

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Zoom Teleconference**  
2/22/2022  
10:00 a.m.

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<b>Opening</b>	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Ratify 01-2022 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 01-2022 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	COCC:	\$ 102,993.66
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 64,751.38
<input type="checkbox"/> Sara Robison	Family:	\$ 73,167.69
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 36,415.01
<u>Excused:</u>	HCV:	\$ 96,631.63
Jared Hawkinson	Brentwood:	\$ 37,618.90
<u>Others Present:</u>	Prairieland:	\$ 24,476.35
	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00

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<b>Old Business</b>	None	
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<b>New Business</b>	Review/Approve Pay Request #10 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Change Order #2 to Hein Construction – 504 Modification Phase 3	Derek Antoine

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<b>Reports</b>	Executive Director’s Report – 01/2022	Derek Antoine
	KCHA Legal Counsel Report – 02/2022	Jack Ball

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<b>Other Business</b>	None	Derek Antoine
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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
January 25, 2022**

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  
                  Sara Robison via zoom  
                  Paul H. Stewart

EXCUSED:           Lomac Payton  
                  Joseph Riley

ABSENT:            Wayne Allen

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

Vice-Chairperson Hawkinson called the meeting to order at 10:06 a.m.

Vice-Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Carson made a motion to approve the December 2021 minutes as presented; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - abstain

Motion Carried, 3-0-1.

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

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 4-0.

December 2021 claims against the HA Administration in the sum of \$448,914.97; Central Office Cost Center in the sum of \$135,857.03; Moon Towers in the sum of \$75,510.30; Family in the sum of \$85,068.29; Bluebell in the sum of \$13,319.62; Housing Choice Voucher Program in the sum of \$96,948.53; Brentwood (A.H.P.) in the sum of \$35,704.69; Prairieland (A.H.P.) in the sum of \$33,493.96; Capital Fund '19 in the sum of \$99,722.45; Capital Fund '20 in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for December 2021; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye  
Motion Carried, 4-0.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Mr. Antoine asked the Board to review and approve Pay Request #9 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 #9. After brief discussion, Commissioner Stewart made a motion to approve Pay Request #9 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$21,765.10; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-01 Bad Debt Charge-Off for Period Ending 12/31/21. After brief discussion, Commissioner Carson made a motion to approve Resolution 2022-01 Bad Debt Charge-Off for Period Ending 12/31/21; Commissioner Stewart seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 4-0.

#### **REPORTS**

The Executive Director report was handed out at the meeting.

The Legal Counsel Report was handed out at the meeting. Mr. Ball provided an update about activities for the month.

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

Commissioner Carson made a motion to adjourn the meeting at 10:28 a.m.; Commissioner Stewart seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Robison - aye  
Commissioner Stewart - aye

Motion Carried, 4-0.

Respectfully submitted,

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Secretary

## LOW RENT

<u>COCC</u>	<u>Jan-22</u>	<u>Current YTD</u>		
Operating Income	\$93,901.15	\$1,030,612.18		
Operating Expenses	\$103,580.41	\$1,066,029.42		
<b>Net Revenue Income/(Loss)</b>	<b>(\$9,679.26)</b>	<b>(\$35,417.24)</b>		
			<b>COCC - Cash, Investments, A/R, &amp; A/P</b>	<b>\$1,206,450</b>

<u>MOON TOWERS</u>	<u>Jan-22</u>	<u>Current YTD</u>		
Operating Income	\$75,733.12	\$825,806.59	<b>Moon - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 650,762</b>
Operating Expenses	\$64,751.38	\$661,697.98	<b>Minimum Reserve Position</b>	<b>\$ 294,088</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$10,981.74</b>	<b>\$164,108.61</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$356,674</b>

<u>FAMILY SITES</u>	<u>Jan-22</u>	<u>Current YTD</u>		
Operating Income	\$102,151.76	\$1,065,903.28	<b>Family - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 787,926</b>
Operating Expenses	\$73,167.69	\$733,323.76	<b>Minimum Reserve Position</b>	<b>\$ 325,922</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$28,984.07</b>	<b>\$332,579.52</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$462,004</b>

<u>BLUEBELL</u>	<u>Jan-22</u>	<u>Current YTD</u>		
Operating Income	\$21,269.74	\$266,708.79	<b>Bluebell - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 197,910</b>
Operating Expenses	\$36,415.01	\$207,039.66	<b>Minimum Reserve Position</b>	<b>\$ 92,018</b>
<b>Net Revenue Income/(Loss)</b>	<b>(\$15,145.27)</b>	<b>\$59,669.13</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$105,892</b>

### Monthly Notes:

- For income: COCC received \$25 from inspections and \$43,024 from maintenance fees. The amps received \$119,881 in subsidy from HUD with Moon Towers receiving \$39,393; Family \$72,860; and Bluebell \$7,628.
- Extraordinary expenses for January were the replacement of the water shutoff valve and installation of the new generator at Bluebell.
- Overall the month was good for the amps as Moon and Family ended the month in the black and all three amps remain in the black year-to-date with COCC in the red.

## AHP

<u>BRENTWOOD</u>	<u>Jan-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jan-22</u>	<u>Current YTD</u>
Operating Income	\$34,145.28	\$336,754.10	Operating Income	\$30,004.00	\$296,311.49
Operating Expenses	\$37,937.90	\$290,304.33	Operating Expenses	\$24,482.35	\$261,053.82
<b>Net Revenue Income/(Loss)</b>	<b>(\$3,792.62)</b>	<b>\$46,449.77</b>	<b>Net Revenue Income/(Loss)</b>	<b>\$5,521.65</b>	<b>\$35,257.67</b>
<b>Brentwood's Cash, Investments, A/R, &amp; A/P</b>		<b>\$150,614.28</b>	<b>Prairieland's Cash, Investments, A/R, &amp; A/P</b>		<b>\$104,519.18</b>
			<b>Restricted Cash ( Sec. Dep., Reserve, Receipts )</b>		<b>(\$239,416.98)</b>
			<b>PL's Total Cash</b>		<b>(\$134,897.80)</b>

### Monthly Notes:

- Brentwood's revenue had an decrease of \$3,792.62 for the month with tenant revenue totaling \$32,169.
- Started working on repairing Brentwood's laundry room.
- Prairieland's revenue increased \$5,521.65 for the month with tenant revenue totaling \$28,876.
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- So for the month Brentwood was in the red and Prairieland was in the black for the month and both remain in the black year-to-date.

**HOUSING CHOICE VOUCHERS (HCV)**

<u>ADMINISTRATIVE</u>	<u>Jan-22</u>	<u>Current YTD</u>
Operating Income	\$11,986.97	\$108,397.49
Operating Expenses	\$18,971.07	\$134,598.06
<b>Net Revenue Income/(Loss)</b>	<b>(\$6,984.10)</b>	<b>(\$26,200.57)</b>

<b>Unrestricted Net Position (UNP)</b>		
<b>Beginning Balance</b>		\$57,603.53
<b>Investment in Fixed Assets</b>		\$0.00
<b>Monthly HCV Admin Revenue - Gain/(Loss)</b>		-\$6,984.10
<i>Transfer to NRP or Adjustment</i>		\$0.00
<b>UNP Ending Balance Per VMS</b>		<b>\$50,619.43</b>

**Monthly Notes:**

- HCV received \$11,978 plus in administrative fee subsidy from HUD which resulted in a decrease in revenue of \$6,984.10 for the month.

<u>HAP</u>	<u>Jan-22</u>	<u>Current YTD</u>
Operating Income	\$78,060.00	\$787,456.00
Operating Expenses	\$72,953.00	\$767,308.28
<b>Net Revenue Income/(Loss)</b>	<b>\$5,107.00</b>	<b>\$20,147.72</b>

<b>Restricted Net Position (RNP)</b>		
<b>Beginning Balance</b>		\$17,157.92
<b>Investment in Fixed Assets</b>		\$0.00
<b>Monthly HCV HAP Revenue - Gain/(Loss)</b>		\$5,697.00
<i>Transfer from UNP or Adjustment</i>		\$0.00
<b>RNP Ending Balance per VMS</b>		<b>\$22,854.92</b>

**Monthly Notes:**

- HCV received \$78,060 in HAP subsidy from HUD and the program shows an increase in revenue by \$5,107.00 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>Jan-22</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 37,690.00
Operating Expenses	\$ 1,122.56	\$ 9,967.22
<b>Net Revenue Income/(Loss)</b>	<b>(\$1,122.56)</b>	<b>\$27,722.78</b>

<b>EHV (UNP)</b>		
<b>Beginning Balance</b>		\$ 28,845.34
<b>Monthly EHV Admin Revenue - Gain/(Loss)</b>		\$ (1,122.56)
<b>EHV UNP Ending Balance</b>		<b>\$27,722.78</b>

**Monthly Notes:**

- EHV received no admin fee subsidy from HUD and had an decrease in revenue of \$1,122.56.

<u>HAP</u>	<u>Jan-22</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 31,505.00
Operating Expenses	\$ 3,585.00	\$ 9,510.00
<b>Net Revenue Income/(Loss)</b>	<b>(\$3,585.00)</b>	<b>\$21,995.00</b>

<b>Beginning Balance</b>		\$ 25,580.00
<b>Monthly EHV HAP Revenue - Gain/(Loss)</b>		\$ (3,585.00)
<b>RNP Ending Balance per VMS</b>		<b>\$21,995.00</b>

**Monthly Notes:**

- EHV had an decrease in revenue of \$3,585.

**MISCELLANEOUS**

**Tenant Online Payments**

<u>Property Sites</u>	<u>Jan-22</u>	<u>FYE 2022</u>
Moon Towers	\$ 2,980.79	\$ 27,182.28
Family Sites	\$ 6,946.00	\$ 45,476.53
Bluebell	\$ 379.00	\$ 6,123.00
Brentwood	\$ 4,937.00	\$ 37,563.00
Prairieland	\$ 2,811.00	\$ 50,339.70
Housing Choice Voucher	\$ -	\$ -
<b>Fiscal Year 2022 Total</b>	<b>\$18,053.79</b>	<b>\$166,684.51</b>

<b>Monthly Bad Debt Reported</b>	<b>\$12,980.19</b>
<b>Historical Bad Debt</b>	<b>\$1,098,630.48</b>

**IDROP Bad Debt Collection**

<u>Property Sites</u>	<u>Jan-22</u>	<u>FYE 2022</u>
Moon Towers	\$ 128.00	\$ 3,378.32
Family Sites	\$ -	\$ 2,129.59
Bluebell	\$ -	\$ -
Brentwood	\$ -	\$ 97.00
Prairieland	\$ -	\$ 165.00
Housing Choice Voucher	\$ -	\$ 160.78
<b>Fiscal Year 2022 Total</b>	<b>\$128.00</b>	<b>\$5,930.69</b>

	<u>By IDROP</u>	<u>By Debtor</u>
<b>Historical Bad Debt Collected</b>	<b>\$114,096.67</b>	<b>\$62,796.17</b>
	<b>16.10%</b>	<b>5.72%</b>

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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	150.00	150.00	180.00	0.00
<b>REVENUE</b>							
<b><u>FEE REVENUE</u></b>							
<b>Management Fees</b>							
10-1-000-000-3810.000 Management Fee Inc	-40,914.95	-41,301.00	386.05	-413,010.00	-411,551.47	-495,612.00	-16.96
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	-40,914.95	-41,301.00	386.05	-513,010.00	-511,551.47	-595,612.00	-14.11
<b>Asset Management Fees</b>							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
<b>Book Keeping Fees</b>							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,640.00	-5,652.00	12.00	-56,520.00	-56,617.50	-67,824.00	-16.52
Total Book Keeping Fees	-5,640.00	-5,652.00	12.00	-56,520.00	-56,617.50	-67,824.00	-16.52
<b>Fee-For-Service</b>							
10-1-000-000-3850.000 Inspection Income	-25.00	-1,321.00	1,296.00	-13,210.00	-3,650.00	-15,852.00	-76.97
10-1-000-000-3850.005 Maint Fee Income	-43,024.00	-55,043.00	12,019.00	-605,474.00	-415,456.89	-715,560.00	-41.94
Total Fee-For-Service	-43,049.00	-56,364.00	13,315.00	-618,684.00	-419,106.89	-731,412.00	-42.70
<b>Other Fees</b>							
10-1-000-000-3840.000 Other Fee Inc	-40.00	0.00	-40.00	0.00	-610.00	0.00	
Total Other Fees	-40.00	0.00	-40.00	0.00	-610.00	0.00	
<b>TOTAL FEE REVENUE</b>	<b>-93,883.95</b>	<b>-107,557.00</b>	<b>13,673.05</b>	<b>-1,230,614.00</b>	<b>-1,030,285.86</b>	<b>-1,445,728.00</b>	<b>-28.74</b>
<b><u>OTHER REVENUE</u></b>							
<b>Other Grants &amp; Investment Income</b>							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-17.20	-40.00	22.80	-400.00	-326.32	-480.00	-32.02
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	-17.20	-40.00	22.80	-400.00	-326.32	-480.00	-32.02
<b>Other Revenue</b>							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER REVENUE</b>	<b>-17.20</b>	<b>-40.00</b>	<b>22.80</b>	<b>-400.00</b>	<b>-326.32</b>	<b>-480.00</b>	<b>-32.02</b>
<b>TOTAL REVENUE</b>	<b>-93,901.15</b>	<b>-107,597.00</b>	<b>13,695.85</b>	<b>-1,231,014.00</b>	<b>-1,030,612.18</b>	<b>-1,446,208.00</b>	<b>-28.74</b>







Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	200.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.200 Copiers	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	87.74	202.00	-114.26	1,230.00	862.18	1,400.00	-38.42
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>49,119.77</b>	<b>55,436.00</b>	<b>-6,316.23</b>	<b>614,554.00</b>	<b>517,462.07</b>	<b>725,192.00</b>	<b>-28.64</b>
<b><u>PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PROTECTIVE SERVICES EXPENSEE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expense</b>							
10-1-000-000-4510.010 Property Insurance	82.39	91.00	-8.61	910.00	888.34	1,095.00	-18.87
10-1-000-000-4510.015 Equipment Insurance	12.75	12.00	0.75	120.00	116.16	140.00	-17.03
10-1-000-000-4510.020 Liability Insurance	36.34	37.00	-0.66	370.00	361.24	441.00	-18.09
10-1-000-000-4510.025 PE & PO Insurance	726.30	315.00	411.30	3,150.00	3,504.60	3,774.00	-7.14
10-1-000-000-4510.030 Work Comp Insurance	2,325.69	1,127.00	1,198.69	11,270.00	12,284.37	13,527.00	-9.19
10-1-000-000-4510.035 Auto Insurance	47.88	43.00	4.88	430.00	425.25	513.00	-17.11
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	3,231.35	1,625.00	1,606.35	16,250.00	17,579.96	19,490.00	-9.80
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>3,231.35</b>	<b>1,625.00</b>	<b>1,606.35</b>	<b>16,250.00</b>	<b>17,579.96</b>	<b>19,490.00</b>	<b>-9.80</b>
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	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
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,400.00</b>	<b>-100.00</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>103,580.41</b>	<b>111,053.67</b>	<b>-7,473.26</b>	<b>1,216,736.70</b>	<b>1,066,029.42</b>	<b>1,439,004.00</b>	<b>-25.92</b>
<b>NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>9,679.26</b>	<b>3,456.67</b>	<b>6,222.59</b>	<b>-14,277.30</b>	<b>35,417.24</b>	<b>-7,204.00</b>	<b>-591.63</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - COCC**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Expense</b>							
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	760.50	-715.50	7,605.00	450.00	9,126.00	-95.07
Total Depreciation Expense	45.00	760.50	-715.50	7,605.00	450.00	9,126.00	-95.07
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>45.00</b>	<b>760.50</b>	<b>-715.50</b>	<b>7,605.00</b>	<b>450.00</b>	<b>9,126.00</b>	<b>-95.07</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Operating Transfers In/Out</b>							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Proceeds Sale Property (Gain)/Loss</b>							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>EXCESS REVENUE/EXPENSE GAIN/-LOSS</b>	<b>9,724.26</b>	<b>4,217.17</b>	<b>5,507.09</b>	<b>-6,672.30</b>	<b>35,867.24</b>	<b>1,922.00</b>	<b>1,766.14</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,770.00	1,770.00	2,124.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-001-3110.000 Dwelling Rent	-33,060.00	-33,500.00	440.00	-335,000.00	-337,806.50	-402,000.00	-15.97
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-33,060.00	-33,500.00	440.00	-335,000.00	-337,806.50	-402,000.00	-15.97
<b>Tenant Revenue - Other</b>							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,500.00	-750.00	-1,800.00	-58.33
10-1-000-001-3690.000 Other Income	-247.59	0.00	-247.59	0.00	-1,458.67	0.00	
10-1-000-001-3690.100 Late Fees	-800.00	-300.00	-500.00	-3,000.00	-6,975.00	-3,600.00	93.75
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	0.00	-1,100.00	1,100.00	-11,000.00	-10,861.27	-13,200.00	-17.72
10-1-000-001-3690.160 Vending Machine Inc	-216.96	-150.00	-66.96	-1,500.00	-1,227.11	-1,800.00	-31.83
10-1-000-001-3690.180 Labor	-1,084.50	-300.00	-784.50	-3,000.00	-5,046.60	-3,600.00	40.18
10-1-000-001-3690.200 Materials	-2.25	-50.00	47.75	-500.00	-262.66	-600.00	-56.22
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,351.30	-2,050.00	-301.30	-20,500.00	-26,606.31	-24,600.00	8.16
<b>TOTAL TENANT REVENUE</b>	<b>-35,411.30</b>	<b>-35,550.00</b>	<b>138.70</b>	<b>-355,500.00</b>	<b>-364,412.81</b>	<b>-426,600.00</b>	<b>-14.58</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-39,393.00	-32,735.00	-6,658.00	-327,350.00	-399,303.00	-392,820.00	1.65
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-39,393.00	-32,735.00	-6,658.00	-327,350.00	-399,303.00	-392,820.00	1.65
<b>Other Grants &amp; Investment Income</b>							
10-1-000-001-3404.000 Rev 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	-21.01	-25.00	3.99	-250.00	-206.20	-300.00	-31.27
Total Other Grants & Investment Income	-21.01	-25.00	3.99	-55,250.00	-55,206.20	-55,300.00	-0.17
<b>Other Revenue</b>							
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	-481.75	0.00	-481.75	0.00	-481.75	0.00	
10-1-000-001-3850.005 Maint Fee Income	-426.06	-1,000.00	573.94	-6,250.00	-6,402.83	-7,550.00	-15.19
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-907.81	-1,000.00	92.19	-6,250.00	-6,884.58	-7,550.00	-8.81
<b>TOTAL OTHER REVENUE</b>	<b>-40,321.82</b>	<b>-33,760.00</b>	<b>-6,561.82</b>	<b>-388,850.00</b>	<b>-461,393.78</b>	<b>-455,670.00</b>	<b>1.26</b>
<b>TOTAL REVENUE</b>	<b>-75,733.12</b>	<b>-69,310.00</b>	<b>-6,423.12</b>	<b>-744,350.00</b>	<b>-825,806.59</b>	<b>-882,270.00</b>	<b>-6.40</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
<b>Administrative Salaries &amp; Benefits</b>							
10-1-000-001-4110.000 Admin Salaries	2,846.00	5,540.00	-2,694.00	55,400.00	65,905.33	66,480.00	-0.86
10-1-000-001-4110.200 Admin Inc - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	2,846.00	5,540.00	-2,694.00	55,400.00	65,905.33	66,480.00	-0.86
<b>Benefit Contributions - Administrative</b>							
10-1-000-001-4110.500 Admin Emp Benefit	1,925.28	2,145.00	-219.72	21,450.00	25,139.59	25,740.00	-2.33
10-1-020-001-4110.500 Admin Benefit - Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	1,925.28	2,145.00	-219.72	21,450.00	25,139.59	25,740.00	-2.33
<b>Fee Expenses</b>							
10-1-000-001-4120.100 Management Fee Exp	13,287.75	13,306.00	-18.25	133,060.00	133,257.15	159,672.00	-16.54
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,315.00	-2.50	13,150.00	13,162.50	15,780.00	-16.59
10-1-000-001-4120.400 Fee for Service Exp	6.00	0.00	6.00	0.00	56.06	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	2,750.00	-2,750.00	2,750.00	0.00	2,750.00	-100.00
10-1-020-001-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	16,376.25	19,141.00	-2,764.75	166,660.00	164,175.71	199,442.00	-17.68
<b>Advertising &amp; Marketing</b>							
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	
<b>Office Expense</b>							
10-1-000-001-4140.000 Training - Staff	0.00	150.00	-150.00	5,850.00	310.45	8,000.00	-96.12
10-1-000-001-4180.000 Telephone	112.64	250.00	-137.36	2,500.00	2,517.67	3,000.00	-16.08
10-1-000-001-4190.100 Postage	64.66	75.00	-10.34	750.00	610.24	900.00	-32.20
10-1-000-001-4190.200 Office Supplies	42.52	0.00	42.52	400.00	506.02	600.00	-15.66
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	0.00	0.00	0.00	550.00	256.49	550.00	-53.37
10-1-000-001-4190.400 Printing/printers	0.00	6.00	-6.00	63.00	714.81	75.00	853.08
10-1-000-001-4190.401 Printing Supplies	80.00	0.00	80.00	900.00	283.27	900.00	-68.53
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	12.00	0.00	12.00	0.00	12.00	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	84.97	79.17	5.80	791.70	2,583.99	950.00	172.00
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	900.00	959.08	1,080.00	-11.20
10-1-000-001-4190.850 IT Support	0.00	0.00	0.00	0.00	537.00	200.00	168.50
10-1-020-001-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	483.90	650.17	-166.27	13,704.70	10,053.90	17,255.00	-41.73
<b>Legal Expense</b>							
10-1-000-001-4130.000 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	
<b>Travel Expense</b>							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	6,500.00	-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

