

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
11/30/2021
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Ratify 10-2021 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 10-2021 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 119,026.48
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 61,934.03
<input type="checkbox"/> Sara Robison	Family:	\$ 69,983.69
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 22,530.94
<u>Excused:</u>	HCV:	\$ 89,978.43
	Brentwood:	\$ 25,855.79
	Prairieland:	\$ 23,472.79
<u>Others Present:</u>	Capital Fund 2019:	\$ 36,132.82
	Capital Fund 2020:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Pay Request #7 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Change Order #1 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Contract Award RFP P220030 – Annual Audit Services	Derek Antoine
	Review/Approve Intergovernmental Agreement – Knox County, IL	Derek Antoine

Reports	Executive Director’s Report – 10-2021	Derek Antoine
	KCHA Legal Counsel Report – 11-2021	Jack Ball

board agenda

Other Business

None

Chairperson Payton

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
November 3, 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: LaToya Carson
 Jared Hawkinson
 Lomac Payton
 Joseph Riley
 Sara Robison (via Zoom)

EXCUSED: Paul H. Stewart

ARRIVED AFTER ROLL CALL: Sara Robison

ABSENT: Wayne Allen

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 3:05 p.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 September 2021 financial reports. After brief discussion, Commissioner Hawkinson made a motion to ratify the financial reports for September 2021 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye

Motion Carried, 4-0.

September 2021 claims against the HA Administration in the sum of \$424,197.50; Central Office Cost Center in the sum of \$103,356.02; Moon Towers in the sum of \$75,047.80; Family in the sum of \$62,033.71; Bluebell in the sum of \$16,689.32; Housing Choice Voucher Program in the sum of \$89,647.79; Brentwood (A.H.P.) in the sum of \$25,643.63; Prairieland (A.H.P.) in the sum of \$24,556.44; Capital Fund '19 in the sum of \$27,222.79 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Hawkinson made a motion to ratify the claims and bills for September 2021; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye

Motion Carried, 4-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #6 from Hein Construction for 504 Modification Project Phase 3. Mr. Antoine provided an update of work to date as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #6. After brief discussion, Commissioner Hawkinson made a motion to approve Pay Request #6 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$16,915.81; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Carson - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Riley - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-08 2nd Quarter Uncollectible Debt Charge-Offs. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-08 2nd Quarter Uncollectible Debt Charge-Offs through 09/30/2021 in the amount of \$6,176.03; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Carson - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Riley - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-09 for Adoption of Public Housing Flat Rent Schedule FFY 2022. Mr. Antoine reviewed the process as outlined in the Board memo. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-09 for Public Housing Flat Rent Schedule FFY 2022; Commissioner Riley seconded. Roll call was taken as follows:

- Commissioner Carson - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Riley - aye

Motion Carried, 4-0.

Commissioner Robison joined the meeting at 3:19 p.m. via Zoom.

Mr. Antoine asked the Board to review and approve Resolution 2021-10 for Approval of Housing Choice Voucher Program Payment Standard Schedule FFY 2022. Mr. Antoine reviewed the process as outlined in the Board memo. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-10 for Housing Choice Voucher Program Payment Standard Schedule FFY 2022; Commissioner Carson seconded. Roll call was taken as follows:

- Commissioner Carson - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Riley - aye

Commissioner Robison - aye
Motion Carried, 5-0.

REPORTS

The Executive Director report was emailed prior to the meeting. Mr. Antoine highlighted the funding section during his remarks. Commissioner Hawkinson mentioned that there would be upcoming training opportunities for commissioners.

The Legal Counsel Report was handed out at the meeting. Mr. Ball provided an update about a complaint filed in small claims court against the agency.

EXECUTIVE SESSION

At 3:30 p.m., Commissioner Hawkinson made a motion to go into Executive Session for the purpose of conducting the performance appraisal of the Executive Director; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye

Motion Carried, 4-0.

Commissioner Robison returned to the meeting via Zoom.

At 4:28 p.m., Commissioner Hawkinson made a motion to go back into open session; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Commissioner Hawkinson made a motion to approve an \$8,500.00 salary adjustment retroactive to 04/01/2021 for the Executive Director; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

ADJOURNMENT

Commissioner Hawkinson made a motion to adjourn the meeting at 4:31 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Oct-21</u>	<u>Current YTD</u>		
Operating Income	\$100,799.16	\$758,666.67		
Operating Expenses	\$119,026.49	\$721,817.55		
Net Revenue Income/(Loss)	(\$18,227.33)	\$36,849.12	COCC - Cash, Investments, A/R, & A/P	\$1,307,665

<u>MOON TOWERS</u>	<u>Oct-21</u>	<u>Current YTD</u>		
Operating Income	\$77,018.43	\$594,181.53	Moon - Cash, Investments, A/R, & A/P	\$ 624,085
Operating Expenses	\$61,934.03	\$457,180.65	Minimum Reserve Position	\$ 304,787
Net Revenue Income/(Loss)	\$15,084.40	\$137,000.88	Over/(Under) Minimum Reserve Position	\$319,298

<u>FAMILY SITES</u>	<u>Oct-21</u>	<u>Current YTD</u>		
Operating Income	\$95,033.91	\$765,261.24	Family - Cash, Investments, A/R, & A/P	\$ 731,395
Operating Expenses	\$70,179.09	\$502,037.70	Minimum Reserve Position	\$ 334,692
Net Revenue Income/(Loss)	\$24,854.82	\$263,223.54	Over/(Under) Minimum Reserve Position	\$396,703

<u>BLUEBELL</u>	<u>Oct-21</u>	<u>Current YTD</u>		
Operating Income	\$22,217.34	\$200,853.80	Bluebell - Cash, Investments, A/R, & A/P	\$ 203,675
Operating Expenses	\$22,530.94	\$135,503.18	Minimum Reserve Position	\$ 90,335
Net Revenue Income/(Loss)	(\$313.60)	\$65,350.62	Over/(Under) Minimum Reserve Position	\$113,340

Monthly Notes:

- For income: COCC received \$600 from inspections and \$49,481 from maintenance fees. The amps received \$119,653 in subsidy from HUD with Moon Towers receiving \$39,225, Family \$72,847, and Bluebell \$7,581.
- Noticable expenses for the month are training expenses for NAHRO, IAHA, Nelrod, and pesticide licensing. The credit balances showing on some accounts is due from the credit the agency received from the 2020 Vegas Nelrod training cancelation. The agency finally expensed enough to cover the credit balance on the agency's bank card account for expenses to show on the income statement. Boilers at Bluebell were drained, cleaned, and installed flow switch. Bluebell also had a new antenna installed.
- Overall the month was good for the amps as they were in the black for the month (except COCC & Bluebell) and remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Oct-21</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Oct-21</u>	<u>Current YTD</u>
Operating Income	\$33,794.70	\$235,145.33	Operating Income	\$30,141.00	\$204,484.87
Operating Expenses	\$25,869.79	\$184,968.29	Operating Expenses	\$23,475.79	\$174,833.11
Net Revenue Income/(Loss)	\$7,924.91	\$50,177.04	Net Revenue Income/(Loss)	\$6,665.21	\$29,651.76
Brentwood's Cash, Investments, A/R, & A/P	\$171,541.55		Prairieland's Cash, Investments, A/R, & A/P	\$88,425.51	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$237,119.69)	
			PL's Total Cash	(\$148,694.18)	

Monthly Notes:

- Brentwood's revenue increased \$7,924.91 for the month with tenant revenue totaling \$32,520.
- Basic monthly expenses.
- Prairieland's revenue increased \$6,665.21 for the month with tenant revenue totaling \$29,368.
- Basic monthly expenses.
- It was a good month for Brentwood and Prairieland, as both were in the black for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Oct-21</u>	<u>Current YTD</u>
Operating Income	\$9,899.51	\$78,661.14
Operating Expenses	\$11,554.89	\$85,174.04
Net Revenue Income/(Loss)	(\$1,655.38)	(\$6,512.90)
Unrestricted Net Position (UNP)		
Beginning Balance		\$71,751.12
Investment in Fixed Assets		\$0.00
Monthly HCV Admin Revenue - Gain/(Loss)		-\$1,814.38
Transfer to NRP or Adjustment		\$0.00
UNP Ending Balance Per VMS		\$69,936.74

Monthly Notes:

- HCV received \$9,658 plus in administrative fee subsidy from HUD which resulted in a decrease in revenue of \$1,655.38 for the month.

<u>HAP</u>	<u>Oct-21</u>	<u>Current YTD</u>
Operating Income	\$80,625.00	\$550,036.00
Operating Expenses	\$76,160.80	\$543,361.80
Net Revenue Income/(Loss)	\$4,464.20	\$6,674.20
Restricted Net Position (RNP)		
Beginning Balance		\$4,479.12
Investment in Fixed Assets		\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)		\$4,321.00
Transfer from UNP or Adjustment		\$0.00
RNP Ending Balance per VMS		\$8,800.12

Monthly Notes:

- HCV received \$80,391 in HAP subsidy from HUD and the program shows an increase in revenue by \$4,464.20 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>Oct-21</u>	<u>Current YTD</u>
Operating Income	\$ 985.00	\$ 36,190.00
Operating Expenses	\$ 1,647.34	\$ 4,059.26
Net Revenue Income/(Loss)	-\$662.34	\$32,130.74
EHV (UNP)		
Beginning Balance		\$ 32,793.08
Monthly EHV Admin Revenue - Gain/(Loss)		\$ (662.34)
EHV UNP Ending Balance		\$32,130.74

Monthly Notes:

- EHV received \$985 in admin fee subsidy from HUD and had an decrease in revenue of \$662.34.

<u>HAP</u>	<u>Oct-21</u>	<u>Current YTD</u>
Operating Income	\$ 6,301.00	\$ 25,204.00
Operating Expenses	\$ 631.00	\$ 631.00
Net Revenue Income/(Loss)	\$5,670.00	\$24,573.00
Beginning Balance		
		\$ 18,903.00
Monthly EHV HAP Revenue - Gain/(Loss)		\$ 5,670.00
RNP Ending Balance per VMS		\$24,573.00

Monthly Notes:

- EHV received \$6,301 in HAP subsidy from HUD for the month and had an increase in revenue of \$5,670.

MISCELLANEOUS

Tenant Online Payments

<u>Property Sites</u>	<u>Oct-21</u>	<u>FYE 2022</u>
Moon Towers	\$ 4,505.27	\$ 19,750.52
Family Sites	\$ 4,060.00	\$ 25,411.36
Bluebell	\$ 998.00	\$ 3,087.00
Brentwood	\$ 4,775.00	\$ 22,987.00
Prairieland	\$ 3,676.00	\$ 41,823.75
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$18,014.27	\$113,059.63

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Oct-21</u>	<u>FYE 2022</u>
Moon Towers	\$ 714.00	\$ 3,250.32
Family Sites	\$ 278.57	\$ 1,820.04
Bluebell	\$ -	\$ -
Brentwood	\$ -	\$ 97.00
Prairieland	\$ -	\$ 165.00
Housing Choice Voucher	\$ -	\$ 113.40
Fiscal Year 2022 Total	\$992.57	\$5,445.76

Monthly Bad Debt Reported \$6,176.03
Historical Bad Debt \$1,085,650.29

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$113,176.62	\$61,945.67
	16.13%	5.71%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	105.00	105.00	180.00	0.00
REVENUE							
<u>FEE REVENUE</u>							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,787.02	-41,301.00	513.98	-289,107.00	-289,006.48	-495,612.00	-41.69
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	-100,000.00	-100,000.00	-100,000.00	0.00
Total Management Fees	-40,787.02	-41,301.00	513.98	-389,107.00	-389,006.48	-595,612.00	-34.69
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,625.00	-5,652.00	27.00	-39,564.00	-39,742.50	-67,824.00	-41.40
Total Book Keeping Fees	-5,625.00	-5,652.00	27.00	-39,564.00	-39,742.50	-67,824.00	-41.40
Fee-For-Service							
10-1-000-000-3850.000 Inspection Income	-600.00	-1,321.00	721.00	-9,247.00	-2,725.00	-15,852.00	-82.81
10-1-000-000-3850.005 Maint Fee Income	-49,481.00	-55,043.00	5,562.00	-412,823.00	-296,762.39	-715,560.00	-58.53
Total Fee-For-Service	-50,081.00	-56,364.00	6,283.00	-422,070.00	-299,487.39	-731,412.00	-59.05
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-40.00	0.00	-40.00	0.00	-490.00	0.00	
Total Other Fees	-40.00	0.00	-40.00	0.00	-490.00	0.00	
TOTAL FEE REVENUE	-100,773.02	-107,557.00	6,783.98	-880,421.00	-758,406.37	-1,445,728.00	-47.54
<u>OTHER REVENUE</u>							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-26.14	-40.00	13.86	-280.00	-260.30	-480.00	-45.77
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	-26.14	-40.00	13.86	-280.00	-260.30	-480.00	-45.77
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 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	
TOTAL OTHER REVENUE	-26.14	-40.00	13.86	-280.00	-260.30	-480.00	-45.77
TOTAL REVENUE	-100,799.16	-107,597.00	6,797.84	-880,701.00	-758,666.67	-1,446,208.00	-47.54

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>ADMINISTRATIVE</u>							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	33,254.00	32,730.00	524.00	245,480.00	232,144.95	425,500.00	-45.44
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	33,254.00	32,730.00	524.00	245,480.00	232,144.95	425,500.00	-45.44
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,080.53	11,500.00	-1,419.47	86,250.00	70,595.69	149,500.00	-52.78
10-1-000-000-4110.550 Benefit - Life Ins.	478.63	500.00	-21.37	3,500.00	4,548.82	6,000.00	-24.19
Total Administrative Benefits	10,559.16	12,000.00	-1,440.84	89,750.00	75,144.51	155,500.00	-51.68
Fee Expenses							
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
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	45.00	-45.00	315.00	144.40	540.00	-73.26
Total Advertising & Marketing	0.00	45.00	-45.00	315.00	144.40	540.00	-73.26
Office Expense							
10-1-000-000-4120.500 Other Fee Exp	62.41	0.00	62.41	0.00	69.91	0.00	
10-1-000-000-4140.000 Training - Staff	8,413.33	450.00	7,963.33	8,800.00	8,862.33	12,100.00	-26.76
10-1-000-000-4180.000 Telephone	606.01	500.00	106.01	3,500.00	4,799.88	6,000.00	-20.00
10-1-000-000-4190.000 Other Sundry	559.72	125.00	434.72	875.00	819.61	1,500.00	-45.36
10-1-000-000-4190.100 Postage	-186.56	135.00	-321.56	945.00	1,615.98	1,620.00	-0.25
10-1-000-000-4190.200 Office Supplies	0.00	100.00	-100.00	700.00	282.97	1,200.00	-76.42
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	0.00	95.00	-95.00	665.00	245.39	1,140.00	-78.47
10-1-000-000-4190.400 Printing/printers	0.00	75.00	-75.00	525.00	0.00	900.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	100.00	-100.00	700.00	779.32	1,200.00	-35.06
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	195.00	-9.02	1,365.00	1,115.88	2,340.00	-52.31
10-1-000-000-4190.550 Computers	547.24	0.00	547.24	0.00	2,283.36	0.00	
10-1-000-000-4190.600 Publications	0.00	83.00	-83.00	581.00	0.00	996.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	17,294.56	1,000.00	16,294.56	7,000.00	18,859.56	12,000.00	57.16
10-1-000-000-4190.800 Internet Services	765.47	166.67	598.80	1,166.69	1,614.33	2,000.00	-19.28
10-1-000-000-4190.850 IT Support	149.90	300.00	-150.10	2,100.00	2,936.05	3,600.00	-18.44
Total Office Expense	28,398.06	3,324.67	25,073.39	28,922.69	49,139.80	46,596.00	5.46
Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	900.00	-900.00	5,700.00	4,000.00	10,200.00	-60.78
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	900.00	-900.00	5,700.00	4,000.00	10,200.00	-60.78
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	-1,131.80	2,000.00	-3,131.80	5,900.00	-1,131.80	10,000.00	-111.32
10-1-000-000-4150.010 Travel - Commissioners	-523.82	100.00	-623.82	6,000.00	-523.82	10,000.00	-105.24
10-1-000-000-4150.100 Mileage - Admin	0.00	30.00	-30.00	210.00	0.00	360.00	-100.00
Total Travel Expense	-1,655.62	2,130.00	-3,785.62	12,110.00	-1,655.62	20,360.00	-108.13
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	-243.51	400.00	-643.51	6,900.00	-243.51	10,000.00	-102.44
10-1-000-000-4160.000 Consulting Services	1,441.00	1,250.00	191.00	8,750.00	8,503.00	15,000.00	-43.31
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	140.00	0.00	240.00	-100.00
Total Other Expense	1,197.49	1,670.00	-472.51	15,790.00	8,259.49	25,240.00	-67.28
TOTAL OPERATING EXPENSE - Admin	71,753.09	52,799.67	18,953.42	398,067.69	367,177.53	686,436.00	-46.51

