

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Moon Towers Conference Room**  
11/29/2022  
4:00 PM

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<b>Opening</b>	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 10-2022 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 10-2022 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 110,491.44
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 97,209.99
<input type="checkbox"/> Sara Robison	Family:	\$ 98,188.45
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 30,047.19
<u>Excused:</u>	HCV:	\$ 102,428.29
	Brentwood:	\$ 32,549.16
	Prairieland:	\$ 29,119.60
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 16,393.00

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## Public Comment

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<b>Old Business</b>	None
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<b>New Business</b>	Review/Approve Change Order Request #4 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Pay Request #3 to Hein Construction – Brentwood Balcony Repair	Derek Antoine
	Review/Approve KCHA Partnership to Operate Warming Shelter	Derek Antoine
	Review/Approve Provider/Rates for CY 2023 Employee Group Medical/Dental/Vision	Derek Antoine

# board agenda

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**Reports**

Executive Director's Report – 10-2022

Derek Antoine

KCHA Legal Counsel Report – 11-2022

Jack Ball

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**Executive Session**

Personnel

Chairperson Hawkinson

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**Other Business**Approval of Executive Director Performance  
Appraisal

Chairperson Hawkinson

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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
November 1, 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  
                      Lomac Payton  
                      Joseph Riley  
                      Sara Robison  
                      Dena May Turner

EXCUSED:           Joey Range

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:01 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Riley made a motion to approve the August 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Chairperson Hawkinson then requested the Board review and ratify the August 2022 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for August 2022 as presented; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

August 2022 claims against the HA Administration in the sum of \$459,636.59; Central Office Cost Center in the sum of \$114,755.92; Moon Towers in the sum of \$78,347.01; Family in the sum of \$96,479.56; Bluebell in the sum of \$14,234.13; Housing Choice Voucher Program in the sum of \$96,177.30; Brentwood (A.H.P.) in the sum of \$31,146.72; Prairieland (A.H.P.) in the sum of \$28,495.95; Capital Fund '19 in the sum of \$0.00; Capital Fund '20

in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for August 2022; Commissioner Payton seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Chairperson Hawkinson then requested the Board review and ratify the September 2022 financial reports. After brief discussion, Commissioner Riley made a motion to ratify the financial reports for September 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

September 2022 claims against the HA Administration in the sum of \$593,720.05; Central Office Cost Center in the sum of \$123,135.37; Moon Towers in the sum of \$65,687.98; Family in the sum of \$93,512.39; Bluebell in the sum of \$17,984.06; Housing Choice Voucher Program in the sum of \$102,522.80; Brentwood (A.H.P.) in the sum of \$28,652.73; Prairieland (A.H.P.) in the sum of \$27,828.74; Capital Fund '19 in the sum of \$0.00; Capital Fund '20 in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for September 2022; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

#### **PUBLIC COMMENT**

None.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Mr. Antoine asked the Board to review and approve Pay Request #16 from Hein Construction 504 Modification Phase 3. Mr. Antoine reviewed the current work as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #16. After brief



discussion, Commissioner Carson made a motion to approve Pay Request #16 from Hein Construction for 504 Modification Phase 3 in the amount of \$50,162.30; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Pay Request #2 from Hein Construction Brentwood Balcony Repair. Mr. Antoine reviewed the current work as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #2. After brief discussion, Commissioner Carson made a motion to approve Pay Request #16 from Hein Construction for Brentwood Balcony Repair in the amount of \$18,741.07; Commissioner Turner seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and adopt Resolution 2022-07 2<sup>nd</sup> Quarter Uncollectible Debt Charge-Offs. After brief discussion, Commissioner Carson made a motion to adopt Resolution 2022-07 Capital 2<sup>nd</sup> Quarter Uncollectible Debt Charge-Offs for the Period Ending 09/30/2022 in the amount of \$15,825.01; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

## **REPORTS**

The Executive Director's Report was included in the board packet. Mr. Antoine highlighted the FMR determinations and new scorecards with key performance indicators.

Chairperson Hawkinson reminded commissioners of the required FOIA and Open Meetings Act training and Sexual Harassment prevention training. He also mentioned that the PHADA Commissioners training is in Orlando, FL January 8-11, 2023, and the NELROD training will be in Las Vegas in April 2023.

The Legal Counsel Report for the last two months was included in the board packet. Mr. Ball provided an overview of court-based assistance and the filing process as well as the current cases.

## **OTHER BUSINESS**

None.

## **EXECUTIVE SESSION**

Commission Carson made a motion to go into Executive Session to discuss Personnel at 4:38 p.m.; Commissioner Turner seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Commission Riley made a motion to return to regular session; Commissioner Payton seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

## **ADJOURNMENT**

Commissioner Riley made a motion to adjourn the meeting at 5:09 p.m.; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 6-0.

Respectfully submitted,

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Secretary

## LOW RENT

<u>COCC</u>	<u>Oct-22</u>	<u>Current YTD</u>		
Operating Income	\$116,641.12	\$712,340.54		
Operating Expenses	\$111,173.83	\$794,524.44		
<b>Net Revenue Income/(Loss)</b>	<b>\$5,467.29</b>	<b>(\$82,183.90)</b>	<b>COCC - Cash, Investments, A/R, &amp; A/P</b>	<b>\$1,196,728</b>

<u>MOON TOWERS</u>	<u>Oct-22</u>	<u>Current YTD</u>		
Operating Income	\$75,250.68	\$516,840.24	<b>Moon - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 685,389</b>
Operating Expenses	\$97,209.99	\$501,951.81	<b>Minimum Reserve Position</b>	<b>\$ 286,830</b>
<b>Net Revenue Income/(Loss)</b>	<b>(\$21,959.31)</b>	<b>\$14,888.43</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$398,559</b>

<u>FAMILY SITES</u>	<u>Oct-22</u>	<u>Current YTD</u>		
Operating Income	\$105,432.41	\$677,554.67	<b>Family - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 955,811</b>
Operating Expenses	\$98,392.07	\$577,499.54	<b>Minimum Reserve Position</b>	<b>\$ 330,000</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$7,040.34</b>	<b>\$100,055.13</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$625,812</b>

<u>BLUEBELL</u>	<u>Oct-22</u>	<u>Current YTD</u>		
Operating Income	\$20,124.72	\$136,491.22	<b>Bluebell - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 220,457</b>
Operating Expenses	\$30,047.19	\$144,414.94	<b>Minimum Reserve Position</b>	<b>\$ 82,523</b>
<b>Net Revenue Income/(Loss)</b>	<b>(\$9,922.47)</b>	<b>(\$7,923.72)</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$137,934</b>

### Monthly Notes:

- For income: COCC received \$55,994.50 from maintenance charges along with \$10,600 in maintenance fees.
- The amps received \$120,797 in subsidy from HUD with Moon Towers receiving \$38,991; Family \$75,866; and Bluebell \$5,940.
- Expenses worth noting for the month was a few staff attended the IAHA Annual Meeting in September, paid Alliance Architect for consulting at Moon, a number of unit turns at Moon, and reclassifying work order labor performed during the fiscal year to the maintenance labor contract accounts. Most of Bluebell loss for the month is from utility expenses along with replacing smoke detectors throughout the building.
- Overall, Family is the only amp in the black for the month with both Moon and Family remaining in the black year-to-date.

## AHP

<u>BRENTWOOD</u>	<u>Oct-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Oct-22</u>	<u>Current YTD</u>
Operating Income	\$33,921.58	\$242,379.07	Operating Income	\$31,007.00	\$216,328.63
Operating Expenses	\$34,562.00	\$210,662.86	Operating Expenses	\$29,128.16	\$194,309.34
<b>Net Revenue Income/(Loss)</b>	<b>(\$640.42)</b>	<b>\$31,716.21</b>	<b>Net Revenue Income/(Loss)</b>	<b>\$1,878.84</b>	<b>\$22,019.29</b>
<b>Brentwood's Cash, Investments, A/R, &amp; A/P</b>	<b>\$166,997.09</b>		<b>Prairieland's Cash, Investments, A/R, &amp; A/P</b>	<b>\$133,888.05</b>	
			<b>Restricted Cash ( Sec. Dep., Reserve, Receipts )</b>	<b>(\$281,491.02)</b>	
			<b>PL's Total Cash</b>	<b>(\$147,602.97)</b>	

### Monthly Notes:

- For Income: Brentwood received \$33,928.25 in tenant income and Prairieland's tenant income was \$25,966.
- As for expenses: nothing out of the ordinary beside payments to Hein and Alliance Architect for balcony replacements at Brentwood.
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- Both Brentwood and Prairieland remain in the black year-to-date with Brentwood showing in the red for the month.

## HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Oct-22</u>	<u>Current YTD</u>
Operating Income	\$15,793.41	\$97,837.70
Operating Expenses	\$12,832.77	\$89,688.04
<b>Net Revenue Income/(Loss)</b>	<b>\$2,960.64</b>	<b>\$8,149.66</b>

### Unrestricted Net Position (UNP)

Prior Month Balance	\$45,410.12
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$6.41
<i>Transfer to NRP or Adjustment</i>	
<b>UNP Ending Balance Per VMS</b>	<b>\$45,416.53</b>

#### Monthly Notes:

- HCV received \$15,787 in administrative fee subsidy from HUD and shows a decrease in revenue of \$658.96 for the month with unrestricted net position showing a balance of \$45,416.53.

<u>HAP</u>	<u>Oct-22</u>	<u>Current YTD</u>
Operating Income	\$79,082.00	\$534,542.00
Operating Expenses	\$79,960.48	\$524,858.99
<b>Net Revenue Income/(Loss)</b>	<b>(\$878.48)</b>	<b>\$9,683.01</b>

### Restricted Net Position (RNP)

Prior Month Balance	\$37,694.55
Investment in Fixed Assets	\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)	-\$1,006.98
<i>Transfer from UNP or Adjustment</i>	
<b>RNP Ending Balance per VMS</b>	<b>\$36,687.57</b>

#### Monthly Notes:

- HCV received \$79,082 in HAP subsidy from HUD and shows a decrease in revenue of \$878.48 for the month with restricted net position showing a balance of \$36,687.57.

## EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Oct-22</u>	<u>Current YTD</u>
Operating Income	\$ 980.00	\$ 4,294.00
Operating Expenses	\$ 1,638.96	\$ 18,188.48
<b>Net Revenue Income/(Loss)</b>	<b>(\$658.96)</b>	<b>(\$13,894.48)</b>

### EHV (UNP)

Prior Month Balance	\$ 1,060.04
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (658.96)
<b>EHV UNP Ending Balance</b>	<b>\$401.08</b>

#### Monthly Notes:

- EHV received \$980 in admin fee subsidy from HUD and had an decrease in revenue of \$658.96 for the month.

<u>HAP</u>	<u>Oct-22</u>	<u>Current YTD</u>
Operating Income	\$ 4,969.00	\$ 21,392.00
Operating Expenses	\$ 8,012.00	\$ 44,778.00
<b>Net Revenue Income/(Loss)</b>	<b>(\$3,043.00)</b>	<b>(\$23,386.00)</b>

Prior Month Balance	\$ -
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (3,043.00)
<b>RNP Ending Balance per VMS</b>	<b>\$0.00</b>

#### Monthly Notes:

- EHV received \$4,969 in HAP subsidy and had a decrease in revenue of \$3,043.

## MISCELLANEOUS

### IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Oct-22</u>	<u>Historical</u>
Moon Towers	\$ 5,678.44	\$ 76,816.64
Family Sites	\$ 6,897.57	\$ 264,429.65
Bluebell	\$ -	\$ 7,025.76
Brentwood	\$ -	\$ 32,771.34
Prairieland	\$ 3,249.00	\$ 36,189.68
Housing Choice Voucher	\$ -	\$ 44,989.48
<b>Total</b>	<b>\$15,825.01</b>	<b>\$462,222.55</b>

### IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Oct-22</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 8,470.09
Family Sites	\$ 92.27	\$ 79,539.60
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,246.20
Prairieland	\$ -	\$ 9,260.89
Housing Choice Voucher	\$ -	\$ 12,623.10
<b>Total</b>	<b>\$92.27</b>	<b>\$120,239.88</b>

### Tenant Online Payments

<u>Property Sites</u>	<u>Oct-22</u>	<u>FYE 2023</u>
Moon Towers	\$ 2,185.00	\$ 16,720.66
Family Sites	\$ 3,531.00	\$ 30,730.25
Bluebell	\$ 655.00	\$ 3,231.00
Brentwood	\$ 5,983.73	\$ 30,135.31
Prairieland	\$ 4,051.00	\$ 18,841.95
Housing Choice Voucher	\$ -	\$ -
<b>Fiscal Year 2022 Total</b>	<b>\$16,405.73</b>	<b>\$99,659.17</b>

<b>Monthly Bad Debt Reported</b>	<b>\$15,825.01</b>
<b>Historical Bad Debt</b>	<b>\$1,117,979.49</b>

	<u>By IDROP</u>	<u>By Debtor</u>
<b>Historical Bad Debt Collected</b>	<b>\$120,239.88</b>	<b>\$ 62,896.17</b>
	<b>16.38%</b>	<b>5.63%</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	105.00	105.00	180.00	0.00
<b>REVENUE</b>							
<b>FEE REVENUE</b>							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,123.72	-41,301.00	1,177.28	-289,107.00	-283,052.29	-495,612.00	-42.89
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	-100,000.00	-100.00
Total Line 70710	-40,123.72	-41,301.00	1,177.28	-289,107.00	-283,052.29	-595,612.00	-52.48
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-29,680.00	-29,680.00	-50,880.00	-41.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,610.00	-5,652.00	42.00	-39,564.00	-39,412.50	-67,824.00	-41.89
Total Line 70730	-5,610.00	-5,652.00	42.00	-39,564.00	-39,412.50	-67,824.00	-41.89
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-50.00	0.00	-50.00	0.00	-550.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-74,200.00	-74,400.00	-127,200.00	-41.51
Total Line 70750	-10,650.00	-10,600.00	-50.00	-74,200.00	-74,950.00	-127,200.00	-41.08
<b>70700 TOTAL FEE REVENUE</b>	<b>-60,623.72</b>	<b>-61,793.00</b>	<b>1,169.28</b>	<b>-432,551.00</b>	<b>-427,094.79</b>	<b>-841,516.00</b>	<b>-49.25</b>
<b>OTHER REVENUE</b>							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-22.90	-8.00	-14.90	-56.00	-193.21	-96.00	101.26
Total Line 71100	-22.90	-8.00	-14.90	-56.00	-193.21	-96.00	101.26
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-1,849.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	0.00	-1,300.00	1,300.00	-9,100.00	-1,500.00	-15,600.00	-90.38
10-1-000-000-3850.010 Garb & Trash Inc	-198.00	-4,240.00	4,042.00	-29,680.00	-13,334.25	-50,880.00	-73.79
10-1-000-000-3850.020 Htg & Cooling Inc	-3,025.75	-1,433.00	-1,592.75	-10,035.00	-10,999.25	-17,200.00	-36.05
10-1-000-000-3850.030 Snow Removal Inc	0.00	-50.00	50.00	-350.00	0.00	-600.00	-100.00
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-105.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-4,419.00	-5,100.00	681.00	-37,200.00	-36,500.50	-37,200.00	-1.88
10-1-000-000-3850.060 Unit Turnaround Inc	-1,675.00	-385.00	-1,290.00	-2,695.00	-4,042.50	-4,620.00	-12.50
10-1-000-000-3850.070 Electrical Inc	-905.00	-1,675.00	770.00	-11,725.00	-11,161.75	-20,100.00	-44.47
10-1-000-000-3850.080 Plumbing Inc	-2,980.50	-3,100.00	119.50	-21,700.00	-19,705.04	-37,200.00	-47.03
10-1-000-000-3850.090 Exterminator Inc	-478.50	-30.00	-448.50	-210.00	-822.75	-360.00	128.54
10-1-000-000-3850.100 Janitorial Inc	-8,982.50	-2,825.00	-6,157.50	-19,775.00	-27,011.00	-33,900.00	-20.32
10-1-000-000-3850.110 Routine Maint Inc	-33,330.25	-22,700.00	-10,630.25	-158,900.00	-157,943.50	-272,400.00	-42.02
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-210.00	-183.00	-360.00	-49.17
Total Line 71500	-55,994.50	-42,883.00	-13,111.50	-301,685.00	-285,052.54	-490,600.00	-41.90
<b>TOTAL OTHER REVENUE</b>	<b>-56,017.40</b>	<b>-42,891.00</b>	<b>-13,126.40</b>	<b>-301,741.00</b>	<b>-285,245.75</b>	<b>-490,696.00</b>	<b>-41.87</b>
<b>70000 TOTAL REVENUE</b>	<b>-116,641.12</b>	<b>-104,684.00</b>	<b>-11,957.12</b>	<b>-734,292.00</b>	<b>-712,340.54</b>	<b>-1,332,212.00</b>	<b>-46.53</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	36,049.34	34,904.00	1,145.34	261,780.00	258,833.53	453,752.00	-42.96
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	36,049.34	34,904.00	1,145.34	261,780.00	258,833.53	453,752.00	-42.96
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	2,900.00	3,000.00	-3.33
Total Line 91200	0.00	0.00	0.00	0.00	2,900.00	3,000.00	-3.33
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	50.00	-50.00	350.00	160.12	600.00	-73.31
Total Line 91400	0.00	50.00	-50.00	350.00	160.12	600.00	-73.31
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,299.27	12,250.00	49.27	91,875.00	86,482.25	159,250.00	-45.69
10-1-000-000-4110.501 Admin Wellness	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	0.00	550.00	-550.00	3,850.00	3,532.40	6,600.00	-46.48
Total Line 91500	12,299.27	12,800.00	-500.73	95,725.00	90,014.65	165,850.00	-45.73
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	375.00	1,750.00	-1,375.00	6,800.00	2,040.50	9,100.00	-77.58
10-1-000-000-4180.000 Telephone	531.69	600.00	-68.31	4,200.00	3,935.51	7,200.00	-45.34
10-1-000-000-4190.000 Other Sundry	0.00	100.00	-100.00	700.00	1,162.56	1,200.00	-3.12
10-1-000-000-4190.050 Office Rent Exp	300.00	300.00	0.00	2,100.00	2,100.00	3,600.00	-41.67
10-1-000-000-4190.100 Postage	-171.51	200.00	-371.51	1,400.00	1,157.01	2,400.00	-51.79
10-1-000-000-4190.200 Office Supplies	77.57	100.00	-22.43	700.00	651.95	1,200.00	-45.67
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	300.00	0.00	600.00	-100.00
10-1-000-000-4190.300 Paper Supplies	232.89	50.00	182.89	350.00	737.73	600.00	22.96
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	199.00	150.00	49.00	1,050.00	1,574.85	1,800.00	-12.51
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,400.00	1,264.76	2,400.00	-47.30
10-1-000-000-4190.550 Computers	293.00	0.00	293.00	1,500.00	5,136.94	1,500.00	242.46
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	4,200.00	-4,200.00	5,800.00	2,621.10	8,550.00	-69.34
10-1-000-000-4190.800 Internet Services	200.37	250.00	-49.63	1,750.00	1,724.23	3,000.00	-42.53
10-1-000-000-4190.850 IT Support	0.00	300.00	-300.00	2,100.00	3,068.08	3,600.00	-14.78
Total Line 91600	2,223.99	8,200.00	-5,976.01	30,150.00	27,175.22	46,750.00	-41.87
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	5,600.00	4,800.00	9,600.00	-50.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	5,600.00	4,800.00	9,600.00	-50.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	1,573.24	900.00	673.24	17,150.00	6,217.72	18,650.00	-66.66
10-1-000-000-4150.010 Travel - Commissioners	0.00	0.00	0.00	8,500.00	847.50	9,100.00	-90.69
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	1,573.24	900.00	673.24	25,650.00	7,065.22	27,750.00	-74.54
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	90.26	0.00	90.26	0.00	1,169.78	0.00	
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	0.00	0.00	1,800.00	0.00	3,000.00	-100.00

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4160.000 Consulting Services	1,292.34	1,100.00	192.34	7,700.00	9,046.38	13,200.00	-31.47
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	1,382.60	1,100.00	282.60	9,500.00	10,216.16	16,200.00	-36.94
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>54,328.44</b>	<b>58,754.00</b>	<b>-4,425.56</b>	<b>428,755.00</b>	<b>401,164.90</b>	<b>723,502.00</b>	<b>-44.55</b>

**UTILITIES**

93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.06	25.00	-5.94	175.00	114.36	300.00	-61.88
10-1-000-000-4315.000 Sewer	11.61	15.00	-3.39	105.00	69.66	180.00	-61.30
10-1-000-000-4320.000 Electric	1,184.84	350.00	834.84	2,450.00	2,942.75	4,200.00	-29.93
10-1-000-000-4330.000 Gas	140.07	175.00	-34.93	1,225.00	613.55	2,100.00	-70.78
Total Line 93100, 93200, 93300, 93600	1,355.58	565.00	790.58	3,955.00	3,740.32	6,780.00	-44.83
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>1,355.58</b>	<b>565.00</b>	<b>790.58</b>	<b>3,955.00</b>	<b>3,740.32</b>	<b>6,780.00</b>	<b>-44.83</b>

**MAINTENANCE & OPERATIONS EXPENSE**

94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	30,782.85	30,802.00	-19.15	231,039.00	214,211.75	400,474.00	-46.51
10-1-000-000-4410.010 Maint Admin Salary	5,000.00	5,000.00	0.00	37,500.00	35,680.88	65,000.00	-45.11
10-1-000-000-4410.100 Maint Labor - OT	962.35	1,000.00	-37.65	7,500.00	8,551.36	13,000.00	-34.22
Total Line 94100	36,745.20	36,802.00	-56.80	276,039.00	258,443.99	478,474.00	-45.99
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	0.00	0.00	0.00	81.24	0.00	
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	32.48	0.00	
10-1-000-000-4420.126 Vehicle Supplies	43.78	0.00	43.78	0.00	262.64	0.00	
Total Line 94200	43.78	0.00	43.78	0.00	376.36	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	0.00	189.36	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	6,204.90	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	875.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	79.64	0.00	79.64	0.00	-3,104.20	0.00	
Total Line 94300 - (sub acct)	79.64	0.00	79.64	0.00	4,165.06	0.00	
94500 Maintenance - Ordinary/Benefits							

