

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
1/27/2026
4:00 p.m.

Opening	Roll Call	Chairperson Hawkinson
	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
	Review/Ratify 12-2025 Financial Reports	Chairperson Hawkinson
Public Comment	Open	
Old Business	None	
New Business	Review/Approve Pay Request #1 to AMP Mechanical Services for Boilers and Generator Project	Derek Antoine
	Review/Approve Change Order #1 to AMP Mechanical Services for Boilers and Generator Project	Derek Antoine
	Review/Approve Contractor Award – Moon Towers Masonry Restoration Project	Derek Antoine
	Review/Adopt Resolution 2026-01 - Approval of Bad Debt Charge-Offs for the period ending December 31, 2025	Derek Antoine
Reports	Executive Director's Report – 12/2025	Derek Antoine
	KCHA Legal Counsel Report – 01/2025	Jack Ball
Other Business	Commissioner Status	
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
December 30, 2025**

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: Jared Hawkinson
 Joseph Riley
 Sara Robison
 Dena Simkins

EXCUSED: LaToya Carson
 Joey Range
 Dena St. George

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:04 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 Robison made a motion to approve the previous meeting minutes as presented; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the November 2025 financial reports. After brief discussion, Commissioner Riley made a motion to ratify the financial reports for November 2025 as presented; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

November 2025 claims against the HA Administration in the sum of \$514,780.52; Central Office Cost Center in the sum of \$159,434.82; Moon Towers in the sum of \$94,695.34; Family in the sum of \$91,123.58; Bluebell in the sum of \$23,670.61; Housing Choice Voucher Program in the sum of \$100,909.30; Brentwood (A.H.P.) in the sum of \$26,760.31; Prairieland (A.H.P.) in the sum of \$18,186.56; Capital Fund '23 in the sum of \$0.00; Capital Fund '24 in the sum of \$0.00; and Capital Fund '25 in the sum of \$0.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for November 2025; Commissioner Riley seconded.

Roll call was taken as follows:
Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 4-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #4 from Valley Commercial Construction for Elevator Repairs & Upgrades-Moon Towers and Blue Bell Tower. Mr. Antoine and Ms. Lefler provided a project update. Alliance Architects has reviewed and signed approval for pay request #4. After brief discussion, Commissioner Robison made a motion to approve Pay Request #4 from Valley Construction for Elevator Repairs & Upgrades-Moon Towers and Blue Bell Tower in the amount of \$3,046.50; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine stated that the Trustmark plan previously approved has been rescinded due to unforeseen legislative changes. Thus, the recommended replacement is the CapCare Base Plan that utilizes a Blue Cross Blue Shield network. The Board memo outlines the fiscal impact of the plan. Mr. Antoine said that this change in plan would not allow for any funding of the HRA. Chairperson Hawkinson stated that he would like the Board to discuss options of funding the HRA at the January meeting. After brief discussion, Commissioner Simkins made a motion to approve Group Medical Insurance Services and Rates for CY2026 as outlined in the Board memo; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-12 Capital Fund Program Five Year Action Plan (5YP). Mr. Antoine and Ms. Lefler reviewed the five-year action plan that was included in the Board packet. After brief discussion, Commissioner Riley made a motion to approve Resolution 2025-12 Capital Fund Program Five Year Action Plan (5YP) for the period 2026-2030; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye

Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Resolution 2025-13 Adoption of Certifications of Compliance with PHA Annual Plan Submission for FYE 03/31/2027. After brief discussion, Commissioner Robison made a motion to approve Resolution 2025-13 Adoption of Certifications of Compliance with PHA Annual Plan Submission for FYE 03/31/2027; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 4-0.

REPORTS

Mr. Antoine stated that the Executive Director's Report will be posted on the website. He reported that agency operations are good.

Mr. Ball reviewed the Legal Counsel Report that was handed out at the meeting.

OTHER BUSINESS

Chairperson Hawkinson stated that Executive Session will be placed on the agenda for each meeting.

ADJOURNMENT

Commissioner Robison made a motion to adjourn the meeting at 4:49 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Dec-25</u>	<u>Current YTD</u>		
Operating Income	\$126,059.60	\$1,546,845.17	COCC's Cash in Bank	\$167,968.96
Operating Expenses	\$159,544.50	\$1,340,229.87	HRA Insurance Cash	\$116,375.94
Net Revenue Income/(Loss)	(\$33,484.90)	\$206,615.30	A/R + A/P - Income/(Expense)	\$417,893.97
			COCC Available Cash	\$702,238.87

<u>MOON TOWERS</u>	<u>Dec-25</u>	<u>Current YTD</u>		
Operating Income	\$87,770.38	\$986,633.96	Moon Tower's Available Cash	\$631,027.48
Operating Expenses	\$95,769.17	\$880,384.04	Minimum Reserve Position	\$391,281.80
Net Revenue Income/(Loss)	(\$7,998.79)	\$106,249.92	Over/(Under) Minimum Reserve Position	\$239,745.68

<u>FAMILY SITES</u>	<u>Dec-25</u>	<u>Current YTD</u>		
Operating Income	\$117,221.82	\$1,273,118.80	Family Sites Available Cash	\$1,131,838.59
Operating Expenses	\$104,269.34	\$886,296.40	Minimum Reserve Position	\$393,909.51
Net Revenue Income/(Loss)	\$12,952.48	\$386,822.40	Over/(Under) Minimum Reserve Position	\$737,929.08

<u>BLUEBELL</u>	<u>Dec-25</u>	<u>Current YTD</u>		
Operating Income	\$24,174.57	\$289,145.56	Bluebell's Available Cash	\$272,482.73
Operating Expenses	\$27,169.70	\$252,168.55	Minimum Reserve Position	\$112,074.91
Net Revenue Income/(Loss)	(\$2,995.13)	\$36,977.01	Over/(Under) Minimum Reserve Position	\$160,407.82
			PHA Total Available Cash	\$2,737,587.67

Monthly Notes:

- For income: COCC billed \$49,317 in maintenance labor charges; received \$43,577.87 for management fees; \$4,240 for asset management fees; \$5,565 for bookkeeping fees; and \$6,732 each for participant, mental health, and safety/security fees.
- The amps received \$143,559 for operating subsidy from HUD - Moon Towers received \$48,026; Family received \$86,645; and Bluebell \$8,888. The Shelter received \$300 from Full Gospel Church.
- Expenses worth noting was the purchase and installation of 13 new computers, utilities, and flooring at Moon and Family otherwise pretty standard month for the amps.
- For the month all but Family show in the black for the month with all remaining in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Dec-25</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Dec-25</u>	<u>Current YTD</u>
Operating Income	\$43,768.29	\$405,319.48	Operating Income	\$40,760.01	\$369,627.23
Operating Expenses	\$47,940.97	\$328,802.16	Operating Expenses	\$24,942.42	\$284,026.06
Net Revenue Income/(Loss)	(\$4,172.68)	\$76,517.32	Net Revenue Income/(Loss)	\$15,817.59	\$85,601.17

Brentwood's Cash, Investments, A/R, & A/P	\$ 790,542.62	Prairieland's Cash, Investments, A/R, & A/P	\$ (144,072.59)
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 391,965.55	Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 366,419.86
BW's Available Cash	\$ 398,577.07	PL's Available Cash	\$222,347.27

Monthly Notes:

- For Income: Brentwood received \$44,439.25 and Prairieland received \$35,522 in tenant income.
- Expenses worth noting are as mentioned above, new computers and utilities make up for most of the Brentwood showing red for the month otherwise pretty normal month for both properties.
- Prairieland was in the black for the month and both remain in the black year-to-date.

December 2025 Financial Report

Presented at the Board Meeting

January 27, 2026

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Dec-25</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Dec-25</u>	<u>Current YTD</u>
Operating Income	\$13,027.64	\$141,999.94	Operating Income	\$86,914.00	\$793,436.00
Operating Expenses	\$14,786.06	\$159,486.39	Operating Expenses	\$80,877.00	\$799,959.06
Net Revenue Income/(Loss)	(\$1,758.42)	(\$17,486.45)	Net Revenue Income/(Loss)	\$6,037.00	(\$6,523.06)
Unrestricted Net Position (UNP)			Restricted Net Position (RNP)		
Prior Month Balance	\$	(15,973.98)	Prior Month Balance	\$	(9,227.00)
Investment in Fixed Assets	\$	-	Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(1,758.42)	Monthly HCV HAP Revenue - Gain/(Loss)	\$	6,213.00
Transfer to NRP or Adjustment	\$	-	Transfer from UNP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	(17,732.40)	RNP Ending Balance per VMS	\$	(3,014.00)

Monthly Notes:

- HCV received \$13,022 in admin fee subsidy, showing an decrease in revenue of \$1,758.42 for the month due to three payrolls in December.

Monthly Notes:

- HCV received \$86,914 in HAP subsidy and shows an increase of \$6,037.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Dec-25</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Dec-25</u>	<u>Current YTD</u>
Operating Income	\$ 388.00	\$ 6,313.00	Operating Income	\$ 2,662.00	\$ 19,655.00
Operating Expenses	\$ 267.81	\$ 2,758.74	Operating Expenses	\$ 2,223.00	\$ 22,678.00
Net Revenue Income/(Loss)	\$120.19	\$3,554.26	Net Revenue Income/(Loss)	\$439.00	(\$3,023.00)
EHV (UNP)			EHV (RNP)		
Prior Month Balance	\$	27,343.98	Prior Month Balance	\$	297.85
Monthly EHV Admin Revenue - Gain/(Loss)	\$	120.19	Monthly EHV HAP Revenue - Gain/(Loss)	\$	439.00
EHV UNP Ending Balance	\$	27,464.17	RNP Ending Balance per VMS	\$	736.85

Monthly Notes:

- EHV received \$388 in admin fee subsidy, showing an increase in revenue of \$120.19 for the month.

Monthly Notes:

- EHV received \$2,662 in HAP subsidy and shows an increase in revenue of \$439 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Dec-25</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 150,617.45
Family Sites	\$ -	\$ 370,972.09
Bluebell	\$ -	\$ 17,476.36
Brentwood	\$ -	\$ 41,415.74
Prairieland	\$ -	\$ 52,010.90
Housing Choice Voucher	\$ -	\$ 47,707.48
Total	\$ -	\$ 680,200.02

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Dec-25</u>	<u>Historical</u>
Moon Towers	\$ 463.13	\$ 12,546.40
Family Sites	\$ -	\$ 86,515.09
Bluebell	\$ -	\$ 100.00
Brentwood	\$ 332.77	\$ 11,383.93
Prairieland	\$ -	\$ 10,318.09
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 795.90	\$ 134,200.61

Tenant Online Payments

<u>Property Sites</u>	<u>Dec-25</u>	<u>FYE 2025</u>
Moon Towers	\$ 6,573.32	\$ 79,934.25
Family Sites	\$ 11,723.21	\$ 219,798.99
Bluebell	\$ 1,099.00	\$ 15,160.00
Brentwood	\$ 7,469.00	\$ 135,306.11
Prairieland	\$ 5,905.00	\$ 129,670.18
Housing Choice Voucher	\$ -	\$ 7,361.88
Fiscal Year 2022 Total	\$ 32,769.53	\$ 587,231.41

Monthly Bad Debt Submitted	\$0.00
Historical Bad Debt	\$1,280,782.85

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$134,200.61	\$ 40,836.98
13.67%	10.48%	3.19%

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	135.00	135.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,577.87	-44,212.00	634.13	-397,908.00	-392,274.25	-530,544.00	-26.06
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-8,333.33	8,333.33	-74,999.97	-157,483.10	-100,000.00	57.48
Total Line 70710	-43,577.87	-52,545.33	8,967.46	-472,907.97	-549,757.35	-630,544.00	-12.81
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,565.00	-5,807.00	242.00	-52,263.00	-50,730.00	-69,684.00	-27.20
Total Line 70730	-5,565.00	-5,807.00	242.00	-52,263.00	-50,730.00	-69,684.00	-27.20
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-450.00	-780.00	-600.00	30.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-3,750.03	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-49,317.00	-61,520.00	12,203.00	-553,680.00	-485,286.25	-738,240.00	-34.26
10-1-000-000-3850.004 Admin Fee Income	-2,317.50	0.00	-2,317.50	0.00	-4,533.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-5,610.00	-1,122.00	-50,490.00	-60,588.00	-67,320.00	-10.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-5,610.00	-1,122.00	-50,490.00	-53,856.00	-67,320.00	-20.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-5,610.00	-1,122.00	-50,490.00	-60,588.00	-67,320.00	-10.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-45,159.00	0.00	
Total Line 70750	-71,890.50	-78,816.67	6,926.17	-709,350.03	-710,790.25	-945,800.00	-24.85
70700 TOTAL FEE REVENUE	-125,273.37	-141,409.00	16,135.63	-1,272,681.00	-1,349,437.60	-1,696,908.00	-20.48
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-484.34	-425.00	-59.34	-3,825.00	-5,107.35	-5,100.00	0.14
10-1-000-000-3610.023 Interest Income - HRA	-1.89	-1.25	-0.64	-11.25	-13.67	-15.00	-8.87
Total Line 71100	-486.23	-426.25	-59.98	-3,836.25	-5,121.02	-5,115.00	0.12
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	-28,000.00	0.00	
10-1-001-000-3690.180 Shelter Income	-300.00	-16,666.67	16,366.67	-150,000.03	-164,286.55	-200,000.00	-17.86
Total Line 71500	-300.00	-16,666.67	16,366.67	-150,000.03	-192,286.55	-200,000.00	-3.86
TOTAL OTHER REVENUE	-786.23	-17,092.92	16,306.69	-153,836.28	-197,407.57	-205,115.00	-3.76
70000 TOTAL REVENUE	-126,059.60	-158,501.92	32,442.32	-1,426,517.28	-1,546,845.17	-1,902,023.00	-18.67