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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Travel Expense	0.00	0.00	0.00	6,500.00	-3,781.68	8,050.00	-146.98
<b>Other Expense</b>							
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	3,690.00	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	0.00	0.00	0.00	0.00	112.23	0.00	
10-1-000-001-4190.950 Background Verification	44.96	60.00	-15.04	600.00	156.82	720.00	-78.22
Total Other Expense	44.96	429.00	-384.04	4,290.00	269.05	5,148.00	-94.77
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>21,676.39</b>	<b>27,905.17</b>	<b>-6,228.78</b>	<b>268,004.70</b>	<b>261,761.90</b>	<b>322,115.00</b>	<b>-18.74</b>
<b>TENANT SERVICES</b>							
<b>Tenant Services - Salaries &amp; Benefits</b>							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Tenant Services - Other</b>							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	77.45	85.00	-7.55	850.00	697.05	1,020.00	-31.66
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	61.68	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	120.00	-120.00	240.00	26.59	240.00	-88.92
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	300.00	120.71	300.00	-59.76
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	77.45	205.00	-127.55	1,390.00	906.03	1,560.00	-41.92
<b>TOTAL TENANT SERVICES EXPENSE</b>	<b>77.45</b>	<b>205.00</b>	<b>-127.55</b>	<b>1,390.00</b>	<b>906.03</b>	<b>1,560.00</b>	<b>-41.92</b>
<b>UTILITY EXPENSE</b>							
<b>Utility Expense</b>							
10-1-000-001-4310.000 Water	1,369.31	1,500.00	-130.69	13,750.00	11,510.84	17,500.00	-34.22
10-1-000-001-4315.000 Sewer	2,778.70	2,400.00	378.70	22,700.00	23,523.54	27,500.00	-14.46
10-1-000-001-4320.000 Electric	0.00	1,800.00	-1,800.00	20,625.00	15,825.03	24,000.00	-34.06
10-1-000-001-4330.000 Gas	6,000.75	8,000.00	-1,999.25	31,200.00	25,338.80	52,000.00	-51.27
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utility Expense	10,148.76	13,700.00	-3,551.24	88,275.00	76,198.21	121,000.00	-37.03
<b>TOTAL UTILITY EXPENSE</b>	<b>10,148.76</b>	<b>13,700.00</b>	<b>-3,551.24</b>	<b>88,275.00</b>	<b>76,198.21</b>	<b>121,000.00</b>	<b>-37.03</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
<b>Maintenance - Labor &amp; OT</b>							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Benefit Contributions - Maintenance</b>							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Maintenance - Materials/Supplies</b>							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	24.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	0.00	0.00	6,500.00	6,867.00	6,500.00	5.65
10-1-000-001-4420.030 Snow Removal Supplies	0.00	825.00	-825.00	1,175.00	0.00	2,075.00	-100.00

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4420.031 DON'T USE Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	75.00	-75.00	925.00	2,033.93	1,075.00	89.20
10-1-000-001-4420.051 DON'T USE Gasoline for Mowing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.070 Electrical Supplies	108.67	75.00	33.67	750.00	914.67	900.00	1.63
10-1-000-001-4420.080 Plumbing Supplies	71.30	120.00	-48.70	1,200.00	978.99	1,440.00	-32.01
10-1-000-001-4420.090 Extermination Supplies	300.00	125.00	175.00	1,250.00	2,672.82	1,500.00	78.19
10-1-000-001-4420.100 Janitorial Supplies	165.83	375.00	-209.17	3,750.00	4,722.07	4,500.00	4.93
10-1-000-001-4420.110 Routine Maint. Supplies	209.37	1,462.50	-1,253.13	14,625.00	3,997.65	17,550.00	-77.22
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	489.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	0.00	79.17	-79.17	791.70	833.97	950.00	-12.21
10-1-000-001-4420.130 Securty Supplies	0.00	66.67	-66.67	666.70	0.00	800.00	-100.00
10-1-020-001-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	1.84	0.00	
Total Maintenance - Materials/Supplies	855.17	3,203.34	-2,348.17	31,633.40	23,535.94	37,290.00	-36.88
<b>Maintenance - Contracts</b>							
10-1-000-001-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	15,391.00	19,620.00	-4,229.00	196,200.00	136,340.03	235,440.00	-42.09
10-1-000-001-4430.010 Garbage & Trash Con	0.00	385.00	-385.00	3,880.00	3,836.49	4,665.00	-17.76
10-1-000-001-4430.020 Heating & Cooling Cont	200.37	375.00	-174.63	3,750.00	23,392.85	4,500.00	419.84
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	0.00	0.00	14,300.00	14,434.55	18,500.00	-21.98
10-1-000-001-4430.050 Landscape & Grds Cont	119.90	0.00	119.90	780.00	2,369.03	780.00	203.72
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	1,250.00	2,511.42	1,500.00	67.43
10-1-000-001-4430.080 Plumbing Contracts	0.00	208.00	-208.00	2,080.00	3,360.33	2,500.00	34.41
10-1-000-001-4430.090 Extermination Contracts	1,596.66	700.00	896.66	9,500.00	15,069.34	11,700.00	28.80
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	124.80	1,416.00	-1,291.20	14,166.00	3,808.00	17,000.00	-77.60
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	1,000.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	0.00	29.00	-29.00	290.00	24.01	350.00	-93.14
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	1,125.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	17,432.73	22,958.00	-5,525.27	248,321.00	206,750.05	299,635.00	-31.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>18,287.90</b>	<b>26,161.34</b>	<b>-7,873.44</b>	<b>279,954.40</b>	<b>230,285.99</b>	<b>336,925.00</b>	<b>-31.65</b>
<b><u>TOTAL PROTECTIVE SERVICES EXPENSE</u></b>							
<b>Protective Services - Contract</b>							
10-1-000-001-4480.000 Police Contract	0.00	650.00	-650.00	2,600.00	1,654.77	2,600.00	-36.36
10-1-000-001-4480.100 ADT Contract	217.40	0.00	217.40	660.00	652.20	880.00	-25.89
10-1-000-001-4480.500 Security Contract	0.00	83.00	-83.00	834.00	8,798.27	1,000.00	779.83
Total Protective Services - Contract	217.40	733.00	-515.60	4,094.00	11,105.24	4,480.00	147.88
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>217.40</b>	<b>733.00</b>	<b>-515.60</b>	<b>4,094.00</b>	<b>11,105.24</b>	<b>4,480.00</b>	<b>147.88</b>
<b><u>INSURANCE PREMIUMS EXPENSE</u></b>							
<b>Insurance Expenses</b>							
10-1-000-001-4510.010 Property	3,450.10	3,108.00	342.10	31,084.00	30,853.66	37,300.00	-17.28
10-1-000-001-4510.015 Equipment Insurance	151.66	143.00	8.66	1,430.00	1,371.61	1,716.00	-20.07
10-1-000-001-4510.020 Liability Insurance	430.90	442.00	-11.10	4,420.00	4,264.18	5,304.00	-19.60

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.025 PE & PO Insurance	63.79	235.00	-171.21	2,350.00	2,101.84	2,820.00	-25.47
10-1-000-001-4510.030 Work Comp Insurance	179.75	660.00	-480.25	6,600.00	5,971.43	7,920.00	-24.60
10-1-000-001-4510.035 Auto Insurance	47.88	43.00	4.88	430.00	425.25	516.00	-17.59
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,324.08	4,631.00	-306.92	46,314.00	44,987.97	55,576.00	-19.05
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>4,324.08</b>	<b>4,631.00</b>	<b>-306.92</b>	<b>46,314.00</b>	<b>44,987.97</b>	<b>55,576.00</b>	<b>-19.05</b>
 <b>GENERAL EXPENSES</b>							
<b>General Expenses</b>							
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	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-001-4520.000 Pay in lieu of Tax	2,291.12	2,130.00	161.12	24,375.00	26,160.83	28,103.00	-6.91
Total Payment In Lieu Of Taxes - PILOT	2,291.12	2,130.00	161.12	24,375.00	26,160.83	28,103.00	-6.91
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-001-4570.000 Collection Losses	7,728.28	-238.00	7,966.28	3,415.00	10,293.65	6,842.00	50.45
Total Bad Debt Write-Offs - Tenant Rents	7,728.28	-238.00	7,966.28	3,415.00	10,293.65	6,842.00	50.45
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>10,019.40</b>	<b>1,892.00</b>	<b>8,127.40</b>	<b>27,790.00</b>	<b>36,454.48</b>	<b>34,945.00</b>	<b>4.32</b>
 <b>INTEREST EXP &amp; AMORTIZATION COST</b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
 <b>TOTAL OPERATING EXPENSE</b>	 <b>64,751.38</b>	 <b>75,227.51</b>	 <b>-10,476.13</b>	 <b>715,822.10</b>	 <b>661,699.82</b>	 <b>876,601.00</b>	 <b>-24.52</b>
 <b>NET (REVENUE)/EXPENSE</b>	 <b>-10,981.74</b>	 <b>5,917.51</b>	 <b>-16,899.25</b>	 <b>-28,527.90</b>	 <b>-164,106.77</b>	 <b>-5,669.00</b>	 <b>2,794.81</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 1, Moon Towers**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	14,500.00	0.00	145,000.00	145,000.00	174,000.00	-16.67
Total Depreciation Expense	14,500.00	14,500.00	0.00	145,000.00	145,000.00	174,000.00	-16.67
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>14,500.00</b>	<b>14,500.00</b>	<b>0.00</b>	<b>145,000.00</b>	<b>145,000.00</b>	<b>174,000.00</b>	<b>-16.67</b>
<b>TOTAL EXPENSES</b>	<b>3,518.26</b>	<b>20,417.51</b>	<b>-16,899.25</b>	<b>116,472.10</b>	<b>-19,106.77</b>	<b>168,331.00</b>	<b>-111.35</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating Transfers In/Out</b>							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-14,500.00	14,500.00	-145,000.00	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	-145,000.00	0.00	-174,000.00	-100.00
<b>Proceeds Sale Property (Gain)/Loss</b>							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-14,500.00</b>	<b>14,500.00</b>	<b>-145,000.00</b>	<b>0.00</b>	<b>-174,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>3,518.26</b>	<b>5,917.51</b>	<b>-2,399.25</b>	<b>-28,527.90</b>	<b>-19,106.77</b>	<b>-5,669.00</b>	<b>237.04</b>

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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,960.00	1,960.00	2,352.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-002-3110.000 Dwelling Rent	-24,779.00	-16,000.00	-8,779.00	-148,000.00	-176,468.48	-180,000.00	-1.96
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-24,779.00	-16,000.00	-8,779.00	-148,000.00	-176,468.48	-180,000.00	-1.96
<b>Tenant Revenue - Other</b>							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	1,356.50	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	0.00	-250.00	250.00	-2,500.00	-4,372.66	-3,000.00	45.76
10-1-000-002-3690.100 Late Fees	-350.00	-850.00	500.00	-4,250.00	-8,350.00	-5,950.00	40.34
10-1-000-002-3690.120 Violation Fees	-1,985.00	-262.00	-1,723.00	-2,620.00	-10,602.00	-3,144.00	237.21
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	-75.00	-50.00	-100.00	-50.00
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	-1,416.75	-1,000.00	-416.75	-10,000.00	-13,988.00	-12,000.00	16.57
10-1-000-002-3690.200 Materials	-612.10	-500.00	-112.10	-5,000.00	-4,284.89	-6,000.00	-28.59
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	-4,363.85	-2,862.00	-1,501.85	-24,445.00	-40,291.05	-30,194.00	33.44
<b>TOTAL TENANT REVENUE</b>	<b>-29,142.85</b>	<b>-18,862.00</b>	<b>-10,280.85</b>	<b>-172,445.00</b>	<b>-216,759.53</b>	<b>-210,194.00</b>	<b>3.12</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-72,860.00	-66,661.00	-6,199.00	-666,610.00	-736,199.00	-799,932.00	-7.97
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-72,860.00	-66,661.00	-6,199.00	-666,610.00	-736,199.00	-799,932.00	-7.97
<b>Other Grants &amp; Investment Income</b>							
10-1-000-002-3404.000 Rev 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	-85,833.00	-103,000.00	-103,000.00	0.00
10-1-000-002-3610.000 Interest Income	-23.91	-25.00	1.09	-220.00	-215.75	-270.00	-20.09
Total Other Grants & Investment Income	-23.91	-8,608.00	8,584.09	-86,053.00	-103,215.75	-103,270.00	-0.05
<b>Other Revenue</b>							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-1,250.00	-1,250.00	-1,500.00	-16.67
10-1-000-002-3850.005 Maint Fee Income	0.00	-45.00	45.00	-450.00	-5,079.00	-540.00	840.56
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-3,400.00	0.00	
Total Other Revenue	-125.00	-170.00	45.00	-1,700.00	-9,729.00	-2,040.00	376.91
<b>TOTAL OTHER REVENUE</b>	<b>-73,008.91</b>	<b>-75,439.00</b>	<b>2,430.09</b>	<b>-754,363.00</b>	<b>-849,143.75</b>	<b>-905,242.00</b>	<b>-6.20</b>
<b>TOTAL REVENUE</b>	<b>-102,151.76</b>	<b>-94,301.00</b>	<b>-7,850.76</b>	<b>-926,808.00</b>	<b>-1,065,903.28</b>	<b>-1,115,436.00</b>	<b>-4.44</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
<b>Administrative Salaries &amp; Benefits</b>							
10-1-000-002-4110.000 Admin Salaries	5,846.12	8,584.00	-2,737.88	85,834.00	60,517.73	103,000.00	-41.24
10-1-000-002-4110.200 Admin Inc - Other Amps	0.00	0.00	0.00	0.00	1,147.44	0.00	
10-1-020-002-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	5,846.12	8,584.00	-2,737.88	85,834.00	61,665.17	103,000.00	-40.13
<b>Benefit Contributions - Administrative</b>							
10-1-000-002-4110.500 Emp Benefit - Admin	1,716.49	3,667.00	-1,950.51	36,665.00	19,757.37	44,000.00	-55.10
10-1-020-002-4110.500 Admin Benefit - Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	1,716.49	3,667.00	-1,950.51	36,665.00	19,757.37	44,000.00	-55.10
<b>Fee Expenses</b>							
10-1-000-002-4120.100 Management Fee Exp	14,350.77	14,734.00	-383.23	147,340.00	145,481.88	176,808.00	-17.72
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,417.50	1,455.00	-37.50	14,550.00	14,370.00	17,460.00	-17.70
10-1-000-002-4120.400 Fee for Service Exp	16.00	0.00	16.00	0.00	102.70	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	91.82	0.00	
10-1-000-002-4171.000 Audit Fee	0.00	2,875.00	-2,875.00	2,875.00	0.00	2,875.00	-100.00
Total Fee Expenses	17,744.27	21,024.00	-3,279.73	184,365.00	179,646.40	220,663.00	-18.59
<b>Advertising &amp; Marketing</b>							
10-1-000-002-4190.650 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	
<b>Office Expense</b>							
10-1-000-002-4140.000 Training - Staff	0.00	350.00	-350.00	12,150.00	-1,460.43	12,850.00	-111.37
10-1-000-002-4180.000 Telephone	0.00	230.00	-230.00	2,300.00	1,960.69	2,760.00	-28.96
10-1-000-002-4190.100 Postage	259.44	145.00	114.44	1,579.00	1,641.13	1,964.00	-16.44
10-1-000-002-4190.200 Office Supplies	315.70	100.00	215.70	1,000.00	810.43	1,200.00	-32.46
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	1,500.00	913.26	1,500.00	-39.12
10-1-000-002-4190.300 Paper Supplies	0.00	86.00	-86.00	860.00	569.68	1,032.00	-44.80
10-1-000-002-4190.400 Printing/printers	0.00	80.00	-80.00	800.00	0.00	960.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	83.00	-83.00	830.00	0.00	996.00	-100.00
10-1-000-002-4190.500 Printer/Copier Supp Cont	0.00	200.00	-200.00	2,000.00	0.00	2,400.00	-100.00
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	164.96	132.00	32.96	1,320.00	2,905.07	1,584.00	83.40
10-1-000-002-4190.800 Internet Services	578.43	433.00	145.43	4,330.00	6,189.43	5,196.00	19.12
10-1-000-002-4190.850 IT Support	0.00	92.00	-92.00	920.00	970.87	1,104.00	-12.06
10-1-020-002-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	1,318.53	1,931.00	-612.47	29,589.00	14,500.13	33,546.00	-56.78
<b>Legal Expense</b>							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 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	
<b>Travel Expense</b>							
10-1-000-002-4150.000 Travel - Staff	0.00	0.00	0.00	4,500.00	-674.19	5,700.00	-111.83
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	-838.40	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	75.00	-75.00	750.00	0.00	900.00	-100.00
Total Travel Expense	0.00	75.00	-75.00	5,250.00	-1,512.59	6,600.00	-122.92
<b>Other Expense</b>							



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	2,544.00	2,701.29	2,544.00	6.18
10-1-000-002-4420.051 DON'T USE Gasoline for	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Mowing</b>							
10-1-000-002-4420.070 Electrical Supplies	471.91	347.00	124.91	3,470.00	4,690.33	4,164.00	12.64
10-1-000-002-4420.080 Plumbing Supplies	106.66	500.00	-393.34	5,000.00	4,168.67	6,000.00	-30.52
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	1,000.00	1,053.60	1,200.00	-12.20
10-1-000-002-4420.100 Janitorial Supplies	95.77	210.00	-114.23	2,100.00	1,566.87	2,520.00	-37.82
10-1-000-002-4420.110 Routine Maint. Supplies	729.11	1,510.00	-780.89	16,668.00	17,505.09	31,356.00	-44.17
10-1-000-002-4420.120 Other Misc. Supplies	19.17	0.00	19.17	0.00	19.17	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	380.00	-380.00	3,800.00	3,685.08	4,560.00	-19.19
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	2,140.78	3,477.00	-1,336.22	37,862.00	37,051.05	56,424.00	-34.33
<b>Maintenance - Contracts</b>							
10-1-000-002-4410.200 Maint Labor - Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.000 Maint Labor Contract	26,116.00	35,419.00	-9,303.00	354,190.00	248,372.88	425,028.00	-41.56
10-1-000-002-4430.010 Garbage&Trash Cont	144.00	250.00	-106.00	2,500.00	1,182.65	3,000.00	-60.58
10-1-000-002-4430.020 Heating&Cooling Cont	3,234.57	210.00	3,024.57	2,100.00	6,057.66	2,520.00	140.38
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	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	1,279.07	833.33	445.74	8,333.30	14,262.52	10,000.00	42.63
10-1-000-002-4430.090 Extermination Contracts	0.00	850.00	-850.00	8,500.00	5,759.40	10,200.00	-43.54
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	1,000.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	839.00	-839.00	8,390.00	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	20,510.00	29,100.00	24,612.00	18.24
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	1,350.00	239.79	1,800.00	-86.68
Total Maintenance - Contracts	30,773.64	40,552.33	-9,778.69	422,273.30	326,372.52	503,828.00	-35.22
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>32,914.42</b>	<b>44,029.33</b>	<b>-11,114.91</b>	<b>460,135.30</b>	<b>363,423.57</b>	<b>560,252.00</b>	<b>-35.13</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
<b>Protective Services - Contract</b>							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	2,250.00	1,832.43	2,700.00	-32.13
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	1,524.00	1,464.21	2,032.00	-27.94
10-1-000-002-4480.500 Security Contract	0.00	792.00	-792.00	7,920.00	1,741.90	9,504.00	-81.67
Total Protective Services - Contract	0.00	1,017.00	-1,017.00	11,694.00	5,038.54	14,236.00	-64.61
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>0.00</b>	<b>1,017.00</b>	<b>-1,017.00</b>	<b>11,694.00</b>	<b>5,038.54</b>	<b>14,236.00</b>	<b>-64.61</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
<b>Insurance Expenses</b>							
10-1-000-002-4510.010 Property Ins	3,511.90	3,108.00	403.90	31,080.00	30,915.46	37,296.00	-17.11
10-1-000-002-4510.015 Equipment Insurance	165.42	158.00	7.42	1,580.00	1,518.03	1,896.00	-19.94
10-1-000-002-4510.020 Liability Ins	469.91	483.00	-13.09	4,830.00	4,720.07	5,796.00	-18.56
10-1-000-002-4510.025 PE & PO Insurance	70.81	342.00	-271.19	3,420.00	3,035.05	4,104.00	-26.05