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4410.500 Maint Emp Benefit	12,905.23	13,462.00	-556.77	100,965.00	86,918.98	175,006.00	-50.33
10-1-000-000-4410.510 Maint Admin Benefits	2,484.70	2,538.00	-53.30	19,035.00	17,096.01	32,994.00	-48.18
Total Line 94500	15,389.93	16,000.00	-610.07	120,000.00	104,014.99	208,000.00	-49.99
<b>94000 TOTAL MAINTENANCE EXPENSE</b>	<b>52,258.55</b>	<b>52,802.00</b>	<b>-543.45</b>	<b>396,039.00</b>	<b>367,000.40</b>	<b>686,474.00</b>	<b>-46.54</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
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 Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</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>INSURANCE PREMIUMS EXPENSE</b>							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.39	83.00	-0.61	581.00	576.73	996.00	-42.10
10-1-000-000-4510.020 Liability Insurance	36.25	37.00	-0.75	259.00	253.75	444.00	-42.85
10-1-000-000-4510.030 Work Comp Insurance	2,325.67	2,333.00	-7.33	16,331.00	16,279.69	27,996.00	-41.85
Total Line 96110, 96120, 96130	2,444.31	2,453.00	-8.69	17,171.00	17,110.17	29,436.00	-41.87
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	12.76	13.00	-0.24	91.00	89.32	156.00	-42.74
10-1-000-000-4510.025 PE & PO Insurance	726.27	727.00	-0.73	5,089.00	5,083.89	8,724.00	-41.73
10-1-000-000-4510.035 Auto Insurance	47.92	48.00	-0.08	336.00	335.44	576.00	-41.76
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	786.95	788.00	-1.05	5,516.00	5,508.65	9,456.00	-41.74
<b>96100 TOTAL INSURANCE PREMIUM EXP</b>	<b>3,231.26</b>	<b>3,241.00</b>	<b>-9.74</b>	<b>22,687.00</b>	<b>22,618.82</b>	<b>38,892.00</b>	<b>-41.84</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	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	7,500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
<b>96000 TOTAL GENERAL EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>-100.00</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>111,173.83</b>	<b>115,362.00</b>	<b>-4,188.17</b>	<b>851,436.00</b>	<b>794,524.44</b>	<b>1,463,148.00</b>	<b>-45.70</b>
<b>97000 NET REVENUE/EXPENSE - (GAIN)/LOSS</b>	<b>-5,467.29</b>	<b>10,678.00</b>	<b>-16,145.29</b>	<b>117,144.00</b>	<b>82,183.90</b>	<b>130,936.00</b>	<b>-37.23</b>

**MISCELLANEOUS EXPENSE**  
97100 Extraordinary Maintenance



Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
*October, 2022*

	<b>Monthly Amt</b>	<b>Monthly Budget</b>	<b>Variance</b>	<b>YTD Budget</b>	<b>Current YTD</b>	<b>Budget</b>	<b>Variance %</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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.00	765.00	-5.00	5,355.00	5,320.00	9,180.00	-42.05
Total Line 97400	760.00	765.00	-5.00	5,355.00	5,320.00	9,180.00	-42.05
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>760.00</b>	<b>765.00</b>	<b>-5.00</b>	<b>5,355.00</b>	<b>5,320.00</b>	<b>9,180.00</b>	<b>-42.05</b>
90000 TOTAL EXPENSES	111,933.83	116,127.00	-4,193.17	856,791.00	799,844.44	1,472,328.00	-45.67
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</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>	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-4,707.29	10,678.00	-15,385.29	117,144.00	87,503.90	130,936.00	-33.17

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,318.00	-33,807.00	489.00	-236,649.00	-230,165.00	-405,684.00	-43.26
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,318.00	-33,807.00	489.00	-236,649.00	-230,165.00	-405,684.00	-43.26
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-75.00	75.00	-525.00	3,743.96	-900.00	-516.00
10-1-000-001-3690.100 Late Fees	-575.00	-317.00	-258.00	-2,217.00	-3,425.00	-3,800.00	-9.87
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	-50.00	-150.00	-100.00	50.00
10-1-000-001-3690.150 Laundry Income	0.00	-1,100.00	1,100.00	-7,700.00	-5,349.75	-13,200.00	-59.47
10-1-000-001-3690.160 Vending Machine Inc	-156.79	-125.00	-31.79	-875.00	-953.94	-1,500.00	-36.40
10-1-000-001-3690.180 Labor	-1,980.25	0.00	-1,980.25	0.00	-4,924.50	0.00	
10-1-000-001-3690.200 Materials	-57.21	0.00	-57.21	0.00	-560.94	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,769.25	-1,617.00	-1,152.25	-11,367.00	-11,620.17	-19,500.00	-40.41
<b>70500 TOTAL TENANT REVENUE</b>	<b>-36,087.25</b>	<b>-35,424.00</b>	<b>-663.25</b>	<b>-248,016.00</b>	<b>-241,785.17</b>	<b>-425,184.00</b>	<b>-43.13</b>
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,991.00	-35,580.00	-3,411.00	-249,061.00	-273,846.00	-426,962.00	-35.86
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-38,991.00	-35,580.00	-3,411.00	-249,061.00	-273,846.00	-426,962.00	-35.86
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
Total Line 70800	0.00	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-22.43	-20.00	-2.43	-140.00	-159.07	-240.00	-33.72
Total Line 71100	-22.43	-20.00	-2.43	-140.00	-159.07	-240.00	-33.72
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-150.00	-150.00	0.00	-1,050.00	-1,050.00	-1,800.00	-41.67
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,050.00	0.00	-1,800.00	-100.00
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	0.00	-1,105.00	1,105.00	-7,735.00	0.00	-13,260.00	-100.00
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-150.00	-1,405.00	1,255.00	-9,835.00	-1,050.00	-16,860.00	-93.77
<b>70000 TOTAL REVENUE</b>	<b>-75,250.68</b>	<b>-72,429.00</b>	<b>-2,821.68</b>	<b>-562,052.00</b>	<b>-516,840.24</b>	<b>-924,246.00</b>	<b>-44.08</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	7,008.00	7,050.00	-42.00	52,875.00	51,402.90	91,650.00	-43.91
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,008.00	7,050.00	-42.00	52,875.00	51,402.90	91,650.00	-43.91
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.00	-254.00	1,777.00	3,045.00	3,045.00	0.00
Total Line 91200	0.00	254.00	-254.00	1,777.00	3,045.00	3,045.00	0.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	12,908.10	13,306.00	-397.90	93,142.00	91,799.37	159,672.00	-42.51
Total Line 91300	12,908.10	13,306.00	-397.90	93,142.00	91,799.37	159,672.00	-42.51
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,275.00	1,315.00	-40.00	9,205.00	9,067.50	15,780.00	-42.54
Total Line 91310	1,275.00	1,315.00	-40.00	9,205.00	9,067.50	15,780.00	-42.54
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,859.86	2,900.00	-40.14	21,750.00	20,271.90	37,700.00	-46.23
Total Line 91500	2,859.86	2,900.00	-40.14	21,750.00	20,271.90	37,700.00	-46.23
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	550.00	-550.00	1,450.00	375.00	2,390.00	-84.31
10-1-000-001-4180.000 Telephone	263.72	100.00	163.72	700.00	1,797.66	1,200.00	49.81
10-1-000-001-4190.100 Postage	84.93	75.00	9.93	525.00	390.10	900.00	-56.66
10-1-000-001-4190.200 Office Supplies	22.36	42.00	-19.64	292.00	295.13	500.00	-40.97
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	632.20	54.00	578.20	379.00	868.01	650.00	33.54
10-1-000-001-4190.400 Printing/printers	0.00	542.00	-542.00	3,792.00	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	215.28	100.00	115.28	700.00	760.46	1,200.00	-36.63
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	563.00	-563.00	3,938.00	0.00	6,750.00	-100.00
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	662.82	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	1,198.72	104.00	1,094.72	729.00	1,981.42	1,250.00	58.51
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	630.00	696.88	1,080.00	-35.47
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	875.00	768.71	1,500.00	-48.75
Total Line 91600	2,504.32	2,345.00	159.32	14,010.00	8,636.19	23,920.00	-63.90
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	339.76	429.00	-89.24	2,411.00	1,189.38	4,236.00	-71.92
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	339.76	429.00	-89.24	2,411.00	1,189.38	4,236.00	-71.92
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	902.34	0.00	902.34	0.00	956.35	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.000 Consulting Services	2,898.75	0.00	2,898.75	0.00	2,898.75	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	2,582.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	8.00	-8.00	58.00	270.01	100.00	170.01
10-1-000-001-4190.950 Background Verification	50.45	59.00	-8.55	414.00	178.40	710.00	-74.87
Total Line 91900	3,851.54	436.00	3,415.54	3,054.00	4,303.51	5,235.00	-17.79
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>30,746.58</b>	<b>28,035.00</b>	<b>2,711.58</b>	<b>198,224.00</b>	<b>189,715.75</b>	<b>341,238.00</b>	<b>-44.40</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	12,390.00	12,390.00	21,240.00	-41.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>12,390.00</u>	<u>12,390.00</u>	<u>21,240.00</u>	<u>-41.67</u>
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b><u>1,770.00</u></b>	<b><u>1,770.00</u></b>	<b><u>0.00</u></b>	<b><u>12,390.00</u></b>	<b><u>12,390.00</u></b>	<b><u>21,240.00</u></b>	<b><u>-41.67</u></b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	164.90	83.00	81.90	583.00	577.15	1,000.00	-42.29
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	17.00	-17.00	117.00	10.34	200.00	-94.83
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	20.00	-20.00	750.00	32.12	850.00	-96.22
10-1-000-001-4220.120 Ten Ser-Education	0.00	17.00	-17.00	117.00	0.00	200.00	-100.00
10-1-000-001-4220.125 Ten Ser-Other	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	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>164.90</u>	<u>137.00</u>	<u>27.90</u>	<u>1,567.00</u>	<u>619.61</u>	<u>2,250.00</u>	<u>-72.46</u>
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b><u>164.90</u></b>	<b><u>137.00</u></b>	<b><u>27.90</u></b>	<b><u>1,567.00</u></b>	<b><u>619.61</u></b>	<b><u>2,250.00</u></b>	<b><u>-72.46</u></b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,478.13	1,208.00	270.13	8,458.00	8,387.04	14,500.00	-42.16
10-1-000-001-4315.000 Sewer	3,548.33	3,000.00	548.33	18,400.00	20,524.79	32,400.00	-36.65
10-1-000-001-4320.000 Electric	7,978.65	2,000.00	5,978.65	13,500.00	20,399.56	23,500.00	-13.19
10-1-000-001-4330.000 Gas	3,361.72	4,500.00	-1,138.28	31,500.00	14,725.10	54,000.00	-72.73
Total Line 93100, 93200, 93300, 93600	<u>16,366.83</u>	<u>10,708.00</u>	<u>5,658.83</u>	<u>71,858.00</u>	<u>64,036.49</u>	<u>124,400.00</u>	<u>-48.52</u>
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b><u>16,366.83</u></b>	<b><u>10,708.00</u></b>	<b><u>5,658.83</u></b>	<b><u>71,858.00</u></b>	<b><u>64,036.49</u></b>	<b><u>124,400.00</u></b>	<b><u>-48.52</u></b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	30,975.00	30,975.00	53,100.00	-41.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>30,975.00</u>	<u>30,975.00</u>	<u>53,100.00</u>	<u>-41.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	71.96	25.00	46.96	75.00	352.50	100.00	252.50
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	1,625.00	-1,625.00	4,875.00	131.55	6,500.00	-97.98
10-1-000-001-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	200.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	91.86	0.00	91.86	2,700.00	626.19	2,700.00	-76.81
10-1-000-001-4420.070 Electrical Supplies	13.80	100.00	-86.20	700.00	422.87	1,100.00	-61.56
10-1-000-001-4420.080 Plumbing Supplies	162.62	100.00	62.62	700.00	991.01	1,200.00	-17.42
10-1-000-001-4420.090 Extermination Supplies	1,289.70	375.00	914.70	1,125.00	2,180.89	1,500.00	45.39
10-1-000-001-4420.100 Janitorial Supplies	778.05	125.00	653.05	875.00	2,721.96	1,500.00	81.46
10-1-000-001-4420.110 Routine Maint. Supplies	296.13	1,200.00	-903.87	8,400.00	9,103.48	14,400.00	-36.78
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	2,016.00	0.00	3,456.00	-100.00
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	117.32	0.00	117.32	0.00	-34.15	0.00	
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,821.44</u>	<u>3,838.00</u>	<u>-1,016.56</u>	<u>21,466.00</u>	<u>16,496.30</u>	<u>32,656.00</u>	<u>-49.48</u>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	85,517.00	12,500.00	73,017.00	87,500.00	88,196.00	150,000.00	-41.20
10-1-000-001-4430.010 Garbage & Trash Con	-1,227.67	425.00	-1,652.67	2,975.00	3,093.24	5,100.00	-39.35
10-1-000-001-4430.020 Heating & Cooling Cont	-1,577.25	625.00	-2,202.25	4,375.00	0.00	7,500.00	-100.00
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	24.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	300.00	0.00	300.00	8,500.00	9,614.32	18,500.00	-48.03
10-1-000-001-4430.050 Landscape & Grds Cont	-2,246.00	225.00	-2,471.00	8,400.00	1,546.09	8,400.00	-81.59
10-1-000-001-4430.060 Unit Turnaround Cont	-1,056.50	0.00	-1,056.50	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	-1,986.50	700.00	-2,686.50	2,100.00	151.57	2,800.00	-94.59
10-1-000-001-4430.080 Plumbing Contracts	-4,075.00	0.00	-4,075.00	2,000.00	216.04	4,000.00	-94.60
10-1-000-001-4430.090 Extermination Contracts	4,264.00	1,000.00	3,264.00	12,900.00	21,817.00	18,000.00	21.21
10-1-000-001-4430.100 Janitorial Contracts	-13,785.50	0.00	-13,785.50	0.00	669.57	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	-33,589.00	1,250.00	-34,839.00	8,750.00	5,565.20	15,000.00	-62.90
10-1-000-001-4430.120 Other Misc Cont Cost	55.00	83.00	-28.00	583.00	110.00	1,000.00	-89.00
10-1-000-001-4430.121 Laundry Equip Contract	232.00	208.00	24.00	1,458.00	432.00	2,500.00	-82.72
10-1-000-001-4430.126 Vehicle Maint Cont	148.12	100.00	48.12	300.00	498.12	400.00	24.53
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	30,972.70	17,116.00	13,856.70	139,841.00	131,933.15	233,200.00	-43.42
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>38,219.14</b>	<b>25,379.00</b>	<b>12,840.14</b>	<b>192,282.00</b>	<b>179,404.45</b>	<b>318,956.00</b>	<b>-43.75</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	856.94	0.00	856.94	1,600.00	2,417.96	3,200.00	-24.44
10-1-000-001-4480.100 ADT Contract	233.71	0.00	233.71	0.00	467.42	0.00	
10-1-000-001-4480.500 Security Contract	710.00	833.00	-123.00	5,833.00	3,474.05	10,000.00	-65.26
Total Line 95200	1,800.65	833.00	967.65	7,433.00	6,359.43	13,200.00	-51.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>1,800.65</b>	<b>833.00</b>	<b>967.65</b>	<b>7,433.00</b>	<b>6,359.43</b>	<b>13,200.00</b>	<b>-51.82</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,450.08	3,515.00	-64.92	24,605.00	24,150.56	42,180.00	-42.74
10-1-000-001-4510.020 Liability Insurance	430.90	439.00	-8.10	3,073.00	3,016.30	5,268.00	-42.74
10-1-000-001-4510.030 Work Comp Insurance	179.71	183.00	-3.29	1,281.00	1,257.97	2,196.00	-42.72
Total Line 96110, 96120, 96130	4,060.69	4,137.00	-76.31	28,959.00	28,424.83	49,644.00	-42.74
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	155.00	-3.36	1,085.00	1,061.48	1,860.00	-42.93
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	455.00	446.67	780.00	-42.73
10-1-000-001-4510.035 Auto Insurance	47.92	50.00	-2.08	350.00	335.44	600.00	-44.09
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	263.37	270.00	-6.63	1,890.00	1,843.59	3,240.00	-43.10
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,324.06</b>	<b>4,407.00</b>	<b>-82.94</b>	<b>30,849.00</b>	<b>30,268.42</b>	<b>52,884.00</b>	<b>-42.76</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	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 Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	1,695.12	2,310.00	-614.88	16,480.00	16,612.85	28,130.00	-40.94
Total Line 96300	1,695.12	2,310.00	-614.88	16,480.00	16,612.85	28,130.00	-40.94
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,122.71	0.00	2,122.71	0.00	2,544.81	0.00	
Total Line 96400	2,122.71	0.00	2,122.71	0.00	2,544.81	0.00	
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>3,817.83</b>	<b>2,310.00</b>	<b>1,507.83</b>	<b>16,480.00</b>	<b>19,157.66</b>	<b>28,130.00</b>	<b>-31.90</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>97,209.99</b>	<b>73,579.00</b>	<b>23,630.99</b>	<b>531,083.00</b>	<b>501,951.81</b>	<b>902,298.00</b>	<b>-44.37</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>21,959.31</b>	<b>1,150.00</b>	<b>20,809.31</b>	<b>-30,969.00</b>	<b>-14,888.43</b>	<b>-21,948.00</b>	<b>-32.16</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	13,400.00	13,500.00	-100.00	94,500.00	93,800.00	162,000.00	-42.10
Total Line 97400	13,400.00	13,500.00	-100.00	94,500.00	93,800.00	162,000.00	-42.10
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>13,400.00</b>	<b>13,500.00</b>	<b>-100.00</b>	<b>94,500.00</b>	<b>93,800.00</b>	<b>162,000.00</b>	<b>-42.10</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
*October, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</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>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	35,359.31	1,150.00	34,209.31	-30,969.00	78,911.57	-21,948.00	-459.54

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-26,174.00	-15,584.00	-10,590.00	-109,084.00	-105,436.00	-187,000.00	-43.62
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,174.00	-15,584.00	-10,590.00	-109,084.00	-105,436.00	-187,000.00	-43.62
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	0.00	-333.00	333.00	-2,331.00	-221.22	-3,996.00	-94.46
10-1-000-002-3690.100 Late Fees	-650.00	-750.00	100.00	-5,250.00	-3,625.00	-9,000.00	-59.72
10-1-000-002-3690.120 Violation Fees	-90.00	-670.00	580.00	-4,690.00	-3,050.00	-8,040.00	-62.06
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	0.00	0.00	0.00	
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	-1,565.00	0.00	-1,565.00	0.00	-9,175.25	0.00	
10-1-000-002-3690.200 Materials	-782.57	0.00	-782.57	0.00	-6,014.68	0.00	
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,087.57	-1,753.00	-1,334.57	-12,271.00	-22,086.15	-21,036.00	4.99
<b>70500 TOTAL TENANT REVENUE</b>	<b>-29,261.57</b>	<b>-17,337.00</b>	<b>-11,924.57</b>	<b>-121,355.00</b>	<b>-127,522.15</b>	<b>-208,036.00</b>	<b>-38.70</b>
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,866.00	-69,229.00	-6,637.00	-484,603.00	-547,903.00	-830,748.00	-34.05
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-75,866.00	-69,229.00	-6,637.00	-484,603.00	-547,903.00	-830,748.00	-34.05
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
Total Line 70610	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-29.84	-25.00	-4.84	-175.00	-204.52	-300.00	-31.83
Total Line 71100	-29.84	-25.00	-4.84	-175.00	-204.52	-300.00	-31.83
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-150.00	-150.00	0.00	-1,050.00	-1,050.00	-1,800.00	-41.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-875.00	-875.00	-1,500.00	-41.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-275.00	-275.00	0.00	-1,925.00	-1,925.00	-3,300.00	-41.67
<b>70000 TOTAL REVENUE</b>	<b>-105,432.41</b>	<b>-86,866.00</b>	<b>-18,566.41</b>	<b>-711,058.00</b>	<b>-677,554.67</b>	<b>-1,145,384.00</b>	<b>-40.84</b>