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
October, 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	200.00	152.00	48.00	854.00	469.62	1,400.00	-66.46
TOTAL MAINTENANCE EXPENSES	58,130.58	55,386.00	2,744.58	417,984.00	354,136.42	725,192.00	-51.17
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	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	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	89.55	91.00	-1.45	637.00	626.85	1,095.00	-42.75
10-1-000-000-4510.015 Equipment Insurance	11.49	12.00	-0.51	84.00	80.43	140.00	-42.55
10-1-000-000-4510.020 Liability Insurance	36.10	37.00	-0.90	259.00	252.70	441.00	-42.70
10-1-000-000-4510.025 PE & PO Insurance	308.70	315.00	-6.30	2,205.00	2,160.90	3,774.00	-42.74
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,127.00	-20.48	7,889.00	7,745.64	13,527.00	-42.74
10-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	301.00	293.51	513.00	-42.79
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	11,375.00	11,160.03	19,490.00	-42.74
TOTAL INSURANCE PREMIUMS EXPENSE	1,594.29	1,625.00	-30.71	11,375.00	11,160.03	19,490.00	-42.74
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	2,400.00	-100.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	2,400.00	-100.00
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	2,400.00	-100.00
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	131,939.11	110,204.67	21,734.44	829,706.69	734,730.17	1,439,004.00	-48.94
NET REVENUE/EXPENSE (GAIN/-LOSS)	31,139.95	2,607.67	28,532.28	-50,994.31	-23,936.50	-7,204.00	232.27

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Expense							
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	760.50	-715.50	5,323.50	315.00	9,126.00	-96.55
Total Depreciation Expense	45.00	760.50	-715.50	5,323.50	315.00	9,126.00	-96.55
TOTAL MISCELLANEOUS EXPENSES	45.00	760.50	-715.50	5,323.50	315.00	9,126.00	-96.55
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	31,184.95	3,368.17	27,816.78	-45,670.81	-23,621.50	1,922.00	-1,329.01

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,239.00	1,239.00	2,124.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-34,191.00	-33,500.00	-691.00	-234,500.00	-237,454.50	-402,000.00	-40.93
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-34,191.00	-33,500.00	-691.00	-234,500.00	-237,454.50	-402,000.00	-40.93
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 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	-300.00	-150.00	-150.00	-1,050.00	-750.00	-1,800.00	-58.33
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	-875.00	-300.00	-575.00	-2,100.00	-4,550.00	-3,600.00	26.39
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	-25.00	0.00	
10-1-000-001-3690.150 Laundry Income	-807.50	-1,100.00	292.50	-7,700.00	-8,614.33	-13,200.00	-34.74
10-1-000-001-3690.160 Vending Machine Inc	-134.74	-150.00	15.26	-1,050.00	-937.36	-1,800.00	-47.92
10-1-000-001-3690.180 Labor	-1,094.02	-300.00	-794.02	-2,100.00	-3,199.85	-3,600.00	-11.12
10-1-000-001-3690.200 Materials	-43.89	-50.00	6.11	-350.00	-212.66	-600.00	-64.56
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	-3,255.15	-2,050.00	-1,205.15	-14,350.00	-18,289.20	-24,600.00	-25.65
TOTAL TENANT REVENUE	-37,446.15	-35,550.00	-1,896.15	-248,850.00	-255,743.70	-426,600.00	-40.05
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-39,225.00	-32,735.00	-6,490.00	-229,145.00	-278,039.00	-392,820.00	-29.22
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	-39,225.00	-32,735.00	-6,490.00	-229,145.00	-278,039.00	-392,820.00	-29.22
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3404.010 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	-20.38	-25.00	4.62	-175.00	-141.56	-300.00	-52.81
Total Other Grants & Investment Income	-20.38	-25.00	4.62	-55,175.00	-55,141.56	-55,300.00	-0.29
Other Revenue							
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	-326.90	-350.00	23.10	-2,300.00	-5,257.27	-7,550.00	-30.37
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-326.90	-350.00	23.10	-2,300.00	-5,257.27	-7,550.00	-30.37
TOTAL OTHER REVENUE	-39,572.28	-33,110.00	-6,462.28	-286,620.00	-338,437.83	-455,670.00	-25.73
TOTAL REVENUE	-77,018.43	-68,660.00	-8,358.43	-535,470.00	-594,181.53	-882,270.00	-32.65
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	6,686.00	5,540.00	1,146.00	38,780.00	46,344.33	66,480.00	-30.29
10-1-000-001-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	6,686.00	5,540.00	1,146.00	38,780.00	46,344.33	66,480.00	-30.29
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Admin Emp Benefit	2,575.98	2,145.00	430.98	15,015.00	17,295.15	25,740.00	-32.81
Total Benefit Contributions - Admin	2,575.98	2,145.00	430.98	15,015.00	17,295.15	25,740.00	-32.81
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	13,211.82	13,306.00	-94.18	93,142.00	93,469.83	159,672.00	-41.46
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	12,390.00	12,390.00	21,240.00	-41.67
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,315.00	-10.00	9,205.00	9,232.50	15,780.00	-41.49
10-1-000-001-4120.400 Fee for Service Exp	4.00	0.00	4.00	0.00	34.00	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	2,750.00	-100.00
Total Fee Expenses	16,290.82	16,391.00	-100.18	114,737.00	115,126.33	199,442.00	-42.28
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-001-4140.000 Training - Staff	80.06	2,650.00	-2,569.94	3,900.00	80.06	8,000.00	-99.00
10-1-000-001-4180.000 Telephone	253.77	250.00	3.77	1,750.00	1,900.21	3,000.00	-36.66
10-1-000-001-4190.100 Postage	68.79	75.00	-6.21	525.00	424.01	900.00	-52.89
10-1-000-001-4190.200 Office Supplies	14.32	0.00	14.32	400.00	199.81	600.00	-66.70
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	762.88	1,000.00	-23.71
10-1-000-001-4190.300 Paper Supplies	16.55	300.00	-283.45	550.00	256.49	550.00	-53.37
10-1-000-001-4190.400 Printing/printers	197.76	6.00	191.76	45.00	363.84	75.00	385.12
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	0.00	600.00	203.27	900.00	-77.41
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	534.73	79.17	455.56	554.19	1,945.65	950.00	104.81
10-1-000-001-4190.800 Internet Services	348.44	90.00	258.44	630.00	696.88	1,080.00	-35.47
10-1-000-001-4190.850 IT Support	0.00	0.00	0.00	0.00	537.00	200.00	168.50
Total Office Expense	1,514.42	3,450.17	-1,935.75	9,954.19	7,370.10	17,255.00	-57.29
Legal Expense							
10-1-000-001-4130.000 EHV Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-001-4150.000 Travel - Staff	-3,781.68	2,500.00	-6,281.68	4,500.00	-3,781.68	8,000.00	-147.27
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	50.00	-100.00
Total Travel Expense	-3,781.68	2,500.00	-6,281.68	4,500.00	-3,781.68	8,050.00	-146.98
Other Expense							
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	2,583.00	0.00	4,428.00	-100.00
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	78.96	0.00	78.96	0.00	78.96	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 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	90.12	79.17	10.95	554.19	579.88	950.00	-38.96
10-1-000-001-4420.130 Securitiy Supplies	0.00	66.67	-66.67	466.69	0.00	800.00	-100.00
Total Maintenance - Materials/Supplies	2,381.04	2,353.34	27.70	23,348.38	18,766.96	37,290.00	-49.67
Maintenance - Contracts							
10-1-000-001-4430.000 Maint Labor Contract	17,224.00	19,620.00	-2,396.00	137,340.00	98,698.03	235,440.00	-58.08
10-1-000-001-4430.010 Garbage & Trash Con	427.73	385.00	42.73	2,725.00	3,025.17	4,665.00	-35.15
10-1-000-001-4430.020 Heating & Cooling Cont	515.10	375.00	140.10	2,625.00	13,708.58	4,500.00	204.64
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	0.00	400.00	-400.00	10,100.00	10,322.39	18,500.00	-44.20
10-1-000-001-4430.050 Landscape & Grds Cont	201.00	195.00	6.00	780.00	1,175.80	780.00	50.74
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	875.00	8.28	1,500.00	-99.45
10-1-000-001-4430.080 Plumbing Contracts	0.00	208.00	-208.00	1,456.00	3,360.33	2,500.00	34.41
10-1-000-001-4430.090 Extermination Contracts	350.00	1,500.00	-1,150.00	6,600.00	12,422.68	11,700.00	6.18
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	0.00	1,417.00	-1,417.00	9,917.00	3,511.60	17,000.00	-79.34
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	700.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	0.00	29.00	-29.00	203.00	0.00	350.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	750.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	18,717.83	24,354.00	-5,636.17	174,071.00	147,836.86	299,635.00	-50.66
TOTAL MAINTENANCE EXPENSES	21,098.87	26,707.34	-5,608.47	197,419.38	166,603.82	336,925.00	-50.55
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	650.00	-650.00	1,950.00	985.45	2,600.00	-62.10
10-1-000-001-4480.100 ADT Contract	0.00	0.00	0.00	440.00	434.80	880.00	-50.59
10-1-000-001-4480.500 Security Contract	489.00	83.00	406.00	585.00	5,405.76	1,000.00	440.58
Total Protective Services - Contract	489.00	733.00	-244.00	2,975.00	6,826.01	4,480.00	52.37
TOTAL PROTECTIVE SERVICES EXPENSE	489.00	733.00	-244.00	2,975.00	6,826.01	4,480.00	52.37
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.010 Property	3,044.84	3,109.00	-64.16	21,760.00	21,313.88	37,300.00	-42.86
10-1-000-001-4510.015 Equipment Insurance	135.55	143.00	-7.45	1,001.00	948.85	1,716.00	-44.71
10-1-000-001-4510.020 Liability Insurance	425.92	442.00	-16.08	3,094.00	2,981.44	5,304.00	-43.79
10-1-000-001-4510.025 PE & PO Insurance	226.45	235.00	-8.55	1,645.00	1,585.15	2,820.00	-43.79
10-1-000-001-4510.030 Work Comp Insurance	643.52	660.00	-16.48	4,620.00	4,504.64	7,920.00	-43.12
10-1-000-001-4510.035 Auto Insurance	41.93	43.00	-1.07	301.00	293.51	516.00	-43.12
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	32,421.00	31,627.47	55,576.00	-43.09
TOTAL INSURANCE PREMIUMS EXPENSE	4,518.21	4,632.00	-113.79	32,421.00	31,627.47	55,576.00	-43.09

GENERAL EXPENSES

General Expenses

Date:

Time:

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 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	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,363.39	2,760.00	-396.61	17,070.00	19,094.17	28,103.00	-32.06
Total Payment In Lieu Of Taxes - PILOT	2,363.39	2,760.00	-396.61	17,070.00	19,094.17	28,103.00	-32.06
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-594.69	242.00	-836.69	1,586.00	3,373.69	6,842.00	-50.69
Total Bad Debt Write-Offs - Tenant Rents	-594.69	242.00	-836.69	1,586.00	3,373.69	6,842.00	-50.69
TOTAL OTHER GENERAL EXPENSES	1,768.70	3,002.00	-1,233.30	18,656.00	22,467.86	34,945.00	-35.71
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	61,932.19	73,014.51	-11,082.32	494,680.57	457,178.81	876,601.00	-47.85
NET (REVENUE)/EXPENSE	-15,086.24	4,354.51	-19,440.75	-40,789.43	-137,002.72	-5,669.00	2,316.70

MISCELLANEOUS EXPENSE

Extraordinary Expense

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
October, 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	
Casualty Losses - Non-capitalized							
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	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	14,500.00	0.00	101,500.00	101,500.00	174,000.00	-41.67
Total Depreciation Expense	14,500.00	14,500.00	0.00	101,500.00	101,500.00	174,000.00	-41.67
TOTAL MISCELLANEOUS EXPENSES	14,500.00	14,500.00	0.00	101,500.00	101,500.00	174,000.00	-41.67
TOTAL EXPENSES	-586.24	18,854.51	-19,440.75	60,710.57	-35,502.72	168,331.00	-121.09
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-14,500.00	14,500.00	-101,500.00	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	-101,500.00	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	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-14,500.00	14,500.00	-101,500.00	0.00	-174,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-586.24	4,354.51	-4,940.75	-40,789.43	-35,502.72	-5,669.00	526.26

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,372.00	1,372.00	2,352.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-17,708.66	-16,000.00	-1,708.66	-100,000.00	-114,919.48	-180,000.00	-36.16
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-17,708.66	-16,000.00	-1,708.66	-100,000.00	-114,919.48	-180,000.00	-36.16
Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	509.50	0.00	509.50	0.00	1,342.50	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	-979.28	-250.00	-729.28	-1,750.00	-3,757.90	-3,000.00	25.26
10-1-000-002-3690.100 Late Fees	-350.00	-850.00	500.00	-1,700.00	-6,025.00	-5,950.00	1.26
10-1-000-002-3690.120 Violation Fees	-1,170.00	-262.00	-908.00	-1,834.00	-5,397.00	-3,144.00	71.66
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	-50.00	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	-1,647.00	-1,000.00	-647.00	-7,000.00	-9,746.75	-12,000.00	-18.78
10-1-000-002-3690.200 Materials	-818.84	-500.00	-318.84	-3,500.00	-2,895.08	-6,000.00	-51.75
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-4,455.62	-2,862.00	-1,593.62	-15,834.00	-26,479.23	-30,194.00	-12.30
TOTAL TENANT REVENUE	-22,164.28	-18,862.00	-3,302.28	-115,834.00	-141,398.71	-210,194.00	-32.73
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-72,847.00	-66,661.00	-6,186.00	-466,627.00	-511,491.00	-799,932.00	-36.06
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	-72,847.00	-66,661.00	-6,186.00	-466,627.00	-511,491.00	-799,932.00	-36.06
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	-8,583.00	8,583.00	-60,083.00	-103,000.00	-103,000.00	0.00
10-1-000-002-3610.000 Interest Income	-22.63	-25.00	2.37	-145.00	-142.53	-270.00	-47.21
Total Other Grants & Investment Income	-22.63	-8,608.00	8,585.37	-60,228.00	-103,142.53	-103,270.00	-0.12
Other Revenue							
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-875.00	-750.00	-1,500.00	-50.00
10-1-000-002-3850.005 Income from Amps	0.00	-45.00	45.00	-315.00	-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	0.00	-170.00	170.00	-1,190.00	-9,229.00	-2,040.00	352.40
TOTAL OTHER REVENUE	-72,869.63	-75,439.00	2,569.37	-528,045.00	-623,862.53	-905,242.00	-31.08
TOTAL REVENUE	-95,033.91	-94,301.00	-732.91	-643,879.00	-765,261.24	-1,115,436.00	-31.39
EXPENSES							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
October, 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	469.95	380.00	89.95	2,660.00	2,345.26	4,560.00	-48.57
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	5,520.91	4,352.00	1,168.91	26,931.00	26,994.94	56,424.00	-52.16
Maintenance - Contracts							
10-1-000-002-4430.000 Maint Labor Contract	28,369.00	35,419.00	-7,050.00	247,933.00	174,619.38	425,028.00	-58.92
10-1-000-002-4430.010 Garbage&Trash Cont	73.00	250.00	-177.00	1,750.00	731.40	3,000.00	-75.62
10-1-000-002-4430.020 Heating&Cooling Cont	433.00	210.00	223.00	1,470.00	2,737.24	2,520.00	8.62
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	0.00	100.00	-100.00	15,400.00	12,800.00	15,400.00	-16.88
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	0.00	0.00	0.00	0.00	941.10	0.00	
10-1-000-002-4430.080 Plumbing Contracts	617.92	833.33	-215.41	5,833.31	12,637.45	10,000.00	26.37
10-1-000-002-4430.090 Extermination Contracts	0.00	850.00	-850.00	5,950.00	3,139.60	10,200.00	-69.22
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	839.00	-839.00	5,873.00	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	14,357.00	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	900.00	213.29	1,800.00	-88.15
Total Maintenance - Contracts	29,492.92	40,652.33	-11,159.41	300,166.31	215,475.98	503,828.00	-57.23
TOTAL MAINTENANCE EXPENSES	35,013.83	45,004.33	-9,990.50	327,097.31	242,470.92	560,252.00	-56.72
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	1,575.00	1,091.25	2,700.00	-59.58
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	1,016.00	976.14	2,032.00	-51.96
10-1-000-002-4480.500 Security Contract	0.00	792.00	-792.00	5,544.00	1,741.90	9,504.00	-81.67
Total Protective Services - Contract	0.00	1,017.00	-1,017.00	8,135.00	3,809.29	14,236.00	-73.24
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	1,017.00	-1,017.00	8,135.00	3,809.29	14,236.00	-73.24
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.010 Property Ins	3,044.84	3,108.00	-63.16	21,756.00	21,313.88	37,296.00	-42.85
10-1-000-002-4510.015 Equipment Insurance	150.29	158.00	-7.71	1,106.00	1,052.03	1,896.00	-44.51
10-1-000-002-4510.020 Liability Ins	472.24	483.00	-10.76	3,381.00	3,305.68	5,796.00	-42.97
10-1-000-002-4510.025 PE & PO Insurance	329.36	342.00	-12.64	2,394.00	2,305.52	4,104.00	-43.82
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,025.00	-23.58	7,175.00	7,009.94	12,300.00	-43.01
10-1-000-002-4510.035 Auto Insurance	209.63	217.00	-7.37	1,519.00	1,467.41	2,604.00	-43.65
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	37,331.00	36,454.46	63,996.00	-43.04
TOTAL INSURANCE PREMIUMS EXPENSE	5,207.78	5,333.00	-125.22	37,331.00	36,454.46	63,996.00	-43.04