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4510.030 Work Comp Insurance	211.37	1,025.00	-813.63	10,250.00	9,224.15	12,300.00	-25.01
10-1-000-002-4510.035 Auto Insurance	191.63	217.00	-25.37	2,170.00	2,078.30	2,604.00	-20.19
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,621.04	5,333.00	-711.96	53,330.00	51,491.06	63,996.00	-19.54
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>4,621.04</b>	<b>5,333.00</b>	<b>-711.96</b>	<b>53,330.00</b>	<b>51,491.06</b>	<b>63,996.00</b>	<b>-19.54</b>
<b><u>GENERAL EXPENSES</u></b>							
<b>General Expenses</b>							
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
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-002-4520.000 Pay in lieu of Tax	2,383.19	1,764.75	618.44	17,647.50	16,062.25	21,177.00	-24.15
Total Payment In Lieu Of Taxes - PILOT	2,383.19	1,764.75	618.44	17,647.50	16,062.25	21,177.00	-24.15
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-002-4570.000 Collection Losses	5,631.60	285.00	5,346.60	873.00	4,954.74	11,633.00	-57.41
Total Bad Debt Write-Offs - Tenant Rents	5,631.60	285.00	5,346.60	873.00	4,954.74	11,633.00	-57.41
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>8,014.79</b>	<b>2,049.75</b>	<b>5,965.04</b>	<b>18,520.50</b>	<b>21,016.99</b>	<b>30,310.00</b>	<b>-30.66</b>
<b><u>INTEREST EXP &amp; AMORTIZATION COST</u></b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>TOTAL OPERATING EXPENSE</b>	<b>73,167.69</b>	<b>92,115.08</b>	<b>-18,947.39</b>	<b>913,205.80</b>	<b>733,323.76</b>	<b>1,115,282.00</b>	<b>-34.25</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>-28,984.07</b>	<b>-2,185.92</b>	<b>-26,798.15</b>	<b>-13,602.20</b>	<b>-332,579.52</b>	<b>-154.00</b>	<b>215,860.73</b>

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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 2, Family Sites**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	31,000.00	-2,000.00	310,000.00	290,000.00	372,000.00	-22.04
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	310,000.00	290,000.00	372,000.00	-22.04
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>29,000.00</b>	<b>31,000.00</b>	<b>-2,000.00</b>	<b>310,000.00</b>	<b>290,000.00</b>	<b>372,000.00</b>	<b>-22.04</b>
<b>TOTAL EXPENSES</b>	<b>15.93</b>	<b>28,814.08</b>	<b>-28,798.15</b>	<b>296,397.80</b>	<b>-42,579.52</b>	<b>371,846.00</b>	<b>-111.45</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating Transfers In/Out</b>							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-31,000.00	31,000.00	-310,000.00	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	-310,000.00	0.00	-372,000.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-31,000.00</b>	<b>31,000.00</b>	<b>-310,000.00</b>	<b>0.00</b>	<b>-372,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>15.93</b>	<b>-2,185.92</b>	<b>2,201.85</b>	<b>-13,602.20</b>	<b>-42,579.52</b>	<b>-154.00</b>	<b>27,549.04</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	510.00	510.00	612.00	0.00
<b>REVENUE</b>							
<b>TENANT REVENUE</b>							
<b>Tenant Rent Revenue</b>							
10-1-000-006-3110.000 Dwelling Rent	-13,457.00	-13,500.00	43.00	-135,000.00	-135,111.00	-162,000.00	-16.60
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,457.00	-13,500.00	43.00	-135,000.00	-135,111.00	-162,000.00	-16.60
<b>Tenant Revenue - Other</b>							
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	0.00	-42.00	42.00	-417.00	32.00	-500.00	-106.40
10-1-000-006-3690.100 Late Fees	-125.00	-25.00	-100.00	-250.00	-1,075.00	-300.00	258.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	2.08	-2.08	20.80	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	0.00	-540.00	540.00	-5,400.00	-4,240.92	-6,480.00	-34.55
10-1-000-006-3690.160 Vending Machine Inc	-44.90	-20.00	-24.90	-200.00	-271.57	-240.00	13.15
10-1-000-006-3690.180 Labor	-7.50	-40.00	32.50	-400.00	-428.75	-480.00	-10.68
10-1-000-006-3690.200 Materials	0.00	-10.00	10.00	-100.00	-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	-177.40	-674.92	497.52	-6,821.20	-6,137.25	-8,170.00	-24.88
<b>TOTAL TENANT REVENUE</b>	<b>-13,634.40</b>	<b>-14,174.92</b>	<b>540.52</b>	<b>-141,821.20</b>	<b>-141,248.25</b>	<b>-170,170.00</b>	<b>-17.00</b>
<b>OTHER REVENUE</b>							
<b>HUD PH Operating Subsidy</b>							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,628.00	-4,803.00	-2,825.00	-48,030.00	-82,723.00	-57,636.00	43.53
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-7,628.00	-4,803.00	-2,825.00	-48,030.00	-82,723.00	-57,636.00	43.53
<b>Other Grants &amp; Investment Income</b>							
10-1-000-006-3404.000 Rev 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	-7.34	-8.00	0.66	-80.00	-65.54	-96.00	-31.73
Total Other Grants & Investment Income	-7.34	-8.00	0.66	-42,080.00	-42,065.54	-42,096.00	-0.07
<b>Other Revenue</b>							
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	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	
<b>TOTAL OTHER REVENUE</b>	<b>-7,635.34</b>	<b>-4,811.00</b>	<b>-2,824.34</b>	<b>-90,110.00</b>	<b>-125,460.54</b>	<b>-99,732.00</b>	<b>25.80</b>
<b>TOTAL REVENUE</b>	<b>-21,269.74</b>	<b>-18,985.92</b>	<b>-2,283.82</b>	<b>-231,931.20</b>	<b>-266,708.79</b>	<b>-269,902.00</b>	<b>-1.18</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
<b>Administrative Salaries &amp; Benefits</b>							
10-1-000-006-4110.000 Admin Salaries	0.00	1,845.00	-1,845.00	18,450.00	2,176.69	22,140.00	-90.17
10-1-000-006-4110.200 Admin Inc - Other Amps	907.81	125.00	782.81	1,250.00	3,818.64	1,500.00	154.58
10-1-020-006-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	907.81	1,970.00	-1,062.19	19,700.00	5,995.33	23,640.00	-74.64
<b>Benefit Contributions - Administrative</b>							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	715.00	-715.00	7,150.00	839.26	8,580.00	-90.22
10-1-020-006-4110.500 Admin Benefit - Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	0.00	715.00	-715.00	7,150.00	839.26	8,580.00	-90.22
<b>Fee Expenses</b>							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	38,340.00	38,572.44	46,008.00	-16.16
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	3,790.00	3,810.00	4,548.00	-16.23
10-1-000-006-4120.400 Fee for Service Exp	1.00	0.00	1.00	0.00	13.74	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	775.00	-775.00	775.00	0.00	775.00	-100.00
10-1-020-006-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	4,765.93	5,498.00	-732.07	48,005.00	47,496.18	57,451.00	-17.33
<b>Advertising &amp; Marketing</b>							
10-1-000-006-4190.650 Advertising	0.00	17.00	-17.00	167.00	0.00	200.00	-100.00
Total Advertising & Marketing	0.00	17.00	-17.00	167.00	0.00	200.00	-100.00
<b>Office Expense</b>							
10-1-000-006-4140.000 Training - Staff	0.00	100.00	-100.00	1,050.00	-525.00	1,150.00	-145.65
10-1-000-006-4180.000 Telephone	229.33	317.00	-87.67	3,171.00	3,229.86	3,805.00	-15.12
10-1-000-006-4190.100 Postage	5.83	10.00	-4.17	100.00	66.46	120.00	-44.62
10-1-000-006-4190.200 Office Supplies	0.00	4.00	-4.00	41.00	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	41.00	-41.00	416.00	395.45	500.00	-20.91
10-1-000-006-4190.300 Paper Supplies	0.00	25.00	-25.00	250.00	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	125.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Supp Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	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	20.00	147.29	25.00	489.16
10-1-000-006-4190.800 Internet Services	199.95	175.00	24.95	1,750.00	1,690.17	2,100.00	-19.52
10-1-000-006-4190.850 IT Support	0.00	12.50	-12.50	125.00	601.50	150.00	301.00
Total Office Expense	435.11	699.00	-263.89	7,048.00	5,612.82	8,350.00	-32.78
<b>Legal Expense</b>							
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	
<b>Travel Expense</b>							
10-1-000-006-4150.000 Travel - Staff	0.00	225.00	-225.00	1,325.00	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	225.00	-225.00	1,325.00	0.00	1,550.00	-100.00
<b>Other Expense</b>							



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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Removal</b>							
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	525.00	659.30	550.00	19.87
10-1-000-006-4420.051 DON'T USE Gasoline for	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Mowing</b>							
10-1-000-006-4420.070 Electrical Supplies	62.47	20.00	42.47	200.00	243.39	240.00	1.41
10-1-000-006-4420.080 Plumbing Supplies	0.00	52.00	-52.00	520.00	1,230.21	625.00	96.83
10-1-000-006-4420.090 Extermination Supplies	0.00	9.00	-9.00	84.00	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	62.61	119.00	-56.39	1,187.00	490.73	1,425.00	-65.56
10-1-000-006-4420.110 Routine Maint.Supplies	18.23	500.00	-481.77	5,000.00	1,508.06	6,000.00	-74.87
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	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	143.31	1,158.00	-1,014.69	10,223.00	4,491.22	12,590.00	-64.33
<b>Maintenance - Contracts</b>							
10-1-000-006-4430.000 Maint Labor Contract	1,552.00	4,642.00	-3,090.00	46,420.00	38,099.04	55,704.00	-31.60
10-1-000-006-4430.010 Garbage & Trash Cont	0.00	250.00	-250.00	2,500.00	2,538.20	3,000.00	-15.39
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	750.00	-750.00	7,500.00	8,899.68	9,000.00	-1.11
10-1-000-006-4430.030 Snow Removal Contract	0.00	250.00	-250.00	375.00	0.00	875.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	3,225.00	3,808.10	4,300.00	-11.44
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	300.00	815.57	300.00	171.86
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	17,840.00	50.00	17,790.00	500.00	17,864.78	600.00	2,877.46
10-1-000-006-4430.080 Plumbing Contracts	5,906.64	670.00	5,236.64	6,700.00	8,491.88	8,040.00	5.62
10-1-000-006-4430.090 Extermination Contracts	327.42	0.00	327.42	1,690.00	1,309.68	2,020.00	-35.16
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	4,792.00	3,095.52	5,750.00	-46.16
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	1,339.90	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	37.50	-37.50	375.00	1,070.77	450.00	137.95
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	25,626.06	7,128.50	18,497.56	74,377.00	87,333.12	90,039.00	-3.01
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>25,769.37</b>	<b>8,286.50</b>	<b>17,482.87</b>	<b>84,600.00</b>	<b>91,824.34</b>	<b>102,629.00</b>	<b>-10.53</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
<b>Protective Services - Contract</b>							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	636.00	-636.00	2,544.00	1,934.82	2,544.00	-23.95
10-1-000-006-4480.500 Security Contract	220.78	75.00	145.78	750.00	7,607.43	900.00	745.27
10-1-020-006-4480.000 Protective Serv - Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Protective Services - Contract	220.78	711.00	-490.22	3,294.00	9,542.25	3,444.00	177.07
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>	<b>220.78</b>	<b>711.00</b>	<b>-490.22</b>	<b>3,294.00</b>	<b>9,542.25</b>	<b>3,444.00</b>	<b>177.07</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
<b>Insurance Expenses</b>							
10-1-000-006-4510.010 Property Insurance	1,122.61	1,010.33	112.28	10,103.30	9,988.51	12,124.00	-17.61
10-1-000-006-4510.015 Equipment Insurance	43.64	70.00	-26.36	700.00	397.97	840.00	-52.62
10-1-000-006-4510.020 Liability Insurance	124.11	40.00	84.11	400.00	1,237.59	480.00	157.83
10-1-000-006-4510.025 PE & PO Insurance	7.12	175.00	-167.88	1,750.00	562.60	2,100.00	-73.21

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4510.030 Work Comp	59.95	130.00	-70.05	1,300.00	1,568.53	1,560.00	0.55
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	1,357.43	1,425.33	-67.90	14,253.30	13,755.20	17,104.00	-19.58
<b>TOTAL INSURANCE PREMIUMS EXPENSE</b>	<b>1,357.43</b>	<b>1,425.33</b>	<b>-67.90</b>	<b>14,253.30</b>	<b>13,755.20</b>	<b>17,104.00</b>	<b>-19.58</b>
 <b>GENERAL EXPENSES</b>							
<b>General Expenses</b>							
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	
<b>Payment In Lieu Of Taxes - PILOT Tax</b>							
10-1-000-006-4520.000 Pay in lieu of Tax	1,184.26	1,033.00	151.26	11,381.00	11,640.97	13,312.00	-12.55
Total Payment In Lieu Of Taxes - PILOT	1,184.26	1,033.00	151.26	11,381.00	11,640.97	13,312.00	-12.55
<b>Bad Debt Write-Offs - Tenant Rents</b>							
10-1-000-006-4570.000 Collection Losses	135.60	200.00	-64.40	1,100.00	1,274.33	1,350.00	-5.61
Total Bad Debt Write-Offs - Tenant Rents	135.60	200.00	-64.40	1,100.00	1,274.33	1,350.00	-5.61
<b>TOTAL OTHER GENERAL EXPENSES</b>	<b>1,319.86</b>	<b>1,233.00</b>	<b>86.86</b>	<b>12,481.00</b>	<b>12,915.30</b>	<b>14,662.00</b>	<b>-11.91</b>
 <b>INTEREST EXP &amp; AMORTIZATION COST</b>							
<b>Interest Expense</b>							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL INTEREST EXP &amp; AMORT COST</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
 <b>TOTAL OPERATING EXPENSE</b>	 <b>36,415.01</b>	 <b>24,090.83</b>	 <b>12,324.18</b>	 <b>221,033.30</b>	 <b>207,039.66</b>	 <b>268,040.00</b>	 <b>-22.76</b>
 <b>NET (REVENUE)/EXPENSE</b>	 <b>15,145.27</b>	 <b>5,104.91</b>	 <b>10,040.36</b>	 <b>-10,897.90</b>	 <b>-59,669.13</b>	 <b>-1,862.00</b>	 <b>3,104.57</b>

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**Knox County Housing Authority**  
**INCOME STATEMENT - AMP 3, Bluebell**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b><u>MISCELLANEOUS EXPENSE</u></b>							
<b>Extraordinary Expense</b>							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Casualty Losses - Non-capitalized</b>							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	11,000.00	0.00	110,000.00	110,000.00	132,000.00	-16.67
Total Depreciation Expense	11,000.00	11,000.00	0.00	110,000.00	110,000.00	132,000.00	-16.67
<b>TOTAL MISCELLANEOUS EXPENSES</b>	<b>11,000.00</b>	<b>11,000.00</b>	<b>0.00</b>	<b>110,000.00</b>	<b>110,000.00</b>	<b>132,000.00</b>	<b>-16.67</b>
<b>TOTAL EXPENSES</b>	<b>26,145.27</b>	<b>16,104.91</b>	<b>10,040.36</b>	<b>99,102.10</b>	<b>50,330.87</b>	<b>130,138.00</b>	<b>-61.33</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>							
<b>Prior Period Adjustment</b>							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operating/Reserve Transfers In/Out</b>							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	-11,000.00	11,000.00	-110,000.00	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	-110,000.00	0.00	-132,000.00	-100.00
<b>Proceeds Sale Property (gain)/loss</b>							
Total Proceeds Sale Property (gain)/loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-11,000.00</b>	<b>11,000.00</b>	<b>-110,000.00</b>	<b>0.00</b>	<b>-132,000.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>26,145.27</b>	<b>5,104.91</b>	<b>21,040.36</b>	<b>-10,897.90</b>	<b>50,330.87</b>	<b>-1,862.00</b>	<b>-2,803.05</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP)**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN REVENUE</b>							
Total PUM (including Port Outs)	280.00	280.00	0.00	2,800.00	2,800.00	3,360.00	0.00
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-11,978.00	-10,671.00	-1,307.00	-106,710.00	-107,929.00	-128,052.00	-15.71
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	-11,978.00	-10,671.00	-1,307.00	-106,710.00	-107,929.00	-128,052.00	-15.71
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-8.97	-6.00	-2.97	-60.00	-64.49	-72.00	-10.43
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	-8.97	-6.00	-2.97	-60.00	-64.49	-72.00	-10.43
<b>Other Income</b>							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-417.00	417.00	-4,166.00	-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	0.00	-417.00	417.00	-4,166.00	-404.00	-5,000.00	-91.92
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-11,986.97</b>	<b>-11,094.00</b>	<b>-892.97</b>	<b>-110,936.00</b>	<b>-108,397.49</b>	<b>-133,124.00</b>	<b>-18.57</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	9,487.44	4,805.00	4,682.44	48,050.00	51,817.28	57,660.00	-10.13
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	9,487.44	4,805.00	4,682.44	48,050.00	51,817.28	57,660.00	-10.13
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	1,850.00	-1,850.00	1,850.00	0.00	1,850.00	-100.00
Total Audit Fee Expense	0.00	1,850.00	-1,850.00	1,850.00	0.00	1,850.00	-100.00
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,364.00	2,460.00	-96.00	24,600.00	24,108.00	29,520.00	-18.33
30-1-000-000-4120.300 Bookkeep. Fees	1,477.50	1,538.00	-60.50	15,380.00	15,067.50	18,456.00	-18.36
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
Total Fees Expense	3,841.50	3,998.00	-156.50	39,980.00	39,183.00	47,976.00	-18.33
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	4,423.29	2,000.00	2,423.29	20,000.00	26,667.60	24,000.00	11.12
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	4,423.29	2,000.00	2,423.29	20,000.00	26,667.60	24,000.00	11.12
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	0.00	94.00	-94.00	940.00	775.80	1,128.00	-31.22
30-1-000-000-4190.100 Postage	246.01	161.00	85.01	2,144.00	2,102.41	2,466.00	-14.74
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	0.00	0.00	180.00	0.00	216.00	-100.00