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	39,618.66	33,415.00	6,203.66	300,735.00	318,920.72	400,980.00	-20.46
10-1-000-000-4110.007 Mental Health Salary	3,615.00	4,375.00	-760.00	39,375.00	23,285.55	52,500.00	-55.65
10-1-000-000-4110.008 Participant Salary	4,081.50	4,710.00	-628.50	42,390.00	30,858.75	56,520.00	-45.40
10-1-001-000-4110.000 Shelter Salaries	17,209.70	12,500.00	4,709.70	112,500.00	123,056.83	150,000.00	-17.96
Total Line 91100	64,524.86	55,000.00	9,524.86	495,000.00	496,121.85	660,000.00	-24.83
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	300.00	-300.00	2,700.00	0.00	3,600.00	-100.00
Total Line 91200	0.00	300.00	-300.00	2,700.00	0.00	3,600.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	41.67	-41.67	375.03	0.00	500.00	-100.00
Total Line 91400	0.00	41.67	-41.67	375.03	0.00	500.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,201.39	11,027.75	173.64	99,249.75	104,446.84	132,333.00	-21.07
10-1-000-000-4110.507 Mental Health Benefits	594.60	1,491.00	-896.40	13,419.00	3,326.73	17,892.00	-81.41
10-1-000-000-4110.508 Participant Benenfits	1,529.90	1,575.00	-45.10	14,175.00	8,147.18	18,900.00	-56.89
10-1-000-000-4110.550 Benefit - Life Ins.	0.00	611.00	-611.00	5,499.00	5,669.52	7,332.00	-22.67
10-1-001-000-4110.500 Shelter Benefits	2,441.09	1,761.00	680.09	15,849.00	19,546.37	21,132.00	-7.50
Total Line 91500	15,766.98	16,465.75	-698.77	148,191.75	141,136.64	197,589.00	-28.57
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,000.00	-1,000.00	9,000.00	4,675.37	12,000.00	-61.04
10-1-000-000-4180.000 Telephone	0.00	125.00	-125.00	1,125.00	3,022.81	1,500.00	101.52
10-1-000-000-4190.000 Other Sundry	1,994.99	166.67	1,828.32	1,500.03	3,144.49	2,000.00	57.22
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	5,400.00	5,400.00	7,200.00	-25.00
10-1-000-000-4190.100 Postage	-376.64	208.33	-584.97	1,874.97	2,602.13	2,500.00	4.09
10-1-000-000-4190.200 Office Supplies	218.35	83.33	135.02	749.97	1,998.20	1,000.00	99.82
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.300 Paper Supplies	84.98	62.50	22.48	562.50	1,484.74	750.00	97.97
10-1-000-000-4190.400 Printing	0.00	150.00	-150.00	1,350.00	673.90	1,800.00	-62.56
10-1-000-000-4190.401 Printing Supplies	150.94	200.00	-49.06	1,800.00	942.44	2,400.00	-60.73
10-1-000-000-4190.500 Printer/Copier Sup Cont	371.96	200.00	171.96	1,800.00	1,754.91	2,400.00	-26.88
10-1-000-000-4190.550 Computers/Software	9,351.84	1,416.67	7,935.17	12,750.03	20,066.06	17,000.00	18.04
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	-70.40	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	750.00	-750.00	6,750.00	5,466.57	9,000.00	-39.26
10-1-000-000-4190.800 Internet Services	282.36	375.00	-92.64	3,375.00	2,363.70	4,500.00	-47.47
10-1-000-000-4190.850 IT Support	57.50	416.67	-359.17	3,750.03	2,527.57	5,000.00	-49.45
Total Line 91600	12,736.28	5,754.17	6,982.11	51,787.53	56,052.49	69,050.00	-18.82
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	850.00	-850.00	7,650.00	6,850.00	10,200.00	-32.84
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	850.00	-850.00	7,650.00	6,850.00	10,200.00	-32.84
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,250.00	-1,250.00	11,250.00	6,432.42	15,000.00	-57.12
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	2,700.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	900.00	1,004.00	1,200.00	-16.33
Total Line 91800	0.00	1,650.00	-1,650.00	14,850.00	7,436.42	19,800.00	-62.44
91900 Other Expense							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4120.400 Fee for Service Exp	253.35	400.00	-146.65	3,600.00	3,232.03	4,800.00	-32.67
10-1-000-000-4120.500 Other Fee Exp	0.00	8.33	-8.33	74.97	218.02	100.00	118.02
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	2,700.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,310.19	83.33	1,226.86	749.97	13,640.31	1,000.00	1,264.03
10-1-000-000-4190.950 Background Verif	0.00	15.00	-15.00	135.00	0.00	180.00	-100.00
10-1-001-000-4120.400 Fee for Serv Exp - W.S.	0.00	470.00	-470.00	4,230.00	-20.42	5,640.00	-100.36
10-1-001-000-4190.000 Admin Supplies - W.S.	152.28	83.33	68.95	749.97	5,869.59	1,000.00	486.96
Total Line 91900	1,715.82	1,359.99	355.83	12,239.91	22,939.53	16,320.00	40.56
91000 TOTAL OPERATING EXPENSE - Admin	94,743.94	81,421.58	13,322.36	732,794.22	730,536.93	977,059.00	-25.23
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	0.00	25.00	-25.00	225.00	69.50	300.00	-76.83
10-1-000-000-4315.000 Sewer	0.00	15.00	-15.00	135.00	66.84	180.00	-62.87
10-1-000-000-4320.000 Electric	0.00	250.00	-250.00	2,250.00	2,412.95	3,000.00	-19.57
10-1-000-000-4330.000 Gas	220.29	200.00	20.29	1,800.00	2,637.00	2,400.00	9.88
10-1-001-000-4310.000 Water - W.S.	95.46	128.00	-32.54	1,152.00	594.60	1,536.00	-61.29
10-1-001-000-4315.000 Sewer - W.S.	130.19	175.00	-44.81	1,575.00	694.69	2,100.00	-66.92
10-1-001-000-4320.000 Electric - W.S.	268.64	428.00	-159.36	3,852.00	1,999.63	5,136.00	-61.07
10-1-001-000-4330.000 Gas - W.S.	184.59	205.00	-20.41	1,845.00	861.25	2,460.00	-64.99
Total Line 93100, 93200, 93300, 93600	899.17	1,426.00	-526.83	12,834.00	9,336.46	17,112.00	-45.44
93000 TOTAL UTILITIES EXPENSES	899.17	1,426.00	-526.83	12,834.00	9,336.46	17,112.00	-45.44
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	34,365.78	43,446.00	-9,080.22	391,014.00	348,367.89	521,352.00	-33.18
10-1-000-000-4410.010 Maint Admin Salary	3,249.36	274.75	2,974.61	2,472.75	10,797.15	3,297.00	227.48
10-1-000-000-4410.100 Maint Labor - OT	1,439.10	835.00	604.10	7,515.00	10,152.47	10,020.00	1.32
Total Line 94100	39,054.24	44,555.75	-5,501.51	401,001.75	369,317.51	534,669.00	-30.93
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	7.50	-7.50	67.50	0.00	90.00	-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	50.00	-50.00	450.00	-188.55	600.00	-131.43
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	90.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	90.00	405.00	120.00	237.50
10-1-000-000-4420.100 Janitorial Supplies	0.00	50.00	-50.00	450.00	1,532.40	600.00	155.40
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	75.00	-75.00	675.00	336.00	900.00	-62.67
10-1-000-000-4420.120 Other Misc Supply	0.00	35.00	-35.00	315.00	126.88	420.00	-69.79
10-1-000-000-4420.125 Mileage	0.00	7.50	-7.50	67.50	0.00	90.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	14.22	50.00	-35.78	450.00	1,740.74	600.00	190.12
10-1-000-000-4420.130 Security Supplies	0.00	0.00	0.00	0.00	15.30	0.00	
10-1-001-000-4420.000 Maint Supplies - W.S.	0.00	208.33	-208.33	1,874.97	462.34	2,500.00	-81.51
Total Line 94200	14.22	503.33	-489.11	4,529.97	4,430.11	6,040.00	-26.65
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	20.00	-20.00	180.00	277.20	240.00	15.50
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	389.77	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	262.05	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	30.00	-30.00	270.00	0.00	360.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	50.00	-50.00	450.00	786.00	600.00	31.00
10-1-001-000-4430.000 Maint Contracts - W.S.	84.00	100.00	-16.00	900.00	84.00	1,200.00	-93.00
Total Line 94300 - (sub accts)	84.00	200.00	-116.00	1,800.00	1,799.02	2,400.00	-25.04
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	13,276.48	19,098.00	-5,821.52	171,882.00	128,172.90	229,176.00	-44.07
10-1-000-000-4410.510 Maint Admin Benefits	939.48	151.25	788.23	1,361.25	2,104.20	1,815.00	15.93
Total Line 94500	14,215.96	19,249.25	-5,033.29	173,243.25	130,277.10	230,991.00	-43.60
94000 TOTAL MAINTENANCE EXPENSE	53,368.42	64,508.33	-11,139.91	580,574.97	505,823.74	774,100.00	-34.66
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,150.50	4,541.00	-390.50	40,869.00	37,842.44	54,492.00	-30.55
10-1-000-000-4481.500 Safety/Security Benefits	2,477.38	2,678.00	-200.62	24,102.00	21,166.23	32,136.00	-34.14
Total Line 95100	6,627.88	7,219.00	-591.12	64,971.00	59,008.67	86,628.00	-31.88
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	109.97	200.00	-90.03	1,800.00	1,081.84	2,400.00	-54.92
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4480.100 ADT Contract - W.S.	0.00	58.33	-58.33	524.97	286.15	700.00	-59.12
Total Line 95200	109.97	258.33	-148.36	2,324.97	1,367.99	3,100.00	-55.87
95000 TOTAL PROTECTIVE SERVICES EXP	6,737.85	7,477.33	-739.48	67,295.97	60,376.66	89,728.00	-32.71
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.53	85.08	-2.55	765.72	742.77	1,021.00	-27.25
10-1-000-000-4510.020 Liability Insurance	36.96	38.08	-1.12	342.72	332.64	457.00	-27.21
10-1-000-000-4510.030 Work Comp Insurance	2,893.02	2,983.42	-90.40	26,850.78	26,037.18	35,801.00	-27.27
Total Line 96110, 96120, 96130	3,012.51	3,106.58	-94.07	27,959.22	27,112.59	37,279.00	-27.27
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.10	17.67	-0.57	159.03	153.90	212.00	-27.41
10-1-000-000-4510.025 PE & PO Insurance	715.51	737.83	-22.32	6,640.47	6,439.59	8,854.00	-27.27
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	464.22	450.00	619.00	-27.30
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	782.61	807.08	-24.47	7,263.72	7,043.49	9,685.00	-27.27
96100 TOTAL INSURANCE PREMIUM EXP	3,795.12	3,913.66	-118.54	35,222.94	34,156.08	46,964.00	-27.27
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 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	3,750.03	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	3,750.03	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	3,750.03	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	159,544.50	159,163.57	380.93	1,432,472.13	1,340,229.87	1,909,963.00	-29.83
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	33,484.90	661.65	32,823.25	5,954.85	-206,615.30	7,940.00	-2,702.21

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	291.00	1,000.00	-709.00	9,000.00	2,619.00	12,000.00	-78.18
Total Line 97400	291.00	1,000.00	-709.00	9,000.00	2,619.00	12,000.00	-78.18
TOTAL MISCELLANEOUS EXPENSE	291.00	1,000.00	-709.00	9,000.00	2,619.00	12,000.00	-78.18
90000 TOTAL EXPENSES	159,835.50	160,163.57	-328.07	1,441,472.13	1,343,023.87	1,921,963.00	-30.12
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	33,775.90	1,661.65	32,114.25	14,954.85	-203,821.30	19,940.00	-1,122.17

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,593.00	1,593.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,222.00	-37,500.00	1,278.00	-337,500.00	-330,353.45	-450,000.00	-26.59
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,222.00	-37,500.00	1,278.00	-337,500.00	-330,353.45	-450,000.00	-26.59
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	
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,700.00	-2,700.00	-3,600.00	-25.00
10-1-000-001-3690.000 Other Income	-22.87	-12.50	-10.37	-112.50	-143.74	-150.00	-4.17
10-1-000-001-3690.100 Late Fees	-300.00	-550.00	250.00	-4,950.00	-3,450.00	-6,600.00	-47.73
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	-50.00	-20.83	-29.17	-187.47	-150.00	-250.00	-40.00
10-1-000-001-3690.150 Laundry Income	-1,725.75	-1,041.67	-684.08	-9,375.03	-11,418.67	-12,500.00	-8.65
10-1-000-001-3690.160 Vending Machine Inc	-111.82	-91.67	-20.15	-825.03	-1,107.15	-1,100.00	0.65
10-1-000-001-3690.180 Labor	-222.75	-1,459.00	1,236.25	-13,131.00	-9,115.78	-17,508.00	-47.93
10-1-000-001-3690.200 Materials	-1.48	-250.00	248.52	-2,250.00	-2,106.26	-3,000.00	-29.79
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,734.67	-3,725.67	991.00	-33,531.03	-30,191.60	-44,708.00	-32.47
70500 TOTAL TENANT REVENUE	-38,956.67	-41,225.67	2,269.00	-371,031.03	-360,545.05	-494,708.00	-27.12
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-48,026.00	-47,288.00	-738.00	-425,592.00	-441,038.00	-567,456.00	-22.28
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	-48,026.00	-47,288.00	-738.00	-425,592.00	-441,038.00	-567,456.00	-22.28
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-74,999.97	-165,357.26	-100,000.00	65.36
Total Line 10010	0.00	-8,333.33	8,333.33	-74,999.97	-165,357.26	-100,000.00	65.36
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	-727.71	-833.33	105.62	-7,499.97	-7,330.65	-10,000.00	-26.69
Total Line 71100	-727.71	-833.33	105.62	-7,499.97	-7,330.65	-10,000.00	-26.69
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	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.	-60.00	0.00	-60.00	0.00	-12,363.00	0.00	
Total Line 71500	-60.00	0.00	-60.00	0.00	-12,363.00	0.00	
70000 TOTAL REVENUE	-87,770.38	-97,680.33	9,909.95	-879,122.97	-986,633.96	-1,172,164.00	-15.83

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,094.52	6,635.00	-540.48	59,715.00	56,708.31	79,620.00	-28.78
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,094.52	6,635.00	-540.48	59,715.00	56,708.31	79,620.00	-28.78
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	333.33	-333.33	2,999.97	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	2,999.97	0.00	4,000.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,162.72	14,244.00	-81.28	128,196.00	126,981.66	170,928.00	-25.71
Total Line 91300	14,162.72	14,244.00	-81.28	128,196.00	126,981.66	170,928.00	-25.71
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	11,952.00	11,835.00	15,936.00	-25.73
Total Line 91310	1,320.00	1,328.00	-8.00	11,952.00	11,835.00	15,936.00	-25.73
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	1,934.41	2,101.00	-166.59	18,909.00	17,470.42	25,212.00	-30.71
Total Line 91500	1,934.41	2,101.00	-166.59	18,909.00	17,470.42	25,212.00	-30.71
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	1,474.47	1,136.35	1,966.00	-42.20
10-1-000-001-4180.000 Telephone	0.00	375.00	-375.00	3,375.00	639.48	4,500.00	-85.79
10-1-000-001-4190.100 Postage	89.09	100.00	-10.91	900.00	700.15	1,200.00	-41.65
10-1-000-001-4190.200 Office Supplies	0.00	66.67	-66.67	600.03	545.67	800.00	-31.79
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	0.00	41.67	-41.67	375.03	739.18	500.00	47.84
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	299.97	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	375.03	264.44	500.00	-47.11
10-1-000-001-4190.500 Printer/Copier Sup Cont	160.56	166.67	-6.11	1,500.03	1,274.39	2,000.00	-36.28
10-1-000-001-4190.550 Computers/Software	2,675.71	0.00	2,675.71	0.00	3,860.07	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	62.50	-62.50	562.50	384.31	750.00	-48.76
10-1-000-001-4190.800 Internet Services	318.29	100.00	218.29	900.00	1,608.28	1,200.00	34.02
10-1-000-001-4190.850 IT Support	531.58	83.33	448.25	749.97	2,395.78	1,000.00	139.58
Total Line 91600	3,775.23	1,234.67	2,540.56	11,112.03	13,548.10	14,816.00	-8.56
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	130.00	-130.00	1,170.00	759.38	1,560.00	-51.32
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	8.33	-8.33	74.97	0.00	100.00	-100.00
Total Line 91800	0.00	138.33	-138.33	1,244.97	759.38	1,660.00	-54.25
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	22.69	25.00	-2.31	225.00	207.87	300.00	-30.71
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	75.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	1,770.00	354.00	15,930.00	16,992.00	21,240.00	-20.00
10-1-000-001-4120.800 Participant Fee	2,124.00	1,770.00	354.00	15,930.00	19,116.00	21,240.00	-10.00
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	8.33	-8.33	74.97	546.94	100.00	446.94
10-1-000-001-4190.950 Background Verification	0.00	416.67	-416.67	3,750.03	0.00	5,000.00	-100.00
Total Line 91900	4,270.69	3,990.00	280.69	35,910.00	36,937.81	47,880.00	-22.85

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91000 TOTAL OPERATING EXPENSE - Admin	31,557.57	30,004.33	1,553.24	270,038.97	264,240.68	360,052.00	-26.61
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	15,930.00	15,930.00	21,240.00	-25.00
Total Line 92000	1,770.00	1,770.00	0.00	15,930.00	15,930.00	21,240.00	-25.00
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	15,930.00	15,930.00	21,240.00	-25.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	810.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	25.00	-25.00	225.00	383.13	300.00	27.71
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	225.00	128.91	300.00	-57.03
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	14.85	0.00	14.85	0.00	113.87	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	1,289.70	0.00	1,289.70	0.00	9,427.20	0.00	
Total Line 92400	1,304.55	140.00	1,164.55	1,260.00	10,053.11	1,680.00	498.40
92500 TOTAL TENANT SERVICES EXPENSE	1,304.55	140.00	1,164.55	1,260.00	10,053.11	1,680.00	498.40
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	2,347.06	1,625.00	722.06	14,625.00	15,838.59	19,500.00	-18.78
10-1-000-001-4315.000 Sewer	6,795.27	4,625.00	2,170.27	41,625.00	50,058.76	55,500.00	-9.80
10-1-000-001-4320.000 Electric	373.06	2,500.00	-2,126.94	22,500.00	26,168.10	30,000.00	-12.77
10-1-000-001-4330.000 Gas	5,490.03	3,333.33	2,156.70	29,999.97	20,023.27	40,000.00	-49.94
Total Line 93100, 93200, 93300, 93600	15,005.42	12,083.33	2,922.09	108,749.97	112,088.72	145,000.00	-22.70
93000 TOTAL UTILITIES EXPENSES	15,005.42	12,083.33	2,922.09	108,749.97	112,088.72	145,000.00	-22.70
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,284.80	3,653.50	-1,368.70	32,881.50	20,841.90	43,842.00	-52.46
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,284.80	3,653.50	-1,368.70	32,881.50	20,841.90	43,842.00	-52.46
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	225.00	0.00	300.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	1,293.40	250.00	1,043.40	2,250.00	12,457.66	3,000.00	315.26
10-1-000-001-4420.030 Snow Removal Supplies	469.63	25.00	444.63	225.00	469.63	300.00	56.54
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	17.88	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	28.11	83.33	-55.22	749.97	376.70	1,000.00	-62.33
10-1-000-001-4420.070 Electrical Supplies	39.97	1,000.00	-960.03	9,000.00	2,398.75	12,000.00	-80.01
10-1-000-001-4420.080 Plumbing Supplies	24.70	500.00	-475.30	4,500.00	3,490.87	6,000.00	-41.82
10-1-000-001-4420.090 Extermination Supplies	0.00	216.67	-216.67	1,950.03	276.77	2,600.00	-89.36
10-1-000-001-4420.100 Janitorial Supplies	266.52	708.33	-441.81	6,374.97	3,188.13	8,500.00	-62.49
10-1-000-001-4420.110 Routine Maint. Supplies	1,274.64	1,833.33	-558.69	16,499.97	14,323.10	22,000.00	-34.90
10-1-000-001-4420.111 Flooring Supplies	510.00	0.00	510.00	0.00	510.00	0.00	
10-1-000-001-4420.120 Other Misc Supplies	19.54	83.33	-63.79	749.97	584.53	1,000.00	-41.55
10-1-000-001-4420.121 Laundry Supplies	116.00	208.33	-92.33	1,874.97	2,689.17	2,500.00	7.57
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	194.37	50.00	144.37	450.00	3,931.34	600.00	555.22