GENERAL EXPENSES
General Expenses

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
October, 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	0.00	0.00	0.00	0.00	0.00	-2,500.00	-100.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	-2,500.00	-100.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,341.93	1,764.75	-422.82	12,353.25	10,406.78	21,177.00	-50.86
Total Payment In Lieu Of Taxes - PILOT	1,341.93	1,764.75	-422.82	12,353.25	10,406.78	21,177.00	-50.86
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	368.35	3,065.00	-2,696.65	-4,041.00	5,249.35	11,633.00	-54.88
Total Bad Debt Write-Offs - Tenant Rents	368.35	3,065.00	-2,696.65	-4,041.00	5,249.35	11,633.00	-54.88
TOTAL OTHER GENERAL EXPENSES	1,710.28	4,829.75	-3,119.47	8,312.25	15,656.13	30,310.00	-48.35
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	70,179.09	97,096.08	-26,916.99	636,389.56	502,037.70	1,115,282.00	-54.99
NET (REVENUE)/EXPENSE	-24,854.82	2,795.08	-27,649.90	-7,489.44	-263,223.54	-154.00	170,824.38

MISCELLANEOUS EXPENSE
Extraordinary Expense

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
October, 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	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	31,000.00	-2,000.00	217,000.00	203,000.00	372,000.00	-45.43
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	217,000.00	203,000.00	372,000.00	-45.43
TOTAL MISCELLANEOUS EXPENSES	29,000.00	31,000.00	-2,000.00	217,000.00	203,000.00	372,000.00	-45.43
TOTAL EXPENSES	4,145.18	33,795.08	-29,649.90	209,510.56	-60,223.54	371,846.00	-116.20
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-31,000.00	31,000.00	-217,000.00	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	-217,000.00	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	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-31,000.00	31,000.00	-217,000.00	0.00	-372,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	4,145.18	2,795.08	1,350.10	-7,489.44	-60,223.54	-154.00	39,006.19

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	357.00	357.00	612.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,333.00	-13,500.00	167.00	-94,500.00	-94,368.00	-162,000.00	-41.75
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,333.00	-13,500.00	167.00	-94,500.00	-94,368.00	-162,000.00	-41.75
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	0.00	0.00	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	0.00	0.00	-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	25.00	-42.00	67.00	-292.00	32.00	-500.00	-106.40
10-1-000-006-3690.100 Late Fees	-175.00	-25.00	-150.00	-175.00	-750.00	-300.00	150.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 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	14.56	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	-1,017.00	-540.00	-477.00	-3,780.00	-3,062.67	-6,480.00	-52.74
10-1-000-006-3690.160 Vending Machine Inc	-25.77	-20.00	-5.77	-140.00	-183.53	-240.00	-23.53
10-1-000-006-3690.180 Labor	-88.75	-40.00	-48.75	-280.00	-421.25	-480.00	-12.24
10-1-000-006-3690.200 Materials	-15.06	-10.00	-5.06	-70.00	-53.01	-120.00	-55.83
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-1,296.58	-674.92	-621.66	-4,797.44	-4,538.46	-8,170.00	-44.45
TOTAL TENANT REVENUE	-14,629.58	-14,174.92	-454.66	-99,297.44	-98,906.46	-170,170.00	-41.88
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,581.00	-4,803.00	-2,778.00	-33,621.00	-59,232.00	-57,636.00	2.77
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-7,581.00	-4,803.00	-2,778.00	-33,621.00	-59,232.00	-57,636.00	2.77
Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	-42,000.00	-42,000.00	-42,000.00	0.00
10-1-000-006-3610.000 Interest Income	-6.76	-8.00	1.24	-56.00	-43.34	-96.00	-54.85
Total Other Grants & Investment Income	-6.76	-8.00	1.24	-42,056.00	-42,043.34	-42,096.00	-0.13
Other Revenue							
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	
Total Other Revenue	0.00	0.00	0.00	0.00	-672.00	0.00	
TOTAL OTHER REVENUE	-7,587.76	-4,811.00	-2,776.76	-75,677.00	-101,947.34	-99,732.00	2.22
TOTAL REVENUE	-22,217.34	-18,985.92	-3,231.42	-174,974.44	-200,853.80	-269,902.00	-25.58
EXPENSES							

Date:

Time:

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>ADMINISTRATIVE</u>							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	0.00	1,845.00	-1,845.00	12,915.00	2,176.69	22,140.00	-90.17
10-1-000-006-4110.200 Admin - Other Amps	326.90	125.00	201.90	875.00	2,191.33	1,500.00	46.09
Total Administrative Salaries & Benefits	326.90	1,970.00	-1,643.10	13,790.00	4,368.02	23,640.00	-81.52
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	715.00	-715.00	5,005.00	839.26	8,580.00	-90.22
Total Benefit Contributions - Admin	0.00	715.00	-715.00	5,005.00	839.26	8,580.00	-90.22
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	26,838.00	27,031.08	46,008.00	-41.25
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	2,653.00	2,670.00	4,548.00	-41.29
10-1-000-006-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	7.00	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	775.00	-100.00
Total Fee Expenses	4,764.93	4,723.00	41.93	33,061.00	33,278.08	57,451.00	-42.08
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	17.00	-17.00	117.00	0.00	200.00	-100.00
Total Advertising & Marketing	0.00	17.00	-17.00	117.00	0.00	200.00	-100.00
Office Expense							
10-1-000-006-4140.000 Training - Staff	-525.00	500.00	-1,025.00	950.00	-525.00	1,150.00	-145.65
10-1-000-006-4180.000 Telephone	317.95	317.00	0.95	2,220.00	2,351.17	3,805.00	-38.21
10-1-000-006-4190.100 Postage	15.90	10.00	5.90	70.00	54.80	120.00	-54.33
10-1-000-006-4190.200 Office Supplies	0.00	4.00	-4.00	29.00	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	41.00	-41.00	291.00	395.45	500.00	-20.91
10-1-000-006-4190.300 Paper Supplies	7.09	25.00	-17.91	175.00	7.09	300.00	-97.64
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	87.50	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	2.00	-2.00	14.00	147.29	25.00	489.16
10-1-000-006-4190.800 Internet Services	199.95	175.00	24.95	1,225.00	1,290.27	2,100.00	-38.56
10-1-000-006-4190.850 IT Support	0.00	12.50	-12.50	87.50	601.50	150.00	301.00
Total Office Expense	15.89	1,099.00	-1,083.11	5,149.00	4,322.57	8,350.00	-48.23
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	550.00	-550.00	1,100.00	0.00	1,550.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	550.00	-550.00	1,100.00	0.00	1,550.00	-100.00
Other Expense							
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	744.00	0.00	1,275.00	-100.00
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	3.79	0.00	3.79	0.00	3.79	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 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	293.94	933.00	-639.06	7,052.00	4,030.45	12,590.00	-67.99
Maintenance - Contracts							
10-1-000-006-4430.000 Maint Labor Contract	3,888.00	4,642.00	-754.00	32,494.00	30,765.04	55,704.00	-44.77
10-1-000-006-4430.010 Garbage & Trash Cont	312.75	250.00	62.75	1,750.00	1,860.70	3,000.00	-37.98
10-1-000-006-4430.020 Heating & Cooling Cont	5,575.33	750.00	4,825.33	5,250.00	5,911.90	9,000.00	-34.31
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	0.00	0.00	0.00	2,150.00	2,740.40	4,300.00	-36.27
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	200.00	717.57	300.00	139.19
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	350.00	24.78	600.00	-95.87
10-1-000-006-4430.080 Plumbing Contracts	179.15	670.00	-490.85	4,690.00	2,489.81	8,040.00	-69.03
10-1-000-006-4430.090 Extermination Contracts	327.42	0.00	327.42	1,360.00	654.84	2,020.00	-67.58
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	0.00	479.00	-479.00	3,355.00	2,197.02	5,750.00	-61.79
10-1-000-006-4430.120 Other Misc. Cont Cost	1,339.90	0.00	1,339.90	0.00	1,339.90	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	37.50	-37.50	262.50	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	11,622.55	6,878.50	4,744.05	51,861.50	48,821.96	90,039.00	-45.78
TOTAL MAINTENANCE EXPENSES	11,916.49	7,811.50	4,104.99	58,913.50	52,852.41	102,629.00	-48.50
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	636.00	-636.00	1,908.00	1,258.42	2,544.00	-50.53
10-1-000-006-4480.500 Security Contract	0.00	75.00	-75.00	525.00	6,786.65	900.00	654.07
Total Protective Services - Contract	0.00	711.00	-711.00	2,433.00	8,045.07	3,444.00	133.60
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	711.00	-711.00	2,433.00	8,045.07	3,444.00	133.60
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	985.10	1,010.33	-25.23	7,072.31	6,895.70	12,124.00	-43.12
10-1-000-006-4510.015 Equipment Insurance	39.37	70.00	-30.63	490.00	275.59	840.00	-67.19
10-1-000-006-4510.020 Liability Insurance	123.72	40.00	83.72	280.00	866.04	480.00	80.43
10-1-000-006-4510.025 PE & PO Insurance	61.72	175.00	-113.28	1,225.00	432.04	2,100.00	-79.43
10-1-000-006-4510.030 Work Comp	167.62	130.00	37.62	910.00	1,173.34	1,560.00	-24.79
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	9,977.31	9,642.71	17,104.00	-43.62
TOTAL INSURANCE PREMIUMS EXPENSE	1,377.53	1,425.33	-47.80	9,977.31	9,642.71	17,104.00	-43.62

GENERAL EXPENSES

General Expenses

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 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	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	971.65	1,170.00	-198.35	8,033.00	8,184.89	13,312.00	-38.51
Total Payment In Lieu Of Taxes - PILOT	971.65	1,170.00	-198.35	8,033.00	8,184.89	13,312.00	-38.51
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-564.04	75.00	-639.04	175.00	1,153.73	1,350.00	-14.54
Total Bad Debt Write-Offs - Tenant Rents	-564.04	75.00	-639.04	175.00	1,153.73	1,350.00	-14.54
TOTAL OTHER GENERAL EXPENSES	407.61	1,245.00	-837.39	8,208.00	9,338.62	14,662.00	-36.31
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	22,530.94	22,177.83	353.11	152,530.81	135,503.18	268,040.00	-49.45
NET (REVENUE)/EXPENSE	313.60	3,191.91	-2,878.31	-22,443.63	-65,350.62	-1,862.00	3,409.70

MISCELLANEOUS EXPENSE
Extraordinary Expense

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
October, 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	
Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	11,000.00	0.00	77,000.00	77,000.00	132,000.00	-41.67
Total Depreciation Expense	11,000.00	11,000.00	0.00	77,000.00	77,000.00	132,000.00	-41.67
TOTAL MISCELLANEOUS EXPENSES	11,000.00	11,000.00	0.00	77,000.00	77,000.00	132,000.00	-41.67
TOTAL EXPENSES	11,313.60	14,191.91	-2,878.31	54,556.37	11,649.38	130,138.00	-91.05
OTHER FINANCING SOURCES (USES)							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	-11,000.00	11,000.00	-77,000.00	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	-77,000.00	0.00	-132,000.00	-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	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-11,000.00	11,000.00	-77,000.00	0.00	-132,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	11,313.60	3,191.91	8,121.69	-22,443.63	11,649.38	-1,862.00	-725.64

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN REVENUE							
Total PUM (including Port Outs)	280.00	280.00	0.00	1,960.00	1,960.00	3,360.00	0.00
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-9,658.00	-10,671.00	1,013.00	-74,697.00	-78,219.00	-128,052.00	-38.92
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	-74,697.00	-78,219.00	-128,052.00	-38.92
Interest Income							
30-1-000-000-3300.000 Int Reserve	-7.51	-6.00	-1.51	-42.00	-38.14	-72.00	-47.03
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	-7.51	-6.00	-1.51	-42.00	-38.14	-72.00	-47.03
Other Income							
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	-234.00	-417.00	183.00	-2,915.00	-404.00	-5,000.00	-91.92
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	-234.00	-417.00	183.00	-2,915.00	-404.00	-5,000.00	-91.92
TOTAL ADMIN OPERATING INCOME	-9,899.51	-11,094.00	1,194.49	-77,654.00	-78,661.14	-133,124.00	-40.91
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,202.16	4,805.00	-602.84	33,635.00	31,540.00	57,660.00	-45.30
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	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	4,202.16	4,805.00	-602.84	33,635.00	31,540.00	57,660.00	-45.30
Audit Fee Expense							
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
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,412.00	2,460.00	-48.00	17,220.00	17,016.00	29,520.00	-42.36
30-1-000-000-4120.300 Bookkeep. Fees	1,507.50	1,538.00	-30.50	10,766.00	10,635.00	18,456.00	-42.38
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
Total Fees Expense	3,919.50	3,998.00	-78.50	27,986.00	27,658.50	47,976.00	-42.35
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,356.87	2,000.00	356.87	14,000.00	16,952.21	24,000.00	-29.37
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	2,356.87	2,000.00	356.87	14,000.00	16,952.21	24,000.00	-29.37
Office Expense							
30-1-000-000-4180.000 Telephone	80.10	94.00	-13.90	658.00	615.64	1,128.00	-45.42
30-1-000-000-4190.100 Postage	200.83	161.00	39.83	1,661.00	1,469.44	2,466.00	-40.41
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	144.00	0.00	216.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
October, 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	185.50	318.00	318.00	0.00
Total Office Expense	280.93	317.50	-36.57	3,648.50	3,535.36	5,128.00	-31.06
Legal Expense							
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	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	450.00	-450.00	700.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	450.00	-450.00	700.00	0.00	2,150.00	-100.00
Other Expense							
30-1-000-000-4140.000 Training - Staff	-525.00	25.00	-550.00	875.00	-286.00	1,400.00	-120.43
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	89.42	25.00	64.42	175.00	786.48	300.00	162.16
30-1-000-000-4190.200 Inspection Exp	550.00	875.00	-325.00	875.00	700.00	5,250.00	-86.67
30-1-000-000-4190.950 Background Verification	22.48	54.00	-31.52	378.00	77.33	648.00	-88.07
30-1-000-000-4420.126 Vehicle Supplies	15.60	46.00	-30.40	321.00	25.44	550.00	-95.37
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	152.50	1,025.00	-872.50	2,624.00	1,303.25	8,148.00	-84.01
TOTAL ADMIN EXPENSE	10,911.96	12,595.50	-1,683.54	82,593.50	80,989.32	146,912.00	-44.87
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	61.72	67.00	-5.28	469.00	432.04	804.00	-46.26
30-1-000-000-4510.030 Work Comp Insurance	209.14	217.00	-7.86	1,519.00	1,463.98	2,604.00	-43.78
30-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	301.00	293.51	515.00	-43.01
Total Insurance Premium Expenses	312.79	327.00	-14.21	2,289.00	2,189.53	3,923.00	-44.19
TOTAL INSURANCE EXPENSE	312.79	327.00	-14.21	2,289.00	2,189.53	3,923.00	-44.19
General Expense							
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	16.00	0.00	16.00	0.00	55.65	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	314.14	327.50	-13.36	2,292.50	1,939.54	3,930.00	-50.65
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	330.14	327.50	2.64	2,292.50	1,995.19	3,930.00	-49.23
TOTAL GENERAL EXPENSE	330.14	327.50	2.64	2,292.50	1,995.19	3,930.00	-49.23
TOTAL EXPENSES - ADMIN	11,554.89	13,250.00	-1,695.11	87,175.00	85,174.04	154,765.00	-44.97
ADMIN (Profit)/Loss	1,655.38	2,156.00	-500.62	9,521.00	6,512.90	21,641.00	-69.90
MISCELLANEOUS EXPENSE							
Surplus Adj & Provision							
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	-3,248.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-3,248.00	0.00	-5,568.00	-100.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	3,248.00	3,248.00	5,568.00	-41.67
Total Depreciation Expense	464.00	464.00	0.00	3,248.00	3,248.00	5,568.00	-41.67
Proceeds Sale Property (Gain)/Loss							