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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP)**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	9.00	-9.00	84.00	370.36	100.00	270.36
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	265.00	318.00	318.00	0.00
Total Office Expense	246.01	290.50	-44.49	4,613.00	4,698.85	5,228.00	-10.12
<b>Legal Expense</b>							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Travel Expense</b>							
30-1-000-000-4150.000 Travel - Staff	0.00	700.00	-700.00	1,400.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	700.00	-700.00	1,400.00	0.00	2,150.00	-100.00
<b>Other Expense</b>							
30-1-000-000-4140.000 Training - Staff	0.00	25.00	-25.00	1,350.00	86.50	1,400.00	-93.82
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	2,576.00	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	387.39	25.00	362.39	250.00	1,874.87	300.00	524.96
30-1-000-000-4190.200 Inspection Exp	25.00	875.00	-850.00	3,500.00	1,525.00	5,250.00	-70.95
30-1-000-000-4190.950 Background Verification	0.00	54.00	-54.00	540.00	111.05	648.00	-82.86
30-1-000-000-4420.126 Vehicle Supplies	0.00	46.00	-46.00	459.00	30.46	550.00	-94.46
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	412.39	1,025.00	-612.61	6,099.00	6,203.88	8,148.00	-23.86
<b>TOTAL ADMIN EXPENSE</b>	<b>18,410.63</b>	<b>14,668.50</b>	<b>3,742.13</b>	<b>121,992.00</b>	<b>128,570.61</b>	<b>147,012.00</b>	<b>-12.54</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	53.10	67.00	-13.90	670.00	608.58	804.00	-24.31
30-1-000-000-4510.030 Work Comp Insurance	190.31	217.00	-26.69	2,170.00	2,072.57	2,604.00	-20.41
30-1-000-000-4510.035 Auto Insurance	47.88	43.00	4.88	430.00	425.25	515.00	-17.43
Total Insurance Premium Expenses	291.29	327.00	-35.71	3,270.00	3,106.40	3,923.00	-20.82
<b>TOTAL INSURANCE EXPENSE</b>	<b>291.29</b>	<b>327.00</b>	<b>-35.71</b>	<b>3,270.00</b>	<b>3,106.40</b>	<b>3,923.00</b>	<b>-20.82</b>
<b>General Expense</b>							
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	0.00	0.00	0.00	81.27	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	269.15	327.50	-58.35	3,275.00	2,839.78	3,930.00	-27.74
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	269.15	327.50	-58.35	3,275.00	2,921.05	3,930.00	-25.67
<b>TOTAL GENERAL EXPENSE</b>	<b>269.15</b>	<b>327.50</b>	<b>-58.35</b>	<b>3,275.00</b>	<b>2,921.05</b>	<b>3,930.00</b>	<b>-25.67</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>18,971.07</b>	<b>15,323.00</b>	<b>3,648.07</b>	<b>128,537.00</b>	<b>134,598.06</b>	<b>154,865.00</b>	<b>-13.09</b>
<b>ADMIN (Profit)/Loss</b>	<b>6,984.10</b>	<b>4,229.00</b>	<b>2,755.10</b>	<b>17,601.00</b>	<b>26,200.57</b>	<b>21,741.00</b>	<b>20.51</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Surplus Adj &amp; Provision</b>							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	-464.00	464.00	-4,640.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-4,640.00	0.00	-5,568.00	-100.00
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	4,640.00	4,640.00	5,568.00	-16.67
Total Depreciation Expense	464.00	464.00	0.00	4,640.00	4,640.00	5,568.00	-16.67

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**Knox County Housing Authority**  
**INCOME STATEMENT - HCV (ADMIN & HAP)**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISC EXPENSE</b>	<b>464.00</b>	<b>0.00</b>	<b>464.00</b>	<b>0.00</b>	<b>4,640.00</b>	<b>0.00</b>	
<b>ADMIN (Profit)/Loss w/ Depreciation</b>	<b>7,448.10</b>	<b>4,229.00</b>	<b>3,219.10</b>	<b>17,601.00</b>	<b>30,840.57</b>	<b>21,741.00</b>	<b>41.85</b>
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-417.00	417.00	-4,166.00	-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	-78,060.00	-75,928.00	-2,132.00	-759,281.00	-787,052.00	-911,138.00	-13.62
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,060.00	-76,345.00	-1,715.00	-763,447.00	-787,456.00	-916,138.00	-14.05
<b>TOTAL HAP INCOME</b>	<b>-78,060.00</b>	<b>-76,345.00</b>	<b>-1,715.00</b>	<b>-763,447.00</b>	<b>-787,456.00</b>	<b>-916,138.00</b>	<b>-14.05</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	64,289.00	69,387.00	-5,098.00	691,465.00	665,351.00	830,513.00	-19.89
30-1-000-000-4715.015 HAP Mid Month Lease Pmts	304.00	0.00	304.00	0.00	304.00	0.00	
30-1-000-000-4715.020 HAP Fraud Repay - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP Fraud Repay - HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,400.00	2,552.00	-152.00	25,520.00	19,498.00	30,624.00	-36.33
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	1,740.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	5,960.00	11,025.00	-5,065.00	110,250.00	82,125.00	132,300.00	-37.93
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	72,953.00	83,138.00	-10,185.00	828,975.00	767,278.00	995,525.00	-22.93
<b>TOTAL HAP EXPENSE</b>	<b>72,953.00</b>	<b>83,138.00</b>	<b>-10,185.00</b>	<b>828,975.00</b>	<b>767,278.00</b>	<b>995,525.00</b>	<b>-22.93</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	0.00	-25.00	25.00	-250.00	30.28	-300.00	-110.09
Total General HAP Expenses	0.00	-25.00	25.00	-250.00	30.28	-300.00	-110.09
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>0.00</b>	<b>-25.00</b>	<b>25.00</b>	<b>-250.00</b>	<b>30.28</b>	<b>-300.00</b>	<b>-110.09</b>
<b>Prior Year Adj - HAP</b>							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP EXPENSES</b>	<b>72,953.00</b>	<b>83,113.00</b>	<b>-10,160.00</b>	<b>828,725.00</b>	<b>767,308.28</b>	<b>995,225.00</b>	<b>-22.90</b>
<b>Remaining HAP (to)/from Reserve</b>	<b>-5,107.00</b>	<b>6,768.00</b>	<b>-11,875.00</b>	<b>65,278.00</b>	<b>-20,147.72</b>	<b>79,087.00</b>	<b>-125.48</b>



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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	105.00	0.00	0.00
<b>EHV - HAP INCOME STATEMENT</b>							
<b>HAP INCOME - EHV</b>							
<b><u>HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	0.00	0.00	0.00	0.00	-31,505.00	0.00	
Total HAP Income	0.00	0.00	0.00	0.00	-31,505.00	0.00	
<b>TOTAL HAP INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-31,505.00</b>	<b>0.00</b>	
<b>HAP EXPENSE - EHV</b>							
<b><u>HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	3,408.00	0.00	3,408.00	0.00	9,048.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	177.00	0.00	177.00	0.00	462.00	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	3,585.00	0.00	3,585.00	0.00	9,510.00	0.00	
<b>TOTAL HAP EXPENSE</b>	<b>3,585.00</b>	<b>0.00</b>	<b>3,585.00</b>	<b>0.00</b>	<b>9,510.00</b>	<b>0.00</b>	
<b>EHV HAP (to)/from Reserve</b>	<b>3,585.00</b>	<b>0.00</b>	<b>3,585.00</b>	<b>0.00</b>	<b>-21,995.00</b>	<b>0.00</b>	
<b>EHV - ADMIN INCOME STATEMENT</b>							
<b>ADMIN INCOME - EHV</b>							
<b><u>EHV - ADMIN INCOME</u></b>							
<b>Admin Fee Subsidy</b>							
30-1-000-001-8026.500 EHV Admim Subsidy	0.00	0.00	0.00	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	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	-1,500.00	0.00	
Total Admin Fee Subsidy	0.00	0.00	0.00	0.00	-37,690.00	0.00	
<b>Interest Income</b>							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Income</b>							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EHV ADMIN INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-37,690.00</b>	<b>0.00</b>	

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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN EXPENSES - EHV</b>							
<b><u>PRELIMINARY FEE EXPENSES</u></b>							
<b>Preliminary Fee Expenses</b>							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	370.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	225.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	595.00	0.00	
<b>TOTAL PRELIMINARY FEE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>595.00</b>	<b>0.00</b>	
<b><u>PLACEMENT/ISSUANCE EXPENSES</u></b>							
<b>Admin Placement/Issuance Fee Exp</b>							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PLACEMENT/ISSUANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>ONGOING ADMINISTRATIVE EXPENSES</u></b>							
<b>Ongoing Admin Expenses</b>							
30-1-000-001-4110.000 EHV Salary Exp	262.56	0.00	262.56	0.00	2,533.72	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	153.00	0.00	153.00	0.00	1,475.26	0.00	
30-1-000-001-4120.100 EHV Management Fee	72.00	0.00	72.00	0.00	192.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	45.00	0.00	45.00	0.00	120.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	40.00	0.00	40.00	0.00	240.00	0.00	
Total Ongoing Admin Expenses	572.56	0.00	572.56	0.00	4,560.98	0.00	
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>572.56</b>	<b>0.00</b>	<b>572.56</b>	<b>0.00</b>	<b>4,560.98</b>	<b>0.00</b>	
<b><u>SERVICE FEE EXPENSES</u></b>							
<b>Housing Search Assistance Exps</b>							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Security/Utility/Holding Deposits</b>							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	3,667.19	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	3,667.19	0.00	
<b>Owner Incentive Expense</b>							
30-1-000-001-4130.320 EHV Owner Incentive Exp	550.00	0.00	550.00	0.00	838.00	0.00	
Total Owner Incentive Expenses	550.00	0.00	550.00	0.00	838.00	0.00	
<b>Other Eligible Expenses</b>							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	306.05	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	306.05	0.00	
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>550.00</b>	<b>0.00</b>	<b>550.00</b>	<b>0.00</b>	<b>4,811.24</b>	<b>0.00</b>	
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>1,122.56</b>	<b>0.00</b>	<b>1,122.56</b>	<b>0.00</b>	<b>9,967.22</b>	<b>0.00</b>	
<b>EHV ADMINI (Profit)/Loss</b>	<b>1,122.56</b>	<b>0.00</b>	<b>1,122.56</b>	<b>0.00</b>	<b>-27,722.78</b>	<b>0.00</b>	

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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	720.00	720.00	864.00	0.00
<b>REVENUE</b>							
<u>TENANT REVENUE</u>							
<b>Tenant Rent Revenue</b>							
60-1-000-000-5120.000 Rent - Brentwood	-26,225.00	-28,400.00	2,175.00	-284,000.00	-261,253.00	-340,800.00	-23.34
60-1-000-000-5125.000 PHA Rent	-6,725.00	-4,500.00	-2,225.00	-45,000.00	-62,310.00	-54,000.00	15.39
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	781.00	-40.00	821.00	-400.00	349.00	-480.00	-172.71
Total Tenant Rent Revenue	-32,169.00	-32,940.00	771.00	-329,400.00	-323,214.00	-395,280.00	-18.23
<b>Excess Rent</b>							
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vacancies Revenue</b>							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL TENANT REVENUE</b>	<b>-32,169.00</b>	<b>-32,940.00</b>	<b>771.00</b>	<b>-329,400.00</b>	<b>-323,214.00</b>	<b>-395,280.00</b>	<b>-18.23</b>
<u>INVESTMENT REVENUE</u>							
<b>Investment Revenue</b>							
60-1-000-000-5410.000 Interest Income	-16.78	-20.00	3.22	-200.00	-115.01	-240.00	-52.08
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	-16.78	-20.00	3.22	-200.00	-115.01	-240.00	-52.08
<b>TOTAL INVESTMENT INCOME</b>	<b>-16.78</b>	<b>-20.00</b>	<b>3.22</b>	<b>-200.00</b>	<b>-115.01</b>	<b>-240.00</b>	<b>-52.08</b>
<u>OTHER REVENUE</u>							
<b>Other Revenue</b>							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	0.00	0.00	0.00	-104.48	0.00	
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5910.000 Laundry Income	-689.50	-733.00	43.50	-7,330.00	-6,781.86	-8,796.00	-22.90
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	-1,141.00	-450.00	-691.00	-4,500.00	-5,977.75	-5,400.00	10.70
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	-129.00	-150.00	21.00	-1,500.00	-561.00	-1,800.00	-68.83
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-400.00	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	-1,959.50	-1,373.00	-586.50	-13,730.00	-13,425.09	-16,476.00	-18.52
<b>TOTAL OTHER REVENUE</b>	<b>-1,959.50</b>	<b>-1,373.00</b>	<b>-586.50</b>	<b>-13,730.00</b>	<b>-13,425.09</b>	<b>-16,476.00</b>	<b>-18.52</b>
<b>TOTAL REVENUE</b>	<b>-34,145.28</b>	<b>-34,333.00</b>	<b>187.72</b>	<b>-343,330.00</b>	<b>-336,754.10</b>	<b>-411,996.00</b>	<b>-18.26</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<u>OPERATING EXPENSES</u>							
<b>Administrative Salaries</b>							
60-1-000-000-6310.000 Administrative Salaries	1,081.16	1,170.00	-88.84	11,700.00	11,161.58	14,040.00	-20.50
60-1-000-000-6330.000 Manager Salaries	2,451.00	2,650.00	-199.00	26,500.00	26,652.48	31,800.00	-16.19
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	3,532.16	3,820.00	-287.84	38,200.00	37,814.06	45,840.00	-17.51
<b>Benefit Contributions - Administrative</b>							
60-1-000-000-6310.500 Emp Benefit - Admin	571.38	650.00	-78.62	6,500.00	3,989.40	7,800.00	-48.85
60-1-000-000-6330.500 Manager's Benefits	891.43	870.00	21.43	8,700.00	9,331.44	10,440.00	-10.62
Total Benefit Contributions - Admin	1,462.81	1,520.00	-57.19	15,200.00	13,320.84	18,240.00	-26.97
<b>Admin Sundry</b>							
60-1-000-000-6210.000 Admin. Advertisement	9.58	10.00	-0.42	410.00	204.06	430.00	-52.54
60-1-000-000-6250.000 Misc Renting Expense	51.00	110.00	-59.00	1,100.00	1,644.71	1,320.00	24.60
60-1-000-000-6311.000 Office Expense-Brent	5.30	170.00	-164.70	1,700.00	1,518.48	2,040.00	-25.56
60-1-000-000-6311.050 Office Rental Expense	235.00	230.00	5.00	2,300.00	2,290.00	2,760.00	-17.03
60-1-000-000-6311.100 Phone/Internet Service	86.25	150.00	-63.75	1,500.00	1,242.11	1,800.00	-30.99
60-1-000-000-6311.150 IT Support	0.00	50.00	-50.00	500.00	471.43	600.00	-21.43
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	950.00	-950.00	950.00	0.00	950.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	50.00	-50.00	1,100.00	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	0.00	25.00	-25.00	1,925.00	-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	100.63	85.00	15.63	850.00	774.59	1,020.00	-24.06
60-1-000-000-6370.000 Bad Debt	303.30	265.00	38.30	2,650.00	662.68	3,180.00	-79.16
60-1-000-000-6380.000 Consulting Services	310.00	0.00	310.00	0.00	310.00	0.00	
60-1-000-000-6380.100 Inspection Exp	0.00	150.00	-150.00	1,500.00	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	750.00	130.78	900.00	-85.47
Total Admin Sundry	1,101.06	2,320.00	-1,218.94	17,735.00	10,157.19	21,600.00	-52.98
<b>Fee Expense</b>							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	37,440.00	36,608.00	44,928.00	-18.52
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	5,400.00	5,280.00	6,480.00	-18.52
60-1-000-000-6390.000 Fee for Service Exp	9.00	20.00	-11.00	200.00	96.00	240.00	-60.00
Total Fee Expense	4,233.50	4,304.00	-70.50	43,040.00	41,984.00	51,648.00	-18.71
<b>TOTAL OPERATING EXPENSES</b>	<b>10,329.53</b>	<b>11,964.00</b>	<b>-1,634.47</b>	<b>114,175.00</b>	<b>103,276.09</b>	<b>137,328.00</b>	<b>-24.80</b>
<u>UTILITIES</u>							
<b>Utilities Expense</b>							
60-1-000-000-6450.000 Utilites - Electric	11.94	650.00	-638.06	6,500.00	3,245.56	7,800.00	-58.39
60-1-000-000-6451.000 Utilities - Water	809.70	870.00	-60.30	8,700.00	7,852.30	10,440.00	-24.79
60-1-000-000-6452.000 Utilities - Gas	189.57	150.00	39.57	1,500.00	1,615.86	1,800.00	-10.23
60-1-000-000-6453.000 Utilities - Sewer	1,373.54	1,170.00	203.54	11,700.00	12,977.20	14,040.00	-7.57
Total Utilities	2,384.75	2,840.00	-455.25	28,400.00	25,690.92	34,080.00	-24.62
<b>TOTAL UTILITIES</b>	<b>2,384.75</b>	<b>2,840.00</b>	<b>-455.25</b>	<b>28,400.00</b>	<b>25,690.92</b>	<b>34,080.00</b>	<b>-24.62</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP Brentwood**  
*January, 2022*

	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	3,154.41	3,073.00	81.41	30,406.00	29,960.89	37,052.00	-19.14
<b>Financial Expenses</b>							
60-1-000-000-6810.000 Interest Expense Payable	1,732.66	1,890.00	-157.34	18,900.00	17,634.71	22,680.00	-22.25
Total Financial Expenses	1,732.66	1,890.00	-157.34	18,900.00	17,634.71	22,680.00	-22.25
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>4,887.07</b>	<b>4,963.00</b>	<b>-75.93</b>	<b>49,306.00</b>	<b>47,595.60</b>	<b>59,732.00</b>	<b>-20.32</b>
<b>TOTAL OPREATING EXPENSES</b>	<b>37,937.90</b>	<b>31,703.00</b>	<b>6,234.90</b>	<b>314,727.00</b>	<b>290,304.33</b>	<b>377,373.00</b>	<b>-23.07</b>
<b>NET (REVENUE)/EXPENSE</b>	<b>3,792.62</b>	<b>-2,630.00</b>	<b>6,422.62</b>	<b>-28,603.00</b>	<b>-46,449.77</b>	<b>-34,623.00</b>	<b>34.16</b>
<u>MISCELLANEOUS EXPENSE</u>							
<b>Amortization Expense</b>							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
60-1-000-000-6600.000 Depreciation Expense	3,350.00	3,350.00	0.00	33,500.00	33,500.00	40,200.00	-16.67
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	33,500.00	33,500.00	40,200.00	-16.67
<b>Transfers In/Out</b>							
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>3,350.00</b>	<b>3,350.00</b>	<b>0.00</b>	<b>33,500.00</b>	<b>33,500.00</b>	<b>40,200.00</b>	<b>-16.67</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>7,142.62</b>	<b>720.00</b>	<b>6,422.62</b>	<b>4,897.00</b>	<b>-12,949.77</b>	<b>5,577.00</b>	<b>-332.20</b>
<u>OTHER FINANCING SOURCES (USES)</u>							
<b>Prior Period Adjustment</b>							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Operation/Reserve Transfers (In)/Out</b>							
60-1-000-000-7010.000 Provision For Reserve	0.00	-3,350.00	3,350.00	-33,500.00	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	-33,500.00	0.00	-40,200.00	-100.00
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>0.00</b>	<b>-3,350.00</b>	<b>3,350.00</b>	<b>-33,500.00</b>	<b>0.00</b>	<b>-40,200.00</b>	<b>-100.00</b>
<b>EXCESS (REVENUE)/EXPENSE</b>	<b>7,142.62</b>	<b>-2,630.00</b>	<b>9,772.62</b>	<b>-28,603.00</b>	<b>-12,949.77</b>	<b>-34,623.00</b>	<b>-62.60</b>
TOTAL BOND PAYMENT	2,154.85	0.00	2,154.85	0.00	21,240.35	0.00	