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10-1-000-001-4420.130 Securitiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	4,236.88	4,983.32	-746.44	44,849.88	44,714.53	59,800.00	-25.23
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	18,781.25	22,006.00	-3,224.75	198,054.00	166,166.25	264,072.00	-37.08
10-1-000-001-4430.010 Garbage & Trash Con	1,067.00	625.00	442.00	5,625.00	5,136.61	7,500.00	-31.51
10-1-000-001-4430.020 Heating & Cooling Cont	623.00	208.33	414.67	1,874.97	10,262.87	2,500.00	310.51
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	1,500.00	-1,500.00	13,500.00	14,631.52	18,000.00	-18.71
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	250.00	-250.00	2,250.00	1,862.13	3,000.00	-37.93
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	1,125.00	503.52	1,500.00	-66.43
10-1-000-001-4430.080 Plumbing Contracts	0.00	625.00	-625.00	5,625.00	4,742.50	7,500.00	-36.77
10-1-000-001-4430.090 Extermination Contracts	4,450.00	2,500.00	1,950.00	22,500.00	26,101.00	30,000.00	-13.00
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	356.39	0.00	
10-1-000-001-4430.110 Routine Maint Cont	0.00	1,458.33	-1,458.33	13,124.97	27,213.35	17,500.00	55.50
10-1-000-001-4430.111 Flooring Contract	2,768.00	1,500.00	1,268.00	13,500.00	6,918.00	18,000.00	-61.57
10-1-000-001-4430.120 Other Misc Cont Cost	18.07	1,250.00	-1,231.93	11,250.00	2,940.80	15,000.00	-80.39
10-1-000-001-4430.121 Laundry Equip Contract	125.00	83.33	41.67	749.97	1,044.00	1,000.00	4.40
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	187.47	-18.00	250.00	-107.20
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	27,832.32	32,151.82	-4,319.50	289,366.38	267,860.94	385,822.00	-30.57
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,135.19	1,623.50	-488.31	14,611.50	9,771.32	19,482.00	-49.84
Total Line 94500	1,135.19	1,623.50	-488.31	14,611.50	9,771.32	19,482.00	-49.84
94000 TOTAL MAINTENANCE EXPENSES	35,489.19	42,412.14	-6,922.95	381,709.26	343,188.69	508,946.00	-32.57
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	2,250.00	856.37	3,000.00	-71.45
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	1,770.00	354.00	15,930.00	19,116.00	21,240.00	-10.00
10-1-000-001-4480.100 ADT Contract	213.04	250.00	-36.96	2,250.00	2,770.45	3,000.00	-7.65
10-1-000-001-4480.500 Other Security Contract	312.11	541.67	-229.56	4,875.03	18,667.10	6,500.00	187.19
Total Line 95200	2,649.15	2,811.67	-162.52	25,305.03	41,409.92	33,740.00	22.73
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,649.15	2,811.67	-162.52	25,305.03	41,409.92	33,740.00	22.73
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,552.20	5,725.67	-173.47	51,531.03	49,969.80	68,708.00	-27.27
10-1-000-001-4510.020 Liability Insurance	443.51	457.33	-13.82	4,115.97	3,991.59	5,488.00	-27.27
10-1-000-001-4510.030 Work Comp Insurance	235.05	242.42	-7.37	2,181.78	2,115.45	2,909.00	-27.28
Total Line 96110, 96120, 96130	6,230.76	6,425.42	-194.66	57,828.78	56,076.84	77,105.00	-27.27
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	205.19	211.58	-6.39	1,904.22	1,846.71	2,539.00	-27.27
10-1-000-001-4510.025 PE & PO Insurance	53.27	54.92	-1.65	494.28	479.43	659.00	-27.25
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	464.22	450.00	619.00	-27.30
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	308.46	318.08	-9.62	2,862.72	2,776.14	3,817.00	-27.27

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96100 TOTAL INSURANCE PREMIUMS EXP	6,539.22	6,743.50	-204.28	60,691.50	58,852.98	80,922.00	-27.27
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 Absenses							
10-1-000-001-4110.001 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	2,121.65	2,855.00	-733.35	25,695.00	21,826.47	34,260.00	-36.29
Total Line 96300	2,121.65	2,855.00	-733.35	25,695.00	21,826.47	34,260.00	-36.29
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-667.58	1,250.00	-1,917.58	11,250.00	12,793.47	15,000.00	-14.71
Total Line 96400	-667.58	1,250.00	-1,917.58	11,250.00	12,793.47	15,000.00	-14.71
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	1,454.07	4,105.00	-2,650.93	36,945.00	34,619.94	49,260.00	-29.72
96900 TOTAL OPERATING EXPENSE	95,769.17	100,069.97	-4,300.80	900,629.73	880,384.04	1,200,840.00	-26.69
97000 NET REVENUE/EXPENSE (-Gain/Loss)	7,998.79	2,389.64	5,609.15	21,506.76	-106,249.92	28,676.00	-470.52
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	9,118.00	13,750.00	-4,632.00	123,750.00	82,062.00	165,000.00	-50.27
Total Line 97400	9,118.00	13,750.00	-4,632.00	123,750.00	82,062.00	165,000.00	-50.27
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	

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90000 TOTAL MISCELLANEOUS EXPENSE	9,118.00	13,750.00	-4,632.00	123,750.00	82,062.00	165,000.00	-50.27
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)	17,116.79	16,139.64	977.15	145,256.76	-24,187.92	193,676.00	-112.49

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	1,593.00	1,764.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-25,791.00	-19,166.67	-6,624.33	-172,500.03	-238,124.00	-230,000.00	3.53
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,791.00	-19,166.67	-6,624.33	-172,500.03	-238,124.00	-230,000.00	3.53
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	
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-2,700.00	-2,700.00	-3,600.00	-25.00
10-1-000-002-3690.000 Other Income	-290.98	-41.67	-249.31	-375.03	-2,915.49	-500.00	483.10
10-1-000-002-3690.100 Late Fees	-900.00	-916.67	16.67	-8,250.03	-5,900.00	-11,000.00	-46.36
10-1-000-002-3690.120 Violation Fees	-150.00	-833.33	683.33	-7,499.97	-4,025.00	-10,000.00	-59.75
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	-12.50	12.50	-112.50	0.00	-150.00	-100.00
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	-1,318.00	-1,458.33	140.33	-13,124.97	-16,200.50	-17,500.00	-7.43
10-1-000-002-3690.200 Materials	-606.78	-1,000.00	393.22	-9,000.00	-6,311.94	-12,000.00	-47.40
10-1-000-002-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,565.76	-4,562.50	996.74	-41,062.50	-38,052.93	-54,750.00	-30.50
70500 TOTAL TENANT REVENUE	-29,356.76	-23,729.17	-5,627.59	-213,562.53	-276,176.93	-284,750.00	-3.01
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-86,645.00	-80,263.75	-6,381.25	-722,373.75	-795,668.00	-963,165.00	-17.39
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	-86,645.00	-80,263.75	-6,381.25	-722,373.75	-795,668.00	-963,165.00	-17.39
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-9,166.67	9,166.67	-82,500.03	-181,105.56	-110,000.00	64.64
Total Line 70610	0.00	-9,166.67	9,166.67	-82,500.03	-181,105.56	-110,000.00	64.64
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	-1,020.06	-600.00	-420.06	-5,400.00	-9,791.63	-7,200.00	35.99
Total Line 71100	-1,020.06	-600.00	-420.06	-5,400.00	-9,791.63	-7,200.00	35.99
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3195.000 Day Care Income	-200.00	-350.00	150.00	-3,150.00	-1,600.00	-4,200.00	-61.90
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	-300.00	0.00	
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-8,476.68	0.00	
Total Line 71500	-200.00	-350.00	150.00	-3,150.00	-10,376.68	-4,200.00	147.06
70000 TOTAL REVENUE	-117,221.82	-114,109.59	-3,112.23	-1,026,986.31	-1,273,118.80	-1,369,315.00	-7.03

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,368.00	7,964.00	-596.00	71,676.00	67,125.45	95,568.00	-29.76
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,368.00	7,964.00	-596.00	71,676.00	67,125.45	95,568.00	-29.76
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	375.00	-375.00	3,375.00	0.00	4,500.00	-100.00
Total Line 91200	0.00	375.00	-375.00	3,375.00	0.00	4,500.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,691.65	15,773.00	-81.35	141,957.00	140,259.21	189,276.00	-25.90
Total Line 91300	15,691.65	15,773.00	-81.35	141,957.00	140,259.21	189,276.00	-25.90
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,462.50	1,470.00	-7.50	13,230.00	13,072.50	17,640.00	-25.89
Total Line 91310	1,462.50	1,470.00	-7.50	13,230.00	13,072.50	17,640.00	-25.89
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,372.25	2,569.00	-196.75	23,121.00	21,070.43	30,828.00	-31.65
Total Line 91500	2,372.25	2,569.00	-196.75	23,121.00	21,070.43	30,828.00	-31.65
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	166.67	-166.67	1,500.03	728.43	2,000.00	-63.58
10-1-000-002-4180.000 Telephone	0.00	266.67	-266.67	2,400.03	1,158.00	3,200.00	-63.81
10-1-000-002-4190.100 Postage	138.67	200.00	-61.33	1,800.00	1,372.06	2,400.00	-42.83
10-1-000-002-4190.200 Office Supplies	143.83	41.67	102.16	375.03	213.81	500.00	-57.24
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	115.97	41.67	74.30	375.03	155.46	500.00	-68.91
10-1-000-002-4190.400 Printing	0.00	125.00	-125.00	1,125.00	150.94	1,500.00	-89.94
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	150.00	-150.00	1,350.00	336.92	1,800.00	-81.28
10-1-000-002-4190.550 Computers/Software	3,047.74	0.00	3,047.74	0.00	4,881.79	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	425.57	0.00	
10-1-000-002-4190.800 Internet Services	750.66	716.67	33.99	6,450.03	5,795.69	8,600.00	-32.61
10-1-000-002-4190.850 IT Support	0.00	41.67	-41.67	375.03	2,149.99	500.00	330.00
Total Line 91600	4,196.87	1,750.02	2,446.85	15,750.18	17,368.66	21,000.00	-17.29
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	1,500.03	923.11	2,000.00	-53.84
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	83.33	-83.33	749.97	442.26	1,000.00	-55.77
Total Line 91800	0.00	250.00	-250.00	2,250.00	1,365.37	3,000.00	-54.49
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	45.09	108.33	-63.24	974.97	274.39	1,300.00	-78.89
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	55.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	1,960.00	392.00	17,640.00	18,816.00	23,520.00	-20.00
10-1-000-002-4120.800 Participant Fee	2,352.00	1,960.00	392.00	17,640.00	21,168.00	23,520.00	-10.00
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,048.80	0.00	
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	4.17	-4.17	37.53	0.00	50.00	-100.00
10-1-000-002-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,749.09	4,032.50	716.59	36,292.50	41,362.19	48,390.00	-14.52

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	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
91000 TOTAL OPERATING EXPENSE - Admin	35,840.36	34,183.52	1,656.84	307,651.68	301,623.81	410,202.00	-26.47
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	17,640.00	17,640.00	23,520.00	-25.00
Total Line 92000	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	150.03	369.96	200.00	84.98
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	900.00	779.21	1,200.00	-35.07
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	73.28	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.300 T.S. - Grant Expenses	1,339.70	0.00	1,339.70	0.00	4,879.05	0.00	
Total Line 92400	1,339.70	116.67	1,223.03	1,050.03	6,101.50	1,400.00	335.82
92500 TOTAL TENANT SERVICES EXPENSE	1,339.70	116.67	1,223.03	1,050.03	6,101.50	1,400.00	335.82
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	108.54	108.33	0.21	974.97	852.00	1,300.00	-34.46
10-1-000-002-4315.000 Sewer	86.17	66.67	19.50	600.03	631.50	800.00	-21.06
10-1-000-002-4320.000 Electric	3,974.06	958.33	3,015.73	8,624.97	20,682.04	11,500.00	79.84
10-1-000-002-4330.000 Gas	1,103.28	450.00	653.28	4,050.00	5,404.62	5,400.00	0.09
Total Line 93100 93200 93300 93600	5,272.05	1,583.33	3,688.72	14,249.97	27,570.16	19,000.00	45.11
93000 TOTAL UTILITIES EXPENSES	5,272.05	1,583.33	3,688.72	14,249.97	27,570.16	19,000.00	45.11
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,570.40	4,201.58	-1,631.18	37,814.22	23,447.13	50,419.00	-53.50
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	2,570.40	4,201.58	-1,631.18	37,814.22	23,447.13	50,419.00	-53.50
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	37.53	24.00	50.00	-52.00
10-1-000-002-4420.020 Heating&Cooling Supp	120.52	416.67	-296.15	3,750.03	1,017.73	5,000.00	-79.65
10-1-000-002-4420.030 Snow Removal Supplies	90.93	0.00	90.93	0.00	90.93	0.00	
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	0.00	375.00	-375.00	3,375.00	2,457.35	4,500.00	-45.39
10-1-000-002-4420.070 Electrical Supplies	635.44	666.67	-31.23	6,000.03	2,916.92	8,000.00	-63.54
10-1-000-002-4420.080 Plumbing Supplies	1,285.29	1,250.00	35.29	11,250.00	5,672.29	15,000.00	-62.18
10-1-000-002-4420.090 Extermination Supplies	0.00	250.00	-250.00	2,250.00	0.00	3,000.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	1,311.36	500.00	811.36	4,500.00	4,549.84	6,000.00	-24.17
10-1-000-002-4420.110 Routine Maint. Supplies	4,674.93	5,416.67	-741.74	48,750.03	42,542.46	65,000.00	-34.55
10-1-000-002-4420.111 Flooring Supplies	510.00	0.00	510.00	0.00	-901.74	0.00	
10-1-000-002-4420.120 Other Misc. Supplies	0.00	1,333.33	-1,333.33	11,999.97	0.00	16,000.00	-100.00
10-1-000-002-4420.121 Laundry 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	344.49	583.33	-238.84	5,249.97	7,369.09	7,000.00	5.27

