

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
3/28/2023
4:00 PM

| | | |
|--|---|-----------------------|
| Opening | Roll Call | Chairperson Hawkinson |
| <input type="checkbox"/> LaToya Carson | Review/Approve Previous Meeting Minutes | Chairperson Hawkinson |
| <input type="checkbox"/> Jared Hawkinson | Review/Ratify 02-2023 Financial Reports | Chairperson Hawkinson |
| <input type="checkbox"/> Lomac Payton | Review/Ratify 02-2023 Claims and Bills | Chairperson Hawkinson |
| <input type="checkbox"/> Joey Range | COCC: | \$ 142,685.05 |
| <input type="checkbox"/> Joseph Riley | Moon Towers: | \$ 67,470.45 |
| <input type="checkbox"/> Sara Robison | Family: | \$ 81,398.72 |
| <input type="checkbox"/> Dena May Turner | Bluebell: | \$ 36,618.93 |
| <u>Excused:</u> | HCV: | \$ 97,760.32 |
| | Brentwood: | \$ 31,218.01 |
| | Prairieland: | \$ 29,204.20 |
| <u>Others Present:</u> | Capital Fund 2020: | \$ 69,489.53 |
| | Capital Fund 2021: | \$ 0.00 |
| | Capital Fund 2022: | \$ 11,995.00 |

Public Comment

Old Business None

| | | |
|---------------------|--|---------------|
| New Business | Review/Approve Pay Request #18 to Hein Construction – 504 Modification Phase 3 | Derek Antoine |
| | Review/Approve Resolution 2023-02 KCHA FYE 03/31/2023 Operating Budget Revision | Derek Antoine |
| | Review/Approve Resolution 2023-03 Supply/Service Vendor Listing for FYE03/31/2023 | Derek Antoine |
| | Review/Approve Resolution 2023-04 Uncollectible Debt Charge-Off for Period Ending 03/31/2023 | Derek Antoine |

board agenda

Reports

Executive Director's Report – 02-2023

Derek Antoine

KCHA Legal Counsel Report – 03-2023

Jack Ball

Other Business

None

Chairperson Hawkinson

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
February 28, 2023**

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
 Joseph Riley
 Sara Robison

EXCUSED: Lomac Payton
 Joey Range
 Dena May Turner

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 4:20 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 January 2023 minutes as presented; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the January 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for January 2023 as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

January 2023 claims against the HA Administration in the sum of \$637,029.28; Central Office Cost Center in the sum of \$132,830.16; Moon Towers in the sum of \$103,958.72; Family in the sum of \$93,139.82; Bluebell in the sum of \$42,909.94; Housing Choice Voucher Program in the sum of \$92,251.49; Brentwood (A.H.P.) in the sum of \$145,346.44; Prairieland (A.H.P.) in the sum of \$26,592.71; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for January 2023; Commissioner Robison

seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

The Executive Director Report was emailed prior to the meeting. Mr. Antoine reported that the agency received approval from HUD for a single bid for Phase 4 of the 504 modifications project. He also gave policy/operations update from the written report.

The Legal Counsel Report emailed prior to the meeting. Mr. Ball made mention of cases listed and said that there is a new judge for the FED cases.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:38 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

| <u>COCC</u> | <u>Feb-23</u> | <u>Current YTD</u> | | |
|----------------------------------|----------------------|-----------------------|---|--------------------|
| Operating Income | \$115,319.05 | \$1,157,586.07 | | |
| Operating Expenses | \$144,269.42 | \$1,365,305.65 | | |
| Net Revenue Income/(Loss) | (\$28,950.37) | (\$207,719.58) | COCC - Cash, Investments, A/R, & A/P | \$1,037,281 |
| <hr/> | | | | |
| <u>MOON TOWERS</u> | <u>Feb-23</u> | <u>Current YTD</u> | | |
| Operating Income | \$82,621.63 | \$837,415.13 | Moon - Cash, Investments, A/R, & A/P | \$ 670,718 |
| Operating Expenses | \$67,469.83 | \$808,113.75 | Minimum Reserve Position | \$ 293,860 |
| Net Revenue Income/(Loss) | \$15,151.80 | \$29,301.38 | Over/(Under) Minimum Reserve Position | \$376,858 |
| <hr/> | | | | |
| <u>FAMILY SITES</u> | <u>Feb-23</u> | <u>Current YTD</u> | | |
| Operating Income | \$91,875.32 | \$1,074,317.93 | Family - Cash, Investments, A/R, & A/P | \$ 986,697 |
| Operating Expenses | \$81,398.72 | \$938,004.83 | Minimum Reserve Position | \$ 341,093 |
| Net Revenue Income/(Loss) | \$10,476.60 | \$136,313.10 | Over/(Under) Minimum Reserve Position | \$645,604 |
| <hr/> | | | | |
| <u>BLUEBELL</u> | <u>Feb-23</u> | <u>Current YTD</u> | | |
| Operating Income | \$20,111.84 | \$219,654.50 | Bluebell - Cash, Investments, A/R, & A/P | \$ 192,575 |
| Operating Expenses | \$36,618.93 | \$254,059.93 | Minimum Reserve Position | \$ 92,385 |
| Net Revenue Income/(Loss) | (\$16,507.09) | (\$34,405.43) | Over/(Under) Minimum Reserve Position | \$100,189 |

Monthly Notes:

- For income: COCC billed out \$32,563.98 for maintenance labor charges and received \$67,216.87 from fees: \$40,719.37 for management fees, \$4,240 for asset management fees; \$5,707.50 for bookkeeping fees; \$10,600 for maintenance fees and \$5,890 for safety/security fees. The HA also received \$15,526.50 from the City of Galesburg for Warming Shelter expenses.
- The amps received \$105,378 in subsidy from HUD with Moon Towers receiving \$35,371; Family \$69,201; and Bluebell \$4,806.
- Expenses worth noting for the month: paid 2022 audit bill totalling \$14,500 split between all sites, travel expenses for upcoming trainings were paid (Nelrod), the additional payroll and expenses of the warming shelter (which will be reimbursed from the city), utilities, corrected salary distributions between Moon and Bluebell, and security expenses (new cameras in MT community room and sprinkler inspection).
- Overall, Moon and Family remain in the black for the year with COCC and Bluebell in the red.

AHP

| <u>BRENTWOOD</u> | <u>Feb-23</u> | <u>Current YTD</u> | <u>PRAIRIELAND</u> | <u>Feb-23</u> | <u>Current YTD</u> |
|--|----------------------|-----------------------|--|-----------------------|--------------------|
| Operating Income | \$35,562.54 | \$383,392.74 | Operating Income | \$31,312.00 | \$342,703.82 |
| Operating Expenses | \$32,632.58 | \$529,786.58 | Operating Expenses | \$30,272.62 | \$308,806.50 |
| Net Revenue Income/(Loss) | \$2,929.96 | (\$146,393.84) | Net Revenue Income/(Loss) | \$1,039.38 | \$33,897.32 |
| Brentwood's Cash, Investments, A/R, & A/P | (\$28,553.85) | | Prairieland's Cash, Investments, A/R, & A/P | \$148,900.45 | |
| Restricted Cash (Sec. Dep.) | \$ 33,000.00 | | Restricted Cash (Sec. Dep., Reserve, Receipts) | (\$291,723.09) | |
| | | | PL's Total Cash | (\$142,822.64) | |

Monthly Notes:

- For Income: Brentwood received \$35,551.5 in tenant income and Prairieland's received \$27,490 in tenant income.
- For expenses, nothing out of the ordinary, pretty much a typical month for expenses.
- Overall, Prairieland remains in the black with Brentwood showing in the red for the month and year-to-date due to the balcony project expenses.

HOUSING CHOICE VOUCHERS (HCV)

| <u>ADMINISTRATIVE</u> | <u>Feb-23</u> | <u>Current YTD</u> |
|----------------------------------|---------------------|--------------------|
| Operating Income | \$13,224.68 | \$150,446.99 |
| Operating Expenses | \$15,842.62 | \$148,939.15 |
| Net Revenue Income/(Loss) | (\$2,617.94) | \$1,507.84 |

| <u>HAP</u> | <u>Feb-23</u> | <u>Current YTD</u> |
|----------------------------------|---------------------|----------------------|
| Operating Income | \$77,222.00 | \$827,662.00 |
| Operating Expenses | \$81,917.70 | \$842,937.19 |
| Net Revenue Income/(Loss) | (\$4,695.70) | (\$15,275.19) |

Unrestricted Net Position (UNP)

| | |
|---|--------------------|
| Prior Month Balance | \$41,826.70 |
| Investment in Fixed Assets | \$ - |
| Monthly HCV Admin Revenue - Gain/(Loss) | \$ (2,597.94) |
| Transfer to NRP or Adjustment | \$ - |
| UNP Ending Balance Per VMS | \$39,228.76 |

Restricted Net Position (RNP)

| | |
|---------------------------------------|--------------------|
| Prior Month Balance | \$16,396.57 |
| Investment in Fixed Assets | \$ - |
| Monthly HCV HAP Revenue - Gain/(Loss) | \$ (4,596.00) |
| Transfer from UNP or Adjustment | \$ - |
| RNP Ending Balance per VMS | \$11,800.57 |

Monthly Notes:

- HCV received \$13,218 in admin fee subsidy from HUD and shows a decrease in revenue of \$2,617.94 for the month with unrestricted net position showing a balance of \$39,228.76.

Monthly Notes:

- HCV received \$77,222 in HAP subsidy from HUD and shows a decrease in revenue of \$4,695.70 for the month with restricted net position showing a balance of \$11,800.57.

EMERGENCY HOUSING VOUCHERS (EHV)

| <u>ADMINISTRATIVE</u> | <u>Feb-23</u> | <u>Current YTD</u> |
|----------------------------------|-----------------|--------------------|
| Operating Income | \$ 1,120.00 | \$ 22,387.00 |
| Operating Expenses | \$ 531.64 | \$ 21,602.91 |
| Net Revenue Income/(Loss) | \$588.36 | \$784.09 |

| <u>HAP</u> | <u>Feb-23</u> | <u>Current YTD</u> |
|----------------------------------|-------------------|---------------------|
| Operating Income | \$ 11,701.00 | \$ 72,462.00 |
| Operating Expenses | \$ 8,020.00 | \$ 77,053.00 |
| Net Revenue Income/(Loss) | \$3,681.00 | (\$4,591.00) |

EHV (UNP)

| | |
|---|--------------------|
| Prior Month Balance | \$ 15,188.29 |
| Monthly EHV Admin Revenue - Gain/(Loss) | \$ 588.36 |
| EHV UNP Ending Balance | \$15,776.65 |

EHV (RNP)

| | |
|---------------------------------------|--------------------|
| Prior Month Balance | \$ 8,279.00 |
| Monthly EHV HAP Revenue - Gain/(Loss) | \$ 3,681.00 |
| RNP Ending Balance per VMS | \$11,960.00 |

Monthly Notes:

- EHV received \$1,120 in admin fee subsidy from HUD and an increase in revenue of \$588.36 for the month.

Monthly Notes:

- EHV received \$11,701 in HAP subsidy and had an increase in revenue of \$3,681.

MISCELLANEOUS

IDROP Bad Debt Submitted

| <u>Property Sites</u> | <u>Feb-23</u> | <u>Historical</u> |
|------------------------|---------------|----------------------|
| Moon Towers | \$ - | \$ 82,503.17 |
| Family Sites | \$ - | \$ 268,068.44 |
| Bluebell | \$ - | \$ 7,134.76 |
| Brentwood | \$ - | \$ 34,390.35 |
| Prairieland | \$ - | \$ 40,151.68 |
| Housing Choice Voucher | \$ - | \$ 44,989.48 |
| Total | \$ - | \$ 477,237.88 |

Tenant Online Payments

| <u>Property Sites</u> | <u>Feb-23</u> | <u>FYE 2023</u> |
|-------------------------------|---------------------|----------------------|
| Moon Towers | \$ 3,078.00 | \$ 28,372.77 |
| Family Sites | \$ 9,123.75 | \$ 55,549.75 |
| Bluebell | \$ 897.50 | \$ 6,093.50 |
| Brentwood | \$ 6,528.00 | \$ 55,680.31 |
| Prairieland | \$ 2,847.00 | \$ 31,132.95 |
| Housing Choice Voucher | \$ - | \$ - |
| Fiscal Year 2022 Total | \$ 22,474.25 | \$ 176,829.28 |

IDROP Bad Debt Collected

| <u>Property Sites</u> | <u>Feb-23</u> | <u>Historical</u> |
|------------------------|------------------|----------------------|
| Moon Towers | \$ 126.00 | \$ 8,601.59 |
| Family Sites | \$ 27.58 | \$ 79,873.55 |
| Bluebell | \$ - | \$ 100.00 |
| Brentwood | \$ - | \$ 10,246.20 |
| Prairieland | \$ - | \$ 9,260.89 |
| Housing Choice Voucher | \$ - | \$ 12,623.10 |
| Total | \$ 153.58 | \$ 120,705.33 |

| | |
|---------------------------|-----------------------|
| Monthly Bad Debt Reported | \$0.00 |
| Historical Bad Debt | \$1,141,864.92 |

| | <u>By IDROP</u> | <u>By Debtor</u> |
|-------------------------------|---------------------|---------------------|
| Historical Bad Debt Collected | \$120,705.33 | \$ 62,896.17 |
| | 16.08% | 5.51% |

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - COCC
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|--------------------|-------------------|-------------------|----------------------|----------------------|----------------------|---------------|
| pum | 15.00 | 15.00 | 0.00 | 165.00 | 165.00 | 180.00 | 0.00 |
| REVENUE | | | | | | | |
| FEE REVENUE | | | | | | | |
| 70710 Management Fees | | | | | | | |
| 10-1-000-000-3810.000 Management Fee Inc | -40,719.37 | -41,301.00 | 581.63 | -454,311.00 | -444,378.82 | -495,612.00 | -10.34 |
| 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 | -40,719.37 | -41,301.00 | 581.63 | -454,311.00 | -444,378.82 | -595,612.00 | -25.39 |
| 70720 Asset Management Fees | | | | | | | |
| 10-1-000-000-3820.000 Asset Mgmt Fee Inc | -4,240.00 | -4,240.00 | 0.00 | -46,640.00 | -46,640.00 | -50,880.00 | -8.33 |
| Total Line 70720 | -4,240.00 | -4,240.00 | 0.00 | -46,640.00 | -46,640.00 | -50,880.00 | -8.33 |
| 70730 Book Keeping Fees | | | | | | | |
| 10-1-000-000-3830.000 Bookkeeping Fee Inc | -5,707.50 | -5,652.00 | -55.50 | -62,172.00 | -62,047.50 | -67,824.00 | -8.52 |
| Total Line 70730 | -5,707.50 | -5,652.00 | -55.50 | -62,172.00 | -62,047.50 | -67,824.00 | -8.52 |
| 70750 Other Fees | | | | | | | |
| 10-1-000-000-3840.000 Other Fee Inc | -60.00 | 0.00 | -60.00 | 0.00 | -770.00 | 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 | -116,600.00 | -116,800.00 | -127,200.00 | -8.18 |
| 10-1-000-000-3850.006 Safety/Security Fee Inc | -5,890.00 | 0.00 | -5,890.00 | 0.00 | -17,670.00 | 0.00 | |
| Total Line 70750 | -16,550.00 | -10,600.00 | -5,950.00 | -116,600.00 | -135,240.00 | -127,200.00 | 6.32 |
| 70700 TOTAL FEE REVENUE | -67,216.87 | -61,793.00 | -5,423.87 | -679,723.00 | -688,306.32 | -841,516.00 | -18.21 |
| OTHER REVENUE | | | | | | | |
| 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 | -11.70 | -8.00 | -3.70 | -88.00 | -256.84 | -96.00 | 167.54 |
| Total Line 71100 | -11.70 | -8.00 | -3.70 | -88.00 | -256.84 | -96.00 | 167.54 |
| 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 | -14,300.00 | -1,500.00 | -15,600.00 | -90.38 |
| 10-1-000-000-3850.010 Garb & Trash Inc | 0.00 | -4,240.00 | 4,240.00 | -46,640.00 | -16,670.25 | -50,880.00 | -67.24 |
| 10-1-000-000-3850.020 Htg & Cooling Inc | -3,388.25 | -1,433.00 | -1,955.25 | -15,767.00 | -19,333.50 | -17,200.00 | 12.40 |
| 10-1-000-000-3850.030 Snow Removal Inc | 0.00 | -50.00 | 50.00 | -550.00 | -100.00 | -600.00 | -83.33 |
| 10-1-000-000-3850.040 Elevator Maint Inc | 0.00 | -15.00 | 15.00 | -165.00 | 0.00 | -180.00 | -100.00 |
| 10-1-000-000-3850.050 Landscape & Grds Inc | -50.00 | 0.00 | -50.00 | -37,200.00 | -44,089.75 | -37,200.00 | 18.52 |
| 10-1-000-000-3850.060 Unit Turnaround Inc | -1,476.00 | -385.00 | -1,091.00 | -4,235.00 | -11,099.25 | -4,620.00 | 140.24 |
| 10-1-000-000-3850.070 Electrical Inc | -936.25 | -1,675.00 | 738.75 | -18,425.00 | -14,896.00 | -20,100.00 | -25.89 |
| 10-1-000-000-3850.080 Plumbing Inc | -2,624.00 | -3,100.00 | 476.00 | -34,100.00 | -32,720.79 | -37,200.00 | -12.04 |
| 10-1-000-000-3850.090 Exterminator Inc | -724.00 | -30.00 | -694.00 | -330.00 | -2,267.25 | -360.00 | 529.79 |
| 10-1-000-000-3850.100 Janitorial Inc | -1,917.00 | -2,825.00 | 908.00 | -31,075.00 | -44,137.00 | -33,900.00 | 30.20 |
| 10-1-000-000-3850.110 Routine Maint Inc | -21,448.48 | -22,700.00 | 1,251.52 | -249,700.00 | -253,876.74 | -272,400.00 | -6.80 |
| 10-1-000-000-3850.120 Other Misc Inc | 0.00 | -30.00 | 30.00 | -330.00 | -183.00 | -360.00 | -49.17 |
| 10-1-001-000-3690.180 WS Labor Reimb | -15,526.50 | 0.00 | -15,526.50 | 0.00 | -26,300.38 | 0.00 | |
| Total Line 71500 | -48,090.48 | -37,783.00 | -10,307.48 | -452,817.00 | -469,022.91 | -490,600.00 | -4.40 |
| TOTAL OTHER REVENUE | -48,102.18 | -37,791.00 | -10,311.18 | -452,905.00 | -469,279.75 | -490,696.00 | -4.36 |
| 70000 TOTAL REVENUE | -115,319.05 | -99,584.00 | -15,735.05 | -1,132,628.00 | -1,157,586.07 | -1,332,212.00 | -13.11 |

Date:
Time:
ll

Knox County Housing Authority
FDS Income Statement - COCC
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-----------|------------|-------------|------------|------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-000-4110.000 Admin Salaries | 40,251.73 | 34,904.00 | 5,347.73 | 418,848.00 | 439,954.19 | 453,752.00 | -3.04 |
| 10-1-001-000-4110.000 Warm Shelter Salaries | 10,962.47 | 0.00 | 10,962.47 | 0.00 | 30,848.28 | 0.00 | |
| Total Line 91100 | 51,214.20 | 34,904.00 | 16,310.20 | 418,848.00 | 470,802.47 | 453,752.00 | 3.76 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-000-4171.000 Audit Fee | 2,900.00 | 0.00 | 2,900.00 | 3,000.00 | 5,800.00 | 3,000.00 | 93.33 |
| Total Line 91200 | 2,900.00 | 0.00 | 2,900.00 | 3,000.00 | 5,800.00 | 3,000.00 | 93.33 |
| 91400 Advertising & Marketing | | | | | | | |
| 10-1-000-000-4190.650 Advertising | 1,000.00 | 50.00 | 950.00 | 550.00 | 1,355.07 | 600.00 | 125.85 |
| Total Line 91400 | 1,000.00 | 50.00 | 950.00 | 550.00 | 1,355.07 | 600.00 | 125.85 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-000-4110.500 Emp Benefit - Admin | 11,581.16 | 12,250.00 | -668.84 | 147,000.00 | 139,866.67 | 159,250.00 | -12.17 |
| 10-1-000-000-4110.550 Benefit - Life Ins. | 0.00 | 550.00 | -550.00 | 6,050.00 | 6,117.39 | 6,600.00 | -7.31 |
| 10-1-001-000-4110.500 Warm Shelter Benefits | 2,584.19 | 0.00 | 2,584.19 | 0.00 | 5,883.53 | 0.00 | |
| Total Line 91500 | 14,165.35 | 12,800.00 | 1,365.35 | 153,050.00 | 151,867.59 | 165,850.00 | -8.43 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-000-4140.000 Training - Staff | 0.00 | 250.00 | -250.00 | 7,300.00 | 2,240.50 | 9,100.00 | -75.38 |
| 10-1-000-000-4180.000 Telephone | 603.60 | 600.00 | 3.60 | 6,600.00 | 6,440.80 | 7,200.00 | -10.54 |
| 10-1-000-000-4190.000 Other Sundry | 790.80 | 100.00 | 690.80 | 1,100.00 | 9,764.68 | 1,200.00 | 713.72 |
| 10-1-000-000-4190.050 Office Rent Exp | 450.00 | 300.00 | 150.00 | 3,300.00 | 3,900.00 | 3,600.00 | 8.33 |
| 10-1-000-000-4190.100 Postage | 500.74 | 200.00 | 300.74 | 2,200.00 | 2,744.32 | 2,400.00 | 14.35 |
| 10-1-000-000-4190.200 Office Supplies | 540.58 | 100.00 | 440.58 | 1,100.00 | 1,812.43 | 1,200.00 | 51.04 |
| 10-1-000-000-4190.250 Office Furniture | 0.00 | 0.00 | 0.00 | 300.00 | 104.91 | 600.00 | -82.52 |
| 10-1-000-000-4190.300 Paper Supplies | -444.80 | 50.00 | -494.80 | 550.00 | 684.50 | 600.00 | 14.08 |
| 10-1-000-000-4190.400 Printing/printers | 982.44 | 0.00 | 982.44 | 0.00 | 982.44 | 0.00 | |
| 10-1-000-000-4190.401 Printing Supplies | 0.00 | 150.00 | -150.00 | 1,650.00 | 1,574.85 | 1,800.00 | -12.51 |
| 10-1-000-000-4190.500 Printer/Copier Sup Cont | 185.98 | 200.00 | -14.02 | 2,200.00 | 2,024.69 | 2,400.00 | -15.64 |
| 10-1-000-000-4190.550 Computers | 159.00 | 0.00 | 159.00 | 1,500.00 | 6,722.94 | 1,500.00 | 348.20 |
| 10-1-000-000-4190.600 Publications | 220.40 | 0.00 | 220.40 | 0.00 | 220.40 | 0.00 | |
| 10-1-000-000-4190.700 Member Dues/Fees | -1,301.00 | 0.00 | -1,301.00 | 8,550.00 | 1,711.10 | 8,550.00 | -79.99 |
| 10-1-000-000-4190.800 Internet Services | 0.00 | 250.00 | -250.00 | 2,750.00 | 2,365.71 | 3,000.00 | -21.14 |
| 10-1-000-000-4190.850 IT Support | 2,391.00 | 300.00 | 2,091.00 | 3,300.00 | 5,876.58 | 3,600.00 | 63.24 |
| Total Line 91600 | 5,078.74 | 2,500.00 | 2,578.74 | 42,400.00 | 49,170.85 | 46,750.00 | 5.18 |
| 91700 Legal Expense | | | | | | | |
| 10-1-000-000-4130.000 Legal Expense | 800.00 | 800.00 | 0.00 | 8,800.00 | 8,000.00 | 9,600.00 | -16.67 |
| 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 | 8,800.00 | 8,000.00 | 9,600.00 | -16.67 |
| 91800 Travel Expense | | | | | | | |
| 10-1-000-000-4150.000 Travel - Staff | 1,218.56 | 0.00 | 1,218.56 | 18,650.00 | 7,773.16 | 18,650.00 | -58.32 |
| 10-1-000-000-4150.010 Travel - Commissioners | 0.00 | 0.00 | 0.00 | 9,100.00 | 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 | 1,218.56 | 0.00 | 1,218.56 | 27,750.00 | 8,620.66 | 27,750.00 | -68.93 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-000-4120.400 Fee for Service Exp | 170.40 | 0.00 | 170.40 | 0.00 | 2,318.53 | 0.00 | |
| 10-1-000-000-4120.500 Other Fee Exp | 73.23 | 0.00 | 73.23 | 0.00 | 123.23 | 0.00 | |
| 10-1-000-000-4140.010 Training - Commiss | 0.00 | 0.00 | 0.00 | 3,000.00 | 0.00 | 3,000.00 | -100.00 |
| 10-1-000-000-4160.000 Consulting Services | 7,068.51 | 1,100.00 | 5,968.51 | 12,100.00 | 17,636.40 | 13,200.00 | 33.61 |
| 10-1-000-000-4190.950 Background Verif | 0.00 | 0.00 | 0.00 | 0.00 | 49.24 | 0.00 | |
| 10-1-001-000-4120.400 Fee for Serv Exp - WS | 42.52 | 0.00 | 42.52 | 0.00 | 197.31 | 0.00 | |

