

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Moon Towers Conference Room 101**  
5/30/2023  
10:00 a.m.

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<b>Opening</b>	Roll Call	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 03-2023 Financial Reports	Chairperson Payton
<input type="checkbox"/> Lomac Payton	Review/Ratify 03-2023 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Joey Range	COCC:	\$ 216,724.98
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 143,590.50
<input type="checkbox"/> Sara Robison	Family:	\$ 155,727.10
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 42,261.90
<u>Excused:</u>	HCV:	\$ 95,338.35
	Brentwood:	\$ -160,695.85
	Prairieland:	\$ 31,019.65
<u>Others Present:</u>	Capital Fund 2020:	\$ 137,547.70
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 300,000.00

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<b>Old Business</b>	None	
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<b>New Business</b>	Review/Approve Pay Change Order Request #5 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Change Request #1 to Hein Construction – Prairieland Balcony Repairs Project	Derek Antoine
	Review/Approve Pay Request #6 to Hein Construction – Prairieland Balcony Repairs Project (FINAL)	Derek Antoine
	Review/Approve Purchase of Lawn Mowers – Moon Towers	Derek Antoine
	Review/Approve Resolution 2023-05 SEMAP Certification – FYE 03/31/2023	Derek Antoine

# board agenda

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**Reports**

Executive Director's Report – 04/2023

Derek Antoine

KCHA Legal Counsel Report – 05/2022

Jack Ball

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**Other Business**

Executive Director Performance Appraisal

Derek Antoine

Information Regarding Budget Revision

Derek Antoine

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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
May 2, 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  
                      Lomac Payton  
                      Dena May Turner

EXCUSED:           Joey Range  
                      Joseph Riley  
                      Sara Robison

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 4:10 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 Payton made a motion to approve the March 2023 minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Turner - aye

Motion Carried, 4-0.

There were no financial reports submitted for the month as KCHA is in the midst of the fiscal year-end process.

**PUBLIC COMMENT**

None.

**OLD BUSINESS**

Chairperson Hawkinson acknowledged Commissioner Payton's long tenure on the Board and recognized his many years of service. He said that there would be a reception scheduled to honor Commissioner Payton's service. Commissioner Payton then made brief comments.

**NEW BUSINESS**

Mr. Antoine asked the Board to review and approve Pay Request #1 from Hein Construction for 504 Modification Phase 4. Mr. Antoine said that this initial request was for the General Conditions. Alliance Architects has reviewed and signed approval for pay request #1. After brief

discussion, Commissioner Carson made a motion to approve Pay Request #1 from Hein Construction for 504 Modification Phase 4 in the amount of \$35,940.96; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Turner - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Pay Request #5 from Hein Construction for Brentwood Manor Balcony Repairs. Mr. Antoine reported that the project has been deemed substantially complete. Alliance Architects has reviewed and signed approval for pay request #5. After brief discussion, Commissioner Carson made a motion to approve Pay Request #5 from Hein Construction for Brentwood Manor Balcony Repairs in the amount of \$24,570.08; Commissioner Payton seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Turner - aye

Motion Carried, 4-0.

## **REPORTS**

There was no Executive Director's Report for the month.

The Legal Counsel Report emailed prior to the meeting.

## **OTHER BUSINESS**

Mr. Antoine reported that the agency received an interim Public Housing Assessment System (PHAS) score of 99 out of a possible 100 points for fiscal year ending 03/31/2023. PHAS has four indicators—physical, financial, management and capital fund. Mr. Antoine attributed this high performer score to the hard work and dedication of the staff and the board.

Chairperson Hawkinson said that the sexual harassment prevention training must be completed by the end of July and suggested that a work session be scheduled. He also mentioned the Paid Leave for All Act that goes into effect in January 2024.

Mr. Antoine reported on a physical altercation that one of the staff members was involved in at Moon Towers. Two unauthorized persons were asked to leave the building by staff with one becoming physically aggressive striking the staff member several times (the staff member is okay). Both trespassers were arrested and banned from property.

Commissioner Payton made brief comments on his 30 years as a commissioner. He said that he has meeting minutes from 1993 to date and would like to give them to the archives at Knox College. Mr. Ball will review and determine if this is possible.

## **ADJOURNMENT**

Commissioner Payton made a motion to adjourn the meeting at 4:44 p.m.;

Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Turner - aye

Motion Carried, 4-0.

Respectfully submitted,

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Secretary

## LOW RENT

<u>COCC</u>	<u>Mar-23</u>	<u>Current YTD</u>		
Operating Income	\$242,880.16	\$1,400,466.23		
Operating Expenses	\$214,726.03	\$1,580,031.68		
<b>Net Revenue Income/(Loss)</b>	<b>\$28,154.13</b>	<b>(\$179,565.45)</b>	<b>COCC - Cash, Investments, A/R, &amp; A/P</b>	<b>\$896,696</b>
<hr/>				
<u>MOON TOWERS</u>	<u>Mar-23</u>	<u>Current YTD</u>		
Operating Income	\$124,851.78	\$962,266.91	<b>Moon - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 679,968</b>
Operating Expenses	\$143,590.50	\$951,704.87	<b>Minimum Reserve Position</b>	<b>\$ 317,235</b>
<b>Net Revenue Income/(Loss)</b>	<b>(\$18,738.72)</b>	<b>\$10,562.04</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$362,733</b>
<hr/>				
<u>FAMILY SITES</u>	<u>Mar-23</u>	<u>Current YTD</u>		
Operating Income	\$202,856.79	\$1,277,174.72	<b>Family - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 1,002,955</b>
Operating Expenses	\$155,727.10	\$1,093,731.93	<b>Minimum Reserve Position</b>	<b>\$ 364,577</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$47,129.69</b>	<b>\$183,442.79</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$638,378</b>
<hr/>				
<u>BLUEBELL</u>	<u>Mar-23</u>	<u>Current YTD</u>		
Operating Income	\$62,066.90	\$281,721.40	<b>Bluebell - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 216,111</b>
Operating Expenses	\$42,261.90	\$296,321.83	<b>Minimum Reserve Position</b>	<b>\$ 98,774</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$19,805.00</b>	<b>(\$14,600.43)</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$117,337</b>

### Monthly Notes:

- For income: COCC billed out \$69,151.22 for maintenance labor charges and received \$173,719.19 from fees: \$147,214.19 for management fees, \$4,240 for asset management fees; \$5,715.00 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 \$116,059 in subsidy from HUD with Moon Towers receiving \$38,955; Family \$71,811; and Bluebell \$5,293. They also received Operating income from CFP 2022 with Moon receiving \$55,000, Family \$103,000 and Bluebell \$42,000.
- Year end accounting adjustments were made to close out fiscal year 2023. Some of these adjustments include accruing payroll and expenses for FYE 2023 paid in April and May . Moving certain expenses, such as capital fund purchases, to the fixed asset schedule to be depreciated. COCC also carried extra payroll from creation of new position which has been discussed at previous board meetings.
- Overall, Moon and Family finished in the black with COCC and Bluebell in the red for the year.

## AHP

<u>BRENTWOOD</u>	<u>Mar-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Mar-23</u>	<u>Current YTD</u>
Operating Income	\$35,960.32	\$419,353.06	Operating Income	\$31,135.24	\$373,839.06
Operating Expenses	<b>(\$391,935.85)</b>	\$137,850.73	Operating Expenses	\$31,887.61	\$340,694.11
<b>Net Revenue Income/(Loss)</b>	<b>\$427,896.17</b>	<b>\$281,502.33</b>	<b>Net Revenue Income/(Loss)</b>	<b>(\$752.37)</b>	<b>\$33,144.95</b>
<b>Brentwood's Cash, Investments, A/R, &amp; A/P</b>		<b>\$146,145.36</b>	<b>Prairieland's Cash, Investments, A/R, &amp; A/P</b>		<b>(\$146,145.14)</b>
<b>Restricted Cash ( Sec. Dep. &amp; Current Liabilities )</b>		<b>\$ 53,511.87</b>	<b>Restricted Cash ( Sec. Dep., Reserve, Receipts )</b>		<b>\$315,118.88</b>
<b>BW's Total</b>		<b>\$199,657.23</b>	<b>PL's Total</b>		<b>\$168,973.74</b>

### Monthly Notes:

- For Income: Brentwood received \$35,943 in tenant income and Prairieland's received \$26,481 in tenant income.
- As mentioned above, year-end adjustments were made to close out fiscal year 2023. The balcony project was a major cost factor for Brentwood.
- Overall, both properties were in the black but have cash deficits due to all AHP cash being in restricted cash accounts. COCC will be transferring funds to help offset this expense which is mostly from the balcony project.

## HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Mar-23</u>	<u>Current YTD</u>
Operating Income	\$12,305.18	\$162,752.17
Operating Expenses	\$15,762.24	\$164,701.39
<b>Net Revenue Income/(Loss)</b>	<b>(\$3,457.06)</b>	<b>(\$1,949.22)</b>

<u>HAP</u>	<u>Mar-23</u>	<u>Current YTD</u>
Operating Income	\$82,473.00	\$910,135.00
Operating Expenses	\$79,613.30	\$922,550.49
<b>Net Revenue Income/(Loss)</b>	<b>\$2,859.70</b>	<b>(\$12,415.49)</b>

### Unrestricted Net Position (UNP)

Prior Month Balance	\$39,228.76
Investment in Fixed Assets	\$ 11,128.40
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (3,437.06)
Transfer to NRP or Adjustment	\$ (13,686.49)
<b>UNP Ending Balance Per VMS</b>	<b>\$33,233.61</b>

### Restricted Net Position (RNP)

Prior Month Balance	\$11,800.57
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ 817.00
Transfer from UNP or Adjustment	\$ 3,761.60
<b>RNP Ending Balance per VMS</b>	<b>\$16,379.17</b>

#### Monthly Notes:

- HCV received \$12,302 in admin fee subsidy from HUD and shows a decrease in revenue of \$3457.06 for the month with unrestricted net position showing a balance of \$33,233.61.

#### Monthly Notes:

- HCV received \$82,473 in HAP subsidy from HUD and shows a increase in revenue of \$2,859.70 for the month with restricted net position showing a balance of \$16,379.17.

## EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Mar-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,050.00	\$ 23,437.00
Operating Expenses	\$ 491.83	\$ 22,094.74
<b>Net Revenue Income/(Loss)</b>	<b>\$558.17</b>	<b>\$1,342.26</b>

<u>HAP</u>	<u>Mar-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,220.00	\$ 73,682.00
Operating Expenses	\$ 7,995.00	\$ 85,048.00
<b>Net Revenue Income/(Loss)</b>	<b>(\$6,775.00)</b>	<b>(\$11,366.00)</b>

### EHV (UNP)

Prior Month Balance	\$ 16,469.65
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 558.17
<b>EHV UNP Ending Balance</b>	<b>\$17,027.82</b>

### EHV (RNP)

Prior Month Balance	\$ 10,236.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (6,775.00)
<b>RNP Ending Balance per VMS</b>	<b>\$3,461.00</b>

#### Monthly Notes:

- EHV received \$1,050 in admin fee subsidy from HUD and an increase in revenue of \$558.17 for the month.

#### Monthly Notes:

- EHV received \$1,220 in HAP subsidy and had an decrease in revenue of \$6,775.

## MISCELLANEOUS

### IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Mar-23</u>	<u>Historical</u>
Moon Towers	\$ 2,007.74	\$ 84,510.91
Family Sites	\$ 9,087.56	\$ 277,156.00
Bluebell	\$ -	\$ 7,134.76
Brentwood	\$ 186.00	\$ 34,576.35
Prairieland	\$ 3,694.00	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
<b>Total</b>	<b>\$ 14,975.30</b>	<b>\$ 492,213.18</b>

### Tenant Online Payments

<u>Property Sites</u>	<u>Mar-23</u>	<u>FYE 2023</u>
Moon Towers	\$ 3,991.00	\$ 32,363.77
Family Sites	\$ 7,362.00	\$ 62,911.75
Bluebell	\$ 699.00	\$ 6,792.50
Brentwood	\$ 6,157.00	\$ 61,837.31
Prairieland	\$ 5,032.00	\$ 36,164.95
Housing Choice Voucher	\$ -	\$ -
<b>Fiscal Year 2022 Total</b>	<b>\$ 23,241.00</b>	<b>\$ 200,070.28</b>

### IDROP Bad Debt Collected

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

<b>Monthly Bad Debt Reported</b>	<b>\$14,975.30</b>	
<b>Historical Bad Debt</b>	<b>\$1,141,864.92</b>	
	<b>By IDROP</b>	<b>By Debtor</b>
<b>Historical Bad Debt Collected</b>	<b>\$120,705.33</b>	<b>\$ 22,574.25</b>
<b>12.55%</b>	<b>10.57%</b>	<b>1.98%</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	180.00	180.00	180.00	0.00
<b>REVENUE</b>							
<b>FEE REVENUE</b>							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-47,214.19	-41,301.00	-5,913.19	-495,612.00	-491,593.01	-495,612.00	-0.81
10-1-000-000-3810.010 Mgmt Fees CFP	-100,000.00	-100,000.00	0.00	-100,000.00	-100,000.00	-100,000.00	0.00
Total Line 70710	-147,214.19	-141,301.00	-5,913.19	-595,612.00	-591,593.01	-595,612.00	-0.67
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,715.00	-5,652.00	-63.00	-67,824.00	-67,762.50	-67,824.00	-0.09
Total Line 70730	-5,715.00	-5,652.00	-63.00	-67,824.00	-67,762.50	-67,824.00	-0.09
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-830.00	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	-127,200.00	-127,400.00	-127,200.00	0.16
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	0.00	-5,890.00	0.00	-23,560.00	0.00	
Total Line 70750	-16,550.00	-10,600.00	-5,950.00	-127,200.00	-151,790.00	-127,200.00	19.33
<b>70700 TOTAL FEE REVENUE</b>	<b>-173,719.19</b>	<b>-161,793.00</b>	<b>-11,926.19</b>	<b>-841,516.00</b>	<b>-862,025.51</b>	<b>-841,516.00</b>	<b>2.44</b>
<b>OTHER REVENUE</b>							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-9.75	-8.00	-1.75	-96.00	-266.59	-96.00	177.70
Total Line 71100	-9.75	-8.00	-1.75	-96.00	-266.59	-96.00	177.70
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	-15,600.00	-1,500.00	-15,600.00	-90.38
10-1-000-000-3850.010 Garb & Trash Inc	-7,682.50	-4,240.00	-3,442.50	-50,880.00	-24,352.75	-50,880.00	-52.14
10-1-000-000-3850.020 Htg & Cooling Inc	-698.50	-1,433.00	734.50	-17,200.00	-20,032.00	-17,200.00	16.47
10-1-000-000-3850.030 Snow Removal Inc	0.00	-50.00	50.00	-600.00	-100.00	-600.00	-83.33
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-180.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-3,786.50	0.00	-3,786.50	-37,200.00	-47,876.25	-37,200.00	28.70
10-1-000-000-3850.060 Unit Turnaround Inc	-1,264.50	-385.00	-879.50	-4,620.00	-12,363.75	-4,620.00	167.61
10-1-000-000-3850.070 Electrical Inc	-2,027.75	-1,675.00	-352.75	-20,100.00	-16,923.75	-20,100.00	-15.80
10-1-000-000-3850.080 Plumbing Inc	-2,737.25	-3,100.00	362.75	-37,200.00	-35,458.04	-37,200.00	-4.68
10-1-000-000-3850.090 Exterminator Inc	-216.75	-30.00	-186.75	-360.00	-2,484.00	-360.00	590.00
10-1-000-000-3850.100 Janitorial Inc	-9,703.00	-2,825.00	-6,878.00	-33,900.00	-53,840.00	-33,900.00	58.82
10-1-000-000-3850.110 Routine Maint Inc	-27,186.50	-22,700.00	-4,486.50	-272,400.00	-281,063.24	-272,400.00	3.18
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-360.00	-183.00	-360.00	-49.17
10-1-001-000-3690.180 WS Labor Reimb	-13,847.97	0.00	-13,847.97	0.00	-40,148.35	0.00	
Total Line 71500	-69,151.22	-37,783.00	-31,368.22	-490,600.00	-538,174.13	-490,600.00	9.70
<b>TOTAL OTHER REVENUE</b>	<b>-69,160.97</b>	<b>-37,791.00</b>	<b>-31,369.97</b>	<b>-490,696.00</b>	<b>-538,440.72</b>	<b>-490,696.00</b>	<b>9.73</b>
<b>70000 TOTAL REVENUE</b>	<b>-242,880.16</b>	<b>-199,584.00</b>	<b>-43,296.16</b>	<b>-1,332,212.00</b>	<b>-1,400,466.23</b>	<b>-1,332,212.00</b>	<b>5.12</b>



Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	51,194.10	34,904.00	16,290.10	453,752.00	491,148.29	453,752.00	8.24
10-1-001-000-4110.000 Warm Shelter Salaries	13,055.30	0.00	13,055.30	0.00	43,903.58	0.00	
Total Line 91100	64,249.40	34,904.00	29,345.40	453,752.00	535,051.87	453,752.00	17.92
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	3,000.00	5,800.00	3,000.00	93.33
Total Line 91200	0.00	0.00	0.00	3,000.00	5,800.00	3,000.00	93.33
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	50.00	-50.00	600.00	1,355.07	600.00	125.85
Total Line 91400	0.00	50.00	-50.00	600.00	1,355.07	600.00	125.85
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	13,434.01	12,250.00	1,184.01	159,250.00	153,300.68	159,250.00	-3.74
10-1-000-000-4110.550 Benefit - Life Ins.	1,218.42	550.00	668.42	6,600.00	7,335.81	6,600.00	11.15
10-1-001-000-4110.500 Warm Shelter Benefits	3,113.15	0.00	3,113.15	0.00	8,996.68	0.00	
Total Line 91500	17,765.58	12,800.00	4,965.58	165,850.00	169,633.17	165,850.00	2.28
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	5,275.81	1,800.00	3,475.81	9,100.00	7,516.31	9,100.00	-17.40
10-1-000-000-4180.000 Telephone	622.09	600.00	22.09	7,200.00	7,062.89	7,200.00	-1.90
10-1-000-000-4190.000 Other Sundry	-371.77	100.00	-471.77	1,200.00	9,392.91	1,200.00	682.74
10-1-000-000-4190.050 Office Rent Exp	450.00	300.00	150.00	3,600.00	4,350.00	3,600.00	20.83
10-1-000-000-4190.100 Postage	-336.58	200.00	-536.58	2,400.00	2,407.74	2,400.00	0.32
10-1-000-000-4190.200 Office Supplies	555.49	100.00	455.49	1,200.00	2,367.92	1,200.00	97.33
10-1-000-000-4190.250 Office Furniture	0.00	300.00	-300.00	600.00	104.91	600.00	-82.52
10-1-000-000-4190.300 Paper Supplies	44.49	50.00	-5.51	600.00	728.99	600.00	21.50
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	982.44	0.00	
10-1-000-000-4190.401 Printing Supplies	1,071.42	150.00	921.42	1,800.00	2,646.27	1,800.00	47.02
10-1-000-000-4190.500 Printer/Copier Sup Cont	371.96	200.00	171.96	2,400.00	2,396.65	2,400.00	-0.14
10-1-000-000-4190.550 Computers	254.87	0.00	254.87	1,500.00	6,977.81	1,500.00	365.19
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	220.40	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	0.00	0.00	8,550.00	1,711.10	8,550.00	-79.99
10-1-000-000-4190.800 Internet Services	411.50	250.00	161.50	3,000.00	2,777.21	3,000.00	-7.43
10-1-000-000-4190.850 IT Support	282.25	300.00	-17.75	3,600.00	6,158.83	3,600.00	71.08
Total Line 91600	8,631.53	4,350.00	4,281.53	46,750.00	57,802.38	46,750.00	23.64
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	800.00	800.00	9,600.00	9,600.00	9,600.00	0.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,600.00	800.00	800.00	9,600.00	9,600.00	9,600.00	0.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	1,301.19	0.00	1,301.19	18,650.00	9,074.35	18,650.00	-51.34
10-1-000-000-4150.010 Travel - Commissioners	1,109.23	0.00	1,109.23	9,100.00	1,956.73	9,100.00	-78.50
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	2,410.42	0.00	2,410.42	27,750.00	11,031.08	27,750.00	-60.25
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	1,347.31	0.00	1,347.31	0.00	3,665.84	0.00	
10-1-000-000-4120.500 Other Fee Exp	337.92	0.00	337.92	0.00	461.15	0.00	
10-1-000-000-4140.010 Training - Commiss	1,022.40	0.00	1,022.40	3,000.00	1,022.40	3,000.00	-65.92
10-1-000-000-4160.000 Consulting Services	1,531.17	1,100.00	431.17	13,200.00	19,167.57	13,200.00	45.21
10-1-000-000-4190.950 Background Verif	12.31	0.00	12.31	0.00	61.55	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	21.26	0.00	21.26	0.00	218.57	0.00	

