,941.75	7,370.98	3,570.77	35,926.39
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>66,253.50</b>	<b>99,945.76</b>	<b>-33,692.26</b>	<b>320,198.82</b>
<b>AMP002 - FAMILY</b>				
Salaries	-212.33	36,047.62	-36,259.95	39,884.53
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,818.75	17,681.05	137.70	90,776.49
Administrative Expenses	2,394.55	3,472.79	-1,078.24	9,684.82
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,956.68	2,119.14	-162.46	6,566.39
Maintenance Supplies/Contracts	41,367.78	92,434.39	-51,066.61	186,666.33
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,077.81	7,810.36	-1,732.55	34,871.87
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>69,403.24</b>	<b>159,565.35</b>	<b>-90,162.11</b>	<b>368,450.43</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	-709.08	5,393.90	-6,102.98	4,605.10
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,739.08	4,620.09	118.99	23,747.22
Administrative Expenses	708.37	1,768.07	-1,059.70	3,783.80
Tenant Services	166.12	19.39	146.73	192.20
Utilities	1,976.75	1,722.12	254.63	8,187.91
Maintenance Supplies/Contracts	6,271.31	3,726.99	2,544.32	42,597.71
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,747.26	2,873.61	1,873.65	13,168.98
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>17,899.81</b>	<b>20,124.17</b>	<b>-2,224.36</b>	<b>96,282.92</b>
<b>COCC</b>				
Salaries	102,067.52	42,894.90	59,172.62	461,950.38
Employee W/H Payments	45.11	-273.49	318.60	-2,053.60
Management Fees	-302.64	0.00	-302.64	7.50
Administrative Expenses	4,613.39	11,896.66	-7,283.27	27,855.07
Tenant Services	0.00	0.00	0.00	0.00
Utilities	379.49	72.67	306.82	1,386.31
Maintenance Supplies/Contracts	13.99	28,514.50	-28,500.51	264.32
Mileage	0.00	0.00	0.00	0.00
General Expenses	9,396.96	1,529.66	7,867.30	7,971.45
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>116,213.82</b>	<b>84,634.90</b>	<b>31,578.92</b>	<b>497,381.43</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	107,197.20	107,551.98	-354.78	551,555.53
Employee W/H Payments	45.11	-273.49	318.60	-2,053.60
Management Fees	38,620.50	38,257.98	362.52	197,073.90
Administrative Expenses	8,390.98	19,511.76	-11,120.78	47,872.17
Tenant Services	322.98	96.33	226.65	742.12
Utilities	11,395.51	10,923.63	471.88	47,623.59
Maintenance Supplies	72,830.27	168,823.11	-95,992.84	348,739.71
Mileage	0.00	0.00	0.00	0.00
General Expenses	31,163.78	19,584.61	11,579.17	91,938.69
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>269,966.33</b>	<b>364,475.91</b>	<b>-94,509.58</b>	<b>1,283,492.11</b>

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

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	10,782.90	9,303.73	1,479.17
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	5,828.39	-1,603.89
Administrative Expenses	710.11	2,231.74	-1,521.63
Utilities	3,264.62	2,947.71	316.91
Maintenance Supplies/Contracts	5,965.01	1,253.70	4,711.31
Tax & Insurance Expenses	-821.87	2,832.85	-3,654.72
Finacial Expenses	1,792.58	3,850.15	-2,057.57
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>25,917.85</b>	<b>28,248.27</b>	<b>-2,330.42</b>
<b>PRAIRIELAND</b>			
Salaries	10,782.74	8,977.99	1,804.75
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	5,335.85	-1,587.35
Administrative Expenses	-307.77	1,048.36	-1,356.13
Utilities	3,094.27	3,478.03	-383.76
Maintenance Supplies/Contracts	4,809.02	1,783.76	3,025.26
Taxes & Insurance Expenses	-1,122.96	2,584.98	-3,707.94
Financial Expenses	1,792.58	3,850.13	-2,057.55
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>22,796.38</b>	<b>27,059.10</b>	<b>-4,262.72</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	21,565.64	18,281.72	3,283.92
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,973.00	11,164.24	-3,191.24
Administrative Expenses	402.34	3,280.10	-2,877.76
Utilities	6,358.89	6,425.74	-66.85
Maintenance Supplies	10,774.03	3,037.46	7,736.57
Taxes & Insurance Expenses	-1,944.83	5,417.83	-7,362.66
Financial Expenses	3,585.16	7,700.28	-4,115.12
<b>TOTAL AHP CLAIMS</b>	<b>48,714.23</b>	<b>55,307.37</b>	<b>-6,593.14</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	9,027.44	6,963.31	2,064.13
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,905.33	3,529.50	375.83
Administrative Expenses	1,110.96	2,381.29	-1,270.33
General Expense-Admin	578.85	680.19	-101.34
<b>Total HCV Expenses</b>	<b>14,622.58</b>	<b>13,554.29</b>	<b>1,068.29</b>
HAP Expenses	78,151.00	75,260.00	2,891.00
General Expenses	0.00	-2.00	2.00
<b>Total HAP Expenses</b>	<b>78,151.00</b>	<b>75,258.00</b>	<b>2,893.00</b>
<b>TOTAL HCV CLAIMS</b>	<b>92,773.58</b>	<b>88,812.29</b>	<b>3,961.29</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*August, 2021*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2021 -</b>				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2021 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	300,000.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2020 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>300,000.00</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	52,706.31	0.00	217,773.71	278,508.71
<b>TOTAL CFG 2019 CLAIMS</b>	<b>52,706.31</b>	<b>0.00</b>	<b>217,773.71</b>	<b>578,508.71</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>52,706.31</b>	<b>0.00</b>	<b>517,773.71</b>	<b>878,508.71</b>