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Knox County Housing Authority
FDS Income Statement - COCC
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 10-1-001-000-4190.000 Admin Supplies - WS | 1,474.64 | 0.00 | 1,474.64 | 0.00 | 2,552.85 | 0.00 | |
| Total Line 91900 | 8,829.30 | 1,100.00 | 7,729.30 | 15,100.00 | 22,877.56 | 16,200.00 | 41.22 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 85,206.15 | 52,154.00 | 33,052.15 | 669,498.00 | 718,494.20 | 723,502.00 | -0.69 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-000-4310.000 Water | 19.72 | 25.00 | -5.28 | 275.00 | 190.21 | 300.00 | -36.60 |
| 10-1-000-000-4315.000 Sewer | 11.61 | 15.00 | -3.39 | 165.00 | 113.52 | 180.00 | -36.93 |
| 10-1-000-000-4320.000 Electric | 415.92 | 350.00 | 65.92 | 3,850.00 | 4,027.06 | 4,200.00 | -4.12 |
| 10-1-000-000-4330.000 Gas | 0.00 | 175.00 | -175.00 | 1,925.00 | 1,530.60 | 2,100.00 | -27.11 |
| Total Line 93100, 93200, 93300, 93600 | 447.25 | 565.00 | -117.75 | 6,215.00 | 5,861.39 | 6,780.00 | -13.55 |
| 93000 TOTAL UTILITIES EXPENSES | 447.25 | 565.00 | -117.75 | 6,215.00 | 5,861.39 | 6,780.00 | -13.55 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-000-4410.000 Maint Labor | 31,147.35 | 30,802.00 | 345.35 | 369,672.00 | 350,530.87 | 400,474.00 | -12.47 |
| 10-1-000-000-4410.010 Maint Admin Salary | 5,000.00 | 5,000.00 | 0.00 | 60,000.00 | 58,180.88 | 65,000.00 | -10.49 |
| 10-1-000-000-4410.100 Maint Labor - OT | 1,099.55 | 1,000.00 | 99.55 | 12,000.00 | 16,063.79 | 13,000.00 | 23.57 |
| Total Line 94100 | 37,246.90 | 36,802.00 | 444.90 | 441,672.00 | 424,775.54 | 478,474.00 | -11.22 |
| 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 | 54.99 | 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 | 4.27 | 0.00 | 4.27 | 0.00 | 97.20 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 372.10 | 0.00 | |
| Total Line 94200 | 4.27 | 0.00 | 4.27 | 0.00 | 556.77 | 0.00 | |
| 94300 Maintenance - Contracts | | | | | | | |
| 10-1-000-000-4430.010 Garbage & Trash Cont | 92.40 | 0.00 | 92.40 | 0.00 | 374.16 | 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 | 201.34 | 0.00 | 201.34 | 0.00 | 1,076.34 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | -2,854.20 | 0.00 | |
| Total Line 94300 - (sub accts) | 293.74 | 0.00 | 293.74 | 0.00 | 4,801.20 | 0.00 | |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 10-1-000-000-4410.500 Maint Emp Benefit | 14,418.05 | 13,462.00 | 956.05 | 161,544.00 | 146,278.68 | 175,006.00 | -16.42 |
| 10-1-000-000-4410.510 Maint Admin Benefits | 2,535.46 | 2,538.00 | -2.54 | 30,456.00 | 28,106.31 | 32,994.00 | -14.81 |
| Total Line 94500 | 16,953.51 | 16,000.00 | 953.51 | 192,000.00 | 174,384.99 | 208,000.00 | -16.16 |
| 94000 TOTAL MAINTENANCE EXPENSE | 54,498.42 | 52,802.00 | 1,696.42 | 633,672.00 | 604,518.50 | 686,474.00 | -11.94 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|------------------|---------------------|---------------------|---------------------|----------------|
| 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 Other Security Contract | 884.95 | 0.00 | 884.95 | 0.00 | 884.95 | 0.00 | |
| Total Line 95200 | 884.95 | 0.00 | 884.95 | 0.00 | 884.95 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 884.95 | 0.00 | 884.95 | 0.00 | 884.95 | 0.00 | |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 120 130 - Property Liab Work Comp | | | | | | | |
| 10-1-000-000-4510.010 Property Insurance | 94.75 | 83.00 | 11.75 | 913.00 | 930.99 | 996.00 | -6.53 |
| 10-1-000-000-4510.020 Liability Insurance | 36.42 | 37.00 | -0.58 | 407.00 | 399.11 | 444.00 | -10.11 |
| 10-1-000-000-4510.030 Work Comp Insurance | 2,310.36 | 2,333.00 | -22.64 | 25,663.00 | 25,551.69 | 27,996.00 | -8.73 |
| Total Line 96110, 96120, 96130 | 2,441.53 | 2,453.00 | -11.47 | 26,983.00 | 26,881.79 | 29,436.00 | -8.68 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-000-4510.015 Equipment Insurance | 14.85 | 13.00 | 1.85 | 143.00 | 144.54 | 156.00 | -7.35 |
| 10-1-000-000-4510.025 PE & PO Insurance | 726.27 | 727.00 | -0.73 | 7,997.00 | 7,989.00 | 8,724.00 | -8.43 |
| 10-1-000-000-4510.035 Auto Insurance | 50.00 | 48.00 | 2.00 | 528.00 | 531.28 | 576.00 | -7.76 |
| 10-1-000-000-4510.040 Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96140 | 791.12 | 788.00 | 3.12 | 8,668.00 | 8,664.82 | 9,456.00 | -8.37 |
| 96100 TOTAL INSURANCE PREMIUM EXP | 3,232.65 | 3,241.00 | -8.35 | 35,651.00 | 35,546.61 | 38,892.00 | -8.60 |
| GENERAL EXPENSES | | | | | | | |
| 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 |
| 96000 TOTAL GENERAL EXPENSE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,500.00 | -100.00 |
| 96900 TOTAL OPERATING EXPENSE | 144,269.42 | 108,762.00 | 35,507.42 | 1,345,036.00 | 1,365,305.65 | 1,463,148.00 | -6.69 |
| 97000 NET REVENUE/EXPENSE - (GAIN)/LOSS | 28,950.37 | 9,178.00 | 19,772.37 | 212,408.00 | 207,719.58 | 130,936.00 | 58.64 |

MISCELLANEOUS EXPENSE

97100 Extraordinary Maintenance

Date:
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Knox County Housing Authority
FDS Income Statement - COCC
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|--------------------|-----------------------|-----------------|-------------------|--------------------|-----------------|-------------------|
| 10-1-000-000-4610.010 Extraordinary Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4610.020 Extraordinary Materials | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-000-4610.030 Extraordinary Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total 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 | 8,415.00 | 8,360.00 | 9,180.00 | -8.93 |
| Total Line 97400 | 760.00 | 765.00 | -5.00 | 8,415.00 | 8,360.00 | 9,180.00 | -8.93 |
| TOTAL MISCELLANEOUS EXPENSE | 760.00 | 765.00 | -5.00 | 8,415.00 | 8,360.00 | 9,180.00 | -8.93 |
| 90000 TOTAL EXPENSES | 129,965.60 | 109,527.00 | 20,438.60 | 1,353,451.00 | 1,334,183.68 | 1,472,328.00 | -9.38 |
| OTHER FINANCING SOURCES (USES) | | | | | | | |
| 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 | |
| 10100 TOTAL OTHER FINANCING SOURCES-USES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS | 30,173.05 | 9,178.00 | 20,995.05 | 212,408.00 | 202,897.99 | 130,936.00 | 54.96 |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------|
| pum | 177.00 | 177.00 | 0.00 | 1,947.00 | 1,947.00 | 2,124.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-001-3110.000 Dwelling Rent | -45,304.00 | -33,807.00 | -11,497.00 | -371,877.00 | -381,240.61 | -405,684.00 | -6.03 |
| 10-1-000-001-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -45,304.00 | -33,807.00 | -11,497.00 | -371,877.00 | -381,240.61 | -405,684.00 | -6.03 |
| 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 | -825.00 | 3,713.96 | -900.00 | -512.66 |
| 10-1-000-001-3690.100 Late Fees | -575.00 | -317.00 | -258.00 | -3,484.00 | -5,925.00 | -3,800.00 | 55.92 |
| 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 | -75.00 | -150.00 | -100.00 | 50.00 |
| 10-1-000-001-3690.150 Laundry Income | -732.10 | -1,100.00 | 367.90 | -12,100.00 | -10,021.78 | -13,200.00 | -24.08 |
| 10-1-000-001-3690.160 Vending Machine Inc | -230.59 | -125.00 | -105.59 | -1,375.00 | -1,516.01 | -1,500.00 | 1.07 |
| 10-1-000-001-3690.180 Labor | -224.50 | 0.00 | -224.50 | 0.00 | -8,657.00 | 0.00 | |
| 10-1-000-001-3690.200 Materials | -14.63 | 0.00 | -14.63 | 0.00 | -2,228.96 | 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 | -1,776.82 | -1,617.00 | -159.82 | -17,859.00 | -24,784.79 | -19,500.00 | 27.10 |
| 70500 TOTAL TENANT REVENUE | -47,080.82 | -35,424.00 | -11,656.82 | -389,736.00 | -406,025.40 | -425,184.00 | -4.51 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-001-8020.000 Oper Sub - Curr Yr | -35,371.00 | -35,580.00 | 209.00 | -391,381.00 | -429,494.00 | -426,962.00 | 0.59 |
| 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 | -35,371.00 | -35,580.00 | 209.00 | -391,381.00 | -429,494.00 | -426,962.00 | 0.59 |
| 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 | -19.81 | -20.00 | 0.19 | -220.00 | -245.73 | -240.00 | 2.39 |
| Total Line 71100 | -19.81 | -20.00 | 0.19 | -220.00 | -245.73 | -240.00 | 2.39 |
| 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 | -1,650.00 | -1,650.00 | -1,800.00 | -8.33 |
| 10-1-000-001-3190.100 Beauty Shop Rent | 0.00 | -150.00 | 150.00 | -1,650.00 | 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 | -12,155.00 | 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 | -15,455.00 | -1,650.00 | -16,860.00 | -90.21 |
| 70000 TOTAL REVENUE | -82,621.63 | -72,429.00 | -10,192.63 | -851,792.00 | -837,415.13 | -924,246.00 | -9.39 |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-001-4110.000 Admin Salaries | -1,971.87 | 7,050.00 | -9,021.87 | 84,600.00 | 74,511.66 | 91,650.00 | -18.70 |
| 10-1-000-001-4110.200 Admin Exp - Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 91100 | -1,971.87 | 7,050.00 | -9,021.87 | 84,600.00 | 74,511.66 | 91,650.00 | -18.70 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-001-4171.000 Audit Fee | 3,045.00 | 254.00 | 2,791.00 | 2,792.00 | 6,090.00 | 3,045.00 | 100.00 |
| Total Line 91200 | 3,045.00 | 254.00 | 2,791.00 | 2,792.00 | 6,090.00 | 3,045.00 | 100.00 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-001-4120.100 Management Fee Exp | 13,211.82 | 13,306.00 | -94.18 | 146,366.00 | 144,039.21 | 159,672.00 | -9.79 |
| Total Line 91300 | 13,211.82 | 13,306.00 | -94.18 | 146,366.00 | 144,039.21 | 159,672.00 | -9.79 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-001-4120.300 Bookkeeping Fee Exp | 1,305.00 | 1,315.00 | -10.00 | 14,465.00 | 14,227.50 | 15,780.00 | -9.84 |
| Total Line 91310 | 1,305.00 | 1,315.00 | -10.00 | 14,465.00 | 14,227.50 | 15,780.00 | -9.84 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-001-4110.500 Admin Emp Benefit | -587.25 | 2,900.00 | -3,487.25 | 34,800.00 | 29,888.88 | 37,700.00 | -20.72 |
| Total Line 91500 | -587.25 | 2,900.00 | -3,487.25 | 34,800.00 | 29,888.88 | 37,700.00 | -20.72 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-001-4140.000 Training - Staff | 0.00 | 0.00 | 0.00 | 1,450.00 | 375.00 | 2,390.00 | -84.31 |
| 10-1-000-001-4180.000 Telephone | 279.89 | 100.00 | 179.89 | 1,100.00 | 2,911.30 | 1,200.00 | 142.61 |
| 10-1-000-001-4190.100 Postage | 48.00 | 75.00 | -27.00 | 825.00 | 620.50 | 900.00 | -31.06 |
| 10-1-000-001-4190.200 Office Supplies | 233.83 | 42.00 | 191.83 | 459.00 | 598.06 | 500.00 | 19.61 |
| 10-1-000-001-4190.250 Office Furniture | 0.00 | 0.00 | 0.00 | 0.00 | 211.87 | 0.00 | |
| 10-1-000-001-4190.300 Paper Supplies | -494.33 | 54.00 | -548.33 | 595.00 | 418.17 | 650.00 | -35.67 |
| 10-1-000-001-4190.400 Printing/printers | 710.98 | 542.00 | 168.98 | 5,959.00 | 750.98 | 6,500.00 | -88.45 |
| 10-1-000-001-4190.401 Printing Supplies | 0.00 | 100.00 | -100.00 | 1,100.00 | 915.74 | 1,200.00 | -23.69 |
| 10-1-000-001-4190.500 Printer/Copier Sup Cont | 155.28 | 563.00 | -407.72 | 6,188.00 | 155.28 | 6,750.00 | -97.70 |
| 10-1-000-001-4190.550 Computers | 0.00 | 0.00 | 0.00 | 0.00 | 662.82 | 0.00 | |
| 10-1-000-001-4190.700 Member Dues/Fees | -2,962.87 | 104.00 | -3,066.87 | 1,145.00 | 0.00 | 1,250.00 | -100.00 |
| 10-1-000-001-4190.800 Internet Services | 0.00 | 90.00 | -90.00 | 990.00 | 958.21 | 1,080.00 | -11.28 |
| 10-1-000-001-4190.850 IT Support | 0.00 | 125.00 | -125.00 | 1,375.00 | 768.71 | 1,500.00 | -48.75 |
| Total Line 91600 | -2,029.22 | 1,795.00 | -3,824.22 | 21,186.00 | 9,346.64 | 23,920.00 | -60.93 |
| 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 | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 2,411.00 | 1,189.38 | 4,236.00 | -71.92 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-001-4120.400 Fee for Service Exp | 8.56 | 0.00 | 8.56 | 0.00 | 984.03 | 0.00 | |
| 10-1-000-001-4120.500 Other Fee Exp | 0.62 | 0.00 | 0.62 | 0.00 | 0.62 | 0.00 | |
| 10-1-000-001-4160.000 Consulting Services | 0.00 | 0.00 | 0.00 | 0.00 | 2,898.75 | 0.00 | |
| 10-1-000-001-4160.100 Inspection Expense | 0.00 | 369.00 | -369.00 | 4,057.00 | 0.00 | 4,425.00 | -100.00 |
| 10-1-000-001-4190.000 Other Sundry | 0.00 | 8.00 | -8.00 | 91.00 | 305.01 | 100.00 | 205.01 |
| 10-1-000-001-4190.950 Background Verification | 3,559.24 | 59.00 | 3,500.24 | 650.00 | 4,027.99 | 710.00 | 467.32 |
| Total Line 91900 | 3,568.42 | 436.00 | 3,132.42 | 4,798.00 | 8,216.40 | 5,235.00 | 56.95 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 16,541.90 | 27,056.00 | -10,514.10 | 311,418.00 | 287,509.67 | 341,238.00 | -15.75 |
| ASSET MANAGEMENT FEE | | | | | | | |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|-----------------|------------------|-------------------|-------------------|-------------------|---------------|
| 92000 Asset Mangement Fee | | | | | | | |
| 10-1-000-001-4120.200 Asset Mngt Fee Exp | 1,770.00 | 1,770.00 | 0.00 | 19,470.00 | 19,470.00 | 21,240.00 | -8.33 |
| Total Line 92000 | 1,770.00 | 1,770.00 | 0.00 | 19,470.00 | 19,470.00 | 21,240.00 | -8.33 |
| 92000 TOTAL ASSET MANAGEMENT FEE | 1,770.00 | 1,770.00 | 0.00 | 19,470.00 | 19,470.00 | 21,240.00 | -8.33 |
| TENANT SERVICES | | | | | | | |
| 92400 Tenant Services - Other | | | | | | | |
| 10-1-000-001-4220.050 Ten Ser-Cable/TV Exp | -67.45 | 83.00 | -150.45 | 916.00 | 610.27 | 1,000.00 | -38.97 |
| 10-1-000-001-4220.100 Ten Ser-Supplies | 0.00 | 17.00 | -17.00 | 184.00 | 524.25 | 200.00 | 162.13 |
| 10-1-000-001-4220.110 Ten Ser-Recreation | 50.40 | 20.00 | 30.40 | 830.00 | 87.14 | 850.00 | -89.75 |
| 10-1-000-001-4220.120 Ten Ser-Education | 0.00 | 17.00 | -17.00 | 184.00 | 0.00 | 200.00 | -100.00 |
| 10-1-000-001-4220.125 Ten Ser-Other | 0.00 | 0.00 | 0.00 | 0.00 | 64.00 | 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 | -17.05 | 137.00 | -154.05 | 2,114.00 | 1,285.66 | 2,250.00 | -42.86 |
| 92500 TOTAL TENANT SERVICES EXPENSE | -17.05 | 137.00 | -154.05 | 2,114.00 | 1,285.66 | 2,250.00 | -42.86 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-001-4310.000 Water | 1,556.32 | 1,208.00 | 348.32 | 13,291.00 | 14,035.87 | 14,500.00 | -3.20 |
| 10-1-000-001-4315.000 Sewer | 3,589.47 | 1,500.00 | 2,089.47 | 28,900.00 | 34,216.20 | 32,400.00 | 5.61 |
| 10-1-000-001-4320.000 Electric | 2,819.50 | 2,000.00 | 819.50 | 21,500.00 | 28,105.34 | 23,500.00 | 19.60 |
| 10-1-000-001-4330.000 Gas | 0.00 | 4,500.00 | -4,500.00 | 49,500.00 | 36,631.76 | 54,000.00 | -32.16 |
| Total Line 93100, 93200, 93300, 93600 | 7,965.29 | 9,208.00 | -1,242.71 | 113,191.00 | 112,989.17 | 124,400.00 | -9.17 |
| 93000 TOTAL UTILITIES EXPENSES | 7,965.29 | 9,208.00 | -1,242.71 | 113,191.00 | 112,989.17 | 124,400.00 | -9.17 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-001-4410.000 Maint Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4410.100 Maint Labor - OT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4410.200 Maint Labor - Fee | 4,425.00 | 4,425.00 | 0.00 | 48,675.00 | 48,675.00 | 53,100.00 | -8.33 |
| Total Line 94100 | 4,425.00 | 4,425.00 | 0.00 | 48,675.00 | 48,675.00 | 53,100.00 | -8.33 |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 10-1-000-001-4420.010 Garbage&Trash Supp | 46.74 | 0.00 | 46.74 | 100.00 | 399.24 | 100.00 | 299.24 |
| 10-1-000-001-4420.020 Heating&Cooling Supp | 0.00 | 0.00 | 0.00 | 6,500.00 | 131.55 | 6,500.00 | -97.98 |
| 10-1-000-001-4420.030 Snow Removal Supplies | 0.00 | 50.00 | -50.00 | 200.00 | 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 | 170.75 | 0.00 | 170.75 | 2,700.00 | 1,004.72 | 2,700.00 | -62.79 |
| 10-1-000-001-4420.070 Electrical Supplies | 101.50 | 25.00 | 76.50 | 1,000.00 | 609.84 | 1,100.00 | -44.56 |
| 10-1-000-001-4420.080 Plumbing Supplies | 55.00 | 100.00 | -45.00 | 1,100.00 | 1,340.46 | 1,200.00 | 11.71 |
| 10-1-000-001-4420.090 Extermination Supplies | 0.00 | 0.00 | 0.00 | 1,500.00 | 2,246.36 | 1,500.00 | 49.76 |
| 10-1-000-001-4420.100 Janitorial Supplies | 590.73 | 125.00 | 465.73 | 1,375.00 | 5,462.53 | 1,500.00 | 264.17 |
| 10-1-000-001-4420.110 Routine Maint. Supplies | 968.08 | 1,200.00 | -231.92 | 13,200.00 | 12,874.72 | 14,400.00 | -10.59 |
| 10-1-000-001-4420.120 Other Misc Supplies | 564.99 | 288.00 | 276.99 | 3,168.00 | 564.99 | 3,456.00 | -83.65 |
| 10-1-000-001-4420.121 Laundry Equip Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4420.125 Mileage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4420.126 Vehicle Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 225.26 | 0.00 | |
| 10-1-000-001-4420.130 Securitiy Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94200 | 2,497.79 | 1,788.00 | 709.79 | 30,843.00 | 24,859.67 | 32,656.00 | -23.87 |
| 94300 Maintenance - Contracts | | | | | | | |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 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 | 7,247.00 | 12,500.00 | -5,253.00 | 137,500.00 | 127,604.00 | 150,000.00 | -14.93 |
| 10-1-000-001-4430.010 Garbage & Trash Con | 538.64 | 425.00 | 113.64 | 4,675.00 | 4,982.21 | 5,100.00 | -2.31 |
| 10-1-000-001-4430.020 Heating & Cooling Cont | 450.29 | 625.00 | -174.71 | 6,875.00 | 1,003.42 | 7,500.00 | -86.62 |
| 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 | 2,830.56 | 5,000.00 | -2,169.44 | 18,500.00 | 17,593.36 | 18,500.00 | -4.90 |
| 10-1-000-001-4430.050 Landscape & Grds Cont | 0.00 | 0.00 | 0.00 | 8,400.00 | 1,747.09 | 8,400.00 | -79.20 |
| 10-1-000-001-4430.060 Unit Turnaround Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-001-4430.070 Electrical Contracts | 264.38 | 0.00 | 264.38 | 2,800.00 | 415.95 | 2,800.00 | -85.14 |
| 10-1-000-001-4430.080 Plumbing Contracts | 187.10 | 1,000.00 | -812.90 | 4,000.00 | 803.97 | 4,000.00 | -79.90 |
| 10-1-000-001-4430.090 Extermination Contracts | 2,050.00 | 1,000.00 | 1,050.00 | 16,950.00 | 35,551.00 | 18,000.00 | 97.51 |
| 10-1-000-001-4430.100 Janitorial Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 669.57 | 0.00 | |
| 10-1-000-001-4430.110 Routine Maint Cont | 0.00 | 1,250.00 | -1,250.00 | 13,750.00 | 9,117.65 | 15,000.00 | -39.22 |
| 10-1-000-001-4430.120 Other Misc Cont Cost | 1,422.50 | 83.00 | 1,339.50 | 916.00 | 1,607.50 | 1,000.00 | 60.75 |
| 10-1-000-001-4430.121 Laundry Equip Contract | 0.00 | 208.00 | -208.00 | 2,291.00 | 941.10 | 2,500.00 | -62.36 |
| 10-1-000-001-4430.126 Vehicle Maint Cont | 18.00 | 0.00 | 18.00 | 400.00 | 1,552.68 | 400.00 | 288.17 |
| 10-1-000-001-4431.000 Trash Removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94300 | 15,008.47 | 22,091.00 | -7,082.53 | 217,057.00 | 203,613.50 | 233,200.00 | -12.69 |
| 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 | |
| 94000 TOTAL MAINTENANCE EXPENSES | 21,931.26 | 28,304.00 | -6,372.74 | 296,575.00 | 277,148.17 | 318,956.00 | -13.11 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95200 Protective Services - Contract | | | | | | | |
| 10-1-000-001-4480.000 Police Contract | 0.00 | 800.00 | -800.00 | 3,200.00 | 3,243.52 | 3,200.00 | 1.36 |
| 10-1-000-001-4480.006 Safety/Security Labor Fee | 1,770.00 | 0.00 | 1,770.00 | 0.00 | 5,310.00 | 0.00 | |
| 10-1-000-001-4480.100 ADT Contract | 1,374.44 | 0.00 | 1,374.44 | 0.00 | 2,075.57 | 0.00 | |
| 10-1-000-001-4480.500 Other Security Contract | 6,011.30 | 833.00 | 5,178.30 | 9,166.00 | 13,047.85 | 10,000.00 | 30.48 |
| Total Line 95200 | 9,155.74 | 1,633.00 | 7,522.74 | 12,366.00 | 23,676.94 | 13,200.00 | 79.37 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 9,155.74 | 1,633.00 | 7,522.74 | 12,366.00 | 23,676.94 | 13,200.00 | 79.37 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property 120 Liab. 130 Work Comp | | | | | | | |
| 10-1-000-001-4510.010 Property | 3,894.17 | 3,515.00 | 379.17 | 38,665.00 | 38,839.06 | 42,180.00 | -7.92 |
| 10-1-000-001-4510.020 Liability Insurance | 430.06 | 439.00 | -8.94 | 4,829.00 | 4,738.16 | 5,268.00 | -10.06 |
| 10-1-000-001-4510.030 Work Comp Insurance | 204.43 | 183.00 | 21.43 | 2,013.00 | 2,026.32 | 2,196.00 | -7.73 |
| Total Line 96110, 96120, 96130 | 4,528.66 | 4,137.00 | 391.66 | 45,507.00 | 45,603.54 | 49,644.00 | -8.14 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-001-4510.015 Equipment Insurance | 175.35 | 155.00 | 20.35 | 1,705.00 | 1,715.44 | 1,860.00 | -7.77 |
| 10-1-000-001-4510.025 PE & PO Insurance | 63.81 | 65.00 | -1.19 | 715.00 | 701.89 | 780.00 | -10.01 |
| 10-1-000-001-4510.035 Auto Insurance | 50.00 | 50.00 | 0.00 | 550.00 | 531.28 | 600.00 | -11.45 |
| 10-1-000-001-4510.040 Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96140 | 289.16 | 270.00 | 19.16 | 2,970.00 | 2,948.61 | 3,240.00 | -8.99 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 4,817.82 | 4,407.00 | 410.82 | 48,477.00 | 48,552.15 | 52,884.00 | -8.19 |
| GENERAL EXPENSES | | | | | | | |
| 96200 Other General Expenses | | | | | | | |

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------|
| 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 Absenses | | | | | | | |
| 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 | 3,733.87 | 2,460.00 | 1,273.87 | 25,870.00 | 26,825.14 | 28,130.00 | -4.64 |
| Total Line 96300 | 3,733.87 | 2,460.00 | 1,273.87 | 25,870.00 | 26,825.14 | 28,130.00 | -4.64 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 10-1-000-001-4570.000 Collection Losses | 1,571.62 | 0.00 | 1,571.62 | 0.00 | 10,657.47 | 0.00 | |
| Total Line 96400 | 1,571.62 | 0.00 | 1,571.62 | 0.00 | 10,657.47 | 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 | |
| 96000 TOTAL OTHER GENERAL EXPENSES | 5,305.49 | 2,460.00 | 2,845.49 | 25,870.00 | 37,482.61 | 28,130.00 | 33.25 |
| 96900 TOTAL OPERATING EXPENSE | 67,470.45 | 74,975.00 | -7,504.55 | 829,481.00 | 808,114.37 | 902,298.00 | -10.44 |
| 97000 NET REVENUE/EXPENSE (-Gain/Loss) | -15,151.18 | 2,546.00 | -17,697.18 | -22,311.00 | -29,300.76 | -21,948.00 | 33.50 |
| MISCELLANEOUS EXPENSE | | | | | | | |
| 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 | 148,500.00 | 147,400.00 | 162,000.00 | -9.01 |
| Total Line 97400 | 13,400.00 | 13,500.00 | -100.00 | 148,500.00 | 147,400.00 | 162,000.00 | -9.01 |
| 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 | |
| 90000 TOTAL MISCELLANEOUS EXPENSE | 13,400.00 | 13,500.00 | -100.00 | 148,500.00 | 147,400.00 | 162,000.00 | -9.01 |

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
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February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-------------|-------------|-------------|-------------|------------|
| 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 | |
| 10100 TOTAL OTHER FINANCING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| SOURCES-USES | | | | | | | |
| 10000 EXCESS REVENUE/EXPENS (-Gain/Loss) | -1,751.18 | 2,546.00 | -4,297.18 | -22,311.00 | 118,099.24 | -21,948.00 | -638.09 |

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|------------------|----------------------|----------------------|----------------------|--------------|
| pum | 196.00 | 196.00 | 0.00 | 2,156.00 | 2,156.00 | 2,352.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-002-3110.000 Dwelling Rent | -21,187.00 | -15,583.00 | -5,604.00 | -171,417.00 | -193,648.00 | -187,000.00 | 3.56 |
| 10-1-000-002-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -21,187.00 | -15,583.00 | -5,604.00 | -171,417.00 | -193,648.00 | -187,000.00 | 3.56 |
| 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 | -168.93 | -333.00 | 164.07 | -3,663.00 | -1,009.55 | -3,996.00 | -74.74 |
| 10-1-000-002-3690.100 Late Fees | -1,000.00 | -750.00 | -250.00 | -8,250.00 | -6,650.00 | -9,000.00 | -26.11 |
| 10-1-000-002-3690.120 Violation Fees | -765.00 | -670.00 | -95.00 | -7,370.00 | -4,185.00 | -8,040.00 | -47.95 |
| 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 | -25.00 | 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 | -2,808.00 | 0.00 | -2,808.00 | 0.00 | -16,708.25 | 0.00 | |
| 10-1-000-002-3690.200 Materials | -294.95 | 0.00 | -294.95 | 0.00 | -7,958.71 | 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 | -5,036.88 | -1,753.00 | -3,283.88 | -19,283.00 | -36,536.51 | -21,036.00 | 73.69 |
| 70500 TOTAL TENANT REVENUE | -26,223.88 | -17,336.00 | -8,887.88 | -190,700.00 | -230,184.51 | -208,036.00 | 10.65 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-002-8020.000 Oper Sub - Curr Yr | -65,201.00 | -69,229.00 | 4,028.00 | -761,519.00 | -840,191.00 | -830,748.00 | 1.14 |
| 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 | -65,201.00 | -69,229.00 | 4,028.00 | -761,519.00 | -840,191.00 | -830,748.00 | 1.14 |
| 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 | -25.44 | -25.00 | -0.44 | -275.00 | -317.42 | -300.00 | 5.81 |
| Total Line 71100 | -25.44 | -25.00 | -0.44 | -275.00 | -317.42 | -300.00 | 5.81 |
| 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 | -300.00 | -150.00 | -150.00 | -1,650.00 | -2,250.00 | -1,800.00 | 25.00 |
| 10-1-000-002-3190.100 Beauty Shop Rent | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-3195.000 Day Care Income | -125.00 | -125.00 | 0.00 | -1,375.00 | -1,375.00 | -1,500.00 | -8.33 |
| 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 | -425.00 | -275.00 | -150.00 | -3,025.00 | -3,625.00 | -3,300.00 | 9.85 |
| 70000 TOTAL REVENUE | -91,875.32 | -86,865.00 | -5,010.32 | -1,058,519.00 | -1,074,317.93 | -1,145,384.00 | -6.20 |

