

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
7/25/2023
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 06-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 06-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 198,775.40
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 88,978.97
<input type="checkbox"/> Sara Robison	Family:	\$ 170,279.06
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 22,058.98
<u>Excused:</u>	HCV:	\$ 112,294.34
	Brentwood:	\$ 65,467.60
	Prairieland:	\$ 35,526.97
<u>Others Present:</u>	Capital Fund 2020:	\$ 100,192.67
	Capital Fund 2021:	\$ 47,550.00
	Capital Fund 2022:	\$ 35,356.00

Public Comment	Open
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Old Business	None
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New Business	KCHA Board of Commissioners Election of Officers	Derek Antoine
	Review/Approve Resolution 2023-06 Q1 Uncollectible Debt Charge-Offs FYE 03-31-2024	Derek Antoine

board agenda

Reports	Executive Director's Report – 06-2023 KCHA Legal Counsel Report – 07-2023	Derek Antoine Jack Ball
Other Business	L. Payton Reception - UPDATE W. Allen/P. Stewart Dedication - UPDATE Commissioner/Resident Commissioner Executive Director Performance Appraisal	Derek Antoine Derek Antoine Derek Antoine Chairperson Hawkinson
Executive Session	Personnel Discussion	
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
June 27, 2023**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held at the Moon Towers Board Room. Roll call was taken, and the following Commissioners were present:

PRESENT: LaToya Carson
 Jared Hawkinson
 Joseph Riley
 Sara Robison

EXCUSED: Joey Range
 Dena May Turner

ABSENT:

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

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

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

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

April 2023 claims against the HA Administration in the sum of \$333,880.87; Central Office Cost Center in the sum of \$83,731.16; Moon Towers in the sum of \$47,770.27; Family in the sum of \$53,290.42; Bluebell in the sum of \$15,047.45; Housing Choice Voucher Program in the sum of \$94,578.59; Brentwood (A.H.P.) in the sum of \$19,781.88; Prairieland (A.H.P.) in the sum of \$19,681.10; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for April 2023; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Motion Carried, 4-0.

May 2023 financial reports. After brief discussion, Commissioner Carson made a motion to ratify the financial reports for May 2023 as presented; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Motion Carried, 4-0.

May 2023 claims against the HA Administration in the sum of \$585,533.73; Central Office Cost Center in the sum of \$121,595.93; Moon Towers in the sum of \$88,834.18; Family in the sum of \$138,312.04; Bluebell in the sum of \$17,403.87; Housing Choice Voucher Program in the sum of \$105,584.53; Brentwood (A.H.P.) in the sum of \$50,292.94; Prairieland (A.H.P.) in the sum of \$27,569.28; Capital Fund '20 in the sum of \$35,940.96; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for May 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #19 to Hein Construction - 504 Modification Phase 3. Mr. Antoine provided a brief update of construction progress highlighting that the remaining part of the project is the second elevator at Bluebell Tower. Alliance Architects has reviewed and approved pay request #19. After brief discussion, Commissioner Riley made a motion to approve pay request #19 to Hein Construction for 504 modification phase 3 in the amount of \$93,592.67; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Robison - aye

Motion Carried, 4-0.

REPORTS

Mr. Antoine provided reports for April and May and provided an explanation of the different areas of the report.

The Legal Counsel Report was emailed prior to the meeting.

OTHER BUSINESS

The Executive Director performance appraisal is coming up. Chairperson Hawkinson will send out all the documents related to the appraisal process.

Mr. Antoine stated that a reception honoring the long-time service of Lomac Payton will be scheduled for some time in August or September. Additionally, memorial plaques will be prepared for former commissioners Wayne Allen and Paul Stewart.

Mr. Antoine stated that the Board will need to fill the opening for Resident Commissioner as Commissioner Carson will be moving to a commissioner spot. The new appointee will be seated at the August meeting.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:35 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jun-23</u>	<u>Current YTD</u>		
Operating Income	\$141,038.36	\$348,826.85		
Operating Expenses	\$200,448.24	\$406,153.59		
Net Revenue Income/(Loss)	(\$59,409.88)	(\$57,326.74)	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>Jun-23</u>	<u>Current YTD</u>		
Operating Income	\$86,688.93	\$279,029.43	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$88,978.97	\$225,583.42	<i>Minimum Reserve Position</i>	\$ 300,778
Net Revenue Income/(Loss)	(\$2,290.04)	\$53,446.01	Over/(Under) Minimum Reserve Position	\$379,190
<hr/>				
<u>FAMILY SITES</u>	<u>Jun-23</u>	<u>Current YTD</u>		
Operating Income	\$102,048.12	\$313,889.15	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$170,279.06	\$361,881.52	<i>Minimum Reserve Position</i>	\$ 482,509
Net Revenue Income/(Loss)	(\$68,230.94)	(\$47,992.37)	Over/(Under) Minimum Reserve Position	\$520,446
<hr/>				
<u>BLUEBELL</u>	<u>Jun-23</u>	<u>Current YTD</u>		
Operating Income	\$25,103.25	\$84,613.74	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$22,058.98	\$54,510.30	<i>Minimum Reserve Position</i>	\$ 72,680
Net Revenue Income/(Loss)	\$3,044.27	\$30,103.44	Over/(Under) Minimum Reserve Position	\$143,431

Monthly Notes:

- For income: COCC billed out \$44,644.93 for maintenance labor charges and received \$68,071.4 from fees: \$41,468.9 for management fees, \$4,240 for asset management fees; \$5,812.5 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$28,141.96 from City of Galesburg for Warming Shelter expenses.
- The properties received \$131,101 in subsidy for the month from HUD with Moon Towers receiving \$47,550; Family \$74,863; and Bluebell \$8,688.
- Expenses worth noting are that there were three pay periods which account for a lot of the deficits shown in June, the purchase of a new riding lawnmower (\$10,452) for Moon, the installation of new furnace units (\$9,423) along with asbestos flooring removal (\$46,410) and the installation of new flooring (\$11,870) at family sites.
- Bluebell is the amp in the black for month with COCC, Moon, and Family in the red. Moon and Bluebell remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Jun-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jun-23</u>	<u>Current YTD</u>
Operating Income	\$36,018.08	\$107,007.28	Operating Income	\$31,931.66	\$96,038.66
Operating Expenses	\$65,467.60	\$137,631.66	Operating Expenses	\$35,526.97	\$84,344.99
Net Revenue Income/(Loss)	(\$29,449.52)	(\$30,624.38)	Net Revenue Income/(Loss)	(\$3,595.31)	\$11,693.67
Brentwood's Cash, Investments, A/R, & A/P	\$ 214,398.95		Prairieland's Cash, Investments, A/R, & A/P	\$ (131,990.67)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 94,984.46		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,528.32	
BW's Available Cash	\$ 119,414.49		PL's Available Cash	\$137,537.65	

Monthly Notes:

- For Income: Brentwood received \$35,923.5 in tenant income while Prairieland's received \$27,782 in tenant income.
- Expenses: As stated above, the three pay periods, a payment in the amount of \$26,994.5 was made for the balcony project at Brentwood, and utilities contributed to the deficit for both properties.
- Both properties show in the red for the month and Prairie land remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jun-23</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Jun-23</u>	<u>Current YTD</u>
Operating Income	\$13,139.15	\$37,749.34	Operating Income	\$79,451.00	\$237,536.00
Operating Expenses	\$21,990.33	\$47,460.63	Operating Expenses	\$90,340.00	\$265,104.80
Net Revenue Income/(Loss)	(\$8,851.18)	(\$9,711.29)	Net Revenue Income/(Loss)	(\$10,889.00)	(\$27,568.80)
Unrestricted Net Position (UNP)			Restricted Net Position (RNP)		
Prior Month Balance		\$29,609.25	Prior Month Balance	\$	1.00
Investment in Fixed Assets			Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(8,851.18)	Monthly HCV HAP Revenue - Gain/(Loss)	\$	(10,369.00)
Transfer to NRP or Adjustment	\$	(10,369.00)	Transfer from UNP or Adjustment	\$	10,369.00
UNP Ending Balance Per VMS		\$10,389.07	RNP Ending Balance per VMS	\$	1.00

Monthly Notes:

- HCV received \$13,136 in admin fee subsidy from HUD and shows an decrease in revenue of \$8,851.18 for the month with unrestricted net position showing a balance of \$10,389.07 for the month.

Monthly Notes:

- HCV received \$79,451 in HAP subsidy from HUD and shows a decrease in revenue of \$10,889 for the month with restricted net position showing a balance of \$1 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jun-23</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Jun-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,050.00	\$ 3,148.00	Operating Income	\$ 10,998.00	\$ 24,489.00
Operating Expenses	\$ 674.20	\$ 1,939.84	Operating Expenses	\$ 6,245.00	\$ 21,700.00
Net Revenue Income/(Loss)	\$375.80	\$1,208.16	Net Revenue Income/(Loss)	\$4,753.00	\$2,789.00
EHV (UNP)			EHV (RNP)		
Prior Month Balance		\$17,860.18	Prior Month Balance	\$	1,497.00
Monthly EHV Admin Revenue - Gain/(Loss)	\$	375.80	Monthly EHV HAP Revenue - Gain/(Loss)	\$	4,753.00
EHV UNP Ending Balance		\$18,235.98	RNP Ending Balance per VMS		\$6,250.00

Monthly Notes:

- EHV received \$1,050 in admin fee subsidy from HUD and an increase in revenue of \$375.80 for the month.

Monthly Notes:

- EHV received \$10,998 in HAP subsidy and had an increase in revenue of \$4,753.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jun-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 84,510.91
Family Sites	\$ -	\$ 277,156.00
Bluebell	\$ -	\$ 7,134.76
Brentwood	\$ -	\$ 34,576.35
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 492,213.18

Tenant Online Payments

<u>Property Sites</u>	<u>Jun-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 4,442.50	\$ 10,428.50
Family Sites	\$ 4,800.05	\$ 15,299.15
Bluebell	\$ 1,043.00	\$ 2,667.00
Brentwood	\$ 7,700.00	\$ 18,440.00
Prairieland	\$ 4,160.00	\$ 9,864.00
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$ 22,145.55	\$ 56,698.65

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jun-23</u>	<u>Historical</u>
Moon Towers	\$ 332.00	\$ 8,943.69
Family Sites	\$ 542.92	\$ 82,114.73
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,741.89
Housing Choice Voucher	\$ -	\$ 13,294.10
Total	\$ 874.92	\$ 124,689.22

Monthly Bad Debt Reported	\$0.00	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$124,689.22	\$ 26,621.50
13.08%	10.78%	2.30%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,468.90	-45,700.00	4,231.10	-137,100.00	-124,543.99	-548,400.00	-77.29
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-37,874.25	0.00	-151,497.00	-100.00
Total Line 70710	-41,468.90	-58,324.75	16,855.85	-174,974.25	-124,543.99	-699,897.00	-82.21
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,812.50	-5,822.00	9.50	-17,466.00	-17,407.50	-69,864.00	-75.08
Total Line 70730	-5,812.50	-5,822.00	9.50	-17,466.00	-17,407.50	-69,864.00	-75.08
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-300.00	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	-31,800.00	-31,800.00	-127,200.00	-75.00
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-17,685.00	-17,670.00	-70,740.00	-75.02
10-1-000-000-3850.007 Mental Health Fee Inc	0.00	-4,525.00	4,525.00	-13,575.00	0.00	-54,300.00	-100.00
Total Line 70750	-16,550.00	-21,020.00	4,470.00	-63,060.00	-49,770.00	-252,240.00	-80.27
70700 TOTAL FEE REVENUE	-68,071.40	-89,406.75	21,335.35	-268,220.25	-204,441.49	-1,072,881.00	-80.94
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-180.07	-20.83	-159.24	-62.49	-210.54	-250.00	-15.78
Total Line 71100	-180.07	-20.83	-159.24	-62.49	-210.54	-250.00	-15.78
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-600.00	0.00	-2,400.00	-100.00
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-5,499.99	-472.50	-22,000.00	-97.85
10-1-000-000-3850.020 Htg & Cooling Inc	-3,192.59	-2,125.00	-1,067.59	-6,375.00	-4,796.23	-25,500.00	-81.19
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-27.51	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-10,088.07	-4,845.83	-5,242.24	-14,537.49	-21,548.05	-58,150.00	-62.94
10-1-000-000-3850.060 Unit Turnaround Inc	-682.22	-1,220.83	538.61	-3,662.49	-1,638.22	-14,650.00	-88.82
10-1-000-000-3850.070 Electrical Inc	-692.50	-1,637.50	945.00	-4,912.50	-2,390.33	-19,650.00	-87.84
10-1-000-000-3850.080 Plumbing Inc	-2,262.31	-3,600.00	1,337.69	-10,800.00	-6,194.59	-43,200.00	-85.66
10-1-000-000-3850.090 Exterminator Inc	-81.72	-250.00	168.28	-750.00	-111.72	-3,000.00	-96.28
10-1-000-000-3850.100 Janitorial Inc	-7,219.82	-4,854.17	-2,365.65	-14,562.51	-14,258.34	-58,250.00	-75.52
10-1-000-000-3850.110 Routine Maint Inc	-20,425.70	-27,912.50	7,486.80	-83,737.50	-64,615.38	-334,950.00	-80.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-90.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	-28,141.96	0.00	-28,141.96	0.00	-28,141.96	0.00	
Total Line 71500	-72,786.89	-48,518.33	-24,268.56	-145,554.99	-144,174.82	-582,220.00	-75.24
TOTAL OTHER REVENUE	-72,966.96	-48,539.16	-24,427.80	-145,617.48	-144,385.36	-582,470.00	-75.21
70000 TOTAL REVENUE	-141,038.36	-137,945.91	-3,092.45	-413,837.73	-348,826.85	-1,655,351.00	-78.93