**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*August, 2021*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	66,253.50	99,945.76	-33,692.26	320,198.82
AMP002 - FAMILY	69,599.20	159,771.08	-90,171.88	369,628.94
AMP003 - BLUEBELL	17,899.81	20,124.17	-2,224.36	96,282.92
COCC	116,213.83	84,634.91	31,578.92	497,474.48
<b>TOTAL LOW RENT</b>	<b>269,966.34</b>	<b>364,475.92</b>	<b>-94,509.58</b>	<b>1,283,585.16</b>
<u>A.H.P.</u>				
BRENTWOOD	25,817.62	28,261.27	-2,443.65	133,443.87
PRAIRIELAND	22,803.38	27,062.10	-4,258.72	126,794.88
<b>TOTAL A.H.P.</b>	<b>48,621.00</b>	<b>55,323.37</b>	<b>-6,702.37</b>	<b>260,238.75</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,622.58	13,554.29	1,068.29	63,830.44
<b>TOTAL HCV</b>	<b>14,622.58</b>	<b>13,554.29</b>	<b>1,068.29</b>	<b>63,830.44</b>
<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	300,000.00
CAPITAL FUND GRANT 2019	52,706.31	0.00	52,706.31	217,773.71
<b>TOTAL GRANTS</b>	<b>52,706.31</b>	<b>0.00</b>	<b>52,706.31</b>	<b>517,773.71</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>385,916.23</b>	<b>433,353.58</b>	<b>-47,437.35</b>	<b>2,125,428.06</b>

## BOARD MEMO

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[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 09/22/2021

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 09/22/2021

**SUBJECT:** Application for Payment #5 – 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

Like last month, the work continues to be slow due to the availability of materials for the project. This pay request is mostly for stored materials as well as some labor associated with the project. Some plumbing materials have started to come in for the Moon Towers and Central Office Cost Center restrooms. Additionally, work continues at two 2-bedroom units that are undergoing modifications.

Alliance Architecture has reviewed and signed approval for Pay Request #5.

### 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 #5 from Hein Construction in the amount of \$20,112.82 for the period to 09/30/2021.

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER:	<b>Knox Co. Housing Authority</b> 255 W Tompkins St Galesburg, Il 61401	PROJECT:	<b>KCHA-504 Modifications-PH 3</b> Various Sites Galesburg, Il 61401	APPLICATION NO: 5	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, Il 61401	PERIOD TO: <b>9/30/2021</b>	
Sub-Contractor	<b>Hein Construction Co., Inc.</b> 56 N. Cedar St. Galesburg, Il 61401			CONTRACT DATE:	
CONTRACT FOR:	<b>General Contractor</b>	VIA ARCHITECT:	Alliance Architects	PROJECT NO: <b>21-2144</b>	

## 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	\$	<u>1,262,000.00</u>
2. NET CHANGES IN THE WORK	\$	<u>                    </u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>1,262,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>267,565.91</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work (Column D + E on G703)	\$	<u>26,756.59</u>
b. <u>10</u> % of Stored Material (Column F on G703)	\$	<u>                    </u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>26,756.59</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	<u>240,809.32</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>220,696.50</u>
8. CURRENT PAYMENT DUE	\$	<u>20,112.82</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	<u>1,021,190.68</u>

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**  
 By: [Signature] Date: 9/15/21  
 State of: Illinois County of: Knox  
 Subscribed and sworn to before me this 15 day of September  
 Notary Public: Shannon M. Watkins  
 My Commission expires: 5/19/24



## 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 \$ 20,112.82  
 (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: **Alliance Architecture**  
 By: [Signature] Date: 09-27-2021  
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)  
929 Lincolnway East, Suite 200  
South Bend, Indiana 46601  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

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.

## BOARD MEMO

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 09/29/2021

**FROM:** Derek Antoine  
Executive Director



**BOARD MEETING:** 09/30/2021

**SUBJECT:** Contract for Architectural/Engineering Services

---

### Executive Summary

During the month of September 2021, KCHA staff solicited qualifications for Architectural/Engineering Services (A/E).

Phases of A/E Services may include, but are not limited to:

- Schematic design/preliminary study phase;
- Design development phase;
- Bidding, construction and contract document phase and issue bid documents using eProcurement;
- Bidding and award phase;
- Construction phase; and
- Post completion/warranty phase.

The firm awarded the contract will provide architectural and engineering services for various projects the KCHA may need throughout the year. Services will include typical A/E services pertaining to, on an as-needed basis at the KCHA's discretion, both new construction and rehabilitation of buildings, and land that the KCHA owns. Services may include, but are not limited to:

- Site planning and surveying;
- Structural, mechanical, electrical and civil engineering;
- Landscaping;
- Cost estimating;
- Construction contract administration; and
- Any other related services that may be typically performed by either an architectural or engineering firm in its normal course of business.

Firms were asked to submit Request for Qualifications proposals by 03/16/2016. The following factors were utilized by the KCHA to evaluate each proposal submittal received; award of points for each listed factor will be based upon the documentation that the proposer submits within his/her proposal submittal:

- Evidence of the proposer's ability to perform the work as indicated by profiles of the principals' and staffs' professional and technical competence and experience, and their facilities;

- Evidence of the proposer’s capability to provide professional services in a timely manner;
- Evidence of the proposers past performance in terms of cost control, quality of work, and compliance with performance schedules, and utilization of green design and technologies;
- The proposer’s demonstrated knowledge and experience with local building codes and Federal building alterations requirements; and
- The overall quality and professional appearance of the proposal submitted, based upon the opinion of the evaluators.

Outreach efforts for this solicitation were as follows:

- 1190 total vendors informed via KCHA's eProcurement system
- Vendors were also notified of solicitation via an advertisement in the Register-Mail
- 32 total views of the proposal by vendors
- 5 proposals submitted
  - Tyson and Billy Architects
  - Alliance Architects
  - Larson and Darby
  - IMEG Corp.
  - Walker Consultants

A committee comprised of the executive director, assistant director, public housing facilities manager, property manager and finance coordinator was convened to score the proposals independently. Each member of the panel scored the proposals independently of the others prior to the meeting. The scoring tabulation, which includes the composite scoring of the submissions, is included with this memo. Alliance Architecture was the highest scoring proposal. Alliance Architecture provided satisfactory services to KCHA during the previous contract period (2016 – 2021), and the submitted proposal indicates that this will continue into the next year.