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	650.00	650.00	780.00	0.00
<b>REVENUE</b>							
<u>TENANT REVENUE</u>							
<b>Tenant Rent Revenue</b>							
60-1-000-001-5120.000 Rent - Prairieland	-23,237.00	-23,190.00	-47.00	-231,902.00	-225,543.00	-278,283.00	-18.95
60-1-000-001-5125.000 PHA Rent	-2,487.00	-1,610.00	-877.00	-16,100.00	-20,028.00	-19,320.00	3.66
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,247.00	-3,375.00	1,128.00	-33,750.00	-33,767.00	-40,500.00	-16.62
60-1-000-001-5320.000 Rent Adjustments	147.00	0.00	147.00	0.00	-260.00	0.00	
Total Tenant Rent Revenue	-27,824.00	-28,175.00	351.00	-281,752.00	-279,598.00	-338,103.00	-17.30
<b>Excess Rent</b>							
60-1-000-001-5970.000 Excess Rent	-1,052.00	-685.00	-367.00	-6,850.00	-8,268.00	-8,220.00	0.58
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	-1,052.00	-685.00	-367.00	-6,850.00	-8,268.00	-8,220.00	0.58
<b>Vacancies Revenue</b>							
60-1-000-001-5220.000 Vacancies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL TENANT REVENUE</b>	<b>-28,876.00</b>	<b>-28,860.00</b>	<b>-16.00</b>	<b>-288,602.00</b>	<b>-287,866.00</b>	<b>-346,323.00</b>	<b>-16.88</b>
<u>INVESTMENT REVENUE</u>							
<b>Investment Revenue</b>							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	-11.49	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	-120.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	-40.50	0.00	-54.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	0.00	0.00	0.00	-160.50	-11.49	-214.00	-94.63
<b>TOTAL INVESTMENT INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-160.50</b>	<b>-11.49</b>	<b>-214.00</b>	<b>-94.63</b>
<u>OTHER REVENUE</u>							
<b>Other Revenue</b>							
60-1-000-001-5127.000 Office Rent Receipt	-235.00	-230.00	-5.00	-2,300.00	-2,290.00	-2,760.00	-17.03
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-150.00	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	-635.00	-350.00	-285.00	-3,500.00	-5,134.00	-4,200.00	22.24
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	-258.00	-200.00	-58.00	-2,000.00	-840.00	-2,400.00	-65.00
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-400.00	0.00	-480.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,128.00	-820.00	-308.00	-8,200.00	-8,434.00	-9,840.00	-14.29
<b>TOTAL OTHER REVENUE</b>	<b>-1,128.00</b>	<b>-820.00</b>	<b>-308.00</b>	<b>-8,200.00</b>	<b>-8,434.00</b>	<b>-9,840.00</b>	<b>-14.29</b>
<b>TOTAL REVENUE</b>	<b>-30,004.00</b>	<b>-29,680.00</b>	<b>-324.00</b>	<b>-296,962.50</b>	<b>-296,311.49</b>	<b>-356,377.00</b>	<b>-16.85</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<u>OPERATING EXPENSES</u>							
<b>Administrative Salaries &amp; Benefits</b>							
60-1-000-001-6310.000 Administrative Salaries	1,081.16	1,170.00	-88.84	11,700.00	11,161.54	14,040.00	-20.50
60-1-000-001-6310.500 Emp Benefit - Admin	571.36	645.00	-73.64	6,444.00	3,989.09	7,733.00	-48.41
60-1-000-001-6330.000 Manager's Salaries	2,451.00	2,650.00	-199.00	26,500.00	26,652.44	31,800.00	-16.19
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	891.42	870.00	21.42	8,700.00	9,331.09	10,440.00	-10.62
<b>Total Administrative Salaries &amp; Benefits</b>	<b>4,994.94</b>	<b>5,335.00</b>	<b>-340.06</b>	<b>53,344.00</b>	<b>51,134.16</b>	<b>64,013.00</b>	<b>-20.12</b>
<b>Admin Sundry</b>							
60-1-000-001-6210.000 Admin. Advertisement	9.57	10.00	-0.43	510.00	203.97	530.00	-61.52
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	1,000.00	747.98	1,200.00	-37.67
60-1-000-001-6311.000 Office Expense-Prairie	27.81	150.00	-122.19	1,500.00	1,522.36	1,800.00	-15.42
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	86.23	150.00	-63.77	1,500.00	1,242.04	1,800.00	-31.00
60-1-000-001-6311.150 IT Support	0.00	50.00	-50.00	500.00	445.15	600.00	-25.81
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	950.00	-950.00	950.00	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	0.00	50.00	-50.00	1,100.00	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	0.00	25.00	-25.00	1,925.00	-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	100.62	85.00	15.62	850.00	774.47	1,020.00	-24.07
60-1-000-001-6370.000 Bad Debt	1,582.90	360.00	1,222.90	3,600.00	3,247.93	4,320.00	-24.82
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	1,350.00	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	1,000.00	59.11	1,200.00	-95.07
<b>Total Admin Sundry</b>	<b>1,807.13</b>	<b>2,165.00</b>	<b>-357.87</b>	<b>16,285.00</b>	<b>9,151.33</b>	<b>19,840.00</b>	<b>-53.87</b>
<b>Fee Expense</b>							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	33,800.00	33,332.00	40,560.00	-17.82
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	4,880.00	4,807.50	5,856.00	-17.90
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	6.00	5.00	1.00	50.00	70.00	60.00	16.67
<b>Total Fee Expense</b>	<b>3,754.50</b>	<b>3,873.00</b>	<b>-118.50</b>	<b>38,730.00</b>	<b>38,209.50</b>	<b>46,476.00</b>	<b>-17.79</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>10,556.57</b>	<b>11,373.00</b>	<b>-816.43</b>	<b>108,359.00</b>	<b>98,494.99</b>	<b>130,329.00</b>	<b>-24.43</b>
<u>UTILITIES</u>							
<b>Utilities Expense</b>							
60-1-000-001-6450.000 Utilities Electric	0.00	400.00	-400.00	4,000.00	2,461.87	4,800.00	-48.71
60-1-000-001-6451.000 Utilities Water	898.60	1,075.00	-176.40	10,750.00	8,322.40	12,900.00	-35.49
60-1-000-001-6452.000 Utilities Gas	89.55	143.00	-53.45	1,433.00	1,229.10	1,720.00	-28.54
60-1-000-001-6453.000 Utilities Sewer	1,575.42	1,465.00	110.42	14,650.00	13,988.73	17,580.00	-20.43
<b>Total Utilities</b>	<b>2,563.57</b>	<b>3,083.00</b>	<b>-519.43</b>	<b>30,833.00</b>	<b>26,002.10</b>	<b>37,000.00</b>	<b>-29.72</b>
<b>TOTAL UTILITIES</b>	<b>2,563.57</b>	<b>3,083.00</b>	<b>-519.43</b>	<b>30,833.00</b>	<b>26,002.10</b>	<b>37,000.00</b>	<b>-29.72</b>



Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*January, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE EXPENSES</u>							
<b>Maintenance Salaries</b>							
60-1-000-001-6510.000 Maintenance Salaries	4,004.00	4,420.00	-416.00	44,200.00	42,865.36	53,040.00	-19.18
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	252.72	20.00	232.72	200.00	537.42	240.00	123.93
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	200.00	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.	2,098.63	2,375.00	-276.37	23,750.00	19,460.52	28,500.00	-31.72
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	6,355.35	6,835.00	-479.65	68,350.00	62,863.30	82,020.00	-23.36
<b>Maintenance Supplies</b>							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	0.00	120.00	-120.00	1,920.00	1,280.14	2,160.00	-40.73
60-1-000-001-6515.030 Snow Removal Supplies	0.00	100.00	-100.00	200.00	0.00	450.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	0.00	0.00	3,600.00	2,794.35	3,800.00	-26.46
60-1-000-001-6515.070 Electrical Supplies	91.00	125.00	-34.00	1,250.00	612.56	1,500.00	-59.16
60-1-000-001-6515.080 Plumbing Supplies	0.00	285.00	-285.00	2,850.00	4,185.75	3,420.00	22.39
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	800.00	462.96	960.00	-51.78
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	1,167.00	-1,167.00	11,670.00	6,705.94	14,004.00	-52.11
60-1-000-001-6515.114 Painting Supplies - PL	0.00	0.00	0.00	1,400.00	1,008.65	1,800.00	-43.96
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	0.00	40.00	-40.00	400.00	741.01	480.00	54.38
Total Maintenance Supplies	91.00	1,917.00	-1,826.00	25,890.00	17,791.36	30,374.00	-41.43
<b>Maintenance Contracts</b>							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	0.00	755.00	-755.00	7,550.00	6,034.50	9,060.00	-33.39
60-1-000-001-6520.020 Heat/Cool Contract	257.55	0.00	257.55	600.00	257.55	600.00	-57.08
60-1-000-001-6520.030 Snow Removal Contract	0.00	500.00	-500.00	500.00	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 Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	17.00	-17.00	166.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	2,400.00	1,583.35	2,400.00	-34.03
60-1-000-001-6520.090 Extermin Contract	0.00	0.00	0.00	1,622.00	1,971.16	2,046.00	-3.66
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	0.00	35.00	-35.00	415.00	365.34	485.00	-24.67
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	2,500.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	5,800.00	0.00	5,800.00	-100.00
Total Maintenance Contracts	257.55	1,807.00	-1,549.45	23,653.00	10,612.49	26,691.00	-60.24
<b>TOTAL MAINTENANCE</b>	<b>6,703.90</b>	<b>10,559.00</b>	<b>-3,855.10</b>	<b>117,893.00</b>	<b>91,267.15</b>	<b>139,085.00</b>	<b>-34.38</b>
<u>TAXES &amp; INSURANCE EXPENSE</u>							
<b>Taxes &amp; Insurance Expense</b>							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,274.78	1,287.00	-12.22	12,880.00	12,794.30	15,467.00	-17.28
60-1-000-001-6720.000 Ppoerty Insurance	1,071.07	917.00	154.07	9,170.00	9,130.93	11,004.00	-17.02
60-1-000-001-6720.500 Equipment Insurance	55.40	52.00	3.40	520.00	505.22	624.00	-19.04
60-1-000-001-6721.000 Liability Insurance	157.56	163.00	-5.44	1,630.00	1,557.24	1,956.00	-20.39
60-1-000-001-6721.500 PE & PO Insuranace	88.51	108.00	-19.49	1,080.00	1,014.61	1,296.00	-21.71
60-1-000-001-6722.000 Work Comp Insurance	278.34	275.00	3.34	2,750.00	2,652.63	3,300.00	-19.62

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**Knox County Housing Authority**  
**INCOME STATEMENT - AHP, Prairieland**  
*January, 2022*

	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	2,925.66	2,802.00	123.66	28,030.00	27,654.93	34,147.00	-19.01
<b>TOTAL TAXES &amp; INSURANCE EXPENSE</b>	<b>2,925.66</b>	<b>2,802.00</b>	<b>123.66</b>	<b>28,030.00</b>	<b>27,654.93</b>	<b>34,147.00</b>	<b>-19.01</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Financial Expenses</b>							
60-1-000-001-6810.000 Interest Expense Payable	1,732.65	1,900.00	-167.35	19,000.00	17,634.65	22,800.00	-22.66
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,732.65	1,900.00	-167.35	19,000.00	17,634.65	22,800.00	-22.66
<b>Amortization Expense</b>							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Surplus Adjustments</b>							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Provision for Reserve</b>							
60-1-000-001-7010.000 Provision For Reserve	0.00	-6,275.00	6,275.00	-62,750.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-62,750.00	0.00	-75,300.00	-100.00
<b>Capital Expenditures</b>							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Vandalism Expenditures</b>							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Transfers In/Out</b>							
60-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>1,732.65</b>	<b>-4,375.00</b>	<b>6,107.65</b>	<b>-43,750.00</b>	<b>17,634.65</b>	<b>-52,500.00</b>	<b>-133.59</b>
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>24,482.35</b>	<b>23,442.00</b>	<b>1,040.35</b>	<b>241,365.00</b>	<b>261,053.82</b>	<b>288,061.00</b>	<b>-9.38</b>
<b>NET REVENUE/EXPENSES (PROFIT)/LOSS</b>	<b>-5,521.65</b>	<b>-6,238.00</b>	<b>716.35</b>	<b>-55,597.50</b>	<b>-35,257.67</b>	<b>-68,316.00</b>	<b>-48.39</b>
<b>Depreciation Expense</b>							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	62,750.00	62,750.00	75,300.00	-16.67
Total Depreciation Expense	6,275.00	6,275.00	0.00	62,750.00	62,750.00	75,300.00	-16.67
<b>TOTAL DEPRECIATION EXPENSE</b>	<b>6,275.00</b>	<b>6,275.00</b>	<b>0.00</b>	<b>62,750.00</b>	<b>62,750.00</b>	<b>75,300.00</b>	<b>-16.67</b>
<b>NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE</b>	<b>753.35</b>	<b>37.00</b>	<b>716.35</b>	<b>7,152.50</b>	<b>27,492.33</b>	<b>6,984.00</b>	<b>293.65</b>
TOTAL BOND PAYMENT	2,154.85	0.00	2,154.85	0.00	21,240.35	0.00	

**Knox County Housing Authority**  
**BOARD - COCC CASH FLOW STATEMENT**  
**January 31, 2022**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	93,901.15	107,597.00	-13,695.85	1,030,612.18	1,446,208.00	-28.74
<b>TOTAL OPERATING INCOME</b>	<b>93,901.15</b>	<b>107,597.00</b>	<b>-13,695.85</b>	<b>1,030,612.18</b>	<b>1,446,208.00</b>	<b>-28.74</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	50,945.87	53,399.67	-2,453.80	527,664.45	686,436.00	-23.13
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	283.42	593.00	-309.58	3,322.94	5,486.00	-39.43
Total Maintenance Expenses	49,119.77	55,436.00	-6,316.23	517,462.07	725,192.00	-28.64
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.35	1,625.00	1,606.35	17,579.96	21,890.00	-19.69
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>103,580.41</b>	<b>111,053.67</b>	<b>-7,473.26</b>	<b>1,066,029.42</b>	<b>1,439,004.00</b>	<b>-25.92</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>103,580.41</b>	<b>111,053.67</b>	<b>-7,473.26</b>	<b>1,066,029.42</b>	<b>1,439,004.00</b>	<b>-25.92</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>	<b>-9,679.26</b>	<b>-3,456.67</b>	<b>-6,222.59</b>	<b>-35,417.24</b>	<b>7,204.00</b>	<b>-591.63</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	45.00	760.50	-715.50	450.00	9,126.00	-95.07
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-9,724.26</b>	<b>-4,217.17</b>	<b>-5,507.09</b>	<b>-35,867.24</b>	<b>-1,922.00</b>	<b>1,766.14</b>

**Knox County Housing Authority**  
**BOARD - AMP001 CASH FLOW STATEMENT**  
**January 31, 2022**

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	75,733.12	69,310.00	6,423.12	825,806.59	882,270.00	-6.40
<b>TOTAL OPERATING INCOME</b>	<b>75,733.12</b>	<b>69,310.00</b>	<b>6,423.12</b>	<b>825,806.59</b>	<b>882,270.00</b>	<b>-6.40</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	21,676.39	27,905.17	-6,228.78	261,761.90	322,115.00	-18.74
Total Tenant Service Expenses	77.45	205.00	-127.55	906.03	1,560.00	-41.92
Total Utility Expenses	10,148.76	13,700.00	-3,551.24	76,198.21	121,000.00	-37.03
Total Maintenance Expenses	18,287.90	26,161.34	-7,873.44	230,285.99	336,925.00	-31.65
Total Protective Service Expenses	217.40	733.00	-515.60	11,105.24	4,480.00	147.88
General Expenses	14,343.48	6,523.00	7,820.48	81,442.45	90,521.00	-10.03
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>64,751.38</b>	<b>75,227.51</b>	<b>-10,476.13</b>	<b>661,699.82</b>	<b>876,601.00</b>	<b>-24.52</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-14,500.00	14,500.00	0.00	-174,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>64,751.38</b>	<b>60,727.51</b>	<b>4,023.87</b>	<b>661,699.82</b>	<b>702,601.00</b>	<b>-5.82</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>10,981.74</b>	<b>8,582.49</b>	<b>2,399.25</b>	<b>164,106.77</b>	<b>179,669.00</b>	<b>-8.66</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	14,500.00	14,500.00	0.00	145,000.00	174,000.00	-16.67
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-3,518.26</b>	<b>-5,917.51</b>	<b>2,399.25</b>	<b>19,106.77</b>	<b>5,669.00</b>	<b>237.04</b>

**Knox County Housing Authority**  
**BOARD - AMP002 CASH FLOW STATEMENT**  
**January 31, 2022**

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	102,151.76	94,301.00	7,850.76	1,065,903.28	1,115,436.00	-4.44
<b>TOTAL OPERATING INCOME</b>	<b>102,151.76</b>	<b>94,301.00</b>	<b>7,850.76</b>	<b>1,065,903.28</b>	<b>1,115,436.00</b>	<b>-4.44</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	26,670.37	35,756.00	-9,085.63	276,172.41	413,513.00	-33.21
Total Tenant Service Expenses	0.00	100.00	-100.00	335.22	1,200.00	-72.07
Total Utility Expenses	947.07	3,830.00	-2,882.93	15,845.97	31,775.00	-50.13
Total Maintenance Expenses	32,914.42	44,029.33	-11,114.91	363,423.57	560,252.00	-35.13
Total Protective Service Expenses	0.00	1,017.00	-1,017.00	5,038.54	14,236.00	-64.61
General Expenses	12,635.83	7,382.75	5,253.08	72,508.05	94,306.00	-23.11
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>73,167.69</b>	<b>92,115.08</b>	<b>-18,947.39</b>	<b>733,323.76</b>	<b>1,115,282.00</b>	<b>-34.25</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>73,167.69</b>	<b>61,115.08</b>	<b>12,052.61</b>	<b>733,323.76</b>	<b>743,282.00</b>	<b>-1.34</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>28,984.07</b>	<b>33,185.92</b>	<b>-4,201.85</b>	<b>332,579.52</b>	<b>372,154.00</b>	<b>-10.63</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	290,000.00	372,000.00	-22.04
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-15.93</b>	<b>2,185.92</b>	<b>-2,201.85</b>	<b>42,579.52</b>	<b>154.00</b>	<b>27,549.04</b>

**Knox County Housing Authority**  
**BOARD - AMP003 CASH FLOW STATEMENT**  
**January 31, 2022**

<b>BLUEBELL - OPERATING STATEMENT</b>	<b>Current Period</b>	<b>Period Budget</b>	<b>Variance</b>	<b>Current Year</b>	<b>Year Budget</b>	<b>Variance Percent</b>
<b>OPERATING INCOME</b>						
Total Operating Income	21,269.74	18,985.92	2,283.82	266,708.79	269,902.00	-1.18
<b>TOTAL OPERATING INCOME</b>	<b>21,269.74</b>	<b>18,985.92</b>	<b>2,283.82</b>	<b>266,708.79</b>	<b>269,902.00</b>	<b>-1.18</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	6,108.85	9,235.00	-3,126.15	59,947.38	101,101.00	-40.71
Total Tenant Service Expenses	24.33	25.00	-0.67	353.87	200.00	76.94
Total Utility Expenses	1,614.39	3,175.00	-1,560.61	18,701.32	28,900.00	-35.29
Total Maintenance Expenses	25,769.37	8,286.50	17,482.87	91,824.34	102,629.00	-10.53
Total Protective Service Expenses	220.78	711.00	-490.22	9,542.25	3,444.00	177.07
General Expenses	2,677.29	2,658.33	18.96	26,670.50	31,766.00	-16.04
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>36,415.01</b>	<b>24,090.83</b>	<b>12,324.18</b>	<b>207,039.66</b>	<b>268,040.00</b>	<b>-22.76</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-11,000.00	11,000.00	0.00	-132,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>36,415.01</b>	<b>13,090.83</b>	<b>23,324.18</b>	<b>207,039.66</b>	<b>136,040.00</b>	<b>52.19</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>-15,145.27</b>	<b>5,895.09</b>	<b>-21,040.36</b>	<b>59,669.13</b>	<b>133,862.00</b>	<b>-55.42</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	11,000.00	11,000.00	0.00	110,000.00	132,000.00	-16.67
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-26,145.27</b>	<b>-5,104.91</b>	<b>-21,040.36</b>	<b>-50,330.87</b>	<b>1,862.00</b>	<b>-2,803.05</b>

**Knox County Housing Authority**  
**BOARD - HCV CASH FLOW STATEMENT**  
**January 31, 2022**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	11,986.97	11,094.00	892.97	108,397.49	133,124.00	-18.57
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>11,986.97</b>	<b>11,094.00</b>	<b>892.97</b>	<b>108,397.49</b>	<b>133,124.00</b>	<b>-18.57</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	14,569.13	8,774.50	5,794.63	89,357.15	96,636.00	-7.53
Total Fees Expenses	3,841.50	5,848.00	-2,006.50	39,183.00	49,826.00	-21.36
Total General Expenses	560.44	700.50	-140.06	6,057.91	8,403.00	-27.91
<b>TOTAL OPERATING EXPENSES</b>	<b>18,971.07</b>	<b>15,323.00</b>	<b>3,648.07</b>	<b>134,598.06</b>	<b>154,865.00</b>	<b>-13.09</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-464.00	464.00	0.00	-5,568.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>18,971.07</b>	<b>14,859.00</b>	<b>4,112.07</b>	<b>134,598.06</b>	<b>149,297.00</b>	<b>-9.85</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-6,984.10</b>	<b>-3,765.00</b>	<b>-3,219.10</b>	<b>-26,200.57</b>	<b>-16,173.00</b>	<b>62.00</b>
Total Depreciation Expense	464.00	464.00	0.00	4,640.00	5,568.00	-16.67
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-7,448.10</b>	<b>-4,229.00</b>	<b>-3,219.10</b>	<b>-30,840.57</b>	<b>-21,741.00</b>	<b>41.85</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	78,060.00	76,345.00	1,715.00	787,456.00	916,138.00	-14.05
<b>TOTAL HAP INCOME</b>	<b>78,060.00</b>	<b>76,345.00</b>	<b>1,715.00</b>	<b>787,456.00</b>	<b>916,138.00</b>	<b>-14.05</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	72,953.00	83,138.00	-10,185.00	767,278.00	995,525.00	-22.93
Total General HAP Expenses	0.00	-25.00	25.00	30.28	-300.00	-110.09
<b>TOTAL HAP EXPENSES</b>	<b>72,953.00</b>	<b>83,113.00</b>	<b>-10,160.00</b>	<b>767,308.28</b>	<b>995,225.00</b>	<b>-22.90</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>5,107.00</b>	<b>-6,768.00</b>	<b>11,875.00</b>	<b>20,147.72</b>	<b>-79,087.00</b>	<b>-125.48</b>