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
October, 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	
TOTAL MISC EXPENSE	464.00	0.00	464.00	0.00	3,248.00	0.00	
ADMIN (Profit)/Loss w/ Depreciation	2,119.38	2,156.00	-36.62	9,521.00	9,760.90	21,641.00	-54.90
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-234.00	-417.00	183.00	-2,915.00	-404.00	-5,000.00	-91.92
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	-80,391.00	-75,929.00	-4,462.00	-531,497.00	-549,632.00	-911,138.00	-39.68
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-80,625.00	-76,346.00	-4,279.00	-534,412.00	-550,036.00	-916,138.00	-39.96
TOTAL HAP INCOME	-80,625.00	-76,346.00	-4,279.00	-534,412.00	-550,036.00	-916,138.00	-39.96
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	65,578.00	69,047.00	-3,469.00	483,478.00	471,069.00	830,513.00	-43.28
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
Pmts							
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	1,810.00	2,552.00	-742.00	17,864.00	11,939.00	30,624.00	-61.01
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	1,218.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	8,757.00	11,025.00	-2,268.00	77,175.00	60,395.00	132,300.00	-54.35
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	76,145.00	82,798.00	-6,653.00	579,735.00	543,403.00	995,525.00	-45.42
TOTAL HAP EXPENSE	76,145.00	82,798.00	-6,653.00	579,735.00	543,403.00	995,525.00	-45.42
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	15.80	-25.00	40.80	-175.00	-41.20	-300.00	-86.27
Total General HAP Expenses	15.80	-25.00	40.80	-175.00	-41.20	-300.00	-86.27
TOTAL GENERAL HAP EXPENSES	15.80	-25.00	40.80	-175.00	-41.20	-300.00	-86.27
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	76,160.80	82,773.00	-6,612.20	579,560.00	543,361.80	995,225.00	-45.40
Remaining HAP (to)/from Reserve	-4,464.20	6,427.00	-10,891.20	45,148.00	-6,674.20	79,087.00	-108.44

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
October, 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	60.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
HAP INCOME - EHV							
<u>HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-6,301.00	0.00	-6,301.00	0.00	-25,204.00	0.00	
Total HAP Income	-6,301.00	0.00	-6,301.00	0.00	-25,204.00	0.00	
TOTAL HAP INCOME	-6,301.00	0.00	-6,301.00	0.00	-25,204.00	0.00	
HAP EXPENSE - EHV							
<u>HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	631.00	0.00	631.00	0.00	631.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	631.00	0.00	631.00	0.00	631.00	0.00	
TOTAL HAP EXPENSE	631.00	0.00	631.00	0.00	631.00	0.00	
EHV HAP (to)/from Reserve	-5,670.00	0.00	-5,670.00	0.00	-24,573.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Admin Subsidy	-985.00	0.00	-985.00	0.00	-3,940.00	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	-36,190.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-985.00	0.00	-985.00	0.00	-36,190.00	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	370.00	0.00	
30-1-000-001-4190.200 Inspection Exp	25.00	0.00	25.00	0.00	125.00	0.00	
Total Preliminary Fee Expenses	25.00	0.00	25.00	0.00	495.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	25.00	0.00	25.00	0.00	495.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	393.84	0.00	393.84	0.00	1,571.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	229.50	0.00	229.50	0.00	914.26	0.00	
30-1-000-001-4120.100 EHV Management Fee	24.00	0.00	24.00	0.00	24.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	15.00	0.00	15.00	0.00	15.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	40.00	0.00	40.00	0.00	120.00	0.00	
Total Ongoing Admin Expenses	702.34	0.00	702.34	0.00	2,644.26	0.00	
TOTAL ONGOING ADMIN EXPENSES	702.34	0.00	702.34	0.00	2,644.26	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	920.00	0.00	920.00	0.00	920.00	0.00	
Total Security/Utility/Holding Deposits	920.00	0.00	920.00	0.00	920.00	0.00	
Owner Incentive Expense							
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	920.00	0.00	920.00	0.00	920.00	0.00	
TOTAL EHV ADMIN EXPENSES	1,647.34	0.00	1,647.34	0.00	4,059.26	0.00	
EHV ADMINI (Profit)/Loss	662.34	0.00	662.34	0.00	-32,130.74	0.00	

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

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	504.00	504.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,954.00	-28,400.00	2,446.00	-198,800.00	-182,480.00	-340,800.00	-46.46
60-1-000-000-5125.000 PHA Rent	-6,416.00	-4,500.00	-1,916.00	-31,500.00	-42,896.00	-54,000.00	-20.56
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	-150.00	-40.00	-110.00	-280.00	-1,136.00	-480.00	136.67
Total Tenant Rent Revenue	-32,520.00	-32,940.00	420.00	-230,580.00	-226,512.00	-395,280.00	-42.70
Excess Rent							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	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	
TOTAL TENANT REVENUE	-32,520.00	-32,940.00	420.00	-230,580.00	-226,512.00	-395,280.00	-42.70
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-12.20	-20.00	7.80	-140.00	-67.74	-240.00	-71.78
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	-12.20	-20.00	7.80	-140.00	-67.74	-240.00	-71.78
TOTAL INVESTMENT INCOME	-12.20	-20.00	7.80	-140.00	-67.74	-240.00	-71.78
<u>OTHER REVENUE</u>							
Other Revenue							
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	-635.50	-733.00	97.50	-5,131.00	-4,798.36	-8,796.00	-45.45
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	-597.00	-450.00	-147.00	-3,150.00	-3,311.75	-5,400.00	-38.67
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	-30.00	-150.00	120.00	-1,050.00	-351.00	-1,800.00	-80.50
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-280.00	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	-1,262.50	-1,373.00	110.50	-9,611.00	-8,565.59	-16,476.00	-48.01
TOTAL OTHER REVENUE	-1,262.50	-1,373.00	110.50	-9,611.00	-8,565.59	-16,476.00	-48.01
TOTAL REVENUE	-33,794.70	-34,333.00	538.30	-240,331.00	-235,145.33	-411,996.00	-42.93

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
<u>OPERATING EXPENSES</u>							
Administrative Salaries							
60-1-000-000-6310.000 Administrative Salaries	1,074.00	1,170.00	-96.00	8,190.00	7,395.42	14,040.00	-47.33
60-1-000-000-6330.000 Manager Salaries	2,451.00	2,650.00	-199.00	18,550.00	17,661.39	31,800.00	-44.46
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	26,740.00	25,056.81	45,840.00	-45.34
Benefit Contributions - Administrative							
60-1-000-000-6310.500 Emp Benefit - Admin	509.41	650.00	-140.59	4,550.00	2,275.96	7,800.00	-70.82
60-1-000-000-6330.500 Manager's Benefits	822.45	870.00	-47.55	6,090.00	6,419.16	10,440.00	-38.51
Total Benefit Contributions - Admin	1,331.86	1,520.00	-188.14	10,640.00	8,695.12	18,240.00	-52.33
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.58	10.00	-0.42	380.00	175.32	430.00	-59.23
60-1-000-000-6250.000 Misc Renting Expense	297.00	110.00	187.00	770.00	1,096.00	1,320.00	-16.97
60-1-000-000-6311.000 Office Expense-Brent	212.87	170.00	42.87	1,190.00	1,266.73	2,040.00	-37.91
60-1-000-000-6311.050 Office Rental Expense	225.00	230.00	-5.00	1,610.00	1,575.00	2,760.00	-42.93
60-1-000-000-6311.100 Phone/Internet Service	86.53	150.00	-63.47	1,050.00	896.91	1,800.00	-50.17
60-1-000-000-6311.150 IT Support	0.00	50.00	-50.00	350.00	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	641.63	650.00	-8.37	950.00	808.01	1,900.00	-57.47
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	-293.25	25.00	-318.25	175.00	-293.25	2,400.00	-112.22
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	93.73	85.00	8.73	595.00	508.34	1,020.00	-50.16
60-1-000-000-6370.000 Bad Debt	-920.01	265.00	-1,185.01	1,855.00	-695.50	3,180.00	-121.87
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 Exp	0.00	150.00	-150.00	1,050.00	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	525.00	41.50	900.00	-95.39
Total Admin Sundry	353.08	1,970.00	-1,616.92	11,000.00	6,167.50	21,600.00	-71.45
Fee Expense							
60-1-000-000-6320.000 Management Fees	3,536.00	3,744.00	-208.00	26,208.00	25,636.00	44,928.00	-42.94
60-1-000-000-6351.000 Bookkeeping Fees	510.00	540.00	-30.00	3,780.00	3,697.50	6,480.00	-42.94
60-1-000-000-6390.000 Fee for Service Exp	14.00	20.00	-6.00	140.00	68.00	240.00	-71.67
Total Fee Expense	4,060.00	4,304.00	-244.00	30,128.00	29,401.50	51,648.00	-43.07
TOTAL OPERATING EXPENSES	9,269.94	11,614.00	-2,344.06	78,508.00	69,320.93	137,328.00	-49.52
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	468.12	650.00	-181.88	4,550.00	2,765.20	7,800.00	-64.55
60-1-000-000-6451.000 Utilities - Water	874.70	870.00	4.70	6,090.00	5,143.20	10,440.00	-50.74
60-1-000-000-6452.000 Utilities - Gas	138.18	150.00	-11.82	1,050.00	1,092.67	1,800.00	-39.30
60-1-000-000-6453.000 Utilities - Sewer	1,470.78	1,170.00	300.78	8,190.00	8,437.70	14,040.00	-39.90
Total Utilities	2,951.78	2,840.00	111.78	19,880.00	17,438.77	34,080.00	-48.83
TOTAL UTILITIES	2,951.78	2,840.00	111.78	19,880.00	17,438.77	34,080.00	-48.83

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

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	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	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
Total Taxes & Insurance Expense	2,969.47	3,073.00	-103.53	21,187.00	20,891.08	37,052.00	-43.62
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,712.00	1,890.00	-178.00	13,230.00	12,456.49	22,680.00	-45.08
Total Financial Expenses	1,712.00	1,890.00	-178.00	13,230.00	12,456.49	22,680.00	-45.08
TOTAL TAXES & INSURANCE EXPENSE	4,681.47	4,963.00	-281.53	34,417.00	33,347.57	59,732.00	-44.17
TOTAL OPREATING EXPENSES	25,869.79	32,353.00	-6,483.21	221,230.00	184,968.29	377,373.00	-50.99
NET (REVENUE)/EXPENSE	-7,924.91	-1,980.00	-5,944.91	-19,101.00	-50,177.04	-34,623.00	44.92
<u>MISCELLANEOUS EXPENSE</u>							
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	3,350.00	3,350.00	0.00	23,450.00	23,450.00	40,200.00	-41.67
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	23,450.00	23,450.00	40,200.00	-41.67
Transfers In/Out							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	3,350.00	3,350.00	0.00	23,450.00	23,450.00	40,200.00	-41.67
TOTAL EXPENSES BEFORE DEPRECIATION	-4,574.91	1,370.00	-5,944.91	4,349.00	-26,727.04	5,577.00	-579.24
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
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	
Operation/Reserve Transfers (In)/Out							
60-1-000-000-7010.000 Provision For Reserve	0.00	-3,350.00	3,350.00	-23,450.00	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	-23,450.00	0.00	-40,200.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-3,350.00	3,350.00	-23,450.00	0.00	-40,200.00	-100.00
EXCESS (REVENUE)/EXPENSE	-4,574.91	-1,980.00	-2,594.91	-19,101.00	-26,727.04	-34,623.00	-22.81
TOTAL BOND PAYMENT	2,175.51	0.00	2,175.51	0.00	14,756.05	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	455.00	455.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-23,003.00	-23,190.00	187.00	-162,331.00	-156,843.00	-278,283.00	-43.64
60-1-000-001-5125.000 PHA Rent	-1,716.00	-1,610.00	-106.00	-11,270.00	-12,799.00	-19,320.00	-33.75
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,762.00	-3,375.00	-387.00	-23,625.00	-24,303.00	-40,500.00	-39.99
60-1-000-001-5320.000 Rent Adjustments	35.00	0.00	35.00	0.00	-118.00	0.00	
Total Tenant Rent Revenue	-28,446.00	-28,175.00	-271.00	-197,226.00	-194,063.00	-338,103.00	-42.60
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-922.00	-685.00	-237.00	-4,795.00	-5,219.00	-8,220.00	-36.51
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	-922.00	-685.00	-237.00	-4,795.00	-5,219.00	-8,220.00	-36.51
Vacancies Revenue							
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	
TOTAL TENANT REVENUE	-29,368.00	-28,860.00	-508.00	-202,021.00	-199,282.00	-346,323.00	-42.46
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-5.87	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	-80.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	-27.00	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	-107.00	-5.87	-214.00	-97.26
TOTAL INVESTMENT INCOME	0.00	0.00	0.00	-107.00	-5.87	-214.00	-97.26
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-230.00	5.00	-1,610.00	-1,575.00	-2,760.00	-42.93
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	-20.00	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	-508.00	-350.00	-158.00	-2,450.00	-3,064.00	-4,200.00	-27.05
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	-40.00	-200.00	160.00	-1,400.00	-492.00	-2,400.00	-79.50
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-280.00	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	-773.00	-820.00	47.00	-5,740.00	-5,197.00	-9,840.00	-47.18
TOTAL OTHER REVENUE	-773.00	-820.00	47.00	-5,740.00	-5,197.00	-9,840.00	-47.18
TOTAL REVENUE	-30,141.00	-29,680.00	-461.00	-207,868.00	-204,484.87	-356,377.00	-42.62

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-001-6310.000 Administrative Salaries	1,074.00	1,170.00	-96.00	8,190.00	7,395.38	14,040.00	-47.33
60-1-000-001-6310.500 Emp Benefit - Admin	509.37	644.00	-134.63	4,510.00	2,275.76	7,733.00	-70.57
60-1-000-001-6330.000 Manager's Salaries	2,451.00	2,650.00	-199.00	18,550.00	17,661.36	31,800.00	-44.46
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	6,090.00	6,418.87	10,440.00	-38.52
Total Administrative Salaries & Benefits	4,856.80	5,334.00	-477.20	37,340.00	33,751.37	64,013.00	-47.27
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.57	10.00	-0.43	480.00	175.26	530.00	-66.93
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	700.00	561.00	1,200.00	-53.25
60-1-000-001-6311.000 Office Expense-Prairie	212.83	150.00	62.83	1,050.00	1,196.27	1,800.00	-33.54
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	86.50	150.00	-63.50	1,050.00	896.92	1,800.00	-50.17
60-1-000-001-6311.150 IT Support	0.00	50.00	-50.00	350.00	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	641.61	650.00	-8.39	950.00	807.98	1,900.00	-57.47
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	-293.24	1,700.00	-1,993.24	1,850.00	-293.24	2,400.00	-112.22
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	93.72	85.00	8.72	595.00	508.26	1,020.00	-50.17
60-1-000-001-6370.000 Bad Debt	-758.73	360.00	-1,118.73	2,520.00	-570.07	4,320.00	-113.20
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 Exp	0.00	135.00	-135.00	945.00	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	700.00	31.30	1,200.00	-97.39
Total Admin Sundry	-7.74	3,490.00	-3,497.74	11,690.00	4,102.09	19,840.00	-79.32
Fee Expense							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	23,660.00	23,400.00	40,560.00	-42.31
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	3,416.00	3,375.00	5,856.00	-42.37
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	3.00	5.00	-2.00	35.00	53.00	60.00	-11.67
Total Fee Expense	3,870.50	3,873.00	-2.50	27,111.00	26,828.00	46,476.00	-42.28
TOTAL OPERATING EXPENSES	8,719.56	12,697.00	-3,977.44	76,141.00	64,681.46	130,329.00	-50.37
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	296.22	400.00	-103.78	2,800.00	2,114.67	4,800.00	-55.94
60-1-000-001-6451.000 Utilities Water	953.60	1,075.00	-121.40	7,525.00	5,561.60	12,900.00	-56.89
60-1-000-001-6452.000 Utilities Gas	79.51	143.00	-63.49	1,003.00	833.50	1,720.00	-51.54
60-1-000-001-6453.000 Utilities Sewer	1,657.70	1,465.00	192.70	10,255.00	9,165.23	17,580.00	-47.87
Total Utilities	2,987.03	3,083.00	-95.97	21,583.00	17,675.00	37,000.00	-52.23
TOTAL UTILITIES	2,987.03	3,083.00	-95.97	21,583.00	17,675.00	37,000.00	-52.23