#### **Fiscal Impact**

Task order fees for Architectural/Engineering Services will be paid from the Capital Fund Program years 2019, 2021 and 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

#### **Recommendation**

It is the recommendation of the Executive Director the Board of Commissioners approve a contract between the Knox County Housing Authority and Alliance Architecture for a period of one (1) year, effective 10/01/2021 through 09/30/2021, with clause to extend the contract through four one-year renewal options if satisfied with the selected firm’s performance.

## Architectural & Engineering Services--Q22001

	Maximum Point Value	Tyson & Billy Architects	Alliance Architects	Larson & Darby	IMEG Corp.	Walker Consultants
Responsive & Responsible	-	yes	yes	yes	yes	yes
Ability to perform the work	20	18.10	19.80	18.60	16.90	15.80
Capability to provide professional services	20	19.60	20.00	18.60	17.40	14.80
Past performance	20	18.60	19.60	18.40	18.40	12.40
Demonstrated knowledge and experience	30	29.40	29.80	26.00	25.80	21.00
Overall quality & professional appearance	10	9.50	9.00	9.00	7.30	6.90
Preference Evaluation Factor (Section 3)	15	0.00	0.00	0.00	3.00	0.00
Total Maximum Points	115	95.20	98.20	90.60	88.80	70.90

# BOARD MEMO

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 09/22/2021

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 09/30/2021

**SUBJECT:** Legal Services Contract Extension

---

### Executive Summary

During the month of September 2021, the agency conducted a Request for Proposals solicitation for Legal Services as the current contract with Jack Ball, P.C. expired at the end of August 2021.

Mr. Ball, P.C. was the procured provider for these services for the period 09/01/2020 to 08/31/2021. This was the fifth year of the contract award. The contracts were initially executed for the period of one year and, at the Agency's discretion, were extended for four additional one-year option periods for a maximum of five years.

The extension would be for one month and would expire on 09/30/2021. Current contract prices would remain in effect until the end of this extension.

### Fiscal Impact

The services provided under the contracts are paid from the operating budgets of each program. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

### Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve a one-month contract extension to 09/30/2021 to Jack Ball, P.C. for Legal Services.



## BOARD MEMO

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 09/22/2021

**FROM:** Derek Antoine  
Executive Director



**BOARD MEETING:** 09/30/2021

**SUBJECT:** Legal Services Contract

---

### Executive Summary

During the month of September 2021, the agency solicited proposals from qualified, licensed and insured entities to provide a wide range of legal services. These services are necessary to supplement the daily operation of the Agency. The successful proposer shall be the legal advisor to the Agency Board of Commissioners and the Agency Executive Director and services may include, but are not limited to, the following:

- Review of BOC meeting agendas; compliance with the State of Illinois Open Meeting Law; governance requirements contained in the relevant Code of Federal Regulations (CFR), Agency policies and procedures, By-laws and actions that will put the Agency at risk for liability exposure and provide written monthly report to BOC of legal services activities provided.
- Regulations pertaining to Federal, State and local government, including housing, real estate, procurement and contractual issues.
- Civil rights and fair housing requirements, including claims involving violations of the Civil Rights Act of 1964, the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA).
- Employment issues, including personnel rules; discrimination and wrongful termination claims; worker's compensation and compliance with OSHA requirements.
- Potential Service Areas. The Agency may, on an as-needed basis, require the successful proposer to provide services pertaining to Agency-related matters within the following areas, each pertaining to applicable Federal, State and local regulations, statutes, laws and codes:
  - Human Resources and Labor Law; /
  - Accounting, Finance and related audits;
  - Operations, including Tenant/Landlord Law;
  - Maintenance;
  - Development and Modernization;
  - Information Technology;



- Housing Programs;
- Housing Choice Voucher;
- U.S. Department of Housing and Urban Development (HUD);
- Real Estate and Tax Credit;
- Tenant-related issues, including non-payment and evictions;
- Worker’s Compensation claims;
- Procurement law (State; Federal; HUD); and
- Any other matter the Agency needs services for, including advice (written and/or verbal) to the Board of Commissioners.

Outreach efforts for the solicitation were as follows:

- 553 total vendors notified by the Housing Agency Marketplace System
- 17 vendors viewed the online solicitation
- Local area vendors notified of the solicitation via an advertisement in the Register-Mail
- 3 proposals submitted by:
  - Jack P. Ball, P.C.
  - SA Law and Consulting LLC
  - Tressler LLP

A panel comprised of KCHA Executive Director Derek Antoine, Assistant Director Cheryl Lefler, and Finance Coordinator Lee Lofing convened to review and score the legal services proposals. Each member of the panel scored the proposals independently of the others prior to the meeting. The scoring tabulation, which includes the composite scoring of the submissions, is included with this memo. Jack Ball, P.C. was the highest scoring proposal. Jack Ball, P.C. provided satisfactory services to KCHA during the previous contract period (2016 – 2021), and the submitted proposal indicates that this will continue into the next year.

**Fiscal Impact**

The expense for legal services is split evenly amongst the operating budgets of applicable agency programs. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

**Recommendation**

It is the recommendation of the Executive Director the Board of Commissioners approve the contract between the Knox County Housing Authority and Jack Ball, P.C. for a period of one (1) year, effective 10/01/2021 through 09/30/2022 at the expense of \$800.00 monthly, \$9,600.00 annually.