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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	502.82	0.00	502.82	0.00	3,055.67	0.00	
Total Line 91900	4,775.19	1,100.00	3,675.19	16,200.00	27,652.75	16,200.00	70.70
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>99,432.12</b>	<b>54,004.00</b>	<b>45,428.12</b>	<b>723,502.00</b>	<b>817,926.32</b>	<b>723,502.00</b>	<b>13.05</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	39.44	25.00	14.44	300.00	229.65	300.00	-23.45
10-1-000-000-4315.000 Sewer	26.10	15.00	11.10	180.00	139.62	180.00	-22.43
10-1-000-000-4320.000 Electric	1,044.80	350.00	694.80	4,200.00	5,071.86	4,200.00	20.76
10-1-000-000-4330.000 Gas	1,177.37	175.00	1,002.37	2,100.00	2,707.97	2,100.00	28.95
Total Line 93100, 93200, 93300, 93600	2,287.71	565.00	1,722.71	6,780.00	8,149.10	6,780.00	20.19
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>2,287.71</b>	<b>565.00</b>	<b>1,722.71</b>	<b>6,780.00</b>	<b>8,149.10</b>	<b>6,780.00</b>	<b>20.19</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	47,093.31	30,802.00	16,291.31	400,474.00	397,624.18	400,474.00	-0.71
10-1-000-000-4410.010 Maint Admin Salary	7,000.00	5,000.00	2,000.00	65,000.00	65,180.88	65,000.00	0.28
10-1-000-000-4410.100 Maint Labor - OT	1,002.80	1,000.00	2.80	13,000.00	17,066.59	13,000.00	31.28
Total Line 94100	55,096.11	36,802.00	18,294.11	478,474.00	479,871.65	478,474.00	0.29
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	13.76	0.00	13.76	0.00	13.76	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	39.66	0.00	39.66	0.00	39.66	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	0.00	0.00	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	103.63	0.00	103.63	0.00	475.73	0.00	
Total Line 94200	157.05	0.00	157.05	0.00	713.82	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	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	0.00	0.00	0.00	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 acct)	0.00	0.00	0.00	0.00	4,801.20	0.00	
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	17,665.31	13,462.00	4,203.31	175,006.00	163,943.99	175,006.00	-6.32
10-1-000-000-4410.510 Maint Admin Benefits	3,107.03	2,538.00	569.03	32,994.00	31,213.34	32,994.00	-5.40
Total Line 94500	20,772.34	16,000.00	4,772.34	208,000.00	195,157.33	208,000.00	-6.17
<b>94000 TOTAL MAINTENANCE EXPENSE</b>	<b>76,025.50</b>	<b>52,802.00</b>	<b>23,223.50</b>	<b>686,474.00</b>	<b>680,544.00</b>	<b>686,474.00</b>	<b>-0.86</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**March, 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	
10-1-000-000-4480.100 ADT Contract	192.36	0.00	192.36	0.00	192.36	0.00	
10-1-000-000-4480.500 Other Security Contract	360.00	0.00	360.00	0.00	1,244.95	0.00	
Total Line 95200	552.36	0.00	552.36	0.00	1,437.31	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>552.36</b>	<b>0.00</b>	<b>552.36</b>	<b>0.00</b>	<b>1,437.31</b>	<b>0.00</b>	
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	83.00	11.75	996.00	1,025.74	996.00	2.99
10-1-000-000-4510.020 Liability Insurance	36.42	37.00	-0.58	444.00	435.53	444.00	-1.91
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,333.00	-22.64	27,996.00	27,862.05	27,996.00	-0.48
Total Line 96110, 96120, 96130	2,441.53	2,453.00	-11.47	29,436.00	29,323.32	29,436.00	-0.38
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	13.00	1.85	156.00	159.39	156.00	2.17
10-1-000-000-4510.025 PE & PO Insurance	726.27	727.00	-0.73	8,724.00	8,715.27	8,724.00	-0.10
10-1-000-000-4510.035 Auto Insurance	50.00	48.00	2.00	576.00	581.28	576.00	0.92
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	9,456.00	9,455.94	9,456.00	0.00
<b>96100 TOTAL INSURANCE PREMIUM EXP</b>	<b>3,232.65</b>	<b>3,241.00</b>	<b>-8.35</b>	<b>38,892.00</b>	<b>38,779.26</b>	<b>38,892.00</b>	<b>-0.29</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	33,195.69	7,500.00	25,695.69	7,500.00	33,195.69	7,500.00	342.61
Total Line 96210	33,195.69	7,500.00	25,695.69	7,500.00	33,195.69	7,500.00	342.61
<b>96000 TOTAL GENERAL EXPENSE</b>	<b>33,195.69</b>	<b>7,500.00</b>	<b>25,695.69</b>	<b>7,500.00</b>	<b>33,195.69</b>	<b>7,500.00</b>	<b>342.61</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>214,726.03</b>	<b>118,112.00</b>	<b>96,614.03</b>	<b>1,463,148.00</b>	<b>1,580,031.68</b>	<b>1,463,148.00</b>	<b>7.99</b>
<b>97000 NET REVENUE/EXPENSE - (GAIN)/LOSS</b>	<b>-28,154.13</b>	<b>-81,472.00</b>	<b>53,317.87</b>	<b>130,936.00</b>	<b>179,565.45</b>	<b>130,936.00</b>	<b>37.14</b>

MISCELLANEOUS EXPENSE

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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
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	-5,021.25	765.00	-5,786.25	9,180.00	3,338.75	9,180.00	-63.63
Total Line 97400	-5,021.25	765.00	-5,786.25	9,180.00	3,338.75	9,180.00	-63.63
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>-5,021.25</b>	<b>765.00</b>	<b>-5,786.25</b>	<b>9,180.00</b>	<b>3,338.75</b>	<b>9,180.00</b>	<b>-63.63</b>
90000 TOTAL EXPENSES	209,704.78	118,877.00	90,827.78	1,472,328.00	1,583,370.43	1,472,328.00	7.54
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	206,747.00	0.00	206,747.00	0.00	206,747.00	0.00	
Total Line 10094	206,747.00	0.00	206,747.00	0.00	206,747.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>206,747.00</b>	<b>0.00</b>	<b>206,747.00</b>	<b>0.00</b>	<b>206,747.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	170,727.06	-81,472.00	252,199.06	130,936.00	373,625.05	130,936.00	185.35

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	2,124.00	2,124.00	2,124.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-28,017.00	-33,807.00	5,790.00	-405,684.00	-409,257.61	-405,684.00	0.88
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-28,017.00	-33,807.00	5,790.00	-405,684.00	-409,257.61	-405,684.00	0.88
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	-900.00	3,713.96	-900.00	-512.66
10-1-000-001-3690.100 Late Fees	-450.00	-316.00	-134.00	-3,800.00	-6,375.00	-3,800.00	67.76
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	-25.00	-25.00	0.00	-100.00	-175.00	-100.00	75.00
10-1-000-001-3690.150 Laundry Income	-1,109.31	-1,100.00	-9.31	-13,200.00	-11,131.09	-13,200.00	-15.67
10-1-000-001-3690.160 Vending Machine Inc	-87.10	-125.00	37.90	-1,500.00	-1,603.11	-1,500.00	6.87
10-1-000-001-3690.180 Labor	-743.50	0.00	-743.50	0.00	-9,400.50	0.00	
10-1-000-001-3690.200 Materials	-293.02	0.00	-293.02	0.00	-2,521.98	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,707.93	-1,641.00	-1,066.93	-19,500.00	-27,492.72	-19,500.00	40.99
<b>70500 TOTAL TENANT REVENUE</b>	<b>-30,724.93</b>	<b>-35,448.00</b>	<b>4,723.07</b>	<b>-425,184.00</b>	<b>-436,750.33</b>	<b>-425,184.00</b>	<b>2.72</b>
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,955.00	-35,581.00	-3,374.00	-426,962.00	-468,449.00	-426,962.00	9.72
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-38,955.00	-35,581.00	-3,374.00	-426,962.00	-468,449.00	-426,962.00	9.72
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-55,000.00	0.00	-55,000.00	0.00	-55,000.00	0.00	
Total Line 10010	-55,000.00	0.00	-55,000.00	0.00	-55,000.00	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	-21.85	-20.00	-1.85	-240.00	-267.58	-240.00	11.49
Total Line 71100	-21.85	-20.00	-1.85	-240.00	-267.58	-240.00	11.49
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	-1,800.00	-1,800.00	-1,800.00	0.00
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,800.00	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	-13,260.00	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	-16,860.00	-1,800.00	-16,860.00	-89.32
<b>70000 TOTAL REVENUE</b>	<b>-124,851.78</b>	<b>-72,454.00</b>	<b>-52,397.78</b>	<b>-924,246.00</b>	<b>-962,266.91</b>	<b>-924,246.00</b>	<b>4.11</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	8,830.08	7,050.00	1,780.08	91,650.00	83,341.74	91,650.00	-9.07
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	8,830.08	7,050.00	1,780.08	91,650.00	83,341.74	91,650.00	-9.07
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	253.00	-253.00	3,045.00	6,090.00	3,045.00	100.00
Total Line 91200	0.00	253.00	-253.00	3,045.00	6,090.00	3,045.00	100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	15,873.34	13,306.00	2,567.34	159,672.00	159,912.55	159,672.00	0.15
Total Line 91300	15,873.34	13,306.00	2,567.34	159,672.00	159,912.55	159,672.00	0.15
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,297.50	1,315.00	-17.50	15,780.00	15,525.00	15,780.00	-1.62
Total Line 91310	1,297.50	1,315.00	-17.50	15,780.00	15,525.00	15,780.00	-1.62
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	3,060.43	2,900.00	160.43	37,700.00	32,949.31	37,700.00	-12.60
Total Line 91500	3,060.43	2,900.00	160.43	37,700.00	32,949.31	37,700.00	-12.60
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	2,138.00	940.00	1,198.00	2,390.00	2,513.00	2,390.00	5.15
10-1-000-001-4180.000 Telephone	305.59	100.00	205.59	1,200.00	3,216.89	1,200.00	168.07
10-1-000-001-4190.100 Postage	112.02	75.00	37.02	900.00	732.52	900.00	-18.61
10-1-000-001-4190.200 Office Supplies	145.97	41.00	104.97	500.00	744.03	500.00	48.81
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	357.81	55.00	302.81	650.00	775.98	650.00	
10-1-000-001-4190.400 Printing/printers	0.00	541.00	-541.00	6,500.00	750.98	6,500.00	-88.45
10-1-000-001-4190.401 Printing Supplies	34.18	100.00	-65.82	1,200.00	949.92	1,200.00	-20.84
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	562.00	-562.00	6,750.00	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	698.59	105.00	593.59	1,250.00	698.59	1,250.00	-44.11
10-1-000-001-4190.800 Internet Services	174.22	90.00	84.22	1,080.00	1,132.43	1,080.00	4.85
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	1,500.00	768.71	1,500.00	-48.75
Total Line 91600	3,966.38	2,734.00	1,232.38	23,920.00	13,313.02	23,920.00	-44.34
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	1,109.23	1,825.00	-715.77	4,236.00	2,298.61	4,236.00	-45.74
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	1,109.23	1,825.00	-715.77	4,236.00	2,298.61	4,236.00	-45.74
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	54.48	0.00	54.48	0.00	1,038.51	0.00	
10-1-000-001-4120.500 Other Fee Exp	6.96	0.00	6.96	0.00	7.58	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	368.00	-368.00	4,425.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	9.00	-9.00	100.00	305.01	100.00	205.01
10-1-000-001-4190.950 Background Verification	110.79	60.00	50.79	710.00	4,138.78	710.00	482.93
Total Line 91900	172.23	437.00	-264.77	5,235.00	8,388.63	5,235.00	60.24
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>34,309.19</b>	<b>29,820.00</b>	<b>4,489.19</b>	<b>341,238.00</b>	<b>321,818.86</b>	<b>341,238.00</b>	<b>-5.69</b>
<b>ASSET MANAGEMENT FEE</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
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	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	21,240.00	21,240.00	21,240.00	0.00
Total Line 92000	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>1,770.00</b>	<b>1,770.00</b>	<b>0.00</b>	<b>21,240.00</b>	<b>21,240.00</b>	<b>21,240.00</b>	<b>0.00</b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.92	84.00	-17.08	1,000.00	677.19	1,000.00	-32.28
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	16.00	-16.00	200.00	524.25	200.00	162.13
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	20.00	-20.00	850.00	87.14	850.00	-89.75
10-1-000-001-4220.120 Ten Ser-Education	0.00	16.00	-16.00	200.00	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	66.92	136.00	-69.08	2,250.00	1,352.58	2,250.00	-39.89
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>66.92</b>	<b>136.00</b>	<b>-69.08</b>	<b>2,250.00</b>	<b>1,352.58</b>	<b>2,250.00</b>	<b>-39.89</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	2,600.76	1,209.00	1,391.76	14,500.00	16,636.63	14,500.00	14.74
10-1-000-001-4315.000 Sewer	7,001.61	3,500.00	3,501.61	32,400.00	41,217.81	32,400.00	27.22
10-1-000-001-4320.000 Electric	6,358.19	2,000.00	4,358.19	23,500.00	34,463.53	23,500.00	46.65
10-1-000-001-4330.000 Gas	31,580.79	4,500.00	27,080.79	54,000.00	68,212.55	54,000.00	26.32
Total Line 93100, 93200, 93300, 93600	47,541.35	11,209.00	36,332.35	124,400.00	160,530.52	124,400.00	29.04
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>47,541.35</b>	<b>11,209.00</b>	<b>36,332.35</b>	<b>124,400.00</b>	<b>160,530.52</b>	<b>124,400.00</b>	<b>29.04</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
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	53,100.00	53,100.00	53,100.00	0.00
Total Line 94100	4,425.00	4,425.00	0.00	53,100.00	53,100.00	53,100.00	0.00
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	51.50	0.00	51.50	100.00	450.74	100.00	350.74
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	0.00	0.00	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	38.97	0.00	38.97	2,700.00	1,043.69	2,700.00	-61.34
10-1-000-001-4420.070 Electrical Supplies	411.98	100.00	311.98	1,100.00	1,021.82	1,100.00	-7.11
10-1-000-001-4420.080 Plumbing Supplies	2,106.35	100.00	2,006.35	1,200.00	3,446.81	1,200.00	187.23
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	320.70	125.00	195.70	1,500.00	5,783.23	1,500.00	285.55
10-1-000-001-4420.110 Routine Maint. Supplies	12,633.31	1,200.00	11,433.31	14,400.00	25,508.03	14,400.00	77.14
10-1-000-001-4420.120 Other Misc Supplies	1,280.00	288.00	992.00	3,456.00	1,844.99	3,456.00	-46.61
10-1-000-001-4420.121 Flooring 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	125.56	0.00	125.56	0.00	350.82	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	16,968.37	1,813.00	15,155.37	32,656.00	41,828.04	32,656.00	28.09
94300 Maintenance - Contracts							

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
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	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	18,099.50	12,500.00	5,599.50	150,000.00	145,703.50	150,000.00	-2.86
10-1-000-001-4430.010 Garbage & Trash Con	493.73	425.00	68.73	5,100.00	5,475.94	5,100.00	7.37
10-1-000-001-4430.020 Heating & Cooling Cont	261.75	625.00	-363.25	7,500.00	1,265.17	7,500.00	-83.13
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	229.67	0.00	229.67	18,500.00	17,823.03	18,500.00	-3.66
10-1-000-001-4430.050 Landscape & Grds Cont	1,552.59	0.00	1,552.59	8,400.00	3,299.68	8,400.00	-60.72
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	0.00	0.00	2,800.00	415.95	2,800.00	-85.14
10-1-000-001-4430.080 Plumbing Contracts	972.56	0.00	972.56	4,000.00	1,776.53	4,000.00	-55.59
10-1-000-001-4430.090 Extermination Contracts	8,530.50	1,050.00	7,480.50	18,000.00	44,081.50	18,000.00	144.90
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	-2,076.15	1,250.00	-3,326.15	15,000.00	7,041.50	15,000.00	-53.06
10-1-000-001-4430.111 Flooring Contract	2,500.00	0.00	2,500.00	0.00	2,500.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	-1,422.50	84.00	-1,506.50	1,000.00	185.00	1,000.00	-81.50
10-1-000-001-4430.121 Laundry Equip Contract	160.00	209.00	-49.00	2,500.00	1,101.10	2,500.00	-55.96
10-1-000-001-4430.126 Vehicle Maint Cont	6.00	0.00	6.00	400.00	1,558.68	400.00	289.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	29,307.65	16,143.00	13,164.65	233,200.00	232,921.15	233,200.00	-0.12
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>50,701.02</b>	<b>22,381.00</b>	<b>28,320.02</b>	<b>318,956.00</b>	<b>327,849.19</b>	<b>318,956.00</b>	<b>2.79</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	790.52	0.00	790.52	3,200.00	4,034.04	3,200.00	26.06
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	0.00	1,770.00	0.00	7,080.00	0.00	
10-1-000-001-4480.100 ADT Contract	588.84	0.00	588.84	0.00	2,664.41	0.00	
10-1-000-001-4480.500 Other Security Contract	1,506.20	834.00	672.20	10,000.00	14,554.05	10,000.00	45.54
Total Line 95200	4,655.56	834.00	3,821.56	13,200.00	28,332.50	13,200.00	114.64
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>4,655.56</b>	<b>834.00</b>	<b>3,821.56</b>	<b>13,200.00</b>	<b>28,332.50</b>	<b>13,200.00</b>	<b>114.64</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,515.00	379.17	42,180.00	42,733.23	42,180.00	1.31
10-1-000-001-4510.020 Liability Insurance	430.06	439.00	-8.94	5,268.00	5,168.22	5,268.00	-1.89
10-1-000-001-4510.030 Work Comp Insurance	204.43	183.00	21.43	2,196.00	2,230.75	2,196.00	1.58
Total Line 96110, 96120, 96130	4,528.66	4,137.00	391.66	49,644.00	50,132.20	49,644.00	0.98
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	155.00	20.35	1,860.00	1,890.79	1,860.00	1.66
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	780.00	765.70	780.00	-1.83
10-1-000-001-4510.035 Auto Insurance	50.00	50.00	0.00	600.00	581.28	600.00	-3.12
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	3,240.00	3,237.77	3,240.00	-0.07
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,817.82</b>	<b>4,407.00</b>	<b>410.82</b>	<b>52,884.00</b>	<b>53,369.97</b>	<b>52,884.00</b>	<b>0.92</b>
<b>GENERAL EXPENSES</b>							