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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,316.50	6,450.00	-133.50	48,375.00	45,092.41	83,850.00	-46.22
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,316.50	6,450.00	-133.50	48,375.00	45,092.41	83,850.00	-46.22
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	3,335.00	3,335.00	0.00
Total Line 91200	0.00	0.00	0.00	0.00	3,335.00	3,335.00	0.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	13,895.19	14,584.00	-688.81	102,088.00	97,873.77	175,008.00	-44.07
Total Line 91300	13,895.19	14,584.00	-688.81	102,088.00	97,873.77	175,008.00	-44.07
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,372.50	1,455.00	-82.50	10,185.00	9,667.50	17,460.00	-44.63
Total Line 91310	1,372.50	1,455.00	-82.50	10,185.00	9,667.50	17,460.00	-44.63
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,148.45	2,250.00	-101.55	16,875.00	15,083.60	29,250.00	-48.43
Total Line 91500	2,148.45	2,250.00	-101.55	16,875.00	15,083.60	29,250.00	-48.43
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	700.00	-700.00	1,850.00	1,007.00	2,450.00	-58.90
10-1-000-002-4180.000 Telephone	203.62	196.00	7.62	1,372.00	1,426.33	2,352.00	-39.36
10-1-000-002-4190.100 Postage	186.71	175.00	11.71	1,225.00	877.30	2,100.00	-58.22
10-1-000-002-4190.200 Office Supplies	43.87	50.00	-6.13	350.00	90.11	600.00	-84.98
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	98.12	50.00	48.12	350.00	562.55	600.00	-6.24
10-1-000-002-4190.400 Printing/printers	264.82	0.00	264.82	1,328.00	322.52	1,328.00	-75.71
10-1-000-002-4190.401 Printing Supplies	0.00	207.00	-207.00	621.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	185.00	-36.12	1,295.00	297.76	2,220.00	-86.59
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	899.72	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	285.89	150.00	135.89	1,050.00	726.68	1,800.00	-59.63
10-1-000-002-4190.800 Internet Services	732.92	526.00	206.92	3,682.00	4,185.42	6,312.00	-33.69
10-1-000-002-4190.850 IT Support	112.50	40.00	72.50	280.00	1,434.67	480.00	198.89
Total Line 91600	2,077.33	2,279.00	-201.67	13,403.00	11,830.06	21,070.00	-43.85
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	550.00	-550.00	3,090.00	849.62	4,260.00	-80.06
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	93.89	0.00	93.89	0.00	325.69	0.00	
Total Line 91800	93.89	550.00	-456.11	3,090.00	1,175.31	4,260.00	-72.41
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	994.95	10.00	984.95	70.00	1,042.03	120.00	768.36
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	408.00	-408.00	2,856.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	623.78	0.00	
10-1-000-002-4190.950 Background Verification	50.45	57.00	-6.55	399.00	263.64	684.00	-61.46
Total Line 91900	1,045.40	475.00	570.40	3,325.00	2,429.45	5,700.00	-57.38
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>26,949.26</b>	<b>28,043.00</b>	<b>-1,093.74</b>	<b>197,341.00</b>	<b>186,487.10</b>	<b>339,933.00</b>	<b>-45.14</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
Total Line 92000	1,960.00	1,960.00	0.00	13,720.00	13,720.00	23,520.00	-41.67
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>1,960.00</b>	<b>1,960.00</b>	<b>0.00</b>	<b>13,720.00</b>	<b>13,720.00</b>	<b>23,520.00</b>	<b>-41.67</b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	200.00	-200.00	1,800.00	10.34	2,000.00	-99.48
10-1-000-002-4220.110 Ten Ser-Recreation	352.00	0.00	352.00	840.00	399.26	840.00	-52.47
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	600.00	0.00	600.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	352.00	200.00	152.00	3,240.00	409.60	3,440.00	-88.09
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>352.00</b>	<b>200.00</b>	<b>152.00</b>	<b>3,240.00</b>	<b>409.60</b>	<b>3,440.00</b>	<b>-88.09</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	71.06	200.00	-128.94	1,400.00	459.98	2,400.00	-80.83
10-1-000-002-4315.000 Sewer	38.22	35.00	3.22	245.00	239.82	420.00	-42.90
10-1-000-002-4320.000 Electric	4,681.74	1,500.00	3,181.74	8,500.00	9,840.91	15,000.00	-34.39
10-1-000-002-4330.000 Gas	1,322.79	1,200.00	122.79	4,800.00	4,207.60	13,500.00	-68.83
Total Line 93100 93200 93300 93600	6,113.81	2,935.00	3,178.81	14,945.00	14,748.31	31,320.00	-52.91
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>6,113.81</b>	<b>2,935.00</b>	<b>3,178.81</b>	<b>14,945.00</b>	<b>14,748.31</b>	<b>31,320.00</b>	<b>-52.91</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	34,300.00	34,450.00	58,800.00	-41.41
Total Line 94100	4,900.00	4,900.00	0.00	34,300.00	34,450.00	58,800.00	-41.41
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	43.85	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	672.85	250.00	422.85	1,750.00	1,371.86	3,000.00	-54.27
10-1-000-002-4420.030 Snow Removal Supplies	0.00	250.00	-250.00	250.00	24.00	2,000.00	-98.80
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	114.28	500.00	-385.72	3,250.00	2,035.44	3,250.00	-37.37
10-1-000-002-4420.070 Electrical Supplies	584.12	400.00	184.12	2,800.00	2,171.42	4,800.00	-54.76
10-1-000-002-4420.080 Plumbing Supplies	543.81	575.00	-31.19	4,025.00	4,912.18	6,900.00	-28.81
10-1-000-002-4420.090 Extermination Supplies	53.64	100.00	-46.36	700.00	53.64	1,200.00	-95.53
10-1-000-002-4420.100 Janitorial Supplies	448.51	250.00	198.51	1,750.00	1,544.69	3,000.00	-48.51
10-1-000-002-4420.110 Routine Maint. Supplies	7,472.60	2,929.00	4,543.60	20,504.00	28,601.69	35,150.00	-18.63
10-1-000-002-4420.120 Other Misc. Supplies	3,267.31	0.00	3,267.31	0.00	3,267.31	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	35.62	0.00	35.62	0.00	35.62	0.00	
10-1-000-002-4420.126 Vehicle Supplies	840.07	0.00	840.07	0.00	4,095.38	0.00	
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	14,032.81	5,254.00	8,778.81	35,029.00	48,157.08	59,300.00	-18.79

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	10.00	-10.00	70.00	31.71	120.00	-73.58
10-1-000-002-4430.000 Maint Labor Contract	173,237.81	9.00	173,228.81	63.00	173,324.04	108.00	160,385.22
10-1-000-002-4430.010 Garbage&Trash Cont	-10,971.65	3,026.00	-13,997.65	21,182.00	1,028.40	36,312.00	-97.17
10-1-000-002-4430.020 Heating&Cooling Cont	-5,924.25	1,565.00	-7,489.25	10,955.00	5,171.52	18,780.00	-72.46
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	-27,691.81	3,000.00	-30,691.81	21,000.00	977.91	21,000.00	-95.34
10-1-000-002-4430.060 Unit Turnaround Cont	-1,115.00	155.00	-1,270.00	1,085.00	0.00	1,860.00	-100.00
10-1-000-002-4430.070 Electrical Contracts	-7,136.50	667.00	-7,803.50	4,669.00	87.25	8,004.00	-98.91
10-1-000-002-4430.080 Plumbing Contracts	-11,130.16	3,071.00	-14,201.16	21,497.00	3,310.95	36,852.00	-91.02
10-1-000-002-4430.090 Extermination Contracts	751.75	500.00	251.75	3,500.00	6,769.00	6,000.00	12.82
10-1-000-002-4430.100 Reg Contracts	-236.00	0.00	-236.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	-78,402.00	11,485.00	-89,887.00	80,395.00	25,560.00	137,820.00	-81.45
10-1-000-002-4430.120 Other Misc Cont Cost	-183.00	6,812.00	-6,995.00	47,684.00	0.00	81,744.00	-100.00
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	148.12	0.00	148.12	800.00	3,145.66	1,600.00	96.60
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	31,347.31	30,300.00	1,047.31	212,900.00	219,406.44	350,200.00	-37.35
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>50,280.12</b>	<b>40,454.00</b>	<b>9,826.12</b>	<b>282,229.00</b>	<b>302,013.52</b>	<b>468,300.00</b>	<b>-35.51</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	948.94	550.00	398.94	1,650.00	1,856.47	2,200.00	-15.62
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	980.00	1,015.56	1,960.00	-48.19
10-1-000-002-4480.500 Security Contract	511.25	430.00	81.25	3,010.00	2,081.35	5,160.00	-59.66
Total Line 95200	1,460.19	980.00	480.19	5,640.00	4,953.38	9,320.00	-46.85
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>1,460.19</b>	<b>980.00</b>	<b>480.19</b>	<b>5,640.00</b>	<b>4,953.38</b>	<b>9,320.00</b>	<b>-46.85</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	3,511.87	3,585.00	-73.13	25,095.00	24,583.09	43,020.00	-42.86
10-1-000-002-4510.020 Liability Ins	469.95	485.00	-15.05	3,395.00	3,289.65	5,820.00	-43.48
10-1-000-002-4510.030 Work Comp Insurance	211.43	220.00	-8.57	1,540.00	1,480.01	2,640.00	-43.94
Total Line 96110 96120 96130	4,193.25	4,290.00	-96.75	30,030.00	29,352.75	51,480.00	-42.98
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	170.00	-4.62	1,190.00	1,157.66	2,040.00	-43.25
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	525.00	495.88	900.00	-44.90
10-1-000-002-4510.035 Auto Insurance	191.67	200.00	-8.33	1,400.00	1,341.69	2,400.00	-44.10
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	427.89	445.00	-17.11	3,115.00	2,995.23	5,340.00	-43.91
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,621.14</b>	<b>4,735.00</b>	<b>-113.86</b>	<b>33,145.00</b>	<b>32,347.98</b>	<b>56,820.00</b>	<b>-43.07</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	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	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,006.02	1,265.00	741.02	9,375.00	9,065.60	15,570.00	-41.78
Total Line 96300	2,006.02	1,265.00	741.02	9,375.00	9,065.60	15,570.00	-41.78
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	4,649.53	200.00	4,449.53	1,400.00	13,754.05	2,400.00	473.09
Total Line 96400	4,649.53	200.00	4,449.53	1,400.00	13,754.05	2,400.00	473.09
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>6,655.55</b>	<b>1,465.00</b>	<b>5,190.55</b>	<b>10,775.00</b>	<b>22,819.65</b>	<b>17,970.00</b>	<b>26.99</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>98,392.07</b>	<b>80,772.00</b>	<b>17,620.07</b>	<b>561,035.00</b>	<b>577,499.54</b>	<b>950,623.00</b>	<b>-39.25</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-7,040.34</b>	<b>-6,094.00</b>	<b>-946.34</b>	<b>-150,023.00</b>	<b>-100,055.13</b>	<b>-194,761.00</b>	<b>-48.63</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	30,630.00	31,000.00	-370.00	217,000.00	214,410.00	372,000.00	-42.36
Total Line 97400	30,630.00	31,000.00	-370.00	217,000.00	214,410.00	372,000.00	-42.36
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>30,630.00</b>	<b>31,000.00</b>	<b>-370.00</b>	<b>217,000.00</b>	<b>214,410.00</b>	<b>372,000.00</b>	<b>-42.36</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
*October, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</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>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	23,589.66	-6,094.00	29,683.66	-150,023.00	114,354.87	-194,761.00	-158.72

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,259.00	-13,948.00	689.00	-97,636.00	-96,601.80	-167,376.00	-42.28
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,259.00	-13,948.00	689.00	-97,636.00	-96,601.80	-167,376.00	-42.28
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	0.00	0.00	-75.00	-75.00	-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	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.100 Late Fees	-100.00	-100.00	0.00	-700.00	-675.00	-1,200.00	-43.75
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	-25.00	25.00	-50.00	-50.00	-50.00	0.00
10-1-000-006-3690.150 Laundry Income	-478.25	-460.00	-18.25	-3,220.00	-2,722.00	-5,520.00	-50.69
10-1-000-006-3690.160 Vending Machine Inc	-129.50	-25.00	-104.50	-175.00	-299.90	-300.00	-0.03
10-1-000-006-3690.180 Labor	-206.00	0.00	-206.00	0.00	-623.25	0.00	
10-1-000-006-3690.200 Materials	-4.50	0.00	-4.50	0.00	-131.63	0.00	
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-918.25	-610.00	-308.25	-4,220.00	-4,576.78	-7,145.00	-35.94
<b>70500 TOTAL TENANT REVENUE</b>	<b>-14,177.25</b>	<b>-14,558.00</b>	<b>380.75</b>	<b>-101,856.00</b>	<b>-101,178.58</b>	<b>-174,521.00</b>	<b>-42.02</b>
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-5,940.00	-5,420.00	-520.00	-37,940.00	-35,260.00	-65,045.00	-45.79
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,940.00	-5,420.00	-520.00	-37,940.00	-35,260.00	-65,045.00	-45.79
10010 Operating Transfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-24,500.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-24,500.00	0.00	-42,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-7.47	-8.00	0.53	-56.00	-52.64	-99.00	-46.83
Total Line 71100	-7.47	-8.00	0.53	-56.00	-52.64	-99.00	-46.83
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee 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	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-20,124.72</b>	<b>-23,486.00</b>	<b>3,361.28</b>	<b>-164,352.00</b>	<b>-136,491.22</b>	<b>-281,665.00</b>	<b>-51.54</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin Exp - Amps	0.00	1,105.00	-1,105.00	7,735.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	7,735.00	0.00	13,260.00	-100.00
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	870.00	870.00	0.00
Total Line 91200	0.00	0.00	0.00	0.00	870.00	870.00	0.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	26,838.00	26,955.15	46,008.00	-41.41
Total Line 91300	3,872.43	3,834.00	38.43	26,838.00	26,955.15	46,008.00	-41.41
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	2,653.00	2,662.50	4,548.00	-41.46
Total Line 91310	382.50	379.00	3.50	2,653.00	2,662.50	4,548.00	-41.46
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	0.00	0.00	0.00	0.00	0.00	0.00	
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	150.00	-150.00	400.00	0.00	660.00	-100.00
10-1-000-006-4180.000 Telephone	361.80	325.00	36.80	2,275.00	2,335.50	3,900.00	-40.12
10-1-000-006-4190.100 Postage	9.21	7.00	2.21	49.00	37.61	84.00	-55.23
10-1-000-006-4190.200 Office Supplies	0.00	25.00	-25.00	50.00	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	125.00	-125.00	250.00	0.00	250.00	-100.00
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	75.00	-75.00	150.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup 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	425.90	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	20.00	-20.00	140.00	0.00	240.00	-100.00
10-1-000-006-4190.800 Internet Services	490.10	202.00	288.10	1,412.00	1,530.46	2,420.00	-36.76
10-1-000-006-4190.850 IT Support	278.25	125.00	153.25	375.00	407.39	500.00	-18.52
Total Line 91600	1,139.36	1,054.00	85.36	5,101.00	4,736.86	8,254.00	-42.61
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	120.00	-120.00	667.00	0.00	1,400.00	-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	6.00	-6.00	43.00	0.00	75.00	-100.00
Total Line 91800	0.00	126.00	-126.00	710.00	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	259.69	3.00	256.69	21.00	266.11	36.00	639.19
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	744.00	0.00	1,275.00	-100.00
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.00	-12.00	84.00	0.00	144.00	-100.00
Total Line 91900	259.69	121.00	138.69	849.00	266.11	1,455.00	-81.71
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>5,653.98</b>	<b>6,619.00</b>	<b>-965.02</b>	<b>43,886.00</b>	<b>35,490.62</b>	<b>75,870.00</b>	<b>-53.22</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	3,570.00	3,570.00	6,120.00	-41.67
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>3,570.00</u>	<u>3,570.00</u>	<u>6,120.00</u>	<u>-41.67</u>
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b><u>510.00</u></b>	<b><u>510.00</u></b>	<b><u>0.00</u></b>	<b><u>3,570.00</u></b>	<b><u>3,570.00</u></b>	<b><u>6,120.00</u></b>	<b><u>-41.67</u></b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	1,000.00	-1,000.00	3,000.00	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	101.00	0.00	101.00	0.00	108.26	100.00	8.26
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>101.00</u>	<u>1,000.00</u>	<u>-899.00</u>	<u>3,200.00</u>	<u>108.26</u>	<u>4,300.00</u>	<u>-97.48</u>
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b><u>101.00</u></b>	<b><u>1,000.00</u></b>	<b><u>-899.00</u></b>	<b><u>3,200.00</u></b>	<b><u>108.26</u></b>	<b><u>4,300.00</u></b>	<b><u>-97.48</u></b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	697.28	375.00	322.28	2,375.00	2,204.95	3,925.00	-43.82
10-1-000-006-4315.000 Sewer	563.79	300.00	263.79	1,900.00	1,780.35	3,050.00	-41.63
10-1-000-006-4320.000 Electric	6,089.28	1,200.00	4,889.28	6,950.00	10,435.38	12,000.00	-13.04
10-1-000-006-4330.000 Gas	750.78	250.00	500.78	2,375.00	3,051.63	9,050.00	-66.28
Total Line 93100 93200 93300 93600	<u>8,101.13</u>	<u>2,125.00</u>	<u>5,976.13</u>	<u>13,600.00</u>	<u>17,472.31</u>	<u>28,025.00</u>	<u>-37.65</u>
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b><u>8,101.13</u></b>	<b><u>2,125.00</u></b>	<b><u>5,976.13</u></b>	<b><u>13,600.00</u></b>	<b><u>17,472.31</u></b>	<b><u>28,025.00</u></b>	<b><u>-37.65</u></b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	8,925.00	8,975.00	15,300.00	-41.34
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>8,925.00</u>	<u>8,975.00</u>	<u>15,300.00</u>	<u>-41.34</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	125.00	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	0.00	0.00	1,500.00	115.69	3,000.00	-96.14
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	100.00	-100.00
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	135.64	100.00	35.64	1,000.00	1,011.34	1,000.00	1.13
10-1-000-006-4420.070 Electrical Supplies	291.53	35.00	256.53	245.00	1,004.93	420.00	139.27
10-1-000-006-4420.080 Plumbing Supplies	4.76	75.00	-70.24	525.00	1,676.41	900.00	86.27
10-1-000-006-4420.090 Extermination Supplies	0.00	0.00	0.00	75.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	89.17	100.00	-10.83	700.00	624.11	1,200.00	-47.99
10-1-000-006-4420.110 Routine Maint.Supplies	460.00	633.00	-173.00	4,433.00	2,287.28	7,600.00	-69.90
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	50.00	0.00	100.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>981.10</u>	<u>968.00</u>	<u>13.10</u>	<u>8,653.00</u>	<u>6,719.76</u>	<u>14,670.00</u>	<u>-54.19</u>



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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	23,052.50	0.00	23,052.50	0.00	25,503.50	0.00	
10-1-000-006-4430.010 Garbage & Trash Cont	264.75	300.00	-35.25	2,100.00	1,943.23	3,600.00	-46.02
10-1-000-006-4430.020 Heating & Cooling Cont	-301.75	1,250.00	-1,551.75	8,750.00	8,132.56	15,000.00	-45.78
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	800.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	150.00	0.00	150.00	2,200.00	2,285.40	4,400.00	-48.06
10-1-000-006-4430.050 Landscape & Grds Cont	-1,708.00	0.00	-1,708.00	3,400.00	767.00	3,400.00	-77.44
10-1-000-006-4430.060 Unit Turnaround Cont	-196.00	0.00	-196.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	-1,139.75	1,250.00	-2,389.75	3,750.00	0.00	5,000.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	-1,073.25	3,125.00	-4,198.25	9,375.00	5,716.85	12,500.00	-54.27
10-1-000-006-4430.090 Extermination Contracts	430.50	0.00	430.50	1,125.00	861.00	2,250.00	-61.73
10-1-000-006-4430.100 Janitorial Contracts	-4,007.00	0.00	-4,007.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	-5,512.25	4,967.00	-10,479.25	34,767.00	5,081.32	59,600.00	-91.47
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	83.00	-83.00	583.00	200.00	1,000.00	-80.00
10-1-000-006-4430.121 Laundry Equip Contract	113.00	250.00	-137.00	750.00	723.75	1,000.00	-27.63
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	10,072.75	11,225.00	-1,152.25	66,800.00	51,214.61	108,550.00	-52.82
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>12,328.85</b>	<b>13,468.00</b>	<b>-1,139.15</b>	<b>84,378.00</b>	<b>66,909.37</b>	<b>138,520.00</b>	<b>-51.70</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	727.13	0.00	727.13	0.00	2,181.39	0.00	
10-1-000-006-4480.500 Security Contract	815.10	550.00	265.10	2,900.00	1,635.10	4,250.00	-61.53
Total Line 95200	1,542.23	550.00	992.23	2,900.00	3,816.49	4,250.00	-10.20
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>1,542.23</b>	<b>550.00</b>	<b>992.23</b>	<b>2,900.00</b>	<b>3,816.49</b>	<b>4,250.00</b>	<b>-10.20</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,122.56	1,144.00	-21.44	8,008.00	7,857.92	13,728.00	-42.76
10-1-000-006-4510.020 Liability Insurance	124.11	127.00	-2.89	889.00	868.77	1,524.00	-42.99
10-1-000-006-4510.030 Work Comp	59.90	61.00	-1.10	427.00	419.30	732.00	-42.72
Total Line 96110 96120 96130	1,306.57	1,332.00	-25.43	9,324.00	9,145.99	15,984.00	-42.78
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	45.00	-1.32	315.00	305.76	540.00	-43.38
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.00	-0.86	56.00	49.98	97.00	-48.47
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 Line 96140	50.82	53.00	-2.18	371.00	355.74	637.00	-44.15
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,357.39</b>	<b>1,385.00</b>	<b>-27.61</b>	<b>9,695.00</b>	<b>9,501.73</b>	<b>16,621.00</b>	<b>-42.83</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	515.79	1,182.00	-666.21	8,404.00	7,912.95	13,935.00	-43.22
Total Line 96300	515.79	1,182.00	-666.21	8,404.00	7,912.95	13,935.00	-43.22
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-63.18	83.00	-146.18	583.00	-366.79	1,000.00	-136.68
Total Line 96400	-63.18	83.00	-146.18	583.00	-366.79	1,000.00	-136.68
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>452.61</b>	<b>1,265.00</b>	<b>-812.39</b>	<b>8,987.00</b>	<b>7,546.16</b>	<b>14,935.00</b>	<b>-49.47</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>30,047.19</b>	<b>26,922.00</b>	<b>3,125.19</b>	<b>170,216.00</b>	<b>144,414.94</b>	<b>288,641.00</b>	<b>-49.97</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>9,922.47</b>	<b>3,436.00</b>	<b>6,486.47</b>	<b>5,864.00</b>	<b>7,923.72</b>	<b>6,976.00</b>	<b>13.59</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	7,060.00	8,650.00	-1,590.00	60,550.00	49,420.00	103,800.00	-52.39
Total Line 97400	7,060.00	8,650.00	-1,590.00	60,550.00	49,420.00	103,800.00	-52.39
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>7,060.00</b>	<b>8,650.00</b>	<b>-1,590.00</b>	<b>60,550.00</b>	<b>49,420.00</b>	<b>103,800.00</b>	<b>-52.39</b>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*October, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</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>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	16,982.47	3,436.00	13,546.47	5,864.00	57,343.72	6,976.00	722.01

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,786.00	-27,209.00	1,423.00	-190,463.00	-182,543.00	-326,508.00	-44.09
60-1-000-000-5125.000 PHA Rent	-7,224.00	-6,231.00	-993.00	-43,617.00	-49,560.00	-74,772.00	-33.72
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	361.00	0.00	361.00	0.00	1,143.00	0.00	
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 Line 70300	-32,649.00	-33,440.00	791.00	-234,080.00	-230,960.00	-401,280.00	-42.44
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-525.25	-733.00	207.75	-5,131.00	-4,314.50	-8,796.00	-50.95
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	-607.00	-600.00	-7.00	-4,200.00	-3,602.49	-7,200.00	-49.97
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	-147.00	-125.00	-22.00	-875.00	-435.00	-1,500.00	-71.00
60-1-000-000-5926.000 Violation Charges	0.00	0.00	0.00	0.00	-350.00	0.00	
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,279.25	-1,458.00	178.75	-10,206.00	-8,701.99	-17,496.00	-50.26
<b>70500 TOTAL TENANT REVENUE</b>	<b>-33,928.25</b>	<b>-34,898.00</b>	<b>969.75</b>	<b>-244,286.00</b>	<b>-239,661.99</b>	<b>-418,776.00</b>	<b>-42.77</b>
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-13.33	-10.00	-3.33	-70.00	-65.83	-120.00	-45.14
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-13.33	-10.00	-3.33	-70.00	-65.83	-120.00	-45.14
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	20.00	0.00	20.00	0.00	8.75	0.00	
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-2,660.00	0.00	
Total Line 71500	20.00	0.00	20.00	0.00	-2,651.25	0.00	
72000 Investment Income - Restricted							
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 Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-33,921.58</b>	<b>-34,908.00</b>	<b>986.42</b>	<b>-244,356.00</b>	<b>-242,379.07</b>	<b>-418,896.00</b>	<b>-42.14</b>