**Knox County Housing Authority**  
**BOARD - BRENTWOOD CASH FLOW STATEMENT**  
**January 31, 2022**

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	34,145.28	34,333.00	-187.72	336,754.10	411,996.00	-18.26
<b>TOTAL OPERATING INCOME</b>	<b>34,145.28</b>	<b>34,333.00</b>	<b>-187.72</b>	<b>336,754.10</b>	<b>411,996.00</b>	<b>-18.26</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	6,105.03	10,330.00	-4,224.97	61,388.09	117,720.00	-47.85
Total Fee Expenses	4,224.50	4,284.00	-59.50	41,888.00	51,408.00	-18.52
Total Utilities Expenses	2,384.75	2,840.00	-455.25	25,690.92	34,080.00	-24.62
Total Maintenance Expenses	20,336.55	11,936.00	8,400.55	113,741.72	146,233.00	-22.22
Total Taxes & Insurance Expense	3,154.41	3,073.00	81.41	29,960.89	37,052.00	-19.14
Total Financial Expenses	1,732.66	1,890.00	-157.34	17,634.71	22,680.00	-22.25
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>37,937.90</b>	<b>34,353.00</b>	<b>3,584.90</b>	<b>290,304.33</b>	<b>409,173.00</b>	<b>-29.05</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
Total Capital Expenditures	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>37,937.90</b>	<b>31,003.00</b>	<b>6,934.90</b>	<b>290,304.33</b>	<b>368,973.00</b>	<b>-21.32</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-3,792.62</b>	<b>3,330.00</b>	<b>-7,122.62</b>	<b>46,449.77</b>	<b>43,023.00</b>	<b>7.96</b>
<b>Total Depreciation Expense</b>						
	3,350.00	3,350.00	0.00	33,500.00	40,200.00	-16.67
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-7,142.62</b>	<b>-20.00</b>	<b>-7,122.62</b>	<b>12,949.77</b>	<b>2,823.00</b>	<b>358.72</b>



**Knox County Housing Authority**  
**BOARD - PRAIRIELAND CASH FLOW STATEMENT**  
**January 31, 2022**

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	30,004.00	29,680.00	324.00	296,311.49	356,377.00	-16.85
<b>TOTAL OPERATING INCOME</b>	<b>30,004.00</b>	<b>29,680.00</b>	<b>324.00</b>	<b>296,311.49</b>	<b>356,377.00</b>	<b>-16.85</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	6,808.07	7,505.00	-696.93	60,355.49	83,913.00	-28.07
Total Fee Expenses	3,748.50	3,868.00	-119.50	38,139.50	46,416.00	-17.83
Total Utilities Expenses	2,563.57	3,083.00	-519.43	26,002.10	37,000.00	-29.72
Total Maintenance Expenses	6,703.90	10,559.00	-3,855.10	91,267.15	139,085.00	-34.38
Total Taxes & Insurance Expense	2,925.66	2,802.00	123.66	27,654.93	34,147.00	-19.01
Total Financial Expenses	1,732.65	1,900.00	-167.35	17,634.65	22,800.00	-22.66
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>24,482.35</b>	<b>29,717.00</b>	<b>-5,234.65</b>	<b>261,053.82</b>	<b>363,361.00</b>	<b>-28.16</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
Total Capital Expenditures	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>24,482.35</b>	<b>23,442.00</b>	<b>1,040.35</b>	<b>261,053.82</b>	<b>288,061.00</b>	<b>-9.38</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>5,521.65</b>	<b>6,238.00</b>	<b>-716.35</b>	<b>35,257.67</b>	<b>68,316.00</b>	<b>-48.39</b>
<b>Total Depreciation Expense</b>						
	6,275.00	6,275.00	0.00	62,750.00	75,300.00	-16.67
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-753.35</b>	<b>-37.00</b>	<b>-716.35</b>	<b>-27,492.33</b>	<b>-6,984.00</b>	<b>293.65</b>

**Knox County Housing Authority**  
**BOARD - LOW RENT CASH FLOW STATEMENT**  
**January 31, 2022**

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	293,055.77	290,193.92	2,861.85	3,189,030.84	3,713,816.00	-14.13
<b>TOTAL OPERATING INCOME</b>	<b>293,055.77</b>	<b>290,193.92</b>	<b>2,861.85</b>	<b>3,189,030.84</b>	<b>3,713,816.00</b>	<b>-14.13</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	105,401.48	126,295.84	-20,894.36	1,125,546.14	1,523,165.00	-26.10
Total Tenant Service Expenses	101.78	330.00	-228.22	1,595.12	2,960.00	-46.11
Total Utility Expenses	12,993.64	21,298.00	-8,304.36	114,068.44	187,161.00	-39.05
Total Maintenance Expenses	126,091.46	133,913.17	-7,821.71	1,202,995.97	1,724,998.00	-30.26
Total Protective Service Expenses	438.18	2,461.00	-2,022.82	25,686.03	22,160.00	15.91
General Expenses	32,887.95	18,189.08	14,698.87	198,200.96	238,483.00	-16.89
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>277,914.49</b>	<b>302,487.09</b>	<b>-24,572.60</b>	<b>2,668,092.66</b>	<b>3,698,927.00</b>	<b>-27.87</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-56,500.00	56,500.00	0.00	-678,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>277,914.49</b>	<b>245,987.09</b>	<b>31,927.40</b>	<b>2,668,092.66</b>	<b>3,020,927.00</b>	<b>-11.68</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>15,141.28</b>	<b>44,206.83</b>	<b>-29,065.55</b>	<b>520,938.18</b>	<b>692,889.00</b>	<b>-24.82</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	545,450.00	687,126.00	-20.62
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-39,403.72</b>	<b>-13,053.67</b>	<b>-26,350.05</b>	<b>-24,511.82</b>	<b>5,763.00</b>	<b>-525.33</b>

**Knox County Housing Authority**  
**BOARD - AHP CASH FLOW STATEMENT**  
**January 31, 2022**

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	64,149.28	64,013.00	136.28	633,065.59	768,373.00	-17.61
<b>TOTAL OPERATING INCOME</b>	<b>64,149.28</b>	<b>64,013.00</b>	<b>136.28</b>	<b>633,065.59</b>	<b>768,373.00</b>	<b>-17.61</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	12,913.10	17,835.00	-4,921.90	121,743.58	201,633.00	-39.62
Total Fee Expenses	7,973.00	8,152.00	-179.00	80,027.50	97,824.00	-18.19
Total Utilities Expenses	4,948.32	5,923.00	-974.68	51,693.02	71,080.00	-27.27
Total Maintenance Expenses	27,040.45	22,495.00	4,545.45	205,008.87	285,318.00	-28.15
Total Taxes & Insurance Expense	6,080.07	5,875.00	205.07	57,615.82	71,199.00	-19.08
Total Financial Expenses	3,465.31	3,790.00	-324.69	35,269.36	45,480.00	-22.45
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>62,420.25</b>	<b>64,070.00</b>	<b>-1,649.75</b>	<b>551,358.15</b>	<b>772,534.00</b>	<b>-28.63</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
Total Capital Expenditures	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>62,420.25</b>	<b>54,445.00</b>	<b>7,975.25</b>	<b>551,358.15</b>	<b>657,034.00</b>	<b>-16.08</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>1,729.03</b>	<b>9,568.00</b>	<b>-7,838.97</b>	<b>81,707.44</b>	<b>111,339.00</b>	<b>-26.61</b>
<b>Total Depreciation Expense</b>						
	9,625.00	9,625.00	0.00	96,250.00	115,500.00	-16.67
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-7,895.97</b>	<b>-57.00</b>	<b>-7,838.97</b>	<b>-14,542.56</b>	<b>-4,161.00</b>	<b>249.50</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
*January, 2022*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>AMP001 - MOON TOWERS</b>				
Salaries	4,771.28	23,346.77	-18,575.49	91,044.92
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,376.25	16,460.68	-84.43	164,175.71
Administrative Expenses	528.86	520.21	8.65	6,541.27
Tenant Services	77.45	76.94	0.51	906.03
Utilities	10,148.76	5,968.64	4,180.12	76,198.21
Maintenance Supplies/Contracts	18,505.30	7,079.92	11,425.38	241,391.23
Mileage	0.00	0.00	0.00	0.00
General Expenses	14,343.48	9,647.77	4,695.71	81,442.45
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>64,751.38</b>	<b>63,100.93</b>	<b>1,650.45</b>	<b>661,699.82</b>
<b>AMP002 - FAMILY</b>				
Salaries	7,562.61	33,970.44	-26,407.83	81,422.54
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,744.27	17,982.56	-238.29	179,646.40
Administrative Expenses	1,363.49	1,332.13	31.36	13,142.78
Tenant Services	0.00	0.00	0.00	335.22
Utilities	947.07	918.15	28.92	15,845.97
Maintenance Supplies/Contracts	32,914.42	33,426.51	-512.09	368,462.11
Mileage	0.00	0.00	0.00	0.00
General Expenses	12,635.83	4,911.72	7,724.11	72,508.05
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>73,167.69</b>	<b>92,541.51</b>	<b>-19,373.82</b>	<b>731,363.07</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	907.81	6,350.60	-5,442.79	6,834.59
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,765.93	4,598.07	167.86	47,496.18
Administrative Expenses	435.11	507.13	-72.02	5,616.61
Tenant Services	24.33	0.00	24.33	353.87
Utilities	1,614.39	50.35	1,564.04	18,701.32
Maintenance Supplies/Contracts	25,990.15	8,919.77	17,070.38	101,366.59
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,677.29	5,511.93	-2,834.64	26,670.50
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>36,415.01</b>	<b>25,937.85</b>	<b>10,477.16</b>	<b>207,039.66</b>
<b>COCC</b>				
Salaries	93,050.47	40,225.52	52,824.95	979,649.73
Employee W/H Payments	-586.75	-174.63	-412.12	-3,956.16
Management Fees	0.00	0.00	0.00	69.91
Administrative Expenses	6,927.43	1,319.86	5,607.57	64,295.16
Tenant Services	0.00	0.00	0.00	0.00
Utilities	283.42	188.05	95.37	3,322.94
Maintenance Supplies/Contracts	87.74	45.00	42.74	1,111.72
Mileage	0.00	0.00	0.00	0.00
General Expenses	3,231.35	1,594.34	1,637.01	17,579.96
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>102,993.66</b>	<b>43,198.14</b>	<b>59,795.52</b>	<b>1,062,073.26</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	106,292.17	103,893.33	2,398.84	1,158,951.78
Employee W/H Payments	-586.75	-174.63	-412.12	-3,956.16
Management Fees	38,886.45	39,041.31	-154.86	391,388.20
Administrative Expenses	9,254.89	3,878.04	5,376.85	91,556.51
Tenant Services	101.78	76.94	24.84	1,595.12
Utilities	12,993.64	7,125.19	5,868.45	114,068.44
Maintenance Supplies	77,497.61	49,471.20	28,026.41	712,331.65
Mileage	0.00	0.00	0.00	0.00
General Expenses	32,887.95	21,665.76	11,222.19	198,200.96
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>277,327.74</b>	<b>224,977.14</b>	<b>52,350.60</b>	<b>2,664,136.50</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - AHP / HCV**  
*January, 2022*

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	11,350.32	10,735.57	614.75
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,105.50	119.00
Administrative Expenses	791.06	1,943.11	-1,152.05
Utilities	2,384.75	2,419.09	-34.34
Maintenance Supplies/Contracts	13,981.20	2,935.06	11,046.14
Tax & Insurance Expenses	3,154.41	2,917.69	236.72
Finacial Expenses	1,732.66	0.00	1,732.66
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>37,618.90</b>	<b>25,056.02</b>	<b>12,562.88</b>
<b>PRAIRIELAND</b>			
Salaries	11,350.29	10,378.80	971.49
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	3,808.00	-59.50
Administrative Expenses	1,807.13	987.30	819.83
Utilities	2,563.57	2,291.95	271.62
Maintenance Supplies/Contracts	348.55	1,794.28	-1,445.73
Taxes & Insurance Expenses	2,925.66	3,001.42	-75.76
Financial Expenses	1,732.65	0.00	1,732.65
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>24,476.35</b>	<b>22,261.75</b>	<b>2,214.60</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	22,700.61	21,114.37	1,586.24
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,973.00	7,913.50	59.50
Administrative Expenses	2,598.19	2,930.41	-332.22
Utilities	4,948.32	4,711.04	237.28
Maintenance Supplies	14,329.75	4,729.34	9,600.41
Taxes & Insurance Expenses	6,080.07	5,919.11	160.96
Financial Expenses	3,465.31	0.00	3,465.31
<b>TOTAL AHP CLAIMS</b>	<b>62,095.25</b>	<b>47,317.77</b>	<b>14,777.48</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	14,326.29	7,125.61	7,200.68
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,958.50	3,978.00	-19.50
Administrative Expenses	1,248.40	437.32	811.08
General Expense-Admin	560.44	607.93	-47.49
<b>Total HCV Expenses</b>	<b>20,093.63</b>	<b>12,148.86</b>	<b>7,944.77</b>
HAP Expenses	76,538.00	81,046.45	-4,508.45
General Expenses	0.00	-7.00	7.00
<b>Total HAP Expenses</b>	<b>76,538.00</b>	<b>81,039.45</b>	<b>-4,501.45</b>
<b>TOTAL HCV CLAIMS</b>	<b>96,631.63</b>	<b>93,188.31</b>	<b>3,443.32</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*January, 2022*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2021 -</b>				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2021 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	300,000.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2020 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>300,000.00</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	28,350.00	397,767.58	458,502.58
<b>TOTAL CFG 2019 CLAIMS</b>	<b>0.00</b>	<b>28,350.00</b>	<b>397,767.58</b>	<b>758,502.58</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>0.00</b>	<b>28,350.00</b>	<b>697,767.58</b>	<b>1,058,502.58</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*January, 2022*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	64,751.38	63,100.93	1,650.45	661,699.82
AMP002 - FAMILY	73,167.69	92,740.22	-19,572.53	733,323.76
AMP003 - BLUEBELL	36,415.01	25,937.85	10,477.16	207,039.66
COCC	103,123.67	43,198.15	59,925.52	1,062,296.36
<b>TOTAL LOW RENT</b>	<b>277,457.75</b>	<b>224,977.15</b>	<b>52,480.60</b>	<b>2,664,359.60</b>
<u>A.H.P.</u>				
BRENTWOOD	37,937.90	25,065.02	12,872.88	290,304.33
PRAIRIELAND	24,482.35	22,263.75	2,218.60	261,053.82
<b>TOTAL A.H.P.</b>	<b>62,420.25</b>	<b>47,328.77</b>	<b>15,091.48</b>	<b>551,358.15</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	20,093.63	12,148.86	7,944.77	144,534.82
<b>TOTAL HCV</b>	<b>20,093.63</b>	<b>12,148.86</b>	<b>7,944.77</b>	<b>144,534.82</b>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	300,000.00
CAPITAL FUND GRANT 2019	0.00	28,350.00	-28,350.00	397,767.58
<b>TOTAL GRANTS</b>	<b>0.00</b>	<b>28,350.00</b>	<b>-28,350.00</b>	<b>697,767.58</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>359,971.63</b>	<b>312,804.78</b>	<b>47,166.85</b>	<b>4,058,020.15</b>

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

O: (309) 342-8129  
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[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

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

**DATE:** 02/17/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 02/22/2022

**SUBJECT:** Application for Payment #10 – 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

Two of the 2-bedroom units are near completion; however, the Contractor is still waiting on doors and cabinets to arrive for installation. Construction continues at the Whispering Hollow Community Center. Demolition has also started at three additional 2-bedroom units as well as at the front restroom at the COCC.

Alliance Architecture has reviewed and signed approval for Pay Request #10.

### 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 #10 from Hein Construction in the amount of \$80,400.28 for the period to 02/15/2022.



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER:	<b>Knox Co. Housing Authority</b> 255 W Tompkins St Galesburg, IL 61401	PROJECT:	<b>KCHA-504 Modifications-PH 3</b> Various Sites Galesburg, IL 61401	APPLICATION NO: 10	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	<b>Hein Construction Co., Inc</b> 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 2/15/2022	
Sub-Contractor	<b>Hein Construction Co., Inc.</b> 56 N. Cedar St. Galesburg, IL 61401			CONTRACT DATE:	
CONTRACT FOR:	<b>General Contractor</b>	VIA ARCHITECT:	<b>Alliance Architects</b>	PROJECT NO: 21-2144	

## CONTRACTOR'S APPLICATION FOR PAYMENT


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

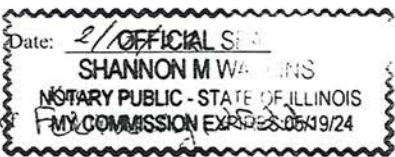
1. ORIGINAL CONTRACT SUM	\$	<u>1,262,000.00</u> ✓
2. NET CHANGES IN THE WORK	\$	<u>                    </u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>1,262,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>510,681.07</u> ✓
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	<u>51,068.11</u> ✓
b. 10 % of Stored Material (Column F on G703)	\$	<u>                    </u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>51,068.11</u> ✓
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	<u>459,612.96</u> ✓
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>379,212.68</u> ✓
8. CURRENT PAYMENT DUE	\$	<u>80,400.28</u> ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	<u>802,387.04</u> ✓

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

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By:  Date: 2/15/2022 OFFICIAL SIGNATURE  
 State of: Illinois County of:                       
 Subscribed and sworn to before me this 15 day of                       
 Notary Public: Shannon M Watkins  
 My Commission expires: 5/19/24

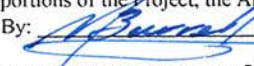


## CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 80,400.28

(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: 02-16-2022  
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)  
 By: Alliance Architecture Date: 02-16-2022

This Certificate is not negotiable. Payment is payable only to the Contractor named herein. Issuance of this Certificate of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

## BOARD MEMO


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Galesburg, IL 61401

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

**DATE:** 02/17/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 02/22/2022

**SUBJECT:** Hein Construction—Proposed Change Order No. 2

---

### 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

Change Order No. 2 is attached to this memo. The proposed change order includes six items that are listed on Exhibit A. The changes associated with this change order total \$21,627.00 and will result in a reduction of the General Requirements Allowance from \$45,000.00 to \$23,373.00. Please note that the contract sum and the contract time will be unchanged.

Alliance Architecture has reviewed the change order amounts and find them to be within an acceptable range. Thus, acceptance of the requests is recommended by Alliance Architecture.

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. The General Requirement Allowance will be reduced from \$45,000.00 to \$23,373.00.

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order No. 2 from Hein Construction as listed on Exhibit A of the Change Order.

**CHANGE ORDER**

Owner x  
Architect x  
Contractor x



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

CHANGE ORDER NO. 2

DATE: February 3, 2022

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


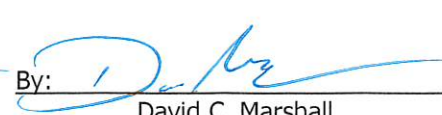

CONTRACT FOR: Total Construction

CONTRACT DATE: 3/1/21

You are hereby directed to make the following changes in accordance with the attached Exhibit A dated February 3, 2022.