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**Knox County Housing Authority**  
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated 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	-424.03	0.00	-424.03	0.00	-424.03	0.00	
Total Line 96210	-424.03	0.00	-424.03	0.00	-424.03	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	-1,952.43	2,260.00	-4,212.43	28,130.00	24,872.71	28,130.00	-11.58
Total Line 96300	-1,952.43	2,260.00	-4,212.43	28,130.00	24,872.71	28,130.00	-11.58
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,105.10	0.00	2,105.10	0.00	12,762.57	0.00	
Total Line 96400	2,105.10	0.00	2,105.10	0.00	12,762.57	0.00	
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>-271.36</b>	<b>2,260.00</b>	<b>-2,531.36</b>	<b>28,130.00</b>	<b>37,211.25</b>	<b>28,130.00</b>	<b>32.28</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>143,590.50</b>	<b>72,817.00</b>	<b>70,773.50</b>	<b>902,298.00</b>	<b>951,704.87</b>	<b>902,298.00</b>	<b>5.48</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>18,738.72</b>	<b>363.00</b>	<b>18,375.72</b>	<b>-21,948.00</b>	<b>-10,562.04</b>	<b>-21,948.00</b>	<b>-51.88</b>
 <b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	-17,211.89	13,500.00	-30,711.89	162,000.00	130,188.11	162,000.00	-19.64
Total Line 97400	-17,211.89	13,500.00	-30,711.89	162,000.00	130,188.11	162,000.00	-19.64
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>-17,211.89</b>	<b>13,500.00</b>	<b>-30,711.89</b>	<b>162,000.00</b>	<b>130,188.11</b>	<b>162,000.00</b>	<b>-19.64</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	1,526.83	363.00	1,163.83	-21,948.00	119,626.07	-21,948.00	-645.04

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	2,352.00	2,352.00	2,352.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-22,910.00	-15,583.00	-7,327.00	-187,000.00	-216,558.00	-187,000.00	15.81
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-22,910.00	-15,583.00	-7,327.00	-187,000.00	-216,558.00	-187,000.00	15.81
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	-15.43	-333.00	317.57	-3,996.00	-1,024.98	-3,996.00	-74.35
10-1-000-002-3690.100 Late Fees	-875.00	-750.00	-125.00	-9,000.00	-7,525.00	-9,000.00	-16.39
10-1-000-002-3690.120 Violation Fees	-690.00	-670.00	-20.00	-8,040.00	-4,875.00	-8,040.00	-39.37
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	-2,800.25	0.00	-2,800.25	0.00	-19,508.50	0.00	
10-1-000-002-3690.200 Materials	-299.50	0.00	-299.50	0.00	-8,258.21	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	-4,680.18	-1,753.00	-2,927.18	-21,036.00	-41,216.69	-21,036.00	95.93
<b>70500 TOTAL TENANT REVENUE</b>	<b>-27,590.18</b>	<b>-17,336.00</b>	<b>-10,254.18</b>	<b>-208,036.00</b>	<b>-257,774.69</b>	<b>-208,036.00</b>	<b>23.91</b>
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-71,811.00	-69,229.00	-2,582.00	-830,748.00	-912,002.00	-830,748.00	9.78
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	-71,811.00	-69,229.00	-2,582.00	-830,748.00	-912,002.00	-830,748.00	9.78
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-103,000.00	0.00	-103,000.00	-103,000.00	-103,000.00	-103,000.00	0.00
Total Line 70610	-103,000.00	0.00	-103,000.00	-103,000.00	-103,000.00	-103,000.00	0.00
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	-30.61	-25.00	-5.61	-300.00	-348.03	-300.00	16.01
Total Line 71100	-30.61	-25.00	-5.61	-300.00	-348.03	-300.00	16.01
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	-1,800.00	-2,550.00	-1,800.00	41.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-1,500.00	-1,500.00	-1,500.00	0.00
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	-3,300.00	-4,050.00	-3,300.00	22.73
<b>70000 TOTAL REVENUE</b>	<b>-202,856.79</b>	<b>-86,865.00</b>	<b>-115,991.79</b>	<b>-1,145,384.00</b>	<b>-1,277,174.72</b>	<b>-1,145,384.00</b>	<b>11.51</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	8,843.10	6,450.00	2,393.10	83,850.00	82,359.76	83,850.00	-1.78
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	8,843.10	6,450.00	2,393.10	83,850.00	82,359.76	83,850.00	-1.78
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	3,335.00	6,670.00	3,335.00	100.00
Total Line 91200	0.00	0.00	0.00	3,335.00	6,670.00	3,335.00	100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	17,043.01	14,584.00	2,459.01	175,008.00	170,573.47	175,008.00	-2.53
Total Line 91300	17,043.01	14,584.00	2,459.01	175,008.00	170,573.47	175,008.00	-2.53
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,395.00	1,455.00	-60.00	17,460.00	16,560.00	17,460.00	-5.15
Total Line 91310	1,395.00	1,455.00	-60.00	17,460.00	16,560.00	17,460.00	-5.15
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,409.04	2,250.00	159.04	29,250.00	27,143.86	29,250.00	-7.20
Total Line 91500	2,409.04	2,250.00	159.04	29,250.00	27,143.86	29,250.00	-7.20
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	570.00	600.00	-30.00	2,450.00	1,577.00	2,450.00	-35.63
10-1-000-002-4180.000 Telephone	228.91	196.00	32.91	2,352.00	2,570.88	2,352.00	9.31
10-1-000-002-4190.100 Postage	214.26	175.00	39.26	2,100.00	1,843.54	2,100.00	-12.21
10-1-000-002-4190.200 Office Supplies	0.00	50.00	-50.00	600.00	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	142.30	50.00	92.30	600.00	554.45	600.00	-7.59
10-1-000-002-4190.400 Printing/printers	0.00	0.00	0.00	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	148.88	185.00	-36.12	2,220.00	1,203.80	2,220.00	-45.77
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	1,472.41	150.00	1,322.41	1,800.00	1,472.41	1,800.00	-18.20
10-1-000-002-4190.800 Internet Services	764.48	526.00	238.48	6,312.00	7,161.05	6,312.00	13.45
10-1-000-002-4190.850 IT Support	52.50	40.00	12.50	480.00	1,800.92	480.00	275.19
Total Line 91600	3,593.74	1,972.00	1,621.74	21,070.00	21,184.80	21,070.00	0.54
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	1,170.00	-1,170.00	4,260.00	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	172.01	0.00	172.01	0.00	718.04	0.00	
Total Line 91800	172.01	1,170.00	-997.99	4,260.00	1,567.66	4,260.00	-63.20
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	43.82	10.00	33.82	120.00	1,132.93	120.00	844.11
10-1-000-002-4120.500 Other Fee Exp	2.80	0.00	2.80	0.00	9.51	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	4,896.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.950 Background Verification	154.94	57.00	97.94	684.00	4,906.96	684.00	617.39
Total Line 91900	201.56	475.00	-273.44	5,700.00	6,549.40	5,700.00	14.90
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>33,657.46</b>	<b>28,356.00</b>	<b>5,301.46</b>	<b>339,933.00</b>	<b>332,608.95</b>	<b>339,933.00</b>	<b>-2.15</b>
<b>ASSET MANAGEMENT FEE</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**March, 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	23,520.00	23,520.00	23,520.00	0.00
Total Line 92000	1,960.00	1,960.00	0.00	23,520.00	23,520.00	23,520.00	0.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>1,960.00</b>	<b>1,960.00</b>	<b>0.00</b>	<b>23,520.00</b>	<b>23,520.00</b>	<b>23,520.00</b>	<b>0.00</b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	57.22	0.00	57.22	2,000.00	67.56	2,000.00	-96.62
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	57.22	0.00	57.22	3,440.00	471.44	3,440.00	-86.30
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>57.22</b>	<b>0.00</b>	<b>57.22</b>	<b>3,440.00</b>	<b>471.44</b>	<b>3,440.00</b>	<b>-86.30</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	277.14	200.00	77.14	2,400.00	1,667.10	2,400.00	-30.54
10-1-000-002-4315.000 Sewer	112.52	35.00	77.52	420.00	1,048.35	420.00	149.61
10-1-000-002-4320.000 Electric	5,445.93	2,500.00	2,945.93	15,000.00	19,541.80	15,000.00	30.28
10-1-000-002-4330.000 Gas	6,966.57	3,500.00	3,466.57	13,500.00	16,815.33	13,500.00	24.56
Total Line 93100 93200 93300 93600	12,802.16	6,235.00	6,567.16	31,320.00	39,072.58	31,320.00	24.75
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>12,802.16</b>	<b>6,235.00</b>	<b>6,567.16</b>	<b>31,320.00</b>	<b>39,072.58</b>	<b>31,320.00</b>	<b>24.75</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
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	58,800.00	58,950.00	58,800.00	0.26
Total Line 94100	4,900.00	4,900.00	0.00	58,800.00	58,950.00	58,800.00	0.26
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	4,349.39	250.00	4,099.39	3,000.00	7,324.02	3,000.00	144.13
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	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	38.48	0.00	38.48	3,250.00	2,073.92	3,250.00	-36.19
10-1-000-002-4420.070 Electrical Supplies	776.18	400.00	376.18	4,800.00	4,582.07	4,800.00	-4.54
10-1-000-002-4420.080 Plumbing Supplies	4,614.46	575.00	4,039.46	6,900.00	12,921.64	6,900.00	87.27
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	1,200.00	133.64	1,200.00	-88.86
10-1-000-002-4420.100 Janitorial Supplies	680.36	250.00	430.36	3,000.00	3,718.88	3,000.00	23.96
10-1-000-002-4420.110 Routine Maint. Supplies	42,994.91	2,929.00	40,065.91	35,150.00	84,495.45	35,150.00	140.39
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 Flooring 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	1,628.84	0.00	1,628.84	0.00	6,445.72	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	55,082.62	4,504.00	50,578.62	59,300.00	125,066.12	59,300.00	110.90
94300 Maintenance - Contracts							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.010 Refuse	90.57	0.00	90.57	0.00	187.06	0.00	
10-1-000-002-4430.000 Maint Labor Contract	34,052.50	21,250.00	12,802.50	255,000.00	313,654.03	255,000.00	23.00
10-1-000-002-4430.010 Garbage&Trash Cont	1,324.00	250.00	1,074.00	3,000.00	3,177.40	3,000.00	5.91
10-1-000-002-4430.020 Heating&Cooling Cont	7,678.00	500.00	7,178.00	6,000.00	13,024.02	6,000.00	117.07
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	2,451.00	0.00	2,451.00	21,000.00	10,292.40	21,000.00	-50.99
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	166.00	100.00	66.00	1,200.00	461.05	1,200.00	-61.58
10-1-000-002-4430.080 Plumbing Contracts	1,240.34	1,250.00	-9.66	15,000.00	10,765.39	15,000.00	-28.23
10-1-000-002-4430.090 Extermination Contracts	3,129.00	500.00	2,629.00	6,000.00	15,647.00	6,000.00	160.78
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	-37,081.00	100.00	-37,181.00	1,200.00	37,657.74	1,200.00	3,038.15
10-1-000-002-4430.111 Flooring Contract	6,675.00	0.00	6,675.00	0.00	6,675.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	6,664.80	3,350.00	3,314.80	40,200.00	-30,645.20	40,200.00	-176.23
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	159.09	400.00	-240.91	1,600.00	4,755.86	1,600.00	197.24
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	26,549.30	27,700.00	-1,150.70	350,200.00	385,651.75	350,200.00	10.12
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>86,531.92</b>	<b>37,104.00</b>	<b>49,427.92</b>	<b>468,300.00</b>	<b>569,667.87</b>	<b>468,300.00</b>	<b>21.65</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	875.38	0.00	875.38	2,200.00	3,646.03	2,200.00	65.73
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	0.00	1,960.00	0.00	7,840.00	0.00	
10-1-000-002-4480.100 ADT Contract	448.46	0.00	448.46	1,960.00	4,788.02	1,960.00	144.29
10-1-000-002-4480.500 Other Security Contract	2,287.20	430.00	1,857.20	5,160.00	5,178.55	5,160.00	0.36
Total Line 95200	5,571.04	430.00	5,141.04	9,320.00	21,452.60	9,320.00	130.18
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>5,571.04</b>	<b>430.00</b>	<b>5,141.04</b>	<b>9,320.00</b>	<b>21,452.60</b>	<b>9,320.00</b>	<b>130.18</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	3,585.00	523.54	43,020.00	43,932.44	43,020.00	2.12
10-1-000-002-4510.020 Liability Ins	476.29	485.00	-8.71	5,820.00	5,658.34	5,820.00	-2.78
10-1-000-002-4510.030 Work Comp Insurance	210.77	220.00	-9.23	2,640.00	2,535.16	2,640.00	-3.97
Total Line 96110 96120 96130	4,795.60	4,290.00	505.60	51,480.00	52,125.94	51,480.00	1.25
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	170.00	24.20	2,040.00	2,070.98	2,040.00	1.52
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	900.00	850.05	900.00	-5.55
10-1-000-002-4510.035 Auto Insurance	200.00	200.00	0.00	2,400.00	2,325.03	2,400.00	-3.12
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	5,340.00	5,246.06	5,340.00	-1.76
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>5,260.64</b>	<b>4,735.00</b>	<b>525.64</b>	<b>56,820.00</b>	<b>57,372.00</b>	<b>56,820.00</b>	<b>0.97</b>
<b>GENERAL EXPENSES</b>							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
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	2,079.38	0.00	2,079.38	0.00	2,079.38	0.00	
Total Line 96210	2,079.38	0.00	2,079.38	0.00	2,079.38	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,001.73	935.00	66.73	15,570.00	17,729.84	15,570.00	13.87
Total Line 96300	1,001.73	935.00	66.73	15,570.00	17,729.84	15,570.00	13.87
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	6,805.55	200.00	6,605.55	2,400.00	29,757.27	2,400.00	1,139.89
Total Line 96400	6,805.55	200.00	6,605.55	2,400.00	29,757.27	2,400.00	1,139.89
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>9,886.66</b>	<b>1,135.00</b>	<b>8,751.66</b>	<b>17,970.00</b>	<b>49,566.49</b>	<b>17,970.00</b>	<b>175.83</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>155,727.10</b>	<b>79,955.00</b>	<b>75,772.10</b>	<b>950,623.00</b>	<b>1,093,731.93</b>	<b>950,623.00</b>	<b>15.05</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-47,129.69</b>	<b>-6,910.00</b>	<b>-40,219.69</b>	<b>-194,761.00</b>	<b>-183,442.79</b>	<b>-194,761.00</b>	<b>-5.81</b>
 <b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	5,188.61	31,000.00	-25,811.39	372,000.00	342,118.61	372,000.00	-8.03
Total Line 97400	5,188.61	31,000.00	-25,811.39	372,000.00	342,118.61	372,000.00	-8.03
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>5,188.61</b>	<b>31,000.00</b>	<b>-25,811.39</b>	<b>372,000.00</b>	<b>342,118.61</b>	<b>372,000.00</b>	<b>-8.03</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-41,941.08	-6,910.00	-35,031.08	-194,761.00	158,675.82	-194,761.00	-181.47



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	612.00	612.00	612.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,686.00	-13,948.00	-738.00	-167,376.00	-167,200.80	-167,376.00	-0.10
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,686.00	-13,948.00	-738.00	-167,376.00	-167,200.80	-167,376.00	-0.10
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	-25.00	-100.00	75.00	-1,200.00	-1,125.00	-1,200.00	-6.25
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	0.00	-460.00	460.00	-5,520.00	-5,133.00	-5,520.00	-7.01
10-1-000-006-3690.160 Vending Machine Inc	-28.80	-25.00	-3.80	-300.00	-465.30	-300.00	55.10
10-1-000-006-3690.180 Labor	-15.00	0.00	-15.00	0.00	-663.25	0.00	
10-1-000-006-3690.200 Materials	-11.85	0.00	-11.85	0.00	-147.98	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	-80.65	-585.00	504.35	-7,145.00	-7,804.53	-7,145.00	9.23
<b>70500 TOTAL TENANT REVENUE</b>	<b>-14,766.65</b>	<b>-14,533.00</b>	<b>-233.65</b>	<b>-174,521.00</b>	<b>-175,005.33</b>	<b>-174,521.00</b>	<b>0.28</b>
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-5,293.00	-5,425.00	132.00	-65,045.00	-64,627.00	-65,045.00	-0.64
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,293.00	-5,425.00	132.00	-65,045.00	-64,627.00	-65,045.00	-0.64
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-42,000.00	-3,500.00	-38,500.00	-42,000.00	-42,000.00	-42,000.00	0.00
Total Line 70610	-42,000.00	-3,500.00	-38,500.00	-42,000.00	-42,000.00	-42,000.00	0.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-7.25	-9.00	1.75	-99.00	-89.07	-99.00	-10.03
Total Line 71100	-7.25	-9.00	1.75	-99.00	-89.07	-99.00	-10.03
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-62,066.90</b>	<b>-23,467.00</b>	<b>-38,599.90</b>	<b>-281,665.00</b>	<b>-281,721.40</b>	<b>-281,665.00</b>	<b>0.02</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	981.12	0.00	981.12	0.00	9,960.99	0.00	
10-1-000-006-4110.200 Admin Exp - Amps	0.00	1,105.00	-1,105.00	13,260.00	0.00	13,260.00	-100.00
Total Line 91100	981.12	1,105.00	-123.88	13,260.00	9,960.99	13,260.00	-24.88
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	870.00	1,740.00	870.00	100.00
Total Line 91200	0.00	0.00	0.00	870.00	1,740.00	870.00	100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,673.84	3,834.00	839.84	46,008.00	46,814.99	46,008.00	1.75
Total Line 91300	4,673.84	3,834.00	839.84	46,008.00	46,814.99	46,008.00	1.75
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	4,548.00	4,545.00	4,548.00	-0.07
Total Line 91310	382.50	379.00	3.50	4,548.00	4,545.00	4,548.00	-0.07
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	422.20	0.00	422.20	0.00	4,046.95	0.00	
Total Line 91500	422.20	0.00	422.20	0.00	4,046.95	0.00	
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	570.00	260.00	310.00	660.00	570.00	660.00	-13.64
10-1-000-006-4180.000 Telephone	381.94	325.00	56.94	3,900.00	4,267.36	3,900.00	9.42
10-1-000-006-4190.100 Postage	4.80	7.00	-2.20	84.00	65.54	84.00	-21.98
10-1-000-006-4190.200 Office Supplies	60.60	0.00	60.60	50.00	71.14	50.00	42.28
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	104.18	0.00	104.18	250.00	104.18	250.00	-58.33
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	58.21	0.00	58.21	150.00	58.21	150.00	-61.19
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	0.00	20.00	-20.00	240.00	0.00	240.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	201.00	35.90	2,420.00	2,726.27	2,420.00	12.66
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	1,416.63	813.00	603.63	8,254.00	8,695.99	8,254.00	5.35
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	733.00	-733.00	1,400.00	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	7.00	-7.00	75.00	0.00	75.00	-100.00
Total Line 91800	0.00	740.00	-740.00	1,475.00	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	9.62	3.00	6.62	36.00	284.29	36.00	689.69
10-1-000-006-4120.500 Other Fee Exp	3.60	0.00	3.60	0.00	5.21	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	1,275.00	0.00	1,275.00	-100.00
10-1-000-006-4190.000 Other Sundry	25.81	0.00	25.81	0.00	25.81	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.00	-12.00	144.00	320.65	144.00	122.67
Total Line 91900	39.03	121.00	-81.97	1,455.00	635.96	1,455.00	-56.29
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>7,915.32</b>	<b>6,992.00</b>	<b>923.32</b>	<b>75,870.00</b>	<b>76,439.88</b>	<b>75,870.00</b>	<b>0.75</b>
<b>ASSET MANAGEMENT FEE</b>							

