

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
9/1/2026
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
☐ LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
☐ Jared Hawkinson	Review/Ratify 07-2026 Financial Reports	Chairperson Hawkinson
☐ Anthony Law	Review/Ratify 07-2026 Claims and Bills	Chairperson Hawkinson
☐ Joseph Riley	COC:	\$ 156,205.94
☐ Sara Robison	Moon Towers:	\$ 989,905.52
☐ Dena Simkins	Family:	\$ 117,080.95
☐ Jantz Spalding	Bluebell:	\$ 32,815.75
<u>Excused:</u>	HCV:	\$ 92,832.78
	Brentwood:	\$ 44,696.71
	Prairieland:	\$ 18,103.41
	Capital Fund 2023:	\$ 0.00
<u>Others Present:</u>	Capital Fund 2024:	\$ 180,368.95
	Capital Fund 2025:	\$ 423,390.00
Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Approve Pay Request #5 to Otto Baum – Moon Towers Masonry Restoration Project	Derek Antoine

board agenda

Reports	Executive Director's Report – 07/2026	Derek Antoine
	KCHA Legal Counsel Report – 08/2026	Jack Ball
Other Business	None	
Executive Session	Personnel	Chairperson Hawkinson
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
July 28, 2026**

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

PRESENT: LaToya Carson
 Anthony Law
 Joseph Riley
 Sara Robison
 Dena Simkins

EXCUSED: Jared Hawkinson
 Jantz Spalding

ABSENT:

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

Vice Chairperson Robison called the meeting to order at 4:03 p.m. and declared that a quorum was present.

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

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the June 2026 financial reports. After brief discussion, Commissioner Carson made a motion to ratify the financial reports for June 2026 as presented; Commissioner Law seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

June 2026 claims against the HA Administration in the sum of \$702,852.85; Central Office Cost Center in the sum of \$160,104.43; Moon Towers in the sum of \$96,622.28; Family in the sum of \$107,966.77; Bluebell in the sum of \$32,352.20; Housing Choice Voucher Program in the sum of \$92,961.49; Brentwood (A.H.P.) in the sum of \$40,606.56; Prairieland (A.H.P.) in the sum of \$18,205.68; Capital Fund '24 in the sum of \$164,333.44; and Capital Fund '25 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for June 2026; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - 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 Resolution 2026-04 - Approval of Bad Debt Charge-Offs for the Period Ending 06/30/2026. After brief discussion, Commissioner Law made a motion to approve Resolution 2026-04 - Approval of Bad Debt Charge-Offs for the Period Ending 06/30/2026 in the amount of \$16,845.08; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and approve Pay Request #4 from Otto Baum Company - Moon Towers Masonry Restoration Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Carson made a motion to approve Pay Request #4 from Otto Baum Company - Moon Towers Masonry Restoration Project in the amount of \$46,376.79; Commissioner Law seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 4-0.

Commissioner Riley arrived at the meeting.

Mr. Antoine asked the Board to review and approve Pay Request #4 from CAD Construction Inc. - Moon Towers Flooring Replacement Project. Mr. Antoine and Ms. Lefler provided a project update. After brief discussion, Commissioner Carson made a motion to approve Pay Request #4 from CAD Construction Inc. - Moon Towers Flooring Replacement Project in the amount of \$12,700.00; Commissioner Law seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Change Order #1 to CAD Construction Inc. - Moon Towers Flooring Replacement Project. Mr. Antoine and Ms. Lefler provided a project update. The change order is

outlined in the board memo and includes additional costs for floor leveling supplies and labor related to the patio entry area and walk-off-carpet tiles. After brief discussion, Commissioner Carson made a motion to approve Change Order #1 to CAD Construction Inc. - Moon Towers Flooring Replacement Project as outlined in the Board Memo resulting in an additional contract cost of \$6,440.00; Commissioner Simkins seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Riley - aye
Commissioner Robison
Commissioner Simkins - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Pay Request #5/FINAL from CAD Construction Inc. - Moon Towers Flooring Replacement Project. Mr. Antoine and Ms. Lefler provided a project update and stated that the project was satisfactorily completed. After brief discussion, Commissioner Law made a motion to approve Pay Request #5/FINAL from CAD Construction Inc. - Moon Towers Flooring Replacement Project in the amount of \$6,440.00; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

REPORTS

Mr. Antoine stated that the Executive Director Report was emailed prior to the meeting. He said that the report was a comprehensive recap of the year.

The Legal Counsel Report for July was handed out at the meeting. Mr. Ball highlighted the items in the written report.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:23 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Law - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$206,199.83	\$650,450.29
Operating Expenses	\$163,993.32	\$640,882.84
Net Revenue Income/(Loss)	\$42,206.51	\$9,567.45

COCC's Cash in Bank	\$524,313.90
A/R + A/P - Income/(Expense)	\$28,294.66
COCC Available Cash	\$552,608.56

MOON TOWERS

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$92,018.83	\$399,514.83
Operating Expenses	\$100,168.92	\$341,439.35
Net Revenue Income/(Loss)	(\$8,150.09)	\$58,075.48

Moon Tower's Available Cash	\$622,583.48
Minimum Reserve Position	\$341,439.35
Over/(Under) Minimum Reserve Position	\$281,144

FAMILY SITES

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$154,910.91	\$520,194.77
Operating Expenses	\$118,368.40	\$436,572.28
Net Revenue Income/(Loss)	\$36,542.51	\$83,622.49

Family Sites Available Cash	\$1,268,988.81
Minimum Reserve Position	\$436,572.28
Over/(Under) Minimum Reserve Position	\$832,417

BLUEBELL

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$22,916.01	\$144,505.20
Operating Expenses	\$33,193.07	\$112,581.93
Net Revenue Income/(Loss)	(\$10,277.06)	\$31,923.27

Bluebell's Available Cash	\$209,162.85
Minimum Reserve Position	\$112,581.93
Over/(Under) Minimum Reserve Position	\$96,581

PHA Total Available Cash **\$2,653,343.70**

Monthly Notes:

- For income: COCC billed \$67,413 in maintenance labor charges; received \$43,121.40 for management fees; \$4,240 for asset management fees; \$5,640 for bookkeeping fees; and \$6,732 each for mental health, participant, and safety/security fees. The agency also received \$85,955 from AHRMA's surplus, \$15,000 AND \$24,146.25 from AHRMA for 523 Iowa Court, and \$150 from Full Gospel Church.
- The amps received \$132,940 for subsidy from HUD - with Moon Towers receiving \$45,211; Family \$80,099; and Bluebell \$7,630.
- Expenses worth noting were added maintenance labor for prepping Moon and Bluebell for the NSPIRE inspection at both amps, paid Blaze \$20,000 for water mitigation at 523 Iowa Court, new furniture at Bluebell, annual elevator inspections, and elevator breakdowns.
- For the month both COCC and Family sites show in the black with both Moon and Bluebell being in the red. All show in the black year-to-date.

AHP

BRENTWOOD

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$43,583.91	\$123,565.78
Operating Expenses	\$42,369.10	\$105,112.99
Net Revenue Income/(Loss)	\$1,214.81	\$18,452.79

Brentwood's Cash, Investments, A/R, & A/P	\$ 441,705.79
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 26,126.07
BW's Available Cash	\$ 415,579.72

PRAIRIELAND

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$36,096.71	\$112,742.55
Operating Expenses	\$19,791.48	\$57,823.93
Net Revenue Income/(Loss)	\$16,305.23	\$54,918.62

Prairieland's Cash, Investments, A/R, & A/P	\$ (79,862.80)
Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 419,449.89
PL's Available Cash	\$339,587.09

Monthly Notes:

- For Income: Brentwood received \$44,280.75 in tenant income and Prairieland's received \$33,158 in tenant income.
- It was a pretty standard month for expenses at both Brentwood and Prairieland besides extra maintenance labor preparing for NSPIRE as mentioned above in Low Rent.
- Both properties were in the black for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$15,701.96	\$55,123.59
Operating Expenses	\$12,632.76	\$50,937.38
Net Revenue Income/(Loss)	\$3,069.20	\$4,186.21

Unrestricted Net Position (UNP)

Prior Month Balance	\$	8,652.93
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	3,074.20
Transfer to NRP or Adjustment	\$	-
UNP Ending Balance per VMS	\$	11,727.13

HAP

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$77,128.00	\$310,700.00
Operating Expenses	\$80,272.00	\$322,303.30
Net Revenue Income/(Loss)	(\$3,144.00)	(\$11,603.30)

Restricted Net Position (RNP)

Prior Month Balance	\$	(7,723.00)
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(3,143.00)
Transfer from UNP or Adjustment	\$	-
RNP Ending Balance per VMS	\$	(10,866.00)

Monthly Notes:

- HCV received \$12,833 in admin fee subsidy, showing an increase in revenue of \$3,069.20 for the month.

Monthly Notes:

- HCV received \$77,128 in HAP subsidy and shows a decrease of \$3,144 with RNP showing a negative balance of (\$10,866) for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$ 326.00	\$ 1,054.00
Operating Expenses	\$ 308.31	\$ 1,510.11
Net Revenue Income/(Loss)	\$17.69	(\$456.11)

EHV (UNP)

Prior Month Balance	\$	10,489.91
Monthly EHV Admin Revenue - Gain/(Loss)	\$	17.69
EHV UNP Ending Balance	\$	10,507.60

HAP

	<u>Jul-26</u>	<u>Current YTD</u>
Operating Income	\$ 2,263.00	\$ 7,499.00
Operating Expenses	\$ 1,922.00	\$ 8,681.00
Net Revenue Income/(Loss)	\$341.00	(\$1,182.00)

EHV (RNP)

Prior Month Balance	\$	(735.00)
Monthly EHV HAP Revenue - Gain/(Loss)	\$	341.00
RNP Ending Balance per VMS	\$	-394.00

Monthly Notes:

- EHV received \$326 in admin fee subsidy, showing an increase in revenue of \$17.69 for the month.

Monthly Notes:

- EHV received \$2,263.00 in HAP subsidy and shows an increase in revenue of \$341 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

Property Sites	<u>Jul-26</u>	<u>Historical</u>
Moon Towers	\$ 6,274.09	\$ 380,144.14
Family Sites	\$ 6,461.15	\$ 23,937.51
Bluebell	\$ -	\$ 41,415.74
Brentwood	\$ 1,729.84	\$ 53,740.74
Prairieland	\$ -	\$ 47,707.48
Housing Choice Voucher	\$ 2,380.00	\$ 686,470.91
Total	\$ 16,845.08	\$ 1,233,416.52

IDROP Bad Debt Collected

Property Sites	<u>Jul-26</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 86,986.34
Family Sites	\$ -	\$ 331.00
Bluebell	\$ -	\$ 12,658.28
Brentwood	\$ -	\$ 10,318.59
Prairieland	\$ 118.00	\$ 13,455.10
Housing Choice Voucher	\$ -	\$ 136,271.61
Total	\$ 118.00	\$ 260,020.92

Tenant Online Payments

Property Sites	<u>Jul-26</u>	<u>FYE 2025</u>
Moon Towers	\$ 4,904.00	\$ 309,524.47
Family Sites	\$ 12,255.84	\$ 30,592.84
Bluebell	\$ 550.00	\$ 184,719.09
Brentwood	\$ 6,631.45	\$ 169,662.48
Prairieland	\$ 6,218.09	\$ 13,981.97
Housing Choice Voucher	\$ 67.00	\$ 776,662.15
Fiscal Year 2022 Total	\$ 30,626.38	\$ 1,485,143.00

Monthly Bad Debt Reported **\$16,845.08**

Historical Bad Debt **\$1,301,518.82**

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$260,020.92	\$ 47,309.54
23.61%	19.98%	3.63%

Date:
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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	60.00	60.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-43,121.40	-47,702.00	4,580.60	-190,808.00	-172,545.07	-572,424.00	-69.86
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-13,247.67	13,247.67	-52,990.68	-26,865.24	-158,972.00	-83.10
Total Line 70710	-43,121.40	-60,949.67	17,828.27	-243,798.68	-199,410.31	-731,396.00	-72.74
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,430.00	-5,807.00	377.00	-23,228.00	-21,795.00	-69,684.00	-68.72
Total Line 70730	-5,430.00	-5,807.00	377.00	-23,228.00	-21,795.00	-69,684.00	-68.72
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-120.00	-75.00	-45.00	-300.00	-720.00	-900.00	-20.00
10-1-000-000-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-67,413.00	-63,911.00	-3,502.00	-255,644.00	-252,846.25	-766,932.00	-67.03
10-1-000-000-3850.004 Admin Fee Income	-1,462.50	-3,250.00	1,787.50	-13,000.00	-6,657.00	-39,000.00	-82.93
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	-6,732.00	0.00	-26,928.00	-26,928.00	-80,784.00	-66.67
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-26,928.00	-26,928.00	-80,784.00	-66.67
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-26,928.00	-26,928.00	-80,784.00	-66.67
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	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-2,800.50	0.00	
Total Line 70750	-89,191.50	-87,432.00	-1,759.50	-349,728.00	-343,807.75	-1,049,184.00	-67.23
70700 TOTAL FEE REVENUE	-141,982.90	-158,428.67	16,445.77	-633,714.68	-581,973.06	-1,901,144.00	-69.39
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-206.92	-550.00	343.08	-2,200.00	-1,191.74	-6,600.00	-81.94
10-1-000-000-3610.023 Interest Income - HRA	-4.95	-1.50	-3.45	-6.00	-17.25	-18.00	-4.17
10-1-000-000-3610.600 Interest Income - AHP	-821.06	0.00	-821.06	0.00	-3,284.24	0.00	
Note							
Total Line 71100	-1,032.93	-551.50	-481.43	-2,206.00	-4,493.23	-6,618.00	-32.11
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	-63,034.00	0.00	-63,034.00	0.00	-63,034.00	0.00	
10-1-000-000-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-3690.180 Shelter Income	-150.00	-44,166.67	44,016.67	-176,666.68	-950.00	-530,000.00	-99.82
Total Line 71500	-63,184.00	-44,166.67	-19,017.33	-176,666.68	-63,984.00	-530,000.00	-87.93
TOTAL OTHER REVENUE	-64,216.93	-44,718.17	-19,498.76	-178,872.68	-68,477.23	-536,618.00	-87.24
70000 TOTAL REVENUE	-206,199.83	-203,146.84	-3,052.99	-812,587.36	-650,450.29	-2,437,762.00	-73.32
EXPENSES							