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	4,004.00	4,420.00	-416.00	30,940.00	28,851.36	53,040.00	-45.60
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	140.00	199.68	240.00	-16.80
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	140.00	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.	1,826.71	2,375.00	-548.29	16,625.00	13,229.57	28,500.00	-53.58
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,830.71	6,835.00	-1,004.29	47,845.00	42,280.61	82,020.00	-48.45
Maintenance Supplies							
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	0.00	600.00	-600.00	1,560.00	656.93	2,160.00	-69.59
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	64.27	100.00	-35.73	3,500.00	2,796.40	3,800.00	-26.41
60-1-000-001-6515.070 Electrical Supplies	131.33	125.00	6.33	875.00	131.33	1,500.00	-91.24
60-1-000-001-6515.080 Plumbing Supplies	0.00	285.00	-285.00	1,995.00	2,954.32	3,420.00	-13.62
60-1-000-001-6515.100 Janitorial Supplies	150.27	80.00	70.27	560.00	350.84	960.00	-63.45
60-1-000-001-6515.110 Routine Maint. Supplies	239.73	1,167.00	-927.27	8,169.00	3,525.26	14,004.00	-74.83
60-1-000-001-6515.114 Painting Supplies - PL	0.00	400.00	-400.00	1,400.00	390.73	1,800.00	-78.29
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	7.95	40.00	-32.05	280.00	741.01	480.00	54.38
Total Maintenance Supplies	593.55	2,797.00	-2,203.45	20,139.00	11,546.82	30,374.00	-61.98
Maintenance Contracts							
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	645.00	755.00	-110.00	5,285.00	4,722.00	9,060.00	-47.88
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	0.00	0.00	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	16.00	-16.00	116.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	200.00	-200.00	2,400.00	0.00	2,400.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	350.00	-350.00	1,198.00	1,547.44	2,046.00	-24.37
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	236.00	35.00	201.00	310.00	350.34	485.00	-27.76
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	1,500.00	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	881.00	1,356.00	-475.00	18,609.00	7,020.37	26,691.00	-73.70
TOTAL MAINTENANCE	7,305.26	10,988.00	-3,682.74	86,593.00	60,847.80	139,085.00	-56.25
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,284.20	1,301.00	-16.80	9,002.00	8,898.15	15,467.00	-42.47
60-1-000-001-6720.000 Ppoerty Insurance	895.54	917.00	-21.46	6,419.00	6,268.78	11,004.00	-43.03
60-1-000-001-6720.500 Equipment Insurance	49.98	52.00	-2.02	364.00	349.86	624.00	-43.93
60-1-000-001-6721.000 Liability Insurance	155.52	163.00	-7.48	1,141.00	1,088.64	1,956.00	-44.34
60-1-000-001-6721.500 PE & PO Insuranace	102.90	108.00	-5.10	756.00	720.30	1,296.00	-44.42
60-1-000-001-6722.000 Work Comp Insurance	263.81	275.00	-11.19	1,925.00	1,846.67	3,300.00	-44.04

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
October, 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	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
Total Taxes & Insurance Expense	2,751.95	2,816.00	-64.05	19,607.00	19,172.40	34,147.00	-43.85
TOTAL TAXES & INSURANCE EXPENSE	2,751.95	2,816.00	-64.05	19,607.00	19,172.40	34,147.00	-43.85
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,711.99	1,900.00	-188.01	13,300.00	12,456.45	22,800.00	-45.37
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,711.99	1,900.00	-188.01	13,300.00	12,456.45	22,800.00	-45.37
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	-6,275.00	6,275.00	-43,925.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-43,925.00	0.00	-75,300.00	-100.00
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	1,711.99	-4,375.00	6,086.99	-30,625.00	12,456.45	-52,500.00	-123.73
TOTAL EXPENSES BEFORE DEPRECIATION	23,475.79	25,209.00	-1,733.21	173,299.00	174,833.11	288,061.00	-39.31
NET REVENUE/EXPENSES (PROFIT)/LOSS	-6,665.21	-4,471.00	-2,194.21	-34,569.00	-29,651.76	-68,316.00	-56.60
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	43,925.00	43,925.00	75,300.00	-41.67
Total Depreciation Expense	6,275.00	6,275.00	0.00	43,925.00	43,925.00	75,300.00	-41.67
TOTAL DEPRECIATION EXPENSE	6,275.00	6,275.00	0.00	43,925.00	43,925.00	75,300.00	-41.67
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-390.21	1,804.00	-2,194.21	9,356.00	14,273.24	6,984.00	104.37
TOTAL BOND PAYMENT	2,175.51	0.00	2,175.51	0.00	14,756.05	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	100,799.16	107,597.00	-6,797.84	758,666.67	1,446,208.00	-47.54
TOTAL OPERATING INCOME	100,799.16	107,597.00	-6,797.84	758,666.67	1,446,208.00	-47.54
OPERATING EXPENSE						
Total Administration Expenses	72,051.49	52,799.67	19,251.82	367,475.93	686,436.00	-46.47
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	461.15	394.00	67.15	2,256.19	5,486.00	-58.87
Total Maintenance Expenses	58,130.58	55,386.00	2,744.58	354,136.42	725,192.00	-51.17
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	1,594.29	1,625.00	-30.71	11,160.03	21,890.00	-49.02
TOTAL ROUTINE OPERATING EXPENSES	132,237.51	110,204.67	22,032.84	735,028.57	1,439,004.00	-48.92
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	132,237.51	110,204.67	22,032.84	735,028.57	1,439,004.00	-48.92
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-31,438.35	-2,607.67	-28,830.68	23,638.10	7,204.00	228.12
Total Depreciation Expense						
	45.00	760.50	-715.50	315.00	9,126.00	-96.55
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-31,483.35	-3,368.17	-28,115.18	23,323.10	-1,922.00	-1,313.48

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	77,018.43	68,660.00	8,358.43	594,181.53	882,270.00	-32.65
TOTAL OPERATING INCOME	77,018.43	68,660.00	8,358.43	594,181.53	882,270.00	-32.65
OPERATING EXPENSE						
Total Administration Expenses	23,398.22	30,455.17	-7,056.95	182,488.85	322,115.00	-43.35
Total Tenant Service Expenses	102.08	85.00	17.08	652.00	1,560.00	-58.21
Total Utility Expenses	10,557.11	7,400.00	3,157.11	46,512.80	121,000.00	-61.56
Total Maintenance Expenses	21,100.71	26,707.34	-5,606.63	166,605.66	336,925.00	-50.55
Total Protective Service Expenses	489.00	733.00	-244.00	6,826.01	4,480.00	52.37
General Expenses	6,286.91	7,634.00	-1,347.09	54,095.33	90,521.00	-40.24
TOTAL ROUTINE OPERATING EXPENSES	61,934.03	73,014.51	-11,080.48	457,180.65	876,601.00	-47.85
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	
TOTAL OPERATING EXPENSES	61,934.03	58,514.51	3,419.52	457,180.65	702,601.00	-34.93
NET REVENUE/EXPENSE PROFIT/-LOSS						
	15,084.40	10,145.49	4,938.91	137,000.88	179,669.00	-23.75
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	14,500.00	0.00	101,500.00	174,000.00	-41.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	584.40	-4,354.51	4,938.91	35,500.88	5,669.00	526.23

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	95,033.91	94,301.00	732.91	765,261.24	1,115,436.00	-31.39
TOTAL OPERATING INCOME	95,033.91	94,301.00	732.91	765,261.24	1,115,436.00	-31.39
OPERATING EXPENSE						
Total Administration Expenses	23,920.86	38,785.00	-14,864.14	192,460.00	413,513.00	-53.46
Total Tenant Service Expenses	37.00	100.00	-63.00	335.22	1,200.00	-72.07
Total Utility Expenses	4,289.34	2,027.00	2,262.34	10,851.68	31,775.00	-65.85
Total Maintenance Expenses	35,013.83	45,004.33	-9,990.50	242,470.92	560,252.00	-56.72
Total Protective Service Expenses	0.00	1,017.00	-1,017.00	3,809.29	14,236.00	-73.24
General Expenses	6,918.06	10,162.75	-3,244.69	52,110.59	94,306.00	-44.74
TOTAL ROUTINE OPERATING EXPENSES	70,179.09	97,096.08	-26,916.99	502,037.70	1,115,282.00	-54.99
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	
TOTAL OPERATING EXPENSES	70,179.09	66,096.08	4,083.01	502,037.70	743,282.00	-32.46
NET REVENUE/EXPENSE PROFIT/-LOSS						
	24,854.82	28,204.92	-3,350.10	263,223.54	372,154.00	-29.27
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	203,000.00	372,000.00	-45.43
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-4,145.18	-2,795.08	-1,350.10	60,223.54	154.00	39,006.19

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	22,217.34	18,985.92	3,231.42	200,853.80	269,902.00	-25.58
TOTAL OPERATING INCOME	22,217.34	18,985.92	3,231.42	200,853.80	269,902.00	-25.58
OPERATING EXPENSE						
Total Administration Expenses	5,111.51	9,185.00	-4,073.49	42,811.72	101,101.00	-57.65
Total Tenant Service Expenses	101.35	0.00	101.35	293.55	200.00	46.78
Total Utility Expenses	3,616.45	1,800.00	1,816.45	12,519.10	28,900.00	-56.68
Total Maintenance Expenses	11,916.49	7,811.50	4,104.99	52,852.41	102,629.00	-48.50
Total Protective Service Expenses	0.00	711.00	-711.00	8,045.07	3,444.00	133.60
General Expenses	1,785.14	2,670.33	-885.19	18,981.33	31,766.00	-40.25
TOTAL ROUTINE OPERATING EXPENSES	22,530.94	22,177.83	353.11	135,503.18	268,040.00	-49.45
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	
TOTAL OPERATING EXPENSES	22,530.94	11,177.83	11,353.11	135,503.18	136,040.00	-0.39
NET REVENUE/EXPENSE PROFIT/-LOSS	-313.60	7,808.09	-8,121.69	65,350.62	133,862.00	-51.18
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	11,000.00	0.00	77,000.00	132,000.00	-41.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,313.60	-3,191.91	-8,121.69	-11,649.38	1,862.00	-725.64

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,899.51	11,094.00	-1,194.49	78,661.14	133,124.00	-40.91
TOTAL ADMIN OPERATING INCOME	9,899.51	11,094.00	-1,194.49	78,661.14	133,124.00	-40.91
OPERATING EXPENSES						
Total Admin Expenses	6,976.86	8,560.50	-1,583.64	53,305.38	96,636.00	-44.84
Total Fees Expenses	3,919.50	3,998.00	-78.50	27,658.50	49,826.00	-44.49
Total General Expenses	658.53	700.50	-41.97	4,210.16	8,403.00	-49.90
TOTAL OPERATING EXPENSES	11,554.89	13,259.00	-1,704.11	85,174.04	154,865.00	-45.00
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	
TOTAL EXPENSES	11,554.89	12,795.00	-1,240.11	85,174.04	149,297.00	-42.95
NET REVENUE PROFIT/-LOSS	-1,655.38	-1,701.00	45.62	-6,512.90	-16,173.00	-59.73
Total Depreciation Expense	464.00	464.00	0.00	3,248.00	5,568.00	-41.67
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,119.38	-2,165.00	45.62	-9,760.90	-21,741.00	-55.10

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	80,625.00	76,346.00	4,279.00	550,036.00	916,138.00	-39.96
TOTAL HAP INCOME	80,625.00	76,346.00	4,279.00	550,036.00	916,138.00	-39.96
HAP EXPENSES						
Total HAP Expenses	76,145.00	82,798.00	-6,653.00	543,403.00	995,525.00	-45.42
Total General HAP Expenses	15.80	-25.00	40.80	-41.20	-300.00	-86.27
TOTAL HAP EXPENSES	76,160.80	82,773.00	-6,612.20	543,361.80	995,225.00	-45.40
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	4,464.20	-6,427.00	10,891.20	6,674.20	-79,087.00	-108.44

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,794.70	34,333.00	-538.30	235,145.33	411,996.00	-42.93
TOTAL OPERATING INCOME	33,794.70	34,333.00	-538.30	235,145.33	411,996.00	-42.93
OPERATING EXPENSE						
Total Administration Expenses	5,223.94	9,980.00	-4,756.06	39,987.43	117,720.00	-66.03
Total Fee Expenses	4,046.00	4,284.00	-238.00	29,333.50	51,408.00	-42.94
Total Utilities Expenses	2,951.78	2,840.00	111.78	17,438.77	34,080.00	-48.83
Total Maintenance Expenses	8,966.60	12,936.00	-3,969.40	64,861.02	146,233.00	-55.65
Total Taxes & Insurance Expense	2,969.47	3,073.00	-103.53	20,891.08	37,052.00	-43.62
Total Financial Expenses	1,712.00	1,890.00	-178.00	12,456.49	22,680.00	-45.08
TOTAL ROUTINE OPERATING EXPENSE	25,869.79	35,003.00	-9,133.21	184,968.29	409,173.00	-54.79
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	25,869.79	31,653.00	-5,783.21	184,968.29	368,973.00	-49.87
NET REVENUE PROFIT/-LOSS						
	7,924.91	2,680.00	5,244.91	50,177.04	43,023.00	16.63
Total Depreciation Expense						
	3,350.00	3,350.00	0.00	23,450.00	40,200.00	-41.67
NET REVENUE w/Depreciation PROFIT/-LOSS	4,574.91	-670.00	5,244.91	26,727.04	2,823.00	846.76

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	30,141.00	29,680.00	461.00	204,484.87	356,377.00	-42.62
TOTAL OPERATING INCOME	30,141.00	29,680.00	461.00	204,484.87	356,377.00	-42.62
OPERATING EXPENSE						
Total Administration Expenses	4,852.06	8,829.00	-3,976.94	37,906.46	83,913.00	-54.83
Total Fee Expenses	3,867.50	3,868.00	-0.50	26,775.00	46,416.00	-42.32
Total Utilities Expenses	2,987.03	3,083.00	-95.97	17,675.00	37,000.00	-52.23
Total Maintenance Expenses	7,305.26	10,988.00	-3,682.74	60,847.80	139,085.00	-56.25
Total Taxes & Insurance Expense	2,751.95	2,816.00	-64.05	19,172.40	34,147.00	-43.85
Total Financial Expenses	1,711.99	1,900.00	-188.01	12,456.45	22,800.00	-45.37
TOTAL ROUTINE OPERATING EXPENSE	23,475.79	31,484.00	-8,008.21	174,833.11	363,361.00	-51.88
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	23,475.79	25,209.00	-1,733.21	174,833.11	288,061.00	-39.31
NET REVENUE PROFIT/-LOSS						
	6,665.21	4,471.00	2,194.21	29,651.76	68,316.00	-56.60
Total Depreciation Expense						
	6,275.00	6,275.00	0.00	43,925.00	75,300.00	-41.67
NET REVENUE w/Depreciation PROFIT/-LOSS	390.21	-1,804.00	2,194.21	-14,273.24	-6,984.00	104.37

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	295,068.84	289,543.92	5,524.92	2,318,963.24	3,713,816.00	-37.56
TOTAL OPERATING INCOME	295,068.84	289,543.92	5,524.92	2,318,963.24	3,713,816.00	-37.56
OPERATING EXPENSE						
Total Administration Expenses	124,482.08	131,224.84	-6,742.76	785,236.50	1,523,165.00	-48.45
Total Tenant Service Expenses	240.43	185.00	55.43	1,280.77	2,960.00	-56.73
Total Utility Expenses	18,924.05	11,621.00	7,303.05	72,139.77	187,161.00	-61.46
Total Maintenance Expenses	126,161.61	134,909.17	-8,747.56	816,065.41	1,724,998.00	-52.69
Total Protective Service Expenses	489.00	2,461.00	-1,972.00	18,680.37	22,160.00	-15.70
General Expenses	16,584.40	22,092.08	-5,507.68	136,347.28	238,483.00	-42.83
TOTAL ROUTINE OPERATING EXPENSES	286,881.57	302,493.09	-15,611.52	1,829,750.10	3,698,927.00	-50.53
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	
TOTAL OPERATING EXPENSES	286,881.57	245,993.09	40,888.48	1,829,750.10	3,020,927.00	-39.43
NET REVENUE/EXPENSE PROFIT/-LOSS						
	8,187.27	43,550.83	-35,363.56	489,213.14	692,889.00	-29.40
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	381,815.00	687,126.00	-44.43
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-46,357.73	-13,709.67	-32,648.06	107,398.14	5,763.00	1,763.58