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**Knox County Housing Authority  
FDS Income Statement - Brentwood  
October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,200.00	1,240.00	-40.00	9,300.00	8,561.10	16,120.00	-46.89
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,500.00	-0.24	18,750.00	17,865.97	32,500.00	-45.03
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.76	3,740.00	-40.24	28,050.00	26,427.07	48,620.00	-45.65
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	0.00	0.00	0.00	1,087.50	1,160.00	-6.25
Total Line 91200	0.00	0.00	0.00	0.00	1,087.50	1,160.00	-6.25
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,588.00	3,744.00	-156.00	26,208.00	25,532.00	44,928.00	-43.17
Total Line 91300	3,588.00	3,744.00	-156.00	26,208.00	25,532.00	44,928.00	-43.17
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	517.50	540.00	-22.50	3,780.00	3,682.50	6,480.00	-43.17
Total Line 91310	517.50	540.00	-22.50	3,780.00	3,682.50	6,480.00	-43.17
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	38.00	-28.37	263.00	268.24	450.00	-40.39
Total Line 91400	9.63	38.00	-28.37	263.00	268.24	450.00	-40.39
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	590.80	602.00	-11.20	4,515.00	4,088.63	7,826.00	-47.76
60-1-000-000-6330.500 Manager's Benefits	885.23	900.00	-14.77	6,750.00	6,095.85	11,700.00	-47.90
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,476.03	1,502.00	-25.97	11,265.00	10,184.48	19,526.00	-47.84
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	176.00	-176.00	1,232.00	759.34	2,112.00	-64.05
60-1-000-000-6311.000 Office Exp - BW	56.66	165.00	-108.34	1,155.00	1,029.23	1,980.00	-48.02
60-1-000-000-6311.050 Office Rental Exp	243.00	235.00	8.00	1,645.00	1,653.00	2,860.00	-42.20
60-1-000-000-6311.100 Phone/Internet Exp	228.64	140.00	88.64	980.00	999.99	1,680.00	-40.48
60-1-000-000-6311.150 IT Support	52.50	55.00	-2.50	385.00	1,311.91	660.00	98.77
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
Total Line 91600	580.80	771.00	-190.20	5,597.00	5,753.47	9,492.00	-39.39
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	0.00	0.00	0.00	1,700.00	423.76	1,700.00	-75.07
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	99.70	100.00	-0.30	700.00	656.06	1,200.00	-45.33
Total Line 91800	99.70	100.00	-0.30	2,400.00	1,079.82	2,900.00	-62.76
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	130.00	-130.00	1,280.00	0.00	1,930.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	2,000.00	0.00	2,000.00	14,000.00	5,800.00	14,000.00	-58.57
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	12.84	12.00	0.84	84.00	81.62	144.00	-43.32
60-1-000-000-6399.000 Other Administrative	45.53	75.00	-29.47	525.00	165.25	900.00	-81.64
Total Line 91900	2,058.37	217.00	1,841.37	15,889.00	6,046.87	16,974.00	-64.38
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>12,029.79</b>	<b>10,652.00</b>	<b>1,377.79</b>	<b>93,452.00</b>	<b>80,061.95</b>	<b>150,530.00</b>	<b>-46.81</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	1,058.86	870.00	188.86	6,090.00	6,180.12	10,440.00	-40.80
Total Line 93100	1,058.86	870.00	188.86	6,090.00	6,180.12	10,440.00	-40.80
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	567.29	350.00	217.29	2,450.00	3,989.05	4,200.00	-5.02
Total Line 93200	567.29	350.00	217.29	2,450.00	3,989.05	4,200.00	-5.02
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	372.49	165.00	207.49	1,155.00	1,095.45	1,980.00	-44.67
Total Line 93300	372.49	165.00	207.49	1,155.00	1,095.45	1,980.00	-44.67
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	2,004.58	1,441.00	563.58	10,087.00	11,784.06	17,292.00	-31.85
Total Line 93600	2,004.58	1,441.00	563.58	10,087.00	11,784.06	17,292.00	-31.85
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>4,003.22</b>	<b>2,826.00</b>	<b>1,177.22</b>	<b>19,782.00</b>	<b>23,048.68</b>	<b>33,912.00</b>	<b>-32.03</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	4,580.80	4,475.00	105.80	33,563.00	32,666.20	58,175.00	-43.85
60-1-000-000-6510.100 OT Maintenance	100.08	83.00	17.08	581.00	319.50	996.00	-67.92
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,680.88	4,558.00	122.88	34,144.00	32,985.70	59,171.00	-44.25
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	184.18	200.00	-15.82	200.00	416.31	1,200.00	-65.31
60-1-000-000-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	40.49	200.00	-159.51	2,400.00	722.36	3,000.00	-75.92
60-1-000-000-6515.070 Electrical Supplies	112.04	155.00	-42.96	1,085.00	322.78	1,860.00	-82.65
60-1-000-000-6515.080 Plumbing Supplies	76.92	400.00	-323.08	2,800.00	1,091.01	4,800.00	-77.27
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	132.94	105.00	27.94	735.00	1,563.68	1,260.00	24.10
60-1-000-000-6515.110 Routine Maint. Supplies	348.08	670.00	-321.92	4,690.00	2,558.42	8,040.00	-68.18
60-1-000-000-6515.114 Painting Supplies - BW	218.49	140.00	78.49	980.00	790.35	1,680.00	-52.96
60-1-000-000-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	541.00	2,000.00	-72.95
60-1-000-000-6515.116 Stoves	0.00	0.00	0.00	1,200.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	46.20	0.00	46.20	650.00	353.50	650.00	-45.62
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,159.34	1,870.00	-710.66	16,740.00	8,359.41	26,390.00	-68.32
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,091.85	1,150.00	-58.15	8,050.00	7,717.65	13,800.00	-44.08
60-1-000-000-6520.020 Heat/Cool Contract	0.00	500.00	-500.00	500.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	179.00	0.00	179.00	8,000.00	2,616.00	8,000.00	-67.30
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	455.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	113.00	300.00	-187.00	3,900.00	113.00	6,000.00	-98.12
60-1-000-000-6520.090 Extermination Contract	588.00	0.00	588.00	1,276.00	2,026.00	2,552.00	-20.61
60-1-000-000-6520.100 Janitorial Contract	225.00	0.00	225.00	675.00	675.00	1,125.00	-40.00
60-1-000-000-6520.110 Routine Maint. Contract	48.00	170.00	-122.00	1,190.00	600.00	2,040.00	-70.59
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	4,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	3,313.06	400.00	2,913.06	126,400.00	3,313.06	126,400.00	-97.38

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	5,557.91	2,585.00	2,972.91	154,446.00	17,060.71	173,497.00	-90.17
<b>94500 Maintenance - Ordinary/Benefits</b>							
60-1-000-000-6510.500 Maint. Employee Ben.	2,167.28	2,150.00	17.28	16,125.00	14,909.77	27,950.00	-46.66
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,167.28	2,150.00	17.28	16,125.00	14,909.77	27,950.00	-46.66
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>13,565.41</b>	<b>11,163.00</b>	<b>2,402.41</b>	<b>221,455.00</b>	<b>73,315.59</b>	<b>287,008.00</b>	<b>-74.46</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</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>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,060.77	1,085.00	-24.23	7,595.00	7,425.39	13,020.00	-42.97
Total Line 96110	1,060.77	1,085.00	-24.23	7,595.00	7,425.39	13,020.00	-42.97
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	180.00	-4.29	1,260.00	1,229.97	2,160.00	-43.06
Total Line 96120	175.71	180.00	-4.29	1,260.00	1,229.97	2,160.00	-43.06
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,995.00	1,948.66	3,420.00	-43.02
Total Line 96130	278.38	285.00	-6.62	1,995.00	1,948.66	3,420.00	-43.02
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	65.00	-3.17	455.00	432.81	780.00	-44.51
60-1-000-000-6721.500 PE & PO Insurance	88.52	91.00	-2.48	637.00	619.64	1,092.00	-43.26
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	150.35	156.00	-5.65	1,092.00	1,052.45	1,872.00	-43.78
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,665.21</b>	<b>1,706.00</b>	<b>-40.79</b>	<b>11,942.00</b>	<b>11,656.47</b>	<b>20,472.00</b>	<b>-43.06</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	42.00	-42.00	292.00	0.00	500.00	-100.00
Total Line 96210	0.00	42.00	-42.00	292.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,432.29	1,500.00	-67.71	10,500.00	10,395.57	18,000.00	-42.25
Total Line 96300	1,432.29	1,500.00	-67.71	10,500.00	10,395.57	18,000.00	-42.25
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	298.27	135.00	163.27	945.00	739.77	1,620.00	-54.34
Total Line 96400	298.27	135.00	163.27	945.00	739.77	1,620.00	-54.34
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,730.56</b>	<b>1,677.00</b>	<b>53.56</b>	<b>11,737.00</b>	<b>11,135.34</b>	<b>20,120.00</b>	<b>-44.66</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Expense Payable	1,567.81	1,760.00	-192.19	12,320.00	11,444.83	21,120.00	-45.81





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**Knox County Housing Authority  
FDS Income Statement - Prairieland  
October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,026.00	-23,140.00	1,114.00	-161,980.00	-154,478.00	-278,980.00	-44.63
60-1-000-001-5125.000 PHA Rent	-2,389.00	-2,000.00	-389.00	-14,000.00	-15,995.00	-24,000.00	-33.35
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	52.00	40.00	12.00	280.00	-1,665.00	480.00	-446.88
60-1-000-001-5970.000 Excess Rent	-1,288.00	-920.00	-368.00	-6,440.00	-7,578.00	-11,040.00	-31.36
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,651.00	-26,020.00	369.00	-182,140.00	-179,716.00	-313,540.00	-42.68
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-90.00	-450.00	360.00	-3,150.00	-3,315.00	-5,400.00	-38.61
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	-225.00	-200.00	-25.00	-1,400.00	-772.00	-2,400.00	-67.83
60-1-000-001-5926.000 Violation Charges	0.00	0.00	0.00	0.00	-470.00	0.00	
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-315.00	-650.00	335.00	-4,550.00	-4,557.00	-7,800.00	-41.58
<b>70500 TOTAL TENANT REVENUE</b>	<b>-25,966.00</b>	<b>-26,670.00</b>	<b>704.00</b>	<b>-186,690.00</b>	<b>-184,273.00</b>	<b>-321,340.00</b>	<b>-42.65</b>
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,798.00	-3,440.00	-1,358.00	-24,080.00	-27,833.00	-41,280.00	-32.58
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,798.00	-3,440.00	-1,358.00	-24,080.00	-27,833.00	-41,280.00	-32.58
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	-8.00	-12.32	-16.00	-23.00
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	-8.00	-12.32	-16.00	-23.00
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-235.00	-8.00	-1,645.00	-1,653.00	-2,845.00	-41.90
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	102.69	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-2,660.00	0.00	
Total Line 71500	-243.00	-235.00	-8.00	-1,645.00	-4,210.31	-2,845.00	47.99
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-31,007.00</b>	<b>-30,345.00</b>	<b>-662.00</b>	<b>-212,423.00</b>	<b>-216,328.63</b>	<b>-365,481.00</b>	<b>-40.81</b>

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**Knox County Housing Authority  
FDS Income Statement - Prairieland  
October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,200.00	1,240.00	-40.00	9,300.00	8,561.10	16,120.00	-46.89
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,500.00	-0.26	18,750.00	17,865.83	32,500.00	-45.03
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.74	3,740.00	-40.26	28,050.00	26,426.93	48,620.00	-45.65
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	0.00	0.00	0.00	1,087.50	1,015.00	7.14
Total Line 91200	0.00	0.00	0.00	0.00	1,087.50	1,015.00	7.14
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	23,660.00	23,348.00	40,560.00	-42.44
Total Line 91300	3,328.00	3,380.00	-52.00	23,660.00	23,348.00	40,560.00	-42.44
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	3,416.00	3,367.50	5,856.00	-42.49
Total Line 91310	480.00	488.00	-8.00	3,416.00	3,367.50	5,856.00	-42.49
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	10.00	-0.38	400.00	251.34	450.00	-44.15
Total Line 91400	9.62	10.00	-0.38	400.00	251.34	450.00	-44.15
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	590.81	602.00	-11.19	4,515.00	4,088.62	7,826.00	-47.76
60-1-000-001-6330.500 Manager's Benefits	885.22	900.00	-14.78	6,750.00	6,095.78	11,700.00	-47.90
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,476.03	1,502.00	-25.97	11,265.00	10,184.40	19,526.00	-47.84
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	128.94	100.00	28.94	700.00	393.38	1,200.00	-67.22
60-1-000-001-6311.000 Office Exp - PL	56.65	160.00	-103.35	1,120.00	1,040.87	1,920.00	-45.79
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	228.61	140.00	88.61	980.00	999.84	1,680.00	-40.49
60-1-000-001-6311.150 IT Support	52.50	55.00	-2.50	385.00	1,311.88	660.00	98.77
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	466.70	455.00	11.70	3,185.00	3,745.97	5,460.00	-31.39
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	0.00	0.00	1,700.00	423.74	1,700.00	-75.07
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	99.67	100.00	-0.33	700.00	655.92	1,200.00	-45.34
Total Line 91800	99.67	100.00	-0.33	2,400.00	1,079.66	2,900.00	-62.77
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	130.00	-130.00	1,280.00	0.00	1,930.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	910.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	8.56	10.00	-1.44	70.00	42.66	120.00	-64.45
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	700.00	33.04	1,200.00	-97.25
Total Line 91900	8.56	240.00	-231.44	2,050.00	985.70	3,250.00	-69.67
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>9,568.32</b>	<b>9,915.00</b>	<b>-346.68</b>	<b>74,426.00</b>	<b>70,477.00</b>	<b>127,637.00</b>	<b>-44.78</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	1,094.05	850.00	244.05	5,950.00	5,655.06	10,200.00	-44.56
Total Line 93100	1,094.05	850.00	244.05	5,950.00	5,655.06	10,200.00	-44.56
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	768.11	300.00	468.11	2,100.00	2,909.06	3,600.00	-19.19
Total Line 93200	768.11	300.00	468.11	2,100.00	2,909.06	3,600.00	-19.19
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	194.80	160.00	34.80	1,120.00	881.36	1,920.00	-54.10
Total Line 93300	194.80	160.00	34.80	1,120.00	881.36	1,920.00	-54.10
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	2,124.14	1,600.00	524.14	11,200.00	11,339.23	19,200.00	-40.94
Total Line 93600	2,124.14	1,600.00	524.14	11,200.00	11,339.23	19,200.00	-40.94
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>4,181.10</b>	<b>2,910.00</b>	<b>1,271.10</b>	<b>20,370.00</b>	<b>20,784.71</b>	<b>34,920.00</b>	<b>-40.48</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	4,580.80	4,475.00	105.80	33,563.00	32,666.20	58,175.00	-43.85
60-1-000-001-6510.100 OT Maintenance	100.08	75.00	25.08	525.00	319.50	900.00	-64.50
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,680.88	4,550.00	130.88	34,088.00	32,985.70	59,075.00	-44.16
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	860.68	250.00	610.68	1,040.00	1,631.70	2,040.00	-20.01
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	55.65	250.00	-194.35	2,750.00	1,018.59	3,000.00	-66.05
60-1-000-001-6515.070 Electrical Supplies	277.23	100.00	177.23	700.00	333.16	1,200.00	-72.24
60-1-000-001-6515.080 Plumbing Supplies	201.56	350.00	-148.44	2,450.00	1,441.95	4,100.00	-64.83
60-1-000-001-6515.090 Extermination Supplies	0.00	0.00	0.00	200.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	78.02	80.00	-1.98	560.00	177.06	960.00	-81.56
60-1-000-001-6515.110 Routine Maint. Supplies	598.04	700.00	-101.96	4,750.00	2,782.87	8,000.00	-65.21
60-1-000-001-6515.114 Painting Supplies - PL	564.86	185.00	379.86	1,295.00	894.33	2,220.00	-59.71
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	1,569.00	2,000.00	-21.55
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	1,600.00	0.00	1,600.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	0.00	0.00	800.00	190.94	1,000.00	-80.91
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,636.04	1,915.00	721.04	18,145.00	10,039.60	27,120.00	-62.98
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	645.00	726.00	-81.00	5,082.00	4,578.53	8,712.00	-47.45
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	400.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	0.00	4,100.00	0.00	4,100.00	-100.00
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	0.00	0.00	200.00	99.00	200.00	-50.50
60-1-000-001-6520.080 Plumbing Contract	0.00	300.00	-300.00	6,600.00	2,225.00	6,600.00	-66.29
60-1-000-001-6520.090 Extermin Contract	535.50	350.00	185.50	1,250.00	1,921.00	2,150.00	-10.65
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	15.00	50.00	-35.00	350.00	345.00	600.00	-42.50
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,500.00	-1,500.00	3,000.00	0.00	4,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	700.00	0.00	1,200.00	-100.00

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	1,195.50	3,026.00	-1,830.50	21,682.00	9,168.53	30,162.00	-69.60
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,167.36	2,150.00	17.36	16,125.00	14,909.93	27,950.00	-46.65
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,167.36	2,150.00	17.36	16,125.00	14,909.93	27,950.00	-46.65
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>10,679.78</b>	<b>11,641.00</b>	<b>-961.22</b>	<b>90,040.00</b>	<b>67,103.76</b>	<b>144,307.00</b>	<b>-53.50</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</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>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,071.07	1,095.00	-23.93	7,665.00	7,497.49	13,140.00	-42.94
Total Line 96110	1,071.07	1,095.00	-23.93	7,665.00	7,497.49	13,140.00	-42.94
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	165.00	-7.42	1,155.00	1,103.06	1,980.00	-44.29
Total Line 96120	157.58	165.00	-7.42	1,155.00	1,103.06	1,980.00	-44.29
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,995.00	1,948.66	3,420.00	-43.02
Total Line 96130	278.38	285.00	-6.62	1,995.00	1,948.66	3,420.00	-43.02
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	58.00	-2.54	406.00	388.22	696.00	-44.22
60-1-000-001-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	637.00	619.64	1,092.00	-43.26
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	143.98	149.00	-5.02	1,043.00	1,007.86	1,788.00	-43.63
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,651.01</b>	<b>1,694.00</b>	<b>-42.99</b>	<b>11,858.00</b>	<b>11,557.07</b>	<b>20,328.00</b>	<b>-43.15</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,261.14	1,275.00	-13.86	8,925.00	9,041.96	15,300.00	-40.90
Total Line 96300	1,261.14	1,275.00	-13.86	8,925.00	9,041.96	15,300.00	-40.90
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	219.00	320.00	-101.00	2,240.00	3,900.02	3,840.00	1.56
Total Line 96400	219.00	320.00	-101.00	2,240.00	3,900.02	3,840.00	1.56
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,480.14</b>	<b>1,595.00</b>	<b>-114.86</b>	<b>11,165.00</b>	<b>12,941.98</b>	<b>19,640.00</b>	<b>-34.10</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Expense Payable	1,567.81	1,730.00	-162.19	12,110.00	11,444.82	20,760.00	-44.87



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**Knox County Housing Authority**  
**FDS Income Statement - HCV (ADMIN & HAP)**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,960.00	1,960.00	3,360.00	0.00
<b>ADMIN REVENUE</b>							
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-15,787.00	-11,255.00	-4,532.00	-78,785.00	-96,088.00	-135,060.00	-28.86
Total Admin Fee Subsidy	-15,787.00	-11,255.00	-4,532.00	-78,785.00	-96,088.00	-135,060.00	-28.86
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-6.41	-7.00	0.59	-49.00	-37.70	-84.00	-55.12
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-6.41	-7.00	0.59	-49.00	-37.70	-84.00	-55.12
<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	-100.00	100.00	-700.00	-1,712.00	-1,200.00	42.67
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	-100.00	100.00	-700.00	-1,712.00	-1,200.00	42.67
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-15,793.41</b>	<b>-11,362.00</b>	<b>-4,431.41</b>	<b>-79,534.00</b>	<b>-97,837.70</b>	<b>-136,344.00</b>	<b>-28.24</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	4,658.00	5,000.00	-342.00	37,500.00	30,471.69	65,000.00	-53.12
Total Admin Salaries	4,658.00	5,000.00	-342.00	37,500.00	30,471.69	65,000.00	-53.12
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	2,175.00	1,765.00	23.23
Total Audit Fee Expense	0.00	0.00	0.00	0.00	2,175.00	1,765.00	23.23
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,376.00	2,640.00	-264.00	18,480.00	16,548.00	31,680.00	-47.77
30-1-000-000-4120.300 Bookkeep. Fees	1,485.00	1,650.00	-165.00	11,550.00	10,342.50	19,800.00	-47.77
Total Fees Expense	3,861.00	4,290.00	-429.00	30,030.00	26,890.50	51,480.00	-47.77
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	2,879.04	3,050.00	-170.96	22,875.00	18,363.03	39,650.00	-53.69
Total Benefit Contribution Exp	2,879.04	3,050.00	-170.96	22,875.00	18,363.03	39,650.00	-53.69
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	85.06	41.00	44.06	447.00	592.87	772.00	-23.20
30-1-000-000-4190.100 Postage	134.61	150.00	-15.39	1,070.00	1,172.72	1,850.00	-36.61
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	0.00	0.00	95.00	0.00	190.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	186.00	0.00	372.00	-100.00
30-1-000-000-4190.550 Computers	39.00	0.00	39.00	0.00	938.72	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	0.00	0.00	107.00	705.69	215.00	228.23
Total Office Expense	258.67	191.00	67.67	1,905.00	3,410.00	3,399.00	0.32