Date:

Time:

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	31,674.75	31,921.00	-246.25	127,684.00	117,494.25	383,052.00	-69.33
10-1-000-000-4110.007 Mental Health Salary	4,047.00	4,034.00	13.00	16,136.00	14,892.00	48,408.00	-69.24
10-1-000-000-4110.008 Participant Salary	4,573.50	4,555.00	18.50	18,220.00	16,818.00	54,660.00	-69.23
10-1-000-000-4110.200 Admin Exp - Amps	562.50	0.00	562.50	0.00	562.50	0.00	
10-1-001-000-4110.000 Shelter Salaries	23,438.25	33,333.33	-9,895.08	133,333.32	85,686.03	400,000.00	-78.58
Total Line 91100	64,296.00	73,843.33	-9,547.33	295,373.32	235,452.78	886,120.00	-73.43
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
Total Line 91200	0.00	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91400	0.00	0.00	0.00	0.00	0.00	0.00	
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	10,801.31	12,192.00	-1,390.69	48,768.00	42,465.63	146,304.00	-70.97
10-1-000-000-4110.507 Mental Health Benefits	1,738.26	1,826.00	-87.74	7,304.00	6,430.80	21,912.00	-70.65
10-1-000-000-4110.508 Participant Benenfits	1,851.04	1,946.00	-94.96	7,784.00	6,849.54	23,352.00	-70.67
10-1-000-000-4110.550 Benefit - Life Ins.	592.52	593.00	-0.48	2,372.00	2,649.85	7,116.00	-62.76
10-1-001-000-4110.500 Shelter Benefits	3,336.37	5,416.67	-2,080.30	21,666.68	12,028.58	65,000.00	-81.49
Total Line 91500	18,319.50	21,973.67	-3,654.17	87,894.68	70,424.40	263,684.00	-73.29
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,000.00	-1,000.00	4,000.00	129.00	12,000.00	-98.93
10-1-000-000-4180.000 Telephone	198.83	333.33	-134.50	1,333.32	4,761.66	4,000.00	19.04
10-1-000-000-4190.000 Other Sundry	76.47	166.67	-90.20	666.68	-125.34	2,000.00	-106.27
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	2,400.00	2,400.00	7,200.00	-66.67
10-1-000-000-4190.100 Postage	-173.28	333.33	-506.61	1,333.32	1,006.52	4,000.00	-74.84
10-1-000-000-4190.200 Office Supplies	120.50	270.83	-150.33	1,083.32	754.25	3,250.00	-76.79
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	0.00	0.00	0.00	0.00	322.09	0.00	
10-1-000-000-4190.400 Printing	299.99	150.00	149.99	600.00	299.99	1,800.00	-83.33
10-1-000-000-4190.401 Printing Supplies	0.00	104.17	-104.17	416.68	0.00	1,250.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	800.00	813.92	2,400.00	-66.09
10-1-000-000-4190.550 Computers/Software	132.50	208.33	-75.83	833.32	6,942.77	2,500.00	177.71
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	750.00	-750.00	3,000.00	2,796.08	9,000.00	-68.93
10-1-000-000-4190.800 Internet Services	282.32	270.83	11.49	1,083.32	1,133.11	3,250.00	-65.14
10-1-000-000-4190.850 IT Support	382.30	416.67	-34.37	1,666.68	1,232.37	5,000.00	-75.35
Total Line 91600	2,105.61	4,804.16	-2,698.55	19,216.64	22,466.42	57,650.00	-61.03
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,900.00	1,000.00	900.00	4,000.00	3,800.00	12,000.00	-68.33
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,900.00	1,000.00	900.00	4,000.00	3,800.00	12,000.00	-68.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	625.00	-625.00	2,500.00	0.00	7,500.00	-100.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91800	0.00	1,025.00	-1,025.00	4,100.00	0.00	12,300.00	-100.00
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	433.42	500.00	-66.58	2,000.00	2,605.13	6,000.00	-56.58

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4120.500 Other Fee Exp	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-000-4140.010 Training - Commiss	0.00	300.00	-300.00	1,200.00	0.00	3,600.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,519.82	1,666.67	-146.85	6,666.68	6,079.28	20,000.00	-69.60
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - W.S.	0.00	1,416.67	-1,416.67	5,666.68	-30.66	17,000.00	-100.18
10-1-001-000-4190.000 Admin Supplies - W.S.	199.76	833.33	-633.57	3,333.32	1,357.19	10,000.00	-86.43
Total Line 91900	2,153.00	4,800.00	-2,647.00	19,200.00	10,010.94	57,600.00	-82.62
91000 TOTAL OPERATING EXPENSE - Admin	88,774.11	107,779.49	-19,005.38	431,117.96	342,154.54	1,293,354.00	-73.55
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	21.13	25.00	-3.87	100.00	63.39	300.00	-78.87
10-1-000-000-4315.000 Sewer	21.24	15.00	6.24	60.00	63.72	180.00	-64.60
10-1-000-000-4320.000 Electric	287.73	333.33	-45.60	1,333.32	629.35	4,000.00	-84.27
10-1-000-000-4330.000 Gas	58.22	750.00	-691.78	3,000.00	-24.14	9,000.00	-100.27
10-1-001-000-4310.000 Water - W.S.	75.66	183.33	-107.67	733.32	344.07	2,200.00	-84.36
10-1-001-000-4315.000 Sewer - W.S.	134.78	266.67	-131.89	1,066.68	538.53	3,200.00	-83.17
10-1-001-000-4320.000 Electric - W.S.	465.75	616.67	-150.92	2,466.68	1,084.31	7,400.00	-85.35
10-1-001-000-4330.000 Gas - W.S.	116.28	266.67	-150.39	1,066.68	461.32	3,200.00	-85.58
Total Line 93100, 93200, 93300, 93600	1,180.79	2,456.67	-1,275.88	9,826.68	3,160.55	29,480.00	-89.28
93000 TOTAL UTILITIES EXPENSES	1,180.79	2,456.67	-1,275.88	9,826.68	3,160.55	29,480.00	-89.28
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	36,246.99	42,405.00	-6,158.01	169,620.00	153,842.19	508,860.00	-69.77
10-1-000-000-4410.010 Maint Admin Salary	3,871.91	310.17	3,561.74	1,240.68	13,619.99	3,722.00	265.93
10-1-000-000-4410.100 Maint Labor - OT	1,217.85	827.00	390.85	3,308.00	4,216.65	9,924.00	-57.51
Total Line 94100	41,336.75	43,542.17	-2,205.42	174,168.68	171,678.83	522,506.00	-67.14
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-000-4420.100 Janitorial Supplies	0.00	166.67	-166.67	666.68	80.27	2,000.00	-95.99
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	41.67	-41.67	166.68	-189.88	500.00	-137.98
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	129.36	0.00	129.36	0.00	152.88	0.00	
10-1-000-000-4420.126 Vehicle Supplies	23.13	83.33	-60.20	333.32	122.52	1,000.00	-87.75
10-1-000-000-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-001-000-4420.000 Maint Supplies - W.S.	101.27	833.33	-732.06	3,333.32	307.44	10,000.00	-96.93
Total Line 94200	253.76	1,158.32	-904.56	4,633.28	473.23	13,900.00	-96.60
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	93.00	0.00	93.00	0.00	93.00	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00

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10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-001-000-4430.000 Maint Contracts - W.S.	0.00	1,000.00	-1,000.00	4,000.00	490.00	12,000.00	-95.92
Total Line 94300 - (sub accts)	93.00	1,208.35	-1,115.35	4,833.40	583.00	14,500.00	-95.98
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	19,676.04	20,473.00	-796.96	81,892.00	75,357.38	245,676.00	-69.33
10-1-000-000-4410.510 Maint Admin Benefits	1,749.78	149.00	1,600.78	596.00	6,316.65	1,788.00	253.28
Total Line 94500	21,425.82	20,622.00	803.82	82,488.00	81,674.03	247,464.00	-67.00
94000 TOTAL MAINTENANCE EXPENSE	63,109.33	66,530.84	-3,421.51	266,123.36	254,409.09	798,370.00	-68.13
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	4,564.50	4,632.00	-67.50	18,528.00	17,016.00	55,584.00	-69.39
10-1-000-000-4481.500 Safety/Security Benefits	2,474.50	2,649.00	-174.50	10,596.00	9,114.46	31,788.00	-71.33
Total Line 95100	7,039.00	7,281.00	-242.00	29,124.00	26,130.46	87,372.00	-70.09
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	296.91	0.00	296.91	0.00	655.48	0.00	
10-1-000-000-4480.500 Other Security Contract	0.00	200.00	-200.00	800.00	0.00	2,400.00	-100.00
10-1-001-000-4480.100 ADT Contract - W.S.	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
Total Line 95200	296.91	258.33	38.58	1,033.32	655.48	3,100.00	-78.86
95000 TOTAL PROTECTIVE SERVICES EXP	7,335.91	7,539.33	-203.42	30,157.32	26,785.94	90,472.00	-70.39
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	81.17	83.67	-2.50	334.68	324.68	1,004.00	-67.66
10-1-000-000-4510.020 Liability Insurance	37.08	38.25	-1.17	153.00	148.32	459.00	-67.69
10-1-000-000-4510.030 Work Comp Insurance	2,620.14	2,702.00	-81.86	10,808.00	10,480.56	32,424.00	-67.68
Total Line 96110, 96120, 96130	2,738.39	2,823.92	-85.53	11,295.68	10,953.56	33,887.00	-67.68
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	17.67	18.25	-0.58	73.00	70.68	219.00	-67.73
10-1-000-000-4510.025 PE & PO Insurance	787.12	811.75	-24.63	3,247.00	3,148.48	9,741.00	-67.68
10-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	854.79	881.58	-26.79	3,526.32	3,419.16	10,579.00	-67.68
96100 TOTAL INSURANCE PREMIUM EXP	3,593.18	3,705.50	-112.32	14,822.00	14,372.72	44,466.00	-67.68
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-6020.000 Prior Yr Adj-NARR	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							
10-1-000-000-4595.000 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	
96000 TOTAL GENERAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
96900 TOTAL OPERATING EXPENSE	163,993.32	188,011.83	-24,018.51	752,047.32	640,882.84	2,256,142.00	-71.59
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-42,206.51	-15,135.01	-27,071.50	-60,540.04	-9,567.45	-181,620.00	-94.73

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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	122.00	291.00	-169.00	1,164.00	488.00	3,492.00	-86.03
Total Line 97400	122.00	291.00	-169.00	1,164.00	488.00	3,492.00	-86.03
TOTAL MISCELLANEOUS EXPENSE	122.00	291.00	-169.00	1,164.00	488.00	3,492.00	-86.03
90000 TOTAL EXPENSES	164,115.32	188,302.83	-24,187.51	753,211.32	641,370.84	2,259,634.00	-71.62
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	-42,084.51	-14,844.01	-27,240.50	-59,376.04	-9,079.45	-178,128.00	-94.90

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	708.00	708.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,943.00	-35,411.08	-2,531.92	-141,644.32	-154,831.00	-424,933.00	-63.56
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,943.00	-35,411.08	-2,531.92	-141,644.32	-154,831.00	-424,933.00	-63.56
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	-5,000.09	-12.50	-4,987.59	-50.00	-4,800.09	-150.00	3,100.06
10-1-000-001-3690.100 Late Fees	-350.00	-458.33	108.33	-1,833.32	-825.00	-5,500.00	-85.00
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-12.50	12.50	-50.00	-25.00	-150.00	-83.33
10-1-000-001-3690.150 Laundry Income	-1,245.00	-1,083.33	-161.67	-4,333.32	-5,038.50	-13,000.00	-61.24
10-1-000-001-3690.160 Vending Machine Inc	-128.29	-104.17	-24.12	-416.68	-533.02	-1,250.00	-57.36
10-1-000-001-3690.180 Labor	-1,082.00	-1,109.33	27.33	-4,437.32	-4,318.84	-13,312.00	-67.56
10-1-000-001-3690.200 Materials	-254.25	-250.00	-4.25	-1,000.00	-1,853.73	-3,000.00	-38.21
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-8,059.63	-3,030.16	-5,029.47	-12,120.64	-17,394.18	-36,362.00	-52.16
70500 TOTAL TENANT REVENUE	-46,002.63	-38,441.24	-7,561.39	-153,764.96	-172,225.18	-461,295.00	-62.66
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,211.00	-45,590.42	379.42	-182,361.68	-164,449.00	-547,085.00	-69.94
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	-45,211.00	-45,590.42	379.42	-182,361.68	-164,449.00	-547,085.00	-69.94
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-22,885.58	22,885.58	-91,542.32	-59,562.45	-274,627.00	-78.31
Total Line 10010	0.00	-22,885.58	22,885.58	-91,542.32	-59,562.45	-274,627.00	-78.31
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	-505.20	-814.58	309.38	-3,258.32	-2,048.20	-9,775.00	-79.05
Total Line 71100	-505.20	-814.58	309.38	-3,258.32	-2,048.20	-9,775.00	-79.05
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
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	-1,000.00	1,000.00	-4,000.00	0.00	-12,000.00	-100.00
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	-30.00	0.00	
Total Line 71500	-300.00	-1,300.00	1,000.00	-5,200.00	-1,230.00	-15,600.00	-92.12
70000 TOTAL REVENUE	-92,018.83	-109,031.82	17,012.99	-436,127.28	-399,514.83	-1,308,382.00	-69.46