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10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	8,972.96	10,795.84	-1,822.88	97,162.56	65,738.87	129,550.00	-49.26
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	0.00	0.00	0.00	-2.62	0.00	
10-1-000-002-4430.000 Maint Labor Contract	24,886.75	34,662.00	-9,775.25	311,958.00	264,576.75	415,944.00	-36.39
10-1-000-002-4430.010 Garbage&Trash Cont	108.00	250.00	-142.00	2,250.00	1,246.93	3,000.00	-58.44
10-1-000-002-4430.020 Heating&Cooling Cont	705.00	83.33	621.67	749.97	2,224.14	1,000.00	122.41
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	625.00	-625.00	5,625.00	4,786.87	7,500.00	-36.18
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	472.00	83.33	388.67	749.97	1,467.35	1,000.00	46.74
10-1-000-002-4430.080 Plumbing Contracts	2,518.50	1,458.33	1,060.17	13,124.97	13,477.00	17,500.00	-22.99
10-1-000-002-4430.090 Extermination Contracts	0.00	1,500.00	-1,500.00	13,500.00	5,687.00	18,000.00	-68.41
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	0.00	41.67	-41.67	375.03	944.58	500.00	88.92
10-1-000-002-4430.111 Flooring Contract	6,413.00	3,833.33	2,579.67	34,499.97	19,233.00	46,000.00	-58.19
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-392.18	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	66.67	-66.67	600.03	95.70	800.00	-88.04
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	35,103.25	42,603.66	-7,500.41	383,432.94	313,344.52	511,244.00	-38.71
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,277.10	1,870.75	-593.65	16,836.75	10,992.82	22,449.00	-51.03
Total Line 94500	1,277.10	1,870.75	-593.65	16,836.75	10,992.82	22,449.00	-51.03
94000 TOTAL MAINTENANCE EXPENSES	47,923.71	59,471.83	-11,548.12	535,246.47	413,523.34	713,662.00	-42.06
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	266.67	-266.67	2,400.03	965.69	3,200.00	-69.82
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	17,640.00	21,168.00	23,520.00	-10.00
10-1-000-002-4480.100 ADT Contract	246.91	320.33	-73.42	2,882.97	2,619.66	3,844.00	-31.85
10-1-000-002-4480.500 Other Security Contract	75.87	416.67	-340.80	3,750.03	1,443.96	5,000.00	-71.12
Total Line 95200	2,674.78	2,963.67	-288.89	26,673.03	26,197.31	35,564.00	-26.34
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,674.78	2,963.67	-288.89	26,673.03	26,197.31	35,564.00	-26.34
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,985.75	5,141.58	-155.83	46,274.22	44,871.75	61,699.00	-27.27
10-1-000-002-4510.020 Liability Ins	490.42	505.75	-15.33	4,551.75	4,413.78	6,069.00	-27.27
10-1-000-002-4510.030 Work Comp Insurance	222.90	229.83	-6.93	2,068.47	2,006.10	2,758.00	-27.26
Total Line 96110 96120 96130	5,699.07	5,877.16	-178.09	52,894.44	51,291.63	70,526.00	-27.27
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	226.90	234.00	-7.10	2,106.00	2,042.10	2,808.00	-27.28
10-1-000-002-4510.025 PE & PO Insurance	66.55	68.67	-2.12	618.03	598.95	824.00	-27.31
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	1,856.25	1,800.00	2,475.00	-27.27
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	493.45	508.92	-15.47	4,580.28	4,441.05	6,107.00	-27.28

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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	23,901.00	31,250.00	-7,349.00	281,250.00	215,109.00	375,000.00	-42.64
Total Line 97400	23,901.00	31,250.00	-7,349.00	281,250.00	215,109.00	375,000.00	-42.64
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
90000 TOTAL MISCELLANEOUS EXPENSE	23,901.00	31,250.00	-7,349.00	281,250.00	215,109.00	375,000.00	-42.64
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 10070	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10080	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)	10,948.52	27,656.76	-16,708.24	248,910.84	-171,713.40	331,881.00	-151.74

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	1,593.00	459.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,311.00	-15,416.67	1,105.67	-138,750.03	-143,314.00	-185,000.00	-22.53
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,311.00	-15,416.67	1,105.67	-138,750.03	-143,314.00	-185,000.00	-22.53
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-56.25	-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	
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-7.50	7.50	-67.50	-383.31	-90.00	325.90
10-1-000-006-3690.100 Late Fees	0.00	-125.00	125.00	-1,125.00	-1,200.00	-1,500.00	-20.00
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	-37.53	-50.00	-50.00	0.00
10-1-000-006-3690.150 Laundry Income	-397.75	-500.00	102.25	-4,500.00	-4,344.55	-6,000.00	-27.59
10-1-000-006-3690.160 Vending Machine Inc	0.00	-29.17	29.17	-262.53	-293.66	-350.00	-16.10
10-1-000-006-3690.180 Labor	-275.00	-50.00	-225.00	-450.00	-1,831.12	-600.00	205.19
10-1-000-006-3690.200 Materials	-13.22	-8.33	-4.89	-74.97	-68.37	-100.00	-31.63
10-1-000-006-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-685.97	-730.42	44.45	-6,573.78	-8,196.01	-8,765.00	-6.49
70500 TOTAL TENANT REVENUE	-14,996.97	-16,147.09	1,150.12	-145,323.81	-151,510.01	-193,765.00	-21.81
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,888.00	-8,365.58	-522.42	-75,290.22	-81,620.00	-100,387.00	-18.69
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	-8,888.00	-8,365.58	-522.42	-75,290.22	-81,620.00	-100,387.00	-18.69
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-29,999.97	-47,244.93	-40,000.00	18.11
Total Line 70610	0.00	-3,333.33	3,333.33	-29,999.97	-47,244.93	-40,000.00	18.11
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	-289.60	-266.67	-22.93	-2,400.03	-3,118.30	-3,200.00	-2.55
Total Line 71100	-289.60	-266.67	-22.93	-2,400.03	-3,118.30	-3,200.00	-2.55
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.300 T.S. Income - Grants	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	-5,652.32	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	-5,652.32	0.00	
70000 TOTAL REVENUE	-24,174.57	-28,112.67	3,938.10	-253,014.03	-289,145.56	-337,352.00	-14.29

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,718.98	1,887.17	-168.19	16,984.53	15,994.75	22,646.00	-29.37
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,718.98	1,887.17	-168.19	16,984.53	15,994.75	22,646.00	-29.37
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	4,023.50	4,104.00	-80.50	36,936.00	36,533.38	49,248.00	-25.82
Total Line 91300	4,023.50	4,104.00	-80.50	36,936.00	36,533.38	49,248.00	-25.82
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	3,447.00	3,405.00	4,596.00	-25.91
Total Line 91310	375.00	383.00	-8.00	3,447.00	3,405.00	4,596.00	-25.91
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	545.58	593.00	-47.42	5,337.00	4,927.46	7,116.00	-30.76
Total Line 91500	545.58	593.00	-47.42	5,337.00	4,927.46	7,116.00	-30.76
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	41.67	-41.67	375.03	320.51	500.00	-35.90
10-1-000-006-4180.000 Telephone	419.92	208.33	211.59	1,874.97	5,076.70	2,500.00	103.07
10-1-000-006-4190.100 Postage	0.74	4.17	-3.43	37.53	32.31	50.00	-35.38
10-1-000-006-4190.200 Office Supplies	0.00	45.83	-45.83	412.47	187.17	550.00	-65.97
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	150.03	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	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	74.97	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers/Software	1,727.82	0.00	1,727.82	0.00	2,402.50	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	110.73	0.00	
10-1-000-006-4190.800 Internet Services	236.90	250.00	-13.10	2,250.00	1,421.40	3,000.00	-52.62
10-1-000-006-4190.850 IT Support	0.00	25.00	-25.00	225.00	616.33	300.00	105.44
Total Line 91600	2,385.38	600.00	1,785.38	5,400.00	10,167.65	7,200.00	41.22
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	36.67	-36.67	330.03	214.11	440.00	-51.34
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	4.17	-4.17	37.53	0.00	50.00	-100.00
Total Line 91800	0.00	40.84	-40.84	367.56	214.11	490.00	-56.30
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	7.95	33.33	-25.38	299.97	38.78	400.00	-90.31
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	612.00	510.00	102.00	4,590.00	4,896.00	6,120.00	-20.00
10-1-000-006-4120.800 Participant Fee	612.00	510.00	102.00	4,590.00	5,508.00	6,120.00	-10.00
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	273.60	0.00	
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	8.33	-8.33	74.97	63.70	100.00	-36.30
10-1-000-006-4190.950 Background Verification	0.00	8.33	-8.33	74.97	0.00	100.00	-100.00
Total Line 91900	1,231.95	1,069.99	161.96	9,629.91	10,780.08	12,840.00	-16.04

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	10,280.39	8,778.00	1,502.39	79,002.00	82,022.43	105,336.00	-22.13
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	4,590.00	4,590.00	6,120.00	-25.00
Total Line 92000	510.00	510.00	0.00	4,590.00	4,590.00	6,120.00	-25.00
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	4,590.00	4,590.00	6,120.00	-25.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	29.89	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	450.00	32.57	600.00	-94.57
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	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	0.00	50.00	-50.00	450.00	62.46	600.00	-89.59
92500 TOTAL TENANT SERVICES EXPENSE	0.00	50.00	-50.00	450.00	62.46	600.00	-89.59
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	359.66	358.33	1.33	3,224.97	2,957.08	4,300.00	-31.23
10-1-000-006-4315.000 Sewer	359.66	291.67	67.99	2,625.03	2,796.57	3,500.00	-20.10
10-1-000-006-4320.000 Electric	1,088.01	1,125.00	-36.99	10,125.00	7,858.66	13,500.00	-41.79
10-1-000-006-4330.000 Gas	1,558.95	1,041.67	517.28	9,375.03	7,331.81	12,500.00	-41.35
Total Line 93100 93200 93300 93600	3,366.28	2,816.67	549.61	25,350.03	20,944.12	33,800.00	-38.04
93000 TOTAL UTILITIES EXPENSES	3,366.28	2,816.67	549.61	25,350.03	20,944.12	33,800.00	-38.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	685.44	1,070.83	-385.39	9,637.47	6,252.56	12,850.00	-51.34
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	685.44	1,070.83	-385.39	9,637.47	6,252.56	12,850.00	-51.34
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	150.03	8.29	200.00	-95.86
10-1-000-006-4420.020 Heating&Cooling Supp	222.20	83.33	138.87	749.97	-4,531.10	1,000.00	-553.11
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	74.97	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	749.97	241.75	1,000.00	-75.83
10-1-000-006-4420.070 Electrical Supplies	11.84	83.33	-71.49	749.97	503.82	1,000.00	-49.62
10-1-000-006-4420.080 Plumbing Supplies	197.79	83.33	114.46	749.97	613.09	1,000.00	-38.69
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	187.47	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	106.01	208.33	-102.32	1,874.97	2,722.73	2,500.00	8.91
10-1-000-006-4420.110 Routine Maint.Supplies	6.27	1,000.00	-993.73	9,000.00	4,048.06	12,000.00	-66.27
10-1-000-006-4420.111 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.120 Other Misc Supplies	0.00	16.67	-16.67	150.03	0.00	200.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	0.00	16.67	-16.67	150.03	140.00	200.00	-30.00
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	29.80	0.00	29.80	0.00	1,316.26	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	573.91	1,620.82	-1,046.91	14,587.38	5,062.90	19,450.00	-73.97
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	5,565.00	4,875.00	690.00	43,875.00	54,076.75	58,500.00	-7.56
10-1-000-006-4430.010 Garbage & Trash Cont	680.00	375.00	305.00	3,375.00	3,441.00	4,500.00	-23.53
10-1-000-006-4430.020 Heating & Cooling Cont	470.00	416.67	53.33	3,750.03	-1,646.21	5,000.00	-132.92
10-1-000-006-4430.030 Snow Removal Contract	155.00	29.17	125.83	262.53	155.00	350.00	-55.71
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	3,750.03	6,624.21	5,000.00	32.48
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	62.50	-62.50	562.50	301.00	750.00	-59.87
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	41.67	-41.67	375.03	2,098.75	500.00	319.75
10-1-000-006-4430.080 Plumbing Contracts	329.00	208.33	120.67	1,874.97	3,431.00	2,500.00	37.24
10-1-000-006-4430.090 Extermination Contracts	430.50	625.00	-194.50	5,625.00	10,091.50	7,500.00	34.55
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 Routine Maint Cont	0.00	125.00	-125.00	1,125.00	2,600.25	1,500.00	73.35
10-1-000-006-4430.111 Flooring Contract	0.00	1,375.00	-1,375.00	12,375.00	0.00	16,500.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	128.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	50.00	-50.00	450.00	255.00	600.00	-57.50
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	7,629.50	8,600.01	-970.51	77,400.09	81,556.25	103,200.00	-20.97
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	340.57	611.83	-271.26	5,506.47	2,931.59	7,342.00	-60.07
Total Line 94500	340.57	611.83	-271.26	5,506.47	2,931.59	7,342.00	-60.07
94000 TOTAL MAINTENANCE EXPENSES	9,229.42	11,903.49	-2,674.07	107,131.41	95,803.30	142,842.00	-32.93
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	612.00	510.00	102.00	4,590.00	5,508.00	6,120.00	-10.00
10-1-000-006-4480.100 ADT Contract	61.81	416.67	-354.86	3,750.03	1,065.54	5,000.00	-78.69
10-1-000-006-4480.500 Other Security Contract	0.00	200.00	-200.00	1,800.00	4,720.75	2,400.00	96.70
Total Line 95200	673.81	1,126.67	-452.86	10,140.03	11,294.29	13,520.00	-16.46
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	673.81	1,126.67	-452.86	10,140.03	11,294.29	13,520.00	-16.46
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,769.77	1,825.08	-55.31	16,425.72	15,927.93	21,901.00	-27.27
10-1-000-006-4510.020 Liability Insurance	127.93	131.92	-3.99	1,187.28	1,151.37	1,583.00	-27.27
10-1-000-006-4510.030 Work Comp	25.98	26.75	-0.77	240.75	233.82	321.00	-27.16
Total Line 96110 96120 96130	1,923.68	1,983.75	-60.07	17,853.75	17,313.12	23,805.00	-27.27
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	59.19	61.00	-1.81	549.00	532.71	732.00	-27.23
10-1-000-006-4510.025 PE & PO Insurance	13.18	13.58	-0.40	122.22	118.62	163.00	-27.23
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	72.37	74.58	-2.21	671.22	651.33	895.00	-27.23

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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	3,120.00	0.00	3,120.00	0.00	28,080.00	0.00
Total Line 97400	3,120.00	0.00	3,120.00	0.00	28,080.00	0.00
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

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	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
90000 TOTAL MISCELLANEOUS EXPENSE	<u>3,120.00</u>	<u>0.00</u>	<u>3,120.00</u>	<u>0.00</u>	<u>28,080.00</u>	<u>0.00</u>	
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	6,115.13	462.74	5,652.39	4,164.66	-8,897.01	5,553.00	-260.22

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	648.00	648.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-33,135.00	-33,166.00	31.00	-298,494.00	-297,038.00	-397,992.00	-25.37
60-1-000-000-5125.000 PHA Rent	-9,995.00	-9,800.00	-195.00	-88,200.00	-84,906.00	-117,600.00	-27.80
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	-2,186.00	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	-43,130.00	-42,966.00	-164.00	-386,694.00	-384,130.00	-515,592.00	-25.50
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	0.00	-625.00	625.00	-5,625.00	-4,734.35	-7,500.00	-36.88
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-37.53	-100.00	-50.00	100.00
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	0.00	-650.00	650.00	-5,850.00	-3,433.00	-7,800.00	-55.99
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	0.00	-250.00	250.00	-2,250.00	-1,900.00	-3,000.00	-36.67
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-438.75	-1,176.00	-585.00	101.03
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	0.00	-1,577.92	1,577.92	-14,201.28	-11,343.35	-18,935.00	-40.09
70500 TOTAL TENANT REVENUE	-43,130.00	-44,543.92	1,413.92	-400,895.28	-395,473.35	-534,527.00	-26.01
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	-637.69	-700.00	62.31	-6,300.00	-4,547.20	-8,400.00	-45.87
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.60	-0.58	-0.02	-5.22	-5.26	-7.00	-24.86
Total Line 71100	-638.29	-700.58	62.29	-6,305.22	-4,552.46	-8,407.00	-45.85
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-74.97	-5,293.67	-100.00	5,193.67
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-8.33	8.33	-74.97	-5,293.67	-100.00	5,193.67
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	-43,768.29	-45,252.83	1,484.54	-407,275.47	-405,319.48	-543,034.00	-25.36