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	60,828.97	37,000.00	23,828.97	111,000.00	117,835.55	444,000.00	-73.46
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	10,749.99	2,000.00	43,000.00	-95.35
Total Line 91100	60,828.97	40,583.33	20,245.64	121,749.99	119,835.55	487,000.00	-75.39
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	249.99	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	249.99	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	15,741.38	12,058.33	3,683.05	36,174.99	43,311.73	144,700.00	-70.07
10-1-000-000-4110.550 Benefit - Life Ins.	587.03	550.00	37.03	1,650.00	1,738.91	6,600.00	-73.65
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	1,625.01	0.00	6,500.00	-100.00
Total Line 91500	16,328.41	13,150.00	3,178.41	39,450.00	45,050.64	157,800.00	-71.45
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	2,499.99	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	526.73	625.00	-98.27	1,875.00	1,666.24	7,500.00	-77.78
10-1-000-000-4190.000 Other Sundry	227.04	1,000.00	-772.96	3,000.00	1,293.78	12,000.00	-89.22
10-1-000-000-4190.050 Office Rent Exp	450.00	600.00	-150.00	1,800.00	1,350.00	7,200.00	-81.25
10-1-000-000-4190.100 Postage	527.34	250.00	277.34	750.00	934.37	3,000.00	-68.85
10-1-000-000-4190.200 Office Supplies	65.74	166.67	-100.93	500.01	87.36	2,000.00	-95.63
10-1-000-000-4190.250 Office Furniture	250.00	166.67	83.33	500.01	250.00	2,000.00	-87.50
10-1-000-000-4190.300 Paper Supplies	44.49	62.50	-18.01	187.50	88.98	750.00	-88.14
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	600.00	371.96	2,400.00	-84.50
10-1-000-000-4190.550 Computers	0.00	166.67	-166.67	500.01	2,006.90	2,000.00	0.35
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	275.00	250.00	25.00	750.00	1,675.00	3,000.00	-44.17
10-1-000-000-4190.800 Internet Services	211.63	250.00	-38.37	750.00	633.15	3,000.00	-78.90
10-1-000-000-4190.850 IT Support	105.00	1,500.00	-1,395.00	4,500.00	256.50	18,000.00	-98.58
Total Line 91600	2,868.95	6,341.67	-3,472.72	19,025.01	10,853.24	76,100.00	-85.74
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	800.00	800.00	2,400.00	2,400.00	9,600.00	-75.00
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	2,400.00	2,400.00	9,600.00	-75.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	1,084.05	1,000.00	84.05	3,000.00	7,361.57	12,000.00	-38.65
10-1-000-000-4150.010 Travel - Commissioners	-499.00	750.00	-1,249.00	2,250.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	585.05	1,750.00	-1,164.95	5,250.00	8,476.97	21,000.00	-59.63
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	276.78	200.00	76.78	600.00	818.89	2,400.00	-65.88
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-73.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	3,189.51	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	24.62	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	15,384.20	266.67	15,117.53	800.01	15,384.20	3,200.00	380.76
Total Line 91900	16,724.15	741.67	15,982.48	2,225.01	19,344.19	8,900.00	117.35
91000 TOTAL OPERATING EXPENSE - Admin	98,935.53	63,700.00	35,235.53	191,100.00	206,010.59	764,400.00	-73.05
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	75.00	42.12	300.00	-85.96
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	45.00	33.47	180.00	-81.41
10-1-000-000-4320.000 Electric	294.82	375.00	-80.18	1,125.00	505.44	4,500.00	-88.77
10-1-000-000-4330.000 Gas	21.83	200.00	-178.17	600.00	295.15	2,400.00	-87.70
Total Line 93100, 93200, 93300, 93600	350.86	615.00	-264.14	1,845.00	876.18	7,380.00	-88.13
93000 TOTAL UTILITIES EXPENSES	350.86	615.00	-264.14	1,845.00	876.18	7,380.00	-88.13
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	62,387.67	38,166.67	24,221.00	114,500.01	111,970.71	458,000.00	-75.55
10-1-000-000-4410.010 Maint Admin Salary	8,846.10	5,258.33	3,587.77	15,774.99	16,846.10	63,100.00	-73.30
10-1-000-000-4410.100 Maint Labor - OT	1,870.23	1,575.00	295.23	4,725.00	3,808.50	18,900.00	-79.85
Total Line 94100	73,104.00	45,000.00	28,104.00	135,000.00	132,625.31	540,000.00	-75.44
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	10.00	-10.00	30.00	0.00	120.00	-100.00
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	67.78	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	105.60	0.00	105.60	0.00	448.45	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
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	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	99.99	175.92	400.00	-56.02
Total Line 94200	105.60	84.99	20.61	254.97	692.15	1,020.00	-32.14
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	112.50	92.40	450.00	-79.47
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	0.00	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	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 94300 - (sub acct)	0.00	79.17	-79.17	237.51	92.40	950.00	-90.27
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	21,032.53	13,375.00	7,657.53	40,125.00	47,831.27	160,500.00	-70.20
10-1-000-000-4410.510 Maint Admin Benefits	3,379.12	2,625.00	754.12	7,875.00	7,816.84	31,500.00	-75.18
Total Line 94500	24,411.65	16,000.00	8,411.65	48,000.00	55,648.11	192,000.00	-71.02
94000 TOTAL MAINTENANCE EXPENSE	97,621.25	61,164.16	36,457.09	183,492.48	189,057.97	733,970.00	-74.24
TOTAL PROTECTIVE SERVICES EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	0.00	4,166.67	-4,166.67	12,500.01	0.00	50,000.00	-100.00
10-1-000-000-4481.500 Safety/Security Benefits	0.00	2,375.00	-2,375.00	7,125.00	0.00	28,500.00	-100.00
Total Line 95100	0.00	6,541.67	-6,541.67	19,625.01	0.00	78,500.00	-100.00
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	307.95	75.00	232.95	225.00	510.90	900.00	-43.23
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	307.95	75.00	232.95	225.00	510.90	900.00	-43.23
95000 TOTAL PROTECTIVE SERVICES EXP	307.95	6,616.67	-6,308.72	19,850.01	510.90	79,400.00	-99.36
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	294.00	284.25	1,176.00	-75.83
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	112.50	109.26	450.00	-75.72
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	7,065.00	6,931.08	28,260.00	-75.47
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	7,471.50	7,324.59	29,886.00	-75.49
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	48.00	44.55	192.00	-76.80
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	2,250.00	2,178.81	9,000.00	-75.79
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	153.00	150.00	612.00	-75.49
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	817.00	-25.88	2,451.00	2,373.36	9,804.00	-75.79
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	9,922.50	9,697.95	39,690.00	-75.57
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	200,448.24	135,820.00	64,628.24	407,460.00	406,153.59	1,629,840.00	-75.08
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	59,409.88	-2,125.91	61,535.79	-6,377.73	57,326.74	-25,511.00	-324.71

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	2,295.00	2,281.50	9,180.00	-75.15
Total Line 97400	760.50	765.00	-4.50	2,295.00	2,281.50	9,180.00	-75.15
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	2,295.00	2,281.50	9,180.00	-75.15
90000 TOTAL EXPENSES	201,208.74	136,585.00	64,623.74	409,755.00	408,435.09	1,639,020.00	-75.08
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	72,928.14	-5,777.58	78,705.72	-17,332.74	70,366.00	-69,331.00	-201.49

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	531.00	531.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,580.00	-33,583.33	-2,996.67	-100,749.99	-111,332.00	-403,000.00	-72.37
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,580.00	-33,583.33	-2,996.67	-100,749.99	-111,332.00	-403,000.00	-72.37
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	-291.67	291.67	-875.01	115.02	-3,500.00	-103.29
10-1-000-001-3690.100 Late Fees	-425.00	-375.00	-50.00	-1,125.00	-1,650.00	-4,500.00	-63.33
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-12.51	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,217.50	-1,041.67	-175.83	-3,125.01	-2,787.50	-12,500.00	-77.70
10-1-000-001-3690.160 Vending Machine Inc	-180.88	-125.00	-55.88	-375.00	-265.99	-1,500.00	-82.27
10-1-000-001-3690.180 Labor	-227.25	-1,000.00	772.75	-3,000.00	-1,615.00	-12,000.00	-86.54
10-1-000-001-3690.200 Materials	-9.00	-300.00	291.00	-900.00	-1,062.92	-3,600.00	-70.47
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	-2,059.63	-3,137.51	1,077.88	-9,412.53	-7,266.39	-37,650.00	-80.70
70500 TOTAL TENANT REVENUE	-38,639.63	-36,720.84	-1,918.79	-110,162.52	-118,598.39	-440,650.00	-73.09
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-47,550.00	-47,495.83	-54.17	-142,487.49	-159,586.00	-569,950.00	-72.00
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	-47,550.00	-47,495.83	-54.17	-142,487.49	-159,586.00	-569,950.00	-72.00
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-24,999.99	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-24,999.99	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 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							
10-1-000-001-3610.000 Interest Income	-349.30	-20.83	-328.47	-62.49	-395.04	-250.00	58.02
Total Line 71100	-349.30	-20.83	-328.47	-62.49	-395.04	-250.00	58.02
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	-300.00	150.00	-900.00	-450.00	-3,600.00	-87.50
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	0.00	0.00	0.00	0.00	
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	-300.00	150.00	-900.00	-450.00	-3,600.00	-87.50
70000 TOTAL REVENUE	-86,688.93	-92,870.83	6,181.90	-278,612.49	-279,029.43	-1,114,450.00	-74.96

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	11,379.15	6,166.67	5,212.48	18,500.01	21,470.67	74,000.00	-70.99
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	11,379.15	6,166.67	5,212.48	18,500.01	21,470.67	74,000.00	-70.99
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	762.51	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	762.51	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,603.04	13,681.00	-77.96	41,043.00	40,731.83	164,172.00	-75.19
Total Line 91300	13,603.04	13,681.00	-77.96	41,043.00	40,731.83	164,172.00	-75.19
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	3,984.00	3,952.50	15,936.00	-75.20
Total Line 91310	1,320.00	1,328.00	-8.00	3,984.00	3,952.50	15,936.00	-75.20
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	4,142.99	2,083.33	2,059.66	6,249.99	8,972.65	25,000.00	-64.11
Total Line 91500	4,142.99	2,083.33	2,059.66	6,249.99	8,972.65	25,000.00	-64.11
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.34	270.83	8.51	812.49	809.22	3,250.00	-75.10
10-1-000-001-4190.100 Postage	42.12	66.67	-24.55	200.01	143.76	800.00	-82.03
10-1-000-001-4190.200 Office Supplies	290.24	58.33	231.91	174.99	290.24	700.00	-58.54
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	313.31	100.00	213.31	300.00	313.31	1,200.00	-73.89
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	116.22	90.67	25.55	272.01	116.22	1,088.00	-89.32
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	750.00	572.79	3,000.00	-80.91
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	86.24	104.17	-17.93	312.51	260.46	1,250.00	-79.16
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 91600	1,275.47	1,240.67	34.80	3,722.01	2,506.00	14,888.00	-83.17
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	1,662.97	0.00	
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	75.00	-75.00	225.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	225.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	8.56	29.17	-20.61	87.51	40.58	350.00	-88.41
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	0.00	1,770.00	-1,770.00	5,310.00	0.00	21,240.00	-100.00
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	50.01	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	568.28	350.00	218.28	1,050.00	1,772.45	4,200.00	-57.80
Total Line 91900	576.84	2,165.84	-1,589.00	6,497.52	1,859.09	25,990.00	-92.85
91000 TOTAL OPERATING EXPENSE - Admin	32,297.49	26,994.68	5,302.81	80,984.04	81,155.71	323,936.00	-74.95

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>5,310.00</u>	<u>5,310.00</u>	<u>21,240.00</u>	<u>-75.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>5,310.00</u>	<u>5,310.00</u>	<u>21,240.00</u>	<u>-75.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.00	87.50	-21.50	262.50	198.00	1,050.00	-81.14
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,200.00</u>	<u>198.00</u>	<u>4,800.00</u>	<u>-95.88</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,200.00</u>	<u>198.00</u>	<u>4,800.00</u>	<u>-95.88</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,486.64	1,458.33	28.31	4,374.99	3,016.16	17,500.00	-82.76
10-1-000-001-4315.000 Sewer	4,122.36	3,291.67	830.69	9,875.01	8,316.90	39,500.00	-78.94
10-1-000-001-4320.000 Electric	1,683.24	2,666.67	-983.43	8,000.01	3,048.06	32,000.00	-90.47
10-1-000-001-4330.000 Gas	524.01	4,333.33	-3,809.32	12,999.99	3,759.80	52,000.00	-92.77
Total Line 93100, 93200, 93300, 93600	<u>7,816.25</u>	<u>11,750.00</u>	<u>-3,933.75</u>	<u>35,250.00</u>	<u>18,140.92</u>	<u>141,000.00</u>	<u>-87.13</u>
93000 TOTAL UTILITIES EXPENSES	<u>7,816.25</u>	<u>11,750.00</u>	<u>-3,933.75</u>	<u>35,250.00</u>	<u>18,140.92</u>	<u>141,000.00</u>	<u>-87.13</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	13,275.00	13,275.00	53,100.00	-75.00
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>13,275.00</u>	<u>13,275.00</u>	<u>53,100.00</u>	<u>-75.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	99.99	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	1,500.00	16.32	6,000.00	-99.73
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-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	10,721.76	208.33	10,513.43	624.99	10,777.83	2,500.00	331.11
10-1-000-001-4420.070 Electrical Supplies	21.04	100.00	-78.96	300.00	136.73	1,200.00	-88.61
10-1-000-001-4420.080 Plumbing Supplies	111.19	125.00	-13.81	375.00	331.73	1,500.00	-77.88
10-1-000-001-4420.090 Extermination Supplies	191.92	166.67	25.25	500.01	455.80	2,000.00	-77.21
10-1-000-001-4420.100 Janitorial Supplies	0.00	541.67	-541.67	1,625.01	1,418.00	6,500.00	-78.18
10-1-000-001-4420.110 Routine Maint. Supplies	712.54	1,666.67	-954.13	5,000.01	2,341.28	20,000.00	-88.29
10-1-000-001-4420.120 Other Misc Supplies	1,305.00	83.33	1,221.67	249.99	1,305.00	1,000.00	30.50
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	246.55	166.67	79.88	500.01	295.62	2,000.00	-85.22
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>13,310.00</u>	<u>3,616.67</u>	<u>9,693.33</u>	<u>10,850.01</u>	<u>17,207.06</u>	<u>43,400.00</u>	<u>-60.35</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	11,248.89	15,881.17	-4,632.28	47,643.51	34,323.97	190,574.00	-81.99
10-1-000-001-4430.010 Garbage & Trash Con	1,153.50	416.67	736.83	1,250.01	2,334.50	5,000.00	-53.31
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	2,000.01	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,791.67	-1,791.67	5,375.01	4,245.84	21,500.00	-80.25
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	4,875.00	-30.00	19,500.00	-100.15
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	2,666.67	-2,666.67	8,000.01	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	1,125.00	118.20	4,500.00	-97.37
10-1-000-001-4430.090 Extermination Contracts	4,100.00	2,375.00	1,725.00	7,125.00	9,567.00	28,500.00	-66.43
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	3,079.95	1,041.67	2,038.28	3,125.01	3,237.00	12,500.00	-74.10
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	375.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	295.00	41.67	253.33	125.01	295.00	500.00	-41.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	125.01	6.00	500.00	-98.80
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	19,877.34	27,047.86	-7,170.52	81,143.58	60,500.56	324,574.00	-81.36
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	37,612.34	35,089.53	2,522.81	105,268.59	90,982.62	421,074.00	-78.39
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	762.51	0.00	3,050.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
10-1-000-001-4480.100 ADT Contract	764.14	200.00	564.14	600.00	928.76	2,400.00	-61.30
10-1-000-001-4480.500 Other Security Contract	0.00	1,291.67	-1,291.67	3,875.01	325.00	15,500.00	-97.90
Total Line 95200	2,534.14	3,515.84	-981.70	10,547.52	6,563.76	42,190.00	-84.44
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,534.14	3,515.84	-981.70	10,547.52	6,563.76	42,190.00	-84.44
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	11,900.01	11,682.51	47,600.00	-75.46
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	1,318.74	1,290.18	5,275.00	-75.54
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	624.99	613.29	2,500.00	-75.47
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	13,843.74	13,585.98	55,375.00	-75.47
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	537.51	526.05	2,150.00	-75.53
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	200.01	191.43	800.00	-76.07
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	156.24	150.00	625.00	-76.00
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	297.92	-8.76	893.76	867.48	3,575.00	-75.73
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	14,737.50	14,453.46	58,950.00	-75.48