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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	6,824.60	6,801.00	23.60	27,204.00	25,108.16	81,612.00	-69.23
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	132.00	0.00	
Total Line 91100	6,824.60	6,801.00	23.60	27,204.00	25,240.16	81,612.00	-69.07
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
Total Line 91200	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	14,243.19	14,244.00	-0.81	56,976.00	56,650.88	170,928.00	-66.86
Total Line 91300	14,243.19	14,244.00	-0.81	56,976.00	56,650.88	170,928.00	-66.86
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,327.50	1,328.00	-0.50	5,312.00	5,280.00	15,936.00	-66.87
Total Line 91310	1,327.50	1,328.00	-0.50	5,312.00	5,280.00	15,936.00	-66.87
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,874.52	2,965.00	-90.48	11,860.00	10,655.44	35,580.00	-70.05
Total Line 91500	2,874.52	2,965.00	-90.48	11,860.00	10,655.44	35,580.00	-70.05
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	125.00	-125.00	500.00	926.45	1,500.00	-38.24
10-1-000-001-4180.000 Telephone	31.24	125.00	-93.76	500.00	1,218.52	1,500.00	-18.77
10-1-000-001-4190.100 Postage	85.32	83.33	1.99	333.32	263.95	1,000.00	-73.61
10-1-000-001-4190.200 Office Supplies	0.00	120.83	-120.83	483.32	259.61	1,450.00	-82.10
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	0.00	0.00	0.00	9.80	0.00	
10-1-000-001-4190.400 Printing	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	50.00	-50.00	200.00	122.09	600.00	-79.65
10-1-000-001-4190.500 Printer/Copier Sup Cont	156.00	150.00	6.00	600.00	468.34	1,800.00	-73.98
10-1-000-001-4190.550 Computers/Software	0.00	0.00	0.00	0.00	1,184.77	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
10-1-000-001-4190.800 Internet Services	330.51	208.33	122.18	833.32	1,280.03	2,500.00	-48.80
10-1-000-001-4190.850 IT Support	151.94	83.33	68.61	333.32	361.29	1,000.00	-63.87
Total Line 91600	755.01	1,029.15	-274.14	4,116.60	6,094.85	12,350.00	-50.65
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	84.50	-84.50	338.00	-962.45	1,014.00	-194.92
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	84.50	-84.50	338.00	-962.45	1,014.00	-194.92
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	44.32	0.00	44.32	0.00	147.40	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	35.00	-35.00	140.00	0.00	420.00	-100.00
10-1-000-001-4120.700 Mental Health Fee	2,124.00	2,124.00	0.00	8,496.00	8,496.00	25,488.00	-66.67
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	8,496.00	8,496.00	25,488.00	-66.67
10-1-000-001-4160.000 Consulting Services	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
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	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-001-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	4,292.32	4,424.67	-132.35	17,698.68	17,139.40	53,096.00	-67.72

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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	30,317.14	31,167.99	-850.85	124,671.96	120,098.28	374,016.00	-67.89
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	7,080.00	7,080.00	21,240.00	-66.67
Total Line 92000	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	90.00	-90.00	360.00	0.00	1,080.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	45.83	-45.83	183.32	15.95	550.00	-97.10
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	260.83	-260.83	1,043.32	15.95	3,130.00	-99.49
92500 TOTAL TENANT SERVICES EXPENSE	0.00	260.83	-260.83	1,043.32	15.95	3,130.00	-99.49
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,695.38	2,083.33	-387.95	8,333.32	10,894.29	25,000.00	-56.42
10-1-000-001-4315.000 Sewer	5,769.69	6,250.00	-480.31	25,000.00	14,430.10	75,000.00	-80.76
10-1-000-001-4320.000 Electric	3,703.45	2,916.67	786.78	11,666.68	8,395.80	35,000.00	-76.01
10-1-000-001-4330.000 Gas	2,269.58	5,000.00	-2,730.42	20,000.00	8,208.61	60,000.00	-86.32
Total Line 93100, 93200, 93300, 93600	13,438.10	16,250.00	-2,811.90	65,000.00	41,928.80	195,000.00	-78.50
93000 TOTAL UTILITIES EXPENSES	13,438.10	16,250.00	-2,811.90	65,000.00	41,928.80	195,000.00	-78.50
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,558.72	3,661.08	-1,102.36	14,644.32	9,413.12	43,933.00	-78.57
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	2,558.72	3,661.08	-1,102.36	14,644.32	9,413.12	43,933.00	-78.57
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	87.20	291.67	-204.47	1,166.68	87.20	3,500.00	-97.51
10-1-000-001-4420.030 Snow Removal Supplies	0.00	54.17	-54.17	216.68	0.00	650.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	577.39	41.67	535.72	166.68	2,095.90	500.00	319.18
10-1-000-001-4420.070 Electrical Supplies	1,326.09	125.00	1,201.09	500.00	1,700.07	1,500.00	13.34
10-1-000-001-4420.080 Plumbing Supplies	2,036.18	333.33	1,702.85	1,333.32	3,350.76	4,000.00	-16.23
10-1-000-001-4420.090 Extermination Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-001-4420.100 Janitorial Supplies	659.05	500.00	159.05	2,000.00	1,734.59	6,000.00	-71.09
10-1-000-001-4420.110 Routine Maint. Supplies	4,329.60	1,666.67	2,662.93	6,666.68	7,814.17	20,000.00	-60.93
10-1-000-001-4420.111 Flooring Supplies	44.00	208.33	-164.33	833.32	132.00	2,500.00	-94.72
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	333.32	864.34	1,000.00	-13.57
10-1-000-001-4420.121 Laundry Supplies	75.00	83.33	-8.33	333.32	75.00	1,000.00	-92.50
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	88.77	0.00	
10-1-000-001-4420.126 Vehicle Supplies	436.29	166.67	269.62	666.68	1,037.84	2,000.00	-48.11

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10-1-000-001-4420.130 Securitiy Supplies	0.00	0.00	0.00	0.00	770.40	0.00	
Total Line 94200	9,570.80	3,612.51	5,958.29	14,450.04	19,751.04	43,350.00	-54.44
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	24,280.50	20,930.00	3,350.50	83,720.00	64,516.00	251,160.00	-74.31
10-1-000-001-4430.010 Garbage & Trash Con	917.67	708.33	209.34	2,833.32	2,698.56	8,500.00	-68.25
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	625.00	-625.00	2,500.00	0.00	7,500.00	-100.00
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	635.44	1,375.00	-739.56	5,500.00	5,019.28	16,500.00	-69.58
10-1-000-001-4430.050 Landscape & Grds Cont	291.00	1,250.00	-959.00	5,000.00	1,196.08	15,000.00	-92.03
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	500.00	0.00	1,500.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	333.33	-333.33	1,333.32	663.25	4,000.00	-83.42
10-1-000-001-4430.090 Extermination Contracts	2,050.00	4,166.67	-2,116.67	16,666.68	11,546.00	50,000.00	-76.91
10-1-000-001-4430.100 Janitorial Contracts	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-001-4430.110 Routine Maint Cont	0.00	833.33	-833.33	3,333.32	-851.88	10,000.00	-108.52
10-1-000-001-4430.111 Flooring Contract	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	416.67	-416.67	1,666.68	748.07	5,000.00	-85.04
10-1-000-001-4430.121 Laundry Equip Contract	85.00	166.67	-81.67	666.68	170.00	2,000.00	-91.50
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	28,259.61	32,317.50	-4,057.89	129,270.00	85,705.36	387,810.00	-77.90
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,144.40	1,757.50	-613.10	7,030.00	4,224.28	21,090.00	-79.97
Total Line 94500	1,144.40	1,757.50	-613.10	7,030.00	4,224.28	21,090.00	-79.97
94000 TOTAL MAINTENANCE EXPENSES	41,533.53	41,348.59	184.94	165,394.36	119,093.80	496,183.00	-76.00
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	8,496.00	8,496.00	25,488.00	-66.67
10-1-000-001-4480.100 ADT Contract	493.36	250.00	243.36	1,000.00	1,035.10	3,000.00	-65.50
10-1-000-001-4480.500 Other Security Contract	1,517.50	3,750.00	-2,232.50	15,000.00	3,701.72	45,000.00	-91.77
Total Line 95200	4,134.86	6,374.00	-2,239.14	25,496.00	13,232.82	76,488.00	-82.70
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,134.86	6,374.00	-2,239.14	25,496.00	13,232.82	76,488.00	-82.70
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	5,460.66	5,631.33	-170.67	22,525.32	21,842.64	67,576.00	-67.68
10-1-000-001-4510.020 Liability Insurance	437.83	451.50	-13.67	1,806.00	1,751.32	5,418.00	-67.68
10-1-000-001-4510.030 Work Comp Insurance	193.24	199.25	-6.01	797.00	772.96	2,391.00	-67.67
Total Line 96110, 96120, 96130	6,091.73	6,282.08	-190.35	25,128.32	24,366.92	75,385.00	-67.68
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	208.68	215.17	-6.49	860.68	834.72	2,582.00	-67.67
10-1-000-001-4510.025 PE & PO Insurance	57.11	58.92	-1.81	235.68	228.44	707.00	-67.69
10-1-000-001-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	315.79	325.67	-9.88	1,302.68	1,263.16	3,908.00	-67.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96100 TOTAL INSURANCE PREMIUMS EXP	6,407.52	6,607.75	-200.23	26,431.00	25,630.08	79,293.00	-67.68
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	2,450.49	2,809.58	-359.09	11,238.32	11,290.22	33,715.00	-66.51
Total Line 96300	2,450.49	2,809.58	-359.09	11,238.32	11,290.22	33,715.00	-66.51
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	117.28	1,666.67	-1,549.39	6,666.68	3,069.40	20,000.00	-84.65
Total Line 96400	117.28	1,666.67	-1,549.39	6,666.68	3,069.40	20,000.00	-84.65
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,567.77	4,476.25	-1,908.48	17,905.00	14,359.62	53,715.00	-73.27
96900 TOTAL OPERATING EXPENSE	100,168.92	108,255.41	-8,086.49	433,021.64	341,439.35	1,299,065.00	-73.72
97000 NET REVENUE/EXPENSE (-Gain/Loss)	8,150.09	-776.41	8,926.50	-3,105.64	-58,075.48	-9,317.00	523.33
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	8,442.00	12,500.00	-4,058.00	50,000.00	33,768.00	150,000.00	-77.49
Total Line 97400	8,442.00	12,500.00	-4,058.00	50,000.00	33,768.00	150,000.00	-77.49
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	8,442.00	12,500.00	-4,058.00	50,000.00	33,768.00	150,000.00	-77.49
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)	16,592.09	12,723.59	3,868.50	50,894.36	-24,307.48	152,683.00	-115.92

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	708.00	784.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-22,579.00	-23,765.00	1,186.00	-95,060.00	-92,315.00	-285,180.00	-67.63
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-22,579.00	-23,765.00	1,186.00	-95,060.00	-92,315.00	-285,180.00	-67.63
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-45,364.97	-600.00	-44,764.97	-2,400.00	-45,951.28	-7,200.00	538.21
10-1-000-002-3690.100 Late Fees	-950.00	-125.00	-825.00	-500.00	-3,225.00	-1,500.00	115.00
10-1-000-002-3690.120 Violation Fees	-275.00	-583.33	308.33	-2,333.32	-2,135.00	-7,000.00	-69.50
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-2,595.00	-2,712.00	117.00	-10,848.00	-10,170.25	-32,544.00	-68.75
10-1-000-002-3690.200 Materials	-1,505.92	-1,333.33	-172.59	-5,333.32	-3,749.64	-16,000.00	-76.56
10-1-000-002-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-50,690.89	-5,353.66	-45,337.23	-21,414.64	-65,231.17	-64,244.00	1.54
70500 TOTAL TENANT REVENUE	-73,269.89	-29,118.66	-44,151.23	-116,474.64	-157,546.17	-349,424.00	-54.91
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-80,099.00	-80,771.08	672.08	-323,084.32	-291,348.00	-969,253.00	-69.94
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	-80,099.00	-80,771.08	672.08	-323,084.32	-291,348.00	-969,253.00	-69.94
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-6,250.00	6,250.00	-25,000.00	-65,956.07	-75,000.00	-12.06
Total Line 70610	0.00	-6,250.00	6,250.00	-25,000.00	-65,956.07	-75,000.00	-12.06
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	-942.02	-750.00	-192.02	-3,000.00	-3,844.53	-9,000.00	-57.28
Total Line 71100	-942.02	-750.00	-192.02	-3,000.00	-3,844.53	-9,000.00	-57.28
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
10-1-000-002-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.300 T.S. Income - Grants	-300.00	-979.17	679.17	-3,916.68	-300.00	-11,750.00	-97.45
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-600.00	-1,279.17	679.17	-5,116.68	-1,500.00	-15,350.00	-90.23
70000 TOTAL REVENUE	-154,910.91	-118,168.91	-36,742.00	-472,675.64	-520,194.77	-1,418,027.00	-63.32

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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	8,250.00	8,222.00	28.00	32,888.00	30,354.00	98,664.00	-69.23
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	8,250.00	8,222.00	28.00	32,888.00	30,354.00	98,664.00	-69.23
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	354.17	-354.17	1,416.68	0.00	4,250.00	-100.00
Total Line 91200	0.00	354.17	-354.17	1,416.68	0.00	4,250.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	15,691.65	15,773.00	-81.35	63,092.00	62,927.54	189,276.00	-66.75
Total Line 91300	15,691.65	15,773.00	-81.35	63,092.00	62,927.54	189,276.00	-66.75
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,462.50	1,470.00	-7.50	5,880.00	5,865.00	17,640.00	-66.75
Total Line 91310	1,462.50	1,470.00	-7.50	5,880.00	5,865.00	17,640.00	-66.75
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,744.32	2,839.00	-94.68	11,356.00	10,329.75	34,068.00	-69.68
Total Line 91500	2,744.32	2,839.00	-94.68	11,356.00	10,329.75	34,068.00	-69.68
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	125.00	-125.00	500.00	1,681.60	1,500.00	12.11
10-1-000-002-4180.000 Telephone	40.04	266.67	-226.63	1,066.68	1,784.60	3,200.00	-44.23
10-1-000-002-4190.100 Postage	187.72	166.67	21.05	666.68	633.94	2,000.00	-68.30
10-1-000-002-4190.200 Office Supplies	0.00	208.33	-208.33	833.32	21.67	2,500.00	-99.13
10-1-000-002-4190.250 Office Furniture	0.00	66.67	-66.67	266.68	0.00	800.00	-100.00
10-1-000-002-4190.300 Paper Supplies	0.00	0.00	0.00	0.00	81.98	0.00	
10-1-000-002-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	135.20	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	152.99	191.67	-38.68	766.68	607.86	2,300.00	-73.57
10-1-000-002-4190.550 Computers/Software	0.00	0.00	0.00	0.00	1,654.41	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	779.26	720.00	59.26	2,880.00	2,851.78	8,640.00	-66.99
10-1-000-002-4190.850 IT Support	0.00	83.33	-83.33	333.32	76.80	1,000.00	-92.32
Total Line 91600	1,160.01	1,828.34	-668.33	7,313.36	9,529.84	21,940.00	-56.56
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	166.67	-166.67	666.68	-1,681.10	2,000.00	-184.06
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91800	0.00	266.67	-266.67	1,066.68	-1,681.10	3,200.00	-152.53
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	58.01	40.00	18.01	160.00	200.76	480.00	-58.18
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	9,408.00	9,408.00	28,224.00	-66.67
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	9,408.00	9,408.00	28,224.00	-66.67
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	4.17	-4.17	16.68	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	4,762.01	4,748.17	13.84	18,992.68	19,016.76	56,978.00	-66.62