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*March, 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	6,120.00	6,120.00	6,120.00	0.00
Total Line 92000	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>510.00</b>	<b>510.00</b>	<b>0.00</b>	<b>6,120.00</b>	<b>6,120.00</b>	<b>6,120.00</b>	<b>0.00</b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	4,000.00	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	334.00	0.00	334.00	100.00	446.88	100.00	346.88
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	334.00	0.00	334.00	4,300.00	446.88	4,300.00	-89.61
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>334.00</b>	<b>0.00</b>	<b>334.00</b>	<b>4,300.00</b>	<b>446.88</b>	<b>4,300.00</b>	<b>-89.61</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	790.72	300.00	490.72	3,925.00	4,020.23	3,925.00	2.43
10-1-000-006-4315.000 Sewer	605.89	250.00	355.89	3,050.00	3,213.85	3,050.00	5.37
10-1-000-006-4320.000 Electric	2,847.76	800.00	2,047.76	12,000.00	17,512.52	12,000.00	45.94
10-1-000-006-4330.000 Gas	5,243.83	2,750.00	2,493.83	9,050.00	14,071.96	9,050.00	55.49
Total Line 93100 93200 93300 93600	9,488.20	4,100.00	5,388.20	28,025.00	38,818.56	28,025.00	38.51
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>9,488.20</b>	<b>4,100.00</b>	<b>5,388.20</b>	<b>28,025.00</b>	<b>38,818.56</b>	<b>28,025.00</b>	<b>38.51</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
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	15,300.00	15,350.00	15,300.00	0.33
Total Line 94100	1,275.00	1,275.00	0.00	15,300.00	15,350.00	15,300.00	0.33
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	3,000.00	115.69	3,000.00	-96.14
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	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	8.28	35.00	-26.72	420.00	1,152.47	420.00	174.40
10-1-000-006-4420.080 Plumbing Supplies	177.45	75.00	102.45	900.00	1,889.65	900.00	109.96
10-1-000-006-4420.090 Extermination Supplies	0.00	25.00	-25.00	150.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	133.78	100.00	33.78	1,200.00	1,641.66	1,200.00	36.81
10-1-000-006-4420.110 Routine Maint.Supplies	3,275.02	634.00	2,641.02	7,600.00	6,092.61	7,600.00	-19.83
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 Flooring 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	99.71	25.00	74.71	100.00	150.27	100.00	50.27
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	3,694.24	1,394.00	2,300.24	14,670.00	12,058.20	14,670.00	-17.80
94300 Maintenance - Contracts							

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**March, 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	3,151.25	4,100.00	-948.75	49,200.00	41,395.25	49,200.00	-15.86
10-1-000-006-4430.010 Garbage & Trash Cont	264.75	300.00	-35.25	3,600.00	3,362.75	3,600.00	-6.59
10-1-000-006-4430.020 Heating & Cooling Cont	1,186.60	1,250.00	-63.40	15,000.00	15,728.08	15,000.00	4.85
10-1-000-006-4430.030 Snow Removal Contract	0.00	150.00	-150.00	800.00	187.50	800.00	-76.56
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	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	10,204.72	0.00	10,204.72	5,000.00	11,023.85	5,000.00	120.48
10-1-000-006-4430.080 Plumbing Contracts	619.10	0.00	619.10	12,500.00	13,166.51	12,500.00	5.33
10-1-000-006-4430.090 Extermination Contracts	0.00	525.00	-525.00	2,250.00	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	202.95	866.00	-663.05	10,400.00	8,247.22	10,400.00	-20.70
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	84.00	-84.00	1,000.00	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	6.00	0.00	6.00	0.00	6.00	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	15,635.37	7,275.00	8,360.37	108,550.00	101,000.47	108,550.00	-6.95
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>20,604.61</b>	<b>9,944.00</b>	<b>10,660.61</b>	<b>138,520.00</b>	<b>128,408.67</b>	<b>138,520.00</b>	<b>-7.30</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	0.00	510.00	0.00	2,040.00	0.00	
10-1-000-006-4480.100 ADT Contract	249.15	0.00	249.15	0.00	4,015.98	0.00	
10-1-000-006-4480.500 Other Security Contract	0.00	200.00	-200.00	4,250.00	10,329.10	4,250.00	143.04
Total Line 95200	759.15	200.00	559.15	4,250.00	16,385.08	4,250.00	285.53
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>759.15</b>	<b>200.00</b>	<b>559.15</b>	<b>4,250.00</b>	<b>16,385.08</b>	<b>4,250.00</b>	<b>285.53</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,144.00	110.24	13,728.00	13,865.71	13,728.00	1.00
10-1-000-006-4510.020 Liability Insurance	124.68	127.00	-2.32	1,524.00	1,490.96	1,524.00	-2.17
10-1-000-006-4510.030 Work Comp	27.09	61.00	-33.91	732.00	620.41	732.00	-15.24
Total Line 96110 96120 96130	1,406.01	1,332.00	74.01	15,984.00	15,977.08	15,984.00	-0.04
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	45.00	5.83	540.00	545.66	540.00	1.05
10-1-000-006-4510.025 PE & PO Insurance	7.14	9.00	-1.86	97.00	85.66	97.00	-11.69
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	54.00	3.97	637.00	631.32	637.00	-0.89
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,463.98</b>	<b>1,386.00</b>	<b>77.98</b>	<b>16,621.00</b>	<b>16,608.40</b>	<b>16,621.00</b>	<b>-0.08</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
**March, 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	684.42	0.00	684.42	0.00	684.42	0.00	
Total Line 96210	684.42	0.00	684.42	0.00	684.42	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	519.78	985.00	-465.22	13,935.00	12,838.22	13,935.00	-7.87
Total Line 96300	519.78	985.00	-465.22	13,935.00	12,838.22	13,935.00	-7.87
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-17.56	84.00	-101.56	1,000.00	-428.28	1,000.00	-142.83
Total Line 96400	-17.56	84.00	-101.56	1,000.00	-428.28	1,000.00	-142.83
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,186.64</b>	<b>1,069.00</b>	<b>117.64</b>	<b>14,935.00</b>	<b>13,094.36</b>	<b>14,935.00</b>	<b>-12.32</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>42,261.90</b>	<b>24,201.00</b>	<b>18,060.90</b>	<b>288,641.00</b>	<b>296,321.83</b>	<b>288,641.00</b>	<b>2.66</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-19,805.00</b>	<b>734.00</b>	<b>-20,539.00</b>	<b>6,976.00</b>	<b>14,600.43</b>	<b>6,976.00</b>	<b>109.30</b>

**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	-24,442.40	8,650.00	-33,092.40	103,800.00	53,217.60	103,800.00	-48.73
Total Line 97400	-24,442.40	8,650.00	-33,092.40	103,800.00	53,217.60	103,800.00	-48.73
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>-24,442.40</b>	<b>8,650.00</b>	<b>-33,092.40</b>	<b>103,800.00</b>	<b>53,217.60</b>	<b>103,800.00</b>	<b>-48.73</b>

**OTHER FINANCING SOURCES (USES)**

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*March, 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	
<b>10100 TOTAL OTHER FINANCING</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>SOURCES-USES</b>							
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-44,247.40	734.00	-44,981.40	6,976.00	67,818.03	6,976.00	872.16

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	864.00	864.00	864.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-24,320.00	-27,209.00	2,889.00	-326,508.00	-309,156.00	-326,508.00	-5.31
60-1-000-000-5125.000 PHA Rent	-9,700.00	-6,231.00	-3,469.00	-74,772.00	-92,051.00	-74,772.00	23.11
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	78.00	0.00	78.00	0.00	1,246.00	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	-33,942.00	-33,440.00	-502.00	-401,280.00	-399,961.00	-401,280.00	-0.33
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-541.00	-733.00	192.00	-8,796.00	-7,816.00	-8,796.00	-11.14
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-1,377.00	-600.00	-777.00	-7,200.00	-6,759.49	-7,200.00	-6.12
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	-83.00	-125.00	42.00	-1,500.00	-873.00	-1,500.00	-41.80
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	-2,001.00	-1,458.00	-543.00	-17,496.00	-16,145.49	-17,496.00	-7.72
<b>70500 TOTAL TENANT REVENUE</b>	<b>-35,943.00</b>	<b>-34,898.00</b>	<b>-1,045.00</b>	<b>-418,776.00</b>	<b>-416,106.49</b>	<b>-418,776.00</b>	<b>-0.64</b>
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-11.32	-10.00	-1.32	-120.00	-130.83	-120.00	9.03
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	-11.32	-10.00	-1.32	-120.00	-130.83	-120.00	9.03
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	-6.00	0.00	-6.00	0.00	-77.74	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	-6.00	0.00	-6.00	0.00	-3,115.74	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	
<b>70000 TOTAL REVENUE</b>	<b>-35,960.32</b>	<b>-34,908.00</b>	<b>-1,052.32</b>	<b>-418,896.00</b>	<b>-419,353.06</b>	<b>-418,896.00</b>	<b>0.11</b>

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,680.00	1,240.00	440.00	16,120.00	15,641.10	16,120.00	-2.97
60-1-000-000-6330.000 Manager Salaries	3,499.66	2,500.00	999.66	32,500.00	33,015.58	32,500.00	1.59
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,179.66	3,740.00	1,439.66	48,620.00	48,656.68	48,620.00	0.08
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	0.00	0.00	1,160.00	2,247.50	1,160.00	93.75
Total Line 91200	0.00	0.00	0.00	1,160.00	2,247.50	1,160.00	93.75
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,640.00	3,744.00	-104.00	44,928.00	43,836.00	44,928.00	-2.43
Total Line 91300	3,640.00	3,744.00	-104.00	44,928.00	43,836.00	44,928.00	-2.43
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	6,480.00	6,322.50	6,480.00	-2.43
Total Line 91310	525.00	540.00	-15.00	6,480.00	6,322.50	6,480.00	-2.43
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	21.43	37.00	-15.57	450.00	318.56	450.00	-29.21
Total Line 91400	21.43	37.00	-15.57	450.00	318.56	450.00	-29.21
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	401.65	602.00	-200.35	7,826.00	6,411.83	7,826.00	-18.07
60-1-000-000-6330.500 Manager's Benefits	1,144.56	900.00	244.56	11,700.00	11,321.09	11,700.00	-3.24
Total Line 91500	1,546.21	1,502.00	44.21	19,526.00	17,732.92	19,526.00	-9.18
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	101.98	176.00	-74.02	2,112.00	1,255.32	2,112.00	-40.56
60-1-000-000-6311.000 Office Exp - BW	54.62	165.00	-110.38	1,980.00	2,222.07	1,980.00	12.23
60-1-000-000-6311.050 Office Rental Exp	243.00	243.00	0.00	2,860.00	2,868.00	2,860.00	0.28
60-1-000-000-6311.100 Phone/Internet Exp	152.90	140.00	12.90	1,680.00	2,025.06	1,680.00	20.54
60-1-000-000-6311.150 IT Support	108.09	55.00	53.09	660.00	1,468.01	660.00	122.43
60-1-000-000-6311.200 Office Furniture	17.05	0.00	17.05	200.00	239.47	200.00	19.74
Total Line 91600	677.64	779.00	-101.36	9,492.00	10,077.93	9,492.00	6.17
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	218.40	100.00	118.40	1,200.00	1,276.99	1,200.00	6.42
Total Line 91800	218.40	100.00	118.40	2,900.00	1,700.75	2,900.00	-41.35
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	285.00	130.00	155.00	1,930.00	285.00	1,930.00	-85.23
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	-25,325.00	0.00	-25,325.00	14,000.00	-17,525.00	14,000.00	-225.18
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	13.91	12.00	1.91	144.00	153.31	144.00	6.47
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	900.00	209.51	900.00	-76.72
Total Line 91900	-25,026.09	217.00	-25,243.09	16,974.00	-16,877.18	16,974.00	-199.43
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>-13,217.75</b>	<b>10,659.00</b>	<b>-23,876.75</b>	<b>150,530.00</b>	<b>114,015.66</b>	<b>150,530.00</b>	<b>-24.26</b>
<b>UTILITIES</b>							



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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**March, 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	1,045.46	350.00	695.46	4,200.00	7,317.21	4,200.00	74.22
60-1-000-000-6451.000 Utilities - Water	1,652.72	870.00	782.72	10,440.00	11,663.97	10,440.00	11.72
60-1-000-000-6452.000 Utilities - Gas	512.40	165.00	347.40	1,980.00	2,744.10	1,980.00	38.59
60-1-000-000-6453.000 Utilities - Sewer	3,467.35	1,441.00	2,026.35	17,292.00	22,497.83	17,292.00	30.11
Total Line 93100, 93200, 93300, 93600	6,677.93	2,826.00	3,851.93	33,912.00	44,223.11	33,912.00	30.41
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>6,677.93</b>	<b>2,826.00</b>	<b>3,851.93</b>	<b>33,912.00</b>	<b>44,223.11</b>	<b>33,912.00</b>	<b>30.41</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	4,598.72	4,475.00	123.72	58,175.00	56,102.79	58,175.00	-3.56
60-1-000-000-6510.100 OT Maintenance	65.05	83.00	-17.95	996.00	1,398.87	996.00	40.45
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,663.77	4,558.00	105.77	59,171.00	57,501.66	59,171.00	-2.82
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	95.32	200.00	-104.68	1,200.00	1,783.69	1,200.00	48.64
60-1-000-000-6515.030 Snow Removal Supplies	0.00	125.00	-125.00	700.00	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	22.18	140.00	-117.82	3,000.00	744.54	3,000.00	-75.18
60-1-000-000-6515.070 Electrical Supplies	0.00	155.00	-155.00	1,860.00	492.32	1,860.00	-73.53
60-1-000-000-6515.080 Plumbing Supplies	2,199.51	400.00	1,799.51	4,800.00	4,848.72	4,800.00	1.02
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	197.10	105.00	92.10	1,260.00	2,102.83	1,260.00	66.89
60-1-000-000-6515.110 Routine Maint. Supplies	-1,016.47	670.00	-1,686.47	8,040.00	2,641.17	8,040.00	-67.15
60-1-000-000-6515.114 Painting Supplies - BW	56.55	140.00	-83.45	1,680.00	1,353.39	1,680.00	-19.44
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	1,554.19	1,935.00	-380.81	26,390.00	16,323.56	26,390.00	-38.14
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,091.85	1,150.00	-58.15	13,800.00	13,251.60	13,800.00	-3.97
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	1,620.00	600.00	1,020.00	1,800.00	1,620.00	1,800.00	-10.00
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	780.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	300.00	-300.00	6,000.00	379.00	6,000.00	-93.68
60-1-000-000-6520.090 Extermination Contract	1,888.00	463.00	1,425.00	2,552.00	6,102.00	2,552.00	139.11
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	458.53	170.00	288.53	2,040.00	2,796.11	2,040.00	37.06
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	2,000.00	-2,000.00	8,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	-197,230.42	0.00	-197,230.42	126,400.00	0.00	126,400.00	-100.00
Total Line 94300 - (sub accts)	-192,172.04	4,748.00	-196,920.04	173,497.00	27,664.71	173,497.00	-84.05
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,962.48	2,150.00	-187.52	27,950.00	23,745.09	27,950.00	-15.04
Total Line 94500	1,962.48	2,150.00	-187.52	27,950.00	23,745.09	27,950.00	-15.04
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>-183,991.60</b>	<b>13,391.00</b>	<b>-197,382.60</b>	<b>287,008.00</b>	<b>125,235.02</b>	<b>287,008.00</b>	<b>-56.37</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							

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**Knox County Housing Authority  
FDS Income Statement - Brentwood  
March, 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	37.20	0.00	37.20	0.00	2,880.00	0.00	
60-1-000-000-6580.100 ADT Contract	780.89	0.00	780.89	0.00	780.89	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	818.09	0.00	818.09	0.00	3,660.89	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>818.09</b>	<b>0.00</b>	<b>818.09</b>	<b>0.00</b>	<b>3,660.89</b>	<b>0.00</b>	
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,085.00	156.21	13,020.00	13,270.53	13,020.00	1.92
Total Line 96110	1,241.21	1,085.00	156.21	13,020.00	13,270.53	13,020.00	1.92
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	180.00	-4.89	2,160.00	2,106.66	2,160.00	-2.47
Total Line 96120	175.11	180.00	-4.89	2,160.00	2,106.66	2,160.00	-2.47
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	285.00	0.36	3,420.00	3,361.55	3,420.00	-1.71
Total Line 96130	285.36	285.00	0.36	3,420.00	3,361.55	3,420.00	-1.71
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	65.00	6.40	780.00	770.62	780.00	-1.20
60-1-000-000-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	1,092.00	1,062.23	1,092.00	-2.73
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	1,872.00	1,832.85	1,872.00	-2.09
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,861.60</b>	<b>1,706.00</b>	<b>155.60</b>	<b>20,472.00</b>	<b>20,571.59</b>	<b>20,472.00</b>	<b>0.49</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	-218.75	41.00	-259.75	500.00	-218.75	500.00	-143.75
Total Line 96210	-218.75	41.00	-259.75	500.00	-218.75	500.00	-143.75
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,363.20	1,500.00	-136.80	18,000.00	17,786.89	18,000.00	-1.18
Total Line 96300	1,363.20	1,500.00	-136.80	18,000.00	17,786.89	18,000.00	-1.18
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	113.63	135.00	-21.37	1,620.00	174.21	1,620.00	-89.25
Total Line 96400	113.63	135.00	-21.37	1,620.00	174.21	1,620.00	-89.25
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,258.08</b>	<b>1,676.00</b>	<b>-417.92</b>	<b>20,120.00</b>	<b>17,742.35</b>	<b>20,120.00</b>	<b>-11.82</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,404.80	1,760.00	-355.20	21,120.00	19,149.11	21,120.00	-9.33
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,404.80	1,760.00	-355.20	21,120.00	19,149.11	21,120.00	-9.33
<b>96700 TOTAL INTEREST EXP &amp; AMORT</b>	<b>1,404.80</b>	<b>1,760.00</b>	<b>-355.20</b>	<b>21,120.00</b>	<b>19,149.11</b>	<b>21,120.00</b>	<b>-9.33</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>-185,188.85</b>	<b>32,018.00</b>	<b>-217,206.85</b>	<b>533,162.00</b>	<b>344,597.73</b>	<b>533,162.00</b>	<b>-35.37</b>
<b>97000 NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>-221,149.17</b>	<b>-2,890.00</b>	<b>-218,259.17</b>	<b>114,266.00</b>	<b>-74,755.33</b>	<b>114,266.00</b>	<b>-165.42</b>