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,876.38	2,438.33	438.05	7,314.99	9,319.11	29,260.00	-68.15
Total Line 96300	2,876.38	2,438.33	438.05	7,314.99	9,319.11	29,260.00	-68.15
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-811.45	833.33	-1,644.78	2,499.99	-540.16	10,000.00	-105.40
Total Line 96400	-811.45	833.33	-1,644.78	2,499.99	-540.16	10,000.00	-105.40
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,064.93	3,271.66	-1,206.73	9,814.98	8,778.95	39,260.00	-77.64
96900 TOTAL OPERATING EXPENSE	88,978.97	87,704.21	1,274.76	263,112.63	225,583.42	1,052,450.00	-78.57
97000 NET REVENUE/EXPENSE (-Gain/Loss)	2,290.04	-5,166.62	7,456.66	-15,499.86	-53,446.01	-62,000.00	-13.80
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	41,250.00	32,547.00	165,000.00	-80.27
Total Line 97400	10,849.00	13,750.00	-2,901.00	41,250.00	32,547.00	165,000.00	-80.27
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	41,250.00	32,547.00	165,000.00	-80.27

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	13,139.04	8,843.38	4,295.66	26,530.14	-20,899.01	106,120.00	-119.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	588.00	588.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-21,533.00	-17,500.00	-4,033.00	-52,500.00	-57,888.00	-210,000.00	-72.43
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-21,533.00	-17,500.00	-4,033.00	-52,500.00	-57,888.00	-210,000.00	-72.43
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	-57.99	-333.33	275.34	-999.99	-303.03	-4,000.00	-92.42
10-1-000-002-3690.100 Late Fees	-875.00	-625.00	-250.00	-1,875.00	-2,400.00	-7,500.00	-68.00
10-1-000-002-3690.120 Violation Fees	-1,695.00	-345.00	-1,350.00	-1,035.00	-3,005.00	-4,140.00	-27.42
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	-25.00	-4.17	-20.83	-12.51	-25.00	-50.00	-50.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,443.75	-1,666.67	222.92	-5,000.01	-4,125.00	-20,000.00	-79.38
10-1-000-002-3690.200 Materials	-645.00	-750.00	105.00	-2,250.00	-1,297.89	-9,000.00	-85.58
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	-4,741.74	-3,724.17	-1,017.57	-11,172.51	-11,155.92	-44,690.00	-75.04
70500 TOTAL TENANT REVENUE	-26,274.74	-21,224.17	-5,050.57	-63,672.51	-69,043.92	-254,690.00	-72.89
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-74,863.00	-77,521.58	2,658.58	-232,564.74	-243,311.00	-930,259.00	-73.84
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	-74,863.00	-77,521.58	2,658.58	-232,564.74	-243,311.00	-930,259.00	-73.84
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-30,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-30,000.00	0.00	-120,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-465.22	-22.92	-442.30	-68.76	-528.82	-275.00	92.30
Total Line 71100	-465.22	-22.92	-442.30	-68.76	-528.82	-275.00	92.30
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	-300.00	0.00	-900.00	-900.00	-3,600.00	-75.00
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-375.00	-375.00	-1,500.00	-75.00
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	-20.16	0.00	-20.16	0.00	269.59	0.00	
Total Line 71500	-445.16	-425.00	-20.16	-1,275.00	-1,005.41	-5,100.00	-80.29
70000 TOTAL REVENUE	-102,048.12	-109,193.67	7,145.55	-327,581.01	-313,889.15	-1,310,324.00	-76.04

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	11,501.25	9,525.00	1,976.25	28,575.00	21,607.65	114,300.00	-81.10
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	11,501.25	9,525.00	1,976.25	28,575.00	21,607.65	114,300.00	-81.10
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	687.51	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	687.51	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,144.07	15,149.00	-1,004.93	45,447.00	42,586.79	181,788.00	-76.57
Total Line 91300	14,144.07	15,149.00	-1,004.93	45,447.00	42,586.79	181,788.00	-76.57
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,372.50	1,470.00	-97.50	4,410.00	4,132.50	17,640.00	-76.57
Total Line 91310	1,372.50	1,470.00	-97.50	4,410.00	4,132.50	17,640.00	-76.57
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	3,408.92	3,100.00	308.92	9,300.00	7,356.19	37,200.00	-80.23
Total Line 91500	3,408.92	3,100.00	308.92	9,300.00	7,356.19	37,200.00	-80.23
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	149.00	250.00	-101.00	750.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.24	279.17	-48.93	837.51	685.78	3,350.00	-79.53
10-1-000-002-4190.100 Postage	239.58	150.00	89.58	450.00	576.00	1,800.00	-68.00
10-1-000-002-4190.200 Office Supplies	34.51	33.33	1.18	99.99	92.64	400.00	-76.84
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	486.19	41.67	444.52	125.01	641.81	500.00	
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	304.03	147.92	156.11	443.76	304.03	1,775.00	-82.87
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	418.74	600.00	-181.26	1,800.00	1,601.96	7,200.00	-77.75
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	582.51	142.50	2,330.00	-93.88
Total Line 91600	1,862.29	1,762.93	99.36	5,288.79	4,193.72	21,155.00	-80.18
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	310.50	41.67	268.83	125.01	86.26	500.00	-82.75
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	128.31	150.00	-21.69	450.00	128.31	1,800.00	-92.87
Total Line 91800	438.81	191.67	247.14	575.01	214.57	2,300.00	-90.67
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	13.91	233.33	-219.42	699.99	37.53	2,800.00	-98.66
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	0.00	1,960.00	-1,960.00	5,880.00	0.00	23,520.00	-100.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	225.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	792.12	404.17	387.95	1,212.51	1,082.84	4,850.00	-77.67
Total Line 91900	806.03	2,672.50	-1,866.47	8,017.50	1,176.28	32,070.00	-96.33
91000 TOTAL OPERATING EXPENSE - Admin	33,533.87	34,100.27	-566.40	102,300.81	81,267.70	409,203.00	-80.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>5,880.00</u>	<u>5,880.00</u>	<u>23,520.00</u>	<u>-75.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>5,880.00</u>	<u>5,880.00</u>	<u>23,520.00</u>	<u>-75.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	32.63	16.67	15.96	50.01	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
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	33.33	-33.33	99.99	0.00	400.00	-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	<u>32.63</u>	<u>91.67</u>	<u>-59.04</u>	<u>275.01</u>	<u>32.63</u>	<u>1,100.00</u>	<u>-97.03</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>32.63</u>	<u>91.67</u>	<u>-59.04</u>	<u>275.01</u>	<u>32.63</u>	<u>1,100.00</u>	<u>-97.03</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	208.76	100.00	108.76	300.00	359.42	1,200.00	-70.05
10-1-000-002-4315.000 Sewer	96.05	45.83	50.22	137.49	172.70	550.00	-68.60
10-1-000-002-4320.000 Electric	1,249.62	1,583.33	-333.71	4,749.99	1,804.08	19,000.00	-90.50
10-1-000-002-4330.000 Gas	798.14	1,208.33	-410.19	3,624.99	1,674.94	14,500.00	-88.45
Total Line 93100 93200 93300 93600	<u>2,352.57</u>	<u>2,937.49</u>	<u>-584.92</u>	<u>8,812.47</u>	<u>4,011.14</u>	<u>35,250.00</u>	<u>-88.62</u>
93000 TOTAL UTILITIES EXPENSES	<u>2,352.57</u>	<u>2,937.49</u>	<u>-584.92</u>	<u>8,812.47</u>	<u>4,011.14</u>	<u>35,250.00</u>	<u>-88.62</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	14,700.00	14,700.00	58,800.00	-75.00
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>14,700.00</u>	<u>14,700.00</u>	<u>58,800.00</u>	<u>-75.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	970.65	333.33	637.32	999.99	11,669.99	4,000.00	191.75
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
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	1,284.25	250.00	1,034.25	750.00	1,485.15	3,000.00	-50.50
10-1-000-002-4420.070 Electrical Supplies	524.02	500.00	24.02	1,500.00	940.82	6,000.00	-84.32
10-1-000-002-4420.080 Plumbing Supplies	283.77	1,050.00	-766.23	3,150.00	1,661.35	12,600.00	-86.81
10-1-000-002-4420.090 Extermination Supplies	276.30	16.67	259.63	50.01	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	852.64	283.33	569.31	849.99	1,424.68	3,400.00	-58.10
10-1-000-002-4420.110 Routine Maint. Supplies	10,510.83	3,750.00	6,760.83	11,250.00	18,901.48	45,000.00	-58.00
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	589.51	458.33	131.18	1,374.99	1,673.16	5,500.00	-69.58
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>15,291.97</u>	<u>6,724.99</u>	<u>8,566.98</u>	<u>20,174.97</u>	<u>38,675.13</u>	<u>80,700.00</u>	<u>-52.08</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	103.42	8.33	95.09	24.99	170.63	100.00	70.63
10-1-000-002-4430.000 Maint Labor Contract	31,279.07	26,800.92	4,478.15	80,402.76	73,367.13	321,611.00	-77.19
10-1-000-002-4430.010 Garbage&Trash Cont	72.00	250.00	-178.00	750.00	690.20	3,000.00	-76.99
10-1-000-002-4430.020 Heating&Cooling Cont	9,423.00	600.00	8,823.00	1,800.00	36,683.89	7,200.00	409.50
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	15.00	333.33	-318.33	999.99	5,287.56	4,000.00	32.19
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	70.00	25.00	45.00	75.00	70.00	300.00	-76.67
10-1-000-002-4430.080 Plumbing Contracts	411.01	1,000.00	-588.99	3,000.00	910.82	12,000.00	-92.41
10-1-000-002-4430.090 Extermination Contracts	0.00	1,291.67	-1,291.67	3,875.01	1,829.00	15,500.00	-88.20
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	120.00	9,916.67	-9,796.67	29,750.01	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	58,280.00	0.00	58,280.00	0.00	76,030.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-6,039.80	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	508.33	-508.33	1,524.99	276.00	6,100.00	-95.48
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	99,773.50	40,734.25	59,039.25	122,202.75	189,395.43	488,811.00	-61.25
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	119,965.47	52,359.24	67,606.23	157,077.72	242,770.56	628,311.00	-61.36
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	924.99	0.00	3,700.00	-100.00
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
10-1-000-002-4480.100 ADT Contract	412.37	277.50	134.87	832.50	496.74	3,330.00	-85.08
10-1-000-002-4480.500 Other Security Contract	964.80	375.00	589.80	1,125.00	964.80	4,500.00	-78.56
Total Line 95200	3,337.17	2,920.83	416.34	8,762.49	7,341.54	35,050.00	-79.05
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,337.17	2,920.83	416.34	8,762.49	7,341.54	35,050.00	-79.05
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	12,556.26	12,325.62	50,225.00	-75.46
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	1,456.26	1,428.87	5,825.00	-75.47
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	643.74	632.31	2,575.00	-75.44
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	14,656.26	14,386.80	58,625.00	-75.46
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	593.76	582.60	2,375.00	-75.47
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	218.76	212.52	875.00	-75.71
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	612.51	600.00	2,450.00	-75.51
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	475.01	-9.97	1,425.03	1,395.12	5,700.00	-75.52
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	16,081.29	15,781.92	64,325.00	-75.47

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,907.70	1,768.67	139.03	5,306.01	5,370.62	21,224.00	-74.70
Total Line 96300	1,907.70	1,768.67	139.03	5,306.01	5,370.62	21,224.00	-74.70
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,929.01	1,250.00	679.01	3,750.00	-574.59	15,000.00	-103.83
Total Line 96400	1,929.01	1,250.00	679.01	3,750.00	-574.59	15,000.00	-103.83
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,836.71	3,018.67	818.04	9,056.01	4,796.03	36,224.00	-86.76
96900 TOTAL OPERATING EXPENSE	170,279.06	102,748.60	67,530.46	308,245.80	361,881.52	1,232,983.00	-70.65
97000 NET REVENUE/EXPENSE (-Gain/Loss)	68,230.94	-6,445.07	74,676.01	-19,335.21	47,992.37	-77,341.00	-162.05
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	93,000.00	85,530.00	372,000.00	-77.01
Total Line 97400	28,510.00	31,000.00	-2,490.00	93,000.00	85,530.00	372,000.00	-77.01
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	93,000.00	85,530.00	372,000.00	-77.01

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	96,740.94	24,554.93	72,186.01	73,664.79	133,522.37	294,659.00	-54.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	153.00	153.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,216.00	-14,000.00	-1,216.00	-42,000.00	-45,105.00	-168,000.00	-73.15
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,216.00	-14,000.00	-1,216.00	-42,000.00	-45,105.00	-168,000.00	-73.15
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-6.25	-18.75	-18.75	-25.00	-75.00	-66.67
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	-4.17	4.17	-12.51	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	-125.00	-125.00	0.00	-375.00	-200.00	-1,500.00	-86.67
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	-4.17	4.17	-12.51	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-809.00	-458.33	-350.67	-1,374.99	-2,290.00	-5,500.00	-58.36
10-1-000-006-3690.160 Vending Machine Inc	-19.60	-37.50	17.90	-112.50	-41.61	-450.00	-90.75
10-1-000-006-3690.180 Labor	-100.00	-166.67	66.67	-500.01	-185.00	-2,000.00	-90.75
10-1-000-006-3690.200 Materials	-1.52	-41.67	40.15	-125.01	-30.72	-500.00	-93.86
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,080.12	-843.76	-236.36	-2,531.28	-2,772.33	-10,125.00	-72.62
70500 TOTAL TENANT REVENUE	-16,296.12	-14,843.76	-1,452.36	-44,531.28	-47,877.33	-178,125.00	-73.12
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,688.00	-8,997.58	309.58	-26,992.74	-36,603.00	-107,971.00	-66.10
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	-8,688.00	-8,997.58	309.58	-26,992.74	-36,603.00	-107,971.00	-66.10
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-7,500.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-7,500.00	0.00	-30,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-119.13	-6.25	-112.88	-18.75	-133.41	-75.00	77.88
Total Line 71100	-119.13	-6.25	-112.88	-18.75	-133.41	-75.00	77.88
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-25,103.25	-26,347.59	1,244.34	-79,042.77	-84,613.74	-316,171.00	-73.24

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,264.35	1,729.17	-464.82	5,187.51	2,385.63	20,750.00	-88.50
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,264.35	1,729.17	-464.82	5,187.51	2,385.63	20,750.00	-88.50
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	11,826.00	11,825.37	47,304.00	-75.00
Total Line 91300	3,941.79	3,942.00	-0.21	11,826.00	11,825.37	47,304.00	-75.00
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	1,149.00	1,147.50	4,596.00	-75.03
Total Line 91310	382.50	383.00	-0.50	1,149.00	1,147.50	4,596.00	-75.03
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	460.33	595.83	-135.50	1,787.49	997.00	7,150.00	-86.06
Total Line 91500	460.33	595.83	-135.50	1,787.49	997.00	7,150.00	-86.06
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	141.24	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	379.36	353.00	26.36	1,059.00	1,134.60	4,236.00	-73.22
10-1-000-006-4190.100 Postage	6.00	6.25	-0.25	18.75	20.40	75.00	-72.80
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	312.51	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	687.51	710.70	2,750.00	-74.16
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 91600	622.26	810.51	-188.25	2,431.53	1,865.70	9,726.00	-80.82
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	73.33	-73.33	219.99	0.00	880.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	18.75	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	238.74	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	3.21	4.17	-0.96	12.51	7.72	50.00	-84.56
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	0.00	510.00	-510.00	1,530.00	0.00	6,120.00	-100.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	12.31	12.50	-0.19	37.50	12.31	150.00	-91.79
Total Line 91900	15.52	551.67	-536.15	1,655.01	75.52	6,620.00	-98.86
91000 TOTAL OPERATING EXPENSE - Admin	6,686.75	8,175.09	-1,488.34	24,525.27	18,296.72	98,101.00	-81.35