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 <b>UNCHANGED</b> by this Change Order . . . . .	\$ 0.00
The Contract Sum including this Change Order . . . . .	\$ 1,262,000.00
The Contract Time will be <b>UNCHANGED</b> .	
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. Marshall	By:  Derek Antoine
Date: <u>February 3, 2022</u>	Date: <u>2/4/2022</u>	Date: <u>2/9/2022</u>

# EXHIBIT A

CHANGE ORDER NO. 2  
504 MODIFICATIONS - PHASE 3  
Knox County Housing Authority  
Galesburg, Illinois

February 3, 2022

You are hereby directed to make the following changes:

1.	Furnish labor and material to install four (4) new furnaces in lieu of reinstalling existing. ....	ADD	\$	5,527.00
2.	Furnish labor and material to install four (4) "low profile" operators in lieu of standard operators at Moon Towers Laundry Rooms to accommodate reduced clearance. ....	ADD	\$	2,950.00
3.	Revise doors and openings at Woodland Bend, Whispering Hollow and Cedar Creek Community Buildings and at 504 & Convenience Mod. units. ....	ADD	\$	2,600.00
4.	Revise five (5) Community Building office doors from flush to 6-panel stile and rail doors. ....	ADD	\$	2,600.00
5.	Furnish labor and material to install two (2) low-profile auto operators with wireless, touchless actuators. ....	ADD	\$	8,250.00
6.	Delete two (2) cabinets and install one additional cabinet at Whispering Hollow Community Building. Reduce new counter length at two (2) Community Building counters. ....	DEDUCT	\$	300.00
7.	Reduce General Requirements Allowance from \$45,000.00 to \$23,373.00. ....	DEDUCT	\$	21,627.00
8.	Items enumerated herein do not required a Contract Time increase; therefore, there is no change in Date of Completion. ....	NO COST CHANGE		
				<hr/>
NET CHANGE . . . . .				<u>\$ 0.00</u>

END OF EXHIBIT A



# EXECUTIVE DIRECTOR REPORT JANUARY 2022

**REGULAR MEETING  
KCHA BOARD OF COMMISSIONERS**

**Tuesday, February 22, 2022**

Moon Towers Conference Room

255 W. Tompkins St.

Galesburg, IL 61401

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



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



# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### COMMISSIONER COMPLIANCE REPORT

#### Commissioner Training and Development

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

Date	Commissioner	Training Description	Location	Hours
				0.0
				0.0
				0.0
				0.0
				0.0
				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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Feb-22			\$ -	\$ -	\$ -	0.00%	\$ -
Mar-22			\$ -	#DIV/0!		0.00%	
FYE 2022	1	9.0	\$ 1,500.00	\$ 166.67	\$ 8,333.32	18.00%	\$ (6,833.32)

# 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 2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac ( C )													0.0%
Hawkinson, Jared (VC)	1												100.0%
Allen, Wayne													0.0%
Stewart, Paul H.	1												100.0%
Robison, Sara	1												100.0%
Riley, Joseph													0.0%
Carson, LaToya	1												100.0%
Antoine, Derek (ED)	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:	1	1	Meets requirement
Average meeting attendance:	80.0	62.5%	Fails 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 January 2022 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): 02/22/2025
- Expenditure End Date (EED): 02/22/2027

#### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ -	0.0%
1480 General Capital Activity	\$ 909,310.00	\$ 909,310.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>\$ 300,000.00</b>	<b>24.8%</b>	<b>\$ -</b>	<b>0.0%</b>

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

Allotments for operations (1406) and administration (1410) have been made, thus obligations sit at 24.8%. Budgeted activities include operational transfers, playground renovation at the family sites, convenience mods to the family 2-bedroom units, and roof replacement at Moon Towers.

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

# EXECUTIVE SUMMARY

## 2020 CFP Grant IL01P08550120

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

### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,218,959.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 930,486.00</b>	<b>79.6%</b>	<b>\$ 300,000.00</b>	<b>25.7%</b>

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

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower. Due to unforeseen flooring expenses arising from the 504 modernization project, the rehabilitation of the Moon Towers roof replacement has been reprioritized to a future year.

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

# EXECUTIVE SUMMARY

## 2019 CFP Grant IL01P08550119

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

### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1408 Mgmnt Improvement	\$ 49,932.00	\$ -	\$ -		\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 458,502.58	58.5%
<b>Total Capital Fund Program</b>	<b>\$ 1,133,806.00</b>	<b>\$ 1,083,874.00</b>	<b>\$ 1,083,874.00</b>	<b>100.0%</b>	<b>\$ 758,502.58</b>	<b>70.0%</b>

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%	\$ 387,707.58	56.1%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>100.0%</b>	<b>\$ 458,502.58</b>	<b>58.5%</b>

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

CFP Grant IL01P08550119 is 100% obligated (contracts for work signed) ahead of the 04/16/2023 obligation expenditure deadline (OED). Currently, 70.9% of the grant (\$768,195.20) has been expended ahead of the 04/15/2025 deadline.

# EXECUTIVE SUMMARY

## POLICY/OPERATIONS

**Budget preparations** are underway for fiscal year end 03/31/2023. Property and program managers are currently compiling data and developing draft budgets for review. The agency employs a hybrid method of analysis and budget building. Utilizing an analysis of spending over the past three completed fiscal year, managers compare historical data with current trending to understand spending patterns. Coupled with categorical zero-based budgeting (building from scratch based on goals), we're able to prepare a budget that considers multiple layers of data. The final budget recommendations will be present to the board at the 03/29/2022 regular meeting.

The agency is preparing for **upcoming training sessions** for a large number of staff and commissioners. The Nelrod Consortium Conference is being held April 6-8, 2022 in Las Vegas, Nevada. The agency will be sending six staff and two commissioners to this annual event, which includes a variety of training topics (brochure included with this report.) Additionally, twelve staff will be headed to Springfield, Illinois that same week for the annual Illinois Association of Housing Authorities Maintenance and Management clinic. The agenda hasn't been finalized, though topics include mental health first aid, PH and HCV occupancy topics, and range/refrigerator technical training.

**Construction at the central office cost center (COCC)** has resumed. Work is being done on the public restroom to bring it into compliance with requirements set forth in Section 504 of the Rehabilitation Act of 193 and the Americans with Disabilities Act of 1990. Specifically, fixturing is being replaced and the space is being made larger to accommodate visitors requiring those accessibility features. Work continues at the Whispering Hollow (community center and unit 954) in two Cedar Creek Place units (1561 and 1563), and three units have been demolished at Woodland Bend (2077, 2083, 523).

*Work progress at the COCC 02/21/2022. Wall removed to widen the space to render use of the facilities accessible.*



On 01/18/2022, the agency submitted its **first official request for American Rescue Plan Act (ARPA) funding** from the Knox County Board and the Galesburg City Council. The request was made on behalf of KCHA families facing eviction due to nonpayment of rent during the COVID pandemic. Background and request specifics were previously presented and discussed at multiple meetings with the Knox County ARPA Task Force, the Knox County Board, and the Galesburg City Council. The request totaled

# EXECUTIVE SUMMARY

\$26,218.40, with 50% of that total requested from both entities. To date, a check has been received from the Knox County Board in the amount of \$13,109.20. Once the check from the City of Galesburg is received, the funds will be applied to tenant accounts. 160 tenants had been submitted for ARPA assistance, with a funding request of approximately \$115,000. Presented here is a recap of activity pertaining to the collection/remediation of these accounts as of 01/31/2022:

- 58 - Paid off their balances
- 25 - Balances less than \$100.00 and did not qualify for assistance
- 1 - Deceased
- 4 - Moved out
- 65 - Signed agreements (required for participation in this program)
- 60 - Met all requirements and will receive aid
- 2 - Signed agreements but did not pay rent or attend workshop
- 1 - Went negative rent which significantly reduced balance; no longer qualified for help
- 14 - Declined; 7 Chose to go with ILRPP grant; 6 Not interested; 1- Balance paid by church
- 2 - Individuals had balances paid via Salvation Army and the VNA
- 4 - Many efforts made to contact, however, was unable to reach – will forward for eviction

Thus, out of the approximately 160 families facing eviction this winter, only four (4) will be referred for legal action. Through this outreach and assistance effort, and the support from multiple local and federal agencies, 97.5% of those target families avoided eviction.

## LEGISLATIVE/ADVOCACY

**GOVERNMENT SHUTDOWN TEMPORARILY AVERTED:** On 02/18/2022, President Joe Biden officially signed into law the stopgap funding measure passed by the Senate on 02/17/2022, averting a government shutdown (for now). The funding for the federal government was set to expire 02/18/2022. The bill will extend the funding until 03/11/2022. The House of Representatives and Senate both voted last week to approve the measure, known as a continuing resolution (CR). Lawmakers are also working to lock in a broader full-year spending package, but have said they need more time to finish and, as a result, needed a short-term funding extension to avert a shutdown. A similar government funding standoff played out in December, but it ended with an agreement to hold votes on an earlier stopgap bill as well as a GOP amendment to prohibit the use of federal funding for Covid-19 vaccine mandates, which ultimately failed.

**RETURN OF PHAS SCORING:** On 02/04/2022, HUD released Notice PIH 2022-02, "Return of Public Housing Assessment Systems (PHAS) Assessments Upon Expiration of PHAS-Related Waivers in Notice PIH 2021-14." The notice advises PHAs that PHAS scoring will resume starting with the March 31, 2022, Fiscal Year End (FYE) PHAs. Due to the COVID-19 pandemic, Notice PIH 2021-14 provided waivers that enabled HUD to delay PHAS assessments and carry over a PHA's last PHAS score. These waivers expired on December 31, 2021. Over the last year, HUD began transitioning back to normal requirements

# EXECUTIVE SUMMARY

associated with HUD and resumed physical inspections of Public Housing properties on October 5, 2020, extending the notification period from 14 days to 28 days. PHAs have also continued to submit Financial Data Schedules (FDS) used to calculate the Financial Assessment Sub-systems (FASS) Indicator under PHAS.

Due to the pandemic and federal and state eviction moratoria that were put in place, many agencies may have experienced a significant impact on their ability to collect rent and manage rent collection activities. As such, HUD is providing an automatic, temporary adjust for TAR scoring for FYE 2022. PHAs will receive 5 points for TAR if the tenant accounts receivable is 80 percent or greater, 2 points if the tenant accounts receivable is between 79 percent and 60 percent, and 0 points if the TAR is below 60 percent. These changes will be implemented automatically for all agencies by HUD. HUD will also continue to keep the inspection notification period at 28 days.

Based on the data submitted by PHAs to HUD, HUD has determined that, aside from issues related to the TAR sub-indicator under the Management Operations Assessment Sub-system (MASS), many PHAs do not need further modifications to PHAS related to the financial and management indicators.

**CARBON MONOXIDE (CO) DETECTOR REQUIREMENT:** On 01/31/2022, HUD published a notice titled “Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing.” The notice discusses the risks of carbon monoxide (CO), provides resources for detecting CO and preventing exposure, and requires that CO alarms or detectors be installed in certain HUD-assisted housing. The notice states that housing in the following programs should comply with the International Fire Code (IFC) 2018 standards on the installation of CO alarms or detectors by Dec. 27, 2022:

- Public Housing (PH);
- Housing Choice Voucher (HCV) program;
- Project-based Voucher (PBV) program;
- Project-based Rental Assistance (PBRA);
- Section 202 Supportive Housing for the Elderly (Section 202);
- Section 811 Supportive Housing for Persons with Disabilities (Section 811).

PHAs with PH may use either Operating Funds or Capital funds for CO alarms or detectors. There are also Capital Fund competitions for additional funds. For the HCV and PBV programs, the owner is responsible for the CO alarms or detectors, but PHAs may use their administrative fees for landlord outreach and education on CO requirements.

As of January 1, 2007, homeowners, landlords, and building owners have been required to install carbon monoxide (CO) detectors within 15 feet of rooms used for sleeping. This law applies only to those occupancies that use fossil fuel to cook, heat, or produce hot water, or occupancies that are connected to an enclosed garage.

KCHA public housing properties are in full compliance with these requirements, and the standard has been adopted into the HCV inspection protocol as well.

# EXECUTIVE SUMMARY

**PHA VOTER REGISTRATION ACTIVITIES:** On 02/09/2022, HUD sent an email to PHA Executive Directors informing them what role a PHA may play in ensuring public housing residents have access to the electoral process and certain voter registration activities.

Permissible PHA activities included the following:

- Providing documentation of residence (e.g., address verification, leases, etc.) to public housing residents when requested to ensure residents are able to register to vote and vote.
- Applying to States to operate as a voter registration agency under the National Voter Registration Act.
- Making voter registration resources available to residents.
- Permitting the use of PHA community space on an incidental basis to hold meetings, candidate forums, or voter registration, provided that all parties and organizations have access to the facility on an equal basis and are assessed equal rent or use charges.
- Collaborating with local election administrators to permit the use of PHA space for voter drop boxes and voting sites, including for early voting.”

To meet the costs of the above activities, PHAs may use public housing operating subsidies or administrative fees from the voucher program.

PHAs must not fund partisan political facilities or activities. Additionally, PHAs should not suggest that benefits are tied to voting activity, nor should they give the appearance that voting and voter registration are not voluntary activities. Additionally, PHAs should follow all applicable civil rights laws, including those that ensure voting processes are accessible for individuals with disabilities.

**PHA EXECUTIVE COMPENSATION INFORMATION COLLECTION RELEASED:** On 2/11/2022, HUD released a 30-Day Notice of Proposed Information Collection in the Federal Register on Public Housing Agency Executive Compensation Information. As required by Congress, HUD collects information on the compensation provided by public housing agencies (PHAs) to the top management official, the top financial official, and all employees who are paid an annual salary over the compensation cap imposed by Congress in HUD’s annual appropriations (Level IV of the Executive Schedule). The compensation data collected includes base salary, bonus, and incentive and other compensation, and the extent to which these payments are made with any Section 8 and 9 appropriated funds.

HUD will shift from collecting data on PHA compensation from annually to triennially (once every three years). This will reduce reporting requirements for all PHAs. While HUD may only collect PHA compensation data once every three years, PHAs are still subject to the annual compensation restrictions imposed by Congress. Therefore, all years remain subject to potential review by HUD to ensure compliance with the Annual Appropriations Act.

**UPDATED WAIVER GUIDANCE FOR 2022:** Although most regulatory and statutory waivers related to the COVID-19 pandemic expired as of Dec. 31, 2021, HUD will continue to provide certain flexibilities to PHAs for the public housing and Housing Choice Voucher (HCV) program. For your agency to make use of these flexibilities, PHAs must apply by March 1 to receive expedited processing. To receive expedited



# EXECUTIVE SUMMARY

processing, a PHA must show “good cause,” which includes increased vacancy, insufficient staffing levels to address administrative or maintenance backlogs, potential negative impacts to tenants or the onset of housing instability, local pandemic-specific delays or limitations caused by supply chain disruption, safety, or social distancing requirements, or show that Section Eight Management Assessment Program (SEMAP) indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of CARES Act waivers. Waivers include increasing payment standards during the HAP Contract term, waiving SEMAP scores, extending the term of a voucher, increasing maximum term of assistance for homeownership, and increasing payment standard amounts for voucher tenancy.

On 02/15/2022, KCHA filed a request for waiver of SEMAP scoring for FYE 03/31/2022 based on impacted HQS inspections. It is anticipated the waiver will be granted. The waiver request is included with this report.

## **PUBLIC RELATIONS**

No report this period.

## **STRATEGIC PLANNING**

No report this period.



# LIVE! from Las Vegas

April 6-8, 2022

## First Look: Tentative Agenda

The Nelrod Consortium Conference is happening soon, so don't miss out! We are excited to be back on-site and look forward to seeing you. Here's a look at our upcoming agenda so you know what to expect.

### Commissioners Track

- Conversion to Section 8 - Planning Considerations & Governance
- Roles and Responsibilities
- Governing Documents and Agreements
- Key Plans & Policies Requiring Board Approval
- Understanding the PHA Financial Position
- Conducting Effective Meetings - Mock Board Meeting Using Robert's Rules of Order
- Conversion of Low-Income Public Housing - Selecting the Right Developer/Investor

### Executive Track

- Reducing PIC Submission Data Entry Errors - Understanding the Real Cost & Best Methods for Lowering Error Rates
- Preparing for NSPIRE - Budget Considerations & HCV Landlords
- Business Planning for Conversion to Section 8
- Post-Conversion Oversight of RAD PBV
- Tax Credits and Voluntary Conversion (3 Sessions)

### Public Housing Operations Track

- Application for Admissions - When Was The Last Time You Updated Your Application?
- "Real-Life" Interviewing Techniques
- Notification Requirements & Required Wording
- Verifications to Support 50058 Submissions (2 Sessions)
- Time Management Best Practices
- Effective Reporting for Property Managers

### Section 8 HCVP Operations Track

- Critical Reporting & Monitoring Functions for Your HCV Program (2 Sessions)
- Communicating with Your Landlords - Agency & Landlord Responsibilities
- Emergency Housing Vouchers - Where Are We Now?
- Time Management Best Practices
- "Real-Life" Interviewing Techniques

### Maintenance Track

- Technical Skills - A Hands-On Approach (2 Sessions)
- Responding to Lead-Based Hazards in Housing
- Inventory Management
- Fire Suppression - Understanding the Systems That Keep Our Residents & Staff Safe (2 Sessions)
- Customer Service for the Maintenance Professional

### Financial Track - Topics Coming Soon

*Special Guest Trainer!* We are pleased to announce Jason Casterline, Managing Director and CPA of BDO, will be leading training sessions for this track. More details coming soon!

### Early Bird Registration Rates

Register by February 1, 2022 and save \$100

<b>Consortium Partners</b>	\$549 each (1-3 attendees)	\$449 each (4 or more attendees)
<b>General Registration</b>	\$649 each (1-3 attendees)	\$549 each (4 or more attendees)

For more information, please contact Christin Arnett at **817-922-9000 x111 • arnettc@nelrod.com**

### Hotel Rates & Details

The South Point Hotel • 9777 Las Vegas Blvd, Las Vegas, NV 89183

**\$125/night (+tax)** For Reservations please call:  
**866-791-7626**  
 Sunday - Thursday  
 (Friday & Saturday: \$155/night) Mention The Nelrod Annual Consortium Conference

**Full Conference Agenda Coming Soon**  
 Please Visit **www.nelrod.com**

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**From:** [Derek Antoine](#)  
**To:** ["PIH Expedited Waivers@HUD.gov"](#)  
**Cc:** [Dawson III, William O](#); [Ladias, Eleny](#); [Macon, Towanda S](#); [Cano, Patrick](#); [Kim Longenecker](#)  
**Subject:** Expedited Pandemic Regulatory Waiver Request, Knox County Housing Authority IL085  
**Date:** Tuesday, February 15, 2022 4:07:00 PM

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Knox County Housing Authority  
216 W. Simmons St.  
Galesburg, IL 61401  
[dantoine@knoxhousing.org](mailto:dantoine@knoxhousing.org)  
[klongenecker@knoxhousing.org](mailto:klongenecker@knoxhousing.org)

Waiver Request: Notice PIH 2021-34, SEMAP Score, 24 CFR §985.105, 24 CFR §985.101.

The Knox County Housing Authority is requesting this waiver due to adoption of CARES Act Waivers HQS-1, HQS-3, HQS-5, HQS-6, HQS-9, and HQS-10. The adoption of these waivers has directly impacted SEMAP scoring indicators 24 CFR §985.3(b) – Rent Reasonableness, 24 CFR §985.3(e) – HQS Quality Control, 24 CFR §985.3(f) – HQS Enforcement, 24 CFR §985.3(l)– Pre-Contract HQS, and 24 CFR §985.3(m) – Annual HQS Inspections.

In an effort to stop and slow the spread of the COVID-19 pandemic, and to keep program participants and staff safe, the Knox County Housing Authority ceased all in-person inspection processes as of 5/01/2020. Inspections resumed 09/01/2021, but were halted as the omicron variant of COVID-19 surged. Inspections have resumed as of 01/01/2022, though we lack the administrative resources to address the backlog of inspections prior to our fiscal year end. Owner self-certifications have been obtained for all required initial and annual inspections, though full and complete HQS inspections had not been conducted by PHA staff or PHA-contracted inspectors for a large portion of FYE 03/31/2021 and FYE 03/31/2022. As a result, we would be unable to self-certify with any degree of certainty as to the existing condition of these units.

The request for waiver applies to the SEMAP submission for FYE 03/31/2022. Thus, this waiver is anticipated to expire as of FYB 04/01/2022, with scoring reinstated for FYE 03/31/2023, barring any unforeseen resurgences of the COVID-19 pandemic or related interruptions of service.