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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**March, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	65.00	0.00	780.00	780.00	780.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,157.00	-23,400.00	1,243.00	-278,980.00	-265,488.00	-278,980.00	-4.84
60-1-000-001-5125.000 PHA Rent	-3,147.00	-2,000.00	-1,147.00	-24,000.00	-31,310.00	-24,000.00	30.46
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	371.00	40.00	331.00	480.00	-764.00	480.00	-259.17
60-1-000-001-5970.000 Excess Rent	-1,498.00	-920.00	-578.00	-11,040.00	-14,505.00	-11,040.00	31.39
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	-26,431.00	-26,280.00	-151.00	-313,540.00	-312,067.00	-313,540.00	-0.47
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	0.00	-450.00	450.00	-5,400.00	-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	-50.00	-200.00	150.00	-2,400.00	-1,491.00	-2,400.00	-37.88
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	-50.00	-650.00	600.00	-7,800.00	-8,733.00	-7,800.00	11.96
<b>70500 TOTAL TENANT REVENUE</b>	<b>-26,481.00</b>	<b>-26,930.00</b>	<b>449.00</b>	<b>-321,340.00</b>	<b>-320,800.00</b>	<b>-321,340.00</b>	<b>-0.17</b>
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,405.00	-3,440.00	-965.00	-41,280.00	-47,211.00	-41,280.00	14.37
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,405.00	-3,440.00	-965.00	-41,280.00	-47,211.00	-41,280.00	14.37
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	-4.00	4.00	-16.00	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	-4.00	4.00	-16.00	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	-2,845.00	-2,868.00	-2,845.00	0.81
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	-2,845.00	-5,803.31	-2,845.00	103.98
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-4.90	0.00	-4.90	0.00	-16.23	0.00	
60-1-000-001-5450.000 Residual Res Int Inc	-1.34	0.00	-1.34	0.00	-8.52	0.00	
Total Line 72000	-6.24	0.00	-6.24	0.00	-24.75	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-31,135.24</b>	<b>-30,614.00</b>	<b>-521.24</b>	<b>-365,481.00</b>	<b>-373,839.06</b>	<b>-365,481.00</b>	<b>2.29</b>

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
*March, 2023*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,680.00	1,240.00	440.00	16,120.00	15,641.10	16,120.00	-2.97
60-1-000-001-6330.000 Manager's Salaries	3,499.64	2,500.00	999.64	32,500.00	33,015.33	32,500.00	1.59
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,179.64	3,740.00	1,439.64	48,620.00	48,656.43	48,620.00	0.07
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	0.00	0.00	1,015.00	2,102.50	1,015.00	107.14
Total Line 91200	0.00	0.00	0.00	1,015.00	2,102.50	1,015.00	107.14
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	40,560.00	39,988.00	40,560.00	-1.41
Total Line 91300	3,380.00	3,380.00	0.00	40,560.00	39,988.00	40,560.00	-1.41
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	5,856.00	5,767.50	5,856.00	-1.51
Total Line 91310	487.50	488.00	-0.50	5,856.00	5,767.50	5,856.00	-1.51
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	21.42	10.00	11.42	450.00	301.62	450.00	-32.97
Total Line 91400	21.42	10.00	11.42	450.00	301.62	450.00	-32.97
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	401.66	602.00	-200.34	7,826.00	6,411.87	7,826.00	-18.07
60-1-000-001-6330.500 Manager's Benefits	1,144.55	900.00	244.55	11,700.00	11,320.96	11,700.00	-3.24
Total Line 91500	1,546.21	1,502.00	44.21	19,526.00	17,732.83	19,526.00	-9.18
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	43.13	100.00	-56.87	1,200.00	714.19	1,200.00	-40.48
60-1-000-001-6311.000 Office Exp - PL	34.63	160.00	-125.37	1,920.00	1,921.53	1,920.00	0.08
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	152.89	140.00	12.89	1,680.00	1,739.96	1,680.00	3.57
60-1-000-001-6311.150 IT Support	108.08	55.00	53.08	660.00	1,467.97	660.00	122.42
60-1-000-001-6311.200 Office Furniture	17.04	0.00	17.04	0.00	239.46	0.00	
Total Line 91600	355.77	455.00	-99.23	5,460.00	6,083.11	5,460.00	11.41
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	194.35	100.00	94.35	1,200.00	1,252.74	1,200.00	4.40
Total Line 91800	194.35	100.00	94.35	2,900.00	1,676.48	2,900.00	-42.19
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	285.00	130.00	155.00	1,930.00	285.00	1,930.00	-85.23
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	13.91	10.00	3.91	120.00	90.81	120.00	-24.33
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	1,200.00	79.78	1,200.00	-93.35
Total Line 91900	298.91	240.00	58.91	3,250.00	1,365.59	3,250.00	-57.98
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>11,463.80</b>	<b>9,915.00</b>	<b>1,548.80</b>	<b>127,637.00</b>	<b>123,674.06</b>	<b>127,637.00</b>	<b>-3.10</b>
<b>UTILITIES</b>							

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**March, 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	782.92	300.00	482.92	3,600.00	4,710.34	3,600.00	30.84
60-1-000-001-6451.000 Utilities Water	1,870.22	850.00	1,020.22	10,200.00	11,247.45	10,200.00	10.27
60-1-000-001-6452.000 Utilities Gas	273.42	160.00	113.42	1,920.00	1,882.97	1,920.00	-1.93
60-1-000-001-6453.000 Utilities Sewer	3,937.18	1,600.00	2,337.18	19,200.00	22,611.02	19,200.00	17.77
Total Line 93100, 93200, 93300, 93600	6,863.74	2,910.00	3,953.74	34,920.00	40,451.78	34,920.00	15.84
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>6,863.74</b>	<b>2,910.00</b>	<b>3,953.74</b>	<b>34,920.00</b>	<b>40,451.78</b>	<b>34,920.00</b>	<b>15.84</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	4,598.72	4,475.00	123.72	58,175.00	56,102.80	58,175.00	-3.56
60-1-000-001-6510.100 OT Maintenance	65.05	75.00	-9.95	900.00	1,398.86	900.00	55.43
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,663.77	4,550.00	113.77	59,075.00	57,501.66	59,075.00	-2.66
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	0.00	0.00	0.00	2,040.00	2,281.82	2,040.00	11.85
60-1-000-001-6515.030 Snow Removal Supplies	0.00	50.00	-50.00	700.00	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	112.25	0.00	112.25	3,000.00	1,130.84	3,000.00	-62.31
60-1-000-001-6515.070 Electrical Supplies	65.72	100.00	-34.28	1,200.00	451.89	1,200.00	-62.34
60-1-000-001-6515.080 Plumbing Supplies	140.58	350.00	-209.42	4,100.00	3,168.18	4,100.00	-22.73
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	202.46	80.00	122.46	960.00	541.49	960.00	-43.59
60-1-000-001-6515.110 Routine Maint. Supplies	307.43	650.00	-342.57	8,000.00	3,967.01	8,000.00	-50.41
60-1-000-001-6515.114 Painting Supplies - PL	577.25	185.00	392.25	2,220.00	1,565.19	2,220.00	-29.50
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	1,405.69	1,415.00	-9.31	27,120.00	14,022.25	27,120.00	-48.30
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	645.00	726.00	-81.00	8,712.00	7,850.93	8,712.00	-9.88
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	1,500.00	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	535.50	450.00	85.50	2,150.00	2,992.00	2,150.00	39.16
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	66.24	50.00	16.24	600.00	566.11	600.00	-5.65
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	-2,975.00	0.00	-2,975.00	4,500.00	0.00	4,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	1,200.00	0.00	1,200.00	-100.00
Total Line 94300 - (sub accts)	-1,728.26	1,826.00	-3,554.26	30,162.00	14,167.22	30,162.00	-53.03
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,962.52	2,150.00	-187.48	27,950.00	23,745.45	27,950.00	-15.04
Total Line 94500	1,962.52	2,150.00	-187.48	27,950.00	23,745.45	27,950.00	-15.04
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>6,303.72</b>	<b>9,941.00</b>	<b>-3,637.28</b>	<b>144,307.00</b>	<b>109,436.58</b>	<b>144,307.00</b>	<b>-24.16</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**March, 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	239.07	0.00	239.07	0.00	2,600.00	0.00	
60-1-000-001-6580.100 ADT Contract	614.98	0.00	614.98	0.00	614.98	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	854.05	0.00	854.05	0.00	3,214.98	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>854.05</b>	<b>0.00</b>	<b>854.05</b>	<b>0.00</b>	<b>3,214.98</b>	<b>0.00</b>	
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,095.00	155.68	13,140.00	13,391.70	13,140.00	1.92
Total LIne 96110	1,250.68	1,095.00	155.68	13,140.00	13,391.70	13,140.00	1.92
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	165.00	-6.70	1,980.00	1,893.05	1,980.00	-4.39
Total Line 96120	158.30	165.00	-6.70	1,980.00	1,893.05	1,980.00	-4.39
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	285.00	0.36	3,420.00	3,361.55	3,420.00	-1.71
Total Line 96130	285.36	285.00	0.36	3,420.00	3,361.55	3,420.00	-1.71
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	58.00	6.54	696.00	692.78	696.00	-0.46
60-1-000-001-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	1,092.00	1,062.23	1,092.00	-2.73
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	1,788.00	1,755.01	1,788.00	-1.85
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,847.40</b>	<b>1,694.00</b>	<b>153.40</b>	<b>20,328.00</b>	<b>20,401.31</b>	<b>20,328.00</b>	<b>0.36</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	-218.75	500.00	-718.75	500.00	-218.75	500.00	-143.75
Total Line 96210	-218.75	500.00	-718.75	500.00	-218.75	500.00	-143.75
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,135.86	1,275.00	-139.14	15,300.00	15,359.46	15,300.00	0.39
Total Line 96300	1,135.86	1,275.00	-139.14	15,300.00	15,359.46	15,300.00	0.39
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	2,233.00	320.00	1,913.00	3,840.00	9,225.62	3,840.00	140.25
Total Line 96400	2,233.00	320.00	1,913.00	3,840.00	9,225.62	3,840.00	140.25
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>3,150.11</b>	<b>2,095.00</b>	<b>1,055.11</b>	<b>19,640.00</b>	<b>24,366.33</b>	<b>19,640.00</b>	<b>24.06</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,404.79	1,730.00	-325.21	20,760.00	19,149.07	20,760.00	-7.76
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,404.79	1,730.00	-325.21	20,760.00	19,149.07	20,760.00	-7.76
<b>96700 TOTAL INTEREST EXP &amp; AMORT</b>	<b>1,404.79</b>	<b>1,730.00</b>	<b>-325.21</b>	<b>20,760.00</b>	<b>19,149.07</b>	<b>20,760.00</b>	<b>-7.76</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>31,887.61</b>	<b>28,285.00</b>	<b>3,602.61</b>	<b>367,592.00</b>	<b>340,694.11</b>	<b>367,592.00</b>	<b>-7.32</b>
<b>97000 NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>752.37</b>	<b>-2,329.00</b>	<b>3,081.37</b>	<b>2,111.00</b>	<b>-33,144.95</b>	<b>2,111.00</b>	<b>-1,670.11</b>





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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	3,360.00	3,360.00	3,360.00	0.00
<b>ADMIN REVENUE</b>							
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,302.00	-11,255.00	-1,047.00	-135,060.00	-160,429.00	-135,060.00	18.78
Total Admin Fee Subsidy	-12,302.00	-11,255.00	-1,047.00	-135,060.00	-160,429.00	-135,060.00	18.78
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-3.18	-7.00	3.82	-84.00	-69.17	-84.00	-17.65
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	-3.18	-7.00	3.82	-84.00	-69.17	-84.00	-17.65
<b>Other Income</b>							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-100.00	100.00	-1,200.00	-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	-1,200.00	-2,254.00	-1,200.00	87.83
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-12,305.18</b>	<b>-11,362.00</b>	<b>-943.18</b>	<b>-136,344.00</b>	<b>-162,752.17</b>	<b>-136,344.00</b>	<b>19.37</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	6,900.99	5,000.00	1,900.99	65,000.00	59,383.42	65,000.00	-8.64
Total Admin Salaries	6,900.99	5,000.00	1,900.99	65,000.00	59,383.42	65,000.00	-8.64
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	1,765.00	4,350.00	1,765.00	146.46
Total Audit Fee Expense	0.00	0.00	0.00	1,765.00	4,350.00	1,765.00	146.46
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,424.00	2,640.00	-216.00	31,680.00	28,584.00	31,680.00	-9.77
30-1-000-000-4120.300 Bookkeep. Fees	1,515.00	1,650.00	-135.00	19,800.00	17,865.00	19,800.00	-9.77
Total Fees Expense	3,939.00	4,290.00	-351.00	51,480.00	46,449.00	51,480.00	-9.77
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	1,926.07	3,050.00	-1,123.93	39,650.00	32,831.88	39,650.00	-17.20
Total Benefit Contribution Exp	1,926.07	3,050.00	-1,123.93	39,650.00	32,831.88	39,650.00	-17.20
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	95.19	41.00	54.19	772.00	1,068.82	772.00	38.45
30-1-000-000-4190.100 Postage	167.04	160.00	7.04	1,850.00	1,941.59	1,850.00	4.95
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	0.00	0.00	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	54.00	-54.00	215.00	705.69	215.00	228.23
Total Office Expense	262.23	255.00	7.23	3,399.00	4,654.82	3,399.00	36.95
<b>Legal Expense</b>							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Travel Expense</b>							
30-1-000-000-4150.000 Travel - Staff	554.61	0.00	554.61	1,025.00	980.48	1,025.00	-4.34
Total Travel Expense	554.61	0.00	554.61	1,025.00	980.48	1,025.00	-4.34
<b>Other Expense</b>							
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	786.00	0.00	786.00	1,450.00	1,602.00	1,450.00	10.48
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	383.14	71.00	312.14	371.00	4,929.27	371.00	1,228.64
30-1-000-000-4190.200 Inspection Exp	0.00	459.00	-459.00	5,500.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	0.00	50.00	-50.00	600.00	248.67	600.00	-58.56
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	0.00	280.00	0.00	1,120.00	0.00	
30-1-000-000-4480.100 ADT Contract	37.19	0.00	37.19	0.00	37.19	0.00	
Total Other Expense	1,486.33	580.00	906.33	12,907.00	9,537.15	12,907.00	-26.11
<b>Maintenance Expense</b>							
30-1-000-000-4420.126 Vehicle Supplies	0.00	10.00	-10.00	30.00	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	10.00	-10.00	30.00	74.13	30.00	147.10
<b>TOTAL ADMIN EXPENSE</b>	<b>15,069.23</b>	<b>13,185.00</b>	<b>1,884.23</b>	<b>175,256.00</b>	<b>158,260.88</b>	<b>175,256.00</b>	<b>-9.70</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	648.00	637.86	648.00	-1.56
30-1-000-000-4510.030 Work Comp Insurance	195.29	194.00	1.29	2,328.00	2,298.34	2,328.00	-1.27
30-1-000-000-4510.035 Auto Insurance	50.00	50.00	0.00	600.00	581.28	600.00	-3.12
Total Insurance Premium Expenses	298.45	298.00	0.45	3,576.00	3,517.48	3,576.00	-1.64
<b>TOTAL INSURANCE EXPENSE</b>	<b>298.45</b>	<b>298.00</b>	<b>0.45</b>	<b>3,576.00</b>	<b>3,517.48</b>	<b>3,576.00</b>	<b>-1.64</b>
<b>General Expense</b>							
30-1-000-000-4110.001 Salaries Comp Absences	333.70	0.00	333.70	0.00	333.70	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-110.00	0.00	-110.00	-100.00	-240.40	-100.00	140.40
30-1-000-000-4590.010 Admin Gen Exp-Port	170.86	317.00	-146.14	3,804.00	2,829.73	3,804.00	-25.61
Total General Expense	394.56	317.00	77.56	3,704.00	2,923.03	3,704.00	-21.08
<b>TOTAL GENERAL EXPENSE</b>	<b>394.56</b>	<b>317.00</b>	<b>77.56</b>	<b>3,704.00</b>	<b>2,923.03</b>	<b>3,704.00</b>	<b>-21.08</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>15,762.24</b>	<b>13,800.00</b>	<b>1,962.24</b>	<b>182,536.00</b>	<b>164,701.39</b>	<b>182,536.00</b>	<b>-9.77</b>
<b>ADMIN (Profit)/Loss</b>	<b>3,457.06</b>	<b>2,438.00</b>	<b>1,019.06</b>	<b>46,192.00</b>	<b>1,949.22</b>	<b>46,192.00</b>	<b>-95.78</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	460.20	465.00	-4.80	5,580.00	5,564.20	5,580.00	-0.28
Total Depreciation Expense	460.20	465.00	-4.80	5,580.00	5,564.20	5,580.00	-0.28
<b>TOTAL MISC EXPENSE</b>	<b>460.20</b>	<b>465.00</b>	<b>-4.80</b>	<b>5,580.00</b>	<b>5,564.20</b>	<b>5,580.00</b>	<b>-0.28</b>
TOTAL ADMIN EXPENSES w/ DEPR EXP	16,222.44	14,265.00	1,957.44	188,116.00	170,265.59	188,116.00	-9.49
ADMIN (Profit)/Loss w/ Depreciation	3,917.26	2,903.00	1,014.26	51,772.00	7,513.42	51,772.00	-85.49