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>1,530.00</u>	<u>1,530.00</u>	<u>6,120.00</u>	<u>-75.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>1,530.00</u>	<u>1,530.00</u>	<u>6,120.00</u>	<u>-75.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
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	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>1,774.98</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>1,774.98</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	415.74	304.17	111.57	912.51	910.20	3,650.00	-75.06
10-1-000-006-4315.000 Sewer	337.79	254.17	83.62	762.51	766.05	3,050.00	-74.88
10-1-000-006-4320.000 Electric	927.23	1,333.33	-406.10	3,999.99	1,810.37	16,000.00	-88.69
10-1-000-006-4330.000 Gas	310.27	958.33	-648.06	2,874.99	875.21	11,500.00	-92.39
Total Line 93100 93200 93300 93600	<u>1,991.03</u>	<u>2,850.00</u>	<u>-858.97</u>	<u>8,550.00</u>	<u>4,361.83</u>	<u>34,200.00</u>	<u>-87.25</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,991.03</u>	<u>2,850.00</u>	<u>-858.97</u>	<u>8,550.00</u>	<u>4,361.83</u>	<u>34,200.00</u>	<u>-87.25</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	3,825.00	3,825.00	15,300.00	-75.00
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>3,825.00</u>	<u>3,825.00</u>	<u>15,300.00</u>	<u>-75.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	900.00	0.00	3,600.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	24.99	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	120.00	208.33	-88.33	624.99	120.00	2,500.00	-95.20
10-1-000-006-4420.070 Electrical Supplies	0.00	125.00	-125.00	375.00	120.44	1,500.00	-91.97
10-1-000-006-4420.080 Plumbing Supplies	0.00	208.33	-208.33	624.99	2.60	2,500.00	-99.90
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	259.85	141.67	118.18	425.01	656.55	1,700.00	-61.38
10-1-000-006-4420.110 Routine Maint.Supplies	781.54	833.33	-51.79	2,499.99	807.79	10,000.00	-91.92
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	71.85	8.33	63.52	24.99	103.25	100.00	3.25
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>1,233.24</u>	<u>1,887.49</u>	<u>-654.25</u>	<u>5,662.47</u>	<u>1,810.63</u>	<u>22,650.00</u>	<u>-92.01</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,116.97	5,606.17	-3,489.20	16,818.51	8,341.76	67,274.00	-87.60
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	825.00	867.00	3,300.00	-73.73
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	3,750.00	0.00	15,000.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	2,248.00	83.33	2,164.67	249.99	2,346.00	1,000.00	134.60
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	312.51	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	2,000.01	180.00	8,000.00	-97.75
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
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	1,786.20	666.67	1,119.53	2,000.01	1,786.20	8,000.00	-77.67
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	224.00	83.33	140.67	249.99	224.00	1,000.00	-77.60
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	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	6,648.67	9,702.01	-3,053.34	29,106.03	13,489.24	116,424.00	-88.41
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	9,156.91	12,864.50	-3,707.59	38,593.50	19,124.87	154,374.00	-87.61
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
10-1-000-006-4480.100 ADT Contract	353.93	145.83	208.10	437.49	1,302.01	1,750.00	-25.60
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	1,625.01	0.00	6,500.00	-100.00
Total Line 95200	863.93	1,197.50	-333.57	3,592.50	2,832.01	14,370.00	-80.29
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	863.93	1,197.50	-333.57	3,592.50	2,832.01	14,370.00	-80.29
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	3,837.51	3,762.72	15,350.00	-75.49
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	381.24	374.04	1,525.00	-75.47
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	87.51	81.27	350.00	-76.78
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	4,306.26	4,218.03	17,225.00	-75.51
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	156.24	152.49	625.00	-75.60
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	24.99	21.42	100.00	-78.58
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	60.41	-2.44	181.23	173.91	725.00	-76.01
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	4,487.49	4,391.94	17,950.00	-75.53

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,322.50	1,144.42	178.08	3,433.26	4,074.32	13,733.00	-70.33
Total Line 96300	1,322.50	1,144.42	178.08	3,433.26	4,074.32	13,733.00	-70.33
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	63.88	0.00	63.88	0.00	-101.39	0.00	
Total Line 96400	63.88	0.00	63.88	0.00	-101.39	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,386.38	1,144.42	241.96	3,433.26	3,972.93	13,733.00	-71.07
96900 TOTAL OPERATING EXPENSE	22,058.98	28,829.00	-6,770.02	86,487.00	54,510.30	345,948.00	-84.24
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-3,044.27	2,481.41	-5,525.68	7,444.23	-30,103.44	29,777.00	-201.10
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	4,435.00	8,750.00	-4,315.00	26,250.00	13,305.00	105,000.00	-87.33
Total Line 97400	4,435.00	8,750.00	-4,315.00	26,250.00	13,305.00	105,000.00	-87.33
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	26,250.00	13,305.00	105,000.00	-87.33

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	1,390.73	11,231.41	-9,840.68	33,694.23	-16,798.44	134,777.00	-112.46

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	216.00	216.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-24,706.00	-28,220.00	3,514.00	-84,660.00	-74,521.00	-338,640.00	-77.99
60-1-000-000-5125.000 PHA Rent	-9,814.00	-7,500.00	-2,314.00	-22,500.00	-29,191.00	-90,000.00	-67.57
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	0.00	0.00	0.00	0.00	402.00	0.00	
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-34,520.00	-35,720.00	1,200.00	-107,160.00	-103,310.00	-428,640.00	-75.90
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-757.50	-660.00	-97.50	-1,980.00	-1,862.50	-7,920.00	-76.48
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	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	-525.00	-600.00	75.00	-1,800.00	-1,399.00	-7,200.00	-80.57
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	-101.00	-80.00	-21.00	-240.00	-256.00	-960.00	-73.33
60-1-000-000-5926.000 Violation Charges	-20.00	-40.42	20.42	-121.26	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,403.50	-1,380.42	-23.08	-4,141.26	-3,577.50	-16,565.00	-78.40
70500 TOTAL TENANT REVENUE	-35,923.50	-37,100.42	1,176.92	-111,301.26	-106,887.50	-445,205.00	-75.99
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	-6.39	-120.00	113.61	-360.00	-31.59	-1,440.00	-97.81
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	-6.39	-120.00	113.61	-360.00	-31.59	-1,440.00	-97.81
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	-88.19	-8.33	-79.86	-24.99	-88.19	-100.00	-11.81
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-249.99	0.00	-1,000.00	-100.00
Total Line 71500	-88.19	-91.66	3.47	-274.98	-88.19	-1,100.00	-91.98
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-36,018.08	-37,312.08	1,294.00	-111,936.24	-107,007.28	-447,745.00	-76.10

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	2,325.00	1,345.83	979.17	4,037.49	4,245.00	16,150.00	-73.72
60-1-000-000-6330.000 Manager Salaries	3,749.64	2,804.17	945.47	8,412.51	7,749.26	33,650.00	-76.97
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,074.64	4,150.00	1,924.64	12,450.00	11,994.26	49,800.00	-75.92
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	11,232.00	11,180.00	44,928.00	-75.12
Total Line 91300	3,744.00	3,744.00	0.00	11,232.00	11,180.00	44,928.00	-75.12
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	1,620.00	1,612.50	6,480.00	-75.12
Total Line 91310	540.00	540.00	0.00	1,620.00	1,612.50	6,480.00	-75.12
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	99.99	19.26	400.00	-95.19
Total Line 91400	9.63	33.33	-23.70	99.99	19.26	400.00	-95.19
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	555.29	333.33	221.96	999.99	1,086.60	4,000.00	-72.84
60-1-000-000-6330.500 Manager's Benefits	1,204.97	845.83	359.14	2,537.49	2,848.36	10,150.00	-71.94
Total Line 91500	1,760.26	1,179.16	581.10	3,537.48	3,934.96	14,150.00	-72.19
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	176.00	-176.00	528.00	213.75	2,112.00	-89.88
60-1-000-000-6311.000 Office Exp - BW	147.25	165.00	-17.75	495.00	232.73	1,980.00	-88.25
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	751.50	729.00	3,006.00	-75.75
60-1-000-000-6311.100 Phone/Internet Exp	90.51	125.00	-34.49	375.00	329.05	1,500.00	-78.06
60-1-000-000-6311.150 IT Support	53.10	136.00	-82.90	408.00	53.10	1,632.00	-96.75
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	148.77	200.00	-25.62
Total Line 91600	533.86	869.17	-335.31	2,607.51	1,706.40	10,430.00	-83.64
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	100.00	-100.00	300.00	218.22	1,200.00	-81.82
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	102.50	110.00	-7.50	330.00	186.01	1,320.00	-85.91
Total Line 91800	102.50	210.00	-107.50	630.00	404.23	2,520.00	-83.96
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	3,999.99	0.00	16,000.00	-100.00
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	14.98	18.00	-3.02	54.00	69.59	216.00	-67.78
60-1-000-000-6399.000 Other Administrative	40.71	100.00	-59.29	300.00	40.71	1,200.00	-96.61
Total Line 91900	55.69	1,618.00	-1,562.31	4,854.00	110.30	19,416.00	-99.43
91000 TOTAL OPERATING EXPENSE - Admin	12,820.58	12,443.66	376.92	37,330.98	30,961.91	149,324.00	-79.27

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	425.34	425.00	0.34	1,275.00	839.46	5,100.00	-83.54
60-1-000-000-6451.000 Utilities - Water	1,883.20	1,000.00	883.20	3,000.00	2,986.94	12,000.00	-75.11
60-1-000-000-6452.000 Utilities - Gas	82.69	180.00	-97.31	540.00	138.33	2,160.00	-93.60
60-1-000-000-6453.000 Utilities - Sewer	4,119.32	1,800.00	2,319.32	5,400.00	6,450.51	21,600.00	-70.14
Total Line 93100, 93200, 93300, 93600	6,510.55	3,405.00	3,105.55	10,215.00	10,415.24	40,860.00	-74.51
93000 TOTAL UTILITIES EXPENSES	6,510.55	3,405.00	3,105.55	10,215.00	10,415.24	40,860.00	-74.51
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	6,681.60	5,070.83	1,610.77	15,212.49	11,937.28	60,850.00	-80.38
60-1-000-000-6510.100 OT Maintenance	158.40	85.00	73.40	255.00	193.43	1,020.00	-81.04
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	6,840.00	5,155.83	1,684.17	15,467.49	12,130.71	61,870.00	-80.39
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	0.00	150.00	-150.00	450.00	27.96	1,800.00	-98.45
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	99.99	250.00	-150.01	750.00	129.25	3,000.00	-95.69
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	405.00	71.50	1,620.00	-95.59
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	1,200.00	241.84	4,800.00	-94.96
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	0.00	175.00	-175.00	525.00	240.92	2,100.00	-88.53
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	670.00	-670.00	2,010.00	789.22	8,040.00	-90.18
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	420.00	124.95	1,680.00	-92.56
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	549.99	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	300.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	187.50	82.89	750.00	-88.95
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	99.99	2,324.16	-2,224.17	6,972.48	3,498.53	27,890.00	-87.46
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,097.00	1,150.00	-53.00	3,450.00	3,314.70	13,800.00	-75.98
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
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	195.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	750.00	383.33	366.67	1,149.99	750.00	4,600.00	-83.70
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	281.25	225.00	1,125.00	-80.00
60-1-000-000-6520.110 Routine Maint. Contract	148.00	216.67	-68.67	650.01	148.00	2,600.00	-94.31
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	2,125.00	875.00	1,250.00	2,625.00	2,125.00	10,500.00	-79.76
60-1-000-000-6520.120 Misc. Other Contracts	26,994.50	6,716.67	20,277.83	20,150.01	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	31,114.50	10,567.09	20,547.41	31,701.27	58,127.28	126,805.00	-54.16
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,257.47	1,783.33	474.14	5,349.99	4,867.00	21,400.00	-77.26
Total Line 94500	2,257.47	1,783.33	474.14	5,349.99	4,867.00	21,400.00	-77.26
94000 TOTAL MAINTENANCE EXPENSES	40,311.96	19,830.41	20,481.55	59,491.23	78,623.52	237,965.00	-66.96

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
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	738.00	720.00	18.00	2,160.00	2,178.00	8,640.00	-74.79
60-1-000-000-6580.100 ADT Contract	238.47	99.00	139.47	297.00	292.55	1,188.00	-75.37
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	125.01	540.55	500.00	8.11
Total Line 95200	976.47	860.67	115.80	2,582.01	3,011.10	10,328.00	-70.85
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	976.47	860.67	115.80	2,582.01	3,011.10	10,328.00	-70.85
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	3,793.50	3,723.63	15,174.00	-75.46
Total Line 96110	1,241.21	1,264.50	-23.29	3,793.50	3,723.63	15,174.00	-75.46
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	535.50	525.33	2,142.00	-75.47
Total Line 96120	175.11	178.50	-3.39	535.50	525.33	2,142.00	-75.47
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	872.25	856.08	3,489.00	-75.46
Total Line 96130	285.36	290.75	-5.39	872.25	856.08	3,489.00	-75.46
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	218.25	214.20	873.00	-75.46
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	270.51	265.56	1,082.00	-75.46
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	162.92	-3.00	488.76	479.76	1,955.00	-75.46
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	5,690.01	5,584.80	22,760.00	-75.46
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,400.47	2,036.08	-635.61	6,108.24	4,644.74	24,433.00	-80.99
Total Line 96300	1,400.47	2,036.08	-635.61	6,108.24	4,644.74	24,433.00	-80.99
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	71.17	100.42	-29.25	301.26	-144.85	1,205.00	-112.02
Total Line 96400	71.17	100.42	-29.25	301.26	-144.85	1,205.00	-112.02
96000 TOTAL OTHER GENERAL EXPENSES	1,471.64	2,178.17	-706.53	6,534.51	4,499.89	26,138.00	-82.78
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,514.80	1,500.00	14.80	4,500.00	4,535.20	18,000.00	-74.80
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,514.80	1,500.00	14.80	4,500.00	4,535.20	18,000.00	-74.80
96700 TOTAL INTEREST EXP & AMORT	1,514.80	1,500.00	14.80	4,500.00	4,535.20	18,000.00	-74.80
96900 TOTAL OPERATING EXPENSE	65,467.60	42,114.58	23,353.02	126,343.74	137,631.66	505,375.00	-72.77
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	29,449.52	4,802.50	24,647.02	14,407.50	30,624.38	57,630.00	-46.86