Respectfully,



Derek B. Antoine | Executive Director



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# PUBLIC HOUSING PROGRAM

## PUBLIC HOUSING PROGRAM

### OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5487	5403	98.5%	1.5%	177	177	100.0%	0.0%
Family Sites	5868	5832	99.4%	0.6%	191	190	99.5%	0.5%
Bluebell Tower	1581	1581	100.0%	0.0%	51	51	100.0%	0.0%
<b>PH Total</b>	<b>12936</b>	<b>12816</b>	<b>99.1%</b>	<b>0.9%</b>	<b>419</b>	<b>418</b>	<b>99.8%</b>	<b>0.2%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	54162	53616	99.0%	1.0%	1770	1770	100.0%	0.0%
Family Sites	59461	58462	98.3%	1.7%	1960	1960	100.0%	0.0%
Bluebell Tower	15606	15534	99.5%	0.5%	510	510	100.0%	0.0%
<b>PH Total</b>	<b>129229</b>	<b>127612</b>	<b>98.7%</b>	<b>1.3%</b>	<b>4240</b>	<b>4240</b>	<b>100.0%</b>	<b>0.0%</b>

	#	CURRENT PERIOD				#	FISCAL YTD			
		DOWN	MAINT.	LEASING	TOTAL		DOWN	MAINT.	LEASING	TOTAL
Moon Towers	2	11	24	121	156	18	27	287	309	623
Averages		5.5	12.0	60.5	78.0		1.5	15.9	17.2	34.6
Family Sites	1	107	64	0	171	24	134	232	77	443
Averages		107.0	64.0	0.0	171.0		5.6	9.7	3.2	18.5
Bluebell Tower	0	0	0	2	2	5	8	44	24	76
Averages		0.0	0.0	0.0	0.0		1.6	8.8	4.8	15.2
<b>PH Total</b>	<b>3</b>	<b>118</b>	<b>88</b>	<b>123</b>	<b>329</b>	<b>47</b>	<b>169</b>	<b>563</b>	<b>410</b>	<b>1142</b>
Averages		<b>39.3</b>	<b>29.3</b>	<b>41.0</b>	<b>109.7</b>		<b>3.6</b>	<b>12.0</b>	<b>8.7</b>	<b>24.3</b>

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

# PUBLIC HOUSING PROGRAM

## FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Moon Towers</b>						
Income	\$ 78,396.57	\$ 70,960.00	10.5%	\$ 750,823.47	\$ 676,390.00	11.0%
Expense	\$ 75,510.30	\$ 73,436.51	2.8%	\$ 596,946.60	\$ 640,594.59	-6.8%
<b>Revenue/(LOSS)</b>	<b>\$ 2,886.27</b>	<b>\$ (2,476.51)</b>	<b>216.5%</b>	<b>\$ 153,876.87</b>	<b>\$ 35,795.41</b>	<b>329.9%</b>
<b>Family Sites</b>						
Income	\$ 102,151.76	\$ 94,301.00	8.3%	\$ 1,065,903.28	\$ 926,808.00	15.0%
Expense	\$ 73,167.69	\$ 92,115.08	-20.6%	\$ 733,323.76	\$ 913,205.80	-19.7%
<b>Revenue/(LOSS)</b>	<b>\$ 28,984.07</b>	<b>\$ 2,185.92</b>	<b>1225.9%</b>	<b>\$ 332,579.52</b>	<b>\$ 13,602.20</b>	<b>2345.0%</b>
<b>Bluebell Tower</b>						
Income	\$ 21,269.74	\$ 18,985.92	12.0%	\$ 266,036.65	\$ 231,931.20	14.7%
Expense	\$ 36,415.01	\$ 24,090.83	51.2%	\$ 207,039.66	\$ 221,033.30	-6.3%
<b>Revenue/(LOSS)</b>	<b>\$ (15,145.27)</b>	<b>\$ (5,104.91)</b>	<b>-196.7%</b>	<b>\$ 58,996.99</b>	<b>\$ 10,897.90</b>	<b>441.4%</b>
<b>PH Total</b>						
<b>Income</b>	<b>\$ 201,818.07</b>	<b>\$ 184,246.92</b>	<b>9.5%</b>	<b>\$ 2,082,763.40</b>	<b>\$ 1,835,129.20</b>	<b>13.5%</b>
<b>Expense</b>	<b>\$ 185,093.00</b>	<b>\$ 189,642.42</b>	<b>-2.4%</b>	<b>\$ 1,537,310.02</b>	<b>\$ 1,774,833.69</b>	<b>-13.4%</b>
<b>Revenue/(LOSS)</b>	<b>\$ 16,725.07</b>	<b>\$ (5,395.50)</b>	<b>410.0%</b>	<b>\$ 545,453.38</b>	<b>\$ 60,295.51</b>	<b>804.6%</b>

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 436,395.37	\$ 27,501.23	6.30%
Family Sites	\$ 289,012.71	\$ 41,495.50	14.36%
Bluebell Tower	\$ 169,497.90	\$ 3,625.39	2.14%
<b>PH Total</b>	<b>\$ 894,905.98</b>	<b>\$ 72,622.12</b>	<b>8.12%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 650,761.89	\$ 264,679.93	\$ 66,169.98	9.83	\$ 386,081.96
Family Sites	\$ 787,925.97	\$ 325,921.67	\$ 81,480.42	9.67	\$ 462,004.30
Bluebell Tower	\$ 197,909.53	\$ 82,815.86	\$ 20,703.97	9.56	\$ 115,093.67
<b>PH Total</b>	<b>\$ 1,636,597.39</b>	<b>\$ 673,417.46</b>	<b>\$ 168,354.37</b>	<b>9.72</b>	<b>\$ 963,179.93</b>

# PUBLIC HOUSING PROGRAM

## MAINTENANCE

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	43	42	97.7%	2.3%	108	2.57
Family Sites	138	129	93.5%	6.5%	151	1.17
Bluebell Tower	16	16	100.0%	0.0%	28	1.75
<b>PH Total</b>	<b>197</b>	<b>187</b>	<b>94.9%</b>	<b>5.1%</b>	<b>287</b>	<b>1.53</b>

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	678	674	99.4%	0.6%	1402	2.08
Family Sites	1287	1272	98.8%	1.2%	2201	1.73
Bluebell Tower	235	235	100.0%	0.0%	562	2.39
<b>PH Total</b>	<b>2200</b>	<b>2181</b>	<b>99.1%</b>	<b>0.9%</b>	<b>4165</b>	<b>1.91</b>

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	3	3	100.0%	3	100.0%	0	0.0%
Family Sites	14	14	100.0%	14	100.0%	0	0.0%
Bluebell Tower	0	0	0.0%	0	0.0%	0	0.0%
<b>PH Total</b>	<b>17</b>	<b>17</b>	<b>100.0%</b>	<b>17</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	72	72	100.0%	72	100.0%	0	0.0%
Family Sites	132	132	100.0%	130	98.5%	2	1.5%
Bluebell Tower	11	11	100.0%	11	100.0%	0	0.0%
<b>PH Total</b>	<b>215</b>	<b>215</b>	<b>100.0%</b>	<b>213</b>	<b>99.1%</b>	<b>2</b>	<b>0.9%</b>

### MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	2	5	190	2.6%	0	5	5	100.0%
Family Sites	424	0	79	345	18.6%	404	16	14	87.5%
Bluebell Tower	65	2	8	57	12.3%	0	8	8	100.0%
<b>PH Total</b>	<b>684</b>	<b>4</b>	<b>92</b>	<b>592</b>	<b>13.5%</b>	<b>404</b>	<b>29</b>	<b>27</b>	<b>93.1%</b>

# PUBLIC HOUSING PROGRAM

## MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	2	11	5.50	24	12.00	35	17.50
Family Sites	4	107	26.75	64	16.00	171	42.75
Bluebell Tower	0	0	0.00	0	0.00	0	0.00
<b>PH Total</b>	<b>6</b>	<b>118</b>	<b>19.67</b>	<b>88</b>	<b>14.67</b>	<b>206</b>	<b>34.33</b>

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	29	27	0.93	287	9.90	314	10.83
Family Sites	27	233	8.63	232	8.59	465	17.22
Bluebell Tower	5	8	1.60	44	8.80	52	10.40
<b>PH Total</b>	<b>61</b>	<b>268</b>	<b>4.39</b>	<b>563</b>	<b>9.23</b>	<b>831</b>	<b>13.62</b>



# PUBLIC HOUSING PROGRAM

## MANAGEMENT OPERATIONS

### MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Moon Towers	98.0%	100.0%	25.0%	0.0%	100.0%	54.2%
Family Sites	84.7%	94.4%	25.0%	3.5%	100.0%	61.1%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	100.0%	48.2%

### MANAGEMENT - PEST CONTROL

<u>NEW INFESTATIONS</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>TRT</u>	<u>%</u>
Moon Towers	0	0	0	0	0	0	0	100.0%
Family Sites	0	4	0	0	0	4	4	100.0%
Bluebell Tower	0	2	0	0	0	2	2	100.0%
<b>PH Total</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>100.0%</b>

<u>INFESTATIONS - CP</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>
Moon Towers	6	23	0	0	0	29	177	16.4%	10
Family Sites	1	10	0	0	0	11	196	5.6%	2
Bluebell Tower	1	3	0	0	0	4	51	7.8%	2
<b>PH Total</b>	<b>8</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>424</b>	<b>10.4%</b>	<b>14</b>

<u>INFESTATIONS - YTD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>	<u>AVG DAYS</u>
Moon Towers	124	380	0	0	0	504	1770	28.5%	72	130.85
Family Sites	20	47	0	0	0	67	1764	3.8%	7	82.29
Bluebell Tower	2	27	0	0	0	29	510	5.7%	9	52.00
<b>PH Total</b>	<b>146</b>	<b>454</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>4044</b>	<b>14.8%</b>	<b>88</b>	<b>88.38</b>

# PUBLIC HOUSING PROGRAM

## CRIME REPORTING

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

No notes for this period.

# PUBLIC HOUSING PROGRAM

## PHAS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	97.38	38.95	21.00	25.00	10.00	94.95	<b>HIGH PERFORMER</b>
Family Sites	95.00	38.00	21.00	25.00	10.00	94.00	<b>HIGH PERFORMER</b>
Bluebell Tower	99.80	39.92	23.00	25.00	10.00	97.92	<b>HIGH PERFORMER</b>
<b>PH Total</b>		<b>38.63</b>	<b>21.24</b>	<b>25.00</b>	<b>10.00</b>	<b>94.87</b>	<b>HIGH PERFORMER</b>

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

## PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.20	3.25	1.70	2.10	3.50	3.75	<b>2.77</b>	<b>STANDARD</b>
Family Sites	3.15	3.75	3.05	1.70	3.00	3.75	<b>3.14</b>	<b>STANDARD</b>
Bluebell Tower	3.70	3.70	2.45	2.10	2.50	4.00	<b>3.13</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.24</b>	<b>3.54</b>	<b>2.41</b>	<b>1.92</b>	<b>3.15</b>	<b>3.78</b>	<b>2.98</b>	<b>STANDARD</b>

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.65	3.55	2.05	2.10	2.50	3.75	<b>2.95</b>	<b>STANDARD</b>
Family Sites	3.10	3.85	2.15	2.40	2.50	3.75	<b>3.01</b>	<b>STANDARD</b>
Bluebell Tower	3.65	3.70	2.30	2.20	2.00	4.00	<b>3.08</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.40</b>	<b>3.71</b>	<b>2.13</b>	<b>2.25</b>	<b>2.44</b>	<b>3.78</b>	<b>2.99</b>	<b>STANDARD</b>

# HOUSING CHOICE VOUCHER PROGRAM

## HOUSING CHOICE VOUCHER PROGRAM

### APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	192	16	20	2	0	9	177	177.00
FEB							0	
MAR							0	
APR							0	
MAY							0	
JUN							0	
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL								

### VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	0	9	1	0	0	0	3	5
FEB								0
MAR								0
APR								0
MAY								0
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		9	1	0	0	0	3	

# 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	191	\$ 66,403.00	\$ 74,763.00	88.82%	\$ 347.66	\$ 347.66
FEB						
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	191	\$ 66,403.00	\$ 74,763.00	88.82%	\$ 347.66	

## HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	7	\$ 5,960.00	\$ 74,763.00	7.97%	\$ 851.43	\$ 851.43
FEB						
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	7	\$ 5,960.00	\$ 74,763.00	7.97%	\$ 851.43	

# HOUSING CHOICE VOUCHER PROGRAM

## PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	280	198	70.71%	\$ 74,763.00	\$ 77,065.92	\$ (809.00)	\$ 76,256.92	98.04%
FEB								
MAR								
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

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

## SEMAP FORECAST

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

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

# AFFORDABLE HOUSING PRESERVATION (AHP)

## AFFORDABLE HOUSING PRESERVATION (AHP)

### OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2232	2165	97.0%	3.0%	72	71	98.6%	1.4%
PrairieLand	2015	1993	98.9%	1.1%	65	65	100.0%	0.0%
<b>AHP Total</b>	<b>4247</b>	<b>4158</b>	<b>97.9%</b>	<b>2.1%</b>	<b>137</b>	<b>136</b>	<b>99.3%</b>	<b>0.7%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	22032	21632	98.2%	1.8%	720	720	100.0%	0.0%
PrairieLand	19890	19744	99.3%	0.7%	650	650	100.0%	0.0%
<b>AHP Total</b>	<b>41922</b>	<b>41376</b>	<b>98.7%</b>	<b>1.3%</b>	<b>1370</b>	<b>1370</b>	<b>100.0%</b>	<b>0.0%</b>

	#	CURRENT PERIOD				#	FISCAL YTD			
		DOWN	MAINT.	LEASING	TOTAL		DOWN	MAINT.	LEASING	TOTAL
Brentwood	3	6	16	91	113	18	72	83	139	294
Averages		3.0	8.0	45.5	37.7		5.1	5.9	9.9	16.3
PrairieLand	2	20	9	2	31	14	38	76	17	131
Averages		0.0	0.0	0.0	15.5		0.0	0.0	0.0	9.4
<b>PH Total</b>	<b>5</b>	<b>26</b>	<b>25</b>	<b>93</b>	<b>144</b>	<b>32</b>	<b>110</b>	<b>159</b>	<b>156</b>	<b>425</b>
Averages		<b>5.2</b>	<b>5.0</b>	<b>18.6</b>	<b>28.8</b>		<b>3.4</b>	<b>5.0</b>	<b>4.9</b>	<b>13.3</b>

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

# AFFORDABLE HOUSING PRESERVATION (AHP)

## FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Brentwood</b>						
Income	\$ 34,145.28	\$ 34,333.00	-0.5%	\$ 336,754.10	\$ 343,330.00	-1.9%
Expense	\$ 37,937.90	\$ 31,703.00	19.7%	\$ 290,304.33	\$ 314,727.00	-7.8%
<b>Revenue/(LOSS)</b>	<b>\$ (3,792.62)</b>	<b>\$ 2,630.00</b>	<b>-244.2%</b>	<b>\$ 46,449.77</b>	<b>\$ 28,603.00</b>	<b>62.4%</b>
<b>Prairieland</b>						
Income	\$ 30,004.00	\$ 29,680.00	1.1%	\$ 296,311.49	\$ 296,962.50	-0.2%
Expense	\$ 24,482.35	\$ 23,442.00	4.4%	\$ 261,053.82	\$ 241,365.00	8.2%
<b>Revenue/(LOSS)</b>	<b>\$ 5,521.65</b>	<b>\$ 6,238.00</b>	<b>-11.5%</b>	<b>\$ 35,257.67</b>	<b>\$ 55,597.50</b>	<b>-36.6%</b>
<b>AHP Total</b>						
<b>Income</b>	<b>\$ 64,149.28</b>	<b>\$ 64,013.00</b>	<b>0.2%</b>	<b>\$ 633,065.59</b>	<b>\$ 640,292.50</b>	<b>-1.1%</b>
<b>Expense</b>	<b>\$ 62,420.25</b>	<b>\$ 55,145.00</b>	<b>13.2%</b>	<b>\$ 551,358.15</b>	<b>\$ 556,092.00</b>	<b>-0.9%</b>
<b>Revenue/(LOSS)</b>	<b>\$ 1,729.03</b>	<b>\$ 8,868.00</b>	<b>-80.5%</b>	<b>\$ 81,707.44</b>	<b>\$ 84,200.50</b>	<b>-3.0%</b>

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 403,966.91	\$ 5,357.25	1.33%
Prairieland	\$ 312,291.60	\$ 11,678.00	3.74%
<b>AHP Total</b>	<b>\$ 716,258.51</b>	<b>\$ 17,035.25</b>	<b>2.38%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 135,215.51	\$ 116,121.73	\$ 29,030.43	4.66	\$ 19,093.78
Prairieland	\$ (121,035.86)	\$ 104,421.53	\$ 26,105.38	-4.64	\$ (225,457.39)
<b>AHP Total</b>	<b>\$ 14,179.65</b>	<b>\$ 220,543.26</b>	<b>\$ 55,135.82</b>	<b>0.26</b>	<b>\$ (206,363.61)</b>



# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE REPORT

### MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	1	7	7.00	8	8.00	15	15.00
PrairieLand	2	6	3.00	11	5.50	17	8.50
<b>AHP Total</b>	<b>3</b>	<b>13</b>	<b>4.33</b>	<b>19</b>	<b>6.33</b>	<b>32</b>	<b>10.67</b>

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	15	80	5.33	91	6.07	171	11.40
PrairieLand	16	44	2.75	87	5.44	131	8.19
<b>AHP Total</b>	<b>31</b>	<b>124</b>	<b>4.00</b>	<b>178</b>	<b>5.74</b>	<b>302</b>	<b>9.74</b>

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	35	32	91.4%	8.6%	6.08	0.19
PrairieLand	30	25	83.3%	16.7%	2.79	0.11
<b>AHP Total</b>	<b>65</b>	<b>57</b>	<b>100.0%</b>	<b>0.0%</b>	<b>8.87</b>	<b>0.16</b>

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	299	296	99.0%	1.0%	34.82	0.12
PrairieLand	285	280	98.2%	1.8%	31.02	0.11
<b>AHP Total</b>	<b>584</b>	<b>576</b>	<b>100.0%</b>	<b>0.0%</b>	<b>65.84</b>	<b>0.11</b>

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	13	13	100.0%	13	100.0%	0	0.0%
PrairieLand	5	5	100.0%	5	100.0%	0	0.0%
<b>AHP Total</b>	<b>18</b>	<b>18</b>	<b>100.0%</b>	<b>18</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	166	166	100.0%	166	100.0%	0	0.0%
PrairieLand	84	84	100.0%	84	100.0%	0	0.0%
<b>AHP Total</b>	<b>250</b>	<b>250</b>	<b>100.0%</b>	<b>250</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	17	85	11	88.5%	90	0	84	0.0%
Prairieland	102	6	105	-3	102.9%	144	0	104	0.0%
<b>AHP Total</b>	198	23	190	8	96.0%	234	0	188	100.0%

## MANAGEMENT OPERATIONS

### MANAGEMENT - EFFICIENCY

	APPEAR	PIC	EIV	FILE	CSSR	TENANT
Brentwood	94.0%	0.0%	0.0%	100.0%	100.0%	124.4%
Prairieland	94.3%	0.0%	25.0%	93.5%	100.0%	88.0%

### MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	BB	CR	OI	ROD	VER	TOT	TRT	%
Brentwood	0	2	0	0	0	2	2	100.0%
Prairieland	0	0	0	1	0	1	1	100.0%
<b>AHP Total</b>	0	2	0	1	0	3	3	100.0%

INFESTATIONS - CP	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	CLEAR
Brentwood	0	6	0	0	0	6	72	8.3%	3
Prairieland	0	1	0	2	0	3	66	4.5%	2
<b>AHP Total</b>	0	7	0	2	0	9	138	6.5%	5

INFESTATIONS - YTD	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	CLEAR	AVG DAYS
Brentwood	3	43	0	0	0	46	720	6.4%	11	105.64
Prairieland	2	13	0	4	0	19	660	2.9%	7	39.57
<b>AHP Total</b>	5	56	0	4	0	65	1380	4.7%	18	72.60

# 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

## OPERATIONS ASSESSMENT

	P - 100	P - 40	MASS	FASS	CFP	OVERALL	DESIGNATION
Brentwood	98.00	39.20	25.00	21.64	10.00	95.84	<b>HIGH PERFORMER</b>
Prairieland	98.00	39.20	21.00	2.00	10.00	74.20	<b>STANDARD PERFORMER</b>
<b>AHP Total</b>		39.20	23.09	12.25	10.00	84.53	<b>STANDARD PERFORMER</b>

## PROPERTY SCORECARDS

CURRENT PERIOD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.05	3.60	3.45	2.80	3.00	3.75	<b>3.35</b>	<b>STANDARD</b>
Prairieland	3.45	3.55	2.75	2.40	3.00	3.00	<b>3.05</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.24	3.58	3.12	2.61	3.00	3.39	<b>3.21</b>	<b>STANDARD</b>

FISCAL YTD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.55	3.55	3.25	2.90	2.00	3.75	<b>3.33</b>	<b>STANDARD</b>
Prairieland	3.75	4.00	2.05	2.80	2.00	3.00	<b>3.05</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.65	3.77	2.68	2.85	2.00	3.39	<b>3.19</b>	<b>STANDARD</b>

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

# AGENCY VISION

## AGENCY VISION

### WHO WE ARE.

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

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

### WHAT WE DO.

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

### WHO WE SERVE.

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

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





**Jack P. Ball, Esq.**  
Attorney at Law

A Professional Corporation

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February 18, 2022

Knox County Housing Authority  
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases<sup>1</sup>: None.

2. Other matters:

Review M. Ward small claims court case as time for filing by M. Ward of 3<sup>rd</sup> amended complaint has passed. Advised by Derek M. Ward has moved and turned in keys to his unit.

Telephone conference w/Derek on complaint to City of Galesburg Community Relations Commission. Review website of Community Relations Commission and complaint forms. Follow up discussions on how to proceed

3. Review monthly board packet.

Jack P. Ball, Esq.

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