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91000 TOTAL OPERATING EXPENSE - Admin	34,070.49	35,501.35	-1,430.86	142,005.40	136,341.79	426,016.00	-68.00
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	7,840.00	7,840.00	23,520.00	-66.67
Total Line 92000	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
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	41.67	-41.67	166.68	31.88	500.00	-93.62
10-1-000-002-4220.110 Ten Ser-Recreation	500.00	83.33	416.67	333.32	789.89	1,000.00	-21.01
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	25.00	-25.00	100.00	0.00	300.00	-100.00
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	500.00	150.00	350.00	600.00	821.77	1,800.00	-54.35
92500 TOTAL TENANT SERVICES EXPENSE	500.00	150.00	350.00	600.00	821.77	1,800.00	-54.35
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	153.36	110.00	43.36	440.00	627.85	1,320.00	-52.44
10-1-000-002-4315.000 Sewer	171.06	100.00	71.06	400.00	352.18	1,200.00	-70.65
10-1-000-002-4320.000 Electric	1,251.64	2,000.00	-748.36	8,000.00	2,578.82	24,000.00	-89.25
10-1-000-002-4330.000 Gas	553.54	600.00	-46.46	2,400.00	1,987.98	7,200.00	-72.39
Total Line 93100 93200 93300 93600	2,129.60	2,810.00	-680.40	11,240.00	5,546.83	33,720.00	-83.55
93000 TOTAL UTILITIES EXPENSES	2,129.60	2,810.00	-680.40	11,240.00	5,546.83	33,720.00	-83.55
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,878.56	4,054.17	-1,175.61	16,216.68	10,589.76	48,650.00	-78.23
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	2,878.56	4,054.17	-1,175.61	16,216.68	10,589.76	48,650.00	-78.23
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	16.68	2,362.28	50.00	4,624.56
10-1-000-002-4420.020 Heating&Cooling Supp	677.30	2,083.33	-1,406.03	8,333.32	2,205.82	25,000.00	-91.18
10-1-000-002-4420.030 Snow Removal Supplies	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	89.96	541.67	-451.71	2,166.68	4,647.75	6,500.00	-28.50
10-1-000-002-4420.070 Electrical Supplies	252.88	300.00	-47.12	1,200.00	3,235.22	3,600.00	-10.13
10-1-000-002-4420.080 Plumbing Supplies	1,627.54	600.00	1,027.54	2,400.00	5,828.42	7,200.00	-19.05
10-1-000-002-4420.090 Extermination Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	0.00	500.00	-500.00	2,000.00	366.18	6,000.00	-93.90
10-1-000-002-4420.110 Routine Maint. Supplies	2,694.27	3,333.33	-639.06	13,333.32	15,146.83	40,000.00	-62.13
10-1-000-002-4420.111 Flooring Supplies	0.00	708.33	-708.33	2,833.32	0.00	8,500.00	-100.00
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 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	98.32	0.00	
10-1-000-002-4420.126 Vehicle Supplies	2,304.45	1,000.00	1,304.45	4,000.00	4,594.16	12,000.00	-61.72

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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	7,646.40	9,162.50	-1,516.10	36,650.00	38,484.98	109,950.00	-65.00
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	22.03	4.17	17.86	16.68	41.31	50.00	-17.38
10-1-000-002-4430.000 Maint Labor Contract	28,944.00	35,619.00	-6,675.00	142,476.00	146,931.75	427,428.00	-65.62
10-1-000-002-4430.010 Garbage&Trash Cont	204.00	104.17	99.83	416.68	1,703.58	1,250.00	36.29
10-1-000-002-4430.020 Heating&Cooling Cont	863.10	191.67	671.43	766.68	1,078.10	2,300.00	-53.13
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	4,250.00	4,166.67	83.33	16,666.68	7,403.22	50,000.00	-85.19
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	95.82	83.33	12.49	333.32	1,086.08	1,000.00	8.61
10-1-000-002-4430.080 Plumbing Contracts	812.45	1,416.67	-604.22	5,666.68	1,908.08	17,000.00	-88.78
10-1-000-002-4430.090 Extermination Contracts	0.00	750.00	-750.00	3,000.00	0.00	9,000.00	-100.00
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	812.74	166.67	646.07	666.68	1,237.04	2,000.00	-38.15
10-1-000-002-4430.111 Flooring Contract	0.00	3,833.33	-3,833.33	15,333.32	0.00	46,000.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	20,000.00	0.00	20,000.00	0.00	20,000.00	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	58.33	-58.33	233.32	0.00	700.00	-100.00
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	56,004.14	46,394.01	9,610.13	185,576.04	181,389.16	556,728.00	-67.42
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,287.45	1,946.17	-658.72	7,784.68	4,752.28	23,354.00	-79.65
Total Line 94500	1,287.45	1,946.17	-658.72	7,784.68	4,752.28	23,354.00	-79.65
94000 TOTAL MAINTENANCE EXPENSES	67,816.55	61,556.85	6,259.70	246,227.40	235,216.18	738,682.00	-68.16
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	333.33	-333.33	1,333.32	-798.04	4,000.00	-119.95
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	2,352.00	0.00	9,408.00	9,408.00	28,224.00	-66.67
10-1-000-002-4480.100 ADT Contract	694.80	350.00	344.80	1,400.00	1,339.20	4,200.00	-68.11
10-1-000-002-4480.500 Other Security Contract	842.50	416.67	425.83	1,666.68	2,614.38	5,000.00	-47.71
Total Line 95200	3,889.30	3,452.00	437.30	13,808.00	12,563.54	41,424.00	-69.67
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,889.30	3,452.00	437.30	13,808.00	12,563.54	41,424.00	-69.67
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,903.55	5,056.75	-153.20	20,227.00	19,614.20	60,681.00	-67.68
10-1-000-002-4510.020 Liability Ins	484.91	500.08	-15.17	2,000.32	1,939.64	6,001.00	-67.68
10-1-000-002-4510.030 Work Comp Insurance	200.88	207.17	-6.29	828.68	803.52	2,486.00	-67.68
Total Line 96110 96120 96130	5,589.34	5,764.00	-174.66	23,056.00	22,357.36	69,168.00	-67.68
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	231.12	238.33	-7.21	953.32	924.48	2,860.00	-67.68
10-1-000-002-4510.025 PE & PO Insurance	73.25	75.58	-2.33	302.32	293.00	907.00	-67.70
10-1-000-002-4510.035 Auto Insurance	200.00	206.25	-6.25	825.00	800.00	2,475.00	-67.68
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	504.37	520.16	-15.79	2,080.64	2,017.48	6,242.00	-67.68

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
96100 TOTAL INSURANCE PREMIUMS EXP	6,093.71	6,284.16	-190.45	25,136.64	24,374.84	75,410.00	-67.68
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,042.74	2,728.33	-685.59	10,913.32	8,672.69	32,740.00	-73.51
Total Line 96300	2,042.74	2,728.33	-685.59	10,913.32	8,672.69	32,740.00	-73.51
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-133.99	1,666.67	-1,800.66	6,666.68	5,194.64	20,000.00	-74.03
Total Line 96400	-133.99	1,666.67	-1,800.66	6,666.68	5,194.64	20,000.00	-74.03
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,908.75	4,395.00	-2,486.25	17,580.00	13,867.33	52,740.00	-73.71
96900 TOTAL OPERATING EXPENSE	118,368.40	116,109.36	2,259.04	464,437.44	436,572.28	1,393,312.00	-68.67
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-36,542.51	-2,059.55	-34,482.96	-8,238.20	-83,622.49	-24,715.00	238.35
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	27,999.00	31,250.00	-3,251.00	125,000.00	111,996.00	375,000.00	-70.13
Total Line 97400	27,999.00	31,250.00	-3,251.00	125,000.00	111,996.00	375,000.00	-70.13
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	27,999.00	31,250.00	-3,251.00	125,000.00	111,996.00	375,000.00	-70.13
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-8,543.51	30,169.62	-38,713.13	120,678.48	28,373.51	362,035.00	-92.16

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	708.00	204.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,375.00	-15,237.33	1,862.33	-60,949.32	-52,016.00	-182,848.00	-71.55
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,375.00	-15,237.33	1,862.33	-60,949.32	-52,016.00	-182,848.00	-71.55
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-25.00	0.00	-75.00	-100.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	-650.00	0.00	
10-1-000-006-3690.000 Other Income	-1,146.00	-10.00	-1,136.00	-40.00	-1,146.00	-120.00	855.00
10-1-000-006-3690.100 Late Fees	-50.00	-83.33	33.33	-333.32	-175.00	-1,000.00	-82.50
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	-2.08	2.08	-8.32	-25.00	-25.00	0.00
10-1-000-006-3690.150 Laundry Income	-483.00	-500.00	17.00	-2,000.00	-1,648.75	-6,000.00	-72.52
10-1-000-006-3690.160 Vending Machine Inc	-26.32	-35.00	8.68	-140.00	-95.25	-420.00	-77.32
10-1-000-006-3690.180 Labor	-18.75	-242.42	223.67	-969.68	-264.75	-2,909.00	-90.90
10-1-000-006-3690.200 Materials	-10.92	-20.83	9.91	-83.32	-29.08	-250.00	-88.37
10-1-000-006-3690.500 Resid. Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,734.99	-899.91	-835.08	-3,599.64	-4,033.83	-10,799.00	-62.65
70500 TOTAL TENANT REVENUE	-15,109.99	-16,137.24	1,027.25	-64,548.96	-56,049.83	-193,647.00	-71.06
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,630.00	-7,694.58	64.58	-30,778.32	-27,755.00	-92,335.00	-69.94
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	-7,630.00	-7,694.58	64.58	-30,778.32	-27,755.00	-92,335.00	-69.94
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,983.67	3,983.67	-15,934.68	-17,162.23	-47,804.00	-64.10
Total Line 70610	0.00	-3,983.67	3,983.67	-15,934.68	-17,162.23	-47,804.00	-64.10
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	-176.02	-291.67	115.65	-1,166.68	-569.28	-3,500.00	-83.73
Total Line 71100	-176.02	-291.67	115.65	-1,166.68	-569.28	-3,500.00	-83.73
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 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	-125.00	125.00	-500.00	0.00	-1,500.00	-100.00
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	-42,968.86	0.00	
Total Line 71500	0.00	-125.00	125.00	-500.00	-42,968.86	-1,500.00	2,764.59
70000 TOTAL REVENUE	-22,916.01	-28,232.16	5,316.15	-112,928.64	-144,505.20	-338,786.00	-57.35

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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	1,924.90	1,919.00	5.90	7,676.00	7,081.84	23,028.00	-69.25
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,924.90	1,919.00	5.90	7,676.00	7,081.84	23,028.00	-69.25
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,862.56	4,104.00	-241.44	16,416.00	15,691.65	49,248.00	-68.14
Total Line 91300	3,862.56	4,104.00	-241.44	16,416.00	15,691.65	49,248.00	-68.14
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	360.00	383.00	-23.00	1,532.00	1,462.50	4,596.00	-68.18
Total Line 91310	360.00	383.00	-23.00	1,532.00	1,462.50	4,596.00	-68.18
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	810.76	837.00	-26.24	3,348.00	3,005.33	10,044.00	-70.08
Total Line 91500	810.76	837.00	-26.24	3,348.00	3,005.33	10,044.00	-70.08
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	35.25	-35.25	141.00	266.95	423.00	-36.89
10-1-000-006-4180.000 Telephone	571.39	541.67	29.72	2,166.68	2,794.73	6,500.00	-57.00
10-1-000-006-4190.100 Postage	7.02	6.25	0.77	25.00	34.56	75.00	-53.92
10-1-000-006-4190.200 Office Supplies	0.00	33.33	-33.33	133.32	5.64	400.00	-98.59
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
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	16.67	-16.67	66.68	35.17	200.00	-82.42
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	0.00	0.00	0.00	0.00	491.13	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.800 Internet Services	236.90	250.00	-13.10	1,000.00	947.60	3,000.00	-68.41
10-1-000-006-4190.850 IT Support	42.85	41.67	1.18	166.68	51.81	500.00	-89.64
Total Line 91600	858.16	924.84	-66.68	3,699.36	4,627.59	11,098.00	-58.30
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	23.83	-23.83	95.32	-266.95	286.00	-193.34
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	2.08	-2.08	8.32	0.00	25.00	-100.00
Total Line 91800	0.00	25.91	-25.91	103.64	-266.95	311.00	-185.84
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	6.70	0.00	6.70	0.00	30.31	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	2,448.00	2,448.00	7,344.00	-66.67
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	2,448.00	2,448.00	7,344.00	-66.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-006-4190.950 Background Verification	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	1,230.70	1,277.33	-46.63	5,109.32	4,926.31	15,328.00	-67.86