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	216.00	195.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-20,574.00	-23,635.00	3,061.00	-70,905.00	-65,635.00	-283,620.00	-76.86
60-1-000-001-5125.000 PHA Rent	-3,614.00	-2,500.00	-1,114.00	-7,500.00	-10,154.00	-30,000.00	-66.15
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	-817.00	0.00	-817.00	0.00	-1,781.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,370.00	-1,083.33	-286.67	-3,249.99	-4,249.00	-13,000.00	-67.32
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	-26,375.00	-27,218.33	843.33	-81,654.99	-81,819.00	-326,620.00	-74.95
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	-20.00	0.00	-20.00	0.00	-40.00	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	-737.00	-583.33	-153.67	-1,749.99	-2,315.00	-7,000.00	-66.93
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	-180.00	-167.00	-13.00	-501.00	-234.00	-2,004.00	-88.32
60-1-000-001-5926.000 Violation Charges	-470.00	-40.42	-429.58	-121.26	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,407.00	-790.75	-616.25	-2,372.25	-3,059.00	-9,489.00	-67.76
70500 TOTAL TENANT REVENUE	-27,782.00	-28,009.08	227.08	-84,027.24	-84,878.00	-336,109.00	-74.75
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-3,900.00	-4,000.00	100.00	-12,000.00	-10,425.00	-48,000.00	-78.28
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-3,900.00	-4,000.00	100.00	-12,000.00	-10,425.00	-48,000.00	-78.28
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	0.00	0.00	0.00	
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	-251.50	8.50	-754.50	-729.00	-3,018.00	-75.84
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-754.50	-729.00	-3,018.00	-75.84
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-5.30	-19.58	14.28	-58.74	-5.30	-235.00	-97.74
60-1-000-001-5450.000 Residual Res Int Inc	-1.36	-4.50	3.14	-13.50	-1.36	-54.00	-97.48
Total Line 72000	-6.66	-24.08	17.42	-72.24	-6.66	-289.00	-97.70
70000 TOTAL REVENUE	-31,931.66	-32,284.66	353.00	-96,853.98	-96,038.66	-387,416.00	-75.21

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	2,325.00	1,345.83	979.17	4,037.49	4,245.00	16,150.00	-73.72
60-1-000-001-6330.000 Manager's Salaries	3,749.61	2,804.17	945.44	8,412.51	7,749.19	33,650.00	-76.97
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,074.61	4,150.00	1,924.61	12,450.00	11,994.19	49,800.00	-75.92
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	10,140.00	10,036.00	40,560.00	-75.26
Total Line 91300	3,276.00	3,380.00	-104.00	10,140.00	10,036.00	40,560.00	-75.26
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	1,464.00	1,447.50	5,856.00	-75.28
Total Line 91310	472.50	488.00	-15.50	1,464.00	1,447.50	5,856.00	-75.28
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	99.99	19.24	400.00	-95.19
Total Line 91400	9.62	33.33	-23.71	99.99	19.24	400.00	-95.19
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	555.32	333.33	221.99	999.99	1,086.64	4,000.00	-72.83
60-1-000-001-6330.500 Manager's Benefits	1,204.97	845.83	359.14	2,537.49	2,848.35	10,150.00	-71.94
Total Line 91500	1,760.29	1,179.16	581.13	3,537.48	3,934.99	14,150.00	-72.19
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	80.00	100.00	-20.00	300.00	96.87	1,200.00	-91.93
60-1-000-001-6311.000 Office Exp - PL	134.10	160.00	-25.90	480.00	219.57	1,920.00	-88.56
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	90.50	125.00	-34.50	375.00	329.01	1,500.00	-78.07
60-1-000-001-6311.150 IT Support	53.10	136.00	-82.90	408.00	53.10	1,632.00	-96.75
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	357.70	521.00	-163.30	1,563.00	847.32	6,252.00	-86.45
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	100.00	-100.00	300.00	218.21	1,200.00	-81.82
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	102.50	110.00	-7.50	330.00	209.99	1,320.00	-84.09
Total Line 91800	102.50	210.00	-107.50	630.00	428.20	2,520.00	-83.01
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	7.49	10.00	-2.51	30.00	54.61	120.00	-54.49
60-1-000-001-6399.000 Other Administrative	19.79	100.00	-80.21	300.00	19.79	1,200.00	-98.35
Total Line 91900	27.28	376.67	-349.39	1,130.01	74.40	4,520.00	-98.35
91000 TOTAL OPERATING EXPENSE - Admin	12,080.50	10,438.16	1,642.34	31,314.48	28,781.84	125,258.00	-77.02

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	279.93	380.00	-100.07	1,140.00	659.40	4,560.00	-85.54
60-1-000-001-6451.000 Utilities Water	2,299.02	900.00	1,399.02	2,700.00	3,597.27	10,800.00	-66.69
60-1-000-001-6452.000 Utilities Gas	60.25	160.00	-99.75	480.00	229.25	1,920.00	-88.06
60-1-000-001-6453.000 Utilities Sewer	4,932.84	1,790.00	3,142.84	5,370.00	7,648.34	21,480.00	-64.39
Total Line 93100, 93200, 93300, 93600	7,572.04	3,230.00	4,342.04	9,690.00	12,134.26	38,760.00	-68.69
93000 TOTAL UTILITIES EXPENSES	7,572.04	3,230.00	4,342.04	9,690.00	12,134.26	38,760.00	-68.69
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	6,681.60	5,070.83	1,610.77	15,212.49	11,937.28	60,850.00	-80.38
60-1-000-001-6510.100 OT Maintenance	158.40	85.00	73.40	255.00	193.43	1,020.00	-81.04
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	6,840.00	5,155.83	1,684.17	15,467.49	12,130.71	61,870.00	-80.39
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	185.00	-185.00	555.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	291.14	266.67	24.47	800.01	619.87	3,200.00	-80.63
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	300.00	167.49	1,200.00	-86.04
60-1-000-001-6515.080 Plumbing Supplies	0.00	340.00	-340.00	1,020.00	2,376.55	4,080.00	-41.75
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	240.00	93.76	960.00	-90.23
60-1-000-001-6515.110 Routine Maint. Supplies	299.35	666.67	-367.32	2,000.01	1,878.35	8,000.00	-76.52
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	555.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	549.99	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	399.99	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	249.99	172.74	1,000.00	-82.73
60-1-000-001-6515.500 Small Tools/Equipment	-36.19	0.00	-36.19	0.00	-36.19	0.00	
Total Line 94200	554.30	2,306.66	-1,752.36	6,919.98	7,265.17	27,680.00	-73.75
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	655.00	710.00	-55.00	2,130.00	2,038.70	8,520.00	-76.07
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	375.00	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	1,341.67	-1,341.67	4,025.01	0.00	16,100.00	-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	16.67	-16.67	50.01	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	1,650.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	849.99	0.00	3,400.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	55.00	-55.00	165.00	0.00	660.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	3,099.99	0.00	12,400.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	3,999.99	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	655.00	5,498.33	-4,843.33	16,494.99	2,578.70	65,980.00	-96.09
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,257.50	1,783.33	474.17	5,349.99	4,867.08	21,400.00	-77.26
Total Line 94500	2,257.50	1,783.33	474.17	5,349.99	4,867.08	21,400.00	-77.26
94000 TOTAL MAINTENANCE EXPENSES	10,306.80	14,744.15	-4,437.35	44,232.45	26,841.66	176,930.00	-84.83

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
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	667.99	650.00	17.99	1,950.00	1,967.99	7,800.00	-74.77
60-1-000-001-6580.100 ADT Contract	238.44	99.00	139.44	297.00	367.36	1,188.00	-69.08
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	30.00	91.60	120.00	-23.67
Total Line 95200	906.43	759.00	147.43	2,277.00	2,426.95	9,108.00	-73.35
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	906.43	759.00	147.43	2,277.00	2,426.95	9,108.00	-73.35
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	3,822.51	3,752.04	15,290.00	-75.46
Total Line 96110	1,250.68	1,274.17	-23.49	3,822.51	3,752.04	15,290.00	-75.46
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	483.75	474.90	1,935.00	-75.46
Total Line 96120	158.30	161.25	-2.95	483.75	474.90	1,935.00	-75.46
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	872.25	856.08	3,489.00	-75.46
Total Line 96130	285.36	290.75	-5.39	872.25	856.08	3,489.00	-75.46
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	197.25	193.62	789.00	-75.46
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	270.51	265.56	1,082.00	-75.46
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	155.92	-2.86	467.76	459.18	1,871.00	-75.46
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	5,646.27	5,542.20	22,585.00	-75.46
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,078.80	1,238.92	-160.12	3,716.76	3,829.49	14,867.00	-74.24
Total Line 96300	1,078.80	1,238.92	-160.12	3,716.76	3,829.49	14,867.00	-74.24
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	220.20	266.67	-46.47	800.01	253.40	3,200.00	-92.08
Total Line 96400	220.20	266.67	-46.47	800.01	253.40	3,200.00	-92.08
96000 TOTAL OTHER GENERAL EXPENSES	1,299.00	1,505.59	-206.59	4,516.77	4,082.89	18,067.00	-77.40
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,514.80	1,500.00	14.80	4,500.00	4,535.19	18,000.00	-74.80
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,514.80	1,500.00	14.80	4,500.00	4,535.19	18,000.00	-74.80
96700 TOTAL INTEREST EXP & AMORT	1,514.80	1,500.00	14.80	4,500.00	4,535.19	18,000.00	-74.80
96900 TOTAL OPERATING EXPENSE	35,526.97	34,058.99	1,467.98	102,176.97	84,344.99	408,708.00	-79.36
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	3,595.31	1,774.33	1,820.98	5,322.99	-11,693.67	21,292.00	-154.92

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	840.00	840.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,136.00	-12,766.00	-370.00	-38,298.00	-37,740.00	-153,192.00	-75.36
Total Admin Fee Subsidy	-13,136.00	-12,766.00	-370.00	-38,298.00	-37,740.00	-153,192.00	-75.36
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.15	-5.25	2.10	-15.75	-9.34	-63.00	-85.17
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	-3.15	-5.25	2.10	-15.75	-9.34	-63.00	-85.17
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-162.51	0.00	-650.00	-100.00
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	-54.17	54.17	-162.51	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-13,139.15	-12,825.42	-313.73	-38,476.26	-37,749.34	-153,905.00	-75.47
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	11,209.40	8,666.67	2,542.73	26,000.01	21,060.91	104,000.00	-79.75
Total Admin Salaries	11,209.40	8,666.67	2,542.73	26,000.01	21,060.91	104,000.00	-79.75
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	562.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	562.50	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,628.00	2,460.00	168.00	7,380.00	7,716.00	29,520.00	-73.86
30-1-000-000-4120.300 Bookkeep. Fees	1,642.50	1,538.00	104.50	4,614.00	4,822.50	18,456.00	-73.87
Total Fees Expense	4,270.50	3,998.00	272.50	11,994.00	12,538.50	47,976.00	-73.87
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,764.22	4,183.33	580.89	12,549.99	11,089.04	50,200.00	-77.91
Total Benefit Contribution Exp	4,764.22	4,183.33	580.89	12,549.99	11,089.04	50,200.00	-77.91
Office Expense							
30-1-000-000-4180.000 Telephone	95.85	76.67	19.18	230.01	285.11	920.00	-69.01
30-1-000-000-4190.100 Postage	231.78	154.17	77.61	462.51	482.16	1,850.00	-73.94
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	22.08	-22.08	66.24	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	92.49	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	75.00	52.50	300.00	-82.50
Total Office Expense	327.63	308.75	18.88	926.25	819.77	3,705.00	-77.87
Legal Expense							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
June, 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	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	125.00	-125.00	375.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	375.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	83.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	0.00	285.00	-285.00	855.00	0.00	3,420.00	-100.00
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	375.00	-48.00	1,500.00	-103.20
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	275.00	-275.00	825.00	0.00	3,300.00	-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	154.11	16.67	137.44	50.01	278.45	200.00	39.23
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	347.00	308.33	38.67	924.99	713.41	3,700.00	-80.72
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	969.00	840.00	3,876.00	-78.33
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	107.97	0.00	
Total Other Expense	817.10	1,624.67	-807.57	4,874.01	1,975.37	19,496.00	-89.87
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	112.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	21,388.85	19,131.42	2,257.43	57,394.26	48,303.81	229,577.00	-78.96
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	162.51	159.48	650.00	-75.46
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	597.24	585.87	2,389.00	-75.48
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	155.01	150.00	620.00	-75.81
Total Insurance Premium Expenses	298.45	304.92	-6.47	914.76	895.35	3,659.00	-75.53
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	914.76	895.35	3,659.00	-75.53
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	41.67	-41.67	125.01	-2,463.70	500.00	-592.74
30-1-000-000-4590.010 Admin Gen Exp-Port	303.03	283.33	19.70	849.99	725.17	3,400.00	-78.67
Total General Expense	303.03	325.00	-21.97	975.00	-1,738.53	3,900.00	-144.58
TOTAL GENERAL EXPENSE	303.03	325.00	-21.97	975.00	-1,738.53	3,900.00	-144.58
TOTAL EXPENSES - ADMIN	21,990.33	19,761.34	2,228.99	59,284.02	47,460.63	237,136.00	-79.99
ADMIN (Profit)/Loss	8,851.18	6,935.92	1,915.26	20,807.76	9,711.29	83,231.00	-88.33
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
Total Depreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
TOTAL MISC EXPENSE	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
TOTAL ADMIN EXPENSES w/ DEPR EXP	22,454.33	20,226.34	2,227.99	60,679.02	48,852.63	242,716.00	-79.87
ADMIN (Profit)/Loss w/ Depreciation	9,315.18	7,400.92	1,914.26	22,202.76	11,103.29	88,811.00	-87.50

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-162.51	0.00	-650.00	-100.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-79,451.00	-82,237.50	2,786.50	-246,712.50	-237,536.00	-986,850.00	-75.93
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-79,451.00	-82,291.67	2,840.67	-246,875.01	-237,536.00	-987,500.00	-75.95
TOTAL HAP INCOME	-79,451.00	-82,291.67	2,840.67	-246,875.01	-237,536.00	-987,500.00	-75.95
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	78,691.00	71,916.67	6,774.33	215,750.01	235,259.00	863,000.00	-72.74
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	4,483.00	3,333.33	1,149.67	9,999.99	12,022.00	40,000.00	-69.95
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,166.00	7,000.00	166.00	21,000.00	18,163.00	84,000.00	-78.38
Total HAP Expenses	90,340.00	82,250.00	8,090.00	246,750.00	265,444.00	987,000.00	-73.11
TOTAL HAP EXPENSE	90,340.00	82,250.00	8,090.00	246,750.00	265,444.00	987,000.00	-73.11
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	125.01	-339.20	500.00	-167.84
Total General HAP Expenses	0.00	41.67	-41.67	125.01	-339.20	500.00	-167.84
TOTAL GENERAL HAP EXPENSES	0.00	41.67	-41.67	125.01	-339.20	500.00	-167.84
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	90,340.00	82,291.67	8,048.33	246,875.01	265,104.80	987,500.00	-73.15
Remaining HAP (to)/from Reserve	10,889.00	0.00	10,889.00	0.00	27,568.80	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
June, 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	45.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-10,998.00	-5,395.83	-5,602.17	-16,187.49	-24,489.00	-64,750.00	-62.18
Total HAP Income	-10,998.00	-5,395.83	-5,602.17	-16,187.49	-24,489.00	-64,750.00	-62.18
TOTAL HAP INCOME	-10,998.00	-5,395.83	-5,602.17	-16,187.49	-24,489.00	-64,750.00	-62.18
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,902.00	5,320.83	581.17	15,962.49	20,313.00	63,850.00	-68.19
30-1-000-001-4715.040 EHV HAP Utility Pmts	343.00	75.00	268.00	225.00	1,387.00	900.00	54.11
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	6,245.00	5,395.83	849.17	16,187.49	21,700.00	64,750.00	-66.49
TOTAL HAP EXPENSE	6,245.00	5,395.83	849.17	16,187.49	21,700.00	64,750.00	-66.49
EHV HAP (to)/from Reserve	-4,753.00	0.00	-4,753.00	0.00	-2,789.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-1,050.00	-775.00	-275.00	-2,325.00	-3,148.00	-9,300.00	-66.15
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	-1,166.67	1,166.67	-3,500.01	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-125.01	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-125.01	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-1,050.00	-2,025.01	975.01	-6,075.03	-3,148.00	-24,300.00	-87.05
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-1,050.00	-2,025.01	975.01	-6,075.03	-3,148.00	-24,300.00	-87.05