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**Knox County Housing Authority**  
**FDS Income Statement - HCV (ADMIN & HAP)**  
**October, 2022**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<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	0.00	0.00	1,025.00	425.87	1,025.00	-58.45
Total Travel Expense	0.00	0.00	0.00	1,025.00	425.87	1,025.00	-58.45
<b>Other Expense</b>							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	0.00	0.00	1,450.00	338.00	1,450.00	-76.69
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	2,410.00	0.00	4,986.00	-100.00
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	577.95	0.00	577.95	200.00	2,001.29	371.00	439.43
30-1-000-000-4190.200 Inspection Exp	0.00	458.00	-458.00	3,208.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	0.00	50.00	-50.00	350.00	162.50	600.00	-72.92
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	10.00	58.21	30.00	94.03
30-1-000-000-4430.126 Vehicle Maint Cont	15.92	0.00	15.92	0.00	15.92	0.00	
Total Other Expense	593.87	508.00	85.87	7,628.00	4,175.92	12,937.00	-67.72
<b>TOTAL ADMIN EXPENSE</b>	<b>12,250.58</b>	<b>13,039.00</b>	<b>-788.42</b>	<b>100,963.00</b>	<b>85,912.01</b>	<b>175,256.00</b>	<b>-50.98</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	378.00	372.12	648.00	-42.57
30-1-000-000-4510.030 Work Comp Insurance	190.28	194.00	-3.72	1,358.00	1,331.96	2,328.00	-42.79
30-1-000-000-4510.035 Auto Insurance	47.92	50.00	-2.08	350.00	335.44	600.00	-44.09
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Premium Expenses	291.36	298.00	-6.64	2,086.00	2,039.52	3,576.00	-42.97
<b>TOTAL INSURANCE EXPENSE</b>	<b>291.36</b>	<b>298.00</b>	<b>-6.64</b>	<b>2,086.00</b>	<b>2,039.52</b>	<b>3,576.00</b>	<b>-42.97</b>
<b>General Expense</b>							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-4.00	0.00	-4.00	-100.00	-64.90	-100.00	-35.10
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	294.83	317.00	-22.17	2,219.00	1,801.41	3,804.00	-52.64
Total General Expense	290.83	317.00	-26.17	2,119.00	1,736.51	3,704.00	-53.12
<b>TOTAL GENERAL EXPENSE</b>	<b>290.83</b>	<b>317.00</b>	<b>-26.17</b>	<b>2,119.00</b>	<b>1,736.51</b>	<b>3,704.00</b>	<b>-53.12</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>12,832.77</b>	<b>13,654.00</b>	<b>-821.23</b>	<b>105,168.00</b>	<b>89,688.04</b>	<b>182,536.00</b>	<b>-50.87</b>
<b>ADMIN (Profit)/Loss</b>	<b>-2,960.64</b>	<b>2,292.00</b>	<b>-5,252.64</b>	<b>25,634.00</b>	<b>-8,149.66</b>	<b>46,192.00</b>	<b>-117.64</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	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>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
Total Depreciation Expense	464.00	465.00	-1.00	3,255.00	3,248.00	5,580.00	-41.79
<b>TOTAL MISC EXPENSE</b>	<b>464.00</b>	<b>465.00</b>	<b>-1.00</b>	<b>3,255.00</b>	<b>3,248.00</b>	<b>5,580.00</b>	<b>-41.79</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - HCV (ADMIN & HAP)**  
*October, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL ADMIN EXPENSES w/ DEPR EXP	13,296.77	14,119.00	-822.23	108,423.00	92,936.04	188,116.00	-50.60
ADMIN (Profit)/Loss w/ Depreciation	-2,496.64	2,757.00	-5,253.64	28,889.00	-4,901.66	51,772.00	-109.47
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-100.00	100.00	-700.00	-1,628.00	-1,200.00	35.67
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	-79,082.00	-80,226.00	1,144.00	-561,579.00	-532,914.00	-962,706.00	-44.64
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-79,082.00	-80,326.00	1,244.00	-562,279.00	-534,542.00	-963,906.00	-44.54
<b>TOTAL HAP INCOME</b>	<b>-79,082.00</b>	<b>-80,326.00</b>	<b>1,244.00</b>	<b>-562,279.00</b>	<b>-534,542.00</b>	<b>-963,906.00</b>	<b>-44.54</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	69,756.98	73,000.00	-3,243.02	511,000.00	464,131.98	876,000.00	-47.02
30-1-000-000-4715.015 HAP Mid-month Pmt	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	3,186.00	2,550.00	636.00	17,850.00	20,487.00	30,600.00	-33.05
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	700.00	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	7,022.00	12,250.00	-5,228.00	85,750.00	40,168.11	147,000.00	-72.67
Total HAP Expenses	79,964.98	87,975.00	-8,010.02	615,300.00	524,787.09	1,055,175.00	-50.27
<b>TOTAL HAP EXPENSE</b>	<b>79,964.98</b>	<b>87,975.00</b>	<b>-8,010.02</b>	<b>615,300.00</b>	<b>524,787.09</b>	<b>1,055,175.00</b>	<b>-50.27</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	-4.50	0.00	-4.50	100.00	71.90	100.00	-28.10
Total General HAP Expenses	-4.50	0.00	-4.50	100.00	71.90	100.00	-28.10
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>-4.50</b>	<b>0.00</b>	<b>-4.50</b>	<b>100.00</b>	<b>71.90</b>	<b>100.00</b>	<b>-28.10</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>79,960.48</b>	<b>87,975.00</b>	<b>-8,014.52</b>	<b>615,400.00</b>	<b>524,858.99</b>	<b>1,055,275.00</b>	<b>-50.26</b>
Remaining HAP (to)/from Reserve	878.48	7,649.00	-6,770.52	53,121.00	-9,683.01	91,369.00	-110.60



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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*October, 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><u>EHV - HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-4,969.00	0.00	-4,969.00	0.00	-21,392.00	0.00	
Total HAP Income	-4,969.00	0.00	-4,969.00	0.00	-21,392.00	0.00	
<b>TOTAL HAP INCOME</b>	<b>-4,969.00</b>	<b>0.00</b>	<b>-4,969.00</b>	<b>0.00</b>	<b>-21,392.00</b>	<b>0.00</b>	
<b><u>EHV - HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,316.00	0.00	7,316.00	0.00	41,222.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	696.00	0.00	696.00	0.00	3,556.00	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	8,012.00	0.00	8,012.00	0.00	44,778.00	0.00	
<b>TOTAL HAP EXPENSE</b>	<b>8,012.00</b>	<b>0.00</b>	<b>8,012.00</b>	<b>0.00</b>	<b>44,778.00</b>	<b>0.00</b>	
<b>EHV HAP (to)/from Reserve</b>	<b>3,043.00</b>	<b>0.00</b>	<b>3,043.00</b>	<b>0.00</b>	<b>23,386.00</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 Ongo Admin Sub	-680.00	0.00	-680.00	0.00	-3,294.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	200.00	0.00	200.00	0.00	-500.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	-500.00	0.00	-500.00	0.00	-500.00	0.00	
Total Admin Fee Subsidy	-980.00	0.00	-980.00	0.00	-4,294.00	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>-980.00</b>	<b>0.00</b>	<b>-980.00</b>	<b>0.00</b>	<b>-4,294.00</b>	<b>0.00</b>	

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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*October, 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	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	150.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	150.00	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>150.00</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	330.26	0.00	330.26	0.00	2,606.70	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	95.36	0.00	95.36	0.00	1,645.35	0.00	
30-1-000-001-4120.100 EHV Management Fee	156.00	0.00	156.00	0.00	996.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	0.00	97.50	0.00	622.50	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	50.00	0.00	50.00	0.00	812.48	0.00	
Total Ongoing Admin Expenses	729.12	0.00	729.12	0.00	6,683.03	0.00	
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>729.12</b>	<b>0.00</b>	<b>729.12</b>	<b>0.00</b>	<b>6,683.03</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	2,572.84	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	2,572.84	0.00	
<b>Owner Incentive Expense</b>							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	841.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	841.00	0.00	
<b>Other Eligible Expenses</b>							
30-1-000-001-4130.330 EHV Other Service Exp	909.84	0.00	909.84	0.00	7,941.61	0.00	
Total Other Eligible Expenses	909.84	0.00	909.84	0.00	7,941.61	0.00	
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>909.84</b>	<b>0.00</b>	<b>909.84</b>	<b>0.00</b>	<b>11,355.45</b>	<b>0.00</b>	
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>1,638.96</b>	<b>0.00</b>	<b>1,638.96</b>	<b>0.00</b>	<b>18,188.48</b>	<b>0.00</b>	
<b>EHV ADMINI (Profit)/Loss</b>	<b>658.96</b>	<b>0.00</b>	<b>658.96</b>	<b>0.00</b>	<b>13,894.48</b>	<b>0.00</b>	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	116,641.12	104,684.00	11,957.12	712,340.54	1,332,212.00	-46.53
<b>TOTAL OPERATING INCOME</b>	<b>116,641.12</b>	<b>104,684.00</b>	<b>11,957.12</b>	<b>712,340.54</b>	<b>1,332,212.00</b>	<b>-46.53</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	54,328.44	58,754.00	-4,425.56	401,164.90	723,502.00	-44.55
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,355.58	565.00	790.58	3,740.32	6,780.00	-44.83
Total Maintenance Expenses	52,258.55	52,802.00	-543.45	367,000.40	686,474.00	-46.54
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.26	3,241.00	-9.74	22,618.82	46,392.00	-51.24
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>111,173.83</b>	<b>115,362.00</b>	<b>-4,188.17</b>	<b>794,524.44</b>	<b>1,463,148.00</b>	<b>-45.70</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	-765.00	765.00	0.00	-9,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>111,173.83</b>	<b>114,597.00</b>	<b>-3,423.17</b>	<b>794,524.44</b>	<b>1,453,968.00</b>	<b>-45.35</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>						
	<b>5,467.29</b>	<b>-9,913.00</b>	<b>15,380.29</b>	<b>-82,183.90</b>	<b>-121,756.00</b>	<b>-32.50</b>
<b>Total Depreciation Expense</b>						
	760.00	765.00	-5.00	5,320.00	9,180.00	-42.05
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>4,707.29</b>	<b>-10,678.00</b>	<b>15,385.29</b>	<b>-87,503.90</b>	<b>-130,936.00</b>	<b>-33.17</b>

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	75,250.68	72,429.00	2,821.68	516,840.24	924,246.00	-44.08
<b>TOTAL OPERATING INCOME</b>	<b>75,250.68</b>	<b>72,429.00</b>	<b>2,821.68</b>	<b>516,840.24</b>	<b>924,246.00</b>	<b>-44.08</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	32,516.58	29,805.00	2,711.58	202,105.75	362,478.00	-44.24
Total Tenant Service Expenses	164.90	137.00	27.90	619.61	2,250.00	-72.46
Total Utility Expenses	16,366.83	10,708.00	5,658.83	64,036.49	124,400.00	-48.52
Total Maintenance Expenses	38,219.14	25,379.00	12,840.14	179,404.45	318,956.00	-43.75
Total Protective Service Expenses	1,800.65	833.00	967.65	6,359.43	13,200.00	-51.82
General Expenses	8,141.89	6,717.00	1,424.89	49,426.08	81,014.00	-38.99
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>97,209.99</b>	<b>73,579.00</b>	<b>23,630.99</b>	<b>501,951.81</b>	<b>902,298.00</b>	<b>-44.37</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	-13,500.00	13,500.00	0.00	-162,000.00	-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>97,209.99</b>	<b>60,079.00</b>	<b>37,130.99</b>	<b>501,951.81</b>	<b>740,298.00</b>	<b>-32.20</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>-21,959.31</b>	<b>12,350.00</b>	<b>-34,309.31</b>	<b>14,888.43</b>	<b>183,948.00</b>	<b>-91.91</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	93,800.00	162,000.00	-42.10
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-35,359.31</b>	<b>-1,150.00</b>	<b>-34,209.31</b>	<b>-78,911.57</b>	<b>21,948.00</b>	<b>-459.54</b>

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	105,432.41	86,866.00	18,566.41	677,554.67	1,145,384.00	-40.84
<b>TOTAL OPERATING INCOME</b>	<b>105,432.41</b>	<b>86,866.00</b>	<b>18,566.41</b>	<b>677,554.67</b>	<b>1,145,384.00</b>	<b>-40.84</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	28,909.26	30,003.00	-1,093.74	200,207.10	363,453.00	-44.92
Total Tenant Service Expenses	352.00	200.00	152.00	409.60	3,440.00	-88.09
Total Utility Expenses	6,113.81	2,945.00	3,168.81	14,780.02	31,440.00	-52.99
Total Maintenance Expenses	50,280.12	40,444.00	9,836.12	301,981.81	468,180.00	-35.50
Total Protective Service Expenses	1,460.19	980.00	480.19	4,953.38	9,320.00	-46.85
General Expenses	11,276.69	6,200.00	5,076.69	55,167.63	74,790.00	-26.24
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>98,392.07</b>	<b>80,772.00</b>	<b>17,620.07</b>	<b>577,499.54</b>	<b>950,623.00</b>	<b>-39.25</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>98,392.07</b>	<b>49,772.00</b>	<b>48,620.07</b>	<b>577,499.54</b>	<b>578,623.00</b>	<b>-0.19</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>7,040.34</b>	<b>37,094.00</b>	<b>-30,053.66</b>	<b>100,055.13</b>	<b>566,761.00</b>	<b>-82.35</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	214,410.00	372,000.00	-42.36
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-23,589.66</b>	<b>6,094.00</b>	<b>-29,683.66</b>	<b>-114,354.87</b>	<b>194,761.00</b>	<b>-158.72</b>

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	20,124.72	23,486.00	-3,361.28	136,491.22	281,665.00	-51.54
<b>TOTAL OPERATING INCOME</b>	<b>20,124.72</b>	<b>23,486.00</b>	<b>-3,361.28</b>	<b>136,491.22</b>	<b>281,665.00</b>	<b>-51.54</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	6,163.98	7,129.00	-965.02	39,060.62	81,990.00	-52.36
Total Tenant Service Expenses	101.00	1,000.00	-899.00	108.26	4,300.00	-97.48
Total Utility Expenses	8,101.13	2,125.00	5,976.13	17,472.31	28,025.00	-37.65
Total Maintenance Expenses	12,328.85	13,468.00	-1,139.15	66,909.37	138,520.00	-51.70
Total Protective Service Expenses	1,542.23	550.00	992.23	3,816.49	4,250.00	-10.20
General Expenses	1,810.00	2,650.00	-840.00	17,047.89	31,556.00	-45.98
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>30,047.19</b>	<b>26,922.00</b>	<b>3,125.19</b>	<b>144,414.94</b>	<b>288,641.00</b>	<b>-49.97</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	-8,650.00	8,650.00	0.00	-103,800.00	-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>30,047.19</b>	<b>18,272.00</b>	<b>11,775.19</b>	<b>144,414.94</b>	<b>184,841.00</b>	<b>-21.87</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>-9,922.47</b>	<b>5,214.00</b>	<b>-15,136.47</b>	<b>-7,923.72</b>	<b>96,824.00</b>	<b>-108.18</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	49,420.00	103,800.00	-52.39
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-16,982.47</b>	<b>-3,436.00</b>	<b>-13,546.47</b>	<b>-57,343.72</b>	<b>-6,976.00</b>	<b>722.01</b>

**Knox County Housing Authority**  
**BOARD - HCV CASH FLOW STATEMENT**  
**October 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	15,793.41	11,362.00	4,431.41	97,837.70	136,344.00	-28.24
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>15,793.41</b>	<b>11,362.00</b>	<b>4,431.41</b>	<b>97,837.70</b>	<b>136,344.00</b>	<b>-28.24</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	8,373.66	8,749.00	-375.34	56,772.38	121,981.00	-53.46
Total Fees Expenses	3,861.00	4,290.00	-429.00	29,065.50	53,245.00	-45.41
Total General Expenses	598.11	615.00	-16.89	3,850.16	7,310.00	-47.33
<b>TOTAL OPERATING EXPENSES</b>	<b>12,832.77</b>	<b>13,654.00</b>	<b>-821.23</b>	<b>89,688.04</b>	<b>182,536.00</b>	<b>-50.87</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>12,832.77</b>	<b>13,654.00</b>	<b>-821.23</b>	<b>89,688.04</b>	<b>182,536.00</b>	<b>-50.87</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>2,960.64</b>	<b>-2,292.00</b>	<b>5,252.64</b>	<b>8,149.66</b>	<b>-46,192.00</b>	<b>-117.64</b>
Total Depreciation Expense	464.00	465.00	-1.00	3,248.00	5,580.00	-41.79
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>2,496.64</b>	<b>-2,757.00</b>	<b>5,253.64</b>	<b>4,901.66</b>	<b>-51,772.00</b>	<b>-109.47</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	79,082.00	80,326.00	-1,244.00	534,542.00	963,906.00	-44.54
<b>TOTAL HAP INCOME</b>	<b>79,082.00</b>	<b>80,326.00</b>	<b>-1,244.00</b>	<b>534,542.00</b>	<b>963,906.00</b>	<b>-44.54</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	79,964.98	87,975.00	-8,010.02	524,787.09	1,055,175.00	-50.27
Total General HAP Expenses	-4.50	0.00	-4.50	71.90	100.00	-28.10
<b>TOTAL HAP EXPENSES</b>	<b>79,960.48</b>	<b>87,975.00</b>	<b>-8,014.52</b>	<b>524,858.99</b>	<b>1,055,275.00</b>	<b>-50.26</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>-878.48</b>	<b>-7,649.00</b>	<b>6,770.52</b>	<b>9,683.01</b>	<b>-91,369.00</b>	<b>-110.60</b>

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	33,921.58	34,908.00	-986.42	242,379.07	418,896.00	-42.14
<b>TOTAL OPERATING INCOME</b>	<b>33,921.58</b>	<b>34,908.00</b>	<b>-986.42</b>	<b>242,379.07</b>	<b>418,896.00</b>	<b>-42.14</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	8,222.56	6,503.00	1,719.56	51,587.22	100,742.00	-48.79
Total Fee Expenses	4,105.50	4,284.00	-178.50	29,214.50	51,408.00	-43.17
Total Utilities Expenses	4,003.22	2,826.00	1,177.22	23,048.68	33,912.00	-32.03
Total Maintenance Expenses	13,565.41	11,163.00	2,402.41	73,315.59	287,008.00	-74.46
Total Taxes & Insurance Expense	3,097.50	3,248.00	-150.50	22,052.04	38,972.00	-43.42
Total Financial Expenses	1,567.81	1,760.00	-192.19	11,444.83	21,120.00	-45.81
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>34,562.00</b>	<b>29,784.00</b>	<b>4,778.00</b>	<b>210,662.86</b>	<b>533,162.00</b>	<b>-60.49</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Capital Expenditures	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-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>34,562.00</b>	<b>21,484.00</b>	<b>13,078.00</b>	<b>210,662.86</b>	<b>433,562.00</b>	<b>-51.41</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-640.42</b>	<b>13,424.00</b>	<b>-14,064.42</b>	<b>31,716.21</b>	<b>-14,666.00</b>	<b>-316.26</b>
<b>Total Depreciation Expense</b>						
	8,286.00	8,300.00	-14.00	58,002.00	99,600.00	-41.77
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-8,926.42</b>	<b>5,124.00</b>	<b>-14,050.42</b>	<b>-26,285.79</b>	<b>-114,266.00</b>	<b>-77.00</b>



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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	31,007.00	30,345.00	662.00	216,328.63	365,481.00	-40.81
<b>TOTAL OPERATING INCOME</b>	<b>31,007.00</b>	<b>30,345.00</b>	<b>662.00</b>	<b>216,328.63</b>	<b>365,481.00</b>	<b>-40.81</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,979.32	6,367.00	-387.68	47,661.52	85,061.00	-43.97
Total Fee Expenses	3,808.00	3,868.00	-60.00	26,715.50	46,416.00	-42.44
Total Utilities Expenses	4,181.10	2,910.00	1,271.10	20,784.71	34,920.00	-40.48
Total Maintenance Expenses	10,679.78	11,641.00	-961.22	67,103.76	144,307.00	-53.50
Total Taxes & Insurance Expense	2,912.15	2,969.00	-56.85	20,599.03	36,128.00	-42.98
Total Financial Expenses	1,567.81	1,730.00	-162.19	11,444.82	20,760.00	-44.87
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>29,128.16</b>	<b>29,485.00</b>	<b>-356.84</b>	<b>194,309.34</b>	<b>367,592.00</b>	<b>-47.14</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Capital Expenditures	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-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>29,128.16</b>	<b>22,210.00</b>	<b>6,918.16</b>	<b>194,309.34</b>	<b>280,292.00</b>	<b>-30.68</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>1,878.84</b>	<b>8,135.00</b>	<b>-6,256.16</b>	<b>22,019.29</b>	<b>85,189.00</b>	<b>-74.15</b>
<b>Total Depreciation Expense</b>						
	7,240.00	7,275.00	-35.00	50,680.00	87,300.00	-41.95
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-5,361.16</b>	<b>860.00</b>	<b>-6,221.16</b>	<b>-28,660.71</b>	<b>-2,111.00</b>	<b>1,257.68</b>

**Knox County Housing Authority**  
**BOARD - LOW RENT CASH FLOW STATEMENT**  
**October 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	317,448.93	287,465.00	29,983.93	2,043,226.67	3,683,507.00	-44.53
<b>TOTAL OPERATING INCOME</b>	<b>317,448.93</b>	<b>287,465.00</b>	<b>29,983.93</b>	<b>2,043,226.67</b>	<b>3,683,507.00</b>	<b>-44.53</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	121,918.26	125,691.00	-3,772.74	842,538.37	1,531,423.00	-44.98
Total Tenant Service Expenses	617.90	1,337.00	-719.10	1,137.47	9,990.00	-88.61
Total Utility Expenses	31,937.35	16,343.00	15,594.35	100,029.14	190,645.00	-47.53
Total Maintenance Expenses	153,086.66	132,093.00	20,993.66	915,296.03	1,612,130.00	-43.22
Total Protective Service Expenses	4,803.07	2,363.00	2,440.07	15,129.30	26,770.00	-43.48
General Expenses	24,459.84	18,808.00	5,651.84	144,260.42	233,752.00	-38.28
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>336,823.08</b>	<b>296,635.00</b>	<b>40,188.08</b>	<b>2,018,390.73</b>	<b>3,604,710.00</b>	<b>-44.01</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	-53,915.00	53,915.00	0.00	-646,980.00	-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>336,823.08</b>	<b>242,720.00</b>	<b>94,103.08</b>	<b>2,018,390.73</b>	<b>2,957,730.00</b>	<b>-31.76</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>-19,374.15</b>	<b>44,745.00</b>	<b>-64,119.15</b>	<b>24,835.94</b>	<b>725,777.00</b>	<b>-96.58</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	51,850.00	53,915.00	-2,065.00	362,950.00	646,980.00	-43.90
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-71,224.15</b>	<b>-9,170.00</b>	<b>-62,054.15</b>	<b>-338,114.06</b>	<b>78,797.00</b>	<b>-529.10</b>