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	63,935.70	64,013.00	-77.30	439,630.20	768,373.00	-42.78
TOTAL OPERATING INCOME	63,935.70	64,013.00	-77.30	439,630.20	768,373.00	-42.78
OPERATING EXPENSE						
Total Administration Expenses	10,076.00	18,809.00	-8,733.00	77,893.89	201,633.00	-61.37
Total Fee Expenses	7,913.50	8,152.00	-238.50	56,108.50	97,824.00	-42.64
Total Utilities Expenses	5,938.81	5,923.00	15.81	35,113.77	71,080.00	-50.60
Total Maintenance Expenses	16,271.86	23,924.00	-7,652.14	125,708.82	285,318.00	-55.94
Total Taxes & Insurance Expense	5,721.42	5,889.00	-167.58	40,063.48	71,199.00	-43.73
Total Financial Expenses	3,423.99	3,790.00	-366.01	24,912.94	45,480.00	-45.22
TOTAL ROUTINE OPERATING EXPENSE	49,345.58	66,487.00	-17,141.42	359,801.40	772,534.00	-53.43
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	49,345.58	56,862.00	-7,516.42	359,801.40	657,034.00	-45.24
NET REVENUE PROFIT/-LOSS						
	14,590.12	7,151.00	7,439.12	79,828.80	111,339.00	-28.30
Total Depreciation Expense						
	9,625.00	9,625.00	0.00	67,375.00	115,500.00	-41.67
NET REVENUE w/Depreciation PROFIT/-LOSS	4,965.12	-2,474.00	7,439.12	12,453.80	-4,161.00	-399.30

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,261.98	23,601.70	-14,339.72	63,639.48
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,290.82	22,627.68	-6,336.86	115,126.33
Administrative Expenses	-2,154.58	1,192.75	-3,347.33	3,723.04
Tenant Services	102.08	76.94	25.14	652.00
Utilities	10,557.11	6,393.32	4,163.79	46,512.80
Maintenance Supplies/Contracts	21,589.71	7,138.04	14,451.67	173,431.67
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,286.91	7,805.51	-1,518.60	54,095.33
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	61,934.03	68,835.94	-6,901.91	457,180.65
AMP002 - FAMILY				
Salaries	7,349.59	32,688.12	-25,338.53	54,583.72
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,735.27	30,724.56	-12,989.29	126,414.89
Administrative Expenses	-1,359.40	688.54	-2,047.94	9,891.52
Tenant Services	37.00	0.00	37.00	335.22
Utilities	4,289.34	1,740.49	2,548.85	10,851.68
Maintenance Supplies/Contracts	35,013.83	12,859.21	22,154.62	246,280.21
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,918.06	16,144.93	-9,226.87	52,110.59
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	69,983.69	94,845.85	-24,862.16	500,467.83
AMP003 - BLUEBELL				
Salaries	326.90	4,598.10	-4,271.20	5,207.28
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,764.93	5,612.50	-847.57	33,278.08
Administrative Expenses	19.68	502.80	-483.12	4,326.36
Tenant Services	101.35	0.00	101.35	293.55
Utilities	3,616.45	1,658.50	1,957.95	12,519.10
Maintenance Supplies/Contracts	11,916.49	2,477.09	9,439.40	60,897.48
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,785.14	2,920.97	-1,135.83	18,981.33
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	22,530.94	17,769.96	4,760.98	135,503.18
COCC				
Salaries	101,728.14	44,781.65	56,946.49	660,881.00
Employee W/H Payments	-0.01	-196.35	196.34	-2,053.62
Management Fees	62.41	0.00	62.41	69.91
Administrative Expenses	28,175.92	4,894.95	23,280.97	60,116.56
Tenant Services	0.00	0.00	0.00	0.00
Utilities	461.15	321.62	139.53	2,256.19
Maintenance Supplies/Contracts	215.60	132.74	82.86	544.88
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,594.29	1,529.66	64.63	11,160.03
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	132,237.50	51,464.27	80,773.23	732,974.95
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	118,666.61	105,669.57	12,997.04	784,311.48
Employee W/H Payments	-0.01	-196.35	196.34	-2,053.62
Management Fees	38,853.43	58,964.74	-20,111.31	274,889.21
Administrative Expenses	24,877.02	7,484.77	17,392.25	79,627.35
Tenant Services	240.43	76.94	163.49	1,280.77
Utilities	18,924.05	10,113.93	8,810.12	72,139.77
Maintenance Supplies	68,735.63	22,607.08	46,128.55	481,154.24
Mileage	0.00	0.00	0.00	0.00
General Expenses	16,584.40	28,401.07	-11,816.67	136,347.28
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	286,881.56	233,121.75	53,759.81	1,827,696.48

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,687.64	9,103.16	1,584.48
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,046.00	5,945.10	-1,899.10
Administrative Expenses	353.08	1,258.90	-905.82
Utilities	2,951.78	2,864.98	86.80
Maintenance Supplies/Contracts	3,135.82	1,970.28	1,165.54
Tax & Insurance Expenses	2,969.47	2,813.59	155.88
Finacial Expenses	1,712.00	1,847.01	-135.01
TOTAL BRENTWOOD CLAIMS	25,855.79	25,803.02	52.77
PRAIRIELAND			
Salaries	10,687.51	9,102.95	1,584.56
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	5,350.59	-1,483.09
Administrative Expenses	-7.74	1,277.74	-1,285.48
Utilities	2,987.03	2,934.59	52.44
Maintenance Supplies/Contracts	1,474.55	2,331.78	-857.23
Taxes & Insurance Expenses	2,751.95	2,585.00	166.95
Financial Expenses	1,711.99	1,847.01	-135.02
TOTAL PRAIRIELAND CLAIMS	23,472.79	25,429.66	-1,956.87
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,375.15	18,206.11	3,169.04
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,913.50	11,295.69	-3,382.19
Administrative Expenses	345.34	2,536.64	-2,191.30
Utilities	5,938.81	5,799.57	139.24
Maintenance Supplies	4,610.37	4,302.06	308.31
Taxes & Insurance Expenses	5,721.42	5,398.59	322.83
Financial Expenses	3,423.99	3,694.02	-270.03
TOTAL AHP CLAIMS	49,328.58	51,232.68	-1,904.10
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,182.37	7,046.32	136.05
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,958.50	3,627.00	331.50
Administrative Expenses	1,402.83	675.01	727.82
General Expense-Admin	642.93	718.35	-75.42
Total HCV Expenses	13,186.63	12,066.68	1,119.95
HAP Expenses	76,776.00	72,003.00	4,773.00
General Expenses	15.80	0.00	15.80
Total HAP Expenses	76,791.80	72,003.00	4,788.80
TOTAL HCV CLAIMS	89,978.43	84,069.68	5,908.75

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	0.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	300,000.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	300,000.00	300,000.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	36,132.82	4,000.00	281,129.32	341,864.32
TOTAL CFG 2019 CLAIMS	36,132.82	4,000.00	281,129.32	641,864.32
TOTAL CFG GRANT(S) CLAIMS	36,132.82	4,000.00	581,129.32	941,864.32

Knox County Housing Authority
CLAIMS REPORT TOTALS
October, 2021

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	61,934.03	68,835.94	-6,901.91	457,180.65
AMP002 - FAMILY	70,179.09	95,051.58	-24,872.49	502,037.70
AMP003 - BLUEBELL	22,530.94	17,769.96	4,760.98	135,503.18
COCC	132,237.51	51,464.28	80,773.23	733,068.02
TOTAL LOW RENT	286,881.57	233,121.76	53,759.81	1,827,789.55
<u>A.H.P.</u>				
BRENTWOOD	25,869.79	25,811.02	58.77	184,968.29
PRAIRIELAND	23,475.79	25,432.66	-1,956.87	174,833.11
TOTAL A.H.P.	49,345.58	51,243.68	-1,898.10	359,801.40
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	13,186.63	12,066.68	1,119.95	89,207.86
TOTAL HCV	13,186.63	12,066.68	1,119.95	89,207.86
<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	36,132.82	4,000.00	32,132.82	281,129.32
TOTAL GRANTS	36,132.82	4,000.00	32,132.82	581,129.32
<hr/>				
TOTAL CLAIMS FOR MONTH	385,546.60	300,432.12	85,114.48	2,857,928.13

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/24/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/30/2021

SUBJECT: Application for Payment #7 – 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

Since the last update, the COCC restroom and the Moon Towers restrooms have been completed. There has also been progress at the Whispering Hollow Community Center and two of the 2-bedroom units at Cedar Creek Place. Additionally, this pay request includes partial payment for the Bluebell elevators.

Alliance Architecture has reviewed and signed approval for Pay Request #7.

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 #6 from Hein Construction in the amount of \$84,349.97 for the period to 11/30/2021.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 3** APPLICATION NO: 7
 255 W Tompkins St
 Galesburg, IL 61401
 Various Sites
 Galesburg, IL 61401

FROM: **Hein Construction Co., Inc.** VIA CONTRACTOR: **Hein Construction Co., Inc**
 56 N. Cedar St.
 Galesburg, IL 61401
 56 N. Cedar St.
 Galesburg, IL 61401

CONTRACT FOR: **General Contractor** VIA ARCHITECT: **Alliance Architects**

CONTRACT NO: 21-2144

PERIOD TO: 11/30/2021
 CONTRACT DATE:
 PROJECT NO: 21-2144

Distribution to:
 OWNER
 CONSTRUCTION MANAGER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

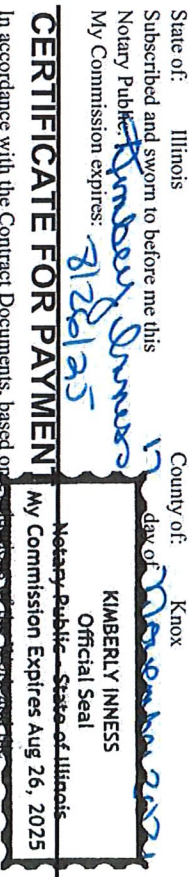
Application is made for payment, as shown below, in connection with the Contract.
 AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00	
2. NET CHANGES IN THE WORK	\$	1,262,000.00	
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	380,083.44	
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$		
5. RETAINAGE:			
a. 10 % of Completed Work (Column D + E on G703)	\$	38,008.34	
b. 10 % of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$		38,008.34
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	342,075.10	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	257,725.13	
8. CURRENT PAYMENT DUE	\$	84,349.97	
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	919,924.90	

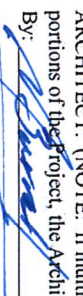
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month including	\$	\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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:  Date: 11/17/21
 State of: Illinois County of: Knox
 Subscribed and sworn to before me this 17 day of November 2021
 Notary Public: 
 My Commission expires: 8/26/25



CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on the information and 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 \$ 84,349.97

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
 CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the project, the Architect's Certification is not required.)
 By:  Date: 11-23-21

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/24/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/30/2021

SUBJECT: Hein Construction—Proposed Change Order 1

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

Due to unexpected material shortages and supply change issues, Hein Construction has requested a Change Order that would add 103 calendar days to the contract. The new contract completion date would be June 30, 2022. The contract amount would be unchanged.

Alliance Architecture has reviewed and approved this proposed change order.

This change order submission meets the requirements of HUD -5370 and the Procurement Handbook for Public Housing Agencies (7460.8 rev-2) in that the request would not result in an increase in the contract amount.

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. The Contract sum of \$1,262,000.00 will be unchanged by this change order.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 1 from Hein Construction to increase the contract time by 103 days to June 30, 2022.

CHANGE ORDER

Owner x
 Architect x
 Contractor x



PROJECT: 504 MODIFICATIONS - PHASE 3
 Knox County Housing Authority
 Galesburg, Illinois

CHANGE ORDER NO. 1

DATE: November 8, 2021

CONTRACTOR: Hein Construction Co., Inc.
 9130 N. Industrial Road
 Peoria, IL 61615

CONTRACT FOR: Total Construction

CONTRACT DATE: 3/1/21




You are hereby directed to make the following changes:

Due to unexpected material shortages and supply chain issues, Contract Time shall be increased by 103 calendar days. NO COST CHANGE

NET CHANGE \$ 0.00

The original Contract Sum was	\$ 1,262,000.00
Net Change by previous Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 1,262,000.00
The Contract Sum will be UNCHANGED by this Change Order	\$ 0.00
The Contract Sum including this Change Order	\$ 1,262,000.00
The Contract Time will be INCREASED by	103 Days
The Date of Completion as of the date of this Change Order therefore is	June 30, 2022

<u>ALLIANCE ARCHITECTURE</u> Architect	<u>HEIN CONSTRUCTION CO., INC.</u> Contractor	<u>KNOX COUNTY HOUSING AUTHORITY</u> Owner
<u>929 Lincolnway East, Suite 200</u> <u>South Bend, IN 46601</u>	<u>9130 N. Industrial Road</u> <u>Peoria, IL 61615</u>	<u>255 West Tompkins Street</u> <u>Galesburg, Illinois 61401</u>

By:  Mark A. Burrell	By:  David C. Marsahall	By:  Derek Antoine
Date: <u>November 8, 2021</u>	Date: <u>11/8/2021</u>	Date: <u>11/8/2021</u>

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/24/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/30/2021

SUBJECT: RFP P22030 – Selection and Award for Annual Audit Services

Executive Summary

The Knox County Housing Authority is responsible for the preparation and fair presentation of annual financial statements in accordance with generally accepted accounting principles. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error. The KCHA prepares and submits financial information in compliance with 24 CFR § 5.801, which requires an audited financial statement be submitted no later than nine (9) months after a PHA's fiscal year end.

2 CFR § 200, et al., streamlines the Federal government's guidance on administrative requirements, cost principles, and audit requirements to focus Federal resources more effectively on improving performance and outcomes, while ensuring the financial integrity of taxpayer dollars in partnership with non-Federal stakeholders. The uniform guidance supersedes, consolidates, and streamlines requirements from eight OMB Circulars.

Summarizing 24 CFR § 5.801 and 2 CFR § 200 requirements, the KCHA must comply with the following:

- Annual audit of financial statements and internal controls
- Procurement of an Auditor, independent of agency financial operations, which meets the general standards in generally accepted government auditing standards

In September 2021, the agency solicited proposals for annual audit services and had selected Aprio as its procured auditor. However, Aprio requested material changes/edits to the agency's contract for annual audit services. With input from legal counsel, the agency rejected these proposed changes and reissued the Request for Proposals.

A solicitation for Annual Audit Services was then issued on the Housing Agency Marketplace from 10/08/2021 through 11/10/2021.

Outreach efforts for this solicitation were as follows:

- 846 total vendors informed via Housing Agency Marketplace
- 18 total views of the bid packet by vendors
- 2 proposals submitted:
 - Aprio, LLP
 - Zenk & Associates

A panel comprised of KCHA Executive Director Derek Antoine, Assistant Director Cheryl Lefler, and Finance Coordinator Lee Lofing convened to review and score the proposals. Each member of the panel scored the proposals independently of the others prior to the meeting. The bid tabulation, which includes the composite scoring of the submissions, is attached to this memo. Zenk & Associates scored 100 while Aprio scored 91.67.

Fiscal Impact

The annual audit and subsequent report are funded directly through operating subsidy.

Recommendation

It is the recommendation of the Executive Director the Board approve selection of Zenk & Associates as the agency's independent auditor to provide Annual Audit Services at the proposed cost of \$14,500.00. The initial contract will be for a term of one year, with two one-year renewal options, for a maximum contract length of three years.

Annual Audit Services - P220030

	Maximum Point Value	Aprio	Zenk & Associates
Responsive & Responsible	-	yes	yes
Proposed cost	20	13.33	20.00
Demonstrated understanding of the requirement	15	15.00	15.00
Appropriateness of the technical approach & work plan quality	10	10.00	10.00
Technical capabilities & management Plan	10	10.00	10.00
Demonstrated experience & past performance	15	13.33	15.00
Peer review	20	20.00	20.00
Overall quality & professional appearance	10	10.00	10.00
Preference Evaluation Factor (Section 3)	15	n/a	n/a
Total Maximum Points	115	91.66	100.00
Proposed cost of the services - Year 1	-	\$ 19,952.00	\$ 14,500.00
Proposed cost of the services - Year 2	-	\$ 19,952.00	\$ 14,500.00
Proposed cost of the services - Year 3	-	\$ 19,952.00	\$ 15,000.00
Potential Additional Consulting as needed - hourly rate	-	\$ 160.00	\$ 95.00

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TO: Board of Commissioners
Knox County Housing Authority

DATE: 11/24/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 11/30/2021

SUBJECT: ARPA Funding

Executive Summary

The American Rescue Plan Act (ARPA) makes funding available to assist households that are unable to pay rent or utilities. Enacted on March 3, 2021, ARPA makes available up to \$21.55 billion to provide assistance through existing or newly created rental assistance programs to households at risk of eviction. The Knox County Board and the City of Galesburg are in receipt of ARPA funding and are overseeing its use and disbursement in their respective jurisdictions.