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|---------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-002-4110.000 Admin Salaries | 6,316.50 | 6,450.00 | -133.50 | 77,400.00 | 73,516.66 | 83,850.00 | -12.32 |
| 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 | 77,400.00 | 73,516.66 | 83,850.00 | -12.32 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-002-4171.000 Audit Fee | 3,335.00 | 0.00 | 3,335.00 | 3,335.00 | 6,670.00 | 3,335.00 | 100.00 |
| Total Line 91200 | 3,335.00 | 0.00 | 3,335.00 | 3,335.00 | 6,670.00 | 3,335.00 | 100.00 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-002-4120.100 Management Fee Exp | 14,047.05 | 14,584.00 | -536.95 | 160,424.00 | 153,530.46 | 175,008.00 | -12.27 |
| Total Line 91300 | 14,047.05 | 14,584.00 | -536.95 | 160,424.00 | 153,530.46 | 175,008.00 | -12.27 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-002-4120.300 Bookkeeping Fee Exp | 1,387.50 | 1,455.00 | -67.50 | 16,005.00 | 15,165.00 | 17,460.00 | -13.14 |
| Total Line 91310 | 1,387.50 | 1,455.00 | -67.50 | 16,005.00 | 15,165.00 | 17,460.00 | -13.14 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-002-4110.500 Emp Benefit - Admin | 2,262.87 | 2,250.00 | 12.87 | 27,000.00 | 24,734.82 | 29,250.00 | -15.44 |
| Total Line 91500 | 2,262.87 | 2,250.00 | 12.87 | 27,000.00 | 24,734.82 | 29,250.00 | -15.44 |
| 91600 Office Expense | | | | | | | |
| 10-1-000-002-4140.000 Training - Staff | 0.00 | 0.00 | 0.00 | 1,850.00 | 1,007.00 | 2,450.00 | -58.90 |
| 10-1-000-002-4180.000 Telephone | 228.91 | 196.00 | 32.91 | 2,156.00 | 2,341.97 | 2,352.00 | -0.43 |
| 10-1-000-002-4190.100 Postage | 268.20 | 175.00 | 93.20 | 1,925.00 | 1,629.28 | 2,100.00 | -22.42 |
| 10-1-000-002-4190.200 Office Supplies | 91.13 | 50.00 | 41.13 | 550.00 | 392.85 | 600.00 | -34.53 |
| 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 | -785.18 | 50.00 | -835.18 | 550.00 | 412.15 | 600.00 | -31.31 |
| 10-1-000-002-4190.400 Printing/printers | 1,385.66 | 0.00 | 1,385.66 | 1,328.00 | 1,708.18 | 1,328.00 | 28.63 |
| 10-1-000-002-4190.401 Printing Supplies | 0.00 | 0.00 | 0.00 | 828.00 | 0.00 | 828.00 | -100.00 |
| 10-1-000-002-4190.500 Printer/Copier Sup Cont | 154.55 | 185.00 | -30.45 | 2,035.00 | 1,054.92 | 2,220.00 | -52.48 |
| 10-1-000-002-4190.550 Computers | 0.00 | 0.00 | 0.00 | 0.00 | 899.72 | 0.00 | |
| 10-1-000-002-4190.700 Member Dues/Fees | -3,028.78 | 150.00 | -3,178.78 | 1,650.00 | 0.00 | 1,800.00 | -100.00 |
| 10-1-000-002-4190.800 Internet Services | 418.72 | 526.00 | -107.28 | 5,786.00 | 6,396.57 | 6,312.00 | 1.34 |
| 10-1-000-002-4190.850 IT Support | 0.00 | 40.00 | -40.00 | 440.00 | 1,748.42 | 480.00 | 264.25 |
| Total Line 91600 | -1,266.79 | 1,372.00 | -2,638.79 | 19,098.00 | 17,591.06 | 21,070.00 | -16.51 |
| 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 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 546.03 | 0.00 | |
| Total Line 91800 | 0.00 | 0.00 | 0.00 | 3,090.00 | 1,395.65 | 4,260.00 | -67.24 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-002-4120.400 Fee for Service Exp | 11.77 | 10.00 | 1.77 | 110.00 | 1,089.11 | 120.00 | 807.59 |
| 10-1-000-002-4120.500 Other Fee Exp | 6.71 | 0.00 | 6.71 | 0.00 | 6.71 | 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 | 4,488.00 | 500.00 | 4,896.00 | -89.79 |
| 10-1-000-002-4190.000 Other Sundry | -623.78 | 0.00 | -623.78 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4190.950 Background Verification | 4,254.49 | 57.00 | 4,197.49 | 627.00 | 4,752.02 | 684.00 | 594.74 |
| Total Line 91900 | 3,649.19 | 475.00 | 3,174.19 | 5,225.00 | 6,347.84 | 5,700.00 | 11.37 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 29,731.32 | 26,586.00 | 3,145.32 | 311,577.00 | 298,951.49 | 339,933.00 | -12.06 |
| ASSET MANAGEMENT FEE | | | | | | | |

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|-----------------|-----------------|------------------|------------------|------------------|---------------|
| 92000 Asset Mangement Fee | | | | | | | |
| 10-1-000-002-4120.200 Asset Mgt Fee Exp | 1,960.00 | 1,960.00 | 0.00 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| Total Line 92000 | 1,960.00 | 1,960.00 | 0.00 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| 92000 TOTAL ASSET MANAGEMENT FEE | 1,960.00 | 1,960.00 | 0.00 | 21,560.00 | 21,560.00 | 23,520.00 | -8.33 |
| TENANT SERVICES | | | | | | | |
| 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 | 0.00 | 0.00 | 2,000.00 | 10.34 | 2,000.00 | -99.48 |
| 10-1-000-002-4220.110 Ten Ser-Recreation | 0.00 | 0.00 | 0.00 | 840.00 | 403.88 | 840.00 | -51.92 |
| 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 | 0.00 | 0.00 | 0.00 | 3,440.00 | 414.22 | 3,440.00 | -87.96 |
| 92500 TOTAL TENANT SERVICES EXPENSE | 0.00 | 0.00 | 0.00 | 3,440.00 | 414.22 | 3,440.00 | -87.96 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-002-4310.000 Water | 653.18 | 200.00 | 453.18 | 2,200.00 | 1,389.96 | 2,400.00 | -42.09 |
| 10-1-000-002-4315.000 Sewer | 582.83 | 35.00 | 547.83 | 385.00 | 935.83 | 420.00 | 122.82 |
| 10-1-000-002-4320.000 Electric | 1,384.78 | 900.00 | 484.78 | 12,500.00 | 14,095.87 | 15,000.00 | -6.03 |
| 10-1-000-002-4330.000 Gas | 2,278.56 | 1,400.00 | 878.56 | 10,000.00 | 9,848.76 | 13,500.00 | -27.05 |
| Total Line 93100 93200 93300 93600 | 4,899.35 | 2,535.00 | 2,364.35 | 25,085.00 | 26,270.42 | 31,320.00 | -16.12 |
| 93000 TOTAL UTILITIES EXPENSES | 4,899.35 | 2,535.00 | 2,364.35 | 25,085.00 | 26,270.42 | 31,320.00 | -16.12 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-002-4410.000 Maint Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4410.100 Maint Labor - OT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4410.200 Maint Labor - Other | 4,900.00 | 4,900.00 | 0.00 | 53,900.00 | 54,050.00 | 58,800.00 | -8.08 |
| Total Line 94100 | 4,900.00 | 4,900.00 | 0.00 | 53,900.00 | 54,050.00 | 58,800.00 | -8.08 |
| 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 | 42.58 | 250.00 | -207.42 | 2,750.00 | 2,974.63 | 3,000.00 | -0.85 |
| 10-1-000-002-4420.030 Snow Removal Supplies | 0.00 | 250.00 | -250.00 | 2,000.00 | 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 | 0.00 | 0.00 | 0.00 | 3,250.00 | 2,035.44 | 3,250.00 | -37.37 |
| 10-1-000-002-4420.070 Electrical Supplies | 100.73 | 400.00 | -299.27 | 4,400.00 | 3,805.89 | 4,800.00 | -20.71 |
| 10-1-000-002-4420.080 Plumbing Supplies | 483.64 | 575.00 | -91.36 | 6,325.00 | 8,307.18 | 6,900.00 | 20.39 |
| 10-1-000-002-4420.090 Extermination Supplies | 0.00 | 100.00 | -100.00 | 1,100.00 | 133.64 | 1,200.00 | -88.86 |
| 10-1-000-002-4420.100 Janitorial Supplies | 547.12 | 250.00 | 297.12 | 2,750.00 | 3,038.52 | 3,000.00 | 1.28 |
| 10-1-000-002-4420.110 Routine Maint. Supplies | 2,440.84 | 2,929.00 | -488.16 | 32,221.00 | 41,500.54 | 35,150.00 | 18.07 |
| 10-1-000-002-4420.120 Other Misc. Supplies | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 0.00 | 0.00 | 35.62 | 0.00 | |
| 10-1-000-002-4420.126 Vehicle Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 4,816.88 | 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 | 3,614.91 | 4,754.00 | -1,139.09 | 54,796.00 | 69,983.50 | 59,300.00 | 18.02 |
| 94300 Maintenance - Contracts | | | | | | | |

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------|
| 10-1-000-002-4330.010 Refuse | 44.43 | 0.00 | 44.43 | 0.00 | 96.49 | 0.00 | |
| 10-1-000-002-4430.000 Maint Labor Contract | 22,074.98 | 21,250.00 | 824.98 | 233,750.00 | 279,601.53 | 255,000.00 | 9.65 |
| 10-1-000-002-4430.010 Garbage&Trash Cont | 136.80 | 250.00 | -113.20 | 2,750.00 | 1,853.40 | 3,000.00 | -38.22 |
| 10-1-000-002-4430.020 Heating&Cooling Cont | 0.00 | 500.00 | -500.00 | 5,500.00 | 5,346.02 | 6,000.00 | -10.90 |
| 10-1-000-002-4430.030 Snow Removal Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.040 Elevator Maint Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.050 Landscape & Grds Cont | 0.00 | 0.00 | 0.00 | 21,000.00 | 7,841.40 | 21,000.00 | -62.66 |
| 10-1-000-002-4430.060 Unit Turnaround Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.070 Electrical Contracts | 207.80 | 100.00 | 107.80 | 1,100.00 | 295.05 | 1,200.00 | -75.41 |
| 10-1-000-002-4430.080 Plumbing Contracts | 792.50 | 1,250.00 | -457.50 | 13,750.00 | 9,525.05 | 15,000.00 | -36.50 |
| 10-1-000-002-4430.090 Extermination Contracts | 750.00 | 500.00 | 250.00 | 5,500.00 | 12,518.00 | 6,000.00 | 108.63 |
| 10-1-000-002-4430.100 Reg Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-002-4430.110 Routine Maint Cont | 118.74 | 100.00 | 18.74 | 1,100.00 | 74,738.74 | 1,200.00 | 6,128.23 |
| 10-1-000-002-4430.120 Other Misc Cont Cost | 0.00 | 3,350.00 | -3,350.00 | 36,850.00 | -37,310.00 | 40,200.00 | -192.81 |
| 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 | 60.25 | 0.00 | 60.25 | 1,200.00 | 4,596.77 | 1,600.00 | 187.30 |
| 10-1-000-002-4431.000 Trash Removal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94300 | 24,185.50 | 27,300.00 | -3,114.50 | 322,500.00 | 359,102.45 | 350,200.00 | 2.54 |
| 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 | |
| 94000 TOTAL MAINTENANCE EXPENSES | 32,700.41 | 36,954.00 | -4,253.59 | 431,196.00 | 483,135.95 | 468,300.00 | 3.17 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95200 Protective Services - Contract | | | | | | | |
| 10-1-000-002-4480.000 Police Contract | 0.00 | 0.00 | 0.00 | 2,200.00 | 2,770.65 | 2,200.00 | 25.94 |
| 10-1-000-002-4480.006 Safety/Security Labor Fee | 1,960.00 | 0.00 | 1,960.00 | 0.00 | 5,880.00 | 0.00 | |
| 10-1-000-002-4480.100 ADT Contract | 2,816.22 | 490.00 | 2,326.22 | 1,960.00 | 4,339.56 | 1,960.00 | 121.41 |
| 10-1-000-002-4480.500 Other Security Contract | 0.00 | 430.00 | -430.00 | 4,730.00 | 2,891.35 | 5,160.00 | -43.97 |
| Total Line 95200 | 4,776.22 | 920.00 | 3,856.22 | 8,890.00 | 15,881.56 | 9,320.00 | 70.40 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 4,776.22 | 920.00 | 3,856.22 | 8,890.00 | 15,881.56 | 9,320.00 | 70.40 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property 120 Liab. 130 Work Comp | | | | | | | |
| 10-1-000-002-4510.010 Property Ins | 4,108.54 | 3,585.00 | 523.54 | 39,435.00 | 39,823.90 | 43,020.00 | -7.43 |
| 10-1-000-002-4510.020 Liability Ins | 476.29 | 485.00 | -8.71 | 5,335.00 | 5,182.05 | 5,820.00 | -10.96 |
| 10-1-000-002-4510.030 Work Comp Insurance | 210.77 | 220.00 | -9.23 | 2,420.00 | 2,324.39 | 2,640.00 | -11.95 |
| Total Line 96110 96120 96130 | 4,795.60 | 4,290.00 | 505.60 | 47,190.00 | 47,330.34 | 51,480.00 | -8.06 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-002-4510.015 Equipment Insurance | 194.20 | 170.00 | 24.20 | 1,870.00 | 1,876.78 | 2,040.00 | -8.00 |
| 10-1-000-002-4510.025 PE & PO Insurance | 70.84 | 75.00 | -4.16 | 825.00 | 779.21 | 900.00 | -13.42 |
| 10-1-000-002-4510.035 Auto Insurance | 200.00 | 200.00 | 0.00 | 2,200.00 | 2,125.03 | 2,400.00 | -11.46 |
| 10-1-000-002-4510.040 Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96140 | 465.04 | 445.00 | 20.04 | 4,895.00 | 4,781.02 | 5,340.00 | -10.47 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 5,260.64 | 4,735.00 | 525.64 | 52,085.00 | 52,111.36 | 56,820.00 | -8.29 |
| GENERAL EXPENSES | | | | | | | |
| 96200 Other General Expenses | | | | | | | |

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|-------------------|-----------------|--------------------|--------------------|--------------------|---------------|
| 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 | 1,624.32 | 1,285.00 | 339.32 | 14,635.00 | 16,728.11 | 15,570.00 | 7.44 |
| Total Line 96300 | 1,624.32 | 1,285.00 | 339.32 | 14,635.00 | 16,728.11 | 15,570.00 | 7.44 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 10-1-000-002-4570.000 Collection Losses | 446.46 | 200.00 | 246.46 | 2,200.00 | 22,951.72 | 2,400.00 | 856.32 |
| Total Line 96400 | 446.46 | 200.00 | 246.46 | 2,200.00 | 22,951.72 | 2,400.00 | 856.32 |
| 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 | |
| 96000 TOTAL OTHER GENERAL EXPENSES | 2,070.78 | 1,485.00 | 585.78 | 16,835.00 | 39,679.83 | 17,970.00 | 120.81 |
| 96900 TOTAL OPERATING EXPENSE | 81,398.72 | 75,175.00 | 6,223.72 | 870,668.00 | 938,004.83 | 950,623.00 | -1.33 |
| 97000 NET REVENUE/EXPENSE (-Gain/Loss) | -10,476.60 | -11,690.00 | 1,213.40 | -187,851.00 | -136,313.10 | -194,761.00 | -30.01 |
| MISCELLANEOUS EXPENSE | | | | | | | |
| 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 | 341,000.00 | 336,930.00 | 372,000.00 | -9.43 |
| Total Line 97400 | 30,630.00 | 31,000.00 | -370.00 | 341,000.00 | 336,930.00 | 372,000.00 | -9.43 |
| 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 | |
| 90000 TOTAL MISCELLANEOUS EXPENSE | 30,630.00 | 31,000.00 | -370.00 | 341,000.00 | 336,930.00 | 372,000.00 | -9.43 |

OTHER FINANCING SOURCES (USES)

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-------------|-------------|-------------|-------------|------------|
| 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 | |
| 10100 TOTAL OTHER FINANCING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| SOURCES-USES | | | | | | | |
| 10000 EXCESS REVENUE/EXPENS (-Gain/Loss) | 20,153.40 | -11,690.00 | 31,843.40 | -187,851.00 | 200,616.90 | -194,761.00 | -203.01 |

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|-----------------|--------------------|--------------------|--------------------|---------------|
| pum | 51.00 | 51.00 | 0.00 | 561.00 | 561.00 | 612.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 10-1-000-006-3110.000 Dwelling Rent | -13,844.00 | -13,948.00 | 104.00 | -153,428.00 | -152,514.80 | -167,376.00 | -8.88 |
| 10-1-000-006-3111.000 Utility Allowance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70300 | -13,844.00 | -13,948.00 | 104.00 | -153,428.00 | -152,514.80 | -167,376.00 | -8.88 |
| 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 | -120.00 | 0.00 | |
| 10-1-000-006-3690.100 Late Fees | -100.00 | -100.00 | 0.00 | -1,100.00 | -1,100.00 | -1,200.00 | -8.33 |
| 10-1-000-006-3690.120 Violation Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.130 Court Cost Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-3690.140 Returned Check Charge | 0.00 | 0.00 | 0.00 | -50.00 | -75.00 | -50.00 | 50.00 |
| 10-1-000-006-3690.150 Laundry Income | -1,311.00 | -460.00 | -851.00 | -5,060.00 | -5,133.00 | -5,520.00 | -7.01 |
| 10-1-000-006-3690.160 Vending Machine Inc | -39.63 | -25.00 | -14.63 | -275.00 | -436.50 | -300.00 | 45.50 |
| 10-1-000-006-3690.180 Labor | 0.00 | 0.00 | 0.00 | 0.00 | -648.25 | 0.00 | |
| 10-1-000-006-3690.200 Materials | -4.50 | 0.00 | -4.50 | 0.00 | -136.13 | 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 | -1,455.13 | -585.00 | -870.13 | -6,560.00 | -7,723.88 | -7,145.00 | 8.10 |
| 70500 TOTAL TENANT REVENUE | -15,299.13 | -14,533.00 | -766.13 | -159,988.00 | -160,238.68 | -174,521.00 | -8.18 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 10-1-000-006-8020.000 Oper Sub - Curr Yr | -4,806.00 | -5,420.00 | 614.00 | -59,620.00 | -59,334.00 | -65,045.00 | -8.78 |
| 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 | -4,806.00 | -5,420.00 | 614.00 | -59,620.00 | -59,334.00 | -65,045.00 | -8.78 |
| 10010 Operating Tranfers In - CFP | | | | | | | |
| 10-1-000-006-3404.010 Other Inc - Operations | 0.00 | -3,500.00 | 3,500.00 | -38,500.00 | 0.00 | -42,000.00 | -100.00 |
| Total Line 70610 | 0.00 | -3,500.00 | 3,500.00 | -38,500.00 | 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 | -6.71 | -8.00 | 1.29 | -90.00 | -81.82 | -99.00 | -17.35 |
| Total Line 71100 | -6.71 | -8.00 | 1.29 | -90.00 | -81.82 | -99.00 | -17.35 |
| 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 | |
| 70000 TOTAL REVENUE | -20,111.84 | -23,461.00 | 3,349.16 | -258,198.00 | -219,654.50 | -281,665.00 | -22.02 |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|-----------------|------------------|------------------|------------------|------------------|--------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 10-1-000-006-4110.000 Admin Salaries | 8,979.87 | 0.00 | 8,979.87 | 0.00 | 8,979.87 | 0.00 | |
| 10-1-000-006-4110.200 Admin Exp - Amps | 0.00 | 1,105.00 | -1,105.00 | 12,155.00 | 0.00 | 13,260.00 | -100.00 |
| Total Line 91100 | 8,979.87 | 1,105.00 | 7,874.87 | 12,155.00 | 8,979.87 | 13,260.00 | -32.28 |
| 91200 Auditing Fees | | | | | | | |
| 10-1-000-006-4171.000 Audit Fee | 870.00 | 0.00 | 870.00 | 870.00 | 1,740.00 | 870.00 | 100.00 |
| Total Line 91200 | 870.00 | 0.00 | 870.00 | 870.00 | 1,740.00 | 870.00 | 100.00 |
| 91300 Management Fee | | | | | | | |
| 10-1-000-006-4120.100 Management Fee Exp | 3,796.50 | 3,834.00 | -37.50 | 42,174.00 | 42,141.15 | 46,008.00 | -8.40 |
| Total Line 91300 | 3,796.50 | 3,834.00 | -37.50 | 42,174.00 | 42,141.15 | 46,008.00 | -8.40 |
| 91310 Book-keeping Fee | | | | | | | |
| 10-1-000-006-4120.300 Bookkeeping Exp | 375.00 | 379.00 | -4.00 | 4,169.00 | 4,162.50 | 4,548.00 | -8.48 |
| Total Line 91310 | 375.00 | 379.00 | -4.00 | 4,169.00 | 4,162.50 | 4,548.00 | -8.48 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 10-1-000-006-4110.500 Emp Benefit - Admin | 3,624.75 | 0.00 | 3,624.75 | 0.00 | 3,624.75 | 0.00 | |
| Total Line 91500 | 3,624.75 | 0.00 | 3,624.75 | 0.00 | 3,624.75 | 0.00 | |
| 91600 Office Expense | | | | | | | |
| 10-1-000-006-4140.000 Training - Staff | 0.00 | 0.00 | 0.00 | 400.00 | 0.00 | 660.00 | -100.00 |
| 10-1-000-006-4180.000 Telephone | 381.97 | 325.00 | 56.97 | 3,575.00 | 3,885.42 | 3,900.00 | -0.37 |
| 10-1-000-006-4190.100 Postage | 5.40 | 7.00 | -1.60 | 77.00 | 60.74 | 84.00 | -27.69 |
| 10-1-000-006-4190.200 Office Supplies | 0.00 | 0.00 | 0.00 | 50.00 | 10.54 | 50.00 | -78.92 |
| 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 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 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 | |
| 10-1-000-006-4190.700 Member Dues/Fees | -920.00 | 20.00 | -940.00 | 220.00 | 0.00 | 240.00 | -100.00 |
| 10-1-000-006-4190.800 Internet Services | 236.90 | 202.00 | 34.90 | 2,219.00 | 2,489.37 | 2,420.00 | 2.87 |
| 10-1-000-006-4190.850 IT Support | 0.00 | 0.00 | 0.00 | 500.00 | 407.39 | 500.00 | -18.52 |
| Total Line 91600 | -295.73 | 554.00 | -849.73 | 7,441.00 | 7,279.36 | 8,254.00 | -11.81 |
| 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 | 0.00 | 0.00 | 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 | 68.00 | 0.00 | 75.00 | -100.00 |
| Total Line 91800 | 0.00 | 6.00 | -6.00 | 735.00 | 0.00 | 1,475.00 | -100.00 |
| 91900 Other Expense | | | | | | | |
| 10-1-000-006-4120.400 Fee for Service Exp | 2.14 | 3.00 | -0.86 | 33.00 | 274.67 | 36.00 | 662.97 |
| 10-1-000-006-4120.500 Other Fee Exp | 1.61 | 0.00 | 1.61 | 0.00 | 1.61 | 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 | 1,169.00 | 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 | 320.65 | 12.00 | 308.65 | 132.00 | 320.65 | 144.00 | 122.67 |
| Total Line 91900 | 324.40 | 121.00 | 203.40 | 1,334.00 | 596.93 | 1,455.00 | -58.97 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 17,674.79 | 5,999.00 | 11,675.79 | 68,878.00 | 68,524.56 | 75,870.00 | -9.68 |
| ASSET MANAGEMENT FEE | | | | | | | |

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|-----------------|---------------|------------------|------------------|------------------|---------------|
| 92000 Asset Mangement Fee | | | | | | | |
| 10-1-000-006-4120.200 Asset Mngt Fee Exp | 510.00 | 510.00 | 0.00 | 5,610.00 | 5,610.00 | 6,120.00 | -8.33 |
| Total Line 92000 | 510.00 | 510.00 | 0.00 | 5,610.00 | 5,610.00 | 6,120.00 | -8.33 |
| 92000 TOTAL ASSET MANAGEMENT FEE | 510.00 | 510.00 | 0.00 | 5,610.00 | 5,610.00 | 6,120.00 | -8.33 |
| TENANT SERVICES | | | | | | | |
| 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 | 0.00 | 0.00 | 4,000.00 | 0.00 | 4,000.00 | -100.00 |
| 10-1-000-006-4220.110 Ten Ser-Recreation | 0.00 | 0.00 | 0.00 | 100.00 | 112.88 | 100.00 | 12.88 |
| 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 | 0.00 | 0.00 | 0.00 | 4,300.00 | 112.88 | 4,300.00 | -97.37 |
| 92500 TOTAL TENANT SERVICES EXPENSE | 0.00 | 0.00 | 0.00 | 4,300.00 | 112.88 | 4,300.00 | -97.37 |
| UTILITIES | | | | | | | |
| 93100 Water-200 Elect-300 Gas-600 Sewer | | | | | | | |
| 10-1-000-006-4310.000 Water | 316.85 | 325.00 | -8.15 | 3,625.00 | 3,229.51 | 3,925.00 | -17.72 |
| 10-1-000-006-4315.000 Sewer | 255.01 | 225.00 | 30.01 | 2,800.00 | 2,607.96 | 3,050.00 | -14.49 |
| 10-1-000-006-4320.000 Electric | 1,516.13 | 975.00 | 541.13 | 11,200.00 | 14,664.76 | 12,000.00 | 22.21 |
| 10-1-000-006-4330.000 Gas | 785.88 | 1,200.00 | -414.12 | 6,300.00 | 8,828.13 | 9,050.00 | -2.45 |
| Total Line 93100 93200 93300 93600 | 2,873.87 | 2,725.00 | 148.87 | 23,925.00 | 29,330.36 | 28,025.00 | 4.66 |
| 93000 TOTAL UTILITIES EXPENSES | 2,873.87 | 2,725.00 | 148.87 | 23,925.00 | 29,330.36 | 28,025.00 | 4.66 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 10-1-000-006-4410.000 Maint Labor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4410.100 Maint Labor - OT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4410.200 Maint Labor - Other | 1,275.00 | 1,275.00 | 0.00 | 14,025.00 | 14,075.00 | 15,300.00 | -8.01 |
| Total Line 94100 | 1,275.00 | 1,275.00 | 0.00 | 14,025.00 | 14,075.00 | 15,300.00 | -8.01 |
| 94200 Maintenance - Materials/Supplies | | | | | | | |
| 10-1-000-006-4420.010 Garbage&Trash Supp | 0.00 | 25.00 | -25.00 | 200.00 | 0.00 | 200.00 | -100.00 |
| 10-1-000-006-4420.020 Heating&Cooling Supp | 0.00 | 0.00 | 0.00 | 2,500.00 | 115.69 | 3,000.00 | -96.14 |
| 10-1-000-006-4420.030 Snow Removal Supplies | 0.00 | 25.00 | -25.00 | 100.00 | 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 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,015.85 | 1,000.00 | 1.59 |
| 10-1-000-006-4420.070 Electrical Supplies | 130.18 | 35.00 | 95.18 | 385.00 | 1,144.19 | 420.00 | 172.43 |
| 10-1-000-006-4420.080 Plumbing Supplies | 7.96 | 75.00 | -67.04 | 825.00 | 1,712.20 | 900.00 | 90.24 |
| 10-1-000-006-4420.090 Extermination Supplies | 0.00 | 0.00 | 0.00 | 125.00 | 0.00 | 150.00 | -100.00 |
| 10-1-000-006-4420.100 Janitorial Supplies | 0.00 | 100.00 | -100.00 | 1,100.00 | 1,507.88 | 1,200.00 | 25.66 |
| 10-1-000-006-4420.110 Routine Maint.Supplies | 20.55 | 633.00 | -612.45 | 6,966.00 | 2,817.59 | 7,600.00 | -62.93 |
| 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 | 75.00 | 50.56 | 100.00 | -49.44 |
| 10-1-000-006-4420.130 Security Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94200 | 158.69 | 893.00 | -734.31 | 13,276.00 | 8,363.96 | 14,670.00 | -42.99 |
| 94300 Maintenance - Contracts | | | | | | | |