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	253.60	291.67	-38.07	875.01	557.92	3,500.00	-84.06
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	146.10	261.67	-115.57	785.01	321.42	3,140.00	-89.76
30-1-000-001-4120.100 EHV Management Fee	132.00	180.00	-48.00	540.00	468.00	2,160.00	-78.33
30-1-000-001-4120.300 EHV Bookkeeping Fee	82.50	112.50	-30.00	337.50	292.50	1,350.00	-78.33
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	300.00	300.00	1,200.00	-75.00
Total Ongoing Admin Expenses	674.20	1,154.17	-479.97	3,462.51	1,939.84	13,850.00	-85.99
TOTAL ONGOING ADMIN EXPENSES	674.20	1,154.17	-479.97	3,462.51	1,939.84	13,850.00	-85.99
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	1,687.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	1,687.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	2,612.49	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	674.20	2,025.00	-1,350.80	6,075.00	1,939.84	24,300.00	-92.02
EHV ADMINI (Profit)/Loss	-375.80	-0.01	-375.79	-0.03	-1,208.16	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
June 30, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	141,038.36	137,945.91	3,092.45	348,826.85	1,655,351.00	-78.93
TOTAL OPERATING INCOME	141,038.36	137,945.91	3,092.45	348,826.85	1,655,351.00	-78.93
OPERATING EXPENSE						
Total Administration Expenses	98,935.53	63,700.00	35,235.53	206,010.59	764,400.00	-73.05
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	350.86	615.00	-264.14	876.18	7,380.00	-88.13
Total Maintenance Expenses	97,621.25	61,164.16	36,457.09	189,057.97	733,970.00	-74.24
Total Protective Expenses	307.95	6,616.67	-6,308.72	510.90	79,400.00	-99.36
General Expenses	3,232.65	3,724.17	-491.52	9,697.95	44,690.00	-78.30
TOTAL ROUTINE OPERATING EXPENSES	200,448.24	135,820.00	64,628.24	406,153.59	1,629,840.00	-75.08
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	200,448.24	135,820.00	64,628.24	406,153.59	1,629,840.00	-75.08
NET REVENUE/-EXPENSE PROFIT/-LOSS	-59,409.88	2,125.91	-61,535.79	-57,326.74	25,511.00	-324.71
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	2,281.50	9,180.00	-75.15
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-60,170.38	1,360.91	-61,531.29	-59,608.24	16,331.00	-465.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
June 30, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	86,688.93	92,870.83	-6,181.90	279,029.43	1,114,450.00	-74.96
TOTAL OPERATING INCOME	86,688.93	92,870.83	-6,181.90	279,029.43	1,114,450.00	-74.96
OPERATING EXPENSE						
Total Administration Expenses	34,067.49	29,024.68	5,042.81	86,465.71	348,296.00	-75.17
Total Tenant Service Expenses	66.00	400.00	-334.00	198.00	4,800.00	-95.88
Total Utility Expenses	7,816.25	11,750.00	-3,933.75	18,140.92	141,000.00	-87.13
Total Maintenance Expenses	37,612.34	35,089.53	2,522.81	90,982.62	421,074.00	-78.39
Total Protective Service Expenses	2,534.14	3,515.84	-981.70	6,563.76	42,190.00	-84.44
General Expenses	6,882.75	8,184.16	-1,301.41	23,232.41	98,210.00	-76.34
TOTAL ROUTINE OPERATING EXPENSES	88,978.97	87,964.21	1,014.76	225,583.42	1,055,570.00	-78.63
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	88,978.97	87,964.21	1,014.76	225,583.42	1,055,570.00	-78.63
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-2,290.04	4,906.62	-7,196.66	53,446.01	58,880.00	-9.23
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	32,547.00	165,000.00	-80.27
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-13,139.04	-8,843.38	-4,295.66	20,899.01	-106,120.00	-119.69

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
June 30, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	102,048.12	109,193.67	-7,145.55	313,889.15	1,310,324.00	-76.04
TOTAL OPERATING INCOME	102,048.12	109,193.67	-7,145.55	313,889.15	1,310,324.00	-76.04
OPERATING EXPENSE						
Total Administration Expenses	35,493.87	36,060.27	-566.40	87,147.70	432,723.00	-79.86
Total Tenant Service Expenses	32.63	91.67	-59.04	32.63	1,100.00	-97.03
Total Utility Expenses	2,455.99	2,945.82	-489.83	4,181.77	35,350.00	-88.17
Total Maintenance Expenses	119,862.05	52,350.91	67,511.14	242,599.93	628,211.00	-61.38
Total Protective Service Expenses	3,337.17	2,920.83	416.34	7,341.54	35,050.00	-79.05
General Expenses	9,097.35	8,379.10	718.25	20,577.95	100,549.00	-79.53
TOTAL ROUTINE OPERATING EXPENSES	170,279.06	102,748.60	67,530.46	361,881.52	1,232,983.00	-70.65
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	170,279.06	102,748.60	67,530.46	361,881.52	1,232,983.00	-70.65
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-68,230.94	6,445.07	-74,676.01	-47,992.37	77,341.00	-162.05
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	85,530.00	372,000.00	-77.01
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-96,740.94	-24,554.93	-72,186.01	-133,522.37	-294,659.00	-54.69

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
June 30, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,103.25	26,347.59	-1,244.34	84,613.74	316,171.00	-73.24
TOTAL OPERATING INCOME	25,103.25	26,347.59	-1,244.34	84,613.74	316,171.00	-73.24
OPERATING EXPENSE						
Total Administration Expenses	7,196.75	8,685.09	-1,488.34	19,826.72	104,221.00	-80.98
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	1,991.03	2,850.00	-858.97	4,361.83	34,200.00	-87.25
Total Maintenance Expenses	9,156.91	12,864.50	-3,707.59	19,124.87	154,374.00	-87.61
Total Protective Service Expenses	863.93	1,197.50	-333.57	2,832.01	14,370.00	-80.29
General Expenses	2,850.36	2,640.25	210.11	8,364.87	31,683.00	-73.60
TOTAL ROUTINE OPERATING EXPENSES	22,058.98	28,829.00	-6,770.02	54,510.30	345,948.00	-84.24
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	22,058.98	28,829.00	-6,770.02	54,510.30	345,948.00	-84.24
NET REVENUE/EXPENSE PROFIT/-LOSS	3,044.27	-2,481.41	5,525.68	30,103.44	-29,777.00	-201.10
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	13,305.00	105,000.00	-87.33
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-1,390.73	-11,231.41	9,840.68	16,798.44	-134,777.00	-112.46

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
June 30, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,139.15	12,825.42	313.73	37,749.34	153,905.00	-75.47
TOTAL ADMIN OPERATING INCOME	13,139.15	12,825.42	313.73	37,749.34	153,905.00	-75.47
OPERATING EXPENSES						
Total Admin Expenses	16,802.36	14,300.42	2,501.94	34,733.80	171,605.00	-79.76
Total Fees Expenses	4,270.50	4,470.50	-200.00	12,622.04	53,646.00	-76.47
Total General Expenses	917.47	990.42	-72.95	104.79	11,885.00	-99.12
TOTAL OPERATING EXPENSES	21,990.33	19,761.34	2,228.99	47,460.63	237,136.00	-79.99
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	21,990.33	19,761.34	2,228.99	47,460.63	237,136.00	-79.99
NET REVENUE PROFIT/-LOSS	-8,851.18	-6,935.92	-1,915.26	-9,711.29	-83,231.00	-88.33
Total Depreciation Expense	464.00	465.00	-1.00	1,392.00	5,580.00	-75.05
NET REVENUE w/Deprecitation PROFIT/-LOSS	-9,315.18	-7,400.92	-1,914.26	-11,103.29	-88,811.00	-87.50

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	79,451.00	82,291.67	-2,840.67	237,536.00	987,500.00	-75.95
TOTAL HAP INCOME	79,451.00	82,291.67	-2,840.67	237,536.00	987,500.00	-75.95
HAP EXPENSES						
Total HAP Expenses	90,340.00	82,250.00	8,090.00	265,444.00	987,000.00	-73.11
Total General HAP Expenses	0.00	41.67	-41.67	-339.20	500.00	-167.84
TOTAL HAP EXPENSES	90,340.00	82,291.67	8,048.33	265,104.80	987,500.00	-73.15
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-10,889.00	0.00	-10,889.00	-27,568.80	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
June 30, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	36,018.08	37,317.08	-1,299.00	107,007.28	447,805.00	-76.10
TOTAL OPERATING INCOME	36,018.08	37,317.08	-1,299.00	107,007.28	447,805.00	-76.10
OPERATING EXPENSE						
Total Administration Expenses	8,607.75	8,260.08	347.67	18,024.56	99,121.00	-81.82
Total Fee Expenses	4,284.00	4,284.00	0.00	12,792.50	51,408.00	-75.12
Total Utilities Expenses	6,510.55	3,405.00	3,105.55	10,415.24	40,860.00	-74.51
Total Maintenance Expenses	41,288.43	20,691.08	20,597.35	81,634.62	248,293.00	-67.12
Total Taxes & Insurance Expense	3,262.07	3,974.42	-712.35	10,229.54	47,693.00	-78.55
Total Financial Expenses	1,514.80	1,500.00	14.80	4,535.20	18,000.00	-74.80
TOTAL ROUTINE OPERATING EXPENSE	65,467.60	42,114.58	23,353.02	137,631.66	505,375.00	-72.77
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	65,467.60	42,114.58	23,353.02	137,631.66	505,375.00	-72.77
NET REVENUE PROFIT/-LOSS						
	-29,449.52	-4,797.50	-24,652.02	-30,624.38	-57,570.00	-46.80
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	24,918.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-37,755.52	-4,797.50	-32,958.02	-55,542.38	-57,570.00	-3.52

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
June 30, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	31,931.66	32,287.41	-355.75	96,038.66	387,449.00	-75.21
TOTAL OPERATING INCOME	31,931.66	32,287.41	-355.75	96,038.66	387,449.00	-75.21
OPERATING EXPENSE						
Total Administration Expenses	8,552.20	6,836.83	1,715.37	17,551.74	82,042.00	-78.61
Total Fee Expenses	3,748.50	3,868.00	-119.50	11,483.50	46,416.00	-75.26
Total Utilities Expenses	7,572.04	3,230.00	4,342.04	12,134.26	38,760.00	-68.69
Total Maintenance Expenses	11,213.23	15,503.15	-4,289.92	29,268.61	186,038.00	-84.27
Total Taxes & Insurance Expense	2,926.20	3,121.01	-194.81	9,371.69	37,452.00	-74.98
Total Financial Expenses	1,514.80	1,500.00	14.80	4,535.19	18,000.00	-74.80
TOTAL ROUTINE OPERATING EXPENSE	35,526.97	34,058.99	1,467.98	84,344.99	408,708.00	-79.36
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	35,526.97	34,058.99	1,467.98	84,344.99	408,708.00	-79.36
NET REVENUE PROFIT/-LOSS						
	-3,595.31	-1,771.58	-1,823.73	11,693.67	-21,259.00	-155.01
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	21,631.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-10,805.81	-1,771.58	-9,034.23	-9,937.83	-21,259.00	-53.25

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
June 30, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	326,736.70	366,358.00	-39,621.30	998,217.21	4,396,296.00	-77.29
TOTAL OPERATING INCOME	326,736.70	366,358.00	-39,621.30	998,217.21	4,396,296.00	-77.29
OPERATING EXPENSE						
Total Administration Expenses	160,309.44	133,053.37	27,256.07	382,066.52	1,596,640.00	-76.07
Total Tenant Service Expenses	98.63	1,083.33	-984.70	230.63	13,000.00	-98.23
Total Utility Expenses	12,614.13	18,160.82	-5,546.69	27,560.70	217,930.00	-87.35
Total Maintenance Expenses	264,252.55	161,469.10	102,783.45	541,765.39	1,937,629.00	-72.04
Total Protective Service Expenses	7,043.19	14,250.84	-7,207.65	17,248.21	171,010.00	-89.91
General Expenses	22,063.11	22,927.68	-864.57	61,873.18	275,132.00	-77.51
TOTAL ROUTINE OPERATING EXPENSES	466,381.05	350,945.14	115,435.91	1,030,744.63	4,211,341.00	-75.52
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	466,381.05	350,945.14	115,435.91	1,030,744.63	4,211,341.00	-75.52
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-139,644.35	15,412.86	-155,057.21	-32,527.42	184,955.00	-117.59
Total Depreciation Expense						
	44,554.50	54,265.00	-9,710.50	133,663.50	651,180.00	-79.47
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-184,198.85	-38,852.14	-145,346.71	-166,190.92	-466,225.00	-64.35

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
June 30, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	67,949.74	69,604.49	-1,654.75	203,045.94	835,254.00	-75.69
TOTAL OPERATING INCOME	67,949.74	69,604.49	-1,654.75	203,045.94	835,254.00	-75.69
OPERATING EXPENSE						
Total Administration Expenses	17,159.95	15,096.91	2,063.04	35,576.30	181,163.00	-80.36
Total Fee Expenses	8,032.50	8,152.00	-119.50	24,276.00	97,824.00	-75.18
Total Utilities Expenses	14,082.59	6,635.00	7,447.59	22,549.50	79,620.00	-71.68
Total Maintenance Expenses	52,501.66	36,194.23	16,307.43	110,903.23	434,331.00	-74.47
Total Taxes & Insurance Expense	6,188.27	7,095.43	-907.16	19,601.23	85,145.00	-76.98
Total Financial Expenses	3,029.60	3,000.00	29.60	9,070.39	36,000.00	-74.80
TOTAL ROUTINE OPERATING EXPENSE	100,994.57	76,173.57	24,821.00	221,976.65	914,083.00	-75.72
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	100,994.57	76,173.57	24,821.00	221,976.65	914,083.00	-75.72
NET REVENUE PROFIT/-LOSS						
	-33,044.83	-6,569.08	-26,475.75	-18,930.71	-78,829.00	-75.99
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	46,549.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-48,561.33	-6,569.08	-41,992.25	-65,480.21	-78,829.00	-16.93