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	64,928.58	65,253.00	-324.42	458,707.70	784,377.00	-41.52
<b>TOTAL OPERATING INCOME</b>	<b>64,928.58</b>	<b>65,253.00</b>	<b>-324.42</b>	<b>458,707.70</b>	<b>784,377.00</b>	<b>-41.52</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	14,201.88	12,870.00	1,331.88	99,248.74	185,803.00	-46.58
Total Fee Expenses	7,913.50	8,152.00	-238.50	55,930.00	97,824.00	-42.83
Total Utilities Expenses	8,184.32	5,736.00	2,448.32	43,833.39	68,832.00	-36.32
Total Maintenance Expenses	24,245.19	22,804.00	1,441.19	140,419.35	431,315.00	-67.44
Total Taxes & Insurance Expense	6,009.65	6,217.00	-207.35	42,651.07	75,100.00	-43.21
Total Financial Expenses	3,135.62	3,490.00	-354.38	22,889.65	41,880.00	-45.34
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>63,690.16</b>	<b>59,269.00</b>	<b>4,421.16</b>	<b>404,972.20</b>	<b>900,754.00</b>	<b>-55.04</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Capital Expenditures	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-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>63,690.16</b>	<b>43,694.00</b>	<b>19,996.16</b>	<b>404,972.20</b>	<b>713,854.00</b>	<b>-43.27</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>1,238.42</b>	<b>21,559.00</b>	<b>-20,320.58</b>	<b>53,735.50</b>	<b>70,523.00</b>	<b>-23.80</b>
<b>Total Depreciation Expense</b>						
	15,526.00	15,575.00	-49.00	108,682.00	186,900.00	-41.85
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-14,287.58</b>	<b>5,984.00</b>	<b>-20,271.58</b>	<b>-54,946.50</b>	<b>-116,377.00</b>	<b>-52.79</b>

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

	Current Period	Last Year Same	Variance	Current Year
<b>AMP001 - MOON TOWERS</b>				
Salaries	14,292.86	9,261.98	5,030.88	102,649.80
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,855.44	16,290.82	564.62	114,213.22
Administrative Expenses	5,793.28	-2,154.58	7,947.86	16,217.73
Tenant Services	164.90	102.08	62.82	619.61
Utilities	16,366.83	10,557.11	5,809.72	64,036.49
Maintenance Supplies/Contracts	35,594.79	21,589.71	14,005.08	154,788.88
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,141.89	6,286.91	1,854.98	49,426.08
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>97,209.99</b>	<b>61,934.03</b>	<b>35,275.96</b>	<b>501,951.81</b>
<b>AMP002 - FAMILY</b>				
Salaries	13,364.95	7,349.59	6,015.36	94,626.01
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	18,222.64	17,735.27	487.37	122,303.30
Administrative Expenses	2,018.05	-1,359.40	3,377.45	16,301.46
Tenant Services	352.00	37.00	315.00	409.60
Utilities	6,113.81	4,289.34	1,824.47	14,780.02
Maintenance Supplies/Contracts	46,804.69	35,013.83	11,790.86	272,449.57
Mileage	35.62	0.00	35.62	35.62
General Expenses	11,276.69	6,918.06	4,358.63	55,167.63
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>98,188.45</b>	<b>69,983.69</b>	<b>28,204.76</b>	<b>576,073.21</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	1,275.00	326.90	948.10	8,975.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	5,024.62	4,764.93	259.69	33,453.76
Administrative Expenses	1,139.36	19.68	1,119.68	5,606.86
Tenant Services	101.00	101.35	-0.35	108.26
Utilities	8,101.13	3,616.45	4,484.68	17,472.31
Maintenance Supplies/Contracts	12,596.08	11,916.49	679.59	61,750.86
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,810.00	1,785.14	24.86	17,047.89
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>30,047.19</b>	<b>22,530.94</b>	<b>7,516.25</b>	<b>144,414.94</b>
<b>COCC</b>				
Salaries	100,483.74	101,728.14	-1,244.40	711,307.16
Employee W/H Payments	-682.39	-0.01	-682.38	-701.08
Management Fees	90.26	62.41	27.85	1,169.78
Administrative Expenses	5,889.57	14,964.90	-9,075.33	51,146.94
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,355.58	461.15	894.43	3,740.32
Maintenance Supplies/Contracts	123.42	215.60	-92.18	4,508.94
Mileage	0.00	0.00	0.00	32.48
General Expenses	3,231.26	1,594.29	1,636.97	22,618.82
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>110,491.44</b>	<b>119,026.48</b>	<b>-8,535.04</b>	<b>793,823.36</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	129,416.55	118,666.61	10,749.94	917,557.97
Employee W/H Payments	-682.39	-0.01	-682.38	-701.08
Management Fees	40,192.96	38,853.43	1,339.53	271,140.06
Administrative Expenses	15,043.88	11,666.00	3,377.88	90,699.32
Tenant Services	617.90	240.43	377.47	1,137.47
Utilities	31,937.35	18,924.05	13,013.30	100,029.14
Maintenance Supplies	95,118.98	68,735.63	26,383.35	493,498.25
Mileage	35.62	0.00	35.62	68.10
General Expenses	24,459.84	16,584.40	7,875.44	144,260.42
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>336,140.69</b>	<b>273,670.54</b>	<b>62,470.15</b>	<b>2,017,689.65</b>

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

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	12,023.95	10,687.64	1,336.31
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,105.50	4,046.00	59.50
Administrative Expenses	1,033.93	353.08	680.85
Utilities	4,003.22	2,951.78	1,051.44
Maintenance Supplies/Contracts	6,717.25	3,135.82	3,581.43
Tax & Insurance Expenses	3,097.50	2,969.47	128.03
Finacial Expenses	1,567.81	1,712.00	-144.19
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>32,549.16</b>	<b>25,855.79</b>	<b>6,693.37</b>
<b>PRAIRIELAND</b>			
Salaries	12,024.01	10,687.51	1,336.50
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	3,867.50	-59.50
Administrative Expenses	794.99	-7.74	802.73
Utilities	4,181.10	2,987.03	1,194.07
Maintenance Supplies/Contracts	3,831.54	1,474.55	2,356.99
Taxes & Insurance Expenses	2,912.15	2,751.95	160.20
Financial Expenses	1,567.81	1,711.99	-144.18
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>29,119.60</b>	<b>23,472.79</b>	<b>5,646.81</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	24,047.96	21,375.15	2,672.81
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,913.50	7,913.50	0.00
Administrative Expenses	1,828.92	345.34	1,483.58
Utilities	8,184.32	5,938.81	2,245.51
Maintenance Supplies	10,548.79	4,610.37	5,938.42
Taxes & Insurance Expenses	6,009.65	5,721.42	288.23
Financial Expenses	3,135.62	3,423.99	-288.37
<b>TOTAL AHP CLAIMS</b>	<b>61,668.76</b>	<b>49,328.58</b>	<b>12,340.18</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	7,962.66	7,182.37	780.29
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,114.50	3,958.50	156.00
Administrative Expenses	1,796.46	1,402.83	393.63
General Expense-Admin	582.19	642.93	-60.74
<b>Total HCV Expenses</b>	<b>14,455.81</b>	<b>13,186.63</b>	<b>1,269.18</b>
HAP Expenses	87,976.98	76,776.00	11,200.98
General Expenses	-4.50	15.80	-20.30
<b>Total HAP Expenses</b>	<b>87,972.48</b>	<b>76,791.80</b>	<b>11,180.68</b>
<b>TOTAL HCV CLAIMS</b>	<b>102,428.29</b>	<b>89,978.43</b>	<b>12,449.86</b>

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

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2022 - \$1,467,361</b>				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	16,393.00	0.00	16,393.00	16,393.00
<b>TOTAL CFG 2022 CLAIMS</b>	<b>16,393.00</b>	<b>0.00</b>	<b>16,393.00</b>	<b>16,393.00</b>
<b>CFG 2021 - \$1,209,310</b>				
Admin / Operations	0.00	0.00	0.00	300,000.00
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>300,000.00</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	118,763.94	118,763.94
<b>TOTAL CFG 2020 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>118,763.94</b>	<b>418,763.94</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	36,132.82	139,408.21	783,874.00
<b>TOTAL CFG 2019 CLAIMS</b>	<b>0.00</b>	<b>36,132.82</b>	<b>139,408.21</b>	<b>1,083,874.00</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>16,393.00</b>	<b>36,132.82</b>	<b>274,565.15</b>	<b>1,819,030.94</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*October, 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	97,209.99	61,934.03	35,275.96	501,951.81
AMP002 - FAMILY	98,392.07	70,179.09	28,212.98	577,499.54
AMP003 - BLUEBELL	30,047.19	22,530.94	7,516.25	144,414.94
COCC	110,606.45	119,026.49	-8,420.04	791,938.43
<b>TOTAL LOW RENT</b>	<b>336,255.70</b>	<b>273,670.55</b>	<b>62,585.15</b>	<b>2,015,804.72</b>
<hr/>				
<u>A.H.P.</u>				
BRENTWOOD	34,562.00	25,869.79	8,692.21	210,662.86
PRAIRIELAND	29,128.16	23,475.79	5,652.37	194,309.34
<b>TOTAL A.H.P.</b>	<b>63,690.16</b>	<b>49,345.58</b>	<b>14,344.58</b>	<b>404,972.20</b>
<hr/>				
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,455.81	13,186.63	1,269.18	107,802.39
<b>TOTAL HCV</b>	<b>14,455.81</b>	<b>13,186.63</b>	<b>1,269.18</b>	<b>107,802.39</b>
<hr/>				
<u>GRANTS</u>				
CAPITAL FUND GRANT 2022	16,393.00	0.00	16,393.00	16,393.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	118,763.94
CAPITAL FUND GRANT 2019	0.00	36,132.82	-36,132.82	139,408.21
<b>TOTAL GRANTS</b>	<b>16,393.00</b>	<b>36,132.82</b>	<b>-19,739.82</b>	<b>274,565.15</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>430,794.67</b>	<b>372,335.58</b>	<b>58,459.09</b>	<b>2,803,144.46</b>

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

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

**DATE:** 11/23/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 11/29/2022

**SUBJECT:** Hein Construction—Proposed Change Order 4

---

### Executive Summary

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

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

Due to unexpected material shortages and supply change issues, Hein Construction has requested a Change Order that would add 182 calendar days to the contract. The new contract completion date would be May 31, 2023. The contract amount would be unchanged.

Alliance Architecture has reviewed and approved this proposed change order.

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

### Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board. The Contract sum of \$1,262,000.00 will be unchanged by this change order.

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 4 from Hein Construction to increase the contract time by 182 days to May 31, 2023.



**CHANGE ORDER**

Owner x  
Architect x  
Contractor x



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

CHANGE ORDER NO. 4

DATE: November 23, 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:

- 1. Due to material shortages and unusual delays in delivery of materials, extend Contract Time by 182 calendar days. . . . . NO COST CHANGE

NET CHANGE . . . . . \$ 0.00

The original Contract Sum was . . . . . \$ 1,262,000.00  
Net Change by previous Change Orders . . . . . \$ 0.00  
The Contract Sum prior to this Change Order was . . . . . \$ 1,262,000.00  
The Contract Sum will be **UNCHANGED** by this Change Order. . . . . \$ 0.00  
The Contract Sum including this Change Order . . . . . \$ 1,262,000.00  
The Contract Time will be **INCREASED** by. . . . . 182 Days  
The Date of Completion as of the date of this Change Order therefore is. . . . . May 31, 2023

ALLIANCE ARCHITECTURE  
Architect  
929 Lincolnway East, Suite 200  
South Bend, IN 46601

HEIN CONSTRUCTION CO., INC.  
Contractor  
9130 N. Industrial Road  
Peoria, IL 61615

KNOX COUNTY  
HOUSING AUTHORITY  
Owner  
255 West Tompkins Street  
Galesburg, Illinois 61401

By:   
Mark W. Leblang

By: \_\_\_\_\_  
David C. Marshall

By: \_\_\_\_\_  
Derek Antoine

Date: November 23, 2022

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**November 17, 2022**

**Knox County Housing Authority**

216 W Simmons St.  
Galesburg, IL 61401

**Alliance Architects**

929 Lincolnway East, Suite 300  
South Bend, Indiana

**Subject:** Request for Extension of Time.

Mr. Leblang,

We are formally requesting an extension of time for the Knox County Housing Authority Phase 3 project. Due to material shortages and other well-known issues with the national supply chain we cannot complete the project as originally agreed upon.

The unusual delays in delivery of materials and that we could not anticipate this type of supply chain issues when we entered into the contract is our basis for seeking an extension of time to complete the work.

We are currently approximately 85% complete with construction other than the elevator rehab. The unit and community center construction should be completed by the end of January. The elevator work is supposed to start mid-December and finish in April. My current estimated time to be finished with this project is May of 2023.

I apologize for the delay. Please let me know if you need any other information.

Sincerely,

**Dave Marshall**

**Vice President/Project Manager**

ph. 309-343-5124

fax. 309-343-3690

# 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:** 11/23/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 11/29/2022

**SUBJECT:** Application for Payment #3 – Hein Construction

---

### Executive Summary

At the 05/31/2022 Board meeting, a contract was approved with Hein Construction to complete Balcony Repairs at Brentwood Manor. Seven balconies will be replaced as they have started to experience failure in recent months.

Since the project started at the end of September, five balconies have been removed, rebuilt, concrete poured, and railings installed. Pending weather, the railings and underside of the balconies still need to be painted. The remaining two balconies will be started the week of 11/28/2022. Thus far the temporary relocation of tenants has gone well.

Alliance Architecture was here for site visits on 11/08/2022 and 11/18/2022. The Construction Observation Reports are attached to this memo.

Alliance Architecture has reviewed and signed approval for Pay Request #3.

### Fiscal Impact

This project will be funded through Brentwood Manor's reserves and Central Office Cost Center reserves.

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #3 for Brentwood Manor Balcony Repairs from Hein Construction in the amount of \$61,047.29 for the period to 11/30/2022.

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009


TO OWNER: <b>Knox Co. Housing Authority</b> 255 W Tompkins St Galesburg, IL 61401	PROJECT: <b>KCHA-Brentwood Balconies</b> Galesburg, IL 61401	APPLICATION NO: 3	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 Sub-Contractor <b>Hein Construction Co., Inc.</b> 56 N. Cedar St. Galesburg, IL 61401	VIA CONTRACTOR: <b>Hein Construction Co., Inc</b> <b>56 N. Cedar St.</b> Galesburg, IL 61401	PERIOD TO: <b>11/30/2022</b>	
CONTRACT FOR: <b>General Contractor</b>	VIA ARCHITECT: <b>Alliance Architects</b>	CONTRACT DATE:	PROJECT NO: <b>22-2252</b>

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	256,445.00	✓
2. NET CHANGES IN THE WORK	\$		
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	256,445.00	✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	92,334.91	✓
5. RETAINAGE:			
a. 10 % of Completed Work (Column D + E on G703)	\$	9,233.49	✓
b. % of Stored Material (Column F on G703)	\$		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	9,233.49	✓
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	83,101.42	✓
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	22,054.13	✓
8. CURRENT PAYMENT DUE	\$	61,047.29	✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	173,343.58	✓

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

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**  
By:  Date: 11/17/22  
State of: Illinois County of: Knox  
Subscribed and sworn to before me this 17 day of November, 2022  
Notary Public: Shannon M. Watkins  
My Commission expires: 5/19/24

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of data comprising this application, the Construction Manager and the Owner that to the best of their knowledge, information and belief the Contractor 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 \$ 61,047.29

(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: N/A  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
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: 11/28/22  
929 Lincolnway East, Suite 200  
South Bend, Indiana 46601

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

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

# CONSTRUCTION OBSERVATION REPORT

Owner (DA,CL) x  
Architect x  
Contractor (DM) x

**ALLIANCE**  
ARCHITECTURE

PROJECT: BRENTWOOD BALCONY REPAIRS  
Knox County Housing Authority  
Galesburg, Illinois

REPORT NO. 2

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

Date: 11/8/22

Time: 8:00 a.m.

Weather: Partly Cloudy

Temp. Range: 41°

Present At Site: Laborers, Carpenters, Concrete Finishers and Iron Workers.

## **WORK IN PROGRESS**

Installation of forms and placement of rebar.

Steel deck has been placed at both balconies scheduled for pour today. No rebar has been installed, and welded wire fabric was observed on site. After consultation, No. 4 rebars were placed at 12" o.c. (short way) and 16" o.c. (long way).


## **OBSERVATIONS**

Placement of rebar was observed and is acceptable. Concrete has been poured and test cylinders taken. See Action Requested/Items Verified this report.

## **ACTION REQUESTED/ITEMS VERIFIED**

1. Forward test results for concrete cylinder tests at 7- and 28-day breaks.
2. It was confirmed by Cheryl Lefler (KCHA) that tenant move-in would be on Thursday afternoon back into the two units and move-out of the next three units would start on Monday.
3. It was confirmed with Dave Marshall (Hein Construction) that all future slabs will have No. 3 rebars at 12" o.c. each way.

REPORTED BY:

  
Mark W. Leblang





1. Steel set at Building A5.



2. Steel set at Building A5.





3. Forms in place at Building A5.



4. Reinforcing steel in place at Building A3.



5. Concrete in place at Building A5.



# CONSTRUCTION OBSERVATION REPORT

Owner (DA,CL) x  
Architect x  
Contractor (DM) x

**ALLIANCE**  
ARCHITECTURE

PROJECT: BRENTWOOD BALCONY REPAIRS  
Knox County Housing Authority  
Galesburg, Illinois

REPORT NO. 3

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

Date: 11/18/22

Time: 12:00 p.m.

Weather: Cloudy

Temp. Range: 25°

Present At Site: Iron Workers and Laborers.

## **WORK IN PROGRESS**

Demolition at Building B6. Setting steel at Building A4.

## **OBSERVATIONS**

Brick has been installed at Buildings A5 and A3.

Demolition of slabs has occurred at Buildings A4, B5 and A2.

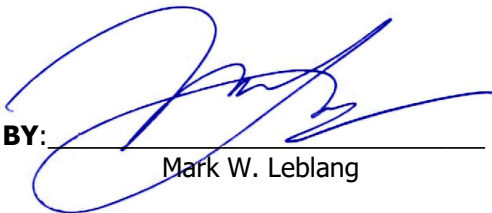
Cleanup demolition was underway.

Steel beams and posts for Buildings A4, B6 and A2 are on site.

## **ACTION REQUESTED/ITEMS VERIFIED**

1. Toilet has frozen at Apartment E1. DM from Hein was working to get heat on site to free up pipes.
2. Steel is going to be set for next three units, and concrete is scheduled for these units on Monday, 11/21. Tenants should be able to return to their units late on 11/23/22.

REPORTED BY:



Mark W. Leblang



1. Balcony removed at Building A2.



2. Building A2.





3. Building A2.



4. Brick pier at Building A5.





5. Floor texture good match at Building A5.



6. Balcony removed at Building A4.





7. Balcony removed at Building B6.



8. Building A3.

# BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

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

**DATE:** 11/22/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 11/29/2022

**SUBJECT:** Winter Warming Shelter

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## Executive Summary

In partnership with the City of Galesburg, Illinois, and the Salvation Army, the Knox County Housing Authority proposes to operate a Winter Warming Center at the Hawthorne Gymnasium, located in Galesburg, Illinois. The mission of the Hawthorne Warming Center is to save lives, link resources, and encourage dignity through low-barrier access to a warm safe place for those in need. Through this collaborative alliance, we shall provide seasonal, low-barrier, unbiased access to night shelter services regardless of personal barriers to housing security, and provide referrals and connections to additional housing and supportive resources.

The Hawthorne Warming Shelter will operate daily from 6:00 PM until 7:00 AM, including weekends and holidays. The target date to open the shelter is 12/12/2022, with a closing date of 03/31/2023. The shelter will offer food service consisting at minimum of snacks and beverages, though the Salvation Army is working to secure meal donations similar to service provided last year. Additionally, there will be a measure of case management involved, as each client will be subject to an intake process which will afford opportunities to connect to other housing and shelter resources.

The KCHA proposes to be involved in the operation of the warming center with a breakdown of roles/responsibilities as follows:

- City of Galesburg – Funding for staffing and operation expenses
- Salvation Army – Day-to-day operation of the center and direction of employees
- Knox County Housing Authority – grant recipient (funding disbursement and reimbursement), hiring center staff, project accounting; lessee of the Hawthorne Gymnasium

Under the proposed agreements, the Knox County Housing Authority would initially expend the cost of staffing and operating expenses (currently proposed not to exceed \$75,000, subject to final budget approval), which will then be fully reimbursed by the City of Galesburg. Additionally, as the lessee of the property, the KCHA would be responsible for providing insurance, naming the City of Galesburg and the Salvation

Army as additional insured. The agency is working to secure the required insurance coverage through its provider, AHRMA. Insurance coverage is planned to be at agency cost, and serves as the agency investment in addressing the local homeless situation. Depending on rates offered by AHRMA, the agency may look to purchase insurance from a separate carrier.

Additionally, the KCHA will offer its community spaces as daytime warming centers, with hours of operation from 8:00 AM until 4:30 PM, or while site staff is present. The agency offered its community centers for warming last winter season as well, with positive impact and results.

The Galesburg City Council will vote on the partnership/agreement at its 12/05/2022 regular meeting. It's fully anticipated the project will receive full approval from the council.

As operational numbers and information becomes available, it will be shared with the Board. In the event a decision requires Board approval, a special meeting may be held to resolve such matter.

#### **Fiscal Impact**

Funds expended for the staffing and operation of the shelter will first be expended from central office cost center (COCC) funds, and shall be fully reimbursed by the City of Galesburg. Any increase to insurance premiums during the months of operation will be covered from its COCC reserve funds.

#### **Recommendation**

It is the recommendation of the Executive Director the Board of Commissioners for the Knox County Housing Authority approve the agency proposal to partner with the City of Galesburg and the Salvation Army to operate the Hawthorne Warming Shelter as presented.

**BOARD  
MEMO**

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Galesburg, IL 61401

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

**DATE:** 11/23/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 11/29/2022

**SUBJECT:** KCHA Group Insurance Plans – CY 2023

**Executive Summary**

Brian Jablonski, representative from CBIZ Benefits and Insurance Services of Illinois, has provided the agency with rates for employee group medical, dental, and vision insurance for calendar year (CY) 2023. The agency’s current plans with Health Alliance and Delta expire on 12/31/2022.

**Medical**

CBIZ presented group medical rates from the following providers:

- Health Alliance
- IHP

The first item to address is the extraordinary increase in renewal rates presented by Health Alliance. With the exception of the PPO coverage for the “employee-spouse” coverage option, the rates increased substantially – approximately 28% for the PPO coverage rates, and approximately 66% for the HDHP rates. The renewal rates are presented below, in comparison to the rates currently in effect:

	HA RENEWAL - PPO				HA RENEWAL - HDHP			
	CURRENT	RENEWAL	+/-	%	CURRENT	RENEWAL	+/-	%
<b>E</b>	\$ 599.00	\$ 769.00	\$ 170.00	28.38%	\$ 670.00	\$ 1,116.00	\$ 446.00	66.57%
<b>E+SP</b>	\$ 1,285.00	\$ 881.00	\$ (404.00)	-31.44%	\$ 1,319.00	\$ 2,197.00	\$ 878.00	66.57%
<b>E+CH</b>	\$ 1,110.00	\$ 1,425.00	\$ 315.00	28.38%	\$ 1,246.00	\$ 2,075.00	\$ 829.00	66.53%
<b>FAM</b>	\$ 1,921.00	\$ 2,467.00	\$ 546.00	28.42%	\$ 2,156.00	\$ 3,590.00	\$1,434.00	66.51%
<b>Total</b>	\$ 4,915.00	\$ 5,542.00	\$ 627.00	<b>12.76%</b>	\$ 5,391.00	\$ 8,978.00	\$3,587.00	<b>66.54%</b>

To realize actual cost impact, the agency considers the *likely* insurance option elections of each individual employee. This number will naturally fluctuate based on changes in workforce, as well as changes in employee coverage elections, during this coverage period.