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	0.00	1,518.50	-1,518.50	13,666.50	6,517.86	18,222.00	-64.23
60-1-000-000-6330.000 Manager Salaries	3,538.50	2,500.00	1,038.50	22,500.00	46,027.94	30,000.00	53.43
Total Line 91100	3,538.50	4,018.50	-480.00	36,166.50	52,545.80	48,222.00	8.97
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	166.67	-166.67	1,500.03	0.00	2,000.00	-100.00
Total Line 91200	0.00	166.67	-166.67	1,500.03	0.00	2,000.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,905.00	3,960.00	-55.00	35,640.00	35,475.00	47,520.00	-25.35
Total Line 91300	3,905.00	3,960.00	-55.00	35,640.00	35,475.00	47,520.00	-25.35
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	4,860.00	4,837.50	6,480.00	-25.35
Total Line 91310	532.50	540.00	-7.50	4,860.00	4,837.50	6,480.00	-25.35
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	20.00	-20.00	180.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	180.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	0.00	374.00	-374.00	3,366.00	1,589.07	4,488.00	-64.59
60-1-000-000-6330.500 Manager's Benefits	846.21	1,033.00	-186.79	9,297.00	11,852.91	12,396.00	-4.38
Total Line 91500	846.21	1,407.00	-560.79	12,663.00	13,441.98	16,884.00	-20.39
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	100.00	-100.00	900.00	481.58	1,200.00	-59.87
60-1-000-000-6311.000 Office Exp - BW	85.92	220.00	-134.08	1,980.00	1,097.95	2,640.00	-58.41
60-1-000-000-6311.050 Office Rental Exp	320.00	314.50	5.50	2,830.50	2,814.00	3,774.00	-25.44
60-1-000-000-6311.100 Phone/Internet Exp	74.19	133.33	-59.14	1,199.97	1,377.94	1,600.00	-13.88
60-1-000-000-6311.150 IT Support	780.51	150.00	630.51	1,350.00	3,131.76	1,800.00	73.99
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	150.03	0.00	200.00	-100.00
Total Line 91600	1,260.62	934.50	326.12	8,410.50	8,903.23	11,214.00	-20.61
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	141.67	-141.67	1,275.03	0.00	1,700.00	-100.00
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	65.80	116.67	-50.87	1,050.03	740.13	1,400.00	-47.13
Total Line 91800	65.80	258.34	-192.54	2,325.06	740.13	3,100.00	-76.12
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	7,776.00	6,912.00	10,368.00	-33.33
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	7,776.00	7,776.00	10,368.00	-25.00
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	415.53	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,500.03	258.00	2,000.00	-87.10
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
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	36.65	45.83	-9.18	412.47	236.23	550.00	-57.05
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	299.97	327.46	400.00	-18.14
Total Line 91900	1,764.65	1,973.83	-209.18	17,764.47	15,925.22	23,686.00	-32.77

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin UTILITIES	11,913.28	13,278.84	-1,365.56	119,509.56	131,868.86	159,346.00	-17.24
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	660.46	483.33	177.13	4,349.97	4,891.99	5,800.00	-15.66
60-1-000-000-6451.000 Utilities - Water	3,048.76	1,084.00	1,964.76	9,756.00	10,998.66	13,008.00	-15.45
60-1-000-000-6452.000 Utilities - Gas	235.09	125.00	110.09	1,125.00	802.08	1,500.00	-46.53
60-1-000-000-6453.000 Utilities - Sewer	7,216.98	2,517.00	4,699.98	22,653.00	27,343.37	30,204.00	-9.47
Total Line 93100, 93200, 93300, 93600	11,161.29	4,209.33	6,951.96	37,883.97	44,036.10	50,512.00	-12.82
93000 TOTAL UTILITIES EXPENSES	11,161.29	4,209.33	6,951.96	37,883.97	44,036.10	50,512.00	-12.82
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,990.40	4,344.00	-353.60	39,096.00	36,409.70	52,128.00	-30.15
60-1-000-000-6510.100 OT Maintenance	0.00	157.00	-157.00	1,413.00	573.11	1,884.00	-69.58
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	1,500.03	382.50	2,000.00	-80.88
Total Line 94100	3,990.40	4,667.67	-677.27	42,009.03	37,365.31	56,012.00	-33.29
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	7,101.06	150.00	6,951.06	1,350.00	7,249.08	1,800.00	302.73
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	524.97	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	0.00	166.67	-166.67	1,500.03	356.52	2,000.00	-82.17
60-1-000-000-6515.070 Electrical Supplies	354.26	125.00	229.26	1,125.00	477.89	1,500.00	-68.14
60-1-000-000-6515.080 Plumbing Supplies	724.50	704.17	20.33	6,337.53	6,127.45	8,450.00	-27.49
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	150.03	149.33	200.00	-25.34
60-1-000-000-6515.100 Janitorial Supplies	95.64	125.00	-29.36	1,125.00	490.87	1,500.00	-67.28
60-1-000-000-6515.110 Routine Maint. Supplies	281.28	1,083.33	-802.05	9,749.97	3,041.63	13,000.00	-76.60
60-1-000-000-6515.114 Painting Supplies - BW	172.41	140.00	32.41	1,260.00	762.87	1,680.00	-54.59
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	2,688.03	1,304.00	3,584.00	-63.62
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	1,068.75	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	545.64	41.67	503.97	375.03	1,257.78	500.00	151.56
60-1-000-000-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	299.97	259.80	400.00	-35.05
Total Line 94200	9,274.79	3,061.59	6,213.20	27,554.31	21,477.22	36,739.00	-41.54
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	902.00	1,203.33	-301.33	10,829.97	9,265.40	14,440.00	-35.84
60-1-000-000-6520.020 Heat/Cool Contract	1,008.00	291.67	716.33	2,625.03	3,621.48	3,500.00	3.47
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	1,500.03	0.00	2,000.00	-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	483.33	-483.33	4,349.97	716.00	5,800.00	-87.66
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	41.67	-41.67	375.03	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	625.00	-625.00	5,625.00	1,564.00	7,500.00	-79.15
60-1-000-000-6520.090 Extermination Contract	1,111.75	485.00	626.75	4,365.00	4,611.50	5,820.00	-20.76
60-1-000-000-6520.100 Janitorial Contract	0.00	97.92	-97.92	881.28	814.99	1,175.00	-30.64
60-1-000-000-6520.110 Routine Maint. Contract	0.00	433.33	-433.33	3,899.97	566.00	5,200.00	-89.12
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	6,000.03	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	80.00	83.33	-3.33	749.97	80.00	1,000.00	-92.00
Total Line 94300 - (sub accts)	3,101.75	4,577.92	-1,476.17	41,201.28	21,239.37	54,935.00	-61.34
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,505.44	1,652.00	-146.56	14,868.00	13,283.15	19,824.00	-32.99
Total Line 94500	1,505.44	1,652.00	-146.56	14,868.00	13,283.15	19,824.00	-32.99
94000 TOTAL MAINTENANCE EXPENSES	17,872.38	13,959.18	3,913.20	125,632.62	93,365.05	167,510.00	-44.26

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	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	864.00	864.00	0.00	7,776.00	7,776.00	10,368.00	-25.00
60-1-000-000-6580.100 ADT Contract	102.87	99.00	3.87	891.00	678.85	1,188.00	-42.86
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	524.97	0.00	700.00	-100.00
Total Line 95200	966.87	1,021.33	-54.46	9,191.97	8,454.85	12,256.00	-31.01
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	966.87	1,021.33	-54.46	9,191.97	8,454.85	12,256.00	-31.01
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,776.06	1,831.58	-55.52	16,484.22	15,984.54	21,979.00	-27.27
Total Line 96110	1,776.06	1,831.58	-55.52	16,484.22	15,984.54	21,979.00	-27.27
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	160.63	165.67	-5.04	1,491.03	1,445.67	1,988.00	-27.28
Total Line 96120	160.63	165.67	-5.04	1,491.03	1,445.67	1,988.00	-27.28
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	253.48	261.42	-7.94	2,352.78	2,281.32	3,137.00	-27.28
Total Line 96130	253.48	261.42	-7.94	2,352.78	2,281.32	3,137.00	-27.28
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	74.32	76.67	-2.35	690.03	668.88	920.00	-27.30
60-1-000-000-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	772.47	749.25	1,030.00	-27.26
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	157.57	162.50	-4.93	1,462.50	1,418.13	1,950.00	-27.28
96100 TOTAL INSURANCE PREMIUMS EXP	2,347.74	2,421.17	-73.43	21,790.53	21,129.66	29,054.00	-27.27
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	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							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,598.44	2,473.08	-874.64	22,257.72	17,004.70	29,677.00	-42.70
Total Line 96300	1,598.44	2,473.08	-874.64	22,257.72	17,004.70	29,677.00	-42.70
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	1,018.42	166.67	851.75	1,500.03	2,883.92	2,000.00	44.20
Total Line 96400	1,018.42	166.67	851.75	1,500.03	2,883.92	2,000.00	44.20
96000 TOTAL OTHER GENERAL EXPENSES	2,616.86	2,639.75	-22.89	23,757.75	19,888.62	31,677.00	-37.21
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,062.55	1,166.67	-104.12	10,500.03	10,059.02	14,000.00	-28.15
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,062.55	1,166.67	-104.12	10,500.03	10,059.02	14,000.00	-28.15
96700 TOTAL INTEREST EXP & AMORT	1,062.55	1,166.67	-104.12	10,500.03	10,059.02	14,000.00	-28.15
96900 TOTAL OPERATING EXPENSE	47,940.97	38,696.27	9,244.70	348,266.43	328,802.16	464,355.00	-29.19
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	4,172.68	-6,556.56	10,729.24	-59,009.04	-76,517.32	-78,679.00	-2.75

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 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							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	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							
60-1-000-000-6600.000 Depreciation Exp - BW	9,708.00	8,333.33	1,374.67	74,999.97	87,372.00	100,000.00	-12.63
Total Line 97400	9,708.00	8,333.33	1,374.67	74,999.97	87,372.00	100,000.00	-12.63
TOTAL MISCELLANEOUS EXPENSES	9,708.00	8,333.33	1,374.67	74,999.97	87,372.00	100,000.00	-12.63
90000 TOTAL EXPENSES	57,648.97	47,029.60	10,619.37	423,266.40	416,174.16	564,355.00	-26.26
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 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							
60-1-000-000-9111.100 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	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	13,880.68	1,776.77	12,103.91	15,990.93	10,854.68	21,321.00	-49.09

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	648.00	585.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-30,415.00	-30,531.50	116.50	-274,783.50	-264,314.00	-366,378.00	-27.86
60-1-000-001-5125.000 PHA Rent	-4,029.00	-3,725.00	-304.00	-33,525.00	-39,954.00	-44,700.00	-10.62
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	0.00	0.00	0.00	0.00	-780.00	0.00	
60-1-000-001-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
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	-34,444.00	-34,256.50	-187.50	-308,308.50	-305,048.00	-411,078.00	-25.79
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	-4.17	4.17	-37.53	-125.00	-50.00	150.00
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	0.00	-450.00	450.00	-4,050.00	-3,257.00	-5,400.00	-39.69
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	25.00	-250.00	275.00	-2,250.00	-2,025.00	-3,000.00	-32.50
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-450.00	0.00	-600.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	25.00	-754.17	779.17	-6,787.53	-5,407.00	-9,050.00	-40.25
70500 TOTAL TENANT REVENUE	-34,419.00	-35,010.67	591.67	-315,096.03	-310,455.00	-420,128.00	-26.10
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,272.00	-5,450.00	178.00	-49,050.00	-49,347.00	-65,400.00	-24.55
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,272.00	-5,450.00	178.00	-49,050.00	-49,347.00	-65,400.00	-24.55
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	-0.48	-0.42	-0.06	-3.78	-4.20	-5.00	-16.00
Total Line 71100	-0.48	-0.42	-0.06	-3.78	-4.20	-5.00	-16.00
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	-320.00	-312.00	-8.00	-2,808.00	-2,814.00	-3,744.00	-24.84
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-5,433.02	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-320.00	-312.00	-8.00	-2,808.00	-8,247.02	-3,744.00	120.27
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-747.16	-225.00	-522.16	-2,025.00	-1,569.91	-2,700.00	-41.86
60-1-000-001-5450.000 Residual Res Int Inc	-1.37	-0.50	-0.87	-4.50	-4.10	-6.00	-31.67
Total Line 72000	-748.53	-225.50	-523.03	-2,029.50	-1,574.01	-2,706.00	-41.83
70000 TOTAL REVENUE	-40,760.01	-40,998.59	238.58	-368,987.31	-369,627.23	-491,983.00	-24.87

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	0.00	1,518.50	-1,518.50	13,666.50	6,517.90	18,222.00	-64.23
60-1-000-001-6330.000 Manager's Salaries	0.00	2,500.00	-2,500.00	22,500.00	30,104.57	30,000.00	0.35
Total Line 91100	0.00	4,018.50	-4,018.50	36,166.50	36,622.47	48,222.00	-24.05
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	1,053.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	1,053.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,575.00	3,575.00	0.00	32,175.00	31,845.00	42,900.00	-25.77
Total Line 91300	3,575.00	3,575.00	0.00	32,175.00	31,845.00	42,900.00	-25.77
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	4,392.00	4,342.50	5,856.00	-25.85
Total Line 91310	487.50	488.00	-0.50	4,392.00	4,342.50	5,856.00	-25.85
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	180.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	180.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	0.00	380.00	-380.00	3,420.00	1,589.14	4,560.00	-65.15
60-1-000-001-6330.500 Manager's Benefits	0.00	1,033.00	-1,033.00	9,297.00	8,054.02	12,396.00	-35.03
Total Line 91500	0.00	1,413.00	-1,413.00	12,717.00	9,643.16	16,956.00	-43.13
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	90.00	-90.00	810.00	810.08	1,080.00	-24.99
60-1-000-001-6311.000 Office Exp - PL	85.91	216.67	-130.76	1,950.03	907.83	2,600.00	-65.08
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	74.18	125.00	-50.82	1,125.00	980.51	1,500.00	-34.63
60-1-000-001-6311.150 IT Support	780.52	150.00	630.52	1,350.00	3,045.83	1,800.00	69.21
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	150.03	0.00	200.00	-100.00
Total Line 91600	940.61	598.34	342.27	5,385.06	5,744.25	7,180.00	-20.00
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	141.67	-141.67	1,275.03	0.00	1,700.00	-100.00
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	65.80	125.00	-59.20	1,125.00	731.22	1,500.00	-51.25
Total Line 91800	65.80	266.67	-200.87	2,400.03	731.22	3,200.00	-77.15
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	7,020.00	6,240.00	9,360.00	-33.33
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	7,020.00	7,020.00	9,360.00	-25.00
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	500.18	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,500.03	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	0.00	0.00	0.00	455.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	34.70	43.33	-8.63	389.97	201.15	520.00	-61.32
60-1-000-001-6399.000 Other Administrative	0.00	33.33	-33.33	299.97	0.00	400.00	-100.00
Total Line 91900	1,594.70	1,803.33	-208.63	16,229.97	14,416.33	21,640.00	-33.38

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	6,663.61	12,299.84	-5,636.23	110,698.56	103,344.93	147,598.00	-29.98
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	24.66	400.00	-375.34	3,600.00	1,252.83	4,800.00	-73.90
60-1-000-001-6451.000 Utilities Water	0.00	1,290.00	-1,290.00	11,610.00	9,205.76	15,480.00	-40.53
60-1-000-001-6452.000 Utilities Gas	116.92	140.00	-23.08	1,260.00	2,537.72	1,680.00	51.05
60-1-000-001-6453.000 Utilities Sewer	0.00	2,922.00	-2,922.00	26,298.00	21,219.04	35,064.00	-39.48
Total Line 93100, 93200, 93300, 93600	141.58	4,752.00	-4,610.42	42,768.00	34,215.35	57,024.00	-40.00
93000 TOTAL UTILITIES EXPENSES	141.58	4,752.00	-4,610.42	42,768.00	34,215.35	57,024.00	-40.00
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,990.40	4,344.00	-353.60	39,096.00	36,409.70	52,128.00	-30.15
60-1-000-001-6510.100 OT Maintenance	0.00	160.00	-160.00	1,440.00	573.12	1,920.00	-70.15
60-1-000-001-6510.200 Maint from Amps	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
Total Line 94100	3,990.40	4,587.33	-596.93	41,285.97	36,982.82	55,048.00	-32.82
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	203.96	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	1,665.00	1,232.36	2,220.00	-44.49
60-1-000-001-6515.030 Snow Removal Supplies	380.20	58.33	321.87	524.97	380.20	700.00	-45.69
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	0.00	275.00	-275.00	2,475.00	521.86	3,300.00	-84.19
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	900.00	331.26	1,200.00	-72.40
60-1-000-001-6515.080 Plumbing Supplies	251.17	744.17	-493.00	6,697.53	3,140.32	8,930.00	-64.83
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	225.00	-4.57	300.00	-101.52
60-1-000-001-6515.100 Janitorial Supplies	95.64	60.00	35.64	540.00	397.28	720.00	-44.82
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	666.67	-666.67	6,000.03	3,599.35	8,000.00	-55.01
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,665.00	1,033.12	2,220.00	-53.46
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	2,475.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	1,781.28	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	749.97	1,265.98	1,000.00	26.60
60-1-000-001-6515.500 Small Tools/Equipment	0.00	25.00	-25.00	225.00	0.00	300.00	-100.00
Total Line 94200	727.01	2,880.42	-2,153.41	25,923.78	12,101.12	34,565.00	-64.99
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	882.48	740.83	141.65	6,667.47	7,204.11	8,890.00	-18.96
60-1-000-001-6520.020 Heat/Cool Contract	2,192.00	375.00	1,817.00	3,375.00	2,192.00	4,500.00	-51.29
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	1,500.03	0.00	2,000.00	-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	416.67	-416.67	3,750.03	0.00	5,000.00	-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	150.03	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	561.75	283.33	278.42	2,549.97	3,059.00	3,400.00	-10.03
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	83.33	-83.33	749.97	585.00	1,000.00	-41.50
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	12,975.03	10,823.20	17,300.00	-37.44
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	3,636.23	3,707.50	-71.27	33,367.50	23,863.31	44,490.00	-46.36
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,505.50	1,652.00	-146.50	14,868.00	13,283.94	19,824.00	-32.99
Total Line 94500	1,505.50	1,652.00	-146.50	14,868.00	13,283.94	19,824.00	-32.99
94000 TOTAL MAINTENANCE EXPENSES	9,859.14	12,827.25	-2,968.11	115,445.25	86,231.19	153,927.00	-43.98