**HAP REVENUE**

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-100.00	100.00	-1,200.00	-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	-82,473.00	-80,225.00	-2,248.00	-962,706.00	-907,965.00	-962,706.00	-5.69
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,473.00	-80,325.00	-2,148.00	-963,906.00	-910,135.00	-963,906.00	-5.58
<b>TOTAL HAP INCOME</b>	<b>-82,473.00</b>	<b>-80,325.00</b>	<b>-2,148.00</b>	<b>-963,906.00</b>	<b>-910,135.00</b>	<b>-963,906.00</b>	<b>-5.58</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	72,942.00	73,000.00	-58.00	876,000.00	822,875.98	876,000.00	-6.06
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	3,043.00	2,550.00	493.00	30,600.00	36,112.00	30,600.00	18.01
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	1,575.00	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	3,639.00	12,250.00	-8,611.00	147,000.00	63,468.11	147,000.00	-56.82
Total HAP Expenses	79,624.00	87,975.00	-8,351.00	1,055,175.00	922,456.09	1,055,175.00	-12.58
<b>TOTAL HAP EXPENSE</b>	<b>79,624.00</b>	<b>87,975.00</b>	<b>-8,351.00</b>	<b>1,055,175.00</b>	<b>922,456.09</b>	<b>1,055,175.00</b>	<b>-12.58</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	-10.70	0.00	-10.70	100.00	94.40	100.00	-5.60
Total General HAP Expenses	-10.70	0.00	-10.70	100.00	94.40	100.00	-5.60
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>-10.70</b>	<b>0.00</b>	<b>-10.70</b>	<b>100.00</b>	<b>94.40</b>	<b>100.00</b>	<b>-5.60</b>
<b>Prior Year Adj - HAP</b>							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP EXPENSES</b>	<b>79,613.30</b>	<b>87,975.00</b>	<b>-8,361.70</b>	<b>1,055,275.00</b>	<b>922,550.49</b>	<b>1,055,275.00</b>	<b>-12.58</b>
<b>Remaining HAP (to)/from Reserve</b>	<b>-2,859.70</b>	<b>7,650.00</b>	<b>-10,509.70</b>	<b>91,369.00</b>	<b>12,415.49</b>	<b>91,369.00</b>	<b>-86.41</b>

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*March, 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	180.00	0.00	0.00
<b>EHV - HAP INCOME STATEMENT</b>							
<b><u>EHV - HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-1,220.00	0.00	-1,220.00	0.00	-73,682.00	0.00	
Total HAP Income	-1,220.00	0.00	-1,220.00	0.00	-73,682.00	0.00	
<b>TOTAL HAP INCOME</b>	<b>-1,220.00</b>	<b>0.00</b>	<b>-1,220.00</b>	<b>0.00</b>	<b>-73,682.00</b>	<b>0.00</b>	
<b><u>EHV - HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,471.00	0.00	7,471.00	0.00	79,167.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	524.00	0.00	524.00	0.00	5,881.00	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	7,995.00	0.00	7,995.00	0.00	85,048.00	0.00	
<b>TOTAL HAP EXPENSE</b>	<b>7,995.00</b>	<b>0.00</b>	<b>7,995.00</b>	<b>0.00</b>	<b>85,048.00</b>	<b>0.00</b>	
<b>EHV HAP (to)/from Reserve</b>	<b>6,775.00</b>	<b>0.00</b>	<b>6,775.00</b>	<b>0.00</b>	<b>11,366.00</b>	<b>0.00</b>	
<b>EHV - ADMIN INCOME STATEMENT</b>							
<b>ADMIN INCOME - EHV</b>							
<b><u>EHV - ADMIN INCOME</u></b>							
<b>Admin Fee Subsidy</b>							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,050.00	0.00	-1,050.00	0.00	-9,312.00	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	-1,050.00	0.00	-1,050.00	0.00	-23,437.00	0.00	
<b>Interest Income</b>							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Income</b>							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EHV ADMIN INCOME</b>	<b>-1,050.00</b>	<b>0.00</b>	<b>-1,050.00</b>	<b>0.00</b>	<b>-23,437.00</b>	<b>0.00</b>	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN EXPENSES - EHV</b>							
<b><u>PRELIMINARY FEE EXPENSES</u></b>							
<b>Preliminary Fee Expenses</b>							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	150.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	150.00	0.00	
<b>TOTAL PRELIMINARY FEE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>150.00</b>	<b>0.00</b>	
<b><u>PLACEMENT/ISSUANCE EXPENSES</u></b>							
<b>Admin Placement/Issuance Fee Exp</b>							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PLACEMENT/ISSUANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>ONGOING ADMINISTRATIVE EXPENSES</u></b>							
<b>Ongoing Admin Expenses</b>							
30-1-000-001-4110.000 EHV Salary Exp	82.57	0.00	82.57	0.00	3,125.70	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	56.76	0.00	56.76	0.00	1,992.18	0.00	
30-1-000-001-4120.100 EHV Management Fee	180.00	0.00	180.00	0.00	1,884.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	112.50	0.00	112.50	0.00	1,177.50	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	1,092.48	0.00	
Total Ongoing Admin Expenses	491.83	0.00	491.83	0.00	9,271.86	0.00	
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>491.83</b>	<b>0.00</b>	<b>491.83</b>	<b>0.00</b>	<b>9,271.86</b>	<b>0.00</b>	
<b><u>SERVICE FEE EXPENSES</u></b>							
<b>Housing Search Assistance Exps</b>							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Security/Utility/Holding Deposits</b>							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	2,572.84	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	2,572.84	0.00	
<b>Owner Incentive Expense</b>							
30-1-000-001-4130.320 EHV Owner Incentive	0.00	0.00	0.00	0.00	841.00	0.00	
Exp							
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	841.00	0.00	
<b>Other Eligible Expenses</b>							
30-1-000-001-4130.330 EHV Other Service Exp	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	
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,672.88</b>	<b>0.00</b>	
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>491.83</b>	<b>0.00</b>	<b>491.83</b>	<b>0.00</b>	<b>22,094.74</b>	<b>0.00</b>	
<b>EHV ADMINI (Profit)/Loss</b>	<b>-558.17</b>	<b>0.00</b>	<b>-558.17</b>	<b>0.00</b>	<b>-1,342.26</b>	<b>0.00</b>	

**Knox County Housing Authority**  
**BOARD - COCC CASH FLOW STATEMENT**  
**March 31, 2023**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	242,880.16	199,584.00	43,296.16	1,400,466.23	1,332,212.00	5.12
<b>TOTAL OPERATING INCOME</b>	<b>242,880.16</b>	<b>199,584.00</b>	<b>43,296.16</b>	<b>1,400,466.23</b>	<b>1,332,212.00</b>	<b>5.12</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	99,432.12	54,004.00	45,428.12	817,926.32	723,502.00	13.05
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	2,287.71	565.00	1,722.71	8,149.10	6,780.00	20.19
Total Maintenance Expenses	76,025.50	52,802.00	23,223.50	680,544.00	686,474.00	-0.86
Total Protective Expenses	552.36	0.00	552.36	1,437.31	0.00	
General Expenses	36,428.34	10,741.00	25,687.34	71,974.95	46,392.00	55.15
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>214,726.03</b>	<b>118,112.00</b>	<b>96,614.03</b>	<b>1,580,031.68</b>	<b>1,463,148.00</b>	<b>7.99</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-765.00	765.00	0.00	-9,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>214,726.03</b>	<b>117,347.00</b>	<b>97,379.03</b>	<b>1,580,031.68</b>	<b>1,453,968.00</b>	<b>8.67</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>						
	<b>28,154.13</b>	<b>82,237.00</b>	<b>-54,082.87</b>	<b>-179,565.45</b>	<b>-121,756.00</b>	<b>47.48</b>
<b>Total Depreciation Expense</b>						
	-5,021.25	765.00	-5,786.25	3,338.75	9,180.00	-63.63
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>33,175.38</b>	<b>81,472.00</b>	<b>-48,296.62</b>	<b>-182,904.20</b>	<b>-130,936.00</b>	<b>39.69</b>

**Knox County Housing Authority**  
**BOARD - AMP001 CASH FLOW STATEMENT**  
**March 31, 2023**

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	124,851.78	72,454.00	52,397.78	962,266.91	924,246.00	4.11
<b>TOTAL OPERATING INCOME</b>	<b>124,851.78</b>	<b>72,454.00</b>	<b>52,397.78</b>	<b>962,266.91</b>	<b>924,246.00</b>	<b>4.11</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	36,079.19	31,590.00	4,489.19	343,058.86	362,478.00	-5.36
Total Tenant Service Expenses	66.92	136.00	-69.08	1,352.58	2,250.00	-39.89
Total Utility Expenses	47,541.35	11,209.00	36,332.35	160,530.52	124,400.00	29.04
Total Maintenance Expenses	50,701.02	22,381.00	28,320.02	327,849.19	318,956.00	2.79
Total Protective Service Expenses	4,655.56	834.00	3,821.56	28,332.50	13,200.00	114.64
General Expenses	4,546.46	6,667.00	-2,120.54	90,581.22	81,014.00	11.81
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>143,590.50</b>	<b>72,817.00</b>	<b>70,773.50</b>	<b>951,704.87</b>	<b>902,298.00</b>	<b>5.48</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-13,500.00	13,500.00	0.00	-162,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>143,590.50</b>	<b>59,317.00</b>	<b>84,273.50</b>	<b>951,704.87</b>	<b>740,298.00</b>	<b>28.56</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>-18,738.72</b>	<b>13,137.00</b>	<b>-31,875.72</b>	<b>10,562.04</b>	<b>183,948.00</b>	<b>-94.26</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	-17,211.89	13,500.00	-30,711.89	130,188.11	162,000.00	-19.64
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-1,526.83</b>	<b>-363.00</b>	<b>-1,163.83</b>	<b>-119,626.07</b>	<b>21,948.00</b>	<b>-645.04</b>

**Knox County Housing Authority**  
**BOARD - AMP002 CASH FLOW STATEMENT**  
**March 31, 2023**

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	202,856.79	86,865.00	115,991.79	1,277,174.72	1,145,384.00	11.51
<b>TOTAL OPERATING INCOME</b>	<b>202,856.79</b>	<b>86,865.00</b>	<b>115,991.79</b>	<b>1,277,174.72</b>	<b>1,145,384.00</b>	<b>11.51</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	35,617.46	30,316.00	5,301.46	356,128.95	363,453.00	-2.02
Total Tenant Service Expenses	57.22	0.00	57.22	471.44	3,440.00	-86.30
Total Utility Expenses	12,892.73	6,235.00	6,657.73	39,259.64	31,320.00	25.35
Total Maintenance Expenses	86,441.35	37,104.00	49,337.35	569,480.81	468,300.00	21.61
Total Protective Service Expenses	5,571.04	430.00	5,141.04	21,452.60	9,320.00	130.18
General Expenses	15,147.30	5,870.00	9,277.30	106,938.49	74,790.00	42.99
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>155,727.10</b>	<b>79,955.00</b>	<b>75,772.10</b>	<b>1,093,731.93</b>	<b>950,623.00</b>	<b>15.05</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>155,727.10</b>	<b>48,955.00</b>	<b>106,772.10</b>	<b>1,093,731.93</b>	<b>578,623.00</b>	<b>89.02</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>47,129.69</b>	<b>37,910.00</b>	<b>9,219.69</b>	<b>183,442.79</b>	<b>566,761.00</b>	<b>-67.63</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	5,188.61	31,000.00	-25,811.39	342,118.61	372,000.00	-8.03
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>41,941.08</b>	<b>6,910.00</b>	<b>35,031.08</b>	<b>-158,675.82</b>	<b>194,761.00</b>	<b>-181.47</b>



**Knox County Housing Authority**  
**BOARD - AMP003 CASH FLOW STATEMENT**  
**March 31, 2023**

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	62,066.90	23,467.00	38,599.90	281,721.40	281,665.00	0.02
<b>TOTAL OPERATING INCOME</b>	<b>62,066.90</b>	<b>23,467.00</b>	<b>38,599.90</b>	<b>281,721.40</b>	<b>281,665.00</b>	<b>0.02</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	8,425.32	7,502.00	923.32	82,559.88	81,990.00	0.70
Total Tenant Service Expenses	334.00	0.00	334.00	446.88	4,300.00	-89.61
Total Utility Expenses	9,488.20	4,100.00	5,388.20	38,818.56	28,025.00	38.51
Total Maintenance Expenses	20,604.61	9,944.00	10,660.61	128,408.67	138,520.00	-7.30
Total Protective Service Expenses	759.15	200.00	559.15	16,385.08	4,250.00	285.53
General Expenses	2,650.62	2,455.00	195.62	29,702.76	31,556.00	-5.87
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>42,261.90</b>	<b>24,201.00</b>	<b>18,060.90</b>	<b>296,321.83</b>	<b>288,641.00</b>	<b>2.66</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-8,650.00	8,650.00	0.00	-103,800.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>42,261.90</b>	<b>15,551.00</b>	<b>26,710.90</b>	<b>296,321.83</b>	<b>184,841.00</b>	<b>60.31</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>19,805.00</b>	<b>7,916.00</b>	<b>11,889.00</b>	<b>-14,600.43</b>	<b>96,824.00</b>	<b>-115.08</b>
Total Depreciation Expense	-24,442.40	8,650.00	-33,092.40	53,217.60	103,800.00	-48.73
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>44,247.40</b>	<b>-734.00</b>	<b>44,981.40</b>	<b>-67,818.03</b>	<b>-6,976.00</b>	<b>872.16</b>

**Knox County Housing Authority**  
**BOARD - HCV CASH FLOW STATEMENT**  
**March 31, 2023**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	12,305.18	11,362.00	943.18	162,752.17	136,344.00	19.37
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>12,305.18</b>	<b>11,362.00</b>	<b>943.18</b>	<b>162,752.17</b>	<b>136,344.00</b>	<b>19.37</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	11,146.74	8,885.00	2,261.74	106,564.24	121,981.00	-12.64
Total Fees Expenses	3,939.00	4,290.00	-351.00	50,799.02	53,245.00	-4.59
Total General Expenses	676.50	625.00	51.50	7,338.13	7,310.00	0.38
<b>TOTAL OPERATING EXPENSES</b>	<b>15,762.24</b>	<b>13,800.00</b>	<b>1,962.24</b>	<b>164,701.39</b>	<b>182,536.00</b>	<b>-9.77</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>15,762.24</b>	<b>13,800.00</b>	<b>1,962.24</b>	<b>164,701.39</b>	<b>182,536.00</b>	<b>-9.77</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-3,457.06</b>	<b>-2,438.00</b>	<b>-1,019.06</b>	<b>-1,949.22</b>	<b>-46,192.00</b>	<b>-95.78</b>
Total Depreciation Expense	460.20	465.00	-4.80	5,564.20	5,580.00	-0.28
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-3,917.26</b>	<b>-2,903.00</b>	<b>-1,014.26</b>	<b>-7,513.42</b>	<b>-51,772.00</b>	<b>-85.49</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	82,473.00	80,325.00	2,148.00	910,135.00	963,906.00	-5.58
<b>TOTAL HAP INCOME</b>	<b>82,473.00</b>	<b>80,325.00</b>	<b>2,148.00</b>	<b>910,135.00</b>	<b>963,906.00</b>	<b>-5.58</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	79,624.00	87,975.00	-8,351.00	922,456.09	1,055,175.00	-12.58
Total General HAP Expenses	-10.70	0.00	-10.70	94.40	100.00	-5.60
<b>TOTAL HAP EXPENSES</b>	<b>79,613.30</b>	<b>87,975.00</b>	<b>-8,361.70</b>	<b>922,550.49</b>	<b>1,055,275.00</b>	<b>-12.58</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>2,859.70</b>	<b>-7,650.00</b>	<b>10,509.70</b>	<b>-12,415.49</b>	<b>-91,369.00</b>	<b>-86.41</b>

**Knox County Housing Authority**  
**BOARD - BRENTWOOD CASH FLOW STATEMENT**  
**March 31, 2023**

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	35,960.32	34,908.00	1,052.32	419,353.06	418,896.00	0.11
<b>TOTAL OPERATING INCOME</b>	<b>35,960.32</b>	<b>34,908.00</b>	<b>1,052.32</b>	<b>419,353.06</b>	<b>418,896.00</b>	<b>0.11</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	-17,269.12	6,510.00	-23,779.12	64,031.37	100,742.00	-36.44
Total Fee Expenses	4,165.00	4,284.00	-119.00	50,158.50	51,408.00	-2.43
Total Utilities Expenses	6,677.93	2,826.00	3,851.93	44,223.11	33,912.00	30.41
Total Maintenance Expenses	-183,173.51	13,391.00	-196,564.51	128,895.91	287,008.00	-55.09
Total Taxes & Insurance Expense	3,006.05	3,247.00	-240.95	38,139.73	38,972.00	-2.14
Total Financial Expenses	1,404.80	1,760.00	-355.20	19,149.11	21,120.00	-9.33
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>-185,188.85</b>	<b>32,018.00</b>	<b>-217,206.85</b>	<b>344,597.73</b>	<b>533,162.00</b>	<b>-35.37</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Capital Expenditures	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	-206,747.00	0.00	-206,747.00	-206,747.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>-391,935.85</b>	<b>23,718.00</b>	<b>-415,653.85</b>	<b>137,850.73</b>	<b>433,562.00</b>	<b>-68.21</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>427,896.17</b>	<b>11,190.00</b>	<b>416,706.17</b>	<b>281,502.33</b>	<b>-14,666.00</b>	<b>-2,019.42</b>
<b>Total Depreciation Expense</b>						
	8,526.47	8,300.00	226.47	99,672.47	99,600.00	0.07
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>419,369.70</b>	<b>2,890.00</b>	<b>416,479.70</b>	<b>181,829.86</b>	<b>-114,266.00</b>	<b>-259.13</b>

**Knox County Housing Authority**  
**BOARD - PRAIRIELAND CASH FLOW STATEMENT**  
**March 31, 2023**

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	31,135.24	30,614.00	521.24	373,839.06	365,481.00	2.29
<b>TOTAL OPERATING INCOME</b>	<b>31,135.24</b>	<b>30,614.00</b>	<b>521.24</b>	<b>373,839.06</b>	<b>365,481.00</b>	<b>2.29</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	9,829.30	6,367.00	3,462.30	87,144.18	85,061.00	2.45
Total Fee Expenses	3,867.50	3,868.00	-0.50	45,755.50	46,416.00	-1.42
Total Utilities Expenses	6,863.74	2,910.00	3,953.74	40,451.78	34,920.00	15.84
Total Maintenance Expenses	7,157.77	9,941.00	-2,783.23	112,651.56	144,307.00	-21.94
Total Taxes & Insurance Expense	2,764.51	3,469.00	-704.49	35,542.02	36,128.00	-1.62
Total Financial Expenses	1,404.79	1,730.00	-325.21	19,149.07	20,760.00	-7.76
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>31,887.61</b>	<b>28,285.00</b>	<b>3,602.61</b>	<b>340,694.11</b>	<b>367,592.00</b>	<b>-7.32</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Capital Expenditures	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>31,887.61</b>	<b>21,010.00</b>	<b>10,877.61</b>	<b>340,694.11</b>	<b>280,292.00</b>	<b>21.55</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-752.37</b>	<b>9,604.00</b>	<b>-10,356.37</b>	<b>33,144.95</b>	<b>85,189.00</b>	<b>-61.09</b>
<b>Total Depreciation Expense</b>						
	6,886.38	7,275.00	-388.62	86,526.38	87,300.00	-0.89
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-7,638.75</b>	<b>2,329.00</b>	<b>-9,967.75</b>	<b>-53,381.43</b>	<b>-2,111.00</b>	<b>2,428.73</b>