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|---------------|
| 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 | 3,242.00 | 4,100.00 | -858.00 | 45,100.00 | 38,244.00 | 49,200.00 | -22.27 |
| 10-1-000-006-4430.010 Garbage & Trash Cont | 264.75 | 300.00 | -35.25 | 3,300.00 | 3,098.00 | 3,600.00 | -13.94 |
| 10-1-000-006-4430.020 Heating & Cooling Cont | 4,157.13 | 1,250.00 | 2,907.13 | 13,750.00 | 14,541.48 | 15,000.00 | -3.06 |
| 10-1-000-006-4430.030 Snow Removal Contract | 62.50 | 250.00 | -187.50 | 650.00 | 187.50 | 800.00 | -76.56 |
| 10-1-000-006-4430.040 Elevator Maint Cont | 1,415.28 | 1,100.00 | 315.28 | 4,400.00 | 4,803.06 | 4,400.00 | 9.16 |
| 10-1-000-006-4430.050 Landscape & Grds Cont | 0.00 | 0.00 | 0.00 | 3,400.00 | 865.00 | 3,400.00 | -74.56 |
| 10-1-000-006-4430.060 Unit Turnaround Cont | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4430.070 Electrical Contracts | 213.25 | 0.00 | 213.25 | 5,000.00 | 819.13 | 5,000.00 | -83.62 |
| 10-1-000-006-4430.080 Plumbing Contracts | 20.00 | 0.00 | 20.00 | 12,500.00 | 12,547.41 | 12,500.00 | 0.38 |
| 10-1-000-006-4430.090 Extermination Contracts | 0.00 | 0.00 | 0.00 | 1,725.00 | 1,291.50 | 2,250.00 | -42.60 |
| 10-1-000-006-4430.100 Janitorial Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4430.110 Routing Maint Cont | 142.95 | 867.00 | -724.05 | 9,534.00 | 8,044.27 | 10,400.00 | -22.65 |
| 10-1-000-006-4430.120 Other Misc. Cont Cost | 0.00 | 83.00 | -83.00 | 916.00 | 200.00 | 1,000.00 | -80.00 |
| 10-1-000-006-4430.121 Laundry Equip Contract | 0.00 | 0.00 | 0.00 | 1,000.00 | 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 | 9,517.86 | 7,950.00 | 1,567.86 | 101,275.00 | 85,365.10 | 108,550.00 | -21.36 |
| 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 | |
| 94000 TOTAL MAINTENANCE EXPENSES | 10,951.55 | 10,118.00 | 833.55 | 128,576.00 | 107,804.06 | 138,520.00 | -22.17 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95200 Protective Services - Contract | | | | | | | |
| 10-1-000-006-4480.000 Police Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 10-1-000-006-4480.006 Safety/Security Labor Fee | 510.00 | 0.00 | 510.00 | 0.00 | 1,530.00 | 0.00 | |
| 10-1-000-006-4480.100 ADT Contract | 858.31 | 0.00 | 858.31 | 0.00 | 3,766.83 | 0.00 | |
| 10-1-000-006-4480.500 Other Security Contract | 900.00 | 200.00 | 700.00 | 4,050.00 | 10,329.10 | 4,250.00 | 143.04 |
| Total Line 95200 | 2,268.31 | 200.00 | 2,068.31 | 4,050.00 | 15,625.93 | 4,250.00 | 267.67 |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 2,268.31 | 200.00 | 2,068.31 | 4,050.00 | 15,625.93 | 4,250.00 | 267.67 |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property 120 Liab. 130 Work Comp | | | | | | | |
| 10-1-000-006-4510.010 Property Insurance | 1,254.24 | 1,144.00 | 110.24 | 12,584.00 | 12,611.47 | 13,728.00 | -8.13 |
| 10-1-000-006-4510.020 Liability Insurance | 124.68 | 127.00 | -2.32 | 1,397.00 | 1,366.28 | 1,524.00 | -10.35 |
| 10-1-000-006-4510.030 Work Comp | 27.09 | 61.00 | -33.91 | 671.00 | 593.32 | 732.00 | -18.95 |
| Total Line 96110 96120 96130 | 1,406.01 | 1,332.00 | 74.01 | 14,652.00 | 14,571.07 | 15,984.00 | -8.84 |
| 96140 All Other Insurance | | | | | | | |
| 10-1-000-006-4510.015 Equipment Insurance | 50.83 | 45.00 | 5.83 | 495.00 | 494.83 | 540.00 | -8.36 |
| 10-1-000-006-4510.025 PE & PO Insurance | 7.14 | 8.00 | -0.86 | 88.00 | 78.52 | 97.00 | -19.05 |
| 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 | 57.97 | 53.00 | 4.97 | 583.00 | 573.35 | 637.00 | -9.99 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 1,463.98 | 1,385.00 | 78.98 | 15,235.00 | 15,144.42 | 16,621.00 | -8.88 |
| GENERAL EXPENSES | | | | | | | |
| 96200 Other General Expenses | | | | | | | |

Date:

Time:

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|---------------|
| 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 | 1,097.01 | 1,122.00 | -24.99 | 12,950.00 | 12,318.44 | 13,935.00 | -11.60 |
| Total Line 96300 | 1,097.01 | 1,122.00 | -24.99 | 12,950.00 | 12,318.44 | 13,935.00 | -11.60 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 10-1-000-006-4570.000 Collection Losses | -220.58 | 83.00 | -303.58 | 916.00 | -410.72 | 1,000.00 | -141.07 |
| Total Line 96400 | -220.58 | 83.00 | -303.58 | 916.00 | -410.72 | 1,000.00 | -141.07 |
| 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 | |
| 96000 TOTAL OTHER GENERAL EXPENSES | 876.43 | 1,205.00 | -328.57 | 13,866.00 | 11,907.72 | 14,935.00 | -20.27 |
| 96900 TOTAL OPERATING EXPENSE | 36,618.93 | 22,142.00 | 14,476.93 | 264,440.00 | 254,059.93 | 288,641.00 | -11.98 |
| 97000 NET REVENUE/EXPENSE (-Gain/Loss) | 16,507.09 | -1,319.00 | 17,826.09 | 6,242.00 | 34,405.43 | 6,976.00 | 393.20 |

MISCELLANEOUS EXPENSE

| | | | | | | | |
|---|-----------------|-----------------|------------------|------------------|------------------|-------------------|---------------|
| 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 | 95,150.00 | 77,660.00 | 103,800.00 | -25.18 |
| Total Line 97400 | 7,060.00 | 8,650.00 | -1,590.00 | 95,150.00 | 77,660.00 | 103,800.00 | -25.18 |
| 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 | |
| 90000 TOTAL MISCELLANEOUS EXPENSE | 7,060.00 | 8,650.00 | -1,590.00 | 95,150.00 | 77,660.00 | 103,800.00 | -25.18 |

OTHER FINANCING SOURCES (USES)

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------|----------------|-------------|-------------|-------------|-------------|------------|
| 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 | |
| 10100 TOTAL OTHER FINANCING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| SOURCES-USES | | | | | | | |
| 10000 EXCESS REVENUE/EXPENS (-Gain/Loss) | 23,567.09 | -1,319.00 | 24,886.09 | 6,242.00 | 112,065.43 | 6,976.00 | 1,506.44 |

Date:
Time:
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**Knox County Housing Authority
FDS Income Statement - Brentwood
February, 2023**

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|----------------|--------------------|--------------------|--------------------|--------------|
| pum | 72.00 | 72.00 | 0.00 | 792.00 | 792.00 | 864.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 60-1-000-000-5120.000 Rent - Brentwood | -25,787.00 | -27,209.00 | 1,422.00 | -299,299.00 | -284,836.00 | -326,508.00 | -12.76 |
| 60-1-000-000-5125.000 PHA Rent | -9,119.00 | -6,231.00 | -2,888.00 | -68,541.00 | -82,351.00 | -74,772.00 | 10.14 |
| 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 | 636.00 | 0.00 | 636.00 | 0.00 | 1,168.00 | 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 | -34,270.00 | -33,440.00 | -830.00 | -367,840.00 | -366,019.00 | -401,280.00 | -8.79 |
| 70400 Tenant Revenue - Other | | | | | | | |
| 60-1-000-000-5910.000 Laundry Income | -797.50 | -733.00 | -64.50 | -8,063.00 | -7,275.00 | -8,796.00 | -17.29 |
| 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 | -399.00 | -600.00 | 201.00 | -6,600.00 | -5,382.49 | -7,200.00 | -25.24 |
| 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 | -85.00 | -125.00 | 40.00 | -1,375.00 | -790.00 | -1,500.00 | -47.33 |
| 60-1-000-000-5926.000 Violation Charges | 0.00 | 0.00 | 0.00 | 0.00 | -697.00 | 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 | -1,281.50 | -1,458.00 | 176.50 | -16,038.00 | -14,144.49 | -17,496.00 | -19.16 |
| 70500 TOTAL TENANT REVENUE | -35,551.50 | -34,898.00 | -653.50 | -383,878.00 | -380,163.49 | -418,776.00 | -9.22 |
| 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 | -11.04 | -10.00 | -1.04 | -110.00 | -119.51 | -120.00 | -0.41 |
| 60-1-000-000-5410.025 Interest Inc - Sec Dep | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 71100 | -11.04 | -10.00 | -1.04 | -110.00 | -119.51 | -120.00 | -0.41 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | -71.74 | 0.00 | |
| 60-1-000-000-5901.000 Income - LR Amps | 0.00 | 0.00 | 0.00 | 0.00 | -3,038.00 | 0.00 | |
| Total Line 71500 | 0.00 | 0.00 | 0.00 | 0.00 | -3,109.74 | 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 | |
| 70000 TOTAL REVENUE | -35,562.54 | -34,908.00 | -654.54 | -383,988.00 | -383,392.74 | -418,896.00 | -8.48 |

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Knox County Housing Authority
FDS Income Statement - Brentwood
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|------------------|------------------|-----------------|-------------------|-------------------|-------------------|---------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 60-1-000-000-6310.000 Admin Salaries | 1,200.00 | 1,240.00 | -40.00 | 14,880.00 | 13,961.10 | 16,120.00 | -13.39 |
| 60-1-000-000-6330.000 Manager Salaries | 2,499.76 | 2,500.00 | -0.24 | 30,000.00 | 29,515.92 | 32,500.00 | -9.18 |
| 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 | 44,880.00 | 43,477.02 | 48,620.00 | -10.58 |
| 91200 Auditing Fees | | | | | | | |
| 60-1-000-000-6350.000 Audit | 1,160.00 | 0.00 | 1,160.00 | 1,160.00 | 2,247.50 | 1,160.00 | 93.75 |
| Total Line 91200 | 1,160.00 | 0.00 | 1,160.00 | 1,160.00 | 2,247.50 | 1,160.00 | 93.75 |
| 91300 Management Fee | | | | | | | |
| 60-1-000-000-6320.000 Management Fees | 3,744.00 | 3,744.00 | 0.00 | 41,184.00 | 40,196.00 | 44,928.00 | -10.53 |
| Total Line 91300 | 3,744.00 | 3,744.00 | 0.00 | 41,184.00 | 40,196.00 | 44,928.00 | -10.53 |
| 91310 Book-keeping Fee | | | | | | | |
| 60-1-000-000-6351.000 Bookkeeping Fees | 540.00 | 540.00 | 0.00 | 5,940.00 | 5,797.50 | 6,480.00 | -10.53 |
| Total Line 91310 | 540.00 | 540.00 | 0.00 | 5,940.00 | 5,797.50 | 6,480.00 | -10.53 |
| 91400 Advertising & Marketing | | | | | | | |
| 60-1-000-000-6210.000 Advertising | 0.00 | 38.00 | -38.00 | 413.00 | 297.13 | 450.00 | -33.97 |
| Total Line 91400 | 0.00 | 38.00 | -38.00 | 413.00 | 297.13 | 450.00 | -33.97 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 60-1-000-000-6310.500 Admin Benefits | 301.50 | 602.00 | -300.50 | 7,224.00 | 6,010.18 | 7,826.00 | -23.20 |
| 60-1-000-000-6330.500 Manager's Benefits | 938.85 | 900.00 | 38.85 | 10,800.00 | 10,176.53 | 11,700.00 | -13.02 |
| Total Line 91500 | 1,240.35 | 1,502.00 | -261.65 | 18,024.00 | 16,186.71 | 19,526.00 | -17.10 |
| 91600 Office Expense | | | | | | | |
| 60-1-000-000-6250.000 Misc Rent Expense | 80.00 | 176.00 | -96.00 | 1,936.00 | 1,153.34 | 2,112.00 | -45.39 |
| 60-1-000-000-6311.000 Office Exp - BW | 755.63 | 165.00 | 590.63 | 1,815.00 | 2,167.45 | 1,980.00 | 9.47 |
| 60-1-000-000-6311.050 Office Rental Exp | 243.00 | 243.00 | 0.00 | 2,617.00 | 2,625.00 | 2,860.00 | -8.22 |
| 60-1-000-000-6311.100 Phone/Internet Exp | -111.38 | 140.00 | -251.38 | 1,540.00 | 1,872.16 | 1,680.00 | 11.44 |
| 60-1-000-000-6311.150 IT Support | 0.00 | 55.00 | -55.00 | 605.00 | 1,359.92 | 660.00 | 106.05 |
| 60-1-000-000-6311.200 Office Furniture | 222.42 | 0.00 | 222.42 | 200.00 | 222.42 | 200.00 | 11.21 |
| Total Line 91600 | 1,189.67 | 779.00 | 410.67 | 8,713.00 | 9,400.29 | 9,492.00 | -0.97 |
| 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 | 91.25 | 100.00 | -8.75 | 1,100.00 | 1,058.59 | 1,200.00 | -11.78 |
| Total Line 91800 | 91.25 | 100.00 | -8.75 | 2,800.00 | 1,482.35 | 2,900.00 | -48.88 |
| 91900 Other Expense | | | | | | | |
| 60-1-000-000-6360.000 Training - Staff | 0.00 | 130.00 | -130.00 | 1,800.00 | 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 | 0.00 | 0.00 | 0.00 | 14,000.00 | 7,800.00 | 14,000.00 | -44.29 |
| 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 | 11.77 | 12.00 | -0.23 | 132.00 | 139.40 | 144.00 | -3.19 |
| 60-1-000-000-6399.000 Other Administrative | 0.00 | 75.00 | -75.00 | 825.00 | 209.51 | 900.00 | -76.72 |
| Total Line 91900 | 11.77 | 217.00 | -205.23 | 16,757.00 | 8,148.91 | 16,974.00 | -51.99 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 11,676.80 | 10,660.00 | 1,016.80 | 139,871.00 | 127,233.41 | 150,530.00 | -15.48 |
| UTILITIES | | | | | | | |

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Knox County Housing Authority
FDS Income Statement - Brentwood
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|------------------|----------------|-------------------|-------------------|-------------------|--------------|
| 93100 Water,200 Elect,300 Gas,600 Sewer | | | | | | | |
| 60-1-000-000-6450.000 Utilites - Electric | 478.89 | 350.00 | 128.89 | 3,850.00 | 6,271.75 | 4,200.00 | 49.33 |
| 60-1-000-000-6451.000 Utilities - Water | 1,007.26 | 870.00 | 137.26 | 9,570.00 | 10,011.25 | 10,440.00 | -4.11 |
| 60-1-000-000-6452.000 Utilities - Gas | 66.10 | 165.00 | -98.90 | 1,815.00 | 2,231.70 | 1,980.00 | 12.71 |
| 60-1-000-000-6453.000 Utilities - Sewer | 1,868.82 | 1,441.00 | 427.82 | 15,851.00 | 19,030.48 | 17,292.00 | 10.05 |
| Total Line 93100, 93200, 93300, 93600 | 3,421.07 | 2,826.00 | 595.07 | 31,086.00 | 37,545.18 | 33,912.00 | 10.71 |
| 93000 TOTAL UTILITIES EXPENSES | 3,421.07 | 2,826.00 | 595.07 | 31,086.00 | 37,545.18 | 33,912.00 | 10.71 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 60-1-000-000-6510.000 Maint Salaries | 4,472.80 | 4,475.00 | -2.20 | 53,700.00 | 51,504.07 | 58,175.00 | -11.47 |
| 60-1-000-000-6510.100 OT Maintenance | 234.81 | 83.00 | 151.81 | 913.00 | 1,333.82 | 996.00 | 33.92 |
| 60-1-000-000-6510.200 Maint from Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94100 | 4,707.61 | 4,558.00 | 149.61 | 54,613.00 | 52,837.89 | 59,171.00 | -10.70 |
| 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 | 430.00 | 200.00 | 230.00 | 1,000.00 | 1,688.37 | 1,200.00 | 40.70 |
| 60-1-000-000-6515.030 Snow Removal Supplies | 0.00 | 125.00 | -125.00 | 575.00 | 139.40 | 700.00 | -80.09 |
| 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 | 0.00 | 0.00 | 0.00 | 2,860.00 | 722.36 | 3,000.00 | -75.92 |
| 60-1-000-000-6515.070 Electrical Supplies | 159.54 | 155.00 | 4.54 | 1,705.00 | 492.32 | 1,860.00 | -73.53 |
| 60-1-000-000-6515.080 Plumbing Supplies | 0.00 | 400.00 | -400.00 | 4,400.00 | 2,649.21 | 4,800.00 | -44.81 |
| 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 | 171.70 | 105.00 | 66.70 | 1,155.00 | 1,905.73 | 1,260.00 | 51.25 |
| 60-1-000-000-6515.110 Routine Maint. Supplies | 212.38 | 670.00 | -457.62 | 7,370.00 | 3,657.64 | 8,040.00 | -54.51 |
| 60-1-000-000-6515.114 Painting Supplies - BW | 0.00 | 140.00 | -140.00 | 1,540.00 | 1,296.84 | 1,680.00 | -22.81 |
| 60-1-000-000-6515.115 Refrigerators | 0.00 | 0.00 | 0.00 | 2,000.00 | 1,569.00 | 2,000.00 | -21.55 |
| 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 | 0.00 | 0.00 | 0.00 | 650.00 | 648.50 | 650.00 | -0.23 |
| 60-1-000-000-6515.500 Small Tools/Equipment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94200 | 973.62 | 1,795.00 | -821.38 | 24,455.00 | 14,769.37 | 26,390.00 | -44.03 |
| 94300 Maintenance - Contracts | | | | | | | |
| 60-1-000-000-6520.010 Garbage/Trash Contract | 927.85 | 1,150.00 | -222.15 | 12,650.00 | 12,159.75 | 13,800.00 | -11.89 |
| 60-1-000-000-6520.020 Heat/Cool Contract | 0.00 | 0.00 | 0.00 | 3,000.00 | 0.00 | 3,000.00 | -100.00 |
| 60-1-000-000-6520.030 Snow Removal Contract | 0.00 | 600.00 | -600.00 | 1,200.00 | 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 | 0.00 | 0.00 | 0.00 | 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 | 715.00 | 0.00 | 780.00 | -100.00 |
| 60-1-000-000-6520.080 Plumbing Contract | 0.00 | 0.00 | 0.00 | 5,700.00 | 379.00 | 6,000.00 | -93.68 |
| 60-1-000-000-6520.090 Extermination Contract | 1,600.00 | 0.00 | 1,600.00 | 2,089.00 | 4,214.00 | 2,552.00 | 65.13 |
| 60-1-000-000-6520.100 Janitorial Contract | 0.00 | 0.00 | 0.00 | 1,125.00 | 900.00 | 1,125.00 | -20.00 |
| 60-1-000-000-6520.110 Routine Maint. Contract | 108.00 | 170.00 | -62.00 | 1,870.00 | 2,337.58 | 2,040.00 | 14.59 |
| 60-1-000-000-6520.111 Carpet Repr/Repl Cont. | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 8,000.00 | -100.00 |
| 60-1-000-000-6520.120 Misc. Other Contracts | 0.00 | 0.00 | 0.00 | 126,400.00 | 197,230.42 | 126,400.00 | 56.04 |
| Total Line 94300 - (sub accts) | 2,635.85 | 1,985.00 | 650.85 | 168,749.00 | 219,836.75 | 173,497.00 | 26.71 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 60-1-000-000-6510.500 Maint. Employee Ben. | 1,625.15 | 2,150.00 | -524.85 | 25,800.00 | 21,782.61 | 27,950.00 | -22.07 |
| Total Line 94500 | 1,625.15 | 2,150.00 | -524.85 | 25,800.00 | 21,782.61 | 27,950.00 | -22.07 |
| 94000 TOTAL MAINTENANCE EXPENSES | 9,942.23 | 10,488.00 | -545.77 | 273,617.00 | 309,226.62 | 287,008.00 | 7.74 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95100 Protective Services - Labor | | | | | | | |

Date:
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**Knox County Housing Authority
FDS Income Statement - Brentwood
February, 2023**

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|---------------|
| Total Line 95100 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95200 Protective Services - Contract | | | | | | | |
| 60-1-000-000-6580.006 Safety/Sec Labor Fee | 1,402.80 | 0.00 | 1,402.80 | 0.00 | 2,842.80 | 0.00 | |
| 60-1-000-000-6580.100 ADT Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-000-6580.500 Other Safety Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 95200 | 1,402.80 | 0.00 | 1,402.80 | 0.00 | 2,842.80 | 0.00 | |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 1,402.80 | 0.00 | 1,402.80 | 0.00 | 2,842.80 | 0.00 | |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property Insurance | | | | | | | |
| 60-1-000-000-6720.000 Property Insurance | 1,241.21 | 1,085.00 | 156.21 | 11,935.00 | 12,029.32 | 13,020.00 | -7.61 |
| Total Line 96110 | 1,241.21 | 1,085.00 | 156.21 | 11,935.00 | 12,029.32 | 13,020.00 | -7.61 |
| 96120 Liability Insurance | | | | | | | |
| 60-1-000-000-6721.000 Liability Insurance | 175.11 | 180.00 | -4.89 | 1,980.00 | 1,931.55 | 2,160.00 | -10.58 |
| Total Line 96120 | 175.11 | 180.00 | -4.89 | 1,980.00 | 1,931.55 | 2,160.00 | -10.58 |
| 96130 Workmen's Compensation | | | | | | | |
| 60-1-000-000-6722.000 Work Comp Insurance | 285.36 | 285.00 | 0.36 | 3,135.00 | 3,076.19 | 3,420.00 | -10.05 |
| Total Line 96130 | 285.36 | 285.00 | 0.36 | 3,135.00 | 3,076.19 | 3,420.00 | -10.05 |
| 96140 All Other Insurance | | | | | | | |
| 60-1-000-000-6720.500 Equipment Insurance | 71.40 | 65.00 | 6.40 | 715.00 | 699.22 | 780.00 | -10.36 |
| 60-1-000-000-6721.500 PE & PO Insuranace | 88.52 | 91.00 | -2.48 | 1,001.00 | 973.71 | 1,092.00 | -10.83 |
| 60-1-000-000-6724.000 Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96140 | 159.92 | 156.00 | 3.92 | 1,716.00 | 1,672.93 | 1,872.00 | -10.63 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 1,861.60 | 1,706.00 | 155.60 | 18,766.00 | 18,709.99 | 20,472.00 | -8.61 |
| GENERAL EXPENSES | | | | | | | |
| 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 | 459.00 | 0.00 | 500.00 | -100.00 |
| Total Line 96210 | 0.00 | 42.00 | -42.00 | 459.00 | 0.00 | 500.00 | -100.00 |
| 96300 Payment In Lieu Of Taxes - PILOT | | | | | | | |
| 60-1-000-000-6710.000 PILOT - Real Estate Tax | 1,542.45 | 1,500.00 | 42.45 | 16,500.00 | 16,423.69 | 18,000.00 | -8.76 |
| Total Line 96300 | 1,542.45 | 1,500.00 | 42.45 | 16,500.00 | 16,423.69 | 18,000.00 | -8.76 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 60-1-000-000-6370.000 Bad Debt | 1,217.34 | 135.00 | 1,082.34 | 1,485.00 | 60.58 | 1,620.00 | -96.26 |
| Total Line 96400 | 1,217.34 | 135.00 | 1,082.34 | 1,485.00 | 60.58 | 1,620.00 | -96.26 |
| 96000 TOTAL OTHER GENERAL EXPENSES | 2,759.79 | 1,677.00 | 1,082.79 | 18,444.00 | 16,484.27 | 20,120.00 | -18.07 |
| INTEREST & AMORTIZATION EXPENSE | | | | | | | |
| 96710 Interest of Mortgage/Bond Payable | | | | | | | |
| 60-1-000-000-6810.000 Interest Exp Payable | 1,568.29 | 1,760.00 | -191.71 | 19,360.00 | 17,744.31 | 21,120.00 | -15.98 |
| 60-1-000-000-6860.000 Security Deposit Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96710 | 1,568.29 | 1,760.00 | -191.71 | 19,360.00 | 17,744.31 | 21,120.00 | -15.98 |
| 96700 TOTAL INTEREST EXP & AMORT | 1,568.29 | 1,760.00 | -191.71 | 19,360.00 | 17,744.31 | 21,120.00 | -15.98 |
| 96900 TOTAL OPERATING EXPENSE | 32,632.58 | 29,117.00 | 3,515.58 | 501,144.00 | 529,786.58 | 533,162.00 | -0.63 |
| 97000 NET REVENUE/EXPENSE (GAIN/-LOSS) | -2,929.96 | -5,791.00 | 2,861.04 | 117,156.00 | 146,393.84 | 114,266.00 | 28.12 |

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Knox County Housing Authority
FDS Income Statement - Prairieland
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|-------------------|-------------------|----------------|--------------------|--------------------|--------------------|--------------|
| pum | 65.00 | 65.00 | 0.00 | 715.00 | 715.00 | 780.00 | 0.00 |
| REVENUE | | | | | | | |
| 70300 Net Tenant Rent Revenue | | | | | | | |
| 60-1-000-001-5120.000 Rent - Prairieland | -22,647.00 | -23,400.00 | 753.00 | -255,580.00 | -243,331.00 | -278,980.00 | -12.78 |
| 60-1-000-001-5125.000 PHA Rent | -3,097.00 | -2,000.00 | -1,097.00 | -22,000.00 | -28,163.00 | -24,000.00 | 17.35 |
| 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 | 675.00 | 40.00 | 635.00 | 440.00 | -1,135.00 | 480.00 | -336.46 |
| 60-1-000-001-5970.000 Excess Rent | -1,371.00 | -920.00 | -451.00 | -10,120.00 | -13,007.00 | -11,040.00 | 17.82 |
| 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 | -26,440.00 | -26,280.00 | -160.00 | -287,260.00 | -285,636.00 | -313,540.00 | -8.90 |
| 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 | -882.00 | -450.00 | -432.00 | -4,950.00 | -6,382.00 | -5,400.00 | 18.19 |
| 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 | -168.00 | -200.00 | 32.00 | -2,200.00 | -1,441.00 | -2,400.00 | -39.96 |
| 60-1-000-001-5926.000 Violation Charges | 0.00 | 0.00 | 0.00 | 0.00 | -860.00 | 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 | -1,050.00 | -650.00 | -400.00 | -7,150.00 | -8,683.00 | -7,800.00 | 11.32 |
| 70500 TOTAL TENANT REVENUE | -27,490.00 | -26,930.00 | -560.00 | -294,410.00 | -294,319.00 | -321,340.00 | -8.41 |
| 70600 HUD PHA Operating Grants | | | | | | | |
| 60-1-000-001-5126.000 HAP - Prairie S8 | -3,579.00 | -3,440.00 | -139.00 | -37,840.00 | -42,806.00 | -41,280.00 | 3.70 |
| 60-1-000-001-5500.000 HUD Interest Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 70600 | -3,579.00 | -3,440.00 | -139.00 | -37,840.00 | -42,806.00 | -41,280.00 | 3.70 |
| 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 | -12.00 | 0.00 | -16.00 | -100.00 |
| 60-1-000-001-5410.025 Interest Inc - Sec Dep | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 71100 | 0.00 | 0.00 | 0.00 | -12.00 | 0.00 | -16.00 | -100.00 |
| 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 | -240.00 | -3.00 | -2,605.00 | -2,625.00 | -2,845.00 | -7.73 |
| 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 | -3,038.00 | 0.00 | |
| Total Line 71500 | -243.00 | -240.00 | -3.00 | -2,605.00 | -5,560.31 | -2,845.00 | 95.44 |
| 72000 Investment Income - Restricted | | | | | | | |
| 60-1-000-001-5440.000 Rep Res Interest | 0.00 | 0.00 | 0.00 | 0.00 | -11.33 | 0.00 | |
| 60-1-000-001-5450.000 Residual Res Int Inc | 0.00 | 0.00 | 0.00 | 0.00 | -7.18 | 0.00 | |
| Total Line 72000 | 0.00 | 0.00 | 0.00 | 0.00 | -18.51 | 0.00 | |
| 70000 TOTAL REVENUE | -31,312.00 | -30,610.00 | -702.00 | -334,867.00 | -342,703.82 | -365,481.00 | -6.23 |