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91000 TOTAL OPERATING EXPENSE - Admin	9,047.08	9,571.08	-524.00	38,284.32	36,528.27	114,853.00	-68.20
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
Total Line 92000	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
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	29.17	-29.17	116.68	267.01	350.00	-23.71
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	400.00	11.47	1,200.00	-99.04
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	3,244.00	0.00	3,244.00	0.00	3,244.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.300 T.S. - Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
Total Line 92400	3,244.00	254.17	2,989.83	1,016.68	3,522.48	3,050.00	15.49
92500 TOTAL TENANT SERVICES EXPENSE	3,244.00	254.17	2,989.83	1,016.68	3,522.48	3,050.00	15.49
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	853.63	416.67	436.96	1,666.68	1,205.57	5,000.00	-75.89
10-1-000-006-4315.000 Sewer	853.63	416.67	436.96	1,666.68	1,205.58	5,000.00	-75.89
10-1-000-006-4320.000 Electric	1,735.02	1,250.00	485.02	5,000.00	2,459.42	15,000.00	-83.60
10-1-000-006-4330.000 Gas	448.76	1,250.00	-801.24	5,000.00	1,902.54	15,000.00	-87.32
Total Line 93100 93200 93300 93600	3,891.04	3,333.34	557.70	13,333.36	6,773.11	40,000.00	-83.07
93000 TOTAL UTILITIES EXPENSES	3,891.04	3,333.34	557.70	13,333.36	6,773.11	40,000.00	-83.07
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	767.61	1,054.92	-287.31	4,219.68	2,823.93	12,659.00	-77.69
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	767.61	1,054.92	-287.31	4,219.68	2,823.93	12,659.00	-77.69
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	133.32	197.69	400.00	-50.58
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	33.32	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	200.00	41.67	158.33	166.68	425.98	500.00	-14.80
10-1-000-006-4420.070 Electrical Supplies	2.50	83.33	-80.83	333.32	76.29	1,000.00	-92.37
10-1-000-006-4420.080 Plumbing Supplies	8.68	125.00	-116.32	500.00	717.13	1,500.00	-52.19
10-1-000-006-4420.090 Extermination Supplies	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-006-4420.110 Routine Maint.Supplies	609.42	416.67	192.75	1,666.68	1,593.11	5,000.00	-68.14
10-1-000-006-4420.111 Flooring Supplies	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-006-4420.120 Other Misc Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-006-4420.121 Laundry Supplies	34.00	25.00	9.00	100.00	110.00	300.00	-63.33
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	25.58	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4420.126 Vehicle Supplies	78.67	0.00	78.67	0.00	252.55	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	933.27	1,341.66	-408.39	5,366.64	3,398.33	16,100.00	-78.89
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	4,840.50	7,362.00	-2,521.50	29,448.00	22,671.00	88,344.00	-74.34
10-1-000-006-4430.010 Garbage & Trash Cont	386.00	375.00	11.00	1,500.00	1,440.00	4,500.00	-68.00
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	333.33	-333.33	1,333.32	479.40	4,000.00	-88.02
10-1-000-006-4430.030 Snow Removal Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	2,207.19	375.00	1,832.19	1,500.00	3,287.19	4,500.00	-26.95
10-1-000-006-4430.050 Landscape & Grds Cont	99.00	41.67	57.33	166.68	297.00	500.00	-40.60
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	83.33	-83.33	333.32	191.64	1,000.00	-80.84
10-1-000-006-4430.080 Plumbing Contracts	570.45	291.67	278.78	1,166.68	3,267.32	3,500.00	-6.65
10-1-000-006-4430.090 Extermination Contracts	0.00	1,250.00	-1,250.00	5,000.00	0.00	15,000.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	0.00	208.33	-208.33	833.32	356.95	2,500.00	-85.72
10-1-000-006-4430.111 Flooring Contract	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	85.00	41.67	43.33	166.68	170.00	500.00	-66.00
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	8,188.14	11,737.00	-3,548.86	46,948.00	32,160.50	140,844.00	-77.17
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	343.33	506.42	-163.09	2,025.68	1,267.31	6,077.00	-79.15
Total Line 94500	343.33	506.42	-163.09	2,025.68	1,267.31	6,077.00	-79.15
94000 TOTAL MAINTENANCE EXPENSES	10,232.35	14,640.00	-4,407.65	58,560.00	39,650.07	175,680.00	-77.43
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	612.00	0.00	2,448.00	2,448.00	7,344.00	-66.67
10-1-000-006-4480.100 ADT Contract	364.80	416.67	-51.87	1,666.68	751.02	5,000.00	-84.98
10-1-000-006-4480.500 Other Security Contract	1,408.56	270.83	1,137.73	1,083.32	6,154.82	3,250.00	89.38
Total Line 95200	2,385.36	1,299.50	1,085.86	5,198.00	9,353.84	15,594.00	-40.02
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,385.36	1,299.50	1,085.86	5,198.00	9,353.84	15,594.00	-40.02
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,740.59	1,795.00	-54.41	7,180.00	6,962.36	21,540.00	-67.68
10-1-000-006-4510.020 Liability Insurance	126.92	130.92	-4.00	523.68	507.68	1,571.00	-67.68
10-1-000-006-4510.030 Work Comp	21.47	22.17	-0.70	88.68	85.88	266.00	-67.71
Total Line 96110 96120 96130	1,888.98	1,948.09	-59.11	7,792.36	7,555.92	23,377.00	-67.68
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	60.50	62.42	-1.92	249.68	242.00	749.00	-67.69
10-1-000-006-4510.025 PE & PO Insurance	16.03	16.50	-0.47	66.00	64.12	198.00	-67.62
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	

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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	935.38	0.00	935.38	0.00	935.38	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	668.48	0.00	
Total Line 97100	935.38	0.00	935.38	0.00	1,603.86	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	3,434.00	2,916.67	517.33	11,666.68	13,736.00	35,000.00	-60.75
Total Line 97400	3,434.00	2,916.67	517.33	11,666.68	13,736.00	35,000.00	-60.75
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	4,369.38	2,916.67	1,452.71	11,666.68	15,339.86	35,000.00	-56.17
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	13,711.06	7,579.94	6,131.12	30,319.76	-18,187.27	90,959.00	-120.00

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	288.00	288.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-33,159.00	-34,452.75	1,293.75	-137,811.00	-129,614.00	-413,433.00	-68.65
60-1-000-000-5125.000 PHA Rent	-10,509.00	-9,890.50	-618.50	-39,562.00	-35,126.00	-118,686.00	-70.40
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	-67.00	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	-43,668.00	-44,343.25	675.25	-177,373.00	-164,807.00	-532,119.00	-69.03
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-582.75	-625.00	42.25	-2,500.00	-1,456.00	-7,500.00	-80.59
60-1-000-000-5920.000 Bad Check Charges	0.00	-4.17	4.17	-16.68	-25.00	-50.00	-50.00
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	-30.00	-650.00	620.00	-2,600.00	-186.62	-7,800.00	-97.61
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	-1,000.00	0.00	-3,000.00	-100.00
60-1-000-000-5926.000 Violation Charges	0.00	-48.75	48.75	-195.00	-704.02	-585.00	20.35
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-612.75	-1,577.92	965.17	-6,311.68	-2,371.64	-18,935.00	-87.47
70500 TOTAL TENANT REVENUE	-44,280.75	-45,921.17	1,640.42	-183,684.68	-167,178.64	-551,054.00	-69.66
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	-362.01	-100.00	-262.01	-400.00	-1,496.17	-1,200.00	24.68
60-1-000-000-5410.025 Interest Inc - Sec Dep	-1.51	-2.00	0.49	-8.00	-5.24	-24.00	-78.17
Total Line 71100	-363.52	-102.00	-261.52	-408.00	-1,501.41	-1,224.00	22.66
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	-4,298.00	-8.33	-4,289.67	-33.32	-3,828.00	-100.00	3,728.00
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	-4,298.00	-8.33	-4,289.67	-33.32	-3,828.00	-100.00	3,728.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-48,942.27	-46,031.50	-2,910.77	-184,126.00	-172,508.05	-552,378.00	-68.77

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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	689.62	1,507.00	-817.38	6,028.00	689.62	18,084.00	-96.19
60-1-000-000-6330.000 Manager Salaries	3,892.50	1,975.00	1,917.50	7,900.00	14,508.00	23,700.00	-38.78
Total Line 91100	4,582.12	3,482.00	1,100.12	13,928.00	15,197.62	41,784.00	-63.63
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	145.83	-145.83	583.32	0.00	1,750.00	-100.00
Total Line 91200	0.00	145.83	-145.83	583.32	0.00	1,750.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,850.00	5,794.00	-1,944.00	23,176.00	15,180.00	69,528.00	-78.17
Total Line 91300	3,850.00	5,794.00	-1,944.00	23,176.00	15,180.00	69,528.00	-78.17
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	2,160.00	2,070.00	6,480.00	-68.06
Total Line 91310	525.00	540.00	-15.00	2,160.00	2,070.00	6,480.00	-68.06
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91400	0.00	0.00	0.00	0.00	0.00	0.00	
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	385.16	715.00	-329.84	2,860.00	385.16	8,580.00	-95.51
60-1-000-000-6330.500 Manager's Benefits	882.67	480.00	402.67	1,920.00	3,446.82	5,760.00	-40.16
Total Line 91500	1,267.83	1,195.00	72.83	4,780.00	3,831.98	14,340.00	-73.28
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
60-1-000-000-6311.000 Office Exp - BW	19.61	220.00	-200.39	880.00	247.32	2,640.00	-90.63
60-1-000-000-6311.050 Office Rental Exp	320.00	314.50	5.50	1,258.00	1,280.00	3,774.00	-66.08
60-1-000-000-6311.100 Phone/Internet Exp	118.55	133.33	-14.78	533.32	710.06	1,600.00	-55.62
60-1-000-000-6311.150 IT Support	0.00	150.00	-150.00	600.00	456.77	1,800.00	-74.62
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
Total Line 91600	458.16	934.50	-476.34	3,738.00	2,694.15	11,214.00	-75.98
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	566.68	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	51.10	116.67	-65.57	466.68	161.51	1,400.00	-88.46
Total Line 91800	51.10	258.34	-207.24	1,033.36	161.51	3,100.00	-94.79
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	1,080.00	-216.00	4,320.00	3,456.00	12,960.00	-73.33
60-1-000-000-6350.800 Participant Fee	864.00	1,080.00	-216.00	4,320.00	3,456.00	12,960.00	-73.33
60-1-000-000-6352.500 Other Fee Exp	13.14	0.00	13.14	0.00	47.68	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	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	8.91	45.83	-36.92	183.32	32.91	550.00	-94.02
60-1-000-000-6399.000 Other Administrative	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
Total Line 91900	1,750.05	2,405.83	-655.78	9,623.32	6,992.59	28,870.00	-75.78

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	12,484.26	14,755.50	-2,271.24	59,022.00	46,127.85	177,066.00	-73.95
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	2,599.23	600.00	1,999.23	2,400.00	3,468.52	7,200.00	-51.83
60-1-000-000-6451.000 Utilities - Water	2,348.48	1,460.00	888.48	5,840.00	9,081.50	17,520.00	-48.16
60-1-000-000-6452.000 Utilities - Gas	321.68	166.00	155.68	664.00	872.29	1,992.00	-56.21
60-1-000-000-6453.000 Utilities - Sewer	6,077.40	3,500.00	2,577.40	14,000.00	22,864.39	42,000.00	-45.56
Total Line 93100, 93200, 93300, 93600	11,346.79	5,726.00	5,620.79	22,904.00	36,286.70	68,712.00	-47.19
93000 TOTAL UTILITIES EXPENSES	11,346.79	5,726.00	5,620.79	22,904.00	36,286.70	68,712.00	-47.19
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	2,078.59	4,453.00	-2,374.41	17,812.00	11,380.03	53,436.00	-78.70
60-1-000-000-6510.100 OT Maintenance	0.00	161.00	-161.00	644.00	33.11	1,932.00	-98.29
60-1-000-000-6510.200 Maint from Amps	9,348.00	453.92	8,894.08	1,815.68	18,237.50	5,447.00	234.82
Total Line 94100	11,426.59	5,067.92	6,358.67	20,271.68	29,650.64	60,815.00	-51.24
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	500.00	-500.00	2,000.00	0.00	6,000.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	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	29.52	166.67	-137.15	666.68	29.52	2,000.00	-98.52
60-1-000-000-6515.070 Electrical Supplies	0.00	125.00	-125.00	500.00	0.00	1,500.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	0.00	704.17	-704.17	2,816.68	145.29	8,450.00	-98.28
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	0.00	125.00	-125.00	500.00	131.19	1,500.00	-91.25
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	1,083.33	-1,083.33	4,333.32	1,927.81	13,000.00	-85.17
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	560.00	0.00	1,680.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	298.67	-298.67	1,194.68	0.00	3,584.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	118.75	-118.75	475.00	0.00	1,425.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	1,526.15	41.67	1,484.48	166.68	1,737.42	500.00	247.48
60-1-000-000-6515.500 Small Tools/Equipment	406.58	33.33	373.25	133.32	795.86	400.00	98.97
Total Line 94200	1,962.25	3,411.59	-1,449.34	13,646.36	4,767.09	40,939.00	-88.36
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	971.04	1,203.33	-232.29	4,813.32	4,372.00	14,440.00	-69.72
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	666.68	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	1,933.32	0.00	5,800.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	133.70	625.00	-491.30	2,500.00	133.70	7,500.00	-98.22
60-1-000-000-6520.090 Extermination Contract	1,411.75	485.00	926.75	1,940.00	1,411.75	5,820.00	-75.74
60-1-000-000-6520.100 Janitorial Contract	275.00	97.92	177.08	391.68	631.40	1,175.00	-46.26
60-1-000-000-6520.110 Routine Maint. Contract	0.00	433.33	-433.33	1,733.32	0.00	5,200.00	-100.00
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	2,666.68	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	83.33	-83.33	333.32	-98.00	1,000.00	-109.80
Total Line 94300 - (sub accts)	2,791.49	4,577.92	-1,786.43	18,311.68	6,450.85	54,935.00	-88.26
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,095.51	2,182.00	-1,086.49	8,728.00	5,196.54	26,184.00	-80.15
Total Line 94500	1,095.51	2,182.00	-1,086.49	8,728.00	5,196.54	26,184.00	-80.15
94000 TOTAL MAINTENANCE EXPENSES	17,275.84	15,239.43	2,036.41	60,957.72	46,065.12	182,873.00	-74.81