**Knox County Housing Authority**  
**BOARD - LOW RENT CASH FLOW STATEMENT**  
**March 31, 2023**

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	618,807.66	382,370.00	236,437.66	3,881,480.91	3,683,507.00	5.37
<b>TOTAL OPERATING INCOME</b>	<b>618,807.66</b>	<b>382,370.00</b>	<b>236,437.66</b>	<b>3,881,480.91</b>	<b>3,683,507.00</b>	<b>5.37</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	162,861.56	123,412.00	39,449.56	1,543,499.51	1,531,423.00	0.79
Total Tenant Service Expenses	458.14	136.00	322.14	2,270.90	9,990.00	-77.27
Total Utility Expenses	72,209.99	22,109.00	50,100.99	246,757.82	190,525.00	29.51
Total Maintenance Expenses	233,772.48	122,231.00	111,541.48	1,706,282.67	1,612,250.00	5.83
Total Protective Service Expenses	11,538.11	1,464.00	10,074.11	67,607.49	26,770.00	152.55
General Expenses	58,772.72	25,733.00	33,039.72	299,197.42	233,752.00	28.00
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>539,613.00</b>	<b>295,085.00</b>	<b>244,528.00</b>	<b>3,865,615.81</b>	<b>3,604,710.00</b>	<b>7.24</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-53,915.00	53,915.00	0.00	-646,980.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL OPERATING EXPENSES</b>	<b>539,613.00</b>	<b>241,170.00</b>	<b>298,443.00</b>	<b>3,865,615.81</b>	<b>2,957,730.00</b>	<b>30.70</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>79,194.66</b>	<b>141,200.00</b>	<b>-62,005.34</b>	<b>15,865.10</b>	<b>725,777.00</b>	<b>-97.81</b>
<b>Total Depreciation Expense</b>						
	-41,486.93	53,915.00	-95,401.93	528,863.07	646,980.00	-18.26
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>120,681.59</b>	<b>87,285.00</b>	<b>33,396.59</b>	<b>-512,997.97</b>	<b>78,797.00</b>	<b>-751.04</b>

**Knox County Housing Authority**  
**BOARD - AHP CASH FLOW STATEMENT**  
**March 31, 2023**

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	67,095.56	65,522.00	1,573.56	793,192.12	784,377.00	1.12
<b>TOTAL OPERATING INCOME</b>	<b>67,095.56</b>	<b>65,522.00</b>	<b>1,573.56</b>	<b>793,192.12</b>	<b>784,377.00</b>	<b>1.12</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	-7,439.82	12,877.00	-20,316.82	151,175.55	185,803.00	-18.64
Total Fee Expenses	8,032.50	8,152.00	-119.50	95,914.00	97,824.00	-1.95
Total Utilities Expenses	13,541.67	5,736.00	7,805.67	84,674.89	68,832.00	23.02
Total Maintenance Expenses	-176,015.74	23,332.00	-199,347.74	241,547.47	431,315.00	-44.00
Total Taxes & Insurance Expense	5,770.56	6,716.00	-945.44	73,681.75	75,100.00	-1.89
Total Financial Expenses	2,809.59	3,490.00	-680.41	38,298.18	41,880.00	-8.55
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>-153,301.24</b>	<b>60,303.00</b>	<b>-213,604.24</b>	<b>685,291.84</b>	<b>900,754.00</b>	<b>-23.92</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Capital Expenditures	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	-206,747.00	0.00	-206,747.00	-206,747.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>-360,048.24</b>	<b>44,728.00</b>	<b>-404,776.24</b>	<b>478,544.84</b>	<b>713,854.00</b>	<b>-32.96</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>427,143.80</b>	<b>20,794.00</b>	<b>406,349.80</b>	<b>314,647.28</b>	<b>70,523.00</b>	<b>346.16</b>
<b>Total Depreciation Expense</b>						
	15,412.85	15,575.00	-162.15	186,198.85	186,900.00	-0.38
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>411,730.95</b>	<b>5,219.00</b>	<b>406,511.95</b>	<b>128,448.43</b>	<b>-116,377.00</b>	<b>-210.37</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
**March, 2023**

	Current Period	Last Year Same	Variance	Current Year
<b>AMP001 - MOON TOWERS</b>				
Salaries	11,890.51	7,424.76	4,465.75	116,291.05
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	19,002.28	16,387.25	2,615.03	197,723.64
Administrative Expenses	5,186.40	3,411.62	1,774.78	29,044.17
Tenant Services	66.92	267.77	-200.85	1,352.58
Utilities	47,541.35	33,424.89	14,116.46	160,530.52
Maint/Protective Serv - Supplies/Conts	55,356.58	8,816.05	46,540.53	356,181.69
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	4,546.46	-2,298.61	6,845.07	90,581.22
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>143,590.50</b>	<b>67,433.73</b>	<b>76,156.77</b>	<b>951,704.87</b>
<b>AMP002 - FAMILY</b>				
Salaries	11,252.14	12,368.89	-1,116.75	109,503.62
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,444.63	17,754.48	2,690.15	211,795.91
Administrative Expenses	3,920.69	5,684.10	-1,763.41	34,829.42
Tenant Services	57.22	113.91	-56.69	471.44
Utilities	12,892.73	7,467.52	5,425.21	39,259.64
Maint/Protective Serv - Supplies/Conts	92,012.39	20,680.76	71,331.63	590,897.79
Mileage	0.00	0.00	0.00	35.62
Insurance & General Expenses	15,147.30	-8,340.68	23,487.98	106,938.49
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>155,727.10</b>	<b>55,728.98</b>	<b>99,998.12</b>	<b>1,093,731.93</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	1,403.32	721.06	682.26	14,007.94
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,579.56	4,766.93	812.63	57,769.49
Administrative Expenses	1,442.44	867.16	575.28	10,782.45
Tenant Services	334.00	29.64	304.36	446.88
Utilities	9,488.20	8,114.64	1,373.56	38,818.56
Maint/Protective Serv - Supplies/Conts	21,363.76	-12,814.76	34,178.52	144,793.75
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	2,650.62	-3,667.78	6,318.40	29,702.76
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>42,261.90</b>	<b>-1,983.11</b>	<b>44,245.01</b>	<b>296,321.83</b>
<b>COCC</b>				
Salaries	157,883.43	129,031.95	28,851.48	1,379,714.02
Employee W/H Payments	1,998.95	1,410.17	588.78	-23.87
Fee Expenses	1,685.23	326.86	1,358.37	4,126.99
Administrative Expenses	15,731.91	19,747.54	-4,015.63	109,114.29
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,287.71	1,499.32	788.39	8,149.10
Maint/Protective Serv - Supplies/Conts	709.41	73.30	636.11	6,919.85
Mileage	0.00	0.00	0.00	32.48
Insurance & General Expenses	36,428.34	5,695.55	30,732.79	71,974.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>216,724.98</b>	<b>157,784.69</b>	<b>58,940.29</b>	<b>1,580,007.81</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	182,429.40	149,546.66	32,882.74	1,619,516.63
Employee W/H Payments	1,998.95	1,410.17	588.78	-23.87
Fee Expenses	46,711.70	39,235.52	7,476.18	471,416.03
Administrative Expenses	26,281.44	29,710.42	-3,428.98	183,770.33
Tenant Services	458.14	411.32	46.82	2,270.90
Utilities	72,209.99	50,506.37	21,703.62	246,757.82
Maint/Protective Serv - Supplies/Conts	169,442.14	16,755.35	152,686.79	1,098,793.08
Mileage	0.00	0.00	0.00	68.10
Insurance & General Expenses	58,772.72	-8,611.52	67,384.24	299,197.42
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>558,304.48</b>	<b>278,964.29</b>	<b>279,340.19</b>	<b>3,921,766.44</b>

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

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	13,352.12	14,876.26	-1,524.14
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,165.00	4,224.50	-59.50
Administrative Expenses	1,316.10	1,582.47	-266.37
Utilities	6,677.93	5,179.37	1,498.56
Maintenance Supplies/Contracts	-190,617.85	-10,109.11	-180,508.74
Tax & Insurance Expenses	3,006.05	7,265.43	-4,259.38
Finacial Expenses	1,404.80	1,543.13	-138.33
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>-160,695.85</b>	<b>24,562.05</b>	<b>-185,257.90</b>
<b>PRAIRIELAND</b>			
Salaries	13,352.14	14,876.22	-1,524.08
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,748.50	119.00
Administrative Expenses	3,089.54	942.79	2,146.75
Utilities	6,863.74	5,322.02	1,541.72
Maintenance Supplies/Contracts	-322.57	3,213.06	-3,535.63
Taxes & Insurance Expenses	2,764.51	6,999.90	-4,235.39
Financial Expenses	1,404.79	1,543.13	-138.34
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>31,019.65</b>	<b>36,645.62</b>	<b>-5,625.97</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	26,704.26	29,752.48	-3,048.22
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	7,973.00	59.50
Administrative Expenses	4,405.64	2,525.26	1,880.38
Utilities	13,541.67	10,501.39	3,040.28
Maintenance Supplies	-190,940.42	-6,896.05	-184,044.37
Taxes & Insurance Expenses	5,770.56	14,265.33	-8,494.77
Financial Expenses	2,809.59	3,086.26	-276.67
<b>TOTAL AHP CLAIMS</b>	<b>-129,676.20</b>	<b>61,207.67</b>	<b>-190,883.87</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	9,160.76	17,312.53	-8,151.77
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,219.00	3,900.00	319.00
Administrative Expenses	1,985.98	1,752.98	233.00
General Expense-Admin	359.31	521.36	-162.05
<b>Total HCV Expenses</b>	<b>15,725.05</b>	<b>23,486.87</b>	<b>-7,761.82</b>
HAP Expenses	79,624.00	75,396.00	4,228.00
General Expenses	-10.70	-42.02	31.32
<b>Total HAP Expenses</b>	<b>79,613.30</b>	<b>75,353.98</b>	<b>4,259.32</b>
<b>TOTAL HCV CLAIMS</b>	<b>95,338.35</b>	<b>98,840.85</b>	<b>-3,502.50</b>



**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*March, 2023*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2023 - \$1,514,974</b>				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2023 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CFG 2022 - \$1,467,361</b>				
Admin. / Operations	300,000.00	0.00	300,000.00	300,000.00
General CFP Activity	0.00	0.00	28,388.00	28,388.00
<b>TOTAL CFG 2022 CLAIMS</b>	<b>300,000.00</b>	<b>0.00</b>	<b>328,388.00</b>	<b>328,388.00</b>
<b>CFG 2021 - \$1,209,310</b>				
Admin / Operations	0.00	300,000.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2021 CLAIMS</b>	<b>0.00</b>	<b>300,000.00</b>	<b>0.00</b>	<b>300,000.00</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	137,547.70	0.00	379,263.47	379,263.47
<b>TOTAL CFG 2020 CLAIMS</b>	<b>137,547.70</b>	<b>0.00</b>	<b>379,263.47</b>	<b>679,263.47</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	160,898.11	139,408.21	783,874.00
<b>TOTAL CFG 2019 CLAIMS</b>	<b>0.00</b>	<b>160,898.11</b>	<b>139,408.21</b>	<b>1,083,874.00</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>437,547.70</b>	<b>460,898.11</b>	<b>847,059.68</b>	<b>2,391,525.47</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*March, 2023*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	143,590.50	67,433.73	76,156.77	951,704.87
AMP002 - FAMILY	155,727.10	55,728.98	99,998.12	1,093,731.93
AMP003 - BLUEBELL	42,261.90	-1,983.11	44,245.01	296,321.83
COCC	216,724.98	158,719.58	58,005.40	1,578,069.23
<b>TOTAL LOW RENT</b>	<b>558,304.48</b>	<b>279,899.18</b>	<b>278,405.30</b>	<b>3,919,827.86</b>
<u>A.H.P.</u>				
BRENTWOOD	-185,188.85	28,612.05	-213,800.90	344,597.73
PRAIRIELAND	31,887.61	36,655.62	-4,768.01	340,694.11
<b>TOTAL A.H.P.</b>	<b>-153,301.24</b>	<b>65,267.67</b>	<b>-218,568.91</b>	<b>685,291.84</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	15,725.05	23,486.87	-7,761.82	164,590.07
<b>TOTAL HCV</b>	<b>15,725.05</b>	<b>23,486.87</b>	<b>-7,761.82</b>	<b>164,590.07</b>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	300,000.00	0.00	300,000.00	328,388.00
CAPITAL FUND GRANT 2021	0.00	300,000.00	-300,000.00	0.00
CAPITAL FUND GRANT 2020	137,547.70	0.00	137,547.70	379,263.47
CAPITAL FUND GRANT 2019	0.00	160,898.11	-160,898.11	139,408.21
<b>TOTAL GRANTS</b>	<b>437,547.70</b>	<b>460,898.11</b>	<b>-23,350.41</b>	<b>847,059.68</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>858,275.99</b>	<b>829,551.83</b>	<b>28,724.16</b>	<b>5,616,769.45</b>

# BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

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

**DATE:** 05/26/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 05/30/2023

**SUBJECT:** Hein Construction—Proposed Change Order 5

---

### 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

Hein Construction has requested a Change Order that would add 77 calendar days to the contract. The new contract completion date would be August 15, 2023. The contract amount would be unchanged.

The request for contract extension letter from Hein Construction is attached to this memo. It outlines the reasons for the request related to issues and delays with the elevator modernization at Bluebell Tower. Other than the elevator modernization, Phase 3 construction is substantially complete.

Alliance Architecture has reviewed and approved this proposed change order.

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

### Fiscal Impact

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

**Recommendation**

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 5 from Hein Construction to increase the contract time by 77 days to August 15, 2023.

**CHANGE ORDER**

Owner (DA)  
Architect (MB)  
Contractor (DM)



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

CHANGE ORDER NO. 5

DATE: May 25, 20223

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

CONTRACT FOR: Total Construction

CONTRACT DATE: 3/1/21

You are hereby directed to make the following changes:

- 1. Extend contract Time by 77 calendar days. . . . . NO COST CHANGE

NET CHANGE . . . . . \$ 0.00

The original Contract Sum was . . . . .	\$ 1,262,000.00
Net Change by previous Change Orders . . . . .	\$ 0.00
The Contract Sum prior to this Change Order was . . . . .	\$ 1,262,000.00
The Contract Sum will be <b>UNCHANGED</b> by this Change Order. . . . .	\$ 0.00
The Contract Sum including this Change Order . . . . .	\$ 1,262,000.00
The Contract Time will be <b>INCREASED</b> by. . . . .	77 Days
The Date of Completion as of the date of this Change Order therefore is. . . . .	August 15, 2023

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

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

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

By:   
Mark A. Burrell

By: David C. Marshall

By: Derek Antoine

Date: May 25, 2023

Date:

Date:

May 25, 2023

**Knox County Housing Authority**

216 W Simmons St.  
Galesburg, IL 61401

**Alliance Architects**

929 Lincolnway East, Suite 300  
South Bend, Indiana

**Subject:** Request for Contract Extension.

Mr. Burrell,

We are formally requesting an extension of time for the Knox County Housing Authority Phase 3 project, due to the elevator rehab at Blue Bell Towers. There have been multiple issues/delays and we cannot complete the project as previously agreed upon.

The following is a list of items from the Otis Elevator Company that delayed progress.

- Material shipment delays ~ 12 weeks for various supply chain issue related material shortages.
- Job mobilization late December 2022. Once onsite there was some uncertainty regarding code and electrical requirements, leading to further delays.
- Material/vendor issues: Interiors per specification called out a package from Canton Architectural products. This package did not include reveals, which were needed for the project, leading to delay. The vendor also sent wrong color sills.
- Material/vendor issues: cab interiors delivered by Canton had the hatch location in the incorrect spot. New ceilings had to be manufactured.
- Material/vendor issues: One of the power units had incorrect valve handing. This was overlooked by Otis, not a vendor issue.
- Currently still addressing code related and 'work by other' issues leading to inspection delays and handover of the first car.

We have had to add various scopes of "work by others" as mentioned above.

- The electrical scope of this project was not clear, so multiple code related items were added.
- There has been added work to the fire alarm system that was not in the original scope.
- The existing sprinkler system is not per elevator codes, so modifications are being made now to the system.

We are currently substantially complete with the Phase 3 construction other than the elevator rehab. The elevator work is estimated to take approximately 6 weeks after the sprinkler modifications are finished and the first car inspections are complete. We will have to add some time for final inspections. My current estimated time to be finished with this project is August 15<sup>th</sup> of 2023. I will do what I can to facilitate finishing prior to this date.

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

Sincerely,



**Dave Marshall**  
Vice President/Project Manager  
Hein Construction Co., Inc.

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

**DATE:** 05/26/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 05/30/2023

**SUBJECT:** Hein Construction—Proposed Change Order 1

---

### Executive Summary

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

The change order is attached to this memo. The changes include the following:

- Provide labor and material to install new wood framing, plywood soffit, trim, finish and paint at seven balconies;
- Reduce General Requirements Allowance from \$10,000 to \$0.00; and
- Reduce Brick Veneer Allowance from \$5,000 to \$0.00.

This resulted in a net change of a deduction of \$7,650.00.

Alliance Architecture has reviewed and approved this proposed change order.

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

### Fiscal Impact

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

### Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 1 from Hein Construction to decrease the contract sum by \$7,650.00 resulting in a final contract sum of \$248,795.00.

**CHANGE ORDER**

Owner x  
Architect x  
Contractor x



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

CHANGE ORDER NO. 1

DATE: May 12, 2023

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

CONTRACT FOR: Total Construction


CONTRACT DATE: 6/3/22

You are hereby directed to make the following changes:

1.	Provide labor and material to install new wood framing, plywood soffit, trim, finish, and paint at seven (7) balconies. . . . .	ADD	\$	7,350.00
2.	Reduce General Requirements Allowance from \$10,000 to \$0.00. . . . .	DEDUCT	\$	10,000.00
3.	Reduce Brick Veneer Allowance from \$5,000.00 to \$0.00. . . . .	DEDUCT	\$	5,000.00
				7,650.00
NET CHANGE . . . . .				DEDUCT \$ <u>7,650.00</u>

The original Contract Sum was . . . . . \$ 256,445.00  
 Net Change by previous Change Orders . . . . . \$ 0.00  
 The Contract Sum prior to this Change Order was . . . . . \$ 256,445.00  
 The Contract Sum will be **DECREASED** by this Change Order . . . . . \$ 7,650.00  
 The Contract Sum including this Change Order . . . . . \$ 248,795.00  
 The Contract Time will be **UNCHANGED**.  
 The Date of Completion as of the date of this Change Order therefore is. . . . . March 2, 2023

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

By:  Mark A. Burrell	By: _____ David C. Marshall	By: _____ Derek Antoine
Date: <u>May 12, 2023</u>	Date: _____	Date: _____



# BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

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

**DATE:** 05/26/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 05/30/2023

**SUBJECT:** Application for Payment #6 – Hein Construction

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## Executive Summary

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

Since the project started at the end of September, all seven balconies have been removed, rebuilt, concrete poured, and railings installed. Painting of all balconies has been completed. Lawn repair has been done. At this time, the project has been deemed to be substantially complete.

Alliance Architecture has reviewed and signed approval for Pay Request #6.

## Fiscal Impact

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

## Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #6 for Brentwood Manor Balcony Repairs from Hein Construction in the amount of \$26,994.50 for the period to 05/31/2023.