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|------------------|-----------------|-----------------|-------------------|-------------------|-------------------|---------------|
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 91100 Administrative Salaries | | | | | | | |
| 60-1-000-001-6310.000 Admin Salaries | 1,200.00 | 1,240.00 | -40.00 | 14,880.00 | 13,961.10 | 16,120.00 | -13.39 |
| 60-1-000-001-6330.000 Manager's Salaries | 2,499.74 | 2,500.00 | -0.26 | 30,000.00 | 29,515.69 | 32,500.00 | -9.18 |
| 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 | 44,880.00 | 43,476.79 | 48,620.00 | -10.58 |
| 91200 Auditing Fees | | | | | | | |
| 60-1-000-001-6350.000 Audit | 1,015.00 | 0.00 | 1,015.00 | 1,015.00 | 2,102.50 | 1,015.00 | 107.14 |
| Total Line 91200 | 1,015.00 | 0.00 | 1,015.00 | 1,015.00 | 2,102.50 | 1,015.00 | 107.14 |
| 91300 Management Fee | | | | | | | |
| 60-1-000-001-6320.000 Management Fees | 3,328.00 | 3,380.00 | -52.00 | 37,180.00 | 36,608.00 | 40,560.00 | -9.74 |
| Total Line 91300 | 3,328.00 | 3,380.00 | -52.00 | 37,180.00 | 36,608.00 | 40,560.00 | -9.74 |
| 91310 Book-keeping Fee | | | | | | | |
| 60-1-000-001-6351.000 Bookkeeping Fees | 480.00 | 488.00 | -8.00 | 5,368.00 | 5,280.00 | 5,856.00 | -9.84 |
| Total Line 91310 | 480.00 | 488.00 | -8.00 | 5,368.00 | 5,280.00 | 5,856.00 | -9.84 |
| 91400 Advertising & Marketing | | | | | | | |
| 60-1-000-001-6210.000 Advertising | 0.00 | 10.00 | -10.00 | 440.00 | 280.20 | 450.00 | -37.73 |
| Total Line 91400 | 0.00 | 10.00 | -10.00 | 440.00 | 280.20 | 450.00 | -37.73 |
| 91500 Benefit Contributions - Admin | | | | | | | |
| 60-1-000-001-6310.500 Admin Benefits | 301.51 | 602.00 | -300.49 | 7,224.00 | 6,010.21 | 7,826.00 | -23.20 |
| 60-1-000-001-6330.500 Manager's Benefits | 938.84 | 900.00 | 38.84 | 10,800.00 | 10,176.41 | 11,700.00 | -13.02 |
| Total Line 91500 | 1,240.35 | 1,502.00 | -261.65 | 18,024.00 | 16,186.62 | 19,526.00 | -17.10 |
| 91600 Office Expense | | | | | | | |
| 60-1-000-001-6250.000 Misc. Rent Expense | 60.00 | 100.00 | -40.00 | 1,100.00 | 671.06 | 1,200.00 | -44.08 |
| 60-1-000-001-6311.000 Office Exp - PL | 703.45 | 160.00 | 543.45 | 1,760.00 | 1,886.90 | 1,920.00 | -1.72 |
| 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 | 120.50 | 140.00 | -19.50 | 1,540.00 | 1,587.07 | 1,680.00 | -5.53 |
| 60-1-000-001-6311.150 IT Support | 0.00 | 55.00 | -55.00 | 605.00 | 1,359.89 | 660.00 | 106.04 |
| 60-1-000-001-6311.200 Office Furniture | 222.42 | 0.00 | 222.42 | 0.00 | 222.42 | 0.00 | |
| Total Line 91600 | 1,106.37 | 455.00 | 651.37 | 5,005.00 | 5,727.34 | 5,460.00 | 4.90 |
| 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 | 91.25 | 100.00 | -8.75 | 1,100.00 | 1,058.39 | 1,200.00 | -11.80 |
| Total Line 91800 | 91.25 | 100.00 | -8.75 | 2,800.00 | 1,482.13 | 2,900.00 | -48.89 |
| 91900 Other Expense | | | | | | | |
| 60-1-000-001-6360.000 Training - Staff | 0.00 | 130.00 | -130.00 | 1,800.00 | 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 | 7.49 | 10.00 | -2.51 | 110.00 | 76.90 | 120.00 | -35.92 |
| 60-1-000-001-6399.000 Other Administrative | 0.00 | 100.00 | -100.00 | 1,100.00 | 79.78 | 1,200.00 | -93.35 |
| Total Line 91900 | 7.49 | 240.00 | -232.51 | 3,010.00 | 1,066.68 | 3,250.00 | -67.18 |
| 91000 TOTAL OPERATING EXPENSE - Admin | 10,968.20 | 9,915.00 | 1,053.20 | 117,722.00 | 112,210.26 | 127,637.00 | -12.09 |
| UTILITIES | | | | | | | |

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-----------------|-----------------|------------------|-------------------|-------------------|-------------------|---------------|
| 93100 Water,200 Elect,300 Gas,600 Sewer | | | | | | | |
| 60-1-000-001-6450.000 Utilities Electric | 110.52 | 300.00 | -189.48 | 3,300.00 | 3,927.42 | 3,600.00 | 9.10 |
| 60-1-000-001-6451.000 Utilities Water | 920.37 | 850.00 | 70.37 | 9,350.00 | 9,377.23 | 10,200.00 | -8.07 |
| 60-1-000-001-6452.000 Utilities Gas | 279.54 | 160.00 | 119.54 | 1,760.00 | 1,609.55 | 1,920.00 | -16.17 |
| 60-1-000-001-6453.000 Utilities Sewer | 1,799.14 | 1,600.00 | 199.14 | 17,600.00 | 18,673.84 | 19,200.00 | -2.74 |
| Total Line 93100, 93200, 93300, 93600 | 3,109.57 | 2,910.00 | 199.57 | 32,010.00 | 33,588.04 | 34,920.00 | -3.81 |
| 93000 TOTAL UTILITIES EXPENSES | 3,109.57 | 2,910.00 | 199.57 | 32,010.00 | 33,588.04 | 34,920.00 | -3.81 |
| MAINTENANCE & OPERATIONS EXPENSE | | | | | | | |
| 94100 Maintenance - Labor | | | | | | | |
| 60-1-000-001-6510.000 Maintenance Salaries | 4,472.80 | 4,475.00 | -2.20 | 53,700.00 | 51,504.08 | 58,175.00 | -11.47 |
| 60-1-000-001-6510.100 OT Maintenance | 234.81 | 75.00 | 159.81 | 825.00 | 1,333.81 | 900.00 | 48.20 |
| 60-1-000-001-6510.200 Maint from Amps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 94100 | 4,707.61 | 4,550.00 | 157.61 | 54,525.00 | 52,837.89 | 59,075.00 | -10.56 |
| 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 | 574.93 | 0.00 | 574.93 | 2,040.00 | 2,281.82 | 2,040.00 | 11.85 |
| 60-1-000-001-6515.030 Snow Removal Supplies | 30.50 | 250.00 | -219.50 | 650.00 | 183.89 | 700.00 | -73.73 |
| 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 | 0.00 | 0.00 | 0.00 | 3,000.00 | 1,018.59 | 3,000.00 | -66.05 |
| 60-1-000-001-6515.070 Electrical Supplies | 45.43 | 100.00 | -54.57 | 1,100.00 | 386.17 | 1,200.00 | -67.82 |
| 60-1-000-001-6515.080 Plumbing Supplies | 102.88 | 350.00 | -247.12 | 3,750.00 | 3,027.60 | 4,100.00 | -26.16 |
| 60-1-000-001-6515.090 Extermination Supplies | 0.00 | 0.00 | 0.00 | 300.00 | 0.00 | 300.00 | -100.00 |
| 60-1-000-001-6515.100 Janitorial Supplies | 161.97 | 80.00 | 81.97 | 880.00 | 339.03 | 960.00 | -64.68 |
| 60-1-000-001-6515.110 Routine Maint. Supplies | 266.83 | 650.00 | -383.17 | 7,350.00 | 3,659.58 | 8,000.00 | -54.26 |
| 60-1-000-001-6515.114 Painting Supplies - PL | 78.30 | 185.00 | -106.70 | 2,035.00 | 987.94 | 2,220.00 | -55.50 |
| 60-1-000-001-6515.115 Refrigerators | 0.00 | 0.00 | 0.00 | 2,000.00 | 541.00 | 2,000.00 | -72.95 |
| 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 | 1,000.00 | 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 | 1,260.84 | 1,615.00 | -354.16 | 25,705.00 | 12,616.56 | 27,120.00 | -53.48 |
| 94300 Maintenance - Contracts | | | | | | | |
| 60-1-000-001-6520.010 Garbage/Trash Contract | 668.70 | 726.00 | -57.30 | 7,986.00 | 7,205.93 | 8,712.00 | -17.29 |
| 60-1-000-001-6520.020 Heat/Cool Contract | 0.00 | 0.00 | 0.00 | 600.00 | 0.00 | 600.00 | -100.00 |
| 60-1-000-001-6520.030 Snow Removal Contract | 0.00 | 500.00 | -500.00 | 1,000.00 | 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 | 0.00 | 0.00 | 6,600.00 | 2,659.18 | 6,600.00 | -59.71 |
| 60-1-000-001-6520.090 Extermin Contract | 0.00 | 0.00 | 0.00 | 1,700.00 | 2,456.50 | 2,150.00 | 14.26 |
| 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 | 10.62 | 50.00 | -39.38 | 550.00 | 499.87 | 600.00 | -16.69 |
| 60-1-000-001-6520.111 Carpet Repr/Repl Cont. | 0.00 | 0.00 | 0.00 | 4,500.00 | 2,975.00 | 4,500.00 | -33.89 |
| 60-1-000-001-6520.120 Other Misc. Contracts | 0.00 | 100.00 | -100.00 | 1,100.00 | 0.00 | 1,200.00 | -100.00 |
| Total Line 94300 - (sub accts) | 679.32 | 1,376.00 | -696.68 | 28,336.00 | 15,895.48 | 30,162.00 | -47.30 |
| 94500 Maintenance - Ordinary/Benefits | | | | | | | |
| 60-1-000-001-6510.500 Maint.Benefits | 1,625.19 | 2,150.00 | -524.81 | 25,800.00 | 21,782.93 | 27,950.00 | -22.06 |
| Total Line 94500 | 1,625.19 | 2,150.00 | -524.81 | 25,800.00 | 21,782.93 | 27,950.00 | -22.06 |
| 94000 TOTAL MAINTENANCE EXPENSES | 8,272.96 | 9,691.00 | -1,418.04 | 134,366.00 | 103,132.86 | 144,307.00 | -28.53 |
| TOTAL PROTECTIVE SERVICES EXPENSE | | | | | | | |
| 95100 Protective Services - Labor | | | | | | | |

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Knox County Housing Authority
FDS Income Statement - Prairieland
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------|
| Total Line 95100 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95200 Protective Services - Contract | | | | | | | |
| 60-1-000-001-6580.006 Safety/Sec Labor Fee | 1,060.93 | 0.00 | 1,060.93 | 0.00 | 2,360.93 | 0.00 | |
| 60-1-000-001-6580.100 ADT Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 60-1-000-001-6580.500 Other Safety Contracts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 95200 | 1,060.93 | 0.00 | 1,060.93 | 0.00 | 2,360.93 | 0.00 | |
| 95300 Protective Services - Other | | | | | | | |
| Total Line 95300 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 95000 TOTAL PROTECTIVE SERVICES EXP | 1,060.93 | 0.00 | 1,060.93 | 0.00 | 2,360.93 | 0.00 | |
| INSURANCE PREMIUMS EXPENSE | | | | | | | |
| 96110 Property Insurance | | | | | | | |
| 60-1-000-001-6720.000 Prpoerty Insurance | 1,250.68 | 1,095.00 | 155.68 | 12,045.00 | 12,141.02 | 13,140.00 | -7.60 |
| Total LIne 96110 | 1,250.68 | 1,095.00 | 155.68 | 12,045.00 | 12,141.02 | 13,140.00 | -7.60 |
| 96120 Liability Insurance | | | | | | | |
| 60-1-000-001-6721.000 Liability Insurance | 158.30 | 165.00 | -6.70 | 1,815.00 | 1,734.75 | 1,980.00 | -12.39 |
| Total Line 96120 | 158.30 | 165.00 | -6.70 | 1,815.00 | 1,734.75 | 1,980.00 | -12.39 |
| 96130 Workmen's Compensation | | | | | | | |
| 60-1-000-001-6722.000 Work Comp Insurance | 285.36 | 285.00 | 0.36 | 3,135.00 | 3,076.19 | 3,420.00 | -10.05 |
| Total Line 96130 | 285.36 | 285.00 | 0.36 | 3,135.00 | 3,076.19 | 3,420.00 | -10.05 |
| 96140 All Other Insurance | | | | | | | |
| 60-1-000-001-6720.500 Equipment Insurance | 64.54 | 58.00 | 6.54 | 638.00 | 628.24 | 696.00 | -9.74 |
| 60-1-000-001-6721.500 PE & PO Insuranace | 88.52 | 91.00 | -2.48 | 1,001.00 | 973.71 | 1,092.00 | -10.83 |
| 60-1-000-001-6724.000 Other Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96140 | 153.06 | 149.00 | 4.06 | 1,639.00 | 1,601.95 | 1,788.00 | -10.41 |
| 96100 TOTAL INSURANCE PREMIUMS EXP | 1,847.40 | 1,694.00 | 153.40 | 18,634.00 | 18,553.91 | 20,328.00 | -8.73 |
| GENERAL EXPENSES | | | | | | | |
| 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 | 981.17 | 1,275.00 | -293.83 | 14,025.00 | 14,223.60 | 15,300.00 | -7.04 |
| Total Line 96300 | 981.17 | 1,275.00 | -293.83 | 14,025.00 | 14,223.60 | 15,300.00 | -7.04 |
| 96400 Bad Debt - Tenant Rents | | | | | | | |
| 60-1-000-001-6370.000 Bad Debt | 2,464.10 | 320.00 | 2,144.10 | 3,520.00 | 6,992.62 | 3,840.00 | 82.10 |
| Total Line 96400 | 2,464.10 | 320.00 | 2,144.10 | 3,520.00 | 6,992.62 | 3,840.00 | 82.10 |
| 96000 TOTAL OTHER GENERAL EXPENSES | 3,445.27 | 1,595.00 | 1,850.27 | 17,545.00 | 21,216.22 | 19,640.00 | 8.03 |
| INTEREST & AMORTIZATION EXPENSE | | | | | | | |
| 96710 Interest of Mortgage/Bond Payable | | | | | | | |
| 60-1-000-001-6810.000 Interest Exp Payable | 1,568.29 | 1,730.00 | -161.71 | 19,030.00 | 17,744.28 | 20,760.00 | -14.53 |
| 60-1-000-001-6860.000 Sec Dep Int | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Line 96710 | 1,568.29 | 1,730.00 | -161.71 | 19,030.00 | 17,744.28 | 20,760.00 | -14.53 |
| 96700 TOTAL INTEREST EXP & AMORT | 1,568.29 | 1,730.00 | -161.71 | 19,030.00 | 17,744.28 | 20,760.00 | -14.53 |
| 96900 TOTAL OPERATING EXPENSE | 30,272.62 | 27,535.00 | 2,737.62 | 339,307.00 | 308,806.50 | 367,592.00 | -15.99 |
| 97000 NET REVENUE/EXPENSE (GAIN/-LOSS) | -1,039.38 | -3,075.00 | 2,035.62 | 4,440.00 | -33,897.32 | 2,111.00 | -1,705.75 |

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|-------------------|------------------|--------------------|--------------------|--------------------|--------------|
| Total PUM (including Port Outs) | 280.00 | 280.00 | 0.00 | 3,080.00 | 3,080.00 | 3,360.00 | 0.00 |
| ADMIN REVENUE | | | | | | | |
| ADMIN OPERATING INCOME | | | | | | | |
| Admin Fee Subsidy | | | | | | | |
| 30-1-000-000-8026.500 Admin Fee Sub - Cur Yr | -13,218.00 | -11,255.00 | -1,963.00 | -123,805.00 | -148,127.00 | -135,060.00 | 9.67 |
| Total Admin Fee Subsidy | -13,218.00 | -11,255.00 | -1,963.00 | -123,805.00 | -148,127.00 | -135,060.00 | 9.67 |
| Interest Income | | | | | | | |
| 30-1-000-000-3300.000 Int Reserve | -6.68 | -7.00 | 0.32 | -77.00 | -65.99 | -84.00 | -21.44 |
| 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 | -6.68 | -7.00 | 0.32 | -77.00 | -65.99 | -84.00 | -21.44 |
| Other Income | | | | | | | |
| 30-1-000-000-3300.010 Inc - Portable | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-3300.100 Fraud Recovery - Admin | 0.00 | -100.00 | 100.00 | -1,100.00 | -2,254.00 | -1,200.00 | 87.83 |
| 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 | -1,100.00 | -2,254.00 | -1,200.00 | 87.83 |
| TOTAL ADMIN OPERATING INCOME | -13,224.68 | -11,362.00 | -1,862.68 | -124,982.00 | -150,446.99 | -136,344.00 | 10.34 |
| ADMIN EXPENSES | | | | | | | |
| ADMIN OPERATING EXPENSE | | | | | | | |
| Admin Salaries | | | | | | | |
| 30-1-000-000-4110.000 Admin Salaries | 4,882.10 | 5,000.00 | -117.90 | 60,000.00 | 52,482.43 | 65,000.00 | -19.26 |
| Total Admin Salaries | 4,882.10 | 5,000.00 | -117.90 | 60,000.00 | 52,482.43 | 65,000.00 | -19.26 |
| Audit Fee Expense | | | | | | | |
| 30-1-000-000-4171.000 Audit Fee | 2,175.00 | 0.00 | 2,175.00 | 1,765.00 | 4,350.00 | 1,765.00 | 146.46 |
| Total Audit Fee Expense | 2,175.00 | 0.00 | 2,175.00 | 1,765.00 | 4,350.00 | 1,765.00 | 146.46 |
| Fee Expense | | | | | | | |
| 30-1-000-000-4120.100 Management Fees | 2,412.00 | 2,640.00 | -228.00 | 29,040.00 | 26,160.00 | 31,680.00 | -17.42 |
| 30-1-000-000-4120.300 Bookkeep. Fees | 1,507.50 | 1,650.00 | -142.50 | 18,150.00 | 16,350.00 | 19,800.00 | -17.42 |
| 30-1-000-000-4480.006 Safety/Security Labor Fee | 280.00 | 0.00 | 280.00 | 0.00 | 840.00 | 0.00 | |
| Total Fees Expense | 4,199.50 | 4,290.00 | -90.50 | 47,190.00 | 43,350.00 | 51,480.00 | -15.79 |
| Benefit Contribution Expense | | | | | | | |
| 30-1-000-000-4110.500 Emp Benefit - Admin | 2,918.29 | 3,050.00 | -131.71 | 36,600.00 | 30,905.81 | 39,650.00 | -22.05 |
| Total Benefit Contribution Exp | 2,918.29 | 3,050.00 | -131.71 | 36,600.00 | 30,905.81 | 39,650.00 | -22.05 |
| Office Expense | | | | | | | |
| 30-1-000-000-4180.000 Telephone | 95.19 | 81.00 | 14.19 | 731.00 | 973.63 | 772.00 | 26.12 |
| 30-1-000-000-4190.100 Postage | 163.26 | 160.00 | 3.26 | 1,690.00 | 1,774.55 | 1,850.00 | -4.08 |
| 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 Painting/Printers | 0.00 | 0.00 | 0.00 | 190.00 | 0.00 | 190.00 | -100.00 |
| 30-1-000-000-4190.401 Printing Supplies | 0.00 | 0.00 | 0.00 | 372.00 | 0.00 | 372.00 | -100.00 |
| 30-1-000-000-4190.550 Computers | 0.00 | 0.00 | 0.00 | 0.00 | 938.72 | 0.00 | |
| 30-1-000-000-4190.850 IT Support | 0.00 | 0.00 | 0.00 | 161.00 | 705.69 | 215.00 | 228.23 |
| Total Office Expense | 258.45 | 241.00 | 17.45 | 3,144.00 | 4,392.59 | 3,399.00 | 29.23 |

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|--|------------------|------------------|-----------------|-------------------|-------------------|-------------------|----------------|
| Legal Expense | | | | | | | |
| 30-1-000-000-4130.000 Legal Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Legal Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Travel Expense | | | | | | | |
| 30-1-000-000-4150.000 Travel - Staff | 0.00 | 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 |
| Other Expense | | | | | | | |
| 30-1-000-000-4120.400 Fee for Service Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.02 | 0.00 | |
| 30-1-000-000-4140.000 Training - Staff | 478.00 | 0.00 | 478.00 | 1,450.00 | 816.00 | 1,450.00 | -43.72 |
| 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 | 4,986.00 | 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 | 419.65 | 0.00 | 419.65 | 300.00 | 4,546.13 | 371.00 | 1,125.37 |
| 30-1-000-000-4190.200 Inspection Exp | 0.00 | 458.00 | -458.00 | 5,041.00 | 1,600.00 | 5,500.00 | -70.91 |
| 30-1-000-000-4190.950 Background Verification | 12.31 | 50.00 | -37.69 | 550.00 | 248.67 | 600.00 | -58.56 |
| Total Other Expense | 909.96 | 508.00 | 401.96 | 12,327.00 | 7,210.82 | 12,907.00 | -44.13 |
| Maintenance Expense | | | | | | | |
| 30-1-000-000-4420.126 Vehicle Supplies | 0.00 | 0.00 | 0.00 | 20.00 | 58.21 | 30.00 | 94.03 |
| 30-1-000-000-4430.126 Vehicle Maint Cont | 0.00 | 0.00 | 0.00 | 0.00 | 15.92 | 0.00 | |
| Total Maintenance Expense | 0.00 | 0.00 | 0.00 | 20.00 | 74.13 | 30.00 | 147.10 |
| TOTAL ADMIN EXPENSE | 15,343.30 | 13,089.00 | 2,254.30 | 162,071.00 | 143,191.65 | 175,256.00 | -18.30 |
| Insurance Premiums Expense | | | | | | | |
| 30-1-000-000-4510.025 PE & PO Insurance | 53.16 | 54.00 | -0.84 | 594.00 | 584.70 | 648.00 | -9.77 |
| 30-1-000-000-4510.030 Work Comp Insurance | 195.29 | 194.00 | 1.29 | 2,134.00 | 2,103.05 | 2,328.00 | -9.66 |
| 30-1-000-000-4510.035 Auto Insurance | 50.00 | 50.00 | 0.00 | 550.00 | 531.28 | 600.00 | -11.45 |
| Total Insurance Premium Expenses | 298.45 | 298.00 | 0.45 | 3,278.00 | 3,219.03 | 3,576.00 | -9.98 |
| TOTAL INSURANCE EXPENSE | 298.45 | 298.00 | 0.45 | 3,278.00 | 3,219.03 | 3,576.00 | -9.98 |
| General Expense | | | | | | | |
| 30-1-000-000-4110.001 Salaries Comp Absences | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30-1-000-000-4570.100 Collection Loss Admin | -2.00 | 0.00 | -2.00 | -100.00 | -130.40 | -100.00 | 30.40 |
| 30-1-000-000-4590.010 Admin Gen Exp-Port | 202.87 | 317.00 | -114.13 | 3,487.00 | 2,658.87 | 3,804.00 | -30.10 |
| Total General Expense | 200.87 | 317.00 | -116.13 | 3,387.00 | 2,528.47 | 3,704.00 | -31.74 |
| TOTAL GENERAL EXPENSE | 200.87 | 317.00 | -116.13 | 3,387.00 | 2,528.47 | 3,704.00 | -31.74 |
| TOTAL EXPENSES - ADMIN | 15,842.62 | 13,704.00 | 2,138.62 | 168,736.00 | 148,939.15 | 182,536.00 | -18.41 |
| ADMIN (Profit)/Loss | 2,617.94 | 2,342.00 | 275.94 | 43,754.00 | -1,507.84 | 46,192.00 | -103.26 |
| MISCELLANEOUS EXPENSE | | | | | | | |
| Depreciation Expense | | | | | | | |
| 30-1-000-000-4800.000 Dpreciation Expense | 464.00 | 465.00 | -1.00 | 5,115.00 | 5,104.00 | 5,580.00 | -8.53 |
| Total Depreciation Expense | 464.00 | 465.00 | -1.00 | 5,115.00 | 5,104.00 | 5,580.00 | -8.53 |
| TOTAL MISC EXPENSE | 464.00 | 465.00 | -1.00 | 5,115.00 | 5,104.00 | 5,580.00 | -8.53 |
| TOTAL ADMIN EXPENSES w/ DEPR EXP | 16,306.62 | 14,169.00 | 2,137.62 | 173,851.00 | 154,043.15 | 188,116.00 | -18.11 |
| ADMIN (Profit)/Loss w/ Depreciation | 3,081.94 | 2,807.00 | 274.94 | 48,869.00 | 3,596.16 | 51,772.00 | -93.05 |

HAP REVENUE

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|-------------------|------------------|--------------------|--------------------|---------------------|---------------|
| HAP Income | | | | | | | |
| 30-1-000-000-3300.200 Fraud Recovery - HAP | 0.00 | -100.00 | 100.00 | -1,100.00 | -2,170.00 | -1,200.00 | 80.83 |
| 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 | -77,222.00 | -80,226.00 | 3,004.00 | -882,481.00 | -825,492.00 | -962,706.00 | -14.25 |
| 30-1-000-000-8027.000 Ann Contr - Pr Yr | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Income | -77,222.00 | -80,326.00 | 3,104.00 | -883,581.00 | -827,662.00 | -963,906.00 | -14.13 |
| TOTAL HAP INCOME | -77,222.00 | -80,326.00 | 3,104.00 | -883,581.00 | -827,662.00 | -963,906.00 | -14.13 |
| HAP EXPENSES | | | | | | | |
| HAP Expenses | | | | | | | |
| 30-1-000-000-4715.010 HAP Tenant Pmts | 73,969.00 | 73,000.00 | 969.00 | 803,000.00 | 749,933.98 | 876,000.00 | -14.39 |
| 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 | 3,303.00 | 2,550.00 | 753.00 | 28,050.00 | 33,069.00 | 30,600.00 | 8.07 |
| 30-1-000-000-4715.050 HAP Homeownership | 0.00 | 175.00 | -175.00 | 1,400.00 | 0.00 | 1,575.00 | -100.00 |
| 30-1-000-000-4715.070 HAP Port Out Pmts | 4,648.00 | 12,250.00 | -7,602.00 | 134,750.00 | 59,829.11 | 147,000.00 | -59.30 |
| Total HAP Expenses | 81,920.00 | 87,975.00 | -6,055.00 | 967,200.00 | 842,832.09 | 1,055,175.00 | -20.12 |
| TOTAL HAP EXPENSE | 81,920.00 | 87,975.00 | -6,055.00 | 967,200.00 | 842,832.09 | 1,055,175.00 | -20.12 |
| General HAP Expenses | | | | | | | |
| 30-1-000-000-4570.200 Collection Loss HUD | -2.30 | 0.00 | -2.30 | 100.00 | 105.10 | 100.00 | 5.10 |
| Total General HAP Expenses | -2.30 | 0.00 | -2.30 | 100.00 | 105.10 | 100.00 | 5.10 |
| TOTAL GENERAL HAP EXPENSES | -2.30 | 0.00 | -2.30 | 100.00 | 105.10 | 100.00 | 5.10 |
| Prior Year Adj - HAP | | | | | | | |
| 30-1-000-000-6010.010 Prior Year Adj HAP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Prior Year Adj HAP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL HAP EXPENSES | 81,917.70 | 87,975.00 | -6,057.30 | 967,300.00 | 842,937.19 | 1,055,275.00 | -20.12 |
| Remaining HAP (to)/from Reserve | 4,695.70 | 7,649.00 | -2,953.30 | 83,719.00 | 15,275.19 | 91,369.00 | -83.28 |