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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	1,080.00	-216.00	4,320.00	3,456.00	12,960.00	-73.33
60-1-000-000-6580.100 ADT Contract	118.14	99.00	19.14	396.00	142.18	1,188.00	-88.03
60-1-000-000-6580.500 Other Safety Contracts	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
Total Line 95200	982.14	1,237.33	-255.19	4,949.32	3,598.18	14,848.00	-75.77
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	982.14	1,237.33	-255.19	4,949.32	3,598.18	14,848.00	-75.77
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,746.78	1,801.33	-54.55	7,205.32	6,987.12	21,616.00	-67.68
Total Line 96110	1,746.78	1,801.33	-54.55	7,205.32	6,987.12	21,616.00	-67.68
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	178.28	183.83	-5.55	735.32	713.12	2,206.00	-67.67
Total Line 96120	178.28	183.83	-5.55	735.32	713.12	2,206.00	-67.67
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	213.61	220.25	-6.64	881.00	854.44	2,643.00	-67.67
Total Line 96130	213.61	220.25	-6.64	881.00	854.44	2,643.00	-67.67
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	84.97	87.58	-2.61	350.32	339.88	1,051.00	-67.66
60-1-000-000-6721.500 PE & PO Insuranace	54.91	56.67	-1.76	226.68	219.64	680.00	-67.70
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	139.88	144.25	-4.37	577.00	559.52	1,731.00	-67.68
96100 TOTAL INSURANCE PREMIUMS EXP	2,278.55	2,349.66	-71.11	9,398.64	9,114.20	28,196.00	-67.68
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	1,616.07	2,587.92	-971.85	10,351.68	6,426.02	31,055.00	-79.31
Total Line 96300	1,616.07	2,587.92	-971.85	10,351.68	6,426.02	31,055.00	-79.31
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	43.67	166.67	-123.00	666.68	2,290.65	2,000.00	14.53
Total Line 96400	43.67	166.67	-123.00	666.68	2,290.65	2,000.00	14.53
96000 TOTAL OTHER GENERAL EXPENSES	1,659.74	2,754.59	-1,094.85	11,018.36	8,716.67	33,055.00	-73.63
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	410.53	1,166.67	-756.14	4,666.68	1,642.12	14,000.00	-88.27
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	410.53	1,166.67	-756.14	4,666.68	1,642.12	14,000.00	-88.27
96700 TOTAL INTEREST EXP & AMORT	410.53	1,166.67	-756.14	4,666.68	1,642.12	14,000.00	-88.27
96900 TOTAL OPERATING EXPENSE	46,437.85	43,229.18	3,208.67	172,916.72	151,550.84	518,750.00	-70.79
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-2,504.42	-2,802.32	297.90	-11,209.28	-20,957.21	-33,628.00	-37.68

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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	9,781.00	8,333.33	1,447.67	33,333.32	39,124.00	100,000.00	-60.88
Total Line 97400	9,781.00	8,333.33	1,447.67	33,333.32	39,124.00	100,000.00	-60.88
TOTAL MISCELLANEOUS EXPENSES	9,781.00	8,333.33	1,447.67	33,333.32	39,124.00	100,000.00	-60.88
90000 TOTAL EXPENSES	56,218.85	51,562.51	4,656.34	206,250.04	190,674.84	618,750.00	-69.18
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	7,276.58	5,531.01	1,745.57	22,124.04	18,166.79	66,372.00	-72.63
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	65.00	0.00	260.00	260.00	780.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-28,719.00	-30,859.42	2,140.42	-123,437.68	-117,833.00	-370,313.00	-68.18
60-1-000-001-5125.000 PHA Rent	-4,342.00	-4,208.08	-133.92	-16,832.32	-15,762.00	-50,497.00	-68.79
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	-72.00	0.00	-72.00	0.00	6,136.00	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	-33,133.00	-35,067.50	1,934.50	-140,270.00	-127,459.00	-420,810.00	-69.71
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	-16.68	0.00	-50.00	-100.00
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	-1,800.00	-797.00	-5,400.00	-85.24
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	225.00	-1,000.00	-25.00	-3,000.00	-99.17
60-1-000-001-5926.000 Violation Charges	0.00	-50.00	50.00	-200.00	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	729.17	-3,016.68	-822.00	-9,050.00	-90.92
70500 TOTAL TENANT REVENUE	-33,158.00	-35,821.67	2,663.67	-143,286.68	-128,281.00	-429,860.00	-70.16
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,157.00	-7,150.50	1,993.50	-28,602.00	-20,546.00	-85,806.00	-76.06
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,157.00	-7,150.50	1,993.50	-28,602.00	-20,546.00	-85,806.00	-76.06
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	-0.42	0.42	-1.68	0.00	-5.00	-100.00
60-1-000-001-5410.025 Interest Inc - Sec Dep	-1.26	-0.42	-0.84	-1.68	-4.32	-5.00	-13.60
Total Line 71100	-1.26	-0.84	-0.42	-3.36	-4.32	-10.00	-56.80
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	-338.00	18.00	-1,352.00	-1,280.00	-4,056.00	-68.44
60-1-000-001-5900.000 Other Income	-4,298.00	0.00	-4,298.00	0.00	-4,793.00	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	-50.00	50.00	-200.00	0.00	-600.00	-100.00
Total Line 71500	-4,618.00	-388.00	-4,230.00	-1,552.00	-6,073.00	-4,656.00	30.43
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-225.00	225.00	-900.00	-768.08	-2,700.00	-71.55
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-0.50	0.50	-2.00	-4.41	-6.00	-26.50
Total Line 72000	0.00	-225.50	225.50	-902.00	-772.49	-2,706.00	-71.45
70000 TOTAL REVENUE	-42,934.26	-43,586.51	652.25	-174,346.04	-155,676.81	-523,038.00	-70.24

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	689.63	1,507.00	-817.37	6,028.00	689.63	18,084.00	-96.19
60-1-000-001-6330.000 Manager's Salaries	0.00	1,975.00	-1,975.00	7,900.00	0.00	23,700.00	-100.00
Total Line 91100	689.63	3,482.00	-2,792.37	13,928.00	689.63	41,784.00	-98.35
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	117.00	-117.00	468.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	468.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,410.00	3,575.00	-165.00	14,300.00	13,695.00	42,900.00	-68.08
Total Line 91300	3,410.00	3,575.00	-165.00	14,300.00	13,695.00	42,900.00	-68.08
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	465.00	488.00	-23.00	1,952.00	1,867.50	5,856.00	-68.11
Total Line 91310	465.00	488.00	-23.00	1,952.00	1,867.50	5,856.00	-68.11
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
Total Line 91400	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	385.19	715.00	-329.81	2,860.00	385.19	8,580.00	-95.51
60-1-000-001-6330.500 Manager's Benefits	0.00	480.00	-480.00	1,920.00	0.00	5,760.00	-100.00
Total Line 91500	385.19	1,195.00	-809.81	4,780.00	385.19	14,340.00	-97.31
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	90.00	-90.00	360.00	0.00	1,080.00	-100.00
60-1-000-001-6311.000 Office Exp - PL	125.91	216.67	-90.76	866.68	213.62	2,600.00	-91.78
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	118.57	125.00	-6.43	500.00	710.08	1,500.00	-52.66
60-1-000-001-6311.150 IT Support	0.00	200.00	-200.00	800.00	406.42	2,400.00	-83.07
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
Total Line 91600	244.48	648.34	-403.86	2,593.36	1,330.12	7,780.00	-82.90
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	141.67	-141.67	566.68	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	51.10	125.00	-73.90	500.00	161.25	1,500.00	-89.25
Total Line 91800	51.10	266.67	-215.57	1,066.68	161.25	3,200.00	-94.96
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	3,120.00	3,120.00	9,360.00	-66.67
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	3,120.00	3,120.00	9,360.00	-66.67
60-1-000-001-6352.500 Other Fee Exp	4.40	43.33	-38.93	173.32	30.20	520.00	-94.19
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	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	640.00	0.00	640.00	0.00	640.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	8.93	0.00	8.93	0.00	32.93	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
Total Line 91900	2,213.33	1,820.00	393.33	7,280.00	6,943.13	21,840.00	-68.21

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
91000 TOTAL OPERATING EXPENSE - Admin	7,458.73	11,612.01	-4,153.28	46,448.04	25,071.82	139,344.00	-82.01
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	526.62	400.00	126.62	1,600.00	171.76	4,800.00	-96.42
60-1-000-001-6451.000 Utilities Water	0.00	1,290.00	-1,290.00	5,160.00	-1,373.09	15,480.00	-108.87
60-1-000-001-6452.000 Utilities Gas	248.27	375.00	-126.73	1,500.00	1,014.18	4,500.00	-77.46
60-1-000-001-6453.000 Utilities Sewer	0.00	2,922.00	-2,922.00	11,688.00	-3,422.67	35,064.00	-109.76
Total Line 93100, 93200, 93300, 93600	774.89	4,987.00	-4,212.11	19,948.00	-3,609.82	59,844.00	-106.03
93000 TOTAL UTILITIES EXPENSES	774.89	4,987.00	-4,212.11	19,948.00	-3,609.82	59,844.00	-106.03
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	2,078.60	4,344.00	-2,265.40	17,376.00	11,380.04	52,128.00	-78.17
60-1-000-001-6510.100 OT Maintenance	0.00	160.00	-160.00	640.00	33.10	1,920.00	-98.28
60-1-000-001-6510.200 Maint from Amps	0.00	409.75	-409.75	1,639.00	0.00	4,917.00	-100.00
Total Line 94100	2,078.60	4,913.75	-2,835.15	19,655.00	11,413.14	58,965.00	-80.64
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	740.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	500.08	275.00	225.08	1,100.00	3,927.82	3,300.00	19.02
60-1-000-001-6515.070 Electrical Supplies	49.99	100.00	-50.01	400.00	125.24	1,200.00	-89.56
60-1-000-001-6515.080 Plumbing Supplies	0.00	375.00	-375.00	1,500.00	0.00	4,500.00	-100.00
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	240.00	52.81	720.00	-92.67
60-1-000-001-6515.110 Routine Maint. Supplies	436.67	666.67	-230.00	2,666.68	2,222.08	8,000.00	-72.22
60-1-000-001-6515.114 Painting Supplies - PL	0.00	150.00	-150.00	600.00	663.74	1,800.00	-63.13
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	1,100.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	197.92	-197.92	791.68	0.00	2,375.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	333.32	74.77	1,000.00	-92.52
60-1-000-001-6515.500 Small Tools/Equipment	336.55	25.00	311.55	100.00	782.23	300.00	160.74
Total Line 94200	1,323.29	2,501.25	-1,177.96	10,005.00	7,848.69	30,015.00	-73.85
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	828.47	1,250.00	-421.53	5,000.00	2,578.79	15,000.00	-82.81
60-1-000-001-6520.020 Heat/Cool Contract	255.58	375.00	-119.42	1,500.00	373.58	4,500.00	-91.70
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	666.68	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	625.00	-625.00	2,500.00	0.00	7,500.00	-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	66.68	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
60-1-000-001-6520.090 Extermin Contract	561.75	333.33	228.42	1,333.32	561.75	4,000.00	-85.96
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	333.32	0.00	1,000.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,441.67	-1,441.67	5,766.68	0.00	17,300.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 94300 - (sub accts)	1,645.80	4,475.00	-2,829.20	17,900.00	3,514.12	53,700.00	-93.46
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,095.55	2,150.92	-1,055.37	8,603.68	5,196.71	25,811.00	-79.87
Total Line 94500	1,095.55	2,150.92	-1,055.37	8,603.68	5,196.71	25,811.00	-79.87
94000 TOTAL MAINTENANCE EXPENSES	6,143.24	14,040.92	-7,897.68	56,163.68	27,972.66	168,491.00	-83.40

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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	3,120.00	3,120.00	9,360.00	-66.67
60-1-000-001-6580.100 ADT Contract	375.22	99.00	276.22	396.00	893.72	1,188.00	-24.77
60-1-000-001-6580.500 Other Safety Contracts	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
Total Line 95200	1,155.22	899.83	255.39	3,599.32	4,013.72	10,798.00	-62.83
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,155.22	899.83	255.39	3,599.32	4,013.72	10,798.00	-62.83
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,556.35	1,631.92	-75.57	6,527.68	6,225.40	19,583.00	-68.21
Total Line 96110	1,556.35	1,631.92	-75.57	6,527.68	6,225.40	19,583.00	-68.21
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	161.17	167.08	-5.91	668.32	644.68	2,005.00	-67.85
Total Line 96120	161.17	167.08	-5.91	668.32	644.68	2,005.00	-67.85
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	213.61	261.42	-47.81	1,045.68	854.44	3,137.00	-72.76
Total Line 96130	213.61	261.42	-47.81	1,045.68	854.44	3,137.00	-72.76
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	76.81	77.33	-0.52	309.32	307.24	928.00	-66.89
60-1-000-001-6721.500 PE & PO Insuranace	54.91	85.83	-30.92	343.32	219.64	1,030.00	-78.68
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	131.72	163.16	-31.44	652.64	526.88	1,958.00	-73.09
96100 TOTAL INSURANCE PREMIUMS EXP	2,062.85	2,223.58	-160.73	8,894.32	8,251.40	26,683.00	-69.08
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	1,891.75	1,541.75	350.00	6,167.00	7,644.74	18,501.00	-58.68
Total Line 96300	1,891.75	1,541.75	350.00	6,167.00	7,644.74	18,501.00	-58.68
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	410.60	0.00	410.60	0.00	7,145.10	0.00	
Total Line 96400	410.60	0.00	410.60	0.00	7,145.10	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,302.35	1,541.75	760.60	6,167.00	14,789.84	18,501.00	-20.06
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	410.53	1,250.00	-839.47	5,000.00	1,642.12	15,000.00	-89.05
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	410.53	1,250.00	-839.47	5,000.00	1,642.12	15,000.00	-89.05
96700 TOTAL INTEREST EXP & AMORT	410.53	1,250.00	-839.47	5,000.00	1,642.12	15,000.00	-89.05
96900 TOTAL OPERATING EXPENSE	20,307.81	36,555.09	-16,247.28	146,220.36	78,131.74	438,661.00	-82.19
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-22,626.45	-7,031.42	-15,595.03	-28,125.68	-77,545.07	-84,377.00	-8.10

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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	7,479.00	7,333.33	145.67	29,333.32	29,916.00	88,000.00	-66.00
Total Line 97400	7,479.00	7,333.33	145.67	29,333.32	29,916.00	88,000.00	-66.00
TOTAL MISCELLANEOUS EXPENSES	7,479.00	7,333.33	145.67	29,333.32	29,916.00	88,000.00	-66.00
90000 TOTAL EXPENSES	27,786.81	43,888.42	-16,101.61	175,553.68	108,047.74	526,661.00	-79.48
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 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							
60-1-000-001-9111.100 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	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-15,147.45	301.91	-15,449.36	1,207.64	-47,629.07	3,623.00	-1,414.63