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	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	780.00	780.00	0.00	7,020.00	7,020.00	9,360.00	-25.00
60-1-000-001-6580.100 ADT Contract	226.52	99.00	127.52	891.00	1,000.62	1,188.00	-15.77
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	187.47	415.70	250.00	66.28
Total Line 95200	1,006.52	899.83	106.69	8,098.47	8,436.32	10,798.00	-21.87
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,006.52	899.83	106.69	8,098.47	8,436.32	10,798.00	-21.87
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,582.45	1,631.92	-49.47	14,687.28	14,242.05	19,583.00	-27.27
Total Line 96110	1,582.45	1,631.92	-49.47	14,687.28	14,242.05	19,583.00	-27.27
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	162.05	167.08	-5.03	1,503.72	1,458.45	2,005.00	-27.26
Total Line 96120	162.05	167.08	-5.03	1,503.72	1,458.45	2,005.00	-27.26
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	253.48	261.42	-7.94	2,352.78	2,281.32	3,137.00	-27.28
Total Line 96130	253.48	261.42	-7.94	2,352.78	2,281.32	3,137.00	-27.28
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	74.97	77.33	-2.36	695.97	674.73	928.00	-27.29
60-1-000-001-6721.500 PE & PO Insuranace	83.25	85.83	-2.58	772.47	749.25	1,030.00	-27.26
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	158.22	163.16	-4.94	1,468.44	1,423.98	1,958.00	-27.27
96100 TOTAL INSURANCE PREMIUMS EXP	2,156.20	2,223.58	-67.38	20,012.22	19,405.80	26,683.00	-27.27
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	1,994.72	1,512.92	481.80	13,616.28	16,149.68	18,155.00	-11.05
Total Line 96300	1,994.72	1,512.92	481.80	13,616.28	16,149.68	18,155.00	-11.05
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	2,058.10	237.50	1,820.60	2,137.50	6,183.77	2,850.00	116.97
Total Line 96400	2,058.10	237.50	1,820.60	2,137.50	6,183.77	2,850.00	116.97
96000 TOTAL OTHER GENERAL EXPENSES	4,052.82	1,750.42	2,302.40	15,753.78	22,333.45	21,005.00	6.32
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,062.55	1,250.00	-187.45	11,250.00	10,059.02	15,000.00	-32.94
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,062.55	1,250.00	-187.45	11,250.00	10,059.02	15,000.00	-32.94
96700 TOTAL INTEREST EXP & AMORT	1,062.55	1,250.00	-187.45	11,250.00	10,059.02	15,000.00	-32.94
96900 TOTAL OPERATING EXPENSE	24,942.42	36,002.92	-11,060.50	324,026.28	284,026.06	432,035.00	-34.26
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-15,817.59	-4,995.67	-10,821.92	-44,961.03	-85,601.17	-59,948.00	42.79

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 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							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	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							
60-1-000-001-6600.000 Depreciation Exp - PL	7,339.00	7,333.33	5.67	65,999.97	66,051.00	88,000.00	-24.94
Total Line 97400	7,339.00	7,333.33	5.67	65,999.97	66,051.00	88,000.00	-24.94
TOTAL MISCELLANEOUS EXPENSES	7,339.00	7,333.33	5.67	65,999.97	66,051.00	88,000.00	-24.94
90000 TOTAL EXPENSES	32,281.42	43,336.25	-11,054.83	390,026.25	350,077.06	520,035.00	-32.68
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-7,009.25	7,009.25	-63,083.25	0.00	-84,111.00	-100.00
Total Line 10093	0.00	-7,009.25	7,009.25	-63,083.25	0.00	-84,111.00	-100.00
10094							
60-1-000-001-9111.100 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	0.00	-7,009.25	7,009.25	-63,083.25	0.00	-84,111.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-8,478.59	-11,680.84	3,202.25	-105,127.56	-19,550.17	-140,170.00	-86.05

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts
Total 2130.000 accts on BS's

0.00 0.00 0.00 0.00 0.00 0.00

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,520.00	2,520.00	3,360.00	0.00
ADMIN REVENUE							
<u>ADMIN OPERATING INCOME</u>							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,022.00	-13,049.17	27.17	-117,442.53	-134,741.00	-156,590.00	-13.95
Total Admin Fee Subsidy	-13,022.00	-13,049.17	27.17	-117,442.53	-134,741.00	-156,590.00	-13.95
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.64	-5.00	-0.64	-45.00	-37.94	-60.00	-36.77
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	-5.64	-5.00	-0.64	-45.00	-37.94	-60.00	-36.77
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	-90.00	90.00	-810.00	-1,970.00	-1,080.00	82.41
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	-5,251.00	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	-90.00	90.00	-810.00	-7,221.00	-1,080.00	568.61
TOTAL ADMIN OPERATING INCOME	-13,027.64	-13,144.17	116.53	-118,297.53	-141,999.94	-157,730.00	-9.97
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	3,955.77	7,905.00	-3,949.23	71,145.00	61,037.92	94,860.00	-35.65
Total Admin Salaries	3,955.77	7,905.00	-3,949.23	71,145.00	61,037.92	94,860.00	-35.65
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	2,062.53	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	2,062.53	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,172.00	2,460.00	-288.00	22,140.00	20,640.00	29,520.00	-30.08
30-1-000-000-4120.300 Bookkeep. Fees	1,357.50	1,538.00	-180.50	13,842.00	12,900.00	18,456.00	-30.10
Total Fees Expense	3,529.50	3,998.00	-468.50	35,982.00	33,540.00	47,976.00	-30.09
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,406.15	4,699.00	-2,292.85	42,291.00	33,304.06	56,388.00	-40.94
Total Benefit Contribution Exp	2,406.15	4,699.00	-2,292.85	42,291.00	33,304.06	56,388.00	-40.94
Office Expense							
30-1-000-000-4180.000 Telephone	0.00	96.17	-96.17	865.53	445.08	1,154.00	-61.43
30-1-000-000-4190.100 Postage	127.42	166.67	-39.25	1,500.03	1,284.28	2,000.00	-35.79
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	183.67	25.00	158.67	225.00	183.67	300.00	-38.78
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	150.03	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers/Software	1,561.03	0.00	1,561.03	0.00	2,630.39	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	375.03	2,128.74	500.00	325.75
Total Office Expense	1,872.12	346.18	1,525.94	3,115.62	6,672.16	4,154.00	60.62

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal & Travel Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4150.000 Travel - Staff	0.00	33.33	-33.33	299.97	437.45	400.00	9.36
Total Legal & Travel Expense	0.00	33.33	-33.33	299.97	437.45	400.00	9.36
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	12.00	16.00	-4.00	144.00	130.14	192.00	-32.22
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4130.330 Other Service Exp	0.00	0.00	0.00	0.00	5,252.46	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	47.92	-47.92	431.28	239.00	575.00	-58.43
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	3,135.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	166.67	-166.67	1,500.03	203.86	2,000.00	-89.81
30-1-000-000-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	74.94	20.83	54.11	187.47	4,300.06	250.00	1,620.02
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	40.00	-4.01	360.00	395.89	480.00	-17.52
Total Other Expense	122.93	374.75	-251.82	3,372.75	13,656.41	4,497.00	203.68
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	8.33	-8.33	74.97	402.84	100.00	302.84
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	0.00	8.33	-8.33	74.97	402.84	100.00	302.84
TOTAL ADMIN EXPENSE	11,886.47	17,593.76	-5,707.29	158,343.84	149,050.84	211,125.00	-29.40
Insurance Premiums Expense							
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	83.25	85.83	-2.58	772.47	749.25	1,030.00	-27.26
30-1-000-000-4510.030 Work Comp Insurance	305.85	315.42	-9.57	2,838.78	2,752.65	3,785.00	-27.27
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	464.22	450.00	619.00	-27.30
Total Insurance Premium Expenses	439.10	452.83	-13.73	4,075.47	3,951.90	5,434.00	-27.27
TOTAL INSURANCE EXPENSE	439.10	452.83	-13.73	4,075.47	3,951.90	5,434.00	-27.27
General Expense							
30-1-000-000-4110.001 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	0.00	0.00	0.00	169.15	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	142.99	250.00	-107.01	2,250.00	1,286.91	3,000.00	-57.10
Total General Expense	142.99	250.00	-107.01	2,250.00	1,456.06	3,000.00	-51.46
TOTAL GENERAL EXPENSE	142.99	250.00	-107.01	2,250.00	1,456.06	3,000.00	-51.46
TOTAL EXPENSES - ADMIN	12,468.56	18,296.59	-5,828.03	164,669.31	154,458.80	219,559.00	-29.65
ADMIN (Profit)/Loss	-559.08	5,152.42	-5,711.50	46,371.78	12,458.86	61,829.00	-79.85
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	465.00	-465.00	4,185.00	0.00	5,580.00	-100.00
Total Depreciation Expense	0.00	465.00	-465.00	4,185.00	0.00	5,580.00	-100.00
TOTAL MISC EXPENSE	0.00	465.00	-465.00	4,185.00	0.00	5,580.00	-100.00

OTHER FINANCING SOURCES (USES)

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
December, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10093 Xfers							
30-1-000-000-9111.000 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 Xfers							
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
 TOTAL ADMIN EXPENSES w/ DEPR EXP	 14,786.06	 18,761.59	 -3,975.53	 168,854.31	 159,486.39	 225,139.00	 -29.16
ADMIN (Profit)/Loss w/ Depreciation	1,758.42	5,617.42	-3,859.00	50,556.78	17,486.45	67,409.00	-74.06
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-1,260.00	-1,970.00	-1,680.00	17.26
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	-86,914.00	-84,944.17	-1,969.83	-764,497.53	-791,466.00	-1,019,330.00	-22.35
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-86,914.00	-85,084.17	-1,829.83	-765,757.53	-793,436.00	-1,021,010.00	-22.29
TOTAL HAP INCOME	-86,914.00	-85,084.17	-1,829.83	-765,757.53	-793,436.00	-1,021,010.00	-22.29
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	74,824.00	78,515.00	-3,691.00	706,635.00	741,242.00	942,180.00	-21.33
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	1,419.00	108.33	1,310.67	974.97	16,479.00	1,300.00	1,167.62
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	4,634.00	6,000.00	-1,366.00	54,000.00	42,068.00	72,000.00	-41.57
Total HAP Expenses	80,877.00	84,623.33	-3,746.33	761,609.97	799,789.00	1,015,480.00	-21.24
TOTAL HAP EXPENSE	80,877.00	84,623.33	-3,746.33	761,609.97	799,789.00	1,015,480.00	-21.24
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	24.17	-24.17	217.53	170.06	290.00	-41.36
Total General HAP Expenses	0.00	24.17	-24.17	217.53	170.06	290.00	-41.36
TOTAL GENERAL HAP EXPENSES	0.00	24.17	-24.17	217.53	170.06	290.00	-41.36
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	80,877.00	84,647.50	-3,770.50	761,827.50	799,959.06	1,015,770.00	-21.25
 Remaining HAP (to)/from Reserve	 -6,037.00	 -436.67	 -5,600.33	 -3,930.03	 6,523.06	 -5,240.00	 -224.49
 Clearing Total	 -4,278.58	 5,180.75	 -9,459.33	 46,626.75	 23,834.51	 62,169.00	 -61.66

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
December, 2025

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	15.00	0.00	135.00	135.00	180.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-2,662.00	0.00	-2,662.00	0.00	-19,655.00	0.00	
Total HAP Income	-2,662.00	0.00	-2,662.00	0.00	-19,655.00	0.00	
TOTAL HAP INCOME	-2,662.00	0.00	-2,662.00	0.00	-19,655.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	2,223.00	1,966.67	256.33	17,700.03	22,370.00	23,600.00	-5.21
30-1-000-001-4715.040 EHV HAP Utility Pmts	0.00	66.67	-66.67	600.03	308.00	800.00	-61.50
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	2,223.00	2,033.34	189.66	18,300.06	22,678.00	24,400.00	-7.06
TOTAL HAP EXPENSE	2,223.00	2,033.34	189.66	18,300.06	22,678.00	24,400.00	-7.06
EHV HAP (to)/from Reserve	-439.00	2,033.34	-2,472.34	18,300.06	3,023.00	24,400.00	-87.61

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-388.00	0.00	-388.00	0.00	-6,313.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-388.00	0.00	-388.00	0.00	-6,313.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-388.00	0.00	-388.00	0.00	-6,313.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
December, 2025

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	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	80.73	79.17	1.56	712.53	684.88	950.00	-27.91
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	49.08	45.83	3.25	412.47	416.36	550.00	-24.30
30-1-000-001-4120.100 EHV Management Fee	48.00	70.00	-22.00	630.00	540.00	840.00	-35.71
30-1-000-001-4120.300 EHV Bookkeeping Fee	30.00	43.75	-13.75	393.75	337.50	525.00	-35.71
30-1-000-001-4130.200 EHV Other Ongoing	60.00	62.50	-2.50	562.50	780.00	750.00	4.00
Total Ongoing Admin Expenses	267.81	301.25	-33.44	2,711.25	2,758.74	3,615.00	-23.69
TOTAL ONGOING ADMIN EXPENSES	267.81	301.25	-33.44	2,711.25	2,758.74	3,615.00	-23.69
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	267.81	301.25	-33.44	2,711.25	2,758.74	3,615.00	-23.69
EHV ADMINI (Profit)/Loss	-120.19	301.25	-421.44	2,711.25	-3,554.26	3,615.00	-198.32

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	126,059.60	158,501.92	-32,442.32	1,546,845.17	1,902,023.00	-18.67
TOTAL OPERATING INCOME	<u>126,059.60</u>	<u>158,501.92</u>	<u>-32,442.32</u>	<u>1,546,845.17</u>	<u>1,902,023.00</u>	<u>-18.67</u>
OPERATING EXPENSE						
Total Administration Expenses	94,743.94	81,421.58	13,322.36	730,711.93	977,059.00	-25.21
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	899.17	1,426.00	-526.83	9,336.46	17,112.00	-45.44
Total Maintenance Expenses	53,368.42	64,508.33	-11,139.91	505,823.74	774,100.00	-34.66
Total Protective Expenses	6,737.85	7,477.33	-739.48	60,376.66	89,728.00	-32.71
General Expenses	3,795.12	4,330.33	-535.21	34,156.08	51,964.00	-34.27
TOTAL ROUTINE OPERATING EXPENSES	<u>159,544.50</u>	<u>159,163.57</u>	<u>380.93</u>	<u>1,340,404.87</u>	<u>1,909,963.00</u>	<u>-29.82</u>
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	<u>159,544.50</u>	<u>159,163.57</u>	<u>380.93</u>	<u>1,340,404.87</u>	<u>1,909,963.00</u>	<u>-29.82</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>-33,484.90</u>	<u>-661.65</u>	<u>-32,823.25</u>	<u>206,440.30</u>	<u>-7,940.00</u>	<u>-2,700.00</u>
Total Depreciation Expense	291.00	1,000.00	-709.00	2,619.00	12,000.00	-78.18
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-33,775.90</u>	<u>-1,661.65</u>	<u>-32,114.25</u>	<u>203,821.30</u>	<u>-19,940.00</u>	<u>-1,122.17</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
MOON TOWERS - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	87,770.38	97,680.33	-9,909.95	986,633.96	1,172,164.00	-15.83
TOTAL OPERATING INCOME	<u>87,770.38</u>	<u>97,680.33</u>	<u>-9,909.95</u>	<u>986,633.96</u>	<u>1,172,164.00</u>	<u>-15.83</u>
OPERATING EXPENSE						
Total Administration Expenses	33,327.57	31,774.33	1,553.24	280,170.68	381,292.00	-26.52
Total Tenant Service Expenses	1,304.55	140.00	1,164.55	10,053.11	1,680.00	498.40
Total Utility Expenses	15,005.42	12,083.33	2,922.09	112,088.72	145,000.00	-22.70
Total Maintenance Expenses	35,489.19	42,412.14	-6,922.95	343,188.69	508,946.00	-32.57
Total Protective Service Expenses	2,649.15	2,811.67	-162.52	41,409.92	33,740.00	22.73
General Expenses	7,993.29	10,848.50	-2,855.21	93,472.92	130,182.00	-28.20
TOTAL ROUTINE OPERATING EXPENSES	<u>95,769.17</u>	<u>100,069.97</u>	<u>-4,300.80</u>	<u>880,384.04</u>	<u>1,200,840.00</u>	<u>-26.69</u>
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	<u>95,769.17</u>	<u>100,069.97</u>	<u>-4,300.80</u>	<u>880,384.04</u>	<u>1,200,840.00</u>	<u>-26.69</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-7,998.79</u>	<u>-2,389.64</u>	<u>-5,609.15</u>	<u>106,249.92</u>	<u>-28,676.00</u>	<u>-470.52</u>
Total Depreciation Expense	9,118.00	13,750.00	-4,632.00	82,062.00	165,000.00	-50.27
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-17,116.79</u>	<u>-16,139.64</u>	<u>-977.15</u>	<u>24,187.92</u>	<u>-193,676.00</u>	<u>-112.49</u>