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|-------------------|----------------|-------------------|-------------|-------------------|-------------|------------|
| Total PUM (including Port Outs) | 15.00 | 0.00 | 0.00 | 0.00 | 165.00 | 0.00 | 0.00 |
| EHV - HAP INCOME STATEMENT | | | | | | | |
| <u>EHV - HAP INCOME</u> | | | | | | | |
| HAP Income | | | | | | | |
| 30-1-000-001-8026.000 EHV HAP Subsidy Inc | -11,701.00 | 0.00 | -11,701.00 | 0.00 | -72,462.00 | 0.00 | |
| Total HAP Income | -11,701.00 | 0.00 | -11,701.00 | 0.00 | -72,462.00 | 0.00 | |
| TOTAL HAP INCOME | -11,701.00 | 0.00 | -11,701.00 | 0.00 | -72,462.00 | 0.00 | |
| <u>EHV - HAP EXPENSE</u> | | | | | | | |
| HAP Expenses | | | | | | | |
| 30-1-000-001-4715.010 EHV HAP Tenant Pmts | 7,535.00 | 0.00 | 7,535.00 | 0.00 | 71,696.00 | 0.00 | |
| 30-1-000-001-4715.040 EHV HAP Utility Pmts | 485.00 | 0.00 | 485.00 | 0.00 | 5,357.00 | 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 | 8,020.00 | 0.00 | 8,020.00 | 0.00 | 77,053.00 | 0.00 | |
| TOTAL HAP EXPENSE | 8,020.00 | 0.00 | 8,020.00 | 0.00 | 77,053.00 | 0.00 | |
| EHV HAP (to)/from Reserve | -3,681.00 | 0.00 | -3,681.00 | 0.00 | 4,591.00 | 0.00 | |
| EHV - ADMIN INCOME STATEMENT | | | | | | | |
| ADMIN INCOME - EHV | | | | | | | |
| <u>EHV - ADMIN INCOME</u> | | | | | | | |
| Admin Fee Subsidy | | | | | | | |
| 30-1-000-001-8026.500 EHV Ongo Admin Sub | -1,120.00 | 0.00 | -1,120.00 | 0.00 | -8,262.00 | 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 | -13,125.00 | 0.00 | |
| 30-1-000-001-8026.503 EHV Placement Fee Inc | 0.00 | 0.00 | 0.00 | 0.00 | -500.00 | 0.00 | |
| 30-1-000-001-8026.504 EHV Issuance Fee Inc | 0.00 | 0.00 | 0.00 | 0.00 | -500.00 | 0.00 | |
| Total Admin Fee Subsidy | -1,120.00 | 0.00 | -1,120.00 | 0.00 | -22,387.00 | 0.00 | |
| Interest Income | | | | | | | |
| Total Interest Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Other Income | | | | | | | |
| Total Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL EHV ADMIN INCOME | -1,120.00 | 0.00 | -1,120.00 | 0.00 | -22,387.00 | 0.00 | |

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 2023

| | Monthly Amt | Monthly Budget | Variance | YTD Budget | Current YTD | Budget | Variance % |
|---|----------------|----------------|----------------|-------------|------------------|-------------|------------|
| ADMIN EXPENSES - EHV | | | | | | | |
| <u>PRELIMINARY FEE EXPENSES</u> | | | | | | | |
| Preliminary Fee Expenses | | | | | | | |
| 30-1-000-001-4130.100 EHV Preliminary Exps | 0.00 | 0.00 | 0.00 | 0.00 | 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 | |
| TOTAL PRELIMINARY FEE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 0.00 | |
| <u>PLACEMENT/ISSUANCE EXPENSES</u> | | | | | | | |
| Admin Placement/Issuance Fee Exp | | | | | | | |
| Total Placement/Issuance Fee Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL PLACEMENT/ISSUANCE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| <u>ONGOING ADMINISTRATIVE EXPENSES</u> | | | | | | | |
| Ongoing Admin Expenses | | | | | | | |
| 30-1-000-001-4110.000 EHV Salary Exp | 106.16 | 0.00 | 106.16 | 0.00 | 3,043.13 | 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 | 72.98 | 0.00 | 72.98 | 0.00 | 1,935.42 | 0.00 | |
| 30-1-000-001-4120.100 EHV Management Fee | 180.00 | 0.00 | 180.00 | 0.00 | 1,704.00 | 0.00 | |
| 30-1-000-001-4120.300 EHV Bookkeeping Fee | 112.50 | 0.00 | 112.50 | 0.00 | 1,065.00 | 0.00 | |
| 30-1-000-001-4130.200 EHV Other Ongoing | 60.00 | 0.00 | 60.00 | 0.00 | 1,032.48 | 0.00 | |
| Total Ongoing Admin Expenses | 531.64 | 0.00 | 531.64 | 0.00 | 8,780.03 | 0.00 | |
| TOTAL ONGOING ADMIN EXPENSES | 531.64 | 0.00 | 531.64 | 0.00 | 8,780.03 | 0.00 | |
| <u>SERVICE FEE EXPENSES</u> | | | | | | | |
| Housing Search Assistance Exps | | | | | | | |
| Total Housing Search Assistance Exps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Security/Utility/Holding Deposits | | | | | | | |
| 30-1-000-001-4130.300 EHV Deposit Expenses | 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 | |
| Owner Incentive Expense | | | | | | | |
| 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 | |
| Other Eligible Expenses | | | | | | | |
| 30-1-000-001-4130.330 EHV Other Service Exp | 0.00 | 0.00 | 0.00 | 0.00 | 9,259.04 | 0.00 | |
| Total Other Eligible Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 9,259.04 | 0.00 | |
| TOTAL SERVICE FEE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 12,672.88 | 0.00 | |
| TOTAL EHV ADMIN EXPENSES | 531.64 | 0.00 | 531.64 | 0.00 | 21,602.91 | 0.00 | |
| EHV ADMINI (Profit)/Loss | -588.36 | 0.00 | -588.36 | 0.00 | -784.09 | 0.00 | |

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
February 28, 2023

| COCC - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 115,319.05 | 99,584.00 | 15,735.05 | 1,157,586.07 | 1,332,212.00 | -13.11 |
| TOTAL OPERATING INCOME | 115,319.05 | 99,584.00 | 15,735.05 | 1,157,586.07 | 1,332,212.00 | -13.11 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 85,206.15 | 52,154.00 | 33,052.15 | 718,494.20 | 723,502.00 | -0.69 |
| Total Tenant Service Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Utility Expenses | 447.25 | 565.00 | -117.75 | 5,861.39 | 6,780.00 | -13.55 |
| Total Maintenance Expenses | 54,498.42 | 52,802.00 | 1,696.42 | 604,518.50 | 686,474.00 | -11.94 |
| Total Protective Expenses | 884.95 | 0.00 | 884.95 | 884.95 | 0.00 | |
| General Expenses | 3,232.65 | 3,241.00 | -8.35 | 35,546.61 | 46,392.00 | -23.38 |
| TOTAL ROUTINE OPERATING EXPENSES | 144,269.42 | 108,762.00 | 35,507.42 | 1,365,305.65 | 1,463,148.00 | -6.69 |
| 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 | |
| TOTAL OPERATING EXPENSES | 144,269.42 | 107,997.00 | 36,272.42 | 1,365,305.65 | 1,453,968.00 | -6.10 |
| NET REVENUE/-EXPENSE PROFIT/-LOSS | | | | | | |
| | -28,950.37 | -8,413.00 | -20,537.37 | -207,719.58 | -121,756.00 | 70.60 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 760.00 | 765.00 | -5.00 | 8,360.00 | 9,180.00 | -8.93 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -29,710.37 | -9,178.00 | -20,532.37 | -216,079.58 | -130,936.00 | 65.03 |

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
February 28, 2023

| MOON TOWERS - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|------------------|--------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 82,621.63 | 72,429.00 | 10,192.63 | 837,415.13 | 924,246.00 | -9.39 |
| TOTAL OPERATING INCOME | 82,621.63 | 72,429.00 | 10,192.63 | 837,415.13 | 924,246.00 | -9.39 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 18,311.90 | 28,826.00 | -10,514.10 | 306,979.67 | 362,478.00 | -15.31 |
| Total Tenant Service Expenses | -17.05 | 137.00 | -154.05 | 1,285.66 | 2,250.00 | -42.86 |
| Total Utility Expenses | 7,965.29 | 9,208.00 | -1,242.71 | 112,989.17 | 124,400.00 | -9.17 |
| Total Maintenance Expenses | 21,931.26 | 28,304.00 | -6,372.74 | 277,148.17 | 318,956.00 | -13.11 |
| Total Protective Service Expenses | 9,155.74 | 1,633.00 | 7,522.74 | 23,676.94 | 13,200.00 | 79.37 |
| General Expenses | 10,123.31 | 6,867.00 | 3,256.31 | 86,034.76 | 81,014.00 | 6.20 |
| TOTAL ROUTINE OPERATING EXPENSES | 67,470.45 | 74,975.00 | -7,504.55 | 808,114.37 | 902,298.00 | -10.44 |
| 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 | |
| TOTAL OPERATING EXPENSES | 67,470.45 | 61,475.00 | 5,995.45 | 808,114.37 | 740,298.00 | 9.16 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | 15,151.18 | 10,954.00 | 4,197.18 | 29,300.76 | 183,948.00 | -84.07 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 13,400.00 | 13,500.00 | -100.00 | 147,400.00 | 162,000.00 | -9.01 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | 1,751.18 | -2,546.00 | 4,297.18 | -118,099.24 | 21,948.00 | -638.09 |

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
February 28, 2023

| FAMILY - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 91,875.32 | 86,865.00 | 5,010.32 | 1,074,317.93 | 1,145,384.00 | -6.20 |
| TOTAL OPERATING INCOME | 91,875.32 | 86,865.00 | 5,010.32 | 1,074,317.93 | 1,145,384.00 | -6.20 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 31,691.32 | 28,546.00 | 3,145.32 | 320,511.49 | 363,453.00 | -11.81 |
| Total Tenant Service Expenses | 0.00 | 0.00 | 0.00 | 414.22 | 3,440.00 | -87.96 |
| Total Utility Expenses | 4,943.78 | 2,535.00 | 2,408.78 | 26,366.91 | 31,320.00 | -15.81 |
| Total Maintenance Expenses | 32,655.98 | 36,954.00 | -4,298.02 | 483,039.46 | 468,300.00 | 3.15 |
| Total Protective Service Expenses | 4,776.22 | 920.00 | 3,856.22 | 15,881.56 | 9,320.00 | 70.40 |
| General Expenses | 7,331.42 | 6,220.00 | 1,111.42 | 91,791.19 | 74,790.00 | 22.73 |
| TOTAL ROUTINE OPERATING EXPENSES | 81,398.72 | 75,175.00 | 6,223.72 | 938,004.83 | 950,623.00 | -1.33 |
| Total Non-Routine Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Other Credit & Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Surplus Adjustments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Prov. for Operating Reserve | 0.00 | -31,000.00 | 31,000.00 | 0.00 | -372,000.00 | -100.00 |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Total Vandalism Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL OPERATING EXPENSES | 81,398.72 | 44,175.00 | 37,223.72 | 938,004.83 | 578,623.00 | 62.11 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | | | | | | |
| | 10,476.60 | 42,690.00 | -32,213.40 | 136,313.10 | 566,761.00 | -75.95 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 30,630.00 | 31,000.00 | -370.00 | 336,930.00 | 372,000.00 | -9.43 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -20,153.40 | 11,690.00 | -31,843.40 | -200,616.90 | 194,761.00 | -203.01 |

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
February 28, 2023

| BLUEBELL - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|------------------|-------------------|--------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 20,111.84 | 23,461.00 | -3,349.16 | 219,654.50 | 281,665.00 | -22.02 |
| TOTAL OPERATING INCOME | 20,111.84 | 23,461.00 | -3,349.16 | 219,654.50 | 281,665.00 | -22.02 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 18,184.79 | 6,509.00 | 11,675.79 | 74,134.56 | 81,990.00 | -9.58 |
| Total Tenant Service Expenses | 0.00 | 0.00 | 0.00 | 112.88 | 4,300.00 | -97.37 |
| Total Utility Expenses | 2,873.87 | 2,725.00 | 148.87 | 29,330.36 | 28,025.00 | 4.66 |
| Total Maintenance Expenses | 10,951.55 | 10,118.00 | 833.55 | 107,804.06 | 138,520.00 | -22.17 |
| Total Protective Service Expenses | 2,268.31 | 200.00 | 2,068.31 | 15,625.93 | 4,250.00 | 267.67 |
| General Expenses | 2,340.41 | 2,590.00 | -249.59 | 27,052.14 | 31,556.00 | -14.27 |
| TOTAL ROUTINE OPERATING EXPENSES | 36,618.93 | 22,142.00 | 14,476.93 | 254,059.93 | 288,641.00 | -11.98 |
| 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 | |
| TOTAL OPERATING EXPENSES | 36,618.93 | 13,492.00 | 23,126.93 | 254,059.93 | 184,841.00 | 37.45 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | -16,507.09 | 9,969.00 | -26,476.09 | -34,405.43 | 96,824.00 | -135.53 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 7,060.00 | 8,650.00 | -1,590.00 | 77,660.00 | 103,800.00 | -25.18 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -23,567.09 | 1,319.00 | -24,886.09 | -112,065.43 | -6,976.00 | 1,506.44 |

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
February 28, 2023

| | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|---|------------------|------------------|-----------------|-------------------|-------------------|------------------|
| HCV - OPERATING STATEMENT | | | | | | |
| ADMIN OPERATING INCOME | | | | | | |
| Total Admin Operating Income | 13,224.68 | 11,362.00 | 1,862.68 | 150,446.99 | 136,344.00 | 10.34 |
| TOTAL ADMIN OPERATING INCOME | 13,224.68 | 11,362.00 | 1,862.68 | 150,446.99 | 136,344.00 | 10.34 |
| OPERATING EXPENSES | | | | | | |
| Total Admin Expenses | 8,968.80 | 8,799.00 | 169.80 | 95,417.50 | 121,981.00 | -21.78 |
| Total Fees Expenses | 6,094.50 | 4,290.00 | 1,804.50 | 46,860.02 | 53,245.00 | -11.99 |
| Total General Expenses | 779.32 | 615.00 | 164.32 | 6,661.63 | 7,310.00 | -8.87 |
| TOTAL OPERATING EXPENSES | 15,842.62 | 13,704.00 | 2,138.62 | 148,939.15 | 182,536.00 | -18.41 |
| 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 | |
| TOTAL EXPENSES | 15,842.62 | 13,704.00 | 2,138.62 | 148,939.15 | 182,536.00 | -18.41 |
| NET REVENUE PROFIT/-LOSS | -2,617.94 | -2,342.00 | -275.94 | 1,507.84 | -46,192.00 | -103.26 |
| Total Depreciation Expense | 464.00 | 465.00 | -1.00 | 5,104.00 | 5,580.00 | -8.53 |
| NET REVENUE w/Deprecitation PROFIT/-LOSS | -3,081.94 | -2,807.00 | -274.94 | -3,596.16 | -51,772.00 | -93.05 |

HAP - OPERATING STATEMENT

| | | | | | | |
|---|------------------|------------------|------------------|-------------------|---------------------|---------------|
| HAP INCOME | | | | | | |
| Total Income | 77,222.00 | 80,326.00 | -3,104.00 | 827,662.00 | 963,906.00 | -14.13 |
| TOTAL HAP INCOME | 77,222.00 | 80,326.00 | -3,104.00 | 827,662.00 | 963,906.00 | -14.13 |
| HAP EXPENSES | | | | | | |
| Total HAP Expenses | 81,920.00 | 87,975.00 | -6,055.00 | 842,832.09 | 1,055,175.00 | -20.12 |
| Total General HAP Expenses | -2.30 | 0.00 | -2.30 | 105.10 | 100.00 | 5.10 |
| TOTAL HAP EXPENSES | 81,917.70 | 87,975.00 | -6,057.30 | 842,937.19 | 1,055,275.00 | -20.12 |
| Total Prior Year Adj HAP | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| REMAINING HAP from RESERVE +/-LOSS | -4,695.70 | -7,649.00 | 2,953.30 | -15,275.19 | -91,369.00 | -83.28 |

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
February 28, 2023

| BRENTWOOD - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|-------------------|--------------------|--------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 35,562.54 | 34,908.00 | 654.54 | 383,392.74 | 418,896.00 | -8.48 |
| TOTAL OPERATING INCOME | 35,562.54 | 34,908.00 | 654.54 | 383,392.74 | 418,896.00 | -8.48 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 8,610.14 | 6,511.00 | 2,099.14 | 81,300.49 | 100,742.00 | -19.30 |
| Total Fee Expenses | 4,284.00 | 4,284.00 | 0.00 | 45,993.50 | 51,408.00 | -10.53 |
| Total Utilities Expenses | 3,421.07 | 2,826.00 | 595.07 | 37,545.18 | 33,912.00 | 10.71 |
| Total Maintenance Expenses | 11,345.03 | 10,488.00 | 857.03 | 312,069.42 | 287,008.00 | 8.73 |
| Total Taxes & Insurance Expense | 3,404.05 | 3,248.00 | 156.05 | 35,133.68 | 38,972.00 | -9.85 |
| Total Financial Expenses | 1,568.29 | 1,760.00 | -191.71 | 17,744.31 | 21,120.00 | -15.98 |
| TOTAL ROUTINE OPERATING EXPENSE | 32,632.58 | 29,117.00 | 3,515.58 | 529,786.58 | 533,162.00 | -0.63 |
| 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 | |
| TOTAL ALL EXPENSES BEFORE DEPRECIATION | 32,632.58 | 20,817.00 | 11,815.58 | 529,786.58 | 433,562.00 | 22.19 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 2,929.96 | 14,091.00 | -11,161.04 | -146,393.84 | -14,666.00 | 898.19 |
| Total Depreciation Expense | | | | | | |
| | 8,286.00 | 8,300.00 | -14.00 | 91,146.00 | 99,600.00 | -8.49 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | -5,356.04 | 5,791.00 | -11,147.04 | -237,539.84 | -114,266.00 | 107.88 |

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
February 28, 2023

| PRAIRIELAND - OPERATING STATEMENT | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|------------------|------------------|------------------|-------------------|-------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Opetating Income | 31,312.00 | 30,610.00 | 702.00 | 342,703.82 | 365,481.00 | -6.23 |
| TOTAL OPERATING INCOME | 31,312.00 | 30,610.00 | 702.00 | 342,703.82 | 365,481.00 | -6.23 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 9,624.30 | 6,367.00 | 3,257.30 | 77,314.88 | 85,061.00 | -9.11 |
| Total Fee Expenses | 3,808.00 | 3,868.00 | -60.00 | 41,888.00 | 46,416.00 | -9.76 |
| Total Utilities Expenses | 3,109.57 | 2,910.00 | 199.57 | 33,588.04 | 34,920.00 | -3.81 |
| Total Maintenance Expenses | 9,333.89 | 9,691.00 | -357.11 | 105,493.79 | 144,307.00 | -26.90 |
| Total Taxes & Insurance Expense | 2,828.57 | 2,969.00 | -140.43 | 32,777.51 | 36,128.00 | -9.27 |
| Total Financial Expenses | 1,568.29 | 1,730.00 | -161.71 | 17,744.28 | 20,760.00 | -14.53 |
| TOTAL ROUTINE OPERATING EXPENSE | 30,272.62 | 27,535.00 | 2,737.62 | 308,806.50 | 367,592.00 | -15.99 |
| 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 | |
| TOTAL ALL EXPENSES BEFORE DEPRECIATION | 30,272.62 | 20,260.00 | 10,012.62 | 308,806.50 | 280,292.00 | 10.17 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 1,039.38 | 10,350.00 | -9,310.62 | 33,897.32 | 85,189.00 | -60.21 |
| Total Depreciation Expense | | | | | | |
| | 7,240.00 | 7,275.00 | -35.00 | 79,640.00 | 87,300.00 | -8.77 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | -6,200.62 | 3,075.00 | -9,275.62 | -45,742.68 | -2,111.00 | 2,066.87 |

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
February 28, 2023

| COCC, MT, FAMILY, BB COMBINED OS | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|-------------------|-------------------|---------------------|---------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 294,401.34 | 282,339.00 | 12,062.34 | 3,262,673.25 | 3,683,507.00 | -11.42 |
| TOTAL OPERATING INCOME | 294,401.34 | 282,339.00 | 12,062.34 | 3,262,673.25 | 3,683,507.00 | -11.42 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 138,330.34 | 116,035.00 | 22,295.34 | 1,380,637.95 | 1,531,423.00 | -9.85 |
| Total Tenant Service Expenses | -17.05 | 137.00 | -154.05 | 1,812.76 | 9,990.00 | -81.85 |
| Total Utility Expenses | 16,230.19 | 15,033.00 | 1,197.19 | 174,547.83 | 190,525.00 | -8.39 |
| Total Maintenance Expenses | 120,037.21 | 128,178.00 | -8,140.79 | 1,472,510.19 | 1,612,250.00 | -8.67 |
| Total Protective Service Expenses | 17,085.22 | 2,753.00 | 14,332.22 | 56,069.38 | 26,770.00 | 109.45 |
| General Expenses | 23,027.79 | 18,918.00 | 4,109.79 | 240,424.70 | 233,752.00 | 2.85 |
| TOTAL ROUTINE OPERATING EXPENSES | 314,693.70 | 281,054.00 | 33,639.70 | 3,326,002.81 | 3,604,710.00 | -7.73 |
| 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 | |
| TOTAL OPERATING EXPENSES | 314,693.70 | 227,139.00 | 87,554.70 | 3,326,002.81 | 2,957,730.00 | 12.45 |
| NET REVENUE/EXPENSE PROFIT/-LOSS | | | | | | |
| | -20,292.36 | 55,200.00 | -75,492.36 | -63,329.56 | 725,777.00 | -108.73 |
| Total Depreciation Expense | | | | | | |
| Total Depreciation Expense | 51,850.00 | 53,915.00 | -2,065.00 | 570,350.00 | 646,980.00 | -11.84 |
| NET REVENUE W/DEPRECIATION PROFIT/-LOSS | -72,142.36 | 1,285.00 | -73,427.36 | -633,679.56 | 78,797.00 | -904.19 |

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
February 28, 2023

| BRENTWOOD & PRAIRIELAND COMBINED | Current Period | Period Budget | Variance | Current Year | Year Budget | Variance Percent |
|--|-------------------|------------------|-------------------|--------------------|--------------------|------------------|
| OPERATING INCOME | | | | | | |
| Total Operating Income | 66,874.54 | 65,518.00 | 1,356.54 | 726,096.56 | 784,377.00 | -7.43 |
| TOTAL OPERATING INCOME | 66,874.54 | 65,518.00 | 1,356.54 | 726,096.56 | 784,377.00 | -7.43 |
| OPERATING EXPENSE | | | | | | |
| Total Administration Expenses | 18,234.44 | 12,878.00 | 5,356.44 | 158,615.37 | 185,803.00 | -14.63 |
| Total Fee Expenses | 8,092.00 | 8,152.00 | -60.00 | 87,881.50 | 97,824.00 | -10.16 |
| Total Utilities Expenses | 6,530.64 | 5,736.00 | 794.64 | 71,133.22 | 68,832.00 | 3.34 |
| Total Maintenance Expenses | 20,678.92 | 20,179.00 | 499.92 | 417,563.21 | 431,315.00 | -3.19 |
| Total Taxes & Insurance Expense | 6,232.62 | 6,217.00 | 15.62 | 67,911.19 | 75,100.00 | -9.57 |
| Total Financial Expenses | 3,136.58 | 3,490.00 | -353.42 | 35,488.59 | 41,880.00 | -15.26 |
| TOTAL ROUTINE OPERATING EXPENSE | 62,905.20 | 56,652.00 | 6,253.20 | 838,593.08 | 900,754.00 | -6.90 |
| 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 | |
| TOTAL ALL EXPENSES BEFORE DEPRECIATION | 62,905.20 | 41,077.00 | 21,828.20 | 838,593.08 | 713,854.00 | 17.47 |
| NET REVENUE PROFIT/-LOSS | | | | | | |
| | 3,969.34 | 24,441.00 | -20,471.66 | -112,496.52 | 70,523.00 | -259.52 |
| Total Depreciation Expense | | | | | | |
| | 15,526.00 | 15,575.00 | -49.00 | 170,786.00 | 186,900.00 | -8.62 |
| NET REVENUE w/Depreciation PROFIT/-LOSS | -11,556.66 | 8,866.00 | -20,422.66 | -283,282.52 | -116,377.00 | 143.42 |