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	15,522.14	5,476.96	10,045.18	30,443.32
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	16,701.60	16,370.25	331.35	50,035.23
Administrative Expenses	1,843.75	205.59	1,638.16	5,987.16
Teneant Services	66.00	0.00	66.00	198.00
Utilities	7,816.25	4,510.25	3,306.00	18,140.92
Maint/Protective Serv - Supplies/Conts	40,146.48	12,603.43	27,543.05	97,546.38
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	6,882.75	6,685.01	197.74	23,232.41
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	88,978.97	45,851.49	43,127.48	225,583.42
AMP002 - FAMILY				
Salaries	14,910.17	8,471.66	6,438.51	28,963.84
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	17,490.48	17,394.55	95.93	52,636.85
Administrative Expenses	3,093.22	1,483.86	1,609.36	5,547.01
Teneant Services	32.63	0.00	32.63	32.63
Utilities	2,455.99	95.88	2,360.11	4,181.77
Maint/Protective Serv - Supplies/Conts	123,199.22	35,276.90	87,922.32	249,941.47
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	9,097.35	5,827.55	3,269.80	20,577.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	170,279.06	68,550.40	101,728.66	361,881.52
AMP003 - BLUEBELL				
Salaries	1,724.68	0.00	1,724.68	3,382.63
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	4,837.50	4,681.50	156.00	14,510.59
Administrative Expenses	634.57	233.75	400.82	1,933.50
Teneant Services	0.00	0.00	0.00	0.00
Utilities	1,991.03	0.00	1,991.03	4,361.83
Maint/Protective Serv - Supplies/Conts	10,020.84	4,928.66	5,092.18	21,956.88
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	2,850.36	3,201.62	-351.26	8,364.87
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	22,058.98	13,045.53	9,013.45	54,510.30
COCC				
Salaries	174,673.03	97,913.52	76,759.51	353,159.61
Employee W/H Payments	-1,672.84	1,398.13	-3,070.97	-2,330.11
Fee Expenses	276.78	90.26	186.52	818.89
Administrative Expenses	21,501.37	2,553.09	18,948.28	40,305.51
Teneant Services	0.00	-18.80	18.80	0.00
Utilities	350.86	30.67	320.19	876.18
Maint/Protective Serv - Supplies/Conts	413.55	0.66	412.89	1,295.45
Mileage	0.00	12.87	-12.87	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	9,697.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	198,775.40	105,211.66	93,563.74	403,823.48
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	206,830.02	111,862.14	94,967.88	415,949.40
Employee W/H Payments	-1,672.84	1,398.13	-3,070.97	-2,330.11
Fee Expenses	39,306.36	38,536.56	769.80	117,928.53
Administrative Expenses	66,379.27	43,012.85	23,366.42	171,774.74
Teneant Services	98.63	-18.80	117.43	230.63
Utilities	12,614.13	4,636.80	7,977.33	27,560.70
Maint/Protective Serv - Supplies/Conts	173,780.09	52,809.65	120,970.44	370,740.18
Mileage	0.00	12.87	-12.87	0.00
Insurance & General Expenses	22,063.11	18,945.44	3,117.67	61,873.18
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	519,398.77	271,195.64	248,203.13	1,163,727.25

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	16,932.37	11,899.85	5,032.52
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,224.50	59.50
Administrative Expenses	772.85	167.52	605.33
Utilities	6,510.55	3,271.80	3,238.75
Maintenance Supplies/Contracts	31,214.49	1,470.96	29,743.53
Security, Tax, & Insurance Expenses	4,238.54	3,150.62	1,087.92
Finacial Expenses	1,514.80	1,670.43	-155.63
TOTAL BRENTWOOD CLAIMS	65,467.60	25,855.68	39,611.92
PRAIRIELAND			
Salaries	16,932.40	11,899.81	5,032.59
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	3,808.00	-59.50
Administrative Expenses	717.30	686.78	30.52
Utilities	7,572.04	2,761.31	4,810.73
Maintenance Supplies/Contracts	1,209.30	946.33	262.97
Security, Taxes, & Insurance Expenses	3,832.63	2,863.45	969.18
Financial Expenses	1,514.80	1,670.43	-155.63
TOTAL PRAIRIELAND CLAIMS	35,526.97	24,636.11	10,890.86
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	33,864.77	23,799.66	10,065.11
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	8,032.50	0.00
Administrative Expenses	1,490.15	854.30	635.85
Utilities	14,082.59	6,033.11	8,049.48
Maintenance Supplies	32,423.79	2,417.29	30,006.50
Security, Tax, & Insurance Expenses	8,071.17	6,014.07	2,057.10
Financial Expenses	3,029.60	3,340.86	-311.26
TOTAL AHP CLAIMS	100,994.57	50,491.79	50,502.78
HOUSING CHOICE VOUCHER - HCV			
Salaries	15,973.62	14,078.11	1,895.51
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,550.50	3,822.00	728.50
Administrative Expenses	828.74	644.26	184.48
General Expense-Admin	601.48	595.87	5.61
Total HCV Expenses	21,954.34	19,140.24	2,814.10
HAP Expenses	90,340.00	72,520.00	17,820.00
General Expenses	0.00	0.00	0.00
Total HAP Expenses	90,340.00	72,520.00	17,820.00
TOTAL HCV CLAIMS	112,294.34	91,660.24	20,634.10

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	35,356.00	0.00	35,356.00	63,744.00
TOTAL CFG 2022 CLAIMS	35,356.00	0.00	35,356.00	363,744.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	47,550.00	0.00	47,550.00	47,550.00
TOTAL CFG 2021 CLAIMS	47,550.00	0.00	47,550.00	347,550.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	100,192.67	49,184.52	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	100,192.67	49,184.52	136,133.63	815,397.10
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	31,565.47	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	31,565.47	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	183,098.67	80,749.99	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
June, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
LOW RENT				
AMP001 - MOON TOWERS	88,978.97	45,851.49	43,127.48	225,583.42
AMP002 - FAMILY	170,279.06	68,550.40	101,728.66	361,881.52
AMP003 - BLUEBELL	22,058.98	13,045.53	9,013.45	54,510.30
COCC	198,775.40	105,211.67	93,563.73	403,823.48
TOTAL LOW RENT	480,092.41	232,659.09	247,433.32	1,045,798.72
A.H.P.				
BRENTWOOD	65,467.60	25,855.68	39,611.92	137,631.66
PRAIRIELAND	35,526.97	24,636.11	10,890.86	84,344.99
TOTAL A.H.P.	100,994.57	50,491.79	50,502.78	221,976.65
HOUSING CHOICE VOUCHER - HCV				
HCV (Administrative Only)	21,954.34	19,140.24	2,814.10	47,352.66
TOTAL HCV	21,954.34	19,140.24	2,814.10	47,352.66
GRANTS				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	35,356.00	0.00	35,356.00	35,356.00
CAPITAL FUND GRANT 2021	47,550.00	0.00	47,550.00	47,550.00
CAPITAL FUND GRANT 2020	100,192.67	49,184.52	51,008.15	136,133.63
CAPITAL FUND GRANT 2019	0.00	31,565.47	-31,565.47	0.00
TOTAL GRANTS	183,098.67	80,749.99	102,348.68	219,039.63
TOTAL CLAIMS FOR MONTH				
	786,139.99	383,041.11	403,098.88	1,534,167.66

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 07/21/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/25/2023

SUBJECT: Election of Officers

Executive Summary

Section 3.02 of the Knox County Housing Authority Board of Commissioner By-Laws requires election of officers at the Authority's annual meeting. The by-laws provide for the election of a Chairperson and a Vice Chairperson, and elected officials hold office for a one-year term, or as long as the Board deems necessary.

The Knox County Housing Authority will hold its annual election of officers at the 07/25/2023 regular meeting of the Board of Commissioners. KCHA Legal counsel Jack Ball will officiate the election of officers. Nominations will be solicited prior to and during the meeting.

Nominations prior to the meeting may be sent to the Executive Director at dantoine@knoxhousing.org or to KCHA Legal Counsel Jack Ball at jackball@grics.net.

Board action will be required to install the elected officials.

RESOLUTION 2023-06

7/25/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2023

Article I. Background

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

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

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

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

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$31,596.46 effective for the period ending June 30, 2023.

RESOLUTION 2023-06

7/25/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending June 30, 2023

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

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

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

WHEREAS the listed accounts below have been determined to be uncollectible at the close of the period ending June 30, 2023.

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RESOLUTION 2023-06

7/25/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending June 30, 2023

4th Quarter Charge-offs – FYE 2023

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 009-10	evicted	\$1,970.02
MT 022-13	deceased	\$271.00
MT 031-16	evicted	\$2,511.01
MT 032-6		\$150.25
MT 051-11	evicted	\$1,767.25
MT 058-7		\$977.00
MT 074-9	evicted	\$1,418.00
MT 079-10	evicted	\$2,951.03
MT 081-15		\$93.00
MT 096-13	evicted	\$1,034.25
MT 137-8		\$260.39
MT 161-9	evicted	\$617.00
MT 189-17		\$118.00
		\$14,138.20

Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 261-18		\$175.75
FAM 304-17	evicted	\$4,667.65
FAM 264-23	evicted	\$3,133.95
FAM 397-24		\$4,144.00
FAM 278-21	evicted	\$2,213.75
FAM 325-28		\$110.25
		\$14,445.35

Bluebell		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB 402-12		\$429.00
BB 420-6	deceased	\$43.52
		\$472.52

Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW B6-9		\$2,458.39
BW F4-3	deceased	\$82.00
		\$2,540.39

Total Bad Debt to be Charged-off: **\$31,596.46**

RESOLUTION 2023-06

7/25/2023

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending June 30, 2023

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$31,596.46 for the period ending June 30, 2023.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of July 25, 2023.

RESOLVED: July 25, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



EXECUTIVE DIRECTOR REPORT

JUNE 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, July 25, 2023
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2024:

Date	Commissioner	Training Description	Location	Hours
04/19-04/21	Hawkinson, Jared	Nelrod ACC	Las Vegas, NV	12.0
04/19-04/21	Carson, LaToya	Nelrod ACC	Las Vegas, NV	12.0
				24.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2024:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-23	2	24.0	\$ 1,643.40	\$ 68.48	\$ 833.33	197.21%	\$ 810.07
May-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-23			\$ -	\$ -		0.00%	
Aug-23			\$ -	\$ -		0.00%	
Sep-23			\$ -	\$ -		0.00%	
Oct-23			\$ -	\$ -		0.00%	
Nov-23			\$ -	\$ -		0.00%	
Dec-23			\$ -	\$ -		0.00%	
Jan-24			\$ -	\$ -		0.00%	
Feb-24			\$ -	\$ -		0.00%	
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 2,500.00	65.74%	\$ (856.60)

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%
Total Authority	1	3	3	3	1	27.5%

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

CY 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1	1	1	1	1	1							100.0%
Robison, Sara (VC)		1				1							33.3%
VACANT			1	1									33.3%
Riley, Joseph	1	1			1	1							66.7%
Carson, LaToya	1	1	1	1	1	1							100.0%
Turner, Dena	1	1		1	1								66.7%
Range, Joey			1										16.7%
Antoine, Derek (ED)	1	1	1	1	1	1							100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	6	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	6	6	Meets requirement
Average meeting attendance:	80.0	64.6%	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	\$ 584,917.00	50.1%	\$ 63,744.00	5.5%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,467,361.00	\$ 1,467,361.00	\$ 884,917.00	60.3%	\$ 363,744.00	24.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	100.0%	\$ -	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%	\$ 37,984.00	38.0%
1480 A&E Services	\$ 100,000.00	\$ 100,000.00	\$ 27,030.00	27.0%	\$ 25,760.00	25.8%
1480 Lighting	\$ 257,444.00	\$ 257,444.00	\$ -	0.0%	\$ -	0.0%
1480 Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ 49,317.00	100.0%	\$ -	0.0%
1480 Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	100.0%	\$ -	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	\$ 263,000.00	100.0%	\$ -	0.0%
1480 CCP Drainage	\$ 72,600.00	\$ 72,600.00	\$ 72,600.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 63,744.00	5.5%

This grant, in conjunction with the 2020 and 2021 grants, 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 60.3% obligated, and 24.8% 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%	\$ 47,550.00	5.2%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 347,550.00	28.7%

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%	\$ 47,550.00	14.2%
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%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 47,550.00	5.2%

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 28.7% 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%	\$ 515,397.10	59.4%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 815,397.10	69.8%

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%	\$ 505,497.10	114.9%
1480 A&E Services	\$ 50,000.00	\$ 6,600.00	\$ 6,600.00	100.0%	\$ 9,900.00	150.0%
1480 Reserved Budget	\$ 8,433.00	\$ 8,433.00	\$ 8,433.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 515,397.10	59.4%

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 69.8% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

See attached report from Alliance Architects regarding structural integrity at Moon Towers.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

STRUCTURAL AND FACADE REVIEW
MOON TOWERS
Knox County Housing Authority
Galesburg, Illinois

July 6, 2023

ATTENDEES

Derek Antoine, Caleb Diefendorf and Terry Gray (Knox County Housing Authority), and Michael Eggen and Mark Burrell (Alliance Architecture).

DISCUSSION

The parties met to review concerns regarding cracks evident at several structural columns at the west elevation of Moon Towers Building A, as well as building brick veneer visible on the south elevations of both Buildings A and B. We have identified four areas of concern:

1. Column Cracking Review

The parties entered Unit 802 (Building A) to observe cracks evident at the structural column visible from the bedroom. KCHA Maintenance had ground out the depth of the largest crack to approximately 1/2" prior to Architect's arrival. Architect further removed a section of 1/2" scratch coat and 3/16" brown coat with white finish coat in an area of approximately 4" by 8" with a hammer and chisel. Architect expected to observe a wire mesh lath embedded with the plaster, however, none was evident. Upon exposure of the concrete column, no cracking was observed in the structural concrete. Exposed column material was solid and sound and did not appear to be damaged in any manner.

It appears as though damage to the plaster coating is a result of movement of dissimilar substrate materials. Reinforced concrete column is exposed to both the interior and exterior of the building, leading to extreme variances in temperature from one face to another. At the interior, column butts up against CMU on three sides with different rates of thermal expansion and contraction than the column. Coupled with the lack of reinforcing mesh in the plaster coating, those expansions and contractions are likely responsible for the cracking found in the plaster coatings.

Recommendation: Cracks in the plaster coating can be repaired by cutting out the cracks to a consistent depth, packing with sealant (tight with sealant), applying a skim coat of gypsum patching compounds and painting to match. When roofing is replaced, ensure all flashings and joints are water-tight to rule out water infiltration into the wall cavity and onto the column.

2. Bulging Brick Review

Architect reviewed brick veneer conditions on the south elevations of both the A and B towers. The most prominent area of bulging brick occurs immediately below a lap in crucial flashing on the south elevation of Building B. Observation through binoculars indicates sealants at that location have failed, and weep holes have clogged (or are non-existent), allowing water and debris to accumulate in the collar joint, causing damage to the lintel and forcing the brick to bulge over time. Similar brick issues are evident at four to five additional locations on the south elevation, as well as other areas on the south elevation of Building A.

DISCUSSION (Cont.)

Recommendation: To correctly repair the bulging brick conditions, damaged brick should be carefully removed, wall cavity inspected, debris removed, lintel replaced, and new brick installed straight and plumb.

A thorough review of all south facades should be conducted, paying specific attention to condition of weep holes and sealants. Weep holes should be cleared and sealants replaced. Where weep holes and/or sealants do not exist, same should be installed.

3. Façade Rust Spots

Spots of rust are visible at multiple locations on the west elevation of Building B. These are likely caused by ends of reinforcing steel with either insufficient concrete coverage or ends exposed to the elements. Currently, this is a cosmetic issue. However, if left untreated, it will result in the spalling and deterioration of the concrete face in which it is embedded.

Recommendation: To correctly repair the condition at the rust spots, exposed steel should be ground back to required depth with a die grinder, and a concrete patch product applied to the hole per the manufacturer's written recommendations.

4. Pinched Brick

At multiple locations below windows on the west elevation of Building B and the south elevation of Building A, sills do not appear to be flashed correctly, and the brick veneer appears pinched out. It is unclear from ground observation what the cause of this particular condition is. Original construction drawings indicate precast panels were intended for installation below the windows; however, brick veneer was installed instead. It is possible that a joint originally intended to be filled with sealant was actually filled with mortar, restricting the expansion of the brick veneer and forcing it to pinch outward.

Additional review will be required for a more definitive determination. This may involve deconstruction of the exterior masonry to determine the as-built condition which clearly differs from the provided record drawings.