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	117,221.82	114,109.59	3,112.23	1,273,118.80	1,369,315.00	-7.03
TOTAL OPERATING INCOME	<u>117,221.82</u>	<u>114,109.59</u>	<u>3,112.23</u>	<u>1,273,118.80</u>	<u>1,369,315.00</u>	<u>-7.03</u>
OPERATING EXPENSE						
Total Administration Expenses	37,800.36	36,143.52	1,656.84	319,263.81	433,722.00	-26.39
Total Tenant Service Expenses	1,339.70	116.67	1,223.03	6,101.50	1,400.00	335.82
Total Utility Expenses	5,272.05	1,583.33	3,688.72	27,567.54	19,000.00	45.09
Total Maintenance Expenses	47,923.71	59,471.83	-11,548.12	413,525.96	713,662.00	-42.06
Total Protective Service Expenses	2,674.78	2,963.67	-288.89	26,197.31	35,564.00	-26.34
General Expenses	9,258.74	10,237.33	-978.59	93,640.28	122,848.00	-23.78
TOTAL ROUTINE OPERATING EXPENSES	<u>104,269.34</u>	<u>110,516.35</u>	<u>-6,247.01</u>	<u>886,296.40</u>	<u>1,326,196.00</u>	<u>-33.17</u>
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	<u>104,269.34</u>	<u>110,516.35</u>	<u>-6,247.01</u>	<u>886,296.40</u>	<u>1,326,196.00</u>	<u>-33.17</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>12,952.48</u>	<u>3,593.24</u>	<u>9,359.24</u>	<u>386,822.40</u>	<u>43,119.00</u>	<u>797.10</u>
Total Depreciation Expense	23,901.00	31,250.00	-7,349.00	215,109.00	375,000.00	-42.64
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-10,948.52</u>	<u>-27,656.76</u>	<u>16,708.24</u>	<u>171,713.40</u>	<u>-331,881.00</u>	<u>-151.74</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	24,174.57	28,112.67	-3,938.10	289,145.56	337,352.00	-14.29
TOTAL OPERATING INCOME	<u>24,174.57</u>	<u>28,112.67</u>	<u>-3,938.10</u>	<u>289,145.56</u>	<u>337,352.00</u>	<u>-14.29</u>
OPERATING EXPENSE						
Total Administration Expenses	10,790.39	9,288.00	1,502.39	86,612.43	111,456.00	-22.29
Total Tenant Service Expenses	0.00	50.00	-50.00	62.46	600.00	-89.59
Total Utility Expenses	3,366.28	2,816.67	549.61	20,944.12	33,800.00	-38.04
Total Maintenance Expenses	9,229.42	11,903.49	-2,674.07	95,803.30	142,842.00	-32.93
Total Protective Service Expenses	673.81	1,126.67	-452.86	11,294.29	13,520.00	-16.46
General Expenses	3,109.80	3,390.58	-280.78	37,451.95	40,687.00	-7.95
TOTAL ROUTINE OPERATING EXPENSES	<u>27,169.70</u>	<u>28,575.41</u>	<u>-1,405.71</u>	<u>252,168.55</u>	<u>342,905.00</u>	<u>-26.46</u>
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	<u>27,169.70</u>	<u>28,575.41</u>	<u>-1,405.71</u>	<u>252,168.55</u>	<u>342,905.00</u>	<u>-26.46</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-2,995.13</u>	<u>-462.74</u>	<u>-2,532.39</u>	<u>36,977.01</u>	<u>-5,553.00</u>	<u>-765.89</u>
Total Depreciation Expense	3,120.00	0.00	3,120.00	28,080.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-6,115.13</u>	<u>-462.74</u>	<u>-5,652.39</u>	<u>8,897.01</u>	<u>-5,553.00</u>	<u>-260.22</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,027.64	13,144.17	-116.53	141,999.94	157,730.00	-9.97
TOTAL ADMIN OPERATING INCOME	13,027.64	13,144.17	-116.53	141,999.94	157,730.00	-9.97
OPERATING EXPENSES						
Total Admin Expenses	10,626.48	13,302.26	-2,675.78	119,609.56	159,627.00	-25.07
Total Fees Expenses	3,541.50	4,243.17	-701.67	33,670.14	50,918.00	-33.87
Total General Expenses	618.08	751.16	-133.08	6,206.69	9,014.00	-31.14
TOTAL OPERATING EXPENSES	14,786.06	18,296.59	-3,510.53	159,486.39	219,559.00	-27.36
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	14,786.06	18,296.59	-3,510.53	159,486.39	219,559.00	-27.36
NET REVENUE PROFIT/-LOSS	-1,758.42	-5,152.42	3,394.00	-17,486.45	-61,829.00	-71.72
Total Depreciation Expense	0.00	465.00	-465.00	0.00	5,580.00	-100.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-1,758.42	-5,617.42	3,859.00	-17,486.45	-67,409.00	-74.06

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	86,914.00	85,084.17	1,829.83	793,436.00	1,021,010.00	-22.29
TOTAL HAP INCOME	86,914.00	85,084.17	1,829.83	793,436.00	1,021,010.00	-22.29
HAP EXPENSES						
Total HAP Expenses	80,877.00	84,623.33	-3,746.33	799,789.00	1,015,480.00	-21.24
Total General HAP Expenses	0.00	24.17	-24.17	170.06	290.00	-41.36
TOTAL HAP EXPENSES	80,877.00	84,647.50	-3,770.50	799,959.06	1,015,770.00	-21.25
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	6,037.00	436.67	5,600.33	-6,523.06	5,240.00	-224.49

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	43,768.29	45,252.83	-1,484.54	405,319.48	543,034.00	-25.36
TOTAL OPERATING INCOME	<u>43,768.29</u>	<u>45,252.83</u>	<u>-1,484.54</u>	<u>405,319.48</u>	<u>543,034.00</u>	<u>-25.36</u>
OPERATING EXPENSE						
Total Administration Expenses	8,494.20	8,945.51	-451.31	94,024.75	107,346.00	-12.41
Total Fee Expenses	4,437.50	4,500.00	-62.50	40,728.03	54,000.00	-24.58
Total Utilities Expenses	11,161.29	4,209.33	6,951.96	44,036.10	50,512.00	-12.82
Total Maintenance Expenses	18,839.25	14,980.51	3,858.74	101,819.90	179,766.00	-43.36
Total Taxes & Insurance Expense	3,946.18	4,894.25	-948.07	38,134.36	58,731.00	-35.07
Total Financial Expenses	1,062.55	1,166.67	-104.12	10,059.02	14,000.00	-28.15
TOTAL ROUTINE OPERATING EXPENSE	<u>47,940.97</u>	<u>38,696.27</u>	<u>9,244.70</u>	<u>328,802.16</u>	<u>464,355.00</u>	<u>-29.19</u>
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	<u>47,940.97</u>	<u>38,696.27</u>	<u>9,244.70</u>	<u>328,802.16</u>	<u>464,355.00</u>	<u>-29.19</u>
NET REVENUE PROFIT/-LOSS	<u>-4,172.68</u>	<u>6,556.56</u>	<u>-10,729.24</u>	<u>76,517.32</u>	<u>78,679.00</u>	<u>-2.75</u>
Total Depreciation Expense	9,708.00	8,333.33	1,374.67	87,372.00	100,000.00	-12.63
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-13,880.68</u>	<u>-1,776.77</u>	<u>-12,103.91</u>	<u>-10,854.68</u>	<u>-21,321.00</u>	<u>-49.09</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
December 31, 2025

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	40,760.01	40,998.59	-238.58	369,627.23	491,983.00	-24.87
TOTAL OPERATING INCOME	<u>40,760.01</u>	<u>40,998.59</u>	<u>-238.58</u>	<u>369,627.23</u>	<u>491,983.00</u>	<u>-24.87</u>
OPERATING EXPENSE						
Total Administration Expenses	4,659.21	8,474.34	-3,815.13	72,841.02	101,692.00	-28.37
Total Fee Expenses	4,062.50	4,063.00	-0.50	36,687.68	48,756.00	-24.75
Total Utilities Expenses	141.58	4,752.00	-4,610.42	34,215.35	57,024.00	-40.00
Total Maintenance Expenses	10,865.66	13,727.08	-2,861.42	94,667.51	164,725.00	-42.53
Total Taxes & Insurance Expense	4,150.92	3,736.50	414.42	35,555.48	44,838.00	-20.70
Total Financial Expenses	1,062.55	1,250.00	-187.45	10,059.02	15,000.00	-32.94
TOTAL ROUTINE OPERATING EXPENSE	<u>24,942.42</u>	<u>36,002.92</u>	<u>-11,060.50</u>	<u>284,026.06</u>	<u>432,035.00</u>	<u>-34.26</u>
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	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>24,942.42</u>	<u>28,993.67</u>	<u>-4,051.25</u>	<u>284,026.06</u>	<u>347,924.00</u>	<u>-18.37</u>
NET REVENUE PROFIT/-LOSS	<u>15,817.59</u>	<u>12,004.92</u>	<u>3,812.67</u>	<u>85,601.17</u>	<u>144,059.00</u>	<u>-40.58</u>
Total Depreciation Expense	7,339.00	7,333.33	5.67	66,051.00	88,000.00	-24.94
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>8,478.59</u>	<u>4,671.59</u>	<u>3,807.00</u>	<u>19,550.17</u>	<u>56,059.00</u>	<u>-65.13</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
December 31, 2025

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	354,926.37	381,737.84	-26,811.47	3,931,456.94	4,580,854.00	-14.18
TOTAL OPERATING INCOME	<u>354,926.37</u>	<u>381,737.84</u>	<u>-26,811.47</u>	<u>3,931,456.94</u>	<u>4,580,854.00</u>	<u>-14.18</u>
OPERATING EXPENSE						
Total Administration Expenses	156,859.19	143,813.10	13,046.09	1,268,306.48	1,725,757.00	-26.51
Total Tenant Service Expenses	2,644.25	306.67	2,337.58	16,217.07	3,680.00	340.68
Total Utility Expenses	23,864.04	16,973.33	6,890.71	165,786.67	203,680.00	-18.60
Total Maintenance Expenses	145,926.74	177,987.46	-32,060.72	1,357,795.35	2,135,850.00	-36.43
Total Protective Service Expenses	12,735.59	14,321.01	-1,585.42	138,992.03	171,852.00	-19.12
General Expenses	24,156.95	28,806.74	-4,649.79	258,721.23	345,681.00	-25.16
TOTAL ROUTINE OPERATING EXPENSES	<u>366,186.76</u>	<u>382,208.31</u>	<u>-16,021.55</u>	<u>3,205,818.83</u>	<u>4,586,500.00</u>	<u>-30.10</u>
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	<u>366,186.76</u>	<u>382,208.31</u>	<u>-16,021.55</u>	<u>3,205,818.83</u>	<u>4,586,500.00</u>	<u>-30.10</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-11,260.39</u>	<u>-470.47</u>	<u>-10,789.92</u>	<u>725,638.11</u>	<u>-5,646.00</u>	<u>-12,952.25</u>
Total Depreciation Expense	36,430.00	46,000.00	-9,570.00	327,870.00	552,000.00	-40.60
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-47,690.39</u>	<u>-46,470.47</u>	<u>-1,219.92</u>	<u>397,768.11</u>	<u>-557,646.00</u>	<u>-171.33</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
December 31, 2025

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	84,528.30	86,251.42	-1,723.12	774,946.71	1,035,017.00	-25.13
TOTAL OPERATING INCOME	84,528.30	86,251.42	-1,723.12	774,946.71	1,035,017.00	-25.13
OPERATING EXPENSE						
Total Administration Expenses	13,153.41	17,419.85	-4,266.44	166,865.77	209,038.00	-20.17
Total Fee Expenses	8,500.00	8,563.00	-63.00	77,415.71	102,756.00	-24.66
Total Utilities Expenses	11,302.87	8,961.33	2,341.54	78,251.45	107,536.00	-27.23
Total Maintenance Expenses	29,704.91	28,707.59	997.32	196,487.41	344,491.00	-42.96
Total Taxes & Insurance Expense	8,097.10	8,630.75	-533.65	73,689.84	103,569.00	-28.85
Total Financial Expenses	2,125.10	2,416.67	-291.57	20,118.04	29,000.00	-30.63
TOTAL ROUTINE OPERATING EXPENSE	72,883.39	74,699.19	-1,815.80	612,828.22	896,390.00	-31.63
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	-7,009.25	7,009.25	0.00	-84,111.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	72,883.39	67,689.94	5,193.45	612,828.22	812,279.00	-24.55
NET REVENUE PROFIT/-LOSS	11,644.91	18,561.48	-6,916.57	162,118.49	222,738.00	-27.22
Total Depreciation Expense	17,047.00	15,666.66	1,380.34	153,423.00	188,000.00	-18.39
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,402.09	2,894.82	-8,296.91	8,695.49	34,738.00	-74.97

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
December, 2025

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,313.73	9,900.83	412.90	95,020.63
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,523.41	20,877.29	646.12	191,137.53
Administrative Expenses	3,775.23	7,000.07	-3,224.84	14,854.42
Tenant Services	1,304.55	904.81	399.74	10,053.11
Utilities	15,005.42	20,677.21	-5,671.79	112,088.72
Maint/Protective Serv - Supplies/Conts	34,092.35	54,910.69	-20,818.34	350,786.22
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,993.29	9,024.50	-1,031.21	93,472.92
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	94,007.98	123,295.40	-29,287.42	867,413.55
AMP002 - FAMILY				
Salaries	12,310.65	11,753.18	557.47	111,643.01
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,863.24	22,730.30	1,132.94	211,285.10
Administrative Expenses	4,196.87	6,908.86	-2,711.99	19,782.83
Tenant Services	1,339.70	597.48	742.22	6,101.50
Utilities	5,272.05	3,802.40	1,469.65	27,567.54
Maint/Protective Serv - Supplies/Conts	46,240.99	130,121.20	-83,880.21	406,185.06
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	9,258.74	8,351.98	906.76	93,640.28
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	102,482.24	184,265.40	-81,783.16	876,205.32
AMP003 - BLUEBELL				
Salaries	2,950.00	2,832.55	117.45	27,174.77
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	6,140.45	5,978.09	162.36	54,971.16
Administrative Expenses	2,385.38	2,280.17	105.21	10,719.06
Tenant Services	0.00	14.95	-14.95	62.46
Utilities	3,366.28	5,022.98	-1,656.70	20,944.12
Maint/Protective Serv - Supplies/Conts	8,877.22	19,492.35	-10,615.13	97,773.44
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,109.80	3,297.17	-187.37	37,451.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	26,829.13	38,918.26	-12,089.13	249,096.96
COCC				
Salaries	133,562.04	122,449.51	11,112.53	1,137,028.10
Employee W/H Payments	-10,579.50	10,495.36	-21,074.86	-10,503.51
Fee Expenses	253.35	404.34	-150.99	3,211.61
Administrative Expenses	14,198.75	-11,686.02	25,884.77	90,066.83
Tenant Services	0.00	0.00	0.00	0.00
Utilities	220.29	932.10	-711.81	5,186.29
Maint/Protective Serv - Supplies/Conts	124.19	1,289.30	-1,165.11	6,749.33
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,795.12	3,469.46	325.66	34,156.08
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	141,574.24	127,354.05	14,220.19	1,265,894.73
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	161,889.28	148,924.94	12,964.34	1,394,562.24
Employee W/H Payments	-10,579.50	10,495.36	-21,074.86	-10,503.51
Fee Expenses	51,780.45	49,990.02	1,790.43	460,823.42
Administrative Expenses	76,336.68	54,493.10	21,843.58	596,028.54
Tenant Services	2,644.25	1,517.24	1,127.01	16,217.07
Utilities	24,542.92	31,688.34	-7,145.42	169,936.84
Maint/Protective Serv - Supplies/Conts	89,418.75	209,599.03	-120,180.28	862,326.54
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	24,156.95	24,143.11	13.84	258,721.23
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	420,189.78	530,851.14	-110,661.36	3,748,112.37