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
February, 2023

| | Current Period | Last Year Same | Variance | Current Year |
|--|-------------------|-------------------|-------------------|---------------------|
| AMP001 - MOON TOWERS | | | | |
| Salaries | -2,559.12 | 5,364.54 | -7,923.66 | 104,400.54 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 16,296.00 | 16,208.39 | 87.61 | 178,721.36 |
| Administrative Expenses | 4,575.02 | 1,810.00 | 2,765.02 | 23,857.77 |
| Tenant Services | -17.05 | 91.08 | -108.13 | 1,285.66 |
| Utilities | 7,965.29 | 31,896.46 | -23,931.17 | 112,989.17 |
| Maint/Protective Serv - Supplies/Conts | 31,087.00 | 33,384.15 | -2,297.15 | 300,825.11 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 10,123.31 | 4,549.54 | 5,573.77 | 86,034.76 |
| Non-Routine Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL MOON TOWERS CLAIMS | 67,470.45 | 93,304.16 | -25,833.71 | 808,114.37 |
| AMP002 - FAMILY | | | | |
| Salaries | 8,579.37 | 7,559.53 | 1,019.84 | 98,251.48 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 17,413.03 | 17,575.41 | -162.38 | 191,351.28 |
| Administrative Expenses | 5,698.92 | 2,356.37 | 3,342.55 | 30,908.73 |
| Tenant Services | 0.00 | 9.56 | -9.56 | 414.22 |
| Utilities | 4,943.78 | 6,126.90 | -1,183.12 | 26,366.91 |
| Maint/Protective Serv - Supplies/Conts | 37,432.20 | 37,879.77 | -447.57 | 498,885.40 |
| Mileage | 0.00 | 0.00 | 0.00 | 35.62 |
| Insurance & General Expenses | 7,331.42 | 8,659.95 | -1,328.53 | 91,791.19 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL FAMILY CLAIMS | 81,398.72 | 80,167.49 | 1,231.23 | 938,004.83 |
| AMP003 - BLUEBELL | | | | |
| Salaries | 12,604.62 | 619.39 | 11,985.23 | 12,604.62 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Fee Expenses | 4,685.25 | 4,765.93 | -80.68 | 52,189.93 |
| Administrative Expenses | 894.92 | 811.52 | 83.40 | 9,340.01 |
| Tenant Services | 0.00 | 2.49 | -2.49 | 112.88 |
| Utilities | 2,873.87 | 7,592.62 | -4,718.75 | 29,330.36 |
| Maint/Protective Serv - Supplies/Conts | 13,219.86 | 9,001.99 | 4,217.87 | 123,429.99 |
| Mileage | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance & General Expenses | 2,340.41 | 2,250.53 | 89.88 | 27,052.14 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL BLUEBELL CLAIMS | 36,618.93 | 25,044.47 | 11,574.46 | 254,059.93 |
| COCC | | | | |
| Salaries | 119,579.96 | 90,026.89 | 29,553.07 | 1,221,830.59 |
| Employee W/H Payments | -1,584.37 | 211.71 | -1,796.08 | -2,022.82 |
| Fee Expenses | 243.63 | 560.58 | -316.95 | 2,441.76 |
| Administrative Expenses | 19,582.97 | 13,036.72 | 6,546.25 | 93,382.38 |
| Tenant Services | 0.00 | 0.00 | 0.00 | 0.00 |
| Utilities | 447.25 | 1,517.72 | -1,070.47 | 5,861.39 |
| Maint/Protective Serv - Supplies/Conts | 1,182.96 | 211.06 | 971.90 | 6,210.44 |
| Mileage | 0.00 | 0.00 | 0.00 | 32.48 |
| Insurance & General Expenses | 3,232.65 | 3,231.26 | 1.39 | 35,546.61 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL COCC CLAIMS | 142,685.05 | 108,795.94 | 33,889.11 | 1,363,282.83 |
| COMBINED - AMP1, AMP2, AMP3, & COCC | | | | |
| Salaries | 138,204.83 | 103,570.35 | 34,634.48 | 1,437,087.23 |
| Employee W/H Payments | -1,584.37 | 211.71 | -1,796.08 | -2,022.82 |
| Fee Expenses | 38,637.91 | 39,110.31 | -472.40 | 424,704.33 |
| Administrative Expenses | 30,751.83 | 17,716.21 | 13,035.62 | 157,488.89 |
| Tenant Services | -17.05 | 103.13 | -120.18 | 1,812.76 |
| Utilities | 16,230.19 | 47,133.70 | -30,903.51 | 174,547.83 |
| Maint/Protective Serv - Supplies/Conts | 82,922.02 | 80,476.97 | 2,445.05 | 929,350.94 |
| Mileage | 0.00 | 0.00 | 0.00 | 68.10 |
| Insurance & General Expenses | 23,027.79 | 18,691.28 | 4,336.51 | 240,424.70 |
| Non-Routine Expenses | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL LOW RENT CLAIMS | 328,173.15 | 307,013.66 | 21,159.49 | 3,363,461.96 |

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
February, 2023

| | Current Period | Last Year Same Period | Variance |
|--|------------------|-----------------------|------------------|
| BRENTWOOD | | | |
| Salaries | 11,272.87 | 11,115.74 | 157.13 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 5,444.00 | 4,105.50 | 1,338.50 |
| Administrative Expenses | 2,498.26 | 1,606.89 | 891.37 |
| Utilities | 3,421.07 | 3,796.33 | -375.26 |
| Maintenance Supplies/Contracts | 3,609.47 | 3,594.83 | 14.64 |
| Tax & Insurance Expenses | 3,404.05 | 3,101.90 | 302.15 |
| Finacial Expenses | 1,568.29 | 1,720.59 | -152.30 |
| TOTAL BRENTWOOD CLAIMS | 31,218.01 | 29,041.78 | 2,176.23 |
| PRAIRIELAND | | | |
| Salaries | 11,272.89 | 11,115.71 | 157.18 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 4,823.00 | 3,867.50 | 955.50 |
| Administrative Expenses | 3,661.72 | 1,589.07 | 2,072.65 |
| Utilities | 3,109.57 | 4,099.76 | -990.19 |
| Maintenance Supplies/Contracts | 1,940.16 | 2,339.71 | -399.55 |
| Taxes & Insurance Expenses | 2,828.57 | 2,886.42 | -57.85 |
| Financial Expenses | 1,568.29 | 1,720.59 | -152.30 |
| TOTAL PRAIRIELAND CLAIMS | 29,204.20 | 27,618.76 | 1,585.44 |
| AHP - BRENTWOOD & PRAIRIELAND | | | |
| Salaries | 22,545.76 | 22,231.45 | 314.31 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 10,267.00 | 7,973.00 | 2,294.00 |
| Administrative Expenses | 6,159.98 | 3,195.96 | 2,964.02 |
| Utilities | 6,530.64 | 7,896.09 | -1,365.45 |
| Maintenance Supplies | 5,549.63 | 5,934.54 | -384.91 |
| Taxes & Insurance Expenses | 6,232.62 | 5,988.32 | 244.30 |
| Financial Expenses | 3,136.58 | 3,441.18 | -304.60 |
| TOTAL AHP CLAIMS | 60,422.21 | 56,660.54 | 3,761.67 |
| HOUSING CHOICE VOUCHER - HCV | | | |
| Salaries | 7,800.39 | 9,994.11 | -2,193.72 |
| Employee W/H Payments | 0.00 | 0.00 | 0.00 |
| Management Fees | 6,374.50 | 4,791.00 | 1,583.50 |
| Administrative Expenses | 1,168.41 | 1,616.94 | -448.53 |
| General Expense-Admin | 499.32 | 544.51 | -45.19 |
| Total HCV Expenses | 15,842.62 | 16,946.56 | -1,103.94 |
| HAP Expenses | 81,920.00 | 74,616.00 | 7,304.00 |
| General Expenses | -2.30 | -16.80 | 14.50 |
| Total HAP Expenses | 81,917.70 | 74,599.20 | 7,318.50 |
| TOTAL HCV CLAIMS | 97,760.32 | 91,545.76 | 6,214.56 |

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
Febuary, 2023

| | Current Period | Last Year Same | Current Year | Cumulative |
|----------------------------------|------------------|------------------|-------------------|---------------------|
| CFG 2023 - \$1,514,974 | | | | |
| Admin / Operations | 0.00 | 0.00 | 0.00 | 0.00 |
| General CFP Activity | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL CFG 2023 CLAIMS | 0.00 | 0.00 | 0.00 | 0.00 |
| CFG 2022 - \$1,467,361 | | | | |
| Admin. / Operations | 0.00 | 0.00 | 0.00 | 0.00 |
| General CFP Activity | 11,995.00 | 0.00 | 28,388.00 | 28,388.00 |
| TOTAL CFG 2022 CLAIMS | 11,995.00 | 0.00 | 28,388.00 | 28,388.00 |
| CFG 2021 - \$1,209,310 | | | | |
| Admin / Operations | 0.00 | 0.00 | 0.00 | 300,000.00 |
| General CFP Activity | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL CFG 2021 CLAIMS | 0.00 | 0.00 | 0.00 | 300,000.00 |
| CFG 2020 - \$1,168,267 | | | | |
| Admin. / Operations | 0.00 | 0.00 | 0.00 | 300,000.00 |
| General CFP Activity | 69,489.53 | 0.00 | 241,715.77 | 241,715.77 |
| TOTAL CFG 2020 CLAIMS | 69,489.53 | 0.00 | 241,715.77 | 541,715.77 |
| CFG 2019 - \$1,083,874 | | | | |
| Admin. / Operations | 0.00 | 0.00 | 0.00 | 300,000.00 |
| General CFP Activity | 0.00 | 25,065.10 | 139,408.21 | 783,874.00 |
| TOTAL CFG 2019 CLAIMS | 0.00 | 25,065.10 | 139,408.21 | 1,083,874.00 |
| TOTAL CFG GRANT(S) CLAIMS | 81,484.53 | 25,065.10 | 409,511.98 | 1,953,977.77 |

Knox County Housing Authority
CLAIMS REPORT TOTALS
Febuary, 2023

| | Current Period | Last Year Same | Variance | Current Year |
|-------------------------------------|-----------------------|-----------------------|------------------|---------------------|
| TOTALS | | | | |
| <hr/> | | | | |
| <u>LOW RENT</u> | | | | |
| AMP001 - MOON TOWERS | 67,470.45 | 93,304.16 | -25,833.71 | 808,114.37 |
| AMP002 - FAMILY | 81,398.72 | 80,167.49 | 1,231.23 | 938,004.83 |
| AMP003 - BLUEBELL | 36,618.93 | 25,044.47 | 11,574.46 | 254,059.93 |
| COCC | 142,685.05 | 109,730.95 | 32,954.10 | 1,361,344.25 |
| TOTAL LOW RENT | 328,173.15 | 308,247.07 | 19,926.08 | 3,361,523.38 |
| | | | | |
| <u>A.H.P.</u> | | | | |
| BRENTWOOD | 32,632.58 | 33,924.78 | -1,292.20 | 529,786.58 |
| PRAIRIELAND | 30,272.62 | 27,624.76 | 2,647.86 | 308,806.50 |
| TOTAL A.H.P. | 62,905.20 | 61,549.54 | 1,355.66 | 838,593.08 |
| | | | | |
| <u>HOUSING CHOICE VOUCHER - HCV</u> | | | | |
| HCV (Administrative Only) | 15,842.62 | 16,946.56 | -1,103.94 | 148,865.02 |
| TOTAL HCV | 15,842.62 | 16,946.56 | -1,103.94 | 148,865.02 |
| | | | | |
| <u>GRANTS</u> | | | | |
| CAPITAL FUND GRANT 2023 | 0.00 | 0.00 | 0.00 | 0.00 |
| CAPITAL FUND GRANT 2022 | 11,995.00 | 0.00 | 11,995.00 | 28,388.00 |
| CAPITAL FUND GRANT 2021 | 0.00 | 0.00 | 0.00 | 0.00 |
| CAPITAL FUND GRANT 2020 | 69,489.53 | 0.00 | 69,489.53 | 241,715.77 |
| CAPITAL FUND GRANT 2019 | 0.00 | 25,065.10 | -25,065.10 | 139,408.21 |
| TOTAL GRANTS | 81,484.53 | 25,065.10 | 56,419.43 | 409,511.98 |
| <hr/> | | | | |
| TOTAL CLAIMS FOR MONTH | 488,405.50 | 411,808.27 | 76,597.23 | 4,758,493.46 |

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/24/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/28/2023

SUBJECT: Application for Payment #18 – Hein Construction

Executive Summary

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

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

The following units are completed:

- 1561 and 1563 McKnight Street
- 2077 and 2083 E. Knox Street
- 527 Iowa Avenue
- 954 W. South Street
- 1578 McKnight Street

The three remaining units to be modified—523 Iowa Avenue, 1580 McKnight Street and 1055 W. Berrien Street—are being framed up and plumbing and electrical work is taking place.

Work is still also in process at the three Family Sites community center buildings. Fire/smoke alarms still need to be installed in the two restrooms at Moon Towers.

The elevator work is Blue Bell Tower is in progress. The first car has had some installation issues, but the elevator company anticipates finishing the job within 4-6 weeks.

Additionally, this pay request includes a reduction to 5% retainage. The HUD General Conditions states that “**Except as otherwise provided in State law**, the PHA shall retain (10) percent of the amount of progress payments...except, that if upon completion of 50 percent of the work the Contracting Officer, after consulting with

the Architect, determines that the Contractor's performance and progress are satisfactory, the PHA may make the remaining payments in full for the work subsequently completed." The "except for otherwise provide in State law' here kicks us over to the Illinois law which **requires** the reduction to 5%. Illinois removes the discretion of the Contracting Officer to decide if the retainage should be reduced and instead mandates that it must be reduced.

Alliance Architecture has reviewed and signed approval for Pay Request #18.

Fiscal Impact

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

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #18 from Hein Construction in the amount of \$121,527.70 for the period to 03/31/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

| | | | | | |
|----------------|---|-----------------|---|-----------------------------|--|
| TO OWNER: | Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401 | PROJECT: | KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401 | APPLICATION NO: 18 | Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER |
| FROM | | VIA CONTRACTOR: | Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401 | PERIOD TO: 3/31/2023 | |
| Sub-Contractor | Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401 | VIA ARCHITECT: | Alliance Architects | CONTRACT DATE: | |
| CONTRACT FOR: | General Contractor | | | PROJECT NO: 21-2144 | |

CONTRACTOR'S APPLICATION FOR PAYMENT


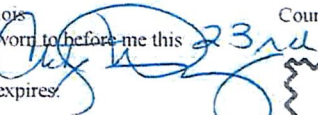
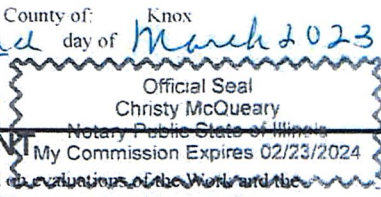
Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

| | | |
|---|----|--------------|
| 1. ORIGINAL CONTRACT SUM | \$ | 1,262,000.00 |
| 2. NET CHANGES IN THE WORK | \$ | |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | \$ | 1,262,000.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ | 1,061,960.51 |
| 5. RETAINAGE: | | |
| a. 5 % of Completed Work (Column D + E on G703) | \$ | 53,098.03 |
| b. 10 % of Stored Material (Column F on G703) Total Retainage (Lines 5a + 5b or Total in Column I of G703) | \$ | 53,098.03 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total) | \$ | 1,008,862.48 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | 887,334.78 |
| 8. CURRENT PAYMENT DUE | \$ | 121,527.70 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6) | \$ | 253,137.52 |

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

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

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**


By:  Date: 3/29/23
 State of: Illinois County of: Knox
 Subscribed and sworn to before me this 23rd day of March 2023
 Notary Public: 
 My Commission expires: 

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 121,527.70

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

CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By:  Date: 03-24-2023
Alliance Architecture
 920 Lincolnway East, Suite 200
 South Bend, Indiana 46601

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

RESOLUTION 2023-02

03/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2024

Article I. Background

The Department of Housing and Urban Development (HUD) requires public housing authorities (PHA) to submit an annual budget prior to the start of the agency’s fiscal year. The Knox County Housing Authority’s Annual Comprehensive Budget continues to reflect the mission and goals of the agency through responsible stewardship of federal funding. The budget is the recommended financial plan for an agency’s fiscal year.

The Knox County Housing Authority realistically anticipates the following revenue/expense for fiscal year ending March 31, 2024:

REVENUE

| | |
|---|--------------------------|
| TOTAL REVENUE (COCC) | \$ (1,655,351.00) |
| TOTAL REVENUE (AMPs) | \$ (2,740,945.00) |
| TOTAL REVENUE (AHP) | \$ (835,294.00) |
| TOTAL REVENUE (HCV & EHV) | \$ (1,230,626.00) |
| TOTAL ANTICIPATED REVENUE - (KCHA) | \$ (6,462,216.00) |

EXPENSE

| | |
|---|------------------------|
| TOTAL ANTICIPATED ADMINISTRATIVE EXPENSE | \$ 2,167,639.00 |
| TOTAL ANTICIPATED TENANT/PARTICIPANT SERVICES EXPENSE | \$ 13,000.00 |
| TOTAL ANTICIPATED UTILITIES EXPENSE | \$ 310,450.00 |
| TOTAL ANTICIPATED MAINTENANCE EXPENSE | \$ 2,353,074.00 |
| TOTAL ANTICIPATED PROTECTIVE SERVICES EXPENSE | \$ 190,446.00 |
| TOTAL ANTICIPATED INSURANCE EXPENSE | \$ 229,919.00 |
| TOTAL ANTICIPATED GENERAL EXPENSE | \$ 178,824.00 |
| TOTAL ANTICIPATED HAP EXPENSE EXPENSE | \$ 1,051,750.00 |
| TOTAL ANTICIPATED EXPENSE (KCHA) | \$ 6,495,102.00 |
| TOTAL ANTICIPATED TRANSFERS | \$ (32,886.00) |
| TOTAL ANTICIPATED (REVENUE)/EXPENSE - (KCHA) | \$ - |

These figures were calculated using a historical three-year average, forecasting current spending levels over a twelve-month period, and factoring for year-over-year increases. A breakdown by program is included with this resolution.

Further highlights and assumptions of the budget submission include:

- KCHA's FYE 2024 Annual Comprehensive Budget has been compiled and presented in accordance with the requirements of HUD's asset management budgeting model.
- Dwelling rental income is calculated based on historical occupancy rates at each site.
- Subsidy eligibility is based on a 95% proration of eligibility for the public housing operating fund, which is believed to be an appropriate estimate as stated in HUD's Explanation of CY 2023 Obligations for January and February.
- The Housing Choice Voucher Program funding is expected to be prorated at 99.5% of eligibility for housing assistance payments, and 89.0% for administrative fees. It is anticipated the agency will utilize funds from the HUD-held reserve account to supplement housing assistance payments in 2023.
- Moon Towers, and Family are projected to operate under a surplus budget, and Bluebell Tower is operating at a deficit budget, with shortfall supplemented by reserves.
- All three public housing AMPs will receive an operational transfer from the CY 2023 Capital Fund.
- Brentwood Manor budget includes rehab/modernization projects for the property, and is projected to operate at a deficit budget, with shortfall supplemented by COCC reserves.
- Prairieland Townhouse Apartments is projected to operate at a deficit budget, with shortfall supplemented by PL reserves.
- Housing Choice Voucher program operating shortfall will be supplemented from HCV HUD Held Reserves and unrestricted net assets.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners resolve to approve the agency operating budget for fiscal year-ending 03/31/2024.

RESOLUTION 2023-02

03/28/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2024

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Operational Budget for FYE 03/31/2024 is hereby approved and adopted.
3. The Operational Budget for FYE 03/31/2024 is in compliance with the requirements set forth in HUD guidance, the Code of Federal Regulations, and generally accepted accounting principles set forth by the Governmental Accounting Standards Board.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 04/01/2023.

RESOLVED: March 28, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

| | | |
|---------------------------------|------------|-------|
| Print Board Chairperson's Name: | Signature: | Date: |
|---------------------------------|------------|-------|

RESOLUTION 2023-03

03/22/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2024

Article I. Background

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

- Construction \$100,000.00

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

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

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

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



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

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

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners adopt the Small Purchase Procurement – Supply/Service Vendor List, effective for the fiscal year commencing 04/01/2023 and ending 03/31/2024.

KCHA Vendor List FYE 03/31/2024

| Category | FYE 2023 | FYE 2023 | Contract Year |
|--|---------------------------------|---------------------------------|--|
| Service/Maintenance | | | |
| On-Call Plumbing Services | AMP Mechanical Services | AMP Mechanical Services | 3rd |
| On-Call HVAC Services | AMP Mechanical Services | AMP Mechanical Services | 3rd |
| On-Call Sewer & Drain Services | Mechanical Service Inc. | Mechanical Services Inc. | 3rd |
| On-Call Electrical Services | AMP Electrical Services | AMP Electrical Services | 3rd |
| Asbestos Abatement | Iowa Illinois Taylor Insulation | Iowa Illinois Taylor Insulation | 3rd |
| Fire Protection | Getz Fire Equipment | Getz Fire Equipment | 3rd |
| Trash Removal | Waste Management | Waste Management | 3rd |
| Pest Control | American Pest Control | American Pest Control | 2nd |
| Lawn Service | Liqui-Green Lawn Care | Liqui-Green Lawn Care | 3rd |
| Flooring Installation | Union Flooring Services | Union Flooring Services | 1st |
| On-Call Carpet Replacement | Union Flooring Services | Union Flooring Services | 3rd |
| Parts/Supplies | | | |
| Appliances | GE Appliances | GE Appliances | 3rd |
| Appliance Parts | PDQ | PDQ | 3rd |
| | Partscription | PartScription | 3rd |
| | Dey Distributing | Dey Distributing | 3rd |
| General Maint. Supplies/ Paint/Hardware | HD Supply Sherwin Williams | HD Supply Sherwin-Williams | U.S. Communities State of IL Joint Purchasing |
| Janitorial Supplies | | | |
| Janitorial Supplies | Office Specialists, Inc. | Office Specialists, Inc. | 1st |
| | Wilson Paper Company | Wilson Paper Company | 1st |
| | | Greenwood Cleaning Systems | 1st |
| | | Interboro Packaging | 1st |
| Administrative | | | |
| IT Service | Office Specialists, Inc. | Office Specialists, Inc. | 3rd |
| Office Supplies | Staples Advantage | Staples Advantage | |
| | Thompson Electronics | Thompson Electronics | 2nd |
| Security Camera Service | | | |
| Shredding Services | AAA Certified Confidential | AAA Certified Confidential | 2nd |
| Printing Services | Allegra | Allegra | 1st |

RESOLUTION 2023-03

03/22/2023

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2024

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Small Purchase Procurement – Supply/Service Vendor List for fiscal year-ending 03/31/2024 is hereby approved and adopted.
3. The solicitation and selection process used in procuring said goods and services is compliant with state and federal requirements.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective as of 04/01/2023.

RESOLVED: March 28, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-04

3/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2023.

Article I. Background

It is the policy of the Knox County Housing Authority to write-off all uncollectable debt owed from previous program participants. An effective asset management program includes activities that enable the Knox County Housing Authority to accurately reflect the value of its receivables and other assets and ensure that resources are not devoted to the recovery of uncollectible receivables. The timely identification of probable and estimable losses is an essential element in appropriately measuring the value of the KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations are done by each program manager upon the determination that the program area or accounting operation, despite its best recovery efforts, cannot recover the asset. Write-offs may also be appropriate when the general ledger account balances are insupportable, or other auditors have identified the need to adjust the records and management has agreed with the auditors.

Write-offs occur when the KCHA removes the corresponding amount of an uncollectible, un-reconciled, or unsubstantiated asset from the general ledger. On a quarterly basis, each program should evaluate the recoverability of its assets to quantify and recognize amounts to be wrote off. Each quarter the program managers will report to the finance coordinator the level of actual write-offs vs. its original estimated write-offs.

Once approved by the Board of Commissioners, uncollectable receivables will be turned over to the Illinois Debt Recovery Offset Portal (IDROP) for collection attempt. Additionally, at this point, the uncollectible receivables will be written off in KCHA accounting software and adjustment entries will be made to the general ledger.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$14,975.30 effective for the period ending March 31, 2023.

RESOLUTION 2023-04

3/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2023.

WHEREAS the Knox County Housing Authority has determined, through due diligence, certain accounts to be uncollectible; and

WHEREAS it is the policy of the Knox County Housing Authority to charge off such uncollectible or un-reconciled accounts on a quarterly basis; and

WHEREAS each individual account listed has been duly notified of the debt owed to the KCHA, and have been given the opportunity to settle debts owed prior to this action; and

WHEREAS the listed accounts below have been determined to be uncollectible at the close of the period ending March 31, 2023.

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RESOLUTION 2023-04

3/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2023.

4th Quarter Charge-offs – FYE 2023

| Moon Towers | | |
|------------------------|--------------|-------------------|
| <i>Debt Identifier</i> | <i>Notes</i> | <i>Debt Owed</i> |
| MT 089-12 | | \$1,221.25 |
| MT 183-8 | | \$227.73 |
| MT 145-11 | | \$142.00 |
| MT 007-8 | | \$416.76 |
| MT | | |
| MT | | |
| | | \$2,007.74 |

| Family Sites | | |
|------------------------|--------------|-------------------|
| <i>Debt Identifier</i> | <i>Notes</i> | <i>Debt Owed</i> |
| FAM 308-13 | | \$937.23 |
| FAM 314-23 | | \$793.55 |
| FAM 352-15 | | \$6,237.78 |
| FAM 235-15 | | \$497.25 |
| FAM 283-18 | | \$621.75 |
| | | |
| | | \$9,087.56 |

| Bluebell | | |
|------------------------|--------------|------------------|
| <i>Debt Identifier</i> | <i>Notes</i> | <i>Debt Owed</i> |
| BB | | |
| | | \$0.00 |

| Brentwood & Prairieland | | |
|------------------------------------|--------------|-------------------|
| <i>Debt Identifier</i> | <i>Notes</i> | <i>Debt Owed</i> |
| BW A5-6 | | \$186.00 |
| PL 56-5 | | \$1,607.00 |
| PL 51-3 | | \$502.00 |
| PL 7-2 | | \$1,585.00 |
| | | |
| | | \$3,880.00 |

Total Bad Debt to be Charged-off: **\$14,975.30**

RESOLUTION 2023-04

3/28/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2023.

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$14,975.30 for the period ending March 31, 2023.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of March 31, 2023.

RESOLVED: March 28, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

EXECUTIVE DIRECTOR REPORT

FEBRUARY 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, March 28, 2023
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
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 | 0.0 | \$ - | \$ - | \$ 833.33 | 0.00% | \$ (833.33) |
| Dec-22 | 0 | 0.0 | \$ - | \$ - | \$ 833.33 | 0.00% | \$ (833.33) |
| Jan-23 | 0 | 0.0 | \$ - | \$ - | \$ 833.33 | 0.00% | \$ (833.33) |
| Feb-23 | 0 | 0.0 | \$ - | \$ - | \$ 833.33 | 0.00% | \$ (833.33) |
| Mar-23 | | | \$ - | \$ - | | 0.00% | |
| FYE 2023 | 2 | 26.0 | \$ 2,264.50 | \$ 87.10 | \$ 9,166.67 | 24.70% | \$ (6,902.17) |

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% |
| Total Authority | 1 | 3 | 3 | 3 | 1 | 27.5% |

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

| CY 2023 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | % |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|
| Hawkinson, Jared (C) | 1 | 1 | | | | | | | | | | | 100.0% |
| Robison, Sara (VC) | | 1 | | | | | | | | | | | 50.0% |
| Payton, Lomac | | | | | | | | | | | | | 0.0% |
| Riley, Joseph | 1 | 1 | | | | | | | | | | | 100.0% |
| Carson, LaToya | 1 | 1 | | | | | | | | | | | 100.0% |
| Turner, Dena | 1 | 1 | | | | | | | | | | | 100.0% |
| Range, Joey | | | | | | | | | | | | | 0.0% |
| Antoine, Derek (ED) | 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: | 2 | 2 | Meets requirement |
| Average meeting attendance: | 80.0 | 68.8% | Fails Requirement |
| Methods of disseminating information about Board meetings and minutes. | YES | YES | Meets requirement |
| Role of Board in evaluating Executive Director performance and compensation | YES | YES | Meets requirement |
| Role of Board in reviewing financial statements/PHA's financial health. | YES | YES | Meets Requirement |
| Timeliness of budget adoption by Board. | 3/31 | 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 | \$ 200,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1410 CFP Administration | \$ 100,000.00 | \$ 100,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 General Capital Activity | \$ 1,167,361.00 | \$ 1,167,361.00 | \$ 72,970.00 | 6.3% | \$ 28,388.00 | 2.4% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| Total Capital Fund Program | \$ 1,467,361.00 | \$ 1,467,361.00 | \$ 72,970.00 | 5.0% | \$ 28,388.00 | 1.9% |

CFP Planned Work Items

| CFP Planned Activity | Original | Current | Obligated | % | Expended | % |
|-----------------------------------|------------------------|------------------------|---------------------|-------------|---------------------|-------------|
| 1480 Bluebell Gazebo | \$ 73,000.00 | \$ 73,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 Security Cameras | \$ 175,000.00 | \$ 175,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 HVAC Replacement | \$ 100,000.00 | \$ 100,000.00 | \$ 72,970.00 | 73.0% | \$ 28,388.00 | 28.4% |
| 1480 A&E Services | \$ 100,000.00 | \$ 100,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 Lighting | \$ 257,444.00 | \$ 257,444.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 Playgrounds | \$ 49,317.00 | \$ 49,317.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 Site Drainage | \$ 27,000.00 | \$ 27,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 Exterior Doors - MT | \$ 50,000.00 | \$ 50,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 MT Roof Replacement | \$ 263,000.00 | \$ 263,000.00 | \$ - | 0.0% | \$ - | 0.0% |
| 1480 CCP Drainage | \$ 72,600.00 | \$ 72,600.00 | \$ - | 0.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| Total Capital Fund Program | \$ 1,167,361.00 | \$ 1,167,361.00 | \$ 72,970.00 | 6.3% | \$ 28,388.00 | 2.4% |

This grant, in conjunction with the 2021 grant, will be used for physical improvements to the sites, including demolition and construction for a new gazebo at Bluebell Tower, site drainage remediation, roof replacement at Moon Towers, and playgrounds at the Family Sites, . Additionally, repairs and enhancements are planned for security cameras and lighting, as well as HVAC replacement at the Family Sites.