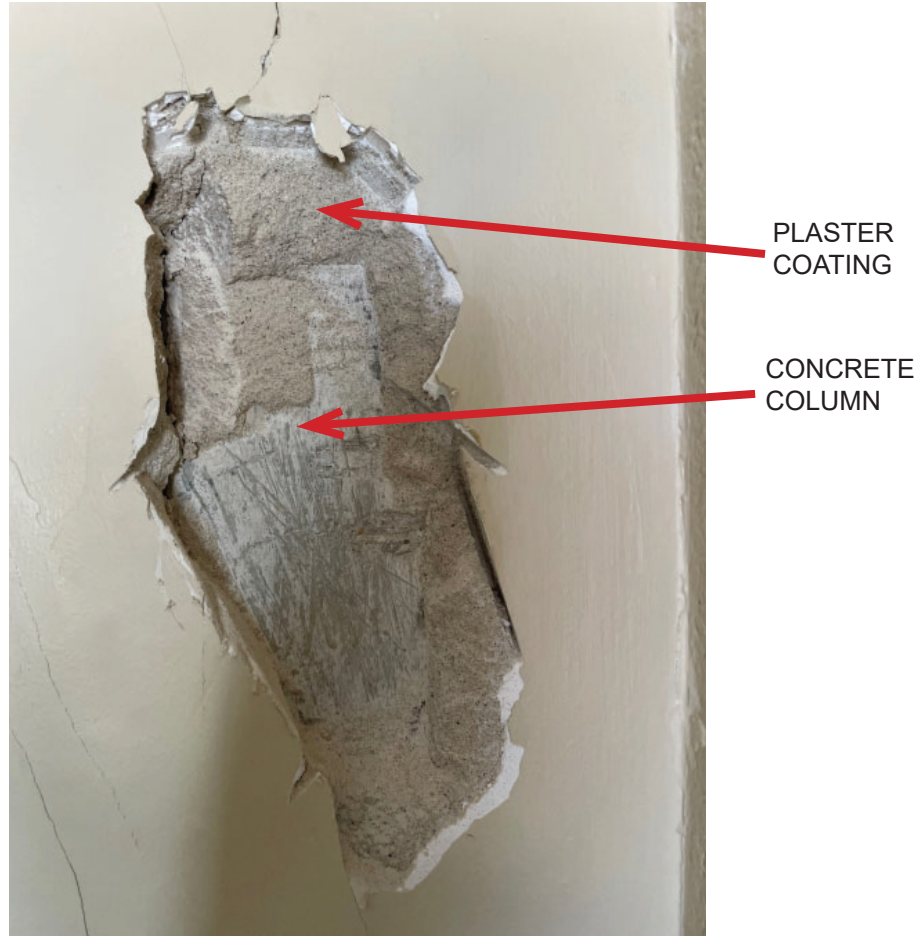
CONCLUSIONS

- No imminent structural failures are apparent.
- Recommendations 1 thru 3 represent a significant amount of work. More thorough investigations including the north and east elevations will likely reveal additional issues requiring redress. The resulting repairs may be similar in scale to the 2011 CFP project.
- It will be more economical to perform all repairs under a single contract.
- We estimate items outlined in sections 1 thru 3 will require approximately \$100,000 to complete ($\pm 30\%$).
- We recommend a Task Order generation based on completed investigation.

EXHIBITS

South and west elevations shown. Highlighted areas represent issues discovered through cursory ground-based observation. A more thorough review of all elevations will reveal additional areas requiring attention.

END OF PRELIMINARY REPORT



1. Section of plaster coating removed at large column crack. Structural concrete appears sound and undamaged.



2. Bulging brick present at south elevation of Building B.



3. Multiple panels hosting bulging brick.



4. Damaged sill and masonry below.



5. Pinched brick and damaged sill at south-facing window at Building A.



6. Pinched brick below window.



7. Peeling of concrete column coating.

 AREAS OF BULGING BRICK/
DAMAGED BRICK VENEER

 AREAS OF PINCHED BRICK

 RUST SPOT LOCATIONS.



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1508



WEST ELEVATION
SCALE: 1/16" = 1'-0"


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.

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	4	100.0%	4	
	Non-emergency WO - completion time	15.0%	3.00	1.42	4	1.49	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	13.67	2	8.83	4
	Annual Inspections - complete %	10.0%	100.0%	7.7%	1	7.7%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.30		3.70

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.8%	4	99.1%	4	
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.00	4	1.00	4
	Adequacy of wait list (ratio)	10.0%	1.00	3.58	4	3.58	4
	Income targeting - % ELI admissions	10.0%	40.0%	66.7%	4	18.2%	1
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				4.00		3.70

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	93.3%	2	100.3%	4	
	Expense - Actual to Budget %	10.0%	98.0%	101.5%	2	85.7%	4
	Profit/loss	20.0%	1.00	0.97	3	1.24	4
	30-day Notice efficiency	15.0%	98.0%	94.8%	2	42.8%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	5.1%	1	5.1%	1
	Tenant collections %	10.0%	98.0%	109.3%	4	110.0%	4
	Deposit collections %	5.0%	98.0%	96.1%	3	96.1%	3
	Reserve position	15.0%	4.00	9.73	4	9.73	4
	Total category score				2.60		3.05

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.60	4	39.60	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



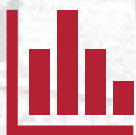
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.4%	3	75.4%	3
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	100.0%	10.00	4	9.00	4
Total category score				3.05		2.60

TENANT RELATIONS



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

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.30	0.50	3.70	0.56
Occupancy	25.0%	4.00	4.00	1.00	3.70	0.93
Financial position	25.0%	4.00	2.60	0.65	3.05	0.76
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.05	0.46	2.60	0.39
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.37		3.40
DESIGNATION				STANDARD		STANDARD


PUBLIC HOUSING PROGRAM


SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	86.8%	1	95.2%	3
	Non-emergency WO - completion time	15.0%	3.00	2.06	4	2.29	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	6.33	4	18.26	1
	Annual Inspections - complete %	10.0%	100.0%	40.8%	1	40.8%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.25		2.95

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.1%	4	97.8%	3
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	74.38	1	33.78	1
	Adequacy of wait list (ratio)	10.0%	1.00	1.53	4	1.53	4
	Income targeting - % ELI admissions	10.0%	40.0%	75.0%	4	88.9%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.70		3.45

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	93.4%	2	95.8%	3
	Expense - Actual to Budget %	10.0%	98.0%	165.7%	1	117.4%	1
	Profit/loss	20.0%	1.00	0.60	1	0.87	1
	30-day Notice efficiency	15.0%	98.0%	81.8%	1	2.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	18.7%	1	18.7%	1
	Tenant collections %	10.0%	98.0%	128.6%	4	112.8%	4
	Deposit collections %	5.0%	98.0%	96.1%	3	96.1%	3
	Reserve position	15.0%	4.00	7.86	4	7.86	4
	Total category score				1.95		2.05

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.00	4	38.00	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	77.1%	2	74.3%	2
50058/50059 submissions	10.0%	100.0%	99.5%	4	99.5%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	25.0%	1	0.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.60	4	3.60	4
Staff development - training/development	10.0%	100.0%	0.0%	1	160.0%	4
Unit-turnaround time (total)	15.0%	100.0%	24.38	1	19.50	2
Total category score				2.05		2.50

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	97.5%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.25	0.49	2.95	0.44
Occupancy	25.0%	4.00	3.70	0.93	3.45	0.86
Financial position	25.0%	4.00	1.95	0.49	2.05	0.51
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.05	0.31	2.50	0.38
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				2.97		2.96
DESIGNATION				STANDARD		STANDARD


PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	90.0%	2	94.7%	3
	Non-emergency WO - completion time	15.0%	3.00	1.33	4	1.89	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	0.0%	1	66.7%	1
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	0.00	4	10.00	4
	Annual Inspections - complete %	10.0%	100.0%	20.0%	1	20.0%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				2.95		3.10

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.6%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.00	4	0.50	4
	Adequacy of wait list (ratio)	10.0%	1.00	3.56	4	3.56	4
	Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	50.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.70		4.00

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	95.2%	3	107.1%	4
	Expense - Actual to Budget %	10.0%	98.0%	76.5%	4	63.0%	4
	Profit/loss	20.0%	1.00	1.14	4	1.55	4
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.7%	4	0.7%	4
	Tenant collections %	10.0%	98.0%	110.5%	4	108.5%	4
	Deposit collections %	5.0%	98.0%	93.3%	2	93.3%	2
	Reserve position	15.0%	4.00	13.60	4	13.60	4
	Total category score				3.80		3.90

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.92	4	39.92	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				4.00		4.00

MANAGEMENT



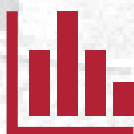
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.15	3	3.15	3
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	100.0%	0.00	4	10.50	4
Total category score				3.05		3.05

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	79.0%	3	80.6%	3
Safety and security	50.0%	3.00	3	3	3	3
Total category score				3.00		3.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	2.95	0.44	3.10	0.47
Occupancy	25.0%	4.00	3.70	0.93	4.00	1.00
Financial position	25.0%	4.00	3.80	0.95	3.90	0.98
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	3.05	0.46	3.05	0.46
Tenant engagement	5.0%	4.00	3.00	0.15	3.00	0.15
Total SCORECARD				3.53		3.65

DESIGNATION

HIGH PERFORMER HIGH PERFORMER

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	315	25	42	1	0	1	296	315.00
JUN	296	24	70	4	0	1	245	303.33
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		165	220	13	0	36		

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	0	0	1	1	3	15
MAR	15	22	2	0	0	0	8	27
APR	27	0	0	0	0	0	0	27
MAY	27	1	5	0	0	0	0	23
JUN	23	1	0	0	0	0	0	24
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		36	7	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	215	\$ 79,437.00	\$ 90,541.00	87.74%	\$ 369.47	\$ 374.50
JUN	213	\$ 82,274.00	\$ 93,195.00	88.28%	\$ 386.26	\$ 376.46
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	1230	\$ 463,225.00	\$ 501,439.00	92.38%	\$ 376.61	

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	6	\$ 7,358.00	\$ 90,541.00	8.13%	\$ 1,226.33	\$ 1,073.97
JUN	6	\$ 6,438.00	\$ 93,195.00	6.91%	\$ 1,073.00	\$ 1,073.81
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	28	\$ 30,370.00	\$ 501,439.00	6.06%	\$ 1,084.64	

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	285	221	77.54%	\$ 415,800.00	\$ 385,330.00	\$ 10,236.00	\$ 395,566.00	105.12%
JUN	285	219	76.84%	\$ 508,995.00	\$ 462,396.00	\$ 1.00	\$ 462,397.00	110.08%
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (285) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

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

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


AFFORDABLE HOUSING PRESERVATION (AHP)


AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	92.9%	2	97.3%	3
	Non-emergency WO - completion time	15.0%	2.00	1.85	4	5.08	2
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	40.6%	1	40.6%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.40		3.25

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.8%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	0.00	4	0.00	4
	Adequacy of wait list (ratio)	15.0%	1.00	5.89	4	5.89	4
	Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				4.00		4.00

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	96.5%	3	95.6%	3
	Expense - Actual to Budget %	10.0%	98.0%	155.3%	1	108.9%	2
	Profit/loss	20.0%	1.00	0.55	1	0.78	1
	14-day Notice efficiency	15.0%	98.0%	74.4%	1	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.7%	4	0.7%	4
	Tenant collections %	10.0%	98.0%	96.8%	3	96.0%	3
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	2.30	2	2.30	2
	Total category score				2.15		2.70

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	21.00	3	21.00	3
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



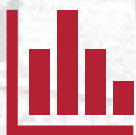
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	75.0%	1	75.0%	1
Tenant file review compliance	20.0%	100.0%	100.0%	4	108.3%	4
Pest control program effectiveness	20.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.80	4	3.80	4
Staff development - training/development	5.0%	100.0%	0.0%	1	93.8%	2
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	8.00	4
Total category score				3.85		3.90

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	85.7%	3	85.4%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.40	0.51	3.25	0.49
Occupancy	25.0%	4.00	4.00	1.00	4.00	1.00
Financial position	25.0%	4.00	2.15	0.54	2.70	0.68
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.85	0.58	3.90	0.59
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.36		3.49
DESIGNATION				STANDARD		STANDARD


AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Non-emergency WO - completion %	15.0%	100.0%	95.0%
	Non-emergency WO - completion time	15.0%	3.00	4.26	3	7.72	1
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	5.75	4	5.75	4
	Annual Inspections - complete %	10.0%	100.0%	37.3%	1	37.3%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.40		3.25

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Unit-days leased (UDL) - %	25.0%	98.0%	98.2%
	Unit-months leased (UML) - %	25.0%	98.0%	98.5%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.00	4	0.00	4
	Adequacy of wait list (ratio)	10.0%	1.00	15.79	4	15.79	4
	Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	0.0%	1
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.70		3.70

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Income - Actual to Budget %	10.0%	98.0%	98.9%
	Expense - Actual to Budget %	10.0%	98.0%	103.7%	2	82.3%	4
	Profit/loss	20.0%	1.00	1.14	4	0.00	1
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.7%	4	0.7%	4
	Tenant collections %	10.0%	98.0%	99.0%	4	99.2%	4
	Deposit collections %	5.0%	98.0%	99.6%	4	99.6%	4
	Reserve position	15.0%	4.00	-5.07	1	-5.07	1
	Total category score				3.25		2.85

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.25		3.25

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	94.3%	4	98.1%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	112.5%	4	104.4%	4
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.80	4	3.80	4
Staff development - training/development	5.0%	100.0%	0.0%	1	93.8%	2
Unit-turnaround time (total)	30.0%	100.0%	3.00	4	3.00	4
Total category score				3.85		3.90

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	84.8%	3	83.2%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.40	0.51	3.25	0.49
Occupancy	25.0%	4.00	3.70	0.93	3.70	0.93
Financial position	25.0%	4.00	3.25	0.81	2.85	0.71
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	3.85	0.58	3.90	0.59
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.49		3.37
DESIGNATION				STANDARD		STANDARD

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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July 24, 2023

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Alisha Ehrhardt (170 S. West St. #417)	1 st Appr. - Trial 08/24/23
Chante Morrison (510 Michigan Ave.)	1 st Appr. - CD
Daniel Morris (300 N. Jefferson St. #203)	1 st Appr. - CD
Jollen Warren (255 W. Tompkins St. #302)	1 st Appr. - CD
Alexander Gossage (170 S. West St. #113)	1 st Appr. - CT 07/27/23
Joshua Brandenburg (170 S. West St. #414)	1 st Appr. - CT 07/27/23
Carol Osborn (170 S. West St. #716)	1 st Appr. - CT 07/27/23
Knowledge Williams (170 S. West St. #815)	1 st Appr. - CT 07/27/23
Samantha Carr (170 S. West St. #615)	1 st Appr. - CD
Tamika Jones (255 W. Tompkins #402)	1 st Appr. - CT 07/27/23
Lenora Jones (255 W. Tompkins #1004)	1 st Appr. - Trial 08/04/23
Charlotte Dilworth (255 W. Tompkins #609)	1 st Appr. - Trial 08/02/23
Brianna Martin (562 Iowa Ave.)	1 st Appr. - JD

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

Kimberly Caldwell (1065 W. Berrien St.)	1 st Appr. - CT 08/03/23
Cierra Stigger (1517 McKnight St.)	1 st Appr. - CD
Jermaine Doss (1556 McKnight St.)	1 st Appr. - CD

2. Review monthly board packet and attend monthly meeting.

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