On November 10, 2021, KCHA staff met with the ARPA Task Force and formally requested funds totaling \$114,714 from the Knox County Board and City of Galesburg on behalf of 159 KCHA participant families facing eviction for nonpayment of rent due to hardships brought on by the COVID-19 pandemic. The letter that accompanied the request is attached to this memo.

On November 24, 2021, KCHA Executive Director Derek Antoine, along with Assistant Director Cheryl Lefler and other various staff, shall attend the November 2021 meeting of the Knox County Board where it is anticipated the KCB will approve an intergovernmental agreement between itself and the Knox County Housing Authority for the purpose of facilitating the 11/10/2021 funding request. A draft copy of that agreement is included with this memo.

Fiscal Impact

Once approved, this intergovernmental agreement will pave the way for the Knox County Board to provide funding towards eliminating rental arrears for KCHA families facing imminent eviction.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the intergovernmental agreement between itself and the Knox County Board for the purpose of facilitating American Rescue Plan Act funding for KCHA families facing eviction for nonpayment of rent due to hardships brought on by the COVID-19 pandemic.



BUILDING COMMUNITY, PEOPLE, AND PARTNERSHIPS

216 W. Simmons St., Galesburg, IL 61401

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Lomac Payton, Chairperson
Jared Hawkinson, Vice Chairperson
Wayne Allen, Commissioner
Paul H. Stewart, Commissioner
LaToya Carson, Commissioner
Sara Robison, Commissioner
Joseph Riley, Commissioner
Derek Antoine, Exec. Director, Secretary
Jack P. Ball, Attorney

Wednesday, November 10, 2021
10:35 AM

American Rescue Plan Act (ARPA) Task Force
City of Galesburg, IL
Knox County, IL

To Whom It May Concern:

On behalf of the low-income population of the Knox County Housing Authority, I am writing today to request funding to satisfy dwelling rental charges for 159 families facing eviction.

Even as the American economy continues its recovery from the devastating impact of the pandemic, these families face deep rental debt and fear evictions and the loss of basic housing security. COVID-19 has worsened an affordable housing crisis that predates the pandemic and that has exacerbated deep disparities that threaten the strength of an economic recovery that must work for everyone. Right now, our housing system rarely protects those of us who are vulnerable to losing our homes. We've seen over the last year that the most vulnerable families have been impacted the worst. Now more than ever it's evident our families need a safe and stable place to call home.

The American Rescue Plan Act makes funding available to assist households that are unable to pay rent or utilities. Enacted on 03/11/2021, ARPA makes available up to \$21.55 billion to provide assistance through existing or newly created rental assistance programs to *households at risk of eviction*. We have before us an opportunity to help achieve this by investing ARPA funds in local housing infrastructure.

As discussed at the 10/25/2021 meeting of the ARPA Task Force, the KCHA has a number of families that are impacted. As of the date of this request, 162 families served by the KCHA – including 206 adults and 169 children – are facing eviction due to nonpayment of rent during the COVID-19 pandemic. If these households don't receive immediate assistance, 387 individuals face housing instability or outright homelessness at a most dangerous time. With local resources already stretched incredibly thin, we could be on the precipice of unprecedented homelessness in our jurisdiction.

The blunt truth of the matter is these families either had the ability to pay rent during this time, or failed to communicate economic hardships to the agency which would have resulted in their rents having been adjusted. To put it simply, fault and accountability for these rental arrears rests with the participant families. During the 10/25/2021 meeting, Kim Sibley (KCHA Participant Engagement Manager) advised the task force on the cultural and socioeconomic challenges faced by our families. To paraphrase that discussion, the families we serve have a different perspective than you or I, and it's that perspective which has led them down a path of poor decisions and choices.

The Department of Housing and Urban Development (HUD) has been exceptionally flexible during this difficult time and has encouraged public housing authorities to work with families on the collection of this debt, including the use of repayment agreements. It is our intention to do this as best we can to ensure they have every opportunity to remain housed, now and in the future. Unfortunately, tenants facing this steep of an uphill battle historically fail to make sustained payments and are subsequently evicted as a result.

Our number one priority is to keep these families safely housed. It is with all this in mind that we respectfully request is \$114,714, which will be sufficient to bring all tenant accounts facing eviction current and will stave off impending court action. Regrettably, HUD does not offer any amnesty or debt forgiveness programs, and without this funding from ARPA, it is likely a large number of these families – adults and children – will be evicted within the next 60 days.

As a condition of accepting this funding, the Knox County Housing Authority will work with affected families to attend budgeting and financial counseling sessions to help them better understand the impact of poor financial and budgeting decisions. Families will first be required to make current rent payments and will then qualify to receive full eligibility towards their arrears based on attendance at the counseling sessions. Additionally, we will look to involve these families at a future City Council/County Board meeting to express appreciation for your generosity, as well as understand the impact of their decisions on the community. Further, as an agency we are open to other suggestions the task force feels would benefit our families.

American Rescue Plan Act funding is intended to be used by states and local governments to help families that have been negatively impacted by the pandemic. This request falls squarely within that description. You all are in the fortunate position to take necessary steps to mitigate the financial harm caused to these local families by the pandemic and keep them safely housed as the we continue to navigate COVID-19.

Thank you for your consideration. Should you require further information, please do not hesitate to contact me.

Respectfully submitted,



Derek Antoine
Executive Director
Knox County Housing Authority

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF KNOX
AND THE KNOX COUNTY HOUSING AUTHORITY**

This agreement is entered into by the Knox County Board and the Knox County Housing Authority (or KCHA)

WHEREAS, Section Ten of Article Seven of the Constitution of the State of Illinois and Section Three of the Intergovernmental Cooperation Act, 5 ILCS 220/3, provide that a public agency may enter into an intergovernmental agreement with other public agencies for any lawful purpose, and

WHEREAS, The American Rescue Plan Act provides for State and Local Fiscal Recovery Funds, a definition which includes Knox County, Illinois, and

WHEREAS, the Knox County Board has defined a strategy for the use of American Rescue Plan Act State and Local Fiscal Recovery Funds which includes rental assistance to residents of Knox County, and

WHEREAS, The United States Treasury Department was tasked with administration of the American Rescue Plan Act and issued instructions, criteria, and limitations for the use of funds provided by the American Rescue Plan Act compiled titled as U.S. TREASURY INTERIM FINAL RULE & GUIDANCE FOR STATE AND LOCAL FISCAL RECOVERY FUNDS (31 CFR Part 35 / RIN 1505-AC77) henceforth U.S. TREASURY INTERIM FINAL REPORT, and

WHEREAS, page 26794 of the U.S. TREASURY INTERIM FINAL REPORT states: *“Assistance to Households.*

Assistance to households or populations facing negative economic impacts due to COVID–19 is also an eligible use. This includes Food assistance; rent, mortgage, or utility assistance; counseling and legal aid to prevent eviction or homelessness; cash assistance (discussed below); emergency assistance for burials, home repairs, weatherization, or other needs; internet access or digital literacy assistance; or job training to address negative economic or public health impacts experienced due to a worker’s occupation or level of training.” and

WHEREAS, the U.S. TREASURY INTERIM FINAL REPORT FAQ 2.21. *“Can funds be used for eviction prevention efforts or housing stability services? [6/24] Yes. Responses to the negative economic impacts of the pandemic include “rent, mortgage, or utility assistance [and] counseling and legal aid to prevent eviction or homelessness.” This includes housing stability services that enable eligible households to maintain or obtain housing, such as housing counseling, fair housing counseling, case management related to housing stability, outreach to households at risk of eviction or promotion of housing support programs, housing related services for survivors of domestic abuse or human trafficking, and specialized services for individuals with disabilities or seniors that supports their ability to access or maintain housing. This also includes legal aid such as legal services or attorney’s fees related to eviction proceedings and maintaining housing stability, court-based*

eviction prevention or eviction diversion programs, and other legal services that help households maintain or obtain housing. Recipients may transfer funds to, or execute grants or contracts with, court systems, non-profits, and a wide range of other organizations to implement these strategies.,” and

WHEREAS, the U.S. TREASURY INTERIM FINAL REPORT FAQ 4.7 states: *“Do restrictions on using Coronavirus State and Local Fiscal Recovery Funds to cover costs incurred beginning on March 3, 2021 apply to costs incurred by the recipient (e.g., a State, local, territorial, or Tribal government) or to costs incurred by households, businesses, and individuals benefiting from assistance provided using Coronavirus State and Local Fiscal Recovery Funds? [6/8] The Interim Final Rule permits funds to be used to cover costs incurred beginning on March 3, 2021. This limitation applies to costs incurred by the recipient (i.e., the state, local, territorial, or Tribal government receiving funds). However, recipients may use Coronavirus State and Local Fiscal Recovery Funds to provide assistance to households, businesses, and individuals within the eligible use categories described in the Interim Final Rule for economic harms experienced by those households, businesses, and individuals prior to March 3, 2021. For example, Public Health/Negative Economic Impacts – Recipients may use Coronavirus State and Local Fiscal Recovery Funds to provide assistance to households – such as rent, mortgage, or utility assistance – for economic harms experienced or costs incurred by the household prior to March 3, 2021 (e.g., rental arrears from preceding months), provided that the cost of providing assistance to the household was not incurred by the recipient prior to March 3, 2021” and*

WHEREAS, the Knox County Housing Authority provides low cost, subsidized rental housing to residents of Knox County, and

WHEREAS, the Knox County Housing Authority reports that 159 economically challenged families, consisting of 208 adults and 189 children, risk homelessness due to pending court-ordered evictions for non-payment of rent accumulated during the COVID-related eviction moratoria.

WHEREAS, the Knox County Board endeavors to enter into an agreement with the KCHA to avoid the eviction of these families, acting in anticipation that that City of Galesburg may also participate in this effort.

NOW THEREFORE, the Knox County Board and KCHA agree to the following:

1. The Knox County Board authorizes the use of up \$125,000 of the American Rescue Plan Act, State and Local Fiscal Recovery funds as payment to the Knox County Housing Authority for rent in arrears for families negatively impacted by the COVID 19 pandemic, and

2. American Rescue Plan Act, State and Local Fiscal Recovery funds provided by Knox County to the Knox County Housing Authority shall be used for actual rent in arrears and shall not be used for penalty charges, legal expenses or any other expense not directly attributed as rent in arrears, and
3. The Knox County Housing Authority shall establish and maintain records of specific beneficiaries that include names, address, amount in arrears, and the amount resolved through use of American Rescue Plan Act, State and Local Fiscal Recovery funds, and
4. The Knox County Housing Authority shall provide to Knox County all information required by the US TREASURY for periodic reporting and/or audit by Knox County, US TREASURY or its agents.
5. Payments made on behalf of families for rent arrears are conditioned upon the party responsible for past-due rent payments entering into an agreement with the Knox County Housing Authority and the Knox County Board that the responsible party shall:
 - a. Have paid the current month's rent payment in full, and
 - b. Enroll in and complete a budgeting class provided by the Knox County Housing within a reasonable period.
6. The Knox County Housing Authority shall provide documentation that the responsible party has entered into the above-referenced agreement and has complied with its terms.
7. The Knox County Board makes these payments to avoid court-ordered evictions of the effected families. The Knox County Housing Authority and the Knox County Board shall enter into discussions with City of Galesburg regarding the City's fair share contribution to this endeavor.
8. This agreement shall become effective upon execution of this agreement by the Board Chairman of Knox County and the Executive Director of the KCHA

Knox County Board Chairman

KCHA Executive Director

Date: _____

Date: _____



EXECUTIVE DIRECTOR REPORT SEPTEMBER 2021

**REGULAR MEETING
KCHA BOARD OF COMMISSIONERS**

Tuesday, October 26, 2021

Moon Towers Conference Room

255 W. Tompkins St.

Galesburg, IL 61401

knoxcountyhousing.org



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



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

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

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

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-21	0	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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	\$ 5,833.33	25.71%	\$ (4,333.33)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

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

CY 2021	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1	1	1	1	1		1			80.0%
Hawkinson, Jared (VC)	1	1	1	1			1	1	1	1			80.0%
Allen, Wayne	1	1	1	1	1		1	1					70.0%
Stewart, Paul H.	1	1	1	1	1	1	1	1	1				90.0%
Robison, Sara	1	1	1	1	1	1	1		1	1			90.0%
Riley, Joseph	1	1	1	1	1	1	1		1	1			90.0%
Carson, LaToya	1	1	1	1	1	1	1	1	1	1			100.0%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1			100.0%

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:	10	10	Meets requirement
Average meeting attendance:	80.0	87.5%	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 September 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

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%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ -	\$ -	0.0%	\$ -	0.0%

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%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ -	\$ -	0.0%	\$ -	0.0%

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%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,218,959.00	\$ 1,168,267.00	\$ 930,486.00	79.6%	\$ 300,000.00	25.7%

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%
Total Capital Fund Program	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ -	0.0%

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%	\$ 358,780.13	45.8%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 658,780.13	60.8%

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%	\$ 287,985.13	41.7%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 358,780.13	45.8%

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

The annual PHA Plan process has commenced for the upcoming fiscal year (FYE 2023). Several policies, including the PH lease, PH ACOP, PH lease addendums, as well as the HCVP Administrative Plan, require revision based on changes to federal regulations, state law, and agency need. The Annual Plan, along with all revised policies, are posted for public review and comment until 12/22/2021. A Resident Advisory Board shall be convened during the month of December to solicit resident and participant feedback, and a public hearing is scheduled for 12/17/2021.

The plan and revised policies will come before the Board at the 12/28/2021 regular meeting.

LEGISLATIVE/ADVOCACY

December 3, 2021 is a big day for Congress and our programs. By that day, lawmakers must extend the FY 22 Continuing Resolution (CR) or risk a government shutdown with the holiday season approaching. Congress set the same deadline for raising the debt ceiling so that the USA retains uninterrupted ability to borrow money. Without that statutory authority, the government will not have sufficient funds for many federal programs.

The full House of Representatives adopted its version of a HUD spending bill earlier this year while the Senate measure was introduced but has not yet cleared the Appropriations Committee. House and Senate leaders have been trying to resolve differences between their two versions, but they have not reached agreement yet on a top line number for total domestic discretionary spending. Republicans are pushing for greater increases in defense spending, while Democrats are more focused on adopting the reconciliation package before the year's end.

On 10/28/2021, the Build Back Better Act (BBBA) framework was released by the White House. The framework of the landmark legislation will enable the construction, rehabilitation, and improvement of more than 1 million affordable homes, boosting housing supply and reducing price pressures for renters and homeowners. It will address the capital needs of the public housing stock all across the country (\$65 billion) and ensure it is not only safe and habitable but healthier and more energy efficient as well. Additionally, the BBBA would make a historic investment in rental assistance (\$25 billion), expanding vouchers to hundreds of thousands of additional families. This legislation cleared the House on 11/19/2021 by a vote of 220-213, following along party lines. The legislation has moved to the Senate with the hope it is enacted before the end of the year.

EXECUTIVE SUMMARY

PUBLIC RELATIONS

On 10/14/2021, KCHA Executive Director Derek Antoine was the guest speaker at the Galesburg Chamber of Commerce's Governmental Affairs committee meeting. Mr. Antoine provided an update on agency operations, including the impending eviction status of nearly 16-0 KCHA families due to rent hardships experienced during the COVID-19 pandemic. Present at this meeting was Wayne Carl, Director of Public Works for the City of Galesburg. Mr. Carl emailed on 10/15/2021 to inquire further about the evictions, and to ask if the agency would be willing to accept assistance, if available, from the Galesburg City Council to help avoid displacing KCHA families.

After this email conversation, Mr. Antoine was invited to present at the American Rescue Plan Act (ARPA) Task Force meeting on 10/25/2021. The purpose of the presentation was to articulate the need for ARPA funding to avoid homelessness for KCHA families facing eviction. KCHA Participant Engagement Manager Kim Sibley also spoke at this meeting. Another meeting with the ARPA Task Force was held on 11/08/2021, this time with City of Galesburg Mayor Peter Schwartzman present. Statistics concerning the families involved and amounts owed, along with an official ask of approximately \$115,000 was presented for consideration. The concept was for the City of Galesburg and the Knox County Board to basically split the total cost, with the KCB taking on just a bit more as Bluebell Tower is outside city limits. The action, and amounts, required a vote and approved by the Galesburg City Council and the Knox County Board, respectively.