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
December, 2025

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,880.55	10,313.45	-432.90
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,437.50	5,644.00	-1,206.50
Administrative Expenses	2,381.49	1,410.77	970.72
Utilities	11,161.29	4,457.02	6,704.27
Maintenance Supplies/Contracts	12,376.54	9,542.92	2,833.62
Security, Tax, & Insurance Expenses	4,913.05	4,868.11	44.94
Finacial Expenses	1,062.55	1,221.21	-158.66
TOTAL BRENTWOOD CLAIMS	46,212.97	37,457.48	8,755.49
PRAIRIELAND			
Salaries	5,495.90	10,313.54	-4,817.64
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,062.50	5,057.50	-995.00
Administrative Expenses	3,099.21	1,082.47	2,016.74
Utilities	141.58	5,376.46	-5,234.88
Maintenance Supplies/Contracts	4,363.24	2,820.13	1,543.11
Security, Taxes, & Insurance Expenses	5,157.44	4,490.53	666.91
Financial Expenses	1,062.55	1,221.21	-158.66
TOTAL PRAIRIELAND CLAIMS	23,382.42	30,361.84	-6,979.42
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	15,376.45	20,626.99	-5,250.54
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,500.00	10,701.50	-2,201.50
Administrative Expenses	5,480.70	2,493.24	2,987.46
Utilities	11,302.87	9,833.48	1,469.39
Maintenance Supplies	16,739.78	12,363.05	4,376.73
Security, Tax, & Insurance Expenses	10,070.49	9,358.64	711.85
Financial Expenses	2,125.10	2,442.42	-317.32
TOTAL AHP CLAIMS	69,595.39	67,819.32	1,776.07
HOUSING CHOICE VOUCHER - HCV			
Salaries	8,679.42	11,213.61	-2,534.19
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,541.50	6,524.50	-2,983.00
Administrative Expenses	1,947.06	3,553.45	-1,606.39
General Expense-Admin	582.09	881.93	-299.84
Total HCV Expenses	14,750.07	22,173.49	-7,423.42
HAP Expenses	80,877.00	89,115.21	-8,238.21
General Expenses	0.00	0.00	0.00
Total HAP Expenses	80,877.00	89,115.21	-8,238.21
TOTAL HCV CLAIMS	95,627.07	111,288.70	-15,661.63

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
December, 2025

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2025 - \$1,589,724				
Admin / Operations	0.00	0.00	551,190.85	551,190.85
General CFP Activity	11,000.00	0.00	28,364.18	28,364.18
TOTAL CFG 2025 CLAIMS	11,000.00	0.00	579,555.03	579,555.03
CFG 2024 - \$1,557,030				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	43,513.70	0.00	279,303.18	286,895.07
TOTAL CFG 2024 CLAIMS	43,513.70	0.00	279,303.18	636,895.07
CFG 2023 - \$1,519,740				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	129,530.93	149,035.37	1,165,162.46
TOTAL CFG 2023 CLAIMS	0.00	129,530.93	149,035.37	1,515,162.46
CFG 2022 - \$1,472,370				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	155,439.70	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	155,439.70	0.00	1,472,369.98
CFG 2021 - \$1,214,793				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	868,267.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	1,168,267.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	54,513.70	284,970.63	1,007,893.58	7,665,433.54

Date: 1/23/2026
Time: 1:09:20 PM
ll

Knox County Housing Authority
CLAIMS REPORT TOTALS
December, 2025

Page: 1
Rpt File: F:\HMS\REPO

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	95,769.17	124,189.54	-28,420.37	880,384.04
AMP002 - FAMILY	104,269.34	194,032.48	-89,763.14	886,296.40
AMP003 - BLUEBELL	27,169.70	39,164.32	-11,994.62	252,168.55
COCC	148,965.00	138,166.96	10,798.04	1,329,901.36
TOTAL LOW RENT	376,173.21	495,553.30	-119,380.09	3,348,750.35
<u>A.H.P.</u>				
BRENTWOOD	47,940.97	39,240.48	8,700.49	328,802.16
PRAIRIELAND	24,942.42	31,926.84	-6,984.42	284,026.06
TOTAL A.H.P.	72,883.39	71,167.32	1,716.07	612,828.22
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,750.07	22,173.49	-7,423.42	158,687.66
TOTAL HCV	14,750.07	22,173.49	-7,423.42	158,687.66
<u>GRANTS</u>				
CAPITAL FUND GRANT 2025	11,000.00	0.00	11,000.00	579,555.03
CAPITAL FUND GRANT 2024	43,513.70	0.00	43,513.70	279,303.18
CAPITAL FUND GRANT 2023	0.00	129,530.93	-129,530.93	149,035.37
CAPITAL FUND GRANT 2022	0.00	155,439.70	-155,439.70	0.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	54,513.70	284,970.63	-230,456.93	1,007,893.58
TOTAL CLAIMS FOR MONTH	518,320.37	873,864.74	-355,544.37	5,128,159.81

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/23/2026

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/27/2026

SUBJECT: Application for Payment #1 – AMP Companies, Inc.

Executive Summary

At the 10/28/2025 Board meeting, a contract was approved with AMP Companies, Inc. to complete replacement of boilers and generator at Blue Bell Tower and Moon Towers. The project will include the following:

- Replacement of boilers at Blue Bell Tower; and
- Replacement of generator and automatic transfer switch at Moon Towers.

Work commenced in November and is nearing completion. Three of four boilers have been installed at Blue Bell Tower. The final boiler will be installed by 01/27/2026. All preparations for the Moon Towers generator have been completed inside the building, and the pad has been poured outside. The generator will be installed pending weather in the next two weeks.

Alliance Architecture was present for a site visit on 01/15/2026. Alliance Architecture has reviewed and signed approval for Pay Request #1.

Fiscal Impact

This application for payment will be paid from the 2025 Capital Fund grant as approved at the 10/28/2025 Regular Meeting of the Board. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #1 from AMP Companies, Inc. in the amount of \$59,274.00 for the period to 01/15/2026.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF

2 PAGES

TO OWNER: Knox County Housing Authority
216 W Simmons St
Galesburg, IL 61401

PROJECT: KCHA Boiler & Generator
216 W Simmons St
Galesburg, IL 61401

APPLICATION: 1
Distribution to:
☐ OWNER
☐ CONSTRUCTION
☐ MANAGER
☐ ARCHITECT
☒ CONTRACTOR
☐ FIELD
☐ OTHER

FROM Contractor: AMP Companies, Inc.
3075 Grand Ave.
Galesburg, IL 61401

Architect: Alliance Architects
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

PERIOD TO: 1/15/2026

CONTRACT DATE: 10/14/2025

PROJECT NO:

CONTRACT FOR: Electrical, Plumbing & HVAC AMP Job 25-5488

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 200,000.00

2. NET CHANGES IN THE WORK \$ 0.00

3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 200,000.00

4. TOTAL COMPLETED & STORED TO DATE \$ 65,860.00 ~~111,860.00~~
(Column G on G703)

5. RETAINAGE:

a. 10 % of Completed Work \$ ~~11,186.00~~ 6,586.00
(Column D + E on G703)

b. % of Stored Material \$ 0.00
(Column F on G703)

Total Retainage (Lines 5a + 5b or
Total in Column I of G703) \$ 6,586.00 ~~11,186.00~~

6. TOTAL EARNED LESS RETAINAGE \$ 59,274.00 ~~100,674.00~~
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate) \$

8. CURRENT PAYMENT DUE \$ 59,274.00 ~~100,674.00~~

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 140,726.00 ~~99,326.00~~
(Line 3 minus Line 6)

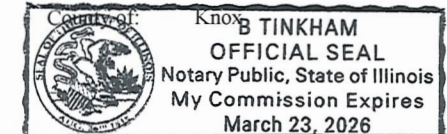
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this month including Construction Change Directives -		
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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

CONTRACTOR: Amp Electrical Service

By: Polly Emery Date: 1/15/26

State of: Illinois
Subscribed and sworn to before me this
Notary Public: [Signature]
My Commission expires:
March 23, 2026



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 59,274.00

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

CONSTRUCTION MANAGER:

By: Date:

ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: [Signature] Alliance Architecture Date: 1/22/2026
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 1

Contractor's signed certification is attached.

APPLICATION DATE: 1/15/26

In tabulations below, amounts are stated to the nearest dollar.

KCHA Boiler & Generator Replacement

PERIOD TO: 1/15/26

Use Column I on Contracts where variable retainage for line items may apply.

AMP Job 25-5488

PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
*	Blue Bell					0.00	#DIV/0!	0.00	0.00
1	Demolition	\$2,000.00		\$1,500.00		1,500.00	75.00%	500.00	150.00
2	Plumbing Labor	\$7,100.00				0.00	0.00%	7,100.00	0.00
3	Plumbing Material	\$2,100.00				0.00	0.00%	2,100.00	0.00
4	Sheet Metal/Insulation	\$14,560.00				0.00	0.00%	14,560.00	0.00
5	Boilers	\$53,600.00		\$53,600.00		53,600.00	100.00%	0.00	5,360.00
*	Moon Towers					0.00	#DIV/0!	0.00	0.00
6	Demolition	\$2,100.00		\$700.00		700.00	33.33%	1,400.00	70.00
7	Plumbing Labor	\$4,600.00				0.00	0.00%	4,600.00	0.00
8	Plumbing Material	\$1,840.00		\$1,060.00		1,060.00	57.61%	780.00	106.00
9	Distribution Labor	\$9,300.00		\$7,000.00		7,000.00	75.27%	2,300.00	700.00
10	Distribution Material	\$2,700.00		\$2,000.00		2,000.00	74.07%	700.00	200.00
11	Generator	\$54,000.00		0.00 \$46,000.00		0.00 46,000.00	0.00 85.19%	54,000.00 8,000.00	0.00 4,600.00
12	Allowance	\$30,000.00				0.00	0.00%	30,000.00	0.00
13	Bonding	\$4,000.00				0.00	0.00%	4,000.00	0.00
14	Overhead & Profit	\$12,100.00				0.00	0.00%	12,100.00	0.00
15						0.00	#DIV/0!	0.00	0.00
16						0.00	#DIV/0!	0.00	0.00
17						0.00	#DIV/0!	0.00	0.00
18						0.00	#DIV/0!	0.00	0.00
19						0.00	#DIV/0!	0.00	0.00
20						0.00	#DIV/0!	0.00	0.00
21						0.00	#DIV/0!	0.00	0.00
22						0.00	#DIV/0!	0.00	0.00
23						0.00	#DIV/0!	0.00	0.00
24						0.00	#DIV/0!	0.00	0.00
25						0.00	#DIV/0!	0.00	0.00
26						0.00	#DIV/0!	0.00	0.00
27						0.00	#DIV/0!	0.00	0.00
28						0.00	#DIV/0!	0.00	0.00
29						0.00	#DIV/0!	0.00	0.00
	GRAND TOTALS	\$200,000.00	\$0.00	\$111,860.00 65,860.00	\$0.00	\$111,860.00 65,860.00	55.93% 32.83%	\$88,140.00 134,140.00	\$11,186.00 6,586.00

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/23/2026

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/27/2026

SUBJECT: AMP Companies, Inc.—Proposed Change Order 1

Executive Summary

At the 10/28/2025 Board meeting, a contract was approved with AMP Companies, Inc. to complete replacement of boilers and generator at Blue Bell Tower and Moon Towers. The project will include the following:

- Replacement of boilers at Blue Bell Tower; and
- Replacement of generator and automatic transfer switch at Moon Towers.

Work commenced in November and is nearing completion. Three of four boilers have been installed at Blue Bell Tower. The final boiler will be installed by 01/27/2026. All preparations for the Moon Towers generator have been completed inside the building, and the pad has been poured outside. The generator will be installed pending weather in the next two weeks.

AMP Companies, Inc. has requested a Change Order that would add 14 calendar days to the contract. The new contract completion date would be February 10, 2026. The contract amount would be unchanged.

The request for contract extension letter from AMP Companies, Inc. is attached to this memo. The reason for the request is related to inclement weather.

Alliance Architecture has reviewed and approved this proposed change order.

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

Fiscal Impact

None.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 1 from AMP Companies, Inc. to increase the contract time by 14 days to February 10, 2026.

CHANGE ORDER

Owner x
Architect x
Contractor x

ALLIANCE
ARCHITECTURE

PROJECT: BOILER AND GENERATOR REPLACEMENT
Knox County Housing Authority
Galesburg, IL

CHANGE ORDER NO. 1

DATE: January 23, 2026

CONTRACTOR: Amp Companies, Inc.
3075 Grand Ave.
Galesburg, IL 61401

CONTRACT FOR: Total Construction

CONTRACT DATE: 10/29/25

You are hereby directed to make the following changes:

- Contract Time shall be increased by 14 days due inclement weather (see attached Amp Companies justification letter). NO COST CHANGE

NET CHANGE \$ 0.00

The original Contract Sum was \$ 200,000.00
Net Change by previous Change Orders \$ 0.00
The Contract Sum prior to this Change Order was \$ 200,000.00
The Contract Sum will be **UNCHANGED** by this Change Order. \$ 0.00
The Contract Sum including this Change Order \$ 200,000.00
The Contract Time will be **INCREASED** by. 14 Days
The Date of Completion as of the date of this Change Order therefore is. February 10, 2026

ALLIANCE ARCHITECTURE
Architect

AMP COMPANIES, INC.
Contractor

KNOX COUNTY
HOUSING AUTHORITY
Owner

929 Lincolnway East, Suite 200

3075 Grand Ave.

255 West Tompkins Street

South Bend, IN 46601

Galesburg, IL 61401

Galesburg, IL 61401

By: 
Michael Ingram

By: _____
Gavin Phillips

By: _____
Derek Antoine

Date: January 23, 2026

Date: _____

Date: _____



3075 Grand Ave., Galesburg, IL 61401
Phone: (309) 343-3532 Fax: (309) 343-3538

January 22, 2026

Alliance Architect
929 Lincolnway East, Suite 300
South Bend, Indiana 46601
Attn: Mike Ingram

Re: Knox County Housing Authority
Boilers & Generator Project
Request for Extension of Time

Mr. Ingram,

We are formally requesting an extension of time for the Knox County Housing Authority Boilers and Generator Project. Underground work was delayed due to inclement weather.

We are asking for a new completion date of February 10th, 2026. We will make all efforts to complete this project prior to the new date requested.

Thank you for this consideration.

Sincerely,

Gavin Phillips

Treasurer/Project Manager

AMP Companies, Inc.

RESOLUTION 2026-01

1/27/2026

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2025.

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 KCHA's assets. Therefore, the write-off process is a critical component of the financial management activities.

Write-off recommendations are made 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, unreconciled, 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 written 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 that the Board resolve the presented debts in the amount of \$3,890.89 effective for the period ending December 31, 2025.

[illegible]

RESOLUTION 2026-01

1/27/2026

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2025.

3rd Quarter Charge-offs – FYE 2025

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 053-18		\$992.93
MT		
MT		
MT		

\$992.93

Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 354-3		\$780.36
FAM 358-25		\$451.19
FAM 317-25		\$1,666.41

\$2,897.96

HCV		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
HCV		

\$0.00

Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW		
PL		

\$0.00

Total: \$3,890.89

RESOLUTION 2026-01

1/27/2026

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2025.

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 \$3,890.89 for the period ending December 31, 2025.
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 December 31, 2025.

RESOLVED: January 27, 2026

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)