# Legal Services--P22001

	Maximum Point Value	Jack Ball, P.C.	SA Law and Consulting LLC	Tressler LLP
Responsive & Responsible	-	yes	yes	no
Proposed costs	20	20.00	1.67	0.00
Demonstrated understanding of the agency's requirement	20	16.67	17.67	17.67
Appropriateness of technical approach and the quality of the services proposed	10	9.00	9.00	9.00
Technical Capabilities and Management Plan	15	10.00	15.00	15.00
Demonstrated relevant experience/demonstrated successful past performance	30	25.00	25.67	26.33
Overall quality and professional appearance of the proposal submitted	5	0.00	5.00	5.00
Preference Evaluation Factor (Section 3)	15	0.00	0.00	0.00
Total Maximum Points	115	80.67	74.01	73.00
Proposed cost for period of 10/01/2021 to 09/30/2022 (monthly/annually)		\$ 800.00	\$ 13,000.00	not submitted
		\$ 9,600.00	\$ 156,000.00	not submitted



# EXECUTIVE DIRECTOR REPORT

## AUGUST 2021

**REGULAR MEETING**  
**KCHA BOARD OF COMMISSIONERS**  
**Thursday, September 30, 2021**

Moon Towers Conference Room  
255 W. Tompkins St.  
Galesburg, IL 61401  
[knoxcountyhousing.org](http://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
<b>Total Hours:</b>				<b>0.0</b>

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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-21	1	9.0	\$ 1,500.00	\$ 166.67	\$ 833.33	180.00%	\$ 666.67
Sep-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	1	9.0	\$ 1,500.00	\$ 166.67	\$ 5,000.00	30.00%	\$ (3,500.00)

# 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	1	1	1	1					87.5%
Hawkinson, Jared (VC)	1	1	1	1			1	1					75.0%
Allen, Wayne	1	1	1	1	1		1	1					87.5%
Stewart, Paul H.	1	1	1	1	1	1	1	1					100.0%
Robison, Sara	1	1	1	1	1	1	1						87.5%
Riley, Joseph	1	1	1	1	1	1	1						87.5%
Carson, LaToya	1	1	1	1	1	1	1	1					100.0%
Antoine, Derek (ED)	1	1	1	1	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:	8	8	Meets requirement
Average meeting attendance:	80.0	90.6%	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

The following financial statements for August 2021 have been included with this month's Board meeting informational packet:

- Operating statements for each program/property
- Claims and bills summarization
- Notes for the financials

Financial performance for the agency remains strong as we move through the second quarter of fiscal 2022. Public housing income levels continue to outpace expense, though maintenance billing hasn't quite caught up just yet. Once the billing of maintenance techs and time is resolved, we anticipate the income/expense levels to even out more appropriately with budgeted expectations.

HAP expenditures remain strong for the calendar year, while administrative expense continues to outpace income. This is expected, as income from HUD for administrative fees has been insufficient for years. Agency reserve levels are adequate at this time to support these functions, those transfers may be necessary in the future to internally "subsidize" the program.

AHP income is strong for both the month and year, with several projects looming on the horizon.

# EXECUTIVE SUMMARY

## GRANT STATUS/PERFORMANCE

### 2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2023
- Expenditure End Date (EED): 02/22/2025

#### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 909,310.00	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,209,310.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

#### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 234,310.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 500,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Convenience Mods	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 909,310.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

Budgeted activities include operational transfers, playground renovation at the family sites, convenience mods to the family 2-bedroom units, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 0.0% obligated, and must be at 90% (contracts for work signed) by 02/22/2023. This grant must be fully expended by 02/22/2025.



# EXECUTIVE SUMMARY

## 2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 03/25/2024
- Expenditure End Date (EED): 03/25/2026

### 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%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,218,959.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 930,486.00</b>	<b>79.6%</b>	<b>\$ 300,000.00</b>	<b>25.7%</b>

### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ -	\$ -	0.0%	\$ -	#DIV/0!
1480 MT - Roof Replacement	\$ 125,000.00	\$ 187,781.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 571,361.00	\$ 571,361.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 Floor Removal	\$ 59,125.00	\$ 59,125.00	\$ 59,125.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 918,959.00</b>	<b>\$ 868,267.00</b>	<b>\$ 630,486.00</b>	<b>72.6%</b>	<b>\$ -</b>	<b>0.0%</b>

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. Due to unforeseen flooring expenses arising from the 504 modernization project, the rehabilitation of the Moon Towers roof replacement has been reprioritized to a future year.

CFP Grant IL01P08550120 is now 79.6% obligated and must be at 90% (contracts for work signed) by 03/25/2024. This grant must be fully expended by 03/25/2026.



# EXECUTIVE SUMMARY

## 2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/16/2023
- Expenditure End Date (EED): 04/15/2025

### 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%	\$ 305,731.50	39.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,133,806.00</b>	<b>\$ 1,083,874.00</b>	<b>\$ 1,083,874.00</b>	<b>100.0%</b>	<b>\$ 605,731.50</b>	<b>55.9%</b>

### 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%	\$ 70,795.00	75.9%
1480 504 Phase 3 - AMP 1	\$ 690,639.00	\$ 690,639.00	\$ 690,639.00	100.0%	\$ 234,936.50	34.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>100.0%</b>	<b>\$ 305,731.50</b>	<b>39.0%</b>

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.

CFP Grant IL01P08550119 is 100% obligated (contracts for work signed) ahead of the 04/16/2023 obligation expenditure deadline (OED). Currently, 55.9% of the grant has been expended ahead of the 04/15/2025 deadline.

# EXECUTIVE SUMMARY

## **POLICY/OPERATIONS**

### **COVID-19 Operations/Update**

No report this period.

## **LEGISLATIVE/ADVOCACY**

No report this period.

## **PUBLIC RELATIONS**

No report this period.

## **STRATEGIC PLANNING**

A meeting was held in regard to strategic positioning for the AHP properties as inch closer to the loan repayment end date. Specifically discussed were potential AHP loan applications, debt repayment from available funding, and the status/expected use of property reserves.