CFP Grant IL01P08550122 is 5.0% obligated, and 1.9% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2024, and fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

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

CFP Budget by Line Item

| Budget Line Item (BLI) | Original | Current | Obligated | % | Expended | % |
|-----------------------------------|------------------------|------------------------|------------------------|---------------|----------------------|--------------|
| 1406 Transfer to Operations | \$ 200,000.00 | \$ 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 | \$ 909,310.00 | 100.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | | \$ - | |
| Total Capital Fund Program | \$ 1,209,310.00 | \$ 1,209,310.00 | \$ 1,209,310.00 | 100.0% | \$ 300,000.00 | 24.8% |

CFP Planned Work Items

| CFP Planned Activity | Original | Current | Obligated | % | Expended | % |
|-----------------------------------|----------------------|----------------------|----------------------|---------------|-------------|-------------|
| 1480 504 Phase 4 | \$ 334,310.00 | \$ 334,310.00 | \$ 334,310.00 | 100.0% | \$ - | 0.0% |
| 1480 MT - Roof Replacement | \$ 500,000.00 | \$ 500,000.00 | \$ 500,000.00 | 100.0% | \$ - | 0.0% |
| 1480 A&E Services | \$ 75,000.00 | \$ 75,000.00 | \$ 75,000.00 | 100.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| | \$ - | \$ - | \$ - | | \$ - | |
| Total Capital Fund Program | \$ 909,310.00 | \$ 909,310.00 | \$ 909,310.00 | 100.0% | \$ - | 0.0% |

Allotments and transfers for operations (1406) and administration (1410) have been made. Budgeted activities include playground renovation at the Family Sites, gazebo demolition/construction at Bluebell Tower, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 100.0% obligated, and 0.0% expended. This grant must be at 90% obligation (executed contracts) by 02/22/2023, and 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 | \$ 868,267.00 | \$ 868,267.00 | \$ 868,267.00 | 100.0% | \$ 241,715.77 | 27.8% |
| | \$ - | \$ - | \$ - | | \$ - | |
| Total Capital Fund Program | \$ 1,168,267.00 | \$ 1,168,267.00 | \$ 1,168,267.00 | 100.0% | \$ 541,715.77 | 46.4% |

CFP Planned Work Items

| CFP Planned Activity | Original | Current | Obligated | % | Expended | % |
|-----------------------------------|----------------------|----------------------|----------------------|---------------|----------------------|--------------|
| 1480 Family - Playground | \$ 154,973.00 | \$ 288,373.00 | \$ 288,373.00 | 100.0% | \$ - | 0.0% |
| 1480 MT - Roof Replacement | \$ 125,000.00 | \$ 125,000.00 | \$ 125,000.00 | 100.0% | \$ - | 0.0% |
| 1480 504 Phase 3 | \$ 529,861.00 | \$ 439,861.00 | \$ 439,861.00 | 100.0% | \$ 238,415.77 | 54.2% |
| 1480 A&E Services | \$ 50,000.00 | \$ 6,600.00 | \$ 6,600.00 | 100.0% | \$ 3,300.00 | 50.0% |
| 1480 Reserved Budget | \$ 8,433.00 | \$ 8,433.00 | \$ 8,433.00 | 100.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| | \$ - | \$ - | \$ - | 0.0% | \$ - | 0.0% |
| Total Capital Fund Program | \$ 868,267.00 | \$ 868,267.00 | \$ 868,267.00 | 100.0% | \$ 241,715.77 | 27.8% |

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 is now 100.0% obligated, and 27.8% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

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% | 98.0% | 99.0% | 4 | 97.6% | 3 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 99.4% | 4 | 100.0% | 4 |
| Average leasing days | 10.0% | 5.00 | 1.00 | 4 | 16.57 | 1 |
| Adequacy of wait list (ratio) | 10.0% | 1.00 | 4.47 | 4 | 4.47 | 4 |
| Income targeting - % ELI admissions | 10.0% | 40.0% | 75.0% | 4 | 114.3% | 4 |
| Annual recertifications | 20.0% | 100.0% | 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% | 100.0% | 95.0% | 3 | 99.7% | 4 |
| Non-emergency WO - completion time | 5.0% | 2.00 | 2.68 | 3 | 2.53 | 3 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Unit - average make-ready days | 25.0% | 10.00 | 10.50 | 3 | 16.71 | 1 |
| Annual Inspections - complete % | 10.0% | 100.0% | 89.2% | 1 | 89.2% | 1 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Maintenance cost - PUM | 10.0% | \$ 150.00 | \$ 123.91 | 4 | \$ 142.35 | 4 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|--------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 15.0% | 98.0% | 114.1% | 4 | 106.0% | 4 |
| Expense - Actual to Budget % | 15.0% | 98.0% | 90.0% | 4 | 97.4% | 4 |
| 14-day Notice efficiency | 10.0% | 98.0% | 54.0% | 1 | 83.4% | 1 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 5.9% | 1 | 5.9% | 1 |
| Tenant collections % | 15.0% | 98.0% | 131.7% | 4 | 101.0% | 4 |
| Deposit collections % | 10.0% | 98.0% | 94.8% | 3 | 94.8% | 3 |
| Reserve position | 20.0% | 4.00 | 9.97 | 2.00 | 9.97 | 2.00 |

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 94.3% | 3 | 96.3% | 4 |
| 50058/50059 submissions | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 100.0% | 4 | 25.0% | 1 |
| Tenant file review compliance | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Pest control program effectiveness | 10.0% | 100.0% | 71.1% | 1 | 71.1% | 1 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.08 | 3 | 3.08 | 3 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 69.8% | 1 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 11.50 | 4 | 26.64 | 1 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|----------------------|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 165.3% | 4 | 107.0% | 4 |
| Safety and security | 50.0% | 3.00 | 4 | 4 | 4 | 4 |
| Total category score | | | | 4.00 | | 4.00 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 15.0% | 4.00 | 3.30 | 0.50 | 2.90 | 0.44 |
| Occupancy | 25.0% | 4.00 | 4.00 | 1.00 | 3.45 | 0.86 |
| Financial position | 25.0% | 4.00 | 2.75 | 0.69 | 2.75 | 0.69 |
| PHAS | 15.0% | 4.00 | 3.75 | 0.56 | 3.75 | 0.56 |
| Management operations | 15.0% | 4.00 | 3.20 | 0.48 | 2.40 | 0.36 |
| Tenant engagement | 5.0% | 4.00 | 4.00 | 0.20 | 4.00 | 0.20 |
| Total SCORECARD | | | | 3.43 | | 3.11 |
| DESIGNATION | | | | STANDARD | | STANDARD |

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% | 98.0% | 99.0% | 4 | 98.7% | 4 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Average leasing days | 10.0% | 5.00 | 1.80 | 4 | 2.30 | 3 |
| Adequacy of wait list (ratio) | 10.0% | 1.00 | 2.33 | 4 | 2.33 | 4 |
| Income targeting - % ELI admissions | 10.0% | 40.0% | 80.0% | 4 | 63.8% | 4 |
| Annual recertifications | 20.0% | 100.0% | 100.0% | 4 | 98.6% | 4 |

MAINTENANCE



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--------------------------------------|-------|------------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Non-emergency WO - completion % | 10.0% | 100.0% | 98.9% | 4 | 99.9% | 4 |
| Non-emergency WO - completion time | 5.0% | 2.00 | 3.27 | 3 | 2.03 | 3 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Unit - average make-ready days | 25.0% | 10.00 | 8.00 | 4 | 16.56 | 1 |
| Annual Inspections - complete % | 10.0% | 100.0% | 42.2% | 1 | 42.2% | 1 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Maintenance cost - PUM | 10.0% | \$ 150.00 | \$ 166.84 | 3 | \$ 224.09 | 2 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|--------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 15.0% | 98.0% | 105.8% | 4 | 101.5% | 4 |
| Expense - Actual to Budget % | 15.0% | 98.0% | 108.3% | 2 | 107.7% | 2 |
| 14-day Notice efficiency | 10.0% | 98.0% | 37.3% | 1 | 62.9% | 1 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 20.1% | 1 | 20.1% | 1 |
| Tenant collections % | 15.0% | 98.0% | 133.4% | 4 | 107.8% | 4 |
| Deposit collections % | 10.0% | 98.0% | 23.8% | 1 | 23.8% | 1 |
| Reserve position | 20.0% | 4.00 | 11.64 | 2.00 | 11.64 | 2.00 |

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 82.9% | 2 | 75.3% | 1 |
| 50058/50059 submissions | 10.0% | 100.0% | 99.5% | 4 | 99.5% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 100.0% | 4 | 56.3% | 1 |
| Tenant file review compliance | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Pest control program effectiveness | 10.0% | 100.0% | 81.1% | 1 | 81.1% | 1 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.43 | 3 | 3.43 | 3 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 80.7% | 1 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 9.80 | 4 | 18.27 | 2 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|----------------------|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 158.9% | 4 | 174.7% | 4 |
| Safety and security | 50.0% | 3.00 | 4 | 4 | 4 | 4 |
| Total category score | | | | 4.00 | | 4.00 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 10.0% | 4.00 | 3.55 | 0.53 | 2.70 | 0.41 |
| Occupancy | 10.0% | 4.00 | 4.00 | 1.00 | 3.90 | 0.98 |
| Financial position | 10.0% | 4.00 | 2.25 | 0.56 | 2.25 | 0.56 |
| PHAS | 10.0% | 4.00 | 3.75 | 0.56 | 3.75 | 0.56 |
| Management operations | 10.0% | 4.00 | 3.10 | 0.47 | 2.25 | 0.34 |
| Tenant engagement | 10.0% | 4.00 | 4.00 | 0.20 | 4.00 | 0.20 |
| Total SCORECARD | | | | 3.32 | | 3.04 |
| DESIGNATION | | | | STANDARD | | STANDARD |

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% | 98.0% | 99.1% | 4 | 98.9% | 4 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Average leasing days | 10.0% | 5.00 | 0.00 | 4 | 1.29 | 4 |
| Adequacy of wait list (ratio) | 10.0% | 1.00 | 3.86 | 4 | 3.86 | 4 |
| Income targeting - % ELI admissions | 10.0% | 40.0% | 100.0% | 4 | 85.7% | 4 |
| Annual recertifications | 20.0% | 100.0% | 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% | 100.0% | 100.0% | 4 | 97.7% | 3 |
| Non-emergency WO - completion time | 5.0% | 2.00 | 3.47 | 3 | 2.65 | 3 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Unit - average make-ready days | 25.0% | 10.00 | 11.00 | 3 | 22.71 | 1 |
| Annual Inspections - complete % | 10.0% | 100.0% | 20.0% | 1 | 20.0% | 1 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Maintenance cost - PUM | 10.0% | \$ 150.00 | \$ 214.34 | 2 | \$ 192.13 | 3 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|--------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 15.0% | 98.0% | 85.7% | 1 | 84.9% | 1 |
| Expense - Actual to Budget % | 15.0% | 98.0% | 165.4% | 1 | 96.1% | 4 |
| 14-day Notice efficiency | 10.0% | 98.0% | 80.6% | 1 | 86.5% | 1 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 1.0% | 3 | 1.0% | 3 |
| Tenant collections % | 15.0% | 98.0% | 105.2% | 4 | 99.7% | 4 |
| Deposit collections % | 10.0% | 98.0% | 95.2% | 3 | 95.2% | 3 |
| Reserve position | 20.0% | 4.00 | 8.35 | 2.00 | 8.35 | 2.00 |

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 10.0% | 100.0% | 97.1% | 4 | 97.1% | 4 |
| 50058/50059 submissions | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 5.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Tenant file review compliance | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Pest control program effectiveness | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Staff development - hiring and retention | 10.0% | 3.00 | 3.08 | 3 | 3.08 | 3 |
| Staff development - training/development | 10.0% | 100.0% | 0.0% | 1 | 32.7% | 1 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 0.00 | 4 | 21.43 | 1 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|----------------------|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 66.3% | 2 | 58.1% | 2 |
| Safety and security | 50.0% | 3.00 | 4 | 4 | 4 | 4 |
| Total category score | | | | 3.00 | | 3.00 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 10.0% | 4.00 | 3.20 | 0.48 | 2.70 | 0.41 |
| Occupancy | 10.0% | 4.00 | 4.00 | 1.00 | 4.00 | 1.00 |
| Financial position | 10.0% | 4.00 | 2.15 | 0.54 | 2.60 | 0.65 |
| PHAS | 10.0% | 4.00 | 4.00 | 0.60 | 4.00 | 0.60 |
| Management operations | 10.0% | 4.00 | 3.60 | 0.54 | 3.15 | 0.47 |
| Tenant engagement | 10.0% | 4.00 | 3.00 | 0.15 | 3.00 | 0.15 |
| Total SCORECARD | | | | 3.31 | | 3.28 |
| DESIGNATION | | | | STANDARD | | STANDARD |

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

| WAIT LIST | WL PRIOR | APPLICATIONS | | | | VOU. ISSUED | WL CURRENT | WL AVG |
|-----------|----------|--------------|--------|----------|--------|-------------|------------|--------|
| | | NEW | DENIED | INACTIVE | PURGED | | | |
| JAN | 345 | 28 | 35 | 3 | 0 | 3 | 332 | 332.00 |
| FEB | 332 | 31 | 29 | 1 | 0 | 9 | 324 | 328.00 |
| MAR | | | | | | | 0 | |
| APR | | | | | | | 0 | |
| MAY | | | | | | | 0 | |
| JUN | | | | | | | 0 | |
| JUL | | | | | | | 0 | |
| AUG | | | | | | | 0 | |
| SEPT | | | | | | | 0 | |
| OCT | | | | | | | 0 | |
| NOV | | | | | | | 0 | |
| DEC | | | | | | | 0 | |
| TOTAL | | 59 | 64 | 4 | 0 | 12 | | |

VOUCHER ACTIVITY

| VOUCHER ACTIVITY | PRIOR SEARCH | VOUCHER ACTIVITY | | | | | | VOUCH. SEARCH |
|------------------|--------------|------------------|---------|--------|-------|---------|--------|---------------|
| | | ISSUED | EXPIRED | REVOKE | PORTS | FORFEIT | LEASED | |
| JAN | 10 | 3 | 0 | 0 | 1 | 1 | 0 | 11 |
| FEB | 11 | 9 | | | 1 | 1 | 3 | 15 |
| MAR | | | | | | | | 0 |
| APR | | | | | | | | 0 |
| MAY | | | | | | | | 0 |
| JUN | | | | | | | | 0 |
| JUL | | | | | | | | 0 |
| AUG | | | | | | | | 0 |
| SEPT | | | | | | | | 0 |
| OCT | | | | | | | | 0 |
| NOV | | | | | | | | 0 |
| DEC | | | | | | | | 0 |
| TOTAL | | 12 | 0 | 0 | 2 | 2 | 3 | |

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

| KNOX CO. HAP STATS | KNOX CO. VOUCH | HAP | | % to HAP TOTAL | PER UNIT COST | ROLLING AVG |
|--------------------|----------------|---------------|---------------|----------------|---------------|-------------|
| | | KNOX CO. | TOTAL | | | |
| JAN | 196 | \$ 70,255.00 | \$ 70,255.00 | 100.00% | \$ 358.44 | \$ 358.44 |
| FEB | 197 | \$ 73,969.00 | \$ 81,920.00 | 90.29% | \$ 375.48 | \$ 366.96 |
| MAR | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| APR | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| MAY | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| JUN | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| JUL | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| AUG | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| SEPT | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| OCT | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| NOV | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| DEC | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| TOTAL | 393 | \$ 144,224.00 | \$ 152,175.00 | 94.78% | \$ 366.98 | |

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

| PORTABILITY HAP STATS | PORTED VOUCH. | HAP | | % to HAP TOTAL | PER UNIT COST | ROLLING AVG |
|-----------------------|---------------|-------------|---------------|----------------|---------------|-------------|
| | | PORTED | TOTAL | | | |
| JAN | 4 | \$ 4,648.00 | \$ 70,255.00 | 6.62% | \$ 1,162.00 | \$ 1,162.00 |
| FEB | 4 | \$ 4,648.00 | \$ 81,920.00 | 5.67% | \$ 1,162.00 | \$ 1,162.00 |
| MAR | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| APR | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| MAY | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| JUN | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| JUL | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| AUG | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| SEPT | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| OCT | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| NOV | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| DEC | | | | ▲ #DIV/0! | ▲ #DIV/0! | |
| TOTAL | 8 | \$ 9,296.00 | \$ 152,175.00 | 6.11% | \$ 1,162.00 | |

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

| VOUCHER - UTILIZATION | | | | BUDGET AUTHORITY - UTILIZATION | | | | |
|-----------------------|-----|-----|-----------|--------------------------------|---------------|--------------|---------------|-----------|
| MON | ACC | UML | % | HAP EXPENSE | BUDG. AUTH. | NRP | BA + NRP | % |
| JAN | 285 | 200 | 70.18% | \$ 77,568.00 | \$ 77,066.00 | \$ 16,397.00 | \$ 93,463.00 | 82.99% |
| FEB | 285 | 201 | 70.53% | \$ 159,488.00 | \$ 154,132.00 | \$ 11,801.00 | \$ 165,933.00 | 96.12% |
| MAR | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| APR | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| MAY | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| JUN | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| JUL | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| AUG | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| SEPT | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| OCT | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| NOV | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |
| DEC | | | ▼ #DIV/0! | | | | \$ - | ▼ #DIV/0! |

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 | 15.0 | 20.0 | 75.00% |
| HQS - Enforcement | 10.0 | 10.0 | 100.00% | SEMAP FORECAST | 125.0 | 130.0 | 96.15% |
| | | | | SEMAP FORECAST | | High Performer | |

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% | 98.0% | 99.4% | 4 | 97.5% | 3 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Average leasing days | 15.0% | 5.00 | 2.00 | 4 | 23.57 | 1 |
| Adequacy of wait list (ratio) | 15.0% | 1.00 | 5.13 | 4 | 5.13 | 4 |
| Income targeting - % ELI admissions | 0.0% | 40.0% | 40.0% | 4 | 40.0% | 4 |
| Annual recertifications | 20.0% | 100.0% | 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% | 100.0% | 90.4% | 2 | 98.7% | 4 |
| Non-emergency WO - completion time | 5.0% | 2.00 | 5.83 | 1 | 5.62 | 1 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Unit - average make-ready days | 25.0% | 10.00 | 3.00 | 4 | 3.00 | 4 |
| Annual Inspections - complete % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Maintenance cost - PUM | 10.0% | \$ 150.00 | \$ 138.09 | 4 | \$ 390.44 | 1 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|--------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 15.0% | 98.0% | 101.9% | 4 | 99.8% | 3 |
| Expense - Actual to Budget % | 15.0% | 98.0% | 112.1% | 1 | 105.7% | 2 |
| 14-day Notice efficiency | 10.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 0.6% | FALSE | 0.6% | FALSE |
| Tenant collections % | 15.0% | 98.0% | 101.9% | 4 | 99.0% | 4 |
| Deposit collections % | 10.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Reserve position | 20.0% | 4.00 | -0.95 | 1.00 | -0.95 | 1.00 |

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



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

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 20.0% | 100.0% | 97.1% | 4 | 95.4% | 4 |
| 50058/50059 submissions | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Tenant file review compliance | 20.0% | 100.0% | 0.0% | 1 | 92.6% | 2 |
| Pest control program effectiveness | 20.0% | 100.0% | 95.0% | 2 | 95.0% | 2 |
| Staff development - hiring and retention | 20.0% | 3.00 | 3.76 | 4 | 3.76 | 4 |
| Staff development - training/development | 20.0% | 100.0% | 0.0% | 1 | 107.4% | 4 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 7.50 | 4 | 13.07 | 3 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|----------------------|-------|---------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 80.0% | 3 | 81.5% | 3 |
| Safety and security | 50.0% | 3.00 | 6 | 4 | 6 | 4 |
| Total category score | | | | 3.50 | | 3.50 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|-------------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 10.0% | 4.00 | 3.65 | 0.55 | 3.55 | 0.53 |
| Occupancy | 10.0% | 4.00 | 4.00 | 1.00 | 3.30 | 0.83 |
| Financial position | 10.0% | 4.00 | 2.35 | 0.59 | 2.35 | 0.59 |
| PHAS | 10.0% | 4.00 | 3.25 | 0.49 | 3.25 | 0.49 |
| Management operations | 10.0% | 4.00 | 3.00 | 0.45 | 3.65 | 0.55 |
| Tenant engagement | 10.0% | 4.00 | 3.50 | 0.18 | 3.50 | 0.18 |
| Total SCORECARD | | | | 3.25 | | 3.16 |
| DESIGNATION | | | | STANDARD | | STANDARD |

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% | 98.0% | 98.7% | 4 | 98.9% | 4 |
| Unit-months leased (UML) - % | 25.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Average leasing days | 10.0% | 5.00 | 0.00 | 4 | 2.44 | 3 |
| Adequacy of wait list (ratio) | 10.0% | 1.00 | 14.37 | 4 | 14.37 | 4 |
| Income targeting - % ELI admissions | 10.0% | 40.0% | 0.0% | 1 | 66.7% | 4 |
| Annual recertifications | 20.0% | 100.0% | 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% | 100.0% | 78.3% | 1 | 96.1% | 3 |
| Non-emergency WO - completion time | 5.0% | 2.00 | 10.87 | 1 | 7.98 | 1 |
| Emergency WO - % abated < 24 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Emergency WO - % complete < 72 hours | 15.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Unit - average make-ready days | 25.0% | 10.00 | 12.50 | 2 | 12.50 | 2 |
| Annual Inspections - complete % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Annual Inspections - correction % | 10.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Maintenance cost - PUM | 10.0% | \$ 150.00 | \$ 125.35 | 4 | \$ 142.06 | 4 |

FINANCIAL



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|------------------------------------|-------|--------------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Income - Actual to Budget % | 15.0% | 98.0% | 102.3% | 4 | 102.3% | 4 |
| Expense - Actual to Budget % | 15.0% | 98.0% | 109.9% | 2 | 91.0% | 4 |
| 14-day Notice efficiency | 10.0% | 98.0% | 100.0% | 4 | 96.7% | 3 |
| Tenant accounts receivable (TAR) % | 15.0% | 1.5% | 1.9% | 2 | 1.9% | 2 |
| Tenant collections % | 15.0% | 98.0% | 102.3% | 4 | 101.5% | 4 |
| Deposit collections % | 10.0% | 98.0% | 100.0% | 4 | 100.0% | 4 |
| Reserve position | 20.0% | 4.00 | -5.88 | 1.00 | -5.88 | 1.00 |

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-------------------------------|-------|-------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Physical inspection (PASS) | 40.0% | 40.00 | 39.20 | 4 | 39.20 | 4 |
| Management assessment (MASS) | 25.0% | 25.00 | 23.00 | 4 | 23.00 | 4 |
| Financial assessment (FASS) | 25.0% | 25.00 | 2.00 | 1 | 2.00 | 1 |
| Capital Fund assessment (CFP) | 10.0% | 10.00 | 10.00 | 4 | 10.00 | 4 |

MANAGEMENT



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|--|-------|--------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Appearance and marketing | 20.0% | 100.0% | 94.3% | 3 | 91.4% | 3 |
| 50058/50059 submissions | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Community service compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| EIV compliance | 0.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Tenant file review compliance | 20.0% | 100.0% | 0.0% | 1 | 90.0% | 2 |
| Pest control program effectiveness | 20.0% | 100.0% | 100.0% | 4 | 100.0% | 4 |
| Staff development - hiring and retention | 20.0% | 3.00 | 3.73 | 4 | 3.73 | 4 |
| Staff development - training/development | 20.0% | 100.0% | 0.0% | 1 | 107.4% | 4 |
| Unit-turnaround time (total) | 15.0% | 100.0% | 12.50 | 3 | 14.22 | 3 |

TENANT RELATIONS



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|----------------------|-------|--------|---------------|-------|--------------|-------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Tenant engagement | 50.0% | 100.0% | 91.6% | 4 | 86.3% | 3 |
| Safety and security | 50.0% | 3.00 | 6 | 4 | 6 | 4 |
| Total category score | | | | 4.00 | | 3.50 |

SCORECARD



| | VALUE | GOAL | MONTH TO DATE | | YEAR TO DATE | |
|-----------------------------|-------|------|---------------|-----------------|--------------|-----------------|
| | | | ACTUAL | SCORE | ACTUAL | SCORE |
| Maintenance of the property | 10.0% | 4.00 | 3.05 | 0.46 | 3.25 | 0.49 |
| Occupancy | 10.0% | 4.00 | 3.70 | 0.93 | 3.90 | 0.98 |
| Financial position | 10.0% | 4.00 | 2.80 | 0.70 | 3.00 | 0.75 |
| PHAS | 10.0% | 4.00 | 3.25 | 0.49 | 3.25 | 0.49 |
| Management operations | 10.0% | 4.00 | 3.05 | 0.46 | 3.85 | 0.58 |
| Tenant engagement | 10.0% | 4.00 | 4.00 | 0.20 | 3.50 | 0.18 |
| Total SCORECARD | | | | 3.23 | | 3.45 |
| DESIGNATION | | | | STANDARD | | STANDARD |

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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Galesburg, Illinois 61402-0308
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March 27, 2023

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

| | |
|---|---|
| Glenn Thompson (170 S. West St.) | 1 st Appr. - JD |
| Sarah Curtis (1501 McKnight St.) | STO |
| Mikayla Johnson (460 Iowa Ave.) | STO - JD |
| Tanisha Bailey (1979 E. Knox St.) | CD |
| Amy Brown (1511 McKnight St.) | CD |
| Kimberly Caldwell (1065 W. Berrien St.) | CD |
| Chante Morrison (510 Michigan Ave.) | CD |
| Kristy Mackie (1082 W. South St.) | STO |
| | |
| Alisha Ehrhardt (170 S. West St. #417) | 1 st Appr. - 03/16/23 CT 03/30 |
| Kimberly Smith (170 S. West St. #719) | 1 st Appr. - 03/16/23 CT 03/30 |
| Everett Stevens (170 S. West St. #821) | 1 st Appr. - JD |
| Erica Craver (170 S. West St. #817) | 1 st Appr. - 03/16/23 CT 03/30 |

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

| | |
|---|---|
| Carol Osborn (170 S. West St. #716) | 1 st Appr. - 03/16/23 CT 03/30 |
| Felicia Akpore (170 S. West St. #321) | 1 st Appr. - 03/16/23 CT 03/30 |
| Tamika Jones (255 W. Tompkins St. #402) | 1 st Appr. - 03/16/23 CD |
| Salyn Tharp sun (1550 McKnight St.) | 1 st Appr. - 03/16/23 CT 03/30 |
| Nikkisha Grayson (1093 W. Berrien St.) | 1 st Appr. - 03/16/23 CD |
| Pedro Orozco (1562 McKnight St.) | 1 st Appr. - 03/16/23 CD |
| Veronica Clark (510 Michigan Ave.) | 1 st Appr. - 03/16/23 CD |
| ShaBrell Coleman (2067 E. Knox St.) | 1 st Appr. - 03/16/23 JD |
| Paul Simpson (170 S. West St. #712) | 1 st Appr. - 03/23/23 CT 04/06 |
| Tkeyah Murray (1537 McKnight St.) | 1 st Appr. - 03/23/23 CT 04/06 |
| Jammie Davidson (1097 W. Berrien St.) | Trial 03/23/23 - JD |
| Carol Osborn (170 S. West St. #716) | 1 st Appr. - 03/30/23 |
| Aaliyah Keys (170S. West St. #717) | JD |
| Salyn Tharp sun (1550 McKnight St.) | 1 st Appr. - 03/30/23 |

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq., of JACK P. BALL, P.C.