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	1,120.00	1,120.00	3,360.00	0.00
ADMIN REVENUE							
<u>ADMIN OPERATING INCOME</u>							
Admin Fee Subsidy							
30-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,833.00	-12,511.08	-321.92	-50,044.32	-52,242.00	-150,133.00	-65.20
Total Admin Fee Subsidy	-12,833.00	-12,511.08	-321.92	-50,044.32	-52,242.00	-150,133.00	-65.20
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.96	-5.00	1.04	-20.00	-16.59	-60.00	-72.35
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.96	-5.00	1.04	-20.00	-16.59	-60.00	-72.35
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	-60.00	60.00	-240.00	0.00	-720.00	-100.00
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	-2,865.00	0.00	-2,865.00	0.00	-2,865.00	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	-2,865.00	-60.00	-2,805.00	-240.00	-2,865.00	-720.00	297.92
TOTAL ADMIN OPERATING INCOME	-15,701.96	-12,576.08	-3,125.88	-50,304.32	-55,123.59	-150,913.00	-63.47
ADMIN EXPENSES							
<u>ADMIN OPERATING EXPENSE</u>							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,502.52	4,505.00	-2.48	18,020.00	16,383.28	54,060.00	-69.69
30-1-000-000-4110.200 Admin Exp - Amps	900.00	1,462.50	-562.50	5,850.00	5,962.50	17,550.00	-66.03
Total Admin Salaries	5,402.52	5,967.50	-564.98	23,870.00	22,345.78	71,610.00	-68.80
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Total Audit Fee Expense	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,028.00	2,280.00	-252.00	9,120.00	8,220.00	27,360.00	-69.96
30-1-000-000-4120.300 Bookkeep. Fees	1,267.50	1,425.00	-157.50	5,700.00	5,137.50	17,100.00	-69.96
Total Fees Expense	3,295.50	3,705.00	-409.50	14,820.00	13,357.50	44,460.00	-69.96
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,414.81	2,620.00	-205.19	10,480.00	8,849.27	31,440.00	-71.85
Total Benefit Contribution Exp	2,414.81	2,620.00	-205.19	10,480.00	8,849.27	31,440.00	-71.85
Office Expense							
30-1-000-000-4180.000 Telephone	40.04	50.00	-9.96	200.00	954.14	600.00	59.02
30-1-000-000-4190.100 Postage	114.67	166.67	-52.00	666.68	513.71	2,000.00	-74.31
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	0.00	25.00	-25.00	100.00	111.24	300.00	-62.92
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers/Software	0.00	0.00	0.00	0.00	859.53	0.00	
30-1-000-000-4190.800 Internet Services	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 %
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	166.68	46.51	500.00	-90.70
Total Office Expense	154.71	283.34	-128.63	1,133.36	2,485.13	3,400.00	-26.91
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	133.32	0.00	400.00	-100.00
Total Legal & Travel Expense	0.00	33.33	-33.33	133.32	0.00	400.00	-100.00
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	14.49	0.00	14.49	0.00	48.29	0.00	
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	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	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	41.67	-41.67	166.68	0.00	500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	16.00	-16.00	64.00	0.00	192.00	-100.00
30-1-000-000-4190.950 Background Verification	578.39	20.83	557.56	83.32	749.22	250.00	199.69
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	71.98	0.00	71.98	0.00	287.92	0.00	
Total Other Expense	664.86	120.17	544.69	480.68	1,085.43	1,442.00	-24.73
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSE	11,932.40	12,958.51	-1,026.11	51,834.04	48,123.11	155,502.00	-69.05
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	54.91	56.67	-1.76	226.68	219.64	680.00	-67.70
30-1-000-000-4510.030 Work Comp Insurance	176.13	181.67	-5.54	726.68	704.52	2,180.00	-67.68
30-1-000-000-4510.035 Auto Insurance	50.00	51.58	-1.58	206.32	200.00	619.00	-67.69
Total Insurance Premium Expenses	281.04	289.92	-8.88	1,159.68	1,124.16	3,479.00	-67.69
TOTAL INSURANCE EXPENSE	281.04	289.92	-8.88	1,159.68	1,124.16	3,479.00	-67.69
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	-3.70	0.00	-3.70	0.00	-279.40	0.00	
30-1-000-000-4580.000 Sec Dep Pmt Exp	100.00	0.00	100.00	0.00	967.00	0.00	
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	323.02	250.00	73.02	1,000.00	1,002.51	3,000.00	-66.58
Total General Expense	419.32	250.00	169.32	1,000.00	1,690.11	3,000.00	-43.66
TOTAL GENERAL EXPENSE	419.32	250.00	169.32	1,000.00	1,690.11	3,000.00	-43.66
TOTAL EXPENSES - ADMIN	12,632.76	13,498.43	-865.67	53,993.72	50,937.38	161,981.00	-68.55
ADMIN (Profit)/Loss	-3,069.20	922.35	-3,991.55	3,689.40	-4,186.21	11,068.00	-137.82
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	13.00	465.00	-452.00	1,860.00	52.00	5,580.00	-99.07
Total Depreciation Expense	13.00	465.00	-452.00	1,860.00	52.00	5,580.00	-99.07

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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>
TOTAL MISC EXPENSE	13.00	465.00	-452.00	1,860.00	52.00	5,580.00	-99.07
OTHER FINANCING SOURCES (USES)							
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	12,645.76	13,993.43	-1,347.67	55,973.72	50,989.38	167,921.00	-69.63
ADMIN (Profit)/Loss w/ Depreciation	-3,056.20	1,417.35	-4,473.55	5,669.40	-4,134.21	17,008.00	-124.31
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-140.00	140.00	-560.00	0.00	-1,680.00	-100.00
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-77,128.00	-89,267.50	12,139.50	-357,070.00	-310,700.00	-1,071,210.00	-71.00
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-77,128.00	-89,407.50	12,279.50	-357,630.00	-310,700.00	-1,072,890.00	-71.04
TOTAL HAP INCOME	-77,128.00	-89,407.50	12,279.50	-357,630.00	-310,700.00	-1,072,890.00	-71.04
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	71,722.00	83,220.00	-11,498.00	332,880.00	290,420.00	998,640.00	-70.92
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	1,140.00	108.33	1,031.67	433.32	5,355.00	1,300.00	311.92
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,414.00	6,000.00	1,414.00	24,000.00	26,542.00	72,000.00	-63.14
Total HAP Expenses	80,276.00	89,328.33	-9,052.33	357,313.32	322,317.00	1,071,940.00	-69.93
TOTAL HAP EXPENSE	80,276.00	89,328.33	-9,052.33	357,313.32	322,317.00	1,071,940.00	-69.93
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-4.00	24.17	-28.17	96.68	-13.70	290.00	-104.72
Total General HAP Expenses	-4.00	24.17	-28.17	96.68	-13.70	290.00	-104.72
TOTAL GENERAL HAP EXPENSES	-4.00	24.17	-28.17	96.68	-13.70	290.00	-104.72
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	80,272.00	89,352.50	-9,080.50	357,410.00	322,303.30	1,072,230.00	-69.94
Remaining HAP (to)/from Reserve	3,144.00	-55.00	3,199.00	-220.00	11,603.30	-660.00	-1,858.08

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Clearing Total	87.80	1,362.35	-1,274.55	5,449.40	7,469.09	16,348.00	-54.31

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	60.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-2,263.00	0.00	-2,263.00	0.00	-7,499.00	0.00	
Total HAP Income	-2,263.00	0.00	-2,263.00	0.00	-7,499.00	0.00	
TOTAL HAP INCOME	-2,263.00	0.00	-2,263.00	0.00	-7,499.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	1,894.00	0.00	1,894.00	0.00	8,653.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	28.00	0.00	28.00	0.00	28.00	0.00	
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	1,922.00	0.00	1,922.00	0.00	8,681.00	0.00	
TOTAL HAP EXPENSE	1,922.00	0.00	1,922.00	0.00	8,681.00	0.00	
EHV HAP (to)/from Reserve	-341.00	0.00	-341.00	0.00	1,182.00	0.00	

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-326.00	0.00	-326.00	0.00	-1,054.00	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	-326.00	0.00	-326.00	0.00	-1,054.00	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	-326.00	0.00	-326.00	0.00	-1,054.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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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	0.00	80.73	0.00	309.47	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	49.08	0.00	49.08	0.00	188.14	0.00	
30-1-000-001-4120.100 EHV Management Fee	36.00	0.00	36.00	0.00	180.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	22.50	0.00	22.50	0.00	112.50	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	120.00	0.00	120.00	0.00	720.00	0.00	
Total Ongoing Admin Expenses	308.31	0.00	308.31	0.00	1,510.11	0.00	
TOTAL ONGOING ADMIN EXPENSES	308.31	0.00	308.31	0.00	1,510.11	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	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	308.31	0.00	308.31	0.00	1,510.11	0.00	
EHV ADMINI (Profit)/Loss	-17.69	0.00	-17.69	0.00	456.11	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	206,199.83	203,146.84	3,052.99	650,450.29	2,437,762.00	-73.32
TOTAL OPERATING INCOME	<u>206,199.83</u>	<u>203,146.84</u>	<u>3,052.99</u>	<u>650,450.29</u>	<u>2,437,762.00</u>	<u>-73.32</u>
OPERATING EXPENSE						
Total Administration Expenses	88,774.11	107,779.49	-19,005.38	342,154.54	1,293,354.00	-73.55
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,180.79	2,456.67	-1,275.88	3,160.55	29,480.00	-89.28
Total Maintenance Expenses	63,109.33	66,530.84	-3,421.51	254,409.09	798,370.00	-68.13
Total Protective Expenses	7,335.91	7,539.33	-203.42	26,785.94	90,472.00	-70.39
General Expenses	3,593.18	3,705.50	-112.32	14,372.72	44,466.00	-67.68
TOTAL ROUTINE OPERATING EXPENSES	<u>163,993.32</u>	<u>188,011.83</u>	<u>-24,018.51</u>	<u>640,882.84</u>	<u>2,256,142.00</u>	<u>-71.59</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>163,993.32</u>	<u>188,011.83</u>	<u>-24,018.51</u>	<u>640,882.84</u>	<u>2,256,142.00</u>	<u>-71.59</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>42,206.51</u>	<u>15,135.01</u>	<u>27,071.50</u>	<u>9,567.45</u>	<u>181,620.00</u>	<u>-94.73</u>
Total Depreciation Expense	122.00	291.00	-169.00	488.00	3,492.00	-86.03
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>42,084.51</u>	<u>14,844.01</u>	<u>27,240.50</u>	<u>9,079.45</u>	<u>178,128.00</u>	<u>-94.90</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
July 31, 2026

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	92,018.83	109,031.82	-17,012.99	399,514.83	1,308,382.00	-69.46
TOTAL OPERATING INCOME	92,018.83	109,031.82	-17,012.99	399,514.83	1,308,382.00	-69.46
OPERATING EXPENSE						
Total Administration Expenses	32,087.14	32,937.99	-850.85	127,178.28	395,256.00	-67.82
Total Tenant Service Expenses	0.00	1,260.83	-1,260.83	15.95	15,130.00	-99.89
Total Utility Expenses	13,438.10	16,250.00	-2,811.90	41,928.80	195,000.00	-78.50
Total Maintenance Expenses	41,533.53	41,348.59	184.94	119,093.80	496,183.00	-76.00
Total Protective Service Expenses	4,134.86	6,374.00	-2,239.14	13,232.82	76,488.00	-82.70
General Expenses	8,975.29	11,084.00	-2,108.71	39,989.70	133,008.00	-69.93
TOTAL ROUTINE OPERATING EXPENSES	100,168.92	109,255.41	-9,086.49	341,439.35	1,311,065.00	-73.96
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	100,168.92	109,255.41	-9,086.49	341,439.35	1,311,065.00	-73.96
NET REVENUE/EXPENSE PROFIT/-LOSS	-8,150.09	-223.59	-7,926.50	58,075.48	-2,683.00	-2,264.57
Total Depreciation Expense	8,442.00	12,500.00	-4,058.00	33,768.00	150,000.00	-77.49
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-16,592.09	-12,723.59	-3,868.50	24,307.48	-152,683.00	-115.92