# PUBLIC HOUSING PROGRAM

## PUBLIC HOUSING PROGRAM

### OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5487	5418	98.7%	1.3%	177	176	99.4%	0.6%
Family Sites	5900	5900	100.0%	0.0%	193	193	100.0%	0.0%
Bluebell Tower	1581	1581	100.0%	0.0%	51	51	100.0%	0.0%
<b>PH Total</b>	<b>12968</b>	<b>12899</b>	<b>99.5%</b>	<b>0.5%</b>	<b>421</b>	<b>420</b>	<b>99.8%</b>	<b>0.2%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	27081	26918	99.4%	0.6%	885	885	100.0%	0.0%
Family Sites	29988	29551	98.5%	1.5%	980	980	100.0%	0.0%
Bluebell Tower	7803	7756	99.4%	0.6%	255	255	100.0%	0.0%
<b>PH Total</b>	<b>64872</b>	<b>64225</b>	<b>99.0%</b>	<b>1.0%</b>	<b>2120</b>	<b>2120</b>	<b>100.0%</b>	<b>0.0%</b>

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	0	0	0	0	0	8	4	194	87	285
Averages		0.0	0.0	0.0	0.0		0.5	24.3	10.9	35.6
Family Sites	0	0	0	0	0	11	56	97	31	184
Averages		0.0	0.0	0.0	0.0		5.1	8.8	2.8	16.7
Bluebell Tower	0	0	0	0	0	3	7	24	20	51
Averages		0.0	0.0	0.0	0.0		2.3	8.0	6.7	17.0
<b>PH Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>67</b>	<b>315</b>	<b>138</b>	<b>520</b>
Averages		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>		<b>3.0</b>	<b>14.3</b>	<b>6.3</b>	<b>23.6</b>

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

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Moon Towers</b>						
Income	\$ 74,655.60	\$ 68,660.00	108.7%	\$ 439,921.24	\$ 398,150.00	110.5%
Expense	\$ 66,269.04	\$ 69,728.51	95.0%	\$ 320,198.82	\$ 351,130.55	91.2%
<b>Revenue/(LOSS)</b>	<b>\$ 8,386.56</b>	<b>\$ (1,068.51)</b>	<b>-784.9%</b>	<b>\$ 119,722.42</b>	<b>\$ 47,019.45</b>	<b>254.6%</b>
<b>Family Sites</b>						
Income	\$ 91,837.87	\$ 90,447.00	101.5%	\$ 577,780.22	\$ 458,257.00	126.1%
Expense	\$ 69,599.20	\$ 89,058.08	78.2%	\$ 369,628.94	\$ 447,925.40	82.5%
<b>Revenue/(LOSS)</b>	<b>\$ 22,238.67</b>	<b>\$ 1,388.92</b>	<b>1601.1%</b>	<b>\$ 208,151.28</b>	<b>\$ 10,331.60</b>	<b>2014.7%</b>
<b>Bluebell Tower</b>						
Income	\$ 22,140.46	\$ 19,010.92	116.5%	\$ 157,385.40	\$ 137,003.60	114.9%
Expense	\$ 18,608.89	\$ 22,328.83	83.3%	\$ 96,282.92	\$ 108,799.15	88.5%
<b>Revenue/(LOSS)</b>	<b>\$ 3,531.57</b>	<b>\$ (3,317.91)</b>	<b>-106.4%</b>	<b>\$ 61,102.48</b>	<b>\$ 28,204.45</b>	<b>216.6%</b>
<b>PH Total</b>						
<b>Income</b>	<b>\$ 188,633.93</b>	<b>\$ 178,117.92</b>	<b>105.9%</b>	<b>\$ 1,175,086.86</b>	<b>\$ 993,410.60</b>	<b>118.3%</b>
<b>Expense</b>	<b>\$ 154,477.13</b>	<b>\$ 181,115.42</b>	<b>85.3%</b>	<b>\$ 786,110.68</b>	<b>\$ 907,855.10</b>	<b>86.6%</b>
<b>Revenue/(LOSS)</b>	<b>\$ 34,156.80</b>	<b>\$ (2,997.50)</b>	<b>-1139.5%</b>	<b>\$ 388,976.18</b>	<b>\$ 85,555.50</b>	<b>454.6%</b>

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 430,797.94	\$ 30,019.27	6.97%
Family Sites	\$ 225,444.38	\$ 59,970.49	26.60%
Bluebell Tower	\$ 169,158.22	\$ 8,046.03	4.76%
<b>PH Total</b>	<b>\$ 825,400.54</b>	<b>\$ 98,035.79</b>	<b>11.88%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 609,259.46	\$ 256,159.06	\$ 64,039.76	9.51	\$ 353,100.40
Family Sites	\$ 679,218.58	\$ 295,679.36	\$ 73,919.84	9.19	\$ 383,539.22
Bluebell Tower	\$ 199,294.36	\$ 77,026.34	\$ 19,256.58	10.35	\$ 122,268.02
<b>PH Total</b>	<b>\$ 1,487,772.40</b>	<b>\$ 628,864.75</b>	<b>\$ 157,216.19</b>	<b>9.46</b>	<b>\$ 858,907.65</b>



# PUBLIC HOUSING PROGRAM

## MAINTENANCE

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	101	98	97.0%	3.0%	208	2.12
Family Sites	188	186	98.9%	1.1%	406	2.18
Bluebell Tower	30	28	93.3%	6.7%	89	3.18
<b>PH Total</b>	<b>319</b>	<b>312</b>	<b>100.0%</b>	<b>0.0%</b>	<b>703</b>	<b>2.25</b>

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	410	410	100.0%	0.0%	751	1.83
Family Sites	642	640	99.7%	0.3%	1196	1.87
Bluebell Tower	143	142	99.3%	0.7%	334	2.35
<b>PH Total</b>	<b>1195</b>	<b>1192</b>	<b>100.0%</b>	<b>0.0%</b>	<b>2281</b>	<b>1.91</b>

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	6	6	100.0%	6	100.0%	0	0.0%
Family Sites	18	18	100.0%	18	100.0%	18	100.0%
Bluebell Tower	10	10	100.0%	10	100.0%	0	0.0%
<b>PH Total</b>	<b>34</b>	<b>34</b>	<b>100.0%</b>	<b>34</b>	<b>100.0%</b>	<b>18</b>	<b>52.9%</b>

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	43	43	100.0%	0	0.0%	0	0.0%
Family Sites	60	60	100.0%	60	100.0%	60	100.0%
Bluebell Tower	17	17	100.0%	17	100.0%	0	0.0%
<b>PH Total</b>	<b>120</b>	<b>120</b>	<b>100.0%</b>	<b>77</b>	<b>64.2%</b>	<b>60</b>	<b>50.0%</b>

### MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	18	90	177	9.2%	0	0	0	100.0%
Family Sites	424	78	78	346	18.4%	78	0	0	100.0%
Bluebell Tower	65	32	157	51	21.5%	0	0	0	100.0%
<b>PH Total</b>	<b>684</b>	<b>128</b>	<b>325</b>	<b>574</b>	<b>16.1%</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>100.0%</b>

# PUBLIC HOUSING PROGRAM

## MAINTENANCE - UNIT TURN

<u>CURRENT PERIOD</u>	<u>#</u>	<u>DOWN</u>	<u>AVG</u>	<u>MAINT.</u>	<u>AVG</u>	<u>TOTAL</u>	<u>AVG</u>
Moon Towers	0	0	<b>0.00</b>	0	<b>0.00</b>	0	<b>0</b>
Family Sites	0	0	<b>0.00</b>	0	<b>0.00</b>	0	<b>0</b>
Bluebell Tower	0	0	<b>0.00</b>	0	<b>0.00</b>	0	<b>0</b>
<b>PH Total</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>

<u>FISCAL YTD</u>	<u>#</u>	<u>DOWN</u>	<u>AVG</u>	<u>MAINT.</u>	<u>AVG</u>	<u>TOTAL</u>	<u>AVG</u>
Moon Towers	11	4	<b>0.36</b>	194	<b>17.64</b>	198	<b>18.00</b>
Family Sites	12	53	<b>4.42</b>	103	<b>8.58</b>	156	<b>13.00</b>
Bluebell Tower	3	7	<b>2.33</b>	24	<b>8.00</b>	31	<b>10.33</b>
<b>PH Total</b>	<b>26</b>	<b>64</b>	<b>2.46</b>	<b>321</b>	<b>12.35</b>	<b>385</b>	<b>14.81</b>

## MANAGEMENT OPERATIONS

### MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Moon Towers	98.8%	100.0%	25.0%	0.0%	100.0%	40.8%
Family Sites	86.9%	100.0%	15.0%	0.0%	100.0%	41.7%
Bluebell Tower	97.2%	100.0%	30.0%	0.0%	100.0%	44.5%

### MANAGEMENT - PEST CONTROL

<u>CURRENT PERIOD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Moon Towers	17	54	0	0	0	71	177	<b>40.1%</b>	66	<b>93.0%</b>
Family Sites	1	2	0	0	0	3	196	<b>1.5%</b>	3	<b>100.0%</b>
Bluebell Tower	0	7	0	0	0	7	51	<b>13.7%</b>	7	<b>100.0%</b>
<b>PH Total</b>	<b>18</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>424</b>	<b>19.1%</b>	<b>76</b>	<b>93.8%</b>

<u>FISCAL YTD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Moon Towers	85	270	0	0	0	355	885	<b>40.1%</b>	126	<b>35.5%</b>
Family Sites	5	10	4	0	0	19	980	<b>1.9%</b>	4	<b>21.1%</b>
Bluebell Tower	6	35	0	0	0	41	255	<b>16.1%</b>	9	<b>22.0%</b>
<b>PH Total</b>	<b>96</b>	<b>315</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>415</b>	<b>2120</b>	<b>19.6%</b>	<b>139</b>	<b>33.5%</b>



# PUBLIC HOUSING PROGRAM

## CRIME REPORTING

FISCAL YTD	VIOLENT CRIMES				THEFT		OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DOM	DRUG	OTHER
Moon Towers									
Reported Crimes	0	0	0	0	0	0	0	0	0
Crime Rates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Family Sites									
Reported Crimes	2	0	1	0	0	9	22	0	406
Crime Rates	326.3	0.0	163.1	0.0	0.0	1468.2	3588.9	0.0	66231.6
Bluebell Tower									
Reported Crimes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Crime Rates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Galesburg - CR	297.8	3.3	115.8	774.3	43.0	3239.6	1345.9	829.3	0.0
Knox County - CR	363.8	8.7	78.0	623.7	8.7	701.7	1345.9	3560.3	0.0

No notes for this period.

# PUBLIC HOUSING PROGRAM

## PHAS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	97.38	38.95	21.00	25.00	10.00	94.95	<b>HIGH PERFORMER</b>
Family Sites	95.00	38.00	21.00	25.00	10.00	94.00	<b>HIGH PERFORMER</b>
Bluebell Tower	99.8	39.92	21.00	25.00	10.00	95.92	<b>HIGH PERFORMER</b>
<b>PH Total</b>		<b>38.63</b>	<b>21.00</b>	<b>25.00</b>	<b>10.00</b>	<b>94.63</b>	<b>HIGH PERFORMER</b>

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2022.

## PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	2.95	4.00	2.30	2.10	2.50	3.75	<b>3.02</b>	<b>STANDARD</b>
Family Sites	3.55	4.00	3.05	2.00	2.50	3.75	<b>3.28</b>	<b>STANDARD</b>
Bluebell Tower	3.00	4.00	2.20	2.10	2.50	3.75	<b>3.00</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.23</b>	<b>4.00</b>	<b>2.63</b>	<b>2.05</b>	<b>2.50</b>	<b>3.75</b>	<b>3.14</b>	<b>STANDARD</b>

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	2.85	3.55	2.90	2.40	2.50	3.75	<b>3.09</b>	<b>STANDARD</b>
Family Sites	3.60	3.85	3.05	2.00	2.50	3.75	<b>3.25</b>	<b>STANDARD</b>
Bluebell Tower	3.60	3.55	2.80	2.40	2.00	3.75	<b>3.15</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.29</b>	<b>3.69</b>	<b>2.96</b>	<b>2.22</b>	<b>2.44</b>	<b>3.75</b>	<b>3.17</b>	<b>STANDARD</b>



# 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	131	347	200	8	0	106	164	158.75
MAY	131	75	0	0	0	11	195	166.00
JUN	195	101	36	0	0	19	177	167.93
JUL	177	30	22	4	0	1	180	169.57
AUG	180	53	16	0	0	3	214	175.13
SEPT								
OCT								
NOV								
DEC								
TOTAL								

### VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	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	17	109	11	4	10	4	48	32
MAY	32	11	4	6	3	2	9	19
JUN	19	19	4	6	3	2	9	14
JUL	14	20	6	5	5	3	14	1
AUG	1	3	0	0	0	0	0	3
SEPT								
OCT								
NOV								
DEC								
TOTAL								

# 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	194	\$ 69,101.00	\$ 79,379.00	87.05%	\$ 356.19	\$ 350.04
MAY	194	\$ 66,199.00	\$ 78,815.00	83.99%	\$ 341.23	\$ 348.28
JUN	194	\$ 70,500.00	\$ 77,678.00	90.76%	\$ 363.40	\$ 350.80
JUL	196	\$ 69,386.00	\$ 79,439.00	87.35%	\$ 354.01	\$ 351.26
AUG	196	\$ 69,916.00	\$ 80,114.00	87.27%	\$ 356.71	\$ 351.94
SEPT						
OCT						
NOV						
DEC						
TOTAL	1556	\$ 547,632.00	\$ 636,586.45	86.03%	\$ 351.95	

## 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	8	\$ 10,278.00	\$ 79,379.00	12.95%	\$ 1,284.75	\$ 1,377.58
MAY	8	\$ 10,625.00	\$ 78,815.00	13.48%	\$ 1,328.13	\$ 1,335.69
JUN	8	\$ 5,324.00	\$ 77,678.00	6.85%	\$ 665.50	\$ 1,223.99
JUL	8	\$ 8,536.00	\$ 79,439.00	10.75%	\$ 1,067.00	\$ 1,201.56
AUG	7	\$ 8,611.00	\$ 80,114.00	10.75%	\$ 1,230.14	\$ 1,205.13
SEPT						
OCT						
NOV						
DEC						
TOTAL	63	\$ 75,898.45	\$ 636,586.45	11.92%	\$ 1,204.74	



# 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	280	203	72.50%	\$ 320,359.59	\$ 310,169.00	\$ 940.41	\$ 311,109.41	102.97%
MAY	280	203	72.50%	\$ 398,950.45	\$ 387,711.00	\$ (13,710.88)	\$ 374,000.12	106.67%
JUN	280	203	72.50%	\$ 477,680.45	\$ 465,253.00	\$ (10,080.88)	\$ 455,172.12	104.95%
JUL	280	205	73.21%	\$ 557,119.45	\$ 539,462.00	\$ (7,512.88)	\$ 531,949.12	104.73%
AUG	280	203	72.50%	\$ 635,646.45	\$ 616,528.00	\$ (5,648.88)	\$ 610,879.12	104.05%
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%	<b>SEMAP FORECAST</b>	130.0	130.0	100.00%
				<b>SEMAP FORECAST</b>		<b>High Performer</b>	

Based on current trending, the agency would score as **High Performer** for the current SEMAP cycle.

# AFFORDABLE HOUSING PRESERVATION (AHP)

## AFFORDABLE HOUSING PRESERVATION (AHP)

### OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2232	2228	99.8%	0.2%	72	72	100.0%	0.0%
Prairieland	2015	2001	99.3%	0.7%	65	65	100.0%	0.0%
<b>AHP Total</b>	<b>4247</b>	<b>4229</b>	<b>99.6%</b>	<b>0.4%</b>	<b>137</b>	<b>137</b>	<b>100.0%</b>	<b>0.0%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	11016	10935	99.3%	0.7%	360	360	100.0%	0.0%
Prairieland	9945	9864	99.2%	0.8%	325	325	100.0%	0.0%
<b>AHP Total</b>	<b>20961</b>	<b>20799</b>	<b>99.2%</b>	<b>0.8%</b>	<b>685</b>	<b>685</b>	<b>100.0%</b>	<b>0.0%</b>

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	1	0	2	0	2	8	21	32	29	82
Averages		0.0	2.0	0.0	2.0		2.6	4.0	3.6	10.3
Prairieland	2	0	5	4	9	7	15	55	13	83
Averages		0.0	2.5	2.0	4.5		2.1	7.9	1.9	11.9
<b>PH Total</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>4</b>	<b>11</b>	<b>15</b>	<b>36</b>	<b>87</b>	<b>42</b>	<b>165</b>
Averages		<b>0.0</b>	<b>2.3</b>	<b>1.3</b>	<b>3.7</b>		<b>2.4</b>	<b>5.8</b>	<b>2.8</b>	<b>11.0</b>

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

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Brentwood</b>						
Income	\$ 35,147.53	\$ 34,333.00	102.4%	\$ 167,837.39	\$ 171,665.00	97.8%
Expense	\$ 29,167.62	\$ 47,017.00	62.0%	\$ 150,193.87	\$ 174,393.00	86.1%
<b>Revenue/(LOSS)</b>	<b>\$ 5,979.91</b>	<b>\$ (12,684.00)</b>	<b>-47.1%</b>	<b>\$ 17,643.52</b>	<b>\$ (2,728.00)</b>	<b>-646.8%</b>
<b>Prairieland</b>						
Income	\$ 29,672.00	\$ 29,680.00	100.0%	\$ 144,689.25	\$ 148,454.50	97.5%
Expense	\$ 26,250.07	\$ 32,990.00	79.6%	\$ 127,996.15	\$ 169,314.00	75.6%
<b>Revenue/(LOSS)</b>	<b>\$ 3,421.93</b>	<b>\$ (3,310.00)</b>	<b>-103.4%</b>	<b>\$ 16,693.10</b>	<b>\$ (20,859.50)</b>	<b>-80.0%</b>
<b>AHP Total</b>						
Income	\$ 64,819.53	\$ 64,013.00	101.3%	\$ 312,526.64	\$ 320,119.50	97.6%
Expense	\$ 55,417.69	\$ 80,007.00	69.3%	\$ 278,190.02	\$ 343,707.00	80.9%
<b>Revenue/(LOSS)</b>	<b>\$ 9,401.84</b>	<b>\$ (15,994.00)</b>	<b>-58.8%</b>	<b>\$ 34,336.62</b>	<b>\$ (23,587.50)</b>	<b>-145.6%</b>