The tables below show the current (2022) and proposed (2023) rates for each coverage option and the proposed KCHA/employee portions of the cost. Employee-only coverage is provided at 100%, with the cost share at 70/30% for spouse, children-only, and family plans.



	CURRENT (Health Alliance)				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
E	204	\$ 599.00	24	\$ 670.00	\$ 138,276.00	\$ 599.00	\$ 136,572.00	\$ 1,704.00
E+SP	12	\$ 1,285.00	0	\$ 1,319.00	\$ 15,420.00	\$ 900.00	\$ 10,800.00	\$ 4,620.00
E+CH	0	\$ 1,110.00	0	\$ 1,246.00	\$ -	\$ 777.00	\$ -	\$ -
FAM	36	\$ 1,921.00	0	\$ 2,156.00	\$ 69,156.00	\$ 1,345.00	\$ 48,420.00	\$ 20,736.00
<b>Total</b>	<b>252</b>	<b>\$ 206,772.00</b>	<b>24</b>	<b>\$ 16,080.00</b>	<b>\$ 222,852.00</b>		<b>\$ 195,792.00</b>	<b>\$ 27,060.00</b>

	Health Alliance (RENEWAL)				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
E	204	\$ 769.00	24	\$ 1,116.00	\$ 183,660.00	\$ 769.00	\$ 175,332.00	\$ 8,328.00
E+SP	12	\$ 881.00	0	\$ 2,197.00	\$ 10,572.00	\$ 617.00	\$ 7,404.00	\$ 3,168.00
E+CH	0	\$ 1,425.00	0	\$ 2,075.00	\$ -	\$ 998.00	\$ -	\$ -
FAM	36	\$ 2,467.00	0	\$ 3,590.00	\$ 88,812.00	\$ 1,727.00	\$ 62,172.00	\$ 26,640.00
<b>Total</b>	<b>252</b>	<b>\$ 256,260.00</b>	<b>24</b>	<b>\$ 26,784.00</b>	<b>\$ 283,044.00</b>		<b>\$ 244,908.00</b>	<b>\$ 38,136.00</b>

	IHP ULTIMATE PLAN				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PHCS		HDHP				KCHA	EMP
E	228	\$ 661.00	0	\$ -	\$ 150,708.00	\$ 661.00	\$ 150,708.00	\$ -
E+SP	12	\$ 1,086.00	0	\$ -	\$ 13,032.00	\$ 760.00	\$ 9,120.00	\$ 3,912.00
E+CH	0	\$ 944.00	0	\$ -	\$ -	\$ 661.00	\$ -	\$ -
FAM	36	\$ 1,394.00	0	\$ -	\$ 50,184.00	\$ 976.00	\$ 35,136.00	\$ 15,048.00
<b>Total</b>	<b>276</b>	<b>\$ 213,924.00</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 213,924.00</b>		<b>\$ 194,964.00</b>	<b>\$ 18,960.00</b>

The proposed rates from Health Alliance and IHP are attached to this memo. Review of the proposed rates and forecasted agency cost reveals a renewal of the in-force plan from Health Alliance would be cost prohibitive. The rates proposed in the IHP Ultimate Plan base represent a minor increase over the current in-force plan, and a significant decrease vs. the renewal rates presented by Health Alliance.

Below is a table demonstrating the renewal rates from Health Alliance, the rates presented under the IHP Ultimate Plan, and the current in-force plan for comparison:

	HA	Health Alliance (RENEWAL)				IHP ULTIMATE PLAN		
	CURRENT	COST	+/-	%	COST	+/-	%	
E	\$ 136,572.00	\$ 175,332.00	\$ 38,760.00	28.38%	\$ 150,708.00	\$ 14,136.00	10.35%	
E+SP	\$ 10,800.00	\$ 7,404.00	\$ (3,396.00)	-31.44%	\$ 9,120.00	\$ (1,680.00)	-15.56%	
E+CH	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	
FAM	\$ 48,420.00	\$ 62,172.00	\$ 13,752.00	28.40%	\$ 35,136.00	\$ (13,284.00)	-27.43%	
<b>Total</b>	<b>\$ 195,792.00</b>	<b>\$ 244,908.00</b>	<b>\$ 49,116.00</b>	<b>25.09%</b>	<b>\$ 194,964.00</b>	<b>\$ (828.00)</b>	<b>-0.42%</b>	

For CY 2022, the agency anticipates a projected insurance expense of \$228,852, of which \$195,792 is paid by the agency and \$27,060 is paid by employees. These figures are based on actual employee coverage utilizing on current rates.

Utilizing the current employee plan selections to forecast cost based on the proposed rates from Health Alliance and IHP, the forecasted agency costs reveal that moving to the proposed IHP Ultimate Plan would be the most cost advantageous option for the agency, resulting in a slight decrease (-0.42%) to the agency's overall forecasted 2022 expense. Based on the IHP plan base for CY 2023, the agency anticipates a projected insurance expense of \$213,924, of which \$194,964 is paid by the agency and \$18,960 is paid by employees. Not only do the projections suggest a decrease to the agency cost, but the employee cost also looks to decrease substantially as well (nearly 30%). It is anticipated the numbers will fluctuate slightly based on actual employee elections for CY 2023.

It is the intent of the agency to offer all four IHP coverage options. The IHP Ultimate plan would be the beta plan (which is to say the plan in which agency costs are based), with the Basic, Plus, and Premier plans also offered. The idea is that each employee would make a plan selection based on the best fit for themselves and their families. The IHP Plan coverages are attached to this memo.

Additionally, the IHP plans offer the ability to opt-in to critical illness and hospital indemnity plans at a minimal cost. Under current the Health Alliance plan, neither are covered or offered. The critical illness plan covers both costs associated with a critical illness and treatment as well as personal expenses that accrue during recovery of a critical illness such as heart attack, stroke, renal failure, paralysis, etc. The hospital indemnity supplements the existing health insurance coverage by helping pay expenses for hospital stays, and payments can be used for medical copays, deductibles, and regular expenses such as groceries, rent or mortgage, utilities, etc. The opt-in plans would be offered at an employee-cost basis, with no additional expense incurred by the agency.

**Dental and Vision**

Also presented were renewal rates for group dental and vision, from the following provider:

- Delta

There was no change in rates for the proposed CY 2023 group dental or vision.

	CURRENT - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	DENTAL				KCHA	EMP
<b>E</b>	252	\$ 27.15	\$ 6,841.80	\$ 27.15	\$ 6,841.80	\$ -
<b>E+1</b>	0	\$ 63.23	\$ -	\$ 44.26	\$ -	\$ -
<b>FAM</b>	72	\$ 108.44	\$ 7,807.68	\$ 75.91	\$ 5,465.38	\$ 2,342.30
<b>Total</b>	324	\$ 14,649.48	\$ 14,649.48		\$ 12,307.18	\$ 2,342.30

	RENEWAL - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	DENTAL				KCHA	EMP
<b>E</b>	252	\$ 27.15	\$ 6,841.80	\$ 27.15	\$ 6,841.80	\$ -
<b>E+1</b>	0	\$ 63.23	\$ -	\$ 44.26	\$ -	\$ -
<b>FAM</b>	72	\$ 108.44	\$ 7,807.68	\$ 75.91	\$ 5,465.38	\$ 2,342.30
<b>Total</b>	324	\$ 14,649.48	\$ 14,649.48		\$ 12,307.18	\$ 2,342.30

Total cost for group dental to the agency, considering current election options, is proposed to be approximately \$12,307 annually.

	CURRENT - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	VISION				KCHA	EMP
<b>E</b>	240	\$ 4.66	\$ 1,118.40	\$ 4.66	\$ 1,118.40	\$ -
<b>E+1</b>	12	\$ 9.30	\$ 111.60	\$ 6.51	\$ 78.12	\$ 33.48
<b>FAM</b>	72	\$ 13.96	\$ 1,005.12	\$ 9.77	\$ 703.58	\$ 301.54
<b>Total</b>	324	\$ 2,235.12	\$ 2,235.12		\$ 1,900.10	\$ 335.02

	RENEWAL - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	VISION				KCHA	EMP
<b>E</b>	240	\$ 4.66	\$ 1,118.40	\$ 4.66	\$ 1,118.40	\$ -
<b>E+1</b>	12	\$ 9.30	\$ 111.60	\$ 6.51	\$ 78.12	\$ 33.48
<b>FAM</b>	72	\$ 13.96	\$ 1,005.12	\$ 9.77	\$ 703.58	\$ 301.54
<b>Total</b>	324	\$ 2,235.12	\$ 2,235.12		\$ 1,900.10	\$ 335.02

Total cost for group vision insurance to the agency, considering current election options, is proposed to be approximately \$2,235 annually.

### Fiscal Impact

Employee insurance costs are a program and project level expense. Group medical, dental, and vision insurance is budgeted for and paid from operations accounts.

The following table represents a five-year comparison based on rates paid by the agency from 2018 through 2022, and the proposed renewal rates with IHP for 2023.

	MED	DENTAL	VISION	TOTAL	+/-
2023	\$ 213,924.00	\$ 14,650.00	\$ 1,900.00	\$ 230,474.00	-2.48%
2022	\$ 219,820.00	\$ 14,260.00	\$ 2,254.00	\$ 236,334.00	23.77%
2021	\$ 177,764.00	\$ 11,477.00	\$ 1,699.00	\$ 190,940.00	-1.78%
2020	\$ 181,372.00	\$ 11,243.00	\$ 1,779.00	\$ 194,394.00	2.21%
2019	\$ 175,909.00	\$ 12,398.00	\$ 1,891.00	\$ 190,198.00	12.27%
2018	\$ 155,160.00	\$ 12,353.00	\$ 1,891.00	\$ 169,404.00	

Historically, the agency has provided the following coverage as a benefit to KCHA employees:

- Employee-only 100%
- Employee + Spouse 70%/30%
- Employee + Child 70%/30%
- Family 70%/30%

The agency shall examine the fiscal impact of this benefit structure on an annual basis. National trends indicate that on average, employers cover 83% of insurance premiums, with employees responsible for the remaining 17%. For CY 2022, using the coverage structure above, the agency portion was 87.8%, and the employees' portion was 12.2%.

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the following plans/rate options for employee group medical, dental, and vision insurance coverage for calendar year 2023:

- Group Medical – IHP Plans – Ultimate tier (beta plan)
- Group Dental – Delta renewal
- Group Vision – Delta renewal

Additionally, it is recommended the agency/employee cost structure continue at the current allocation percentages.



# *BENEFITS RENEWAL ANALYSIS*

*Effective Date: January 1, 2023*

Prepared for:



CBIZ ESO™

Smart People. Smart Technology.



**CBIZ**

## **Medical**

Cost and Benefit Analysis



January 1, 2023

**CURRENT**

**RENEWAL**

**ALTERNATIVES**

	Health Alliance				Health Alliance				Health Alliance			
	PPO \$2500		HDHP \$2000		PPO \$2500		HDHP \$2000		POS 3800 Silver		POS 2000 Gold	
	(In/Out of Network)		(In/Out of Network)		(In/Out of Network)		(In/Out of Network)		(In/Out of Network)		(In/Out of Network)	
Individual Deductible	\$2,500 / \$5,000		\$2,000 / \$4,000		\$2,500 / \$5,000		\$2,000 / \$4,000		\$3,800 / \$7,600		\$2,000 / \$4,000	
Family Deductible	\$7,500 / \$15,000		\$4,000 / \$8,000		\$7,500 / \$15,000		\$4,000 / \$8,000		\$7,600 / \$15,200		\$4,000 / \$8,000	
Coinsurance	100% / 50%		100% / 50%		100% / 50%		100% / 50%		60% / 50%		100% / 50%	
Out-Of-Pocket (Inc. Ded.)	\$2,500 / \$15,000		\$2,000 / \$10,000		\$2,500 / \$15,000		\$2,000 / \$10,000		\$8,600 / \$20,100		\$4,000 / \$8,000	
Family OOP (Inc. Ded.)	\$7,500 / \$30,000		\$4,000 / \$20,000		\$7,500 / \$30,000		\$4,000 / \$20,000		\$17,200 / \$40,200		\$8,000 / \$20,000	
In Network Physicians Svcs.	\$40 Copay		Ded then Coins		\$40 Copay		Ded then Coins		\$40 Copay		Ded then Coins	
Specialist Services	\$65 Copay		Ded then Coins		\$65 Copay		Ded then Coins		\$80 Copay		Ded then Coins	
Emergency Room	\$250 Copay		Ded then Coins		\$250 Copay		Ded then Coins		\$400 Copay the Ded + 40%		Ded then Coins	
Inpatient Hospital Services	\$500 Copay then 80%		Ded then Coins		\$500 Copay then 80%		Ded then Coins		40%		Ded then Coins	
Outpatient Surgery	\$250 Copay then 80%		Ded then Coins		\$250 Copay then 80%		Ded then Coins		\$200 Copay the Ded + 40%		Ded then Coins	
Preventive Care	100% / 50%		100% / 50%		100% / 50%		100% / 50%		100% / 50%		100% / 50%	
Rx Copay (Generic/Formulary/Non-Formulary)	\$7 / \$25 / \$50		Ded then Coins		\$7 / \$25 / \$50		Ded then Coins		\$0/\$15/\$50/\$90/\$200/\$300		Ded then \$0/\$10/30%/40%/50%/50%	
<b>EE:</b>	18	\$599.00	2	\$670.00	18	\$768.83	2	\$1,116.00	18	\$732.52	2	\$918.86
<b>EE+Sp:</b>	2	\$686.00	0	\$1,319.00	2	\$880.88	0	\$2,196.95	2	\$1,465.03	0	\$1,837.72
<b>EE+Ch:</b>	0	\$1,100.00	0	\$1,246.00	0	\$1,425.60	0	\$2,075.23	0	\$1,355.16	0	\$1,699.90
<b>Family:</b>	3	\$1,921.00	0	\$2,156.00	3	\$2,466.78	0	\$3,589.37	3	\$2,087.67	0	\$2,618.76
Total Monthly	23	\$17,917.00	2	\$1,340.00	23	\$23,001.04	2	\$2,232.00	23	\$22,378.43	2	\$1,837.72
<b>Total Monthly</b>	<b>25</b>			<b>\$19,257</b>	<b>25</b>			<b>\$25,233</b>	<b>25</b>			<b>\$24,216</b>
<b>Total Annually</b>				<b>\$231,084</b>				<b>\$302,796</b>				<b>\$290,594</b>
								<i>Vs Inforce</i>				<i>Vs Inforce</i>
<b>Annual Difference</b>								<b>\$71,712</b>				<b>\$59,510</b>
<b>Percent Difference</b>								<b>31.03%</b>				<b>25.75%</b>

\*This spreadsheet is for comparison purposes only. Refer to your contract for actual benefits

CBIZ has made every effort to supply you with an accurate and comprehensive proposal, however, we will not be bound by any typographical errors or omissions contained herein.

**CBIZ**

## **Dental**

Cost and Benefit Analysis





	<b>Current</b>		<b>Renewal</b>	
<b>Dental</b>	<b>Delta Dental PPO Dental</b>		<b>Delta Dental PPO Dental</b>	
	<b>(In/Out of Network)</b>		<b>(In/Out of Network)</b>	
Individual Deductible	\$50		\$50	
Family Deductible	\$150		\$150	
Waived for Preventive?	Yes		Yes	
Preventive	100% / 80%		100% / 80%	
Basic	80% / 60%		80% / 60%	
Major	50% / 50%		50% / 50%	
Endo/Periodontics	Covered under Basic		Covered under Basic	
Calendar Year Maximum	\$1,800		\$1,800	
	<b>PPO Dental</b>		<b>PPO Dental</b>	
<b>EE:</b>	20	\$27.15	20	\$27.15
<b>EE + 1:</b>	5	\$63.23	5	\$63.23
<b>Family:</b>	2	\$108.44	2	\$108.44
Total Monthly	27	\$1,076.03	27	\$1,076.03
<b>Total Monthly</b>	<b>\$1,076.03</b>		<b>\$1,076.03</b>	
<b>Total Annually</b>	<b>\$12,912.36</b>		<b>\$12,912.36</b>	
<b>Annual Difference</b>			<b>\$0.00</b>	
<b>Percent Difference</b>			<b>0.00%</b>	
<b>Rate Guarantee</b>			<b>through 12/30/22</b>	

**\*This spreadsheet is for comparison purposes only. Refer to your contract for actual benefits**

**CBIZ has made every effort to supply you with an accurate and comprehensive proposal, however, we will not be bound by any typographical errors or omissions contained herein.**



**CBIZ**

## **Vision**

Cost and Benefit Analysis



	<b>Current</b>		<b>Renewal</b>	
<b>Vision</b>	<b>DeltaVision</b>		<b>DeltaVision</b>	
	<b>Access Network</b>		<b>Access Network</b>	
	<b>(In Network)</b>	<b>(Out of Network)</b>	<b>(In Network)</b>	<b>(Out of Network)</b>
<b>Eye Exams</b>				
Frequency	Once every 12 months		Once every 12 months	
Benefit	\$20 Copay	Up to \$35	\$20 Copay	Up to \$35
<b>Lenses</b>				
Frequency	Once every 12 months		Once every 12 months	
Single Vision	\$20 Copay	Up to \$25	\$20 Copay	Up to \$25
Bifocal	\$20 Copay	Up to \$40	\$20 Copay	Up to \$40
Trifocal	\$20 Copay	Up to \$55	\$20 Copay	Up to \$55
Lenticular	\$65 Copay	Up to \$40	\$65 Copay	Up to \$40
<b>Contact Lenses</b>				
Frequency	Once every 12 months		Once every 12 months	
Elective	\$80 allowance, 15% off balance over allowance	Up to \$64	\$80 allowance, 15% off balance over allowance	Up to \$64
Medically Necessary	Paid in full	Up to \$200	Paid in full	Up to \$200
<b>Frames</b>				
Frequency	Once every 24 months		Once every 24 months	
Benefit	\$100 allowance, 20% off balance over allowance	Up to \$50	\$100 allowance, 20% off balance over allowance	Up to \$50
	<b>Rates</b>		<b>Rates</b>	
<b>EE:</b>	19	\$4.66	19	\$4.66
<b>EE + 1:</b>	6	\$9.30	6	\$9.30
<b>Family:</b>	1	\$13.96	1	\$13.96
Total Monthly	26	\$158.30	26	\$158.30
<b>Total Monthly</b>	<b>\$158.30</b>		<b>\$158.30</b>	
<b>Total Annual</b>	<b>\$1,899.60</b>		<b>\$1,899.60</b>	
<b>Annual Difference</b>			<b>\$0.00</b>	
<b>Percent Difference</b>			<b>0.00%</b>	
<b>Rate Guarantee</b>			through 12/30/22	

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# IHP Plans

	Basic		Plus	
Plan (Network)	PHCS		PHCS	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Individual Deductible	\$0	\$500	\$0	\$500
Family Deductible	\$0	\$1,000	\$0	\$1,000
Coinsurance	100%	60%	100%	60%
Individual OOP*	\$8,700	Unlimited	\$5,000	Unlimited
Family OOP*	\$17,400	Unlimited	\$10,000	Unlimited
Preventive Care Services				
Primary Care Physician Services	\$25 copay limit 8	Ded +40%	\$15 copay limit 10	Ded +40%
Specialist Services	\$50 copay limit 8	Ded +40%	\$25 copay limit 10	Ded +40%
Virtual Visits	\$0	NA	\$0	NA
Urgent Care	\$50 copay limit 2	Ded +40%	\$35 copay limit 3	Ded +40%
Emergency Room	\$350 RBP limit 1	\$400 RBP	\$350 RBP limit 1	\$400 RBP
Inpatient Hospital Services	\$350 RBP limit 5 days	\$400 RBP	\$350 RBP limit 7 days	\$400 RBP
Outpatient Hospital Services	\$350 RBP limit 1	\$400 RBP	\$350 RBP limit 2	\$400 RBP
Rx Copay	\$0 / \$5 / \$10 / \$40 / \$80		\$0 / \$5 / \$10 / \$40 / \$80	
Monthly Rates	Current Rates		Proposed Rates	
Employee Only	\$490.00		\$535.00	
Employee + Spouse	\$730.00		\$815.00	
Employee + Child(ren)	\$650.00		\$730.00	
Family	\$880.00		\$1,007.00	

\*Out-of-Pocket limits include the deductible

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# IHP Plans

	Premier		Ultimate	
Plan (Network)	PHCS		PHCS	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Individual Deductible	\$0	\$500	\$0	\$500
Family Deductible	\$0	\$1,000	\$0	\$1,000
Coinsurance	100%	60%	100%	60%
Individual OOP*	\$5,000	Unlimited	\$2,000	Unlimited
Family OOP*	\$10,000	Unlimited	\$13,200	Unlimited
Preventive Care Services				
Primary Care Physician Services	\$15 copay limit 12	Ded +40%	\$20 copay	Ded +40%
Specialist Services	\$25 copay limit 12	Ded +40%	\$40 copay	Ded +40%
Virtual Visits	\$0	NA	\$0	NA
Urgent Care	\$35 copay limit 3	Ded +40%	\$50 copay	Ded +40%
Emergency Room	\$250 RBP limit 2	\$400 RBP	\$400 RBP	\$400 RBP
Inpatient Hospital Services	\$250 RBP limit 10 days	\$400 RBP	\$400 RBP	\$400 RBP
Outpatient Hospital Services	\$250 RBP limit 2	\$400 RBP	\$400 RBP	\$400 RBP
Rx Copay	\$0 / \$5 / \$10 / \$40 / \$80		\$0 / \$5 / \$40 / \$80	
Monthly Rates	Proposed Rates		Proposed Rates	
Employee Only	\$569.00		\$661.00	
Employee + Spouse	\$870.00		\$1,086.00	
Employee + Child(ren)	\$769.00		\$944.00	
Family	\$1,071.00		\$1,394.00	

\*Out-of-Pocket limits include the deductible

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## Option to Add Cirritical Illness and Hospital Idemnity Plans

	Current	Renewal Option
Medical	Health Alliance \$20,292.00	IHP \$16,330.00
Critical Illness \$10,000 Policy	Not covered	Guardian \$1,029.00
Hospital Idemnity \$3000 Flat and \$100 per day	Not covered	Guardian \$688.00
Monthly Total	<b>\$20,292</b>	<b>\$18,047.00</b>
Yearly Total	<b>\$243,504</b>	<b>\$216,564.00</b>
Annual Difference		<b>\$26,940.00</b>

# EXECUTIVE DIRECTOR REPORT

September 2022

REGULAR MEETING  
KCHA BOARD OF COMMISSIONERS  
Tuesday, November 1, 2022  
Moon Towers Conference Room  
255 W. Tompkins St.  
Galesburg, IL 61401  
[knoxcountyhousing.org](http://knoxcountyhousing.org)





# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### COMMISSIONER COMPLIANCE REPORT

#### Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2023:

Date	Commissioner	Training Description	Location	Hours
4/6/2022	Jared Hawkinson	Nelrod Conference	Las Vegas, NV	13.0
4/6/2022	LaToya Casron	Nelrod Conference	Las Vegas, NV	13.0
				26.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2023:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-22	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17
May-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-22			\$ -	\$ -		0.00%	
Dec-22			\$ -	\$ -		0.00%	
Jan-23			\$ -	\$ -		0.00%	
Feb-23			\$ -	\$ -		0.00%	
Mar-23			\$ -	\$ -		0.00%	
FYE 2023	2	26.0	\$ 2,264.50	\$ 87.10	\$ 5,833.33	38.82%	\$ (3,568.83)



# 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 %
Hawkinson, Jared (C)		1	1	1	1	80.0%
Robison, Sara (VC)		1	1	1		60.0%
Payton, Lomac						0.0%
Riley, Joseph						0.0%
Carson, LaToya						0.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
<b>Total Authority</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>27.5%</b>

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

CY 2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)		1	1	1	1	1	1	1		1			80.0%
Robison, Sara (VC)	1		1	1		1	1	1	1	1			80.0%
Payton, Lomac	1	1	1	1	1	1	1			1			80.0%
Riley, Joseph		1	1	1	1		1	1		1			70.0%
Carson, LaToya	1	1	1	1	1	1	1	1	1	1			100.0%
Turner, Dena						1	1		1	1			80.0%
Range, Joey						1	1						40.0%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1			100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	10	10	Meets requirement
Average meeting attendance:	80.0	81.4%	Meets Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/29	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

# EXECUTIVE SUMMARY

## CAPITAL GRANT STATUS/PERFORMANCE

### 2022 CFP Grant IL01P08550122

- Obligation End Date (OED): 04/22/2024
- Expenditure End Date (EED): 04/22/2026

#### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1408 Mgt. Improvements	\$ 25,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 1,142,361.00	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,467,361.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

#### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 108,361.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Security Cameras	\$ 175,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 HVAC Replacement	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 A&E Services	\$ 90,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Lighting	\$ 430,000.00	\$ -	\$ -		\$ -	
1480 Parking Lots/Concrete	\$ 239,000.00	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,142,361.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

This grant will be used for physical improvements to the sites, with concrete, parking lots, lighting, and security camera work planned. Additionally, repairs are planned for the Bluebell Tower gazebo, which has been closed off due to structural integrity issues.