On 11/24/2021, a contingent of KCHA management attended the Knox County Board meeting. At the meeting, funding in an amount not-to-exceed \$125,000 was approved to assist Knox County Housing Authority families avoid eviction. This vote paves the way for the City Council to take similar action at an upcoming meeting. This historic local legislation is expected to provide nearly \$100,000 to apply to tenant rental accounts which will keep families housed. There are minor stipulations attached, which require a measure of responsibility and accountability from KCHA families accepting this assistance.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5487	5394	98.3%	1.7%	177	175	98.9%	1.1%
Family Sites	5851	5851	100.0%	0.0%	191	191	100.0%	0.0%
Bluebell Tower	1581	1571	99.4%	0.6%	51	51	100.0%	0.0%
PH Total	12919	12816	99.2%	0.8%	419	417	99.5%	0.5%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	37878	37527	99.1%	0.9%	1239	1239	100.0%	0.0%
Family Sites	41119	41119	100.0%	0.0%	1372	1372	100.0%	0.0%
Bluebell Tower	10914	10857	99.5%	0.5%	357	357	100.0%	0.0%
PH Total	89911	89503	99.5%	0.5%	2968	2968	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	73	0	73	13	11	382	87	480
Averages		0.0	73.0	0.0	73.0		0.8	29.4	6.7	36.9
Family Sites	5	6	39	17	62	20	59	163	65	287
Averages		1.2	7.8	3.4	12.4		3.0	8.2	3.3	14.4
Bluebell Tower	1	1	7	0	8	4	1	35	20	56
Averages		1.0	7.0	0.0	8.0		0.3	8.8	5.0	14.0
PH Total	7	7	119	17	143	37	71	580	172	823
Averages		1.0	17.0	2.4	20.4		1.9	15.7	4.6	22.2

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
Moon Towers						
Income	\$ 77,018.43	\$ 68,660.00	112.2%	\$ 594,181.53	\$ 535,470.00	111.0%
Expense	\$ 61,932.19	\$ 73,014.51	84.8%	\$ 457,178.81	\$ 494,680.57	92.4%
Revenue/(LOSS)	\$ 15,086.24	\$ (4,354.51)	-346.5%	\$ 137,002.72	\$ 40,789.43	335.9%
Family Sites						
Income	\$ 95,033.91	\$ 94,301.00	100.8%	\$ 765,261.24	\$ 643,879.00	118.9%
Expense	\$ 70,179.09	\$ 97,096.08	72.3%	\$ 502,037.70	\$ 636,389.56	78.9%
Revenue/(LOSS)	\$ 24,854.82	\$ (2,795.08)	-889.2%	\$ 263,223.54	\$ 7,489.44	3514.6%
Bluebell Tower						
Income	\$ 22,217.34	\$ 18,985.92	117.0%	\$ 200,853.80	\$ 174,974.44	114.8%
Expense	\$ 22,530.94	\$ 22,177.83	101.6%	\$ 135,503.18	\$ 152,530.81	88.8%
Revenue/(LOSS)	\$ (313.60)	\$ (3,191.91)	9.8%	\$ 65,350.62	\$ 22,443.63	291.2%
PH Total						
Income	\$ 194,269.68	\$ 181,946.92	106.8%	\$ 1,560,296.57	\$ 1,354,323.44	115.2%
Expense	\$ 154,642.22	\$ 192,288.42	80.4%	\$ 1,094,719.69	\$ 1,283,600.94	85.3%
Revenue/(LOSS)	\$ 39,627.46	\$ (10,341.50)	-383.2%	\$ 465,576.88	\$ 70,722.50	658.3%

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 437,132.06	\$ 32,132.76	7.35%
Family Sites	\$ 242,397.79	\$ 66,173.63	27.30%
Bluebell Tower	\$ 169,553.93	\$ 3,223.39	1.90%
PH Total	\$ 849,083.78	\$ 101,529.78	11.96%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 624,138.06	\$ 261,246.09	\$ 65,311.52	9.56	\$ 362,891.97
Family Sites	\$ 731,395.05	\$ 286,878.69	\$ 71,719.67	10.20	\$ 444,516.36
Bluebell Tower	\$ 203,675.38	\$ 77,430.39	\$ 19,357.60	10.52	\$ 126,244.99
PH Total	\$ 1,559,208.49	\$ 625,555.16	\$ 156,388.79	9.97	\$ 933,653.33

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	54	54	100.0%	0.0%	125	2.31
Family Sites	109	107	98.2%	1.8%	175	1.64
Bluebell Tower	23	23	100.0%	0.0%	75	3.26
PH Total	186	184	100.0%	0.0%	375	2.04

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	566	565	99.8%	0.2%	1138	2.01
Family Sites	751	749	99.7%	0.3%	1589	2.12
Bluebell Tower	189	189	100.0%	0.0%	466	2.47
PH Total	1506	1503	100.0%	0.0%	3193	2.12

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	9	9	100.0%	9	100.0%	0	0.0%
Family Sites	12	12	100.0%	12	100.0%	0	0.0%
Bluebell Tower	0	0	100.0%	0	100.0%	0	100.0%
PH Total	21	21	100.0%	21	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	61	61	100.0%	9	14.8%	0	0.0%
Family Sites	81	81	100.0%	81	100.0%	0	0.0%
Bluebell Tower	28	28	100.0%	28	100.0%	0	0.0%
PH Total	170	170	100.0%	118	69.4%	0	0.0%

PUBLIC HOUSING PROGRAM

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	1	1	194	0.5%	15	15	15	100.0%
Family Sites	424	0	73	351	17.2%	390	16	11	68.8%
Bluebell Tower	65	32	192	51	21.5%	3	3	3	100.0%
PH Total	684	33	266	596	12.9%	408	34	29	16.1%

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	1	0	0.00	73	73.00	73	73.00
Family Sites	5	6	1.20	39	7.80	45	9.00
Bluebell Tower	1	1	1.00	7	7.00	8	8.00
PH Total	7	7	1.00	119	17.00	126	18.00

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	13	11	0.85	382	29.38	393	30.23
Family Sites	20	59	2.95	163	8.15	222	11.10
Bluebell Tower	4	1	0.25	35	8.75	36	9.00
PH Total	37	71	1.92	580	15.68	651	17.59

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	APPEAR	PIC	EIV	FILE	CSSR	TENANT
Moon Towers	98.3%	100.0%	25.0%	0.0%	100.0%	51.2%
Family Sites	87.3%	100.0%	25.0%	6.8%	100.0%	61.4%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	100.0%	55.3%

PUBLIC HOUSING PROGRAM

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	BB	CR	QI	ROD	VER	TOT	TRT	%
Moon Towers	0	0	0	0	0	0	0	100.0%
Family Sites	0	3	0	0	0	3	3	100.0%
Bluebell Tower	0	1	0	0	0	1	1	100.0%
PH Total	0	4	0	0	0	4	4	100.0%

INFESTATIONS - CP	BB	CR	QI	ROD	VER	TOT	UNITS	% AFF	CLEAR
Moon Towers	14	48	0	0	0	62	177	35.0%	8
Family Sites	2	7	0	0	0	9	196	4.6%	0
Bluebell Tower	0	7	0	0	0	7	51	13.7%	3
PH Total	16	62	0	0	0	78	424	18.4%	11

INFESTATIONS - YTD	BB	CR	QI	ROD	VER	TOT	UNITS	% AFF	CLEAR	AVG DAYS
Moon Towers	65	216	0	0	0	281	1239	22.7%	8	125.25
Family Sites	16	22	0	0	0	38	1372	2.8%	4	22.50
Bluebell Tower	0	14	0	0	0	14	357	3.9%	3	50.33
PH Total	81	252	0	0	0	333	2968	11.2%	15	66.03

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	HIGH PERFORMER
Family Sites	95.00	38.00	21.00	25.00	10.00	94.00	HIGH PERFORMER
Bluebell Tower	99.8	39.92	23.00	25.00	10.00	97.92	HIGH PERFORMER
PH Total		38.63	21.24	25.00	10.00	94.87	HIGH PERFORMER

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	3.05	4.00	2.35	2.10	3.00	3.75	3.07	STANDARD
Family Sites	3.60	3.70	3.05	2.10	3.00	3.75	3.26	STANDARD
Bluebell Tower	3.65	4.00	1.95	2.00	2.50	4.00	3.06	STANDARD
PH Total	3.38	3.86	2.63	2.09	2.94	3.78	3.16	STANDARD

<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	2.60	3.55	2.05	2.70	2.50	3.75	2.88	STANDARD
Family Sites	3.30	3.85	2.15	2.10	2.50	3.75	3.00	STANDARD
Bluebell Tower	3.65	3.70	2.30	2.50	2.00	4.00	3.12	STANDARD
PH Total	3.05	3.71	2.13	2.40	2.44	3.78	2.96	STANDARD

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	214	20	12	2	0	7	213	179.33
OCT	213	33	17	2	9	2	216	179.33
NOV								
DEC								
TOTAL								

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	6	2	5	0	0	0	2	1
FEB	4	0	1	0	0	0	0	3
MAR	17	3	1	0	0	0	7	12
APR	33	4	2	0	0	0	5	30
MAY	65	2	2	1	0	0	4	60
JUN	52	8	0	1	0	0	1	58
JUL	47	9	1	1	0	3	3	48
AUG	34	1	3	1	0	0	5	26
SEPT	37	14	1	0	0	0	2	48
OCT	48	2	0	0	0	0	0	50
NOV								
DEC								
TOTAL		45	16	4	0	3	29	

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	195	\$ 67,918.00	\$ 78,050.00	87.02%	\$ 348.30	\$ 351.54
OCT	194	\$ 67,388.00	\$ 77,955.00	86.44%	\$ 347.36	\$ 351.12
NOV						
DEC						
TOTAL	1945	\$ 682,938.00	\$ 792,591.45	86.17%	\$ 351.12	

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	7	\$ 8,611.00	\$ 78,050.00	11.03%	\$ 1,230.14	\$ 1,207.28
OCT	8	\$ 8,757.00	\$ 77,955.00	11.23%	\$ 1,094.63	\$ 1,196.58
NOV						
DEC						
TOTAL	78	\$ 93,266.45	\$ 792,591.45	11.77%	\$ 1,195.72	

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	280	202	72.14%	\$ 712,175.45	\$ 693,594.00	\$ (1,786.88)	\$ 691,807.12	102.94%
OCT	280	202	72.14%	\$ 788,320.45	\$ 770,660.00	\$ 2,459.12	\$ 773,119.12	101.97%
NOV								
DEC								

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

SEMAP FORECAST

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

Based on current trending, the agency would score as **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	2156	96.6%	3.4%	72	71	98.6%	1.4%
Prairieland	2015	2015	100.0%	0.0%	65	65	100.0%	0.0%
AHP Total	4247	4171	98.2%	1.8%	137	136	99.3%	0.7%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	15408	15216	98.8%	1.2%	504	504	100.0%	0.0%
Prairieland	13910	13829	99.4%	0.6%	455	455	100.0%	0.0%
AHP Total	29318	29045	99.1%	0.9%	959	959	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	3	15	16	19	50	12	36	54	48	138
Averages		5.0	5.3	6.3	16.7		3.0	4.5	4.0	11.5
Prairieland	0	0	0	0	0	9	15	55	13	83
Averages		0.0	0.0	0.0	0.0		1.7	6.1	1.4	9.2
PH Total	3	15	16	19	50	21	51	109	61	221
Averages		5.0	5.3	6.3	16.7		2.4	5.2	2.9	10.5

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
Brentwood						
Income	\$ 33,794.70	\$ 34,333.00	98.4%	\$ 235,145.33	\$ 240,331.00	97.8%
Expense	\$ 25,620.79	\$ 32,353.00	79.2%	\$ 184,719.29	\$ 221,230.00	83.5%
Revenue/(LOSS)	\$ 8,173.91	\$ 1,980.00	412.8%	\$ 50,426.04	\$ 19,101.00	264.0%
Prairieland						
Income	\$ 30,141.00	\$ 29,680.00	101.6%	\$ 204,484.87	\$ 207,868.00	98.4%
Expense	\$ 23,162.29	\$ 25,209.00	91.9%	\$ 174,519.61	\$ 173,299.00	100.7%
Revenue/(LOSS)	\$ 6,978.71	\$ 4,471.00	156.1%	\$ 29,965.26	\$ 34,569.00	86.7%
AHP Total						
Income	\$ 63,935.70	\$ 64,013.00	99.9%	\$ 439,630.20	\$ 448,199.00	98.1%
Expense	\$ 48,783.08	\$ 57,562.00	84.7%	\$ 359,238.90	\$ 394,529.00	91.1%
Revenue/(LOSS)	\$ 15,152.62	\$ 6,451.00	234.9%	\$ 80,391.30	\$ 53,670.00	149.8%

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 402,990.15	\$ (1,753.00)	-0.43%
Prairieland	\$ 306,173.14	\$ 2,240.75	0.73%
AHP Total	\$ 709,163.30	\$ 487.75	0.07%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 145,675.18	\$ 105,553.88	\$ 26,388.47	5.52	\$ 40,121.30
Prairieland	\$ (114,096.70)	\$ 99,725.49	\$ 24,931.37	-4.58	\$ (213,822.19)
AHP Total	\$ 31,578.48	\$ 205,279.37	\$ 51,319.84	0.62	\$ (173,700.89)

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	3	15	5.00	16	5.33	31	10.33
PrairieLand	0	0	0.00	0	0.00	0	0.00
AHP Total	3	15	5.00	16	5.33	31	10.33

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	12	36	3.00	54	4.50	90	7.50
PrairieLand	9	15	1.67	55	6.11	87	9.67
AHP Total	21	51	2.43	109	5.19	177	8.43

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	46	41	89.1%	10.9%	7.06	0.17
PrairieLand	53	49	92.5%	7.5%	8.7	0.18
AHP Total	99	90	100.0%	0.0%	15.76	0.18

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	180	175	97.2%	2.8%	14.93	0.09
PrairieLand	207	203	98.1%	1.9%	20.29	0.10
AHP Total	387	378	100.0%	0.0%	35.22	0.09

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	15	15	100.0%	15	100.0%	0	0.0%
PrairieLand	9	9	100.0%	9	100.0%	0	0.0%
AHP Total	24	24	100.0%	24	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	127	127	100.0%	127	100.0%	0	0.0%
PrairieLand	55	55	100.0%	55	100.0%	0	0.0%
AHP Total	182	182	100.0%	182	100.0%	0	0.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	9	53	48	50.0%	64	0	32	100.0%
Prairieland	102	8	79	34	66.7%	91	0	79	100.0%
AHP Total	198	17	132	82	58.6%	155	0	111	100.0%

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	APPEAR	PIC	EIV	FILE	CSSR	TENANT
Brentwood	92.7%	0.0%	0.0%	100.0%	100.0%	99.5%
Prairieland	93.0%	0.0%	18.8%	100.0%	100.0%	91.1%

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	BB	CR	OI	ROD	VER	TOT	TRT	%
Brentwood	0	2	0	0	0	2	2	100.0%
Prairieland	0	2	0	0	0	2	2	100.0%
AHP Total	0	4	0	0	0	4	4	100.0%

INFESTATIONS - CP	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	CLEAR
Brentwood	0	6	0	0	0	6	72	8.3%	1
Prairieland	0	4	0	0	0	4	66	6.1%	3
AHP Total	0	10	0	0	0	10	138	7.2%	4

INFESTATIONS - YTD	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	CLEAR	AVG DAYS
Brentwood	3	29	0	0	0	32	504	6.3%	4	69.50
Prairieland	2	10	0	0	0	12	462	2.6%	4	31.25
AHP Total	5	39	0	0	0	44	966	4.6%	8	50.38

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	22.53	10.00	96.73	HIGH PERFORMER
Prairieland	98.00	39.20	25.00	2.00	10.00	76.20	STANDARD PERFORMER
AHP Total		39.20	25.00	12.71	10.00	86.91	STANDARD PERFORMER

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	3.30	3.15	3.30	2.90	3.00	3.75	3.26	STANDARD
Prairieland	3.20	3.70	2.40	3.00	3.00	3.25	3.09	STANDARD
AHP Total	3.25	3.41	2.87	2.95	3.00	3.51	3.18	STANDARD

<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	3.50	3.70	2.10	2.50	3.50	3.25	3.01	STANDARD
Prairieland	3.70	4.00	1.80	3.20	2.00	3.25	3.07	STANDARD
AHP Total	3.60	3.84	1.96	2.83	2.78	3.25	3.04	STANDARD

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

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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November 25, 2021

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Court appearance on Michael Ward vs. KCHA on motion to dismiss. Motion granted and order entered.
2. Review amended complaint, prepare and file second motion to dismiss and notice of hearing.
3. Review proposed contract w/architect, meeting w/Lefler to discuss response to proposed changes to contract.
4. Review Areale Holmes file and prepare email to Antoine on suggested process.
5. Review monthly board packet.

Jack P. Ball, Esq.