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 311,762.40	\$ 3,914.05	1.26%
Prairieland	\$ 339,038.40	\$ 7,670.75	2.26%
<b>AHP Total</b>	<b>\$ 650,800.80</b>	<b>\$ 11,584.80</b>	<b>1.78%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 131,924.06	\$ 120,154.40	\$ 30,038.60	4.39	\$ 11,769.66
Prairieland	\$ 127,499.67	\$ 98,242.70	\$ 24,560.68	5.19	\$ 29,256.97
<b>AHP Total</b>	<b>\$ 259,423.73</b>	<b>\$ 218,397.10</b>	<b>\$ 54,599.28</b>	<b>4.75</b>	<b>\$ 41,026.63</b>

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE REPORT

### MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	1	0	0.00	2	2.00	2	2
PrairieLand	2	0	0.00	5	5.00	5	5
<b>AHP Total</b>	3	0	0.00	7	2.33	7	2.33

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	8	21	2.63	32	4.00	53	6.63
PrairieLand	9	15	1.67	55	6.11	70	7.78
<b>AHP Total</b>	17	36	2.12	87	5.12	123	7.24

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	38	38	100.0%	0.0%	0	0.00
PrairieLand	50	47	94.0%	6.0%	0	0.00
<b>AHP Total</b>	88	85	100.0%	0.0%	0	0.00

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	116	116	100.0%	0.0%	0	0.00
PrairieLand	124	121	97.6%	2.4%	0	0.00
<b>AHP Total</b>	240	237	100.0%	0.0%	0	0.00

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	9	9	100.0%	9	100.0%	0	0.0%
PrairieLand	4	4	100.0%	4	100.0%	0	0.0%
<b>AHP Total</b>	13	13	100.0%	13	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	103	103	100.0%	103	100.0%	0	0.0%
PrairieLand	41	41	100.0%	41	100.0%	0	0.0%
<b>AHP Total</b>	144	144	100.0%	144	100.0%	0	0.0%



# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE - ANNUAL INSPECTIONS

<b>FISCAL YTD</b>	<b>TOTAL</b>	<b>MTD</b>	<b>YTD</b>	<b>REM</b>	<b>COMP</b>	<b>#</b>	<b>WO</b>	<b>DONE</b>	<b>%</b>
Brentwood	96	30	53	57	<b>40.6%</b>	59	41	41	<b>100.0%</b>
Prairieland	102	45	82	49	<b>52.0%</b>	53	53	51	<b>96.2%</b>
<b>AHP Total</b>	<b>198</b>	<b>75</b>	<b>135</b>	<b>106</b>	<b>46.5%</b>	<b>112</b>	<b>94</b>	<b>92</b>	<b>97.9%</b>

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MANAGEMENT OPERATIONS

### MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Brentwood	91.4%	0.0%	0.0%	100.0%	0.0%	103.0%
PrairieLand	92.0%	100.0%	25.0%	100.0%	200.0%	90.8%

### MANAGEMENT - PEST CONTROL

<u>CURRENT PERIOD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Brentwood	1	5	0	0	0	6	72	<b>8.3%</b>	6	<b>100.0%</b>
PrairieLand	1	1	0	0	0	2	66	<b>3.0%</b>	2	<b>100.0%</b>
<b>AHP Total</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>138</b>	<b>5.8%</b>	<b>8</b>	<b>100.0%</b>

  

<u>FISCAL YTD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Brentwood	2	21	2	0	1	26	360	<b>7.2%</b>	26	<b>100.0%</b>
PrairieLand	2	1	0	0	0	3	330	<b>0.9%</b>	3	<b>100.0%</b>
<b>AHP Total</b>	<b>4</b>	<b>22</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>29</b>	<b>690</b>	<b>4.2%</b>	<b>29</b>	<b>100.0%</b>



# AFFORDABLE HOUSING PRESERVATION (AHP)

## CRIME REPORTING

FISCAL YTD	VIOLENT CRIMES				THEFT		OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DOM	DRUG	OTHER
Brentwood									
Reported Crimes	1	0	0	0	0	0	3	0	43
Crime Rates	689.7	0.0	0.0	0.0	0.0	0.0	2069.0	0.0	29655.2
Prairieland									
Reported Crimes	0	0	0	0	0	1	1	0	33
Crime Rates	0.0	0.0	0.0	0.0	0.0	729.9	729.9	0.0	24087.6
Galesburg - CR	297.8	3.3	115.8	774.3	43.0	3239.6	1345.9	829.3	0.0
Knox County - CR	363.8	8.7	78.0	623.7	8.7	701.7	1345.9	3560.3	0.0

# AFFORDABLE HOUSING PRESERVATION (AHP)

## OPERATIONS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	98.00	39.20	25.00	22.85	10.00	97.05	<b>HIGH PERFORMER</b>
Prairieland	98.00	39.20	23.00	25.00	10.00	97.20	<b>HIGH PERFORMER</b>
<b>AHP Total</b>		39.20	24.04	23.88	10.00	97.12	<b>HIGH PERFORMER</b>

## PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.60	3.70	3.25	2.60	3.50	3.75	<b>3.41</b>	<b>STANDARD</b>
Prairieland	3.30	3.70	3.00	2.60	3.50	4.00	<b>3.34</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.46	3.70	3.13	2.60	3.50	3.87	<b>3.37</b>	<b>STANDARD</b>

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.65	3.55	2.70	2.50	2.00	3.75	<b>3.15</b>	<b>STANDARD</b>
Prairieland	3.50	4.00	2.55	2.80	2.00	4.00	<b>3.28</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.58	3.77	2.63	2.64	2.00	3.87	<b>3.21</b>	<b>STANDARD</b>

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



# PARTICIPANT ENGAGEMENT

## PARTICIPANT ENGAGEMENT

No report.

# 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.