CFP Grant IL01P08550121 is 0.0% obligated, and must be at 90% (executed contracts) by 04/22/2024. This grant must be fully expended by 04/22/2026.



# EXECUTIVE SUMMARY

## 2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2024
- Expenditure End Date (EED): 02/22/2026

### 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	\$ 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>\$ 300,000.00</b>	<b>24.8%</b>

### CFP Planned Work Items

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

Allotments and transfers for operations (1406) and administration (1410) have been made, thus obligations/expenditures 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 24.8% obligated, and must be at 90% (executed contracts) 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	\$ 680,486.00	78.4%	\$ 118,763.94	13.7%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,218,959.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 980,486.00</b>	<b>83.9%</b>	<b>\$ 418,763.94</b>	<b>35.8%</b>

### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ -	\$ -	0.0%	\$ -	0.0%
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%	\$ 118,763.94	20.8%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	100.0%	\$ -	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>\$ 680,486.00</b>	<b>78.4%</b>	<b>\$ 118,763.94</b>	<b>13.7%</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 83.9% obligated and must be at 90% (executed contracts) by 03/25/2024. This grant must be fully expended by 03/25/2026. Currently, 35.8% of the grant (\$418,763.94) has been expended ahead of the 03/25/2026 deadline.



# EXECUTIVE SUMMARY

## POLICY/OPERATIONS

No report this period.

## LEGISLATIVE/ADVOCACY

No report this period.

## PUBLIC RELATIONS

Agency preparations have begun for the Knox County Housing Authority's float for the upcoming Holly Days 2022 parade, held on Sunday, December 4<sup>th</sup>, 2022 in downtown Galesburg. This year's theme is *holiday movies*, and the staff has chosen the "Nightmare Before Christmas" as our inspiration. KCHA staff and families will walk alongside the float, and Commissioners are to join. The agency participated last year as well, with the theme being "Home for the Holidays."



## STRATEGIC PLANNING

No report this period.



# PUBLIC HOUSING PROGRAM

## PUBLIC HOUSING PROGRAM

### MOON TOWERS

*Moon Towers is comprised of 177 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers, and is connected on the first floor.*

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	97.0%	3	97.7%	3
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	39.38	1	29.13	1
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	4.02	4	4.02	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	75.0%	4	113.3%	4
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	2.65	3	2.68	3
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	11.50	3	11.50	3
Annual Inspections - complete %	10.0%	<b>100.0%</b>	87.7%	1	87.7%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	114.8%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ 215.93	2	\$ 144.80	4

### FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	<b>98.0%</b>	103.9%	4	103.4%	4
Expense - Actual to Budget %	15.0%	<b>98.0%</b>	132.4%	1	94.2%	4
14-day Notice efficiency	10.0%	<b>98.0%</b>	55.9%	1	61.9%	1
Tenant accounts receivable (TAR) %	15.0%	<b>1.5%</b>	6.3%	1	6.3%	1
Tenant collections %	15.0%	<b>98.0%</b>	95.7%	3	94.9%	3
Deposit collections %	10.0%	<b>98.0%</b>	93.8%	2	93.8%	2
Reserve position	20.0%	<b>4.00</b>	9.56	2.00	9.56	2.00

# PUBLIC HOUSING PROGRAM

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	38.95	4	38.95	4
Management assessment (MASS)	25.0%	<b>25.00</b>	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	96.3%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Pest control program effectiveness	10.0%	<b>100.0%</b>	60.0%	1	60.0%	1
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.08	3	3.08	3
Staff development - training/development	10.0%	<b>100.0%</b>	0.0%	1	51.4%	1
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	33.00	1	30.93	1

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	140.0%	4	111.4%	4
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
<b>Total category score</b>				<b>4.00</b>		<b>4.00</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	<b>4.00</b>	3.20	0.48	3.40	0.51
Occupancy	25.0%	<b>4.00</b>	3.45	0.86	3.45	0.86
Financial position	25.0%	<b>4.00</b>	2.05	0.51	2.50	0.63
PHAS	15.0%	<b>4.00</b>	3.75	0.56	3.75	0.56
Management operations	15.0%	<b>4.00</b>	2.40	0.36	2.40	0.36
Tenant engagement	5.0%	<b>4.00</b>	4.00	0.20	4.00	0.20
<b>Total SCORECARD</b>				2.98		3.12
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>



# PUBLIC HOUSING PROGRAM

## SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

The Family Sites are comprised of 190 units scattered among three developments in Galesburg, IL. Most generally associated with families with children, the Family Sites also has a number of accessible units for disabled individuals. Built in 1970, the Family Sites have been home to generations of individuals throughout its history.

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	99.4%	4	98.9%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	99.5%	4	98.4%	4
Average leasing days	10.0%	<b>5.00</b>	0.50	4	2.21	3
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	3.56	4	3.56	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	300.0%	4	100.0%	4
Annual recertifications	20.0%	<b>100.0%</b>	87.5%	1	97.2%	3

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	98.5%	4	99.9%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	2.11	3	2.35	3
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	19.33	1	19.33	1
Annual Inspections - complete %	10.0%	<b>100.0%</b>	42.2%	1	42.2%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ 256.53	2	\$ 220.13	2

### FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	<b>98.0%</b>	121.4%	4	95.3%	3
Expense - Actual to Budget %	15.0%	<b>98.0%</b>	121.8%	1	102.9%	2
14-day Notice efficiency	10.0%	<b>98.0%</b>	0.0%	1	65.6%	1
Tenant accounts receivable (TAR) %	15.0%	<b>1.5%</b>	31.2%	1	31.2%	1
Tenant collections %	15.0%	<b>98.0%</b>	155.2%	4	92.6%	2
Deposit collections %	10.0%	<b>98.0%</b>	1.1%	1	1.1%	1
Reserve position	20.0%	<b>4.00</b>	11.60	2.00	11.60	2.00



# PUBLIC HOUSING PROGRAM

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	38.00	4	38.00	4
Management assessment (MASS)	25.0%	<b>25.00</b>	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	80.0%	2	73.9%	1
50058/50059 submissions	10.0%	<b>100.0%</b>	99.0%	4	99.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	75.0%	1	60.2%	1
Tenant file review compliance	15.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Pest control program effectiveness	10.0%	<b>100.0%</b>	81.0%	1	81.0%	1
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.20	3	3.20	3
Staff development - training/development	10.0%	<b>100.0%</b>	408.0%	4	126.9%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	16.50	2	23.71	1

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	160.0%	4	162.0%	4
Safety and security	50.0%	<b>3.00</b>	3	3	3	3
Total category score				<b>3.50</b>		<b>3.50</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	<b>4.00</b>	2.70	0.41	2.70	0.41
Occupancy	10.0%	<b>4.00</b>	3.40	0.85	3.70	0.93
Financial position	10.0%	<b>4.00</b>	2.10	0.53	1.80	0.45
PHAS	10.0%	<b>4.00</b>	3.75	0.56	3.75	0.56
Management operations	10.0%	<b>4.00</b>	2.20	0.33	1.95	0.29
Tenant engagement	10.0%	<b>4.00</b>	3.50	0.18	3.50	0.18
<b>Total SCORECARD</b>				<b>2.85</b>		<b>2.81</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>

# PUBLIC HOUSING PROGRAM

## BLUE BELL TOWER

Constructed in 1983, Bluebell Tower is the newest development of the public housing portfolio. The property houses 51 units in a six-story high-rise nestled in downtown Abingdon, IL.

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	100.0%	4	99.2%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	0.00	4	0.75	4
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	8.68	4	8.68	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	0.0%	1	75.0%	4
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	2.23	3	2.55	3
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	7.00	4	7.00	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	20.0%	1	20.0%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ 241.74	2	\$ 187.42	3

### FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	<b>98.0%</b>	84.9%	1	83.0%	1
Expense - Actual to Budget %	15.0%	<b>98.0%</b>	111.6%	1	84.8%	4
14-day Notice efficiency	10.0%	<b>98.0%</b>	41.9%	1	81.3%	1
Tenant accounts receivable (TAR) %	15.0%	<b>1.5%</b>	1.3%	3	1.3%	3
Tenant collections %	15.0%	<b>98.0%</b>	95.9%	3	98.6%	4
Deposit collections %	10.0%	<b>98.0%</b>	97.7%	3	97.7%	3
Reserve position	20.0%	<b>4.00</b>	10.70	2.00	10.70	2.00



# PUBLIC HOUSING PROGRAM

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.92	4	39.92	4
Management assessment (MASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Pest control program effectiveness	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.08	3	3.08	3
Staff development - training/development	10.0%	<b>100.0%</b>	0.0%	1	51.4%	1
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	20.00	2

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	55.0%	2	54.3%	2
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
<b>Total category score</b>				<b>3.00</b>		<b>3.00</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	<b>4.00</b>	3.45	0.52	3.55	0.53
Occupancy	10.0%	<b>4.00</b>	3.70	0.93	4.00	1.00
Financial position	10.0%	<b>4.00</b>	2.00	0.50	2.60	0.65
PHAS	10.0%	<b>4.00</b>	4.00	0.60	4.00	0.60
Management operations	10.0%	<b>4.00</b>	3.15	0.47	2.85	0.43
Tenant engagement	10.0%	<b>4.00</b>	3.00	0.15	3.00	0.15
<b>Total SCORECARD</b>				<b>3.17</b>		<b>3.36</b>
<b>DESIGNATION</b>				<b>STANDARD</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	177	19	32	3	0	5	156	166.50
MAR	156	14	15	1	0	7	147	160.00
APR	147	89	17	2	0	9	208	172.00
MAY	208	58	10	2	0	3	251	187.80
JUN	251	74	52	1	0	1	271	201.67
JUL	271	33	26	0	0	4	274	212.00
AUG	274	30	23	0	0	12	269	219.12
SEPT	269	20	59	5	0	4	221	219.33
OCT	221	36	40	4	0	10	203	217.70
NOV							0	
DEC							0	
TOTAL		389	294	20	0	64		

### VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	11	8	1	0	0	0	4	14
FEB	14	5	1	0	0	0	3	15
MAR	15	7	5	0	0	0	4	13
APR	13	9	1	0	0	0	3	18
MAY	18	2	4	1	1	0	2	12
JUN	12	1	1	0	0	0	3	9
JUL	9	4	3	0	0	0	2	8
AUG	8	12	2	0	0	1	7	10
SEPT	10	4	1	0	0	1	1	11
OCT	11	10	4	0	0	0	5	12
NOV								0
DEC								0
TOTAL		62	23	1	1	2	34	



# 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	191	\$ 68,407.00	\$ 76,906.00	88.95%	\$ 358.15	\$ 352.91
MAR	195	\$ 70,196.00	\$ 75,929.00	92.45%	\$ 359.98	\$ 355.26
APR	195	\$ 73,398.00	\$ 79,732.00	92.06%	\$ 376.40	\$ 360.55
MAY	192	\$ 69,365.00	\$ 78,244.00	88.65%	\$ 361.28	\$ 360.69
JUN	189	\$ 66,613.00	\$ 75,520.00	88.21%	\$ 352.45	\$ 359.32
JUL	189	\$ 67,162.00	\$ 73,069.00	91.92%	\$ 355.35	\$ 358.75
AUG	191	\$ 65,889.00	\$ 74,815.00	88.07%	\$ 344.97	\$ 357.03
SEPT	192	\$ 66,754.00	\$ 76,001.00	87.83%	\$ 347.68	\$ 355.99
OCT	194	\$ 69,759.98	\$ 79,964.98	87.24%	\$ 359.59	\$ 356.35
NOV						
DEC						
TOTAL	1919	\$ 683,946.98	\$ 764,943.98	89.41%	\$ 356.41	

## 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	7	\$ 5,960.00	\$ 76,906.00	7.75%	\$ 851.43	\$ 851.43
MAR	7	\$ 11,025.00	\$ 75,929.00	14.52%	\$ 1,575.00	\$ 1,092.62
APR	7	\$ 6,144.00	\$ 79,732.00	7.71%	\$ 877.71	\$ 1,038.89
MAY	5	\$ 5,907.00	\$ 78,244.00	7.55%	\$ 1,181.40	\$ 1,067.39
JUN	5	\$ 5,907.00	\$ 75,520.00	7.82%	\$ 1,181.40	\$ 1,086.40
JUL	5	\$ 5,907.00	\$ 73,069.00	8.08%	\$ 1,181.40	\$ 1,099.97
AUG	5	\$ 5,902.00	\$ 74,815.00	7.89%	\$ 1,180.40	\$ 1,110.02
SEPT	5	\$ 5,902.00	\$ 76,001.00	7.77%	\$ 1,180.40	\$ 1,117.84
OCT	6	\$ 7,022.00	\$ 79,964.98	8.78%	\$ 1,170.33	\$ 1,123.09
NOV						
DEC						
TOTAL	59	\$ 65,636.00	\$ 764,943.98	8.58%	\$ 1,112.47	

# 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	\$ 15,532.00	\$ 92,597.92	80.74%
FEB	280	198	70.71%	\$ 151,669.00	\$ 154,132.00	\$ 19,550.00	\$ 173,682.00	87.33%
MAR	280	203	72.50%	\$ 235,616.00	\$ 231,198.00	\$ 24,223.00	\$ 255,421.00	92.25%
APR	280	202	72.14%	\$ 315,348.00	\$ 308,263.68	\$ 34,276.55	\$ 342,540.23	92.06%
MAY	280	197	70.36%	\$ 375,413.49	\$ 385,330.00	\$ 35,965.55	\$ 421,295.55	89.11%
JUN	280	194	69.29%	\$ 453,675.11	\$ 462,396.00	\$ 26,240.55	\$ 488,636.55	92.85%
JUL	280	194	69.29%	\$ 519,885.69	\$ 539,462.00	\$ 30,022.55	\$ 569,484.55	91.29%
AUG	280	196	70.00%	\$ 594,700.69	\$ 616,528.00	\$ 36,633.55	\$ 653,161.55	91.05%
SEPT	280	197	70.36%	\$ 673,520.69	\$ 693,594.00	\$ 37,695.00	\$ 731,289.00	92.10%
OCT	280	200	71.43%	\$ 753,485.67	\$ 770,660.00	\$ 36,688.00	\$ 807,348.00	93.33%
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	0.0	20.0	0.00%
HQS - Enforcement	10.0	10.0	100.00%	<b>SEMAP FORECAST</b>	110.0	130.0	84.62%
				<b>SEMAP FORECAST</b>		<b>Standard Performer</b>	

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



# AFFORDABLE HOUSING PRESERVATION (AHP)

## AFFORDABLE HOUSING PRESERVATION (AHP)

### BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois right behind Galesburg High School. This apartment community is comprised of 72 units.

#### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	94.7%	2	97.2%	3
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	95.8%	2	100.0%	4
Average leasing days	15.0%	<b>5.00</b>	0.00	4	13.83	1
Adequacy of wait list (ratio)	15.0%	<b>1.00</b>	4.64	4	4.64	4
Income targeting - % ELI admissions	0.0%	<b>40.0%</b>	40.0%	4	40.0%	4
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

#### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	0.22	4	0.15	4
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	67.7%	1	67.7%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ 188.41	3	\$ 127.28	4

#### FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	<b>98.0%</b>	97.2%	3	99.2%	3
Expense - Actual to Budget %	15.0%	<b>98.0%</b>	116.0%	1	56.8%	4
14-day Notice efficiency	10.0%	<b>98.0%</b>	102.5%	4	102.8%	4
Tenant accounts receivable (TAR) %	15.0%	<b>1.5%</b>	2.9%	1	2.9%	1
Tenant collections %	15.0%	<b>98.0%</b>	97.2%	3	98.1%	4
Deposit collections %	10.0%	<b>98.0%</b>	99.9%	4	99.9%	4
Reserve position	20.0%	<b>4.00</b>	5.38	3.00	5.38	3.00

# AFFORDABLE HOUSING PRESERVATION (AHP)

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.20	4	39.20	4
Management assessment (MASS)	25.0%	<b>25.00</b>	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	<b>25.00</b>	22.23	3	22.23	3
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	<b>100.0%</b>	94.3%	3	94.7%	3
50058/50059 submissions	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	<b>100.0%</b>	0.0%	1	80.9%	1
Pest control program effectiveness	20.0%	<b>100.0%</b>	97.5%	3	97.5%	3
Staff development - hiring and retention	20.0%	<b>3.00</b>	3.34	3	3.34	3
Staff development - training/development	20.0%	<b>100.0%</b>	15.8%	1	98.7%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	12.00	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	62.0%	2	60.6%	2
Safety and security	50.0%	<b>3.00</b>	3	3	3	3
<b>Total category score</b>				<b>2.50</b>		<b>2.50</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the proerty	10.0%	<b>4.00</b>	3.60	0.54	3.70	0.56
Occupancy	10.0%	<b>4.00</b>	3.00	0.75	3.30	0.83
Financial position	10.0%	<b>4.00</b>	2.60	0.65	3.20	0.80
PHAS	10.0%	<b>4.00</b>	3.50	0.53	3.50	0.53
Management operations	10.0%	<b>4.00</b>	2.80	0.42	3.40	0.51
Tenant engagement	10.0%	<b>4.00</b>	2.50	0.13	2.50	0.13
<b>Total SCORECARD</b>				<b>3.01</b>		<b>3.34</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>



# AFFORDABLE HOUSING PRESERVATION (AHP)

## PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 65 two-story units, this property also has 13 project-based vouchers (PBV).

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	99.8%	4	99.0%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	0.00	4	4.00	3
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	12.95	4	12.95	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	0.0%	1	0.0%	1
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	93.1%	2	99.0%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	0.29	4	0.18	4
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	84.3%	1	84.3%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ 161.81	3	\$ 127.09	4

### FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	<b>98.0%</b>	102.2%	4	101.8%	4
Expense - Actual to Budget %	15.0%	<b>98.0%</b>	98.8%	4	88.3%	4
14-day Notice efficiency	10.0%	<b>98.0%</b>	67.4%	1	96.2%	3
Tenant accounts receivable (TAR) %	15.0%	<b>1.5%</b>	7.2%	1	7.2%	1
Tenant collections %	15.0%	<b>98.0%</b>	97.4%	3	98.7%	4
Deposit collections %	10.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Reserve position	20.0%	<b>4.00</b>	-6.58	1.00	-6.58	1.00

# AFFORDABLE HOUSING PRESERVATION (AHP)

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.20	4	39.20	4
Management assessment (MASS)	25.0%	<b>25.00</b>	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	<b>25.00</b>	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	<b>100.0%</b>	91.4%	3	90.2%	3
50058/50059 submissions	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	0.0%	<b>100.0%</b>	100.0%	4	96.9%	2
Tenant file review compliance	20.0%	<b>100.0%</b>	0.0%	1	72.9%	1
Pest control program effectiveness	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	20.0%	<b>3.00</b>	3.34	3	3.34	3
Staff development - training/development	20.0%	<b>100.0%</b>	18.8%	1	110.2%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	14.09	3

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	65.0%	2	62.5%	2
Safety and security	50.0%	<b>3.00</b>	2	3	2	3
<b>Total category score</b>				<b>2.50</b>		<b>2.50</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	<b>4.00</b>	3.40	0.51	3.70	0.56
Occupancy	10.0%	<b>4.00</b>	3.70	0.93	3.60	0.90
Financial position	10.0%	<b>4.00</b>	2.50	0.63	2.85	0.71
PHAS	10.0%	<b>4.00</b>	3.00	0.45	3.00	0.45
Management operations	10.0%	<b>4.00</b>	3.00	0.45	3.45	0.52
Tenant engagement	10.0%	<b>4.00</b>	2.50	0.13	2.50	0.13
<b>Total SCORECARD</b>				<b>3.09</b>		<b>3.26</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>



# 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.