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-Brentwood Balconies** APPLICATION NO: 5  
 255 W Tompkins St  
 Galesburg, IL 61401

FROM **Hein Construction Co., Inc.** PERIOD TO: 4/28/2023  
 56 N. Cedar St.  
 Galesburg, IL 61401

Sub-Contractor **Hein Construction Co., Inc.** CONTRACTOR: **Hein Construction Co., Inc.** DISTRIBUTION TO:  
 OWNER  
 CONSTRUCTION MANAGER  
 ARCHITECT  
 CONTRACTOR  
 FIELD  
 OTHER

CONTRACT FOR: **General Contractor** VIA ARCHITECT: **Alliance Architects** CONTRACT DATE: **22-2252**  
 Galesburg, IL 61401 PROJECT NO: **22-2252**

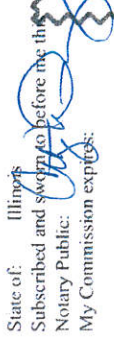
## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	256,445.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	256,445.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	246,445.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	24,644.50
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	24,644.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	221,800.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	197,230.42
8. CURRENT PAYMENT DUE	\$	24,570.08
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	34,644.50

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: 4/17/23

State of: Illinois County of: Knox  
 Subscribed and sworn to before me this 17th day of April, 2023  
 Notary Public:   
 My Commission expires: 02/23/2024  
 Christy McQueary  
 Notary Public State of Illinois

## 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 \$ \_\_\_\_\_

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

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

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		

## BOARD MEMO


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

**DATE:** 05/26/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 05/30/2023

**SUBJECT:** Review/Approve Purchase of Lawn Mowers

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### Executive Summary

Moon Towers needs to replace its 24-year-old lawn mower as well as its push mower.

Outreach efforts for the HVAC Equipment IFB were as follows:

- KCHA staff contacted contractors directly;
- Quote notice placed on KCHA website and Facebook page
- 3 quotes submitted by:
  - Birkey's Farm Store;
  - Lowe's Home Centers; and
  - Martin Tractor
  
- The deadline for quote submission was 05/25/2023.

Based on quotes received, Birkey's Farm Store has been determined to be the lowest responsible, responsive quoter for the lawn mower and Lowe's Home Centers has been determined to be the lowest, responsive quote for the push mower.

The quote tab is attached to this memo.

### Fiscal Impact

This project will be funded through Moon Towers Operating Budget.

### Recommendation

It is the recommendation of the Executive Director that the Board approve the purchase of one lawn mower from Birkey's Farm Store in the amount of \$10,452.00 and one push mower from Lowe's Home Centers in the amount of \$429.00.

# Lawn Mowers

S23005

	Birkey's Farm Store	Birkey's Farm Store	Lowe's Home Centers	Martin Tractor
TOTAL BASE BID: Lawn mower with the following minimum specifications— <ul style="list-style-type: none"> <li>• 30" deck</li> <li>• Zero turn</li> <li>• 31 hp motor</li> <li>• Commercial grade deck and transmission</li> <li>• 4 year/500 hour limited warranty</li> <li>• Set up and delivery included in quote price</li> </ul>	\$ 10,452.00	\$ 15,039.00	No bid	\$ 12,481.00
TOTAL BASE BID: Lawn mower with the following minimum specifications— <ul style="list-style-type: none"> <li>• Cutting width 21"</li> <li>• Mulching capability</li> <li>• Self-propelled variable speed 1.6 to 3.3 mph</li> <li>• Engine power 3.2kW at 2800 rpm</li> <li>• Set up and delivery included in quote price</li> </ul>	\$ 679.00	\$ 679.00	\$ 429.00	\$ 519.00
Trade-in allowance	\$ -	\$ -	\$ -	\$ 2,000.00

## RESOLUTION 2023-05

05/30/2023

Board of Commissioners

**RE: Section 8 Management Assessment Program (SEMAP) Certification FYE 03/31/2023**

### **Article I. Background**

On September 10, 1998, the U.S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP). SEMAP is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings. SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively. PHAs can use the SEMAP performance analysis to assess and improve their own program operations.

This rule applies to PHA administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR § 982), the project-based component (PBC) of the certificate program (24 CFR § 983) to the extent that PBC family and unit data are reported and measured under the stated HUD verification method, and enrollment levels and contributions to escrow accounts for Section 8 participants under the family self-sufficiency program (FSS) (24 CFR § 984).

On August 17, 2000, HUD issued Notice PIH 2000-34 requiring the electronic submission of the SEMAP certification. SEMAP consists of 14 primary indicators with points assigned to each indicator for a total maximum of 145 points. Of these 145 points, 130 are applicable to the Knox County Housing Authority. The indicators and their respective maximum points are as follows:

1. Selection from the Waiting List – **15 points**
2. Reasonable Rent – **20 points**
3. Determination of Adjusted Income – **20 points**
4. Utility Allowance Schedule – **5 points**
5. HQS Quality Control Inspections – **5 points**
6. HQS Enforcement – **10 points**
7. Expanding Housing Opportunities (Not applicable to KCHA) – **5 points**
8. Payment Standards – **5 points**
9. Annual Reexamination – **10 points**
10. Correct Tenant Rent Calculations – **5 points**
11. Pre-Contract HQS Inspections – **5 points**
12. Annual HQS Inspections – **10 points**
13. Lease-Up – **20 points**
14. Family Self-Sufficiency Enrollment (Not applicable to KCHA) – **10 points**



A PHA must submit the HUD-required SEMAP certification form within 60 calendar days after the end of its fiscal year (24 CFR §985.101). The certification must be approved by PHA board resolution and signed by the PHA executive director. If the PHA is a unit of local government or a state, a resolution approving the certification is not required, and the certification must be executed by the Section 8 program director. Failure of an PHA to submit its SEMAP certification within 60 calendar days after the end of its fiscal year will result in an overall performance rating of troubled and the PHA will be subject to the requirements at 24 CFR § 985.107. A PHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time.

Upon receipt of the PHA's SEMAP certification, HUD will rate the PHA's performance under each SEMAP indicator in accordance with 24 CFR § 985.3. HUD will then prepare a SEMAP profile for each PHA which shows the rating for each indicator, sums the indicator ratings, and divides by the total possible points to arrive at a PHA's overall SEMAP score. SEMAP scores shall be rounded off to the nearest whole percent. *High performer rating* – PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability. *Standard rating* – PHAs with SEMAP scores of 60 to 89 percent shall be rated standard. *Troubled rating* – PHAs with SEMAP scores of less than 60 percent shall be rated troubled.

The SEMAP certification scores for the previous five certification periods are as follows:

2022: 100%  
2021: 100%  
2020: 100%  
2019: 100%  
2018: 95%

The Knox County Housing Authority (KCHA) has completed the appropriate program audit accurately and to the best of its ability utilizing the records contained in the files of the Authority pertaining to Section 8 Management Assessment Program (SEMAP) reporting. For fiscal year end 03/31/2023, the Knox County Housing Authority will certify SEMAP at 84.6% (110/130) compliance, which qualifies the agency as Standard Performer. The agency achieved 0/20 points for the Utilization/Lease-Up Indicator, which requires at least 95% utilization to receive points. Our utilization for CYE 12/31/2022 was 94.53%.

## **Article II. Recommendation**

It is the recommendation of the Executive Director the Board adopt KCHA Resolution 2023-05 authorizing the certification and submission of the Section 8 Management Assessment Program (SEMAP), effective for the fiscal year ended 03/31/2023.



## RESOLUTION 2023-05

05/30/2023

Board of Commissioners

### Section 8 Management Assessment Program (SEMAP) Certification FYE 03/31/2023

**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 approves the Section Eight Management Assessment Program (SEMAP) submission for FYE 03/31/2023.
3. The quality control methodology used in reviewing the KCHA's Housing Choice Voucher Program data is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective immediately.

**RESOLVED: May 30, 2023**

\_\_\_\_\_  
Jared Hawkinson, Chairperson

\_\_\_\_\_  
Sara Robison, Vice-Chairperson

\_\_\_\_\_  
Derek Antoine, Secretary/Executive Director (Attest)



The background of the report cover is a collage of four images. The top-left image shows a large, leafy tree. The top-right image shows a multi-story brick apartment building. The middle-left image shows a playground with a slide and a building in the background. The middle-right image shows a playground with a sign. The bottom-left image shows a building with a large tree in the foreground. The bottom-right image shows a building with a large tree in the foreground.

# EXECUTIVE DIRECTOR REPORT

MARCH 2023

REGULAR MEETING  
KCHA BOARD OF COMMISSIONERS  
Tuesday, May 30, 2023  
Moon Towers Conference Room  
255 W. Tompkins St.  
Galesburg, IL 61401  
[knoxcountyhousing.org](http://knoxcountyhousing.org)



# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### COMMISSIONER COMPLIANCE REPORT

#### Commissioner Training and Development

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

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

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

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-22	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17
May-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-22	0	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%
VACANT						0.0%
Riley, Joseph						0.0%
Carson, LaToya						0.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
<b>Total Authority</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>27.5%</b>

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

CY 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1	1	1	1									100.0%
Robison, Sara (VC)		1											25.0%
VACANT			1	1									50.0%
Riley, Joseph	1	1											50.0%
Carson, LaToya	1	1	1	1									100.0%
Turner, Dena	1	1		1									75.0%
Range, Joey			1										25.0%
Antoine, Derek (ED)	1	1	1	1									100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	6	Fails Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	4	4	Meets requirement
Average meeting attendance:	80.0	65.6%	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	03/30	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	\$ 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	\$ 1,167,361.00	\$ 1,167,361.00	\$ 72,970.00	6.3%	\$ 28,388.00	2.4%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,467,361.00</b>	<b>\$ 1,467,361.00</b>	<b>\$ 372,970.00</b>	<b>25.4%</b>	<b>\$ 328,388.00</b>	<b>22.4%</b>

#### 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%
<b>Total Capital Fund Program</b>	<b>\$ 1,167,361.00</b>	<b>\$ 1,167,361.00</b>	<b>\$ 72,970.00</b>	<b>6.3%</b>	<b>\$ 28,388.00</b>	<b>2.4%</b>

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 25.4% obligated, and 22.4% 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%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>100.0%</b>	<b>\$ 300,000.00</b>	<b>24.8%</b>

### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 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%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 909,310.00</b>	<b>\$ 909,310.00</b>	<b>\$ 909,310.00</b>	<b>100.0%</b>	<b>\$ -</b>	<b>0.0%</b>

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%	\$ 379,263.47	43.7%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,168,267.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 1,168,267.00</b>	<b>100.0%</b>	<b>\$ 679,263.47</b>	<b>58.1%</b>

### 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%	\$ 375,963.47	85.5%
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%
<b>Total Capital Fund Program</b>	<b>\$ 868,267.00</b>	<b>\$ 868,267.00</b>	<b>\$ 868,267.00</b>	<b>100.0%</b>	<b>\$ 379,263.47</b>	<b>43.7%</b>

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

CFP Grant IL01P08550120 is now 100.0% obligated, and 58.1% 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%	<b>98.0%</b>	99.2%	4	99.2%	4
	Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
	Average leasing days	10.0%	<b>5.00</b>	0.60	4	0.60	4
	Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	4.19	4	4.19	4
	Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	100.0%	4	100.0%	4
	Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

MAINTENANCE		VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
				ACTUAL	SCORE	ACTUAL	SCORE
	Non-emergency WO - completion %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
	Non-emergency WO - completion time	5.0%	<b>2.00</b>	1.00	4	1.00	4
	Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
	Unit - average make-ready days	25.0%	<b>10.00</b>	7.00	4	7.00	4
	Annual Inspections - complete %	10.0%	<b>100.0%</b>	0.5%	1	0.5%	1
	Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
	Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ -	4	\$ -	4

Financial reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

PHAS reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.



# PUBLIC HOUSING PROGRAM

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	25.0%	1	25.0%	1
Tenant file review compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	<b>100.0%</b>	82.9%	1	82.9%	1
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.08	3	3.08	3
Staff development - training/development	10.0%	<b>100.0%</b>	384.0%	4	384.0%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	8.20	4	8.20	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	107.6%	4	107.6%	4
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
Total category score						

Property Scorecard reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# PUBLIC HOUSING PROGRAM

## SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

## OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	98.5%	4	98.5%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	0.00	4	0.00	4
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	1.84	4	1.84	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	100.0%	4	100.0%	4
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

## MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	94.6%	3	94.6%	3
Non-emergency WO - completion time	5.0%	<b>2.00</b>	1.77	4	1.77	4
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	6.33	4	8.25	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ -	4	\$ -	4

Financial reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

PHAS reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# PUBLIC HOUSING PROGRAM

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	68.6%	1	68.6%	1
50058/50059 submissions	10.0%	<b>100.0%</b>	99.5%	4	99.5%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	<b>100.0%</b>	81.4%	1	81.4%	1
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.43	3	3.43	3
Staff development - training/development	10.0%	<b>100.0%</b>	480.0%	4	480.0%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	0.00	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	103.8%	4	103.8%	4
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
Total category score						

Property Scorecard reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# PUBLIC HOUSING PROGRAM

## BLUE BELL TOWER

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

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	99.4%	4	99.4%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	1.00	4	1.00	4
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	4.00	4	4.00	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	100.0%	4	0.0%	1
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Non-emergency WO - completion time	5.0%	<b>2.00</b>	3.00	3	3.00	3
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	10.00	4	10.00	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ -	4	\$ -	4

Financial reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

PHAS reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# PUBLIC HOUSING PROGRAM

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	<b>100.0%</b>	80.0%	1	80.0%	1
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.08	3	3.08	3
Staff development - training/development	10.0%	<b>100.0%</b>	384.0%	4	384.0%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	11.00	4	11.00	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	59.0%	2	59.0%	2
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
Total category score					3.00	

Property Scorecard reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# 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	328	33	30	1	0	22	308	321.33
APR	308	24	14	3	0	0	315	319.75
MAY							0	
JUN							0	
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		116	108	8	0	34		

### 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	15	22	2	0	0	0	8	27
APR	27	0	0	0	0	0	0	27
MAY								0
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		34	2	0	2	2	11	

# 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	198	\$ 76,094.00	\$ 81,696.00	93.14%	\$ 384.31	\$ 372.74
APR	211	\$ 81,196.00	\$ 83,832.00	96.86%	\$ 384.82	\$ 375.76
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	802	\$ 301,514.00	\$ 317,703.00	94.90%	\$ 375.95	

## 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	4	\$ 3,639.00	\$ 81,696.00	4.45%	\$ 909.75	\$ 1,077.92
APR	4	\$ 3,639.00	\$ 83,832.00	4.34%	\$ 909.75	\$ 1,035.88
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	16	\$ 16,574.00	\$ 317,703.00	5.22%	\$ 1,035.88	

# 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	285	206	72.28%	\$ 241,427.00	\$ 231,198.00	\$ 12,598.00	\$ 243,796.00	99.03%
APR	285	211	74.04%	\$ 325,259.00	\$ 308,264.00	\$ 10,236.00	\$ 318,500.00	102.12%
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

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

## SEMAP FORECAST

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

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



# AFFORDABLE HOUSING PRESERVATION (AHP)

## AFFORDABLE HOUSING PRESERVATION (AHP)

### BRENTWOOD MANOR

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

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	15.0%	<b>5.00</b>	0.00	4	0.00	4
Adequacy of wait list (ratio)	15.0%	<b>1.00</b>	5.56	4	5.56	4
Income targeting - % ELI admissions	0.0%	<b>40.0%</b>	40.0%	4	40.0%	4
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	88.6%	1	88.6%	1
Non-emergency WO - completion time	5.0%	<b>2.00</b>	9.19	1	9.19	1
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	15.00	2	15.00	2
Annual Inspections - complete %	10.0%	<b>100.0%</b>	16.7%	1	16.7%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ -	4	\$ -	4

Financial reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

PHAS reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.1%	4
50058/50059 submissions	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Pest control program effectiveness	20.0%	<b>100.0%</b>	85.0%	1	85.0%	1
Staff development - hiring and retention	20.0%	<b>3.00</b>	3.82	4	3.82	4
Staff development - training/development	20.0%	<b>100.0%</b>	281.3%	4	281.3%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	0.00	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	88.6%	3	88.6%	3
Safety and security	50.0%	<b>3.00</b>	6	4	6	4
Total category score					3.50	

Property Scorecard reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# AFFORDABLE HOUSING PRESERVATION (AHP)

## PRAIRIELAND TOWNHOUSE APARTMENTS

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

### OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Unit-months leased (UML) - %	25.0%	<b>98.0%</b>	100.0%	4	100.0%	4
Average leasing days	10.0%	<b>5.00</b>	0.00	4	0.00	4
Adequacy of wait list (ratio)	10.0%	<b>1.00</b>	16.11	4	16.11	4
Income targeting - % ELI admissions	10.0%	<b>40.0%</b>	0.0%	1	0.0%	1
Annual recertifications	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4

### MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	<b>100.0%</b>	94.1%	3	94.1%	3
Non-emergency WO - completion time	5.0%	<b>2.00</b>	7.67	1	7.67	1
Emergency WO - % abated < 24 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	<b>10.00</b>	0.00	4	0.00	4
Annual Inspections - complete %	10.0%	<b>100.0%</b>	31.4%	1	31.4%	1
Annual Inspections - correction %	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	<b>\$ 150.00</b>	\$ -	4	\$ -	4

Financial reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

PHAS reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
50058/50059 submissions	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Pest control program effectiveness	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	20.0%	<b>3.00</b>	3.81	4	3.81	4
Staff development - training/development	20.0%	<b>100.0%</b>	281.3%	4	281.3%	4
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	0.00	4	0.00	4

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	84.8%	3	84.8%	3
Safety and security	50.0%	<b>3.00</b>	6	4	6	4
Total category score					3.50	

Property Scorecard reporting will resume with the May 2023 report, due to fiscal year-end financial processing and close-out.

# 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.



# BOARD MEMO

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

**DATE:** 05/26/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 05/30/2023

**SUBJECT:** Employee Compensation – Range/Position Alignment

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## Executive Summary

The basis for KCHA employee compensation is a salary study which was conducted by The Nelrod Company in 2020. Given the changes to the national and global marketplaces, and the substantial increases/inflation to cost of living adjustments, it has become pertinent to adjust our positional salary index. In doing so, it will be recommended to adjust current employee compensation to keep pace. Doing so will require a revision to the FYE 03/31/2024 operating budget, which shall be presented at the July 2023 regular Board meeting.

It has become increasingly important to appropriately compensate employees for several reasons – market conditions, operational performance, and the cost of employee turnover to name a few. KCHA employees are dedicated, knowledgeable, and dependable. The cost of replacing the experience and performance base we have in place would impact the agency both fiscally and operationally. This recommended increase is proactive and practical, given the achievement of staff and continued agency efficiency.

The Social Security Administration has set a cost-of-living adjustment (COLA) value at 8.7% for 2023. The increase sought for KCHA staff is 7.5%. Additionally, the salary schedule was adjusted 3% for entry level positions, with each additional step automatically stepping up an 3%. Employees generally begin at the appropriate step based on experience, and progress through each step based on length of service and aptitude.

## Fiscal Impact

This adjustment to the FYE 03/31/2024 budget will be reflective of the following increases in transfers from operational reserves for each program, which include adjustments to both salary and benefits:

- COCC:	\$49,887.56
- Moon Towers:	\$7,608.72
- Family:	\$9,288.31

- Bluebell Tower:	\$861.48
- Housing Choice Voucher:	\$9,108.53
- AHP:	\$18,924.44
- Total:	\$95,679.04

**Recommendation**

The Executive Director is seeking consent from the Board to proceed with the above referenced forthcoming revisions to the operating budget. In unanimous consent, the Board shall allow compensation information to be included with upcoming delivery of employee performance appraisals, due to be given this week in accordance with agency objectives.