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	154,910.91	118,168.91	36,742.00	520,194.77	1,418,027.00	-63.32
TOTAL OPERATING INCOME	<u>154,910.91</u>	<u>118,168.91</u>	<u>36,742.00</u>	<u>520,194.77</u>	<u>1,418,027.00</u>	<u>-63.32</u>
OPERATING EXPENSE						
Total Administration Expenses	36,030.49	37,461.35	-1,430.86	144,181.79	449,536.00	-67.93
Total Tenant Service Expenses	500.00	1,129.17	-629.17	821.77	13,550.00	-93.94
Total Utility Expenses	2,151.63	2,814.17	-662.54	5,588.14	33,770.00	-83.45
Total Maintenance Expenses	67,794.52	61,552.68	6,241.84	235,174.87	738,632.00	-68.16
Total Protective Service Expenses	3,889.30	3,452.00	437.30	12,563.54	41,424.00	-69.67
General Expenses	8,002.46	10,679.16	-2,676.70	38,242.17	128,150.00	-70.16
TOTAL ROUTINE OPERATING EXPENSES	<u>118,368.40</u>	<u>117,088.53</u>	<u>1,279.87</u>	<u>436,572.28</u>	<u>1,405,062.00</u>	<u>-68.93</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>118,368.40</u>	<u>117,088.53</u>	<u>1,279.87</u>	<u>436,572.28</u>	<u>1,405,062.00</u>	<u>-68.93</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>36,542.51</u>	<u>1,080.38</u>	<u>35,462.13</u>	<u>83,622.49</u>	<u>12,965.00</u>	<u>544.99</u>
Total Depreciation Expense	27,999.00	31,250.00	-3,251.00	111,996.00	375,000.00	-70.13
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>8,543.51</u>	<u>-30,169.62</u>	<u>38,713.13</u>	<u>-28,373.51</u>	<u>-362,035.00</u>	<u>-92.16</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	22,916.01	28,232.16	-5,316.15	144,505.20	338,786.00	-57.35
TOTAL OPERATING INCOME	<u>22,916.01</u>	<u>28,232.16</u>	<u>-5,316.15</u>	<u>144,505.20</u>	<u>338,786.00</u>	<u>-57.35</u>
OPERATING EXPENSE						
Total Administration Expenses	9,557.08	10,081.08	-524.00	38,568.27	120,973.00	-68.12
Total Tenant Service Expenses	3,244.00	254.17	2,989.83	3,522.48	3,050.00	15.49
Total Utility Expenses	3,891.04	3,333.34	557.70	6,773.11	40,000.00	-83.07
Total Maintenance Expenses	10,232.35	14,640.00	-4,407.65	39,650.07	175,680.00	-77.43
Total Protective Service Expenses	2,385.36	1,299.50	1,085.86	9,353.84	15,594.00	-40.02
General Expenses	2,947.86	3,287.34	-339.48	13,110.30	39,448.00	-66.77
TOTAL ROUTINE OPERATING EXPENSES	<u>32,257.69</u>	<u>32,895.43</u>	<u>-637.74</u>	<u>110,978.07</u>	<u>394,745.00</u>	<u>-71.89</u>
Total Non-Routine Expense	935.38	0.00	935.38	1,603.86	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>33,193.07</u>	<u>32,895.43</u>	<u>297.64</u>	<u>112,581.93</u>	<u>394,745.00</u>	<u>-71.48</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-10,277.06</u>	<u>-4,663.27</u>	<u>-5,613.79</u>	<u>31,923.27</u>	<u>-55,959.00</u>	<u>-157.05</u>
Total Depreciation Expense	3,434.00	2,916.67	517.33	13,736.00	35,000.00	-60.75
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-13,711.06</u>	<u>-7,579.94</u>	<u>-6,131.12</u>	<u>18,187.27</u>	<u>-90,959.00</u>	<u>-120.00</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	15,701.96	12,576.08	3,125.88	55,123.59	150,913.00	-63.47
TOTAL ADMIN OPERATING INCOME	15,701.96	12,576.08	3,125.88	55,123.59	150,913.00	-63.47
OPERATING EXPENSES						
Total Admin Expenses	8,550.43	9,054.34	-503.91	34,429.40	108,652.00	-68.31
Total Fees Expenses	3,309.99	3,934.17	-624.18	13,405.79	47,210.00	-71.60
Total General Expenses	672.34	539.92	132.42	2,135.19	6,479.00	-67.04
TOTAL OPERATING EXPENSES	12,532.76	13,528.43	-995.67	49,970.38	162,341.00	-69.22
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	12,532.76	13,528.43	-995.67	49,970.38	162,341.00	-69.22
NET REVENUE PROFIT/-LOSS	3,169.20	-952.35	4,121.55	5,153.21	-11,428.00	-145.09
Total Depreciation Expense	13.00	465.00	-452.00	52.00	5,580.00	-99.07
NET REVENUE w/Deprecitation PROFIT/-LOSS	3,156.20	-1,417.35	4,573.55	5,101.21	-17,008.00	-129.99

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	77,128.00	89,407.50	-12,279.50	310,700.00	1,072,890.00	-71.04
TOTAL HAP INCOME	77,128.00	89,407.50	-12,279.50	310,700.00	1,072,890.00	-71.04
HAP EXPENSES						
Total HAP Expenses	80,276.00	89,328.33	-9,052.33	322,317.00	1,071,940.00	-69.93
Total General HAP Expenses	-4.00	24.17	-28.17	-13.70	290.00	-104.72
TOTAL HAP EXPENSES	80,272.00	89,352.50	-9,080.50	322,303.30	1,072,230.00	-69.94
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-3,144.00	55.00	-3,199.00	-11,603.30	660.00	-1,858.08

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	48,942.27	46,031.50	2,910.77	172,508.05	552,378.00	-68.77
TOTAL OPERATING INCOME	<u>48,942.27</u>	<u>46,031.50</u>	<u>2,910.77</u>	<u>172,508.05</u>	<u>552,378.00</u>	<u>-68.77</u>
OPERATING EXPENSE						
Total Administration Expenses	8,139.79	8,588.17	-448.38	31,120.82	103,058.00	-69.80
Total Fee Expenses	4,388.14	6,334.00	-1,945.86	17,297.68	76,008.00	-77.24
Total Utilities Expenses	11,346.79	5,726.00	5,620.79	36,286.70	68,712.00	-47.19
Total Maintenance Expenses	18,257.98	16,476.76	1,781.22	49,663.30	197,721.00	-74.88
Total Taxes & Insurance Expense	3,894.62	4,937.58	-1,042.96	15,540.22	59,251.00	-73.77
Total Financial Expenses	410.53	1,166.67	-756.14	1,642.12	14,000.00	-88.27
TOTAL ROUTINE OPERATING EXPENSE	<u>46,437.85</u>	<u>43,229.18</u>	<u>3,208.67</u>	<u>151,550.84</u>	<u>518,750.00</u>	<u>-70.79</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>46,437.85</u>	<u>43,229.18</u>	<u>3,208.67</u>	<u>151,550.84</u>	<u>518,750.00</u>	<u>-70.79</u>
NET REVENUE PROFIT/-LOSS	<u>2,504.42</u>	<u>2,802.32</u>	<u>-297.90</u>	<u>20,957.21</u>	<u>33,628.00</u>	<u>-37.68</u>
Total Depreciation Expense	9,781.00	8,333.33	1,447.67	39,124.00	100,000.00	-60.88
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-7,276.58</u>	<u>-5,531.01</u>	<u>-1,745.57</u>	<u>-18,166.79</u>	<u>-66,372.00</u>	<u>-72.63</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
July 31, 2026

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	42,934.26	43,586.51	-652.25	155,676.81	523,038.00	-70.24
TOTAL OPERATING INCOME	<u>42,934.26</u>	<u>43,586.51</u>	<u>-652.25</u>	<u>155,676.81</u>	<u>523,038.00</u>	<u>-70.24</u>
OPERATING EXPENSE						
Total Administration Expenses	3,989.93	7,505.68	-3,515.75	16,624.22	90,068.00	-81.54
Total Fee Expenses	3,879.40	4,106.33	-226.93	15,592.70	49,276.00	-68.36
Total Utilities Expenses	774.89	4,987.00	-4,212.11	-3,609.82	59,844.00	-106.03
Total Maintenance Expenses	7,298.46	14,940.75	-7,642.29	31,986.38	179,289.00	-82.16
Total Taxes & Insurance Expense	3,954.60	3,765.33	189.27	15,896.14	45,184.00	-64.82
Total Financial Expenses	410.53	1,250.00	-839.47	1,642.12	15,000.00	-89.05
TOTAL ROUTINE OPERATING EXPENSE	<u>20,307.81</u>	<u>36,555.09</u>	<u>-16,247.28</u>	<u>78,131.74</u>	<u>438,661.00</u>	<u>-82.19</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>20,307.81</u>	<u>36,555.09</u>	<u>-16,247.28</u>	<u>78,131.74</u>	<u>438,661.00</u>	<u>-82.19</u>
NET REVENUE PROFIT/-LOSS	<u>22,626.45</u>	<u>7,031.42</u>	<u>15,595.03</u>	<u>77,545.07</u>	<u>84,377.00</u>	<u>-8.10</u>
Total Depreciation Expense	7,479.00	7,333.33	145.67	29,916.00	88,000.00	-66.00
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>15,147.45</u>	<u>-301.91</u>	<u>15,449.36</u>	<u>47,629.07</u>	<u>-3,623.00</u>	<u>-1,414.63</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
July 31, 2026

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	475,895.58	414,413.06	61,482.52	1,713,715.09	4,972,957.00	-65.54
TOTAL OPERATING INCOME	475,895.58	414,413.06	61,482.52	1,713,715.09	4,972,957.00	-65.54
OPERATING EXPENSE						
Total Administration Expenses	139,474.44	147,259.91	-7,785.47	553,041.74	1,767,119.00	-68.70
Total Tenant Service Expenses	3,744.00	2,644.17	1,099.83	4,360.20	31,730.00	-86.26
Total Utility Expenses	19,869.09	23,520.84	-3,651.75	55,022.37	282,250.00	-80.51
Total Maintenance Expenses	182,568.46	182,238.78	329.68	647,530.39	2,186,865.00	-70.39
Total Protective Service Expenses	17,745.43	18,606.50	-861.07	61,936.14	223,278.00	-72.26
General Expenses	23,518.79	28,756.00	-5,237.21	105,714.89	345,072.00	-69.36
TOTAL ROUTINE OPERATING EXPENSES	386,920.21	403,026.20	-16,105.99	1,427,605.73	4,836,314.00	-70.48
Total Non-Routine Expense	935.38	0.00	935.38	1,603.86	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	387,855.59	403,026.20	-15,170.61	1,429,209.59	4,836,314.00	-70.45
NET REVENUE/EXPENSE PROFIT/-LOSS	88,039.99	11,386.86	76,653.13	284,505.50	136,643.00	108.21
Total Depreciation Expense	39,997.00	46,957.67	-6,960.67	159,988.00	563,492.00	-71.61
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	48,042.99	-35,570.81	83,613.80	124,517.50	-426,849.00	-129.17

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
July 31, 2026

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,876.53	89,618.01	2,258.52	328,184.86	1,075,416.00	-69.48
TOTAL OPERATING INCOME	91,876.53	89,618.01	2,258.52	328,184.86	1,075,416.00	-69.48
OPERATING EXPENSE						
Total Administration Expenses	12,129.72	16,093.85	-3,964.13	47,745.04	193,126.00	-75.28
Total Fee Expenses	8,267.54	10,440.33	-2,172.79	32,890.38	125,284.00	-73.75
Total Utilities Expenses	12,121.68	10,713.00	1,408.68	32,676.88	128,556.00	-74.58
Total Maintenance Expenses	25,556.44	31,417.51	-5,861.07	81,649.68	377,010.00	-78.34
Total Taxes & Insurance Expense	7,849.22	8,702.91	-853.69	31,436.36	104,435.00	-69.90
Total Financial Expenses	821.06	2,416.67	-1,595.61	3,284.24	29,000.00	-88.68
TOTAL ROUTINE OPERATING EXPENSE	66,745.66	79,784.27	-13,038.61	229,682.58	957,411.00	-76.01
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	66,745.66	79,784.27	-13,038.61	229,682.58	957,411.00	-76.01
NET REVENUE PROFIT/-LOSS	25,130.87	9,833.74	15,297.13	98,502.28	118,005.00	-16.53
Total Depreciation Expense	17,260.00	15,666.66	1,593.34	69,040.00	188,000.00	-63.28
NET REVENUE w/Depreciation PROFIT/-LOSS	7,870.87	-5,832.92	13,703.79	29,462.28	-69,995.00	-142.09

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
July, 2026

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	12,257.84	10,321.54	1,936.30	45,308.72
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	21,633.01	19,215.58	2,417.43	86,150.28
Administrative Expenses	755.01	311.49	443.52	5,132.40
Teneant Services	0.00	2,074.21	-2,074.21	15.95
Utilities	13,438.10	12,700.32	737.78	41,928.80
Maint/Protective Serv - Supplies/Conts	41,846.27	34,633.10	7,213.17	117,623.05
Mileage	0.00	0.00	0.00	88.77
Insurance & General Expenses	8,975.29	10,018.46	-1,043.17	39,989.70
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	98,905.52	89,274.70	9,630.82	336,237.67
AMP002 - FAMILY				
Salaries	13,872.88	12,320.69	1,552.19	51,273.51
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	23,876.16	21,317.47	2,558.69	95,649.30
Administrative Expenses	1,160.01	1,433.81	-273.80	7,848.74
Teneant Services	500.00	1,364.83	-864.83	821.77
Utilities	2,151.63	2,475.74	-324.11	5,588.14
Maint/Protective Serv - Supplies/Conts	67,517.81	46,711.59	20,806.22	232,298.05
Mileage	0.00	0.00	0.00	98.32
Insurance & General Expenses	8,002.46	9,637.64	-1,635.18	38,242.17
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	117,080.95	95,261.77	21,819.18	431,820.00
AMP003 - BLUEBELL				
Salaries	3,503.27	2,952.22	551.05	12,911.10
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,963.26	5,612.37	350.89	24,120.46
Administrative Expenses	858.16	929.55	-71.39	4,360.64
Teneant Services	3,244.00	6.64	3,237.36	3,522.48
Utilities	3,891.04	3,600.10	290.94	6,773.11
Maint/Protective Serv - Supplies/Conts	11,472.77	18,018.13	-6,545.36	44,777.09
Mileage	0.00	0.00	0.00	25.58
Insurance & General Expenses	2,947.86	3,821.98	-874.12	13,110.30
Non-Routine Expenses	935.38	0.00	935.38	1,603.86
TOTAL BLUEBELL CLAIMS	32,815.74	34,940.99	-2,125.25	111,204.62
COCC				
Salaries	145,378.07	123,963.55	21,414.52	559,230.04
Employee W/H Payments	145.36	-4,339.94	4,485.30	-1,677.27
Fee Expenses	433.42	364.56	68.86	2,574.47
Administrative Expenses	5,725.19	4,801.42	923.77	33,702.89
Teneant Services	0.00	0.00	0.00	0.00
Utilities	388.32	544.32	-156.00	732.32
Maint/Protective Serv - Supplies/Conts	413.04	666.19	-253.15	761.39
Mileage	129.36	0.00	129.36	152.88
Insurance & General Expenses	3,593.18	3,795.12	-201.94	14,372.72
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	156,205.94	129,795.22	26,410.72	609,849.44
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	177,787.24	152,318.07	25,469.17	678,967.24
Employee W/H Payments	145.36	-4,339.94	4,485.30	-1,677.27
Fee Expenses	51,905.85	46,509.98	5,395.87	208,494.51
Administrative Expenses	60,404.22	53,986.25	6,417.97	259,539.18
Teneant Services	3,744.00	3,445.68	298.32	4,360.20
Utilities	20,661.56	19,432.65	1,228.91	57,450.60
Maint/Protective Serv - Supplies/Conts	121,351.16	100,143.47	21,207.69	396,257.02
Mileage	129.36	0.00	129.36	365.55
Insurance & General Expenses	23,518.79	27,273.20	-3,754.41	105,714.89
Non-Routine Expenses	935.38	0.00	935.38	1,603.86
TOTAL LOW RENT CLAIMS	460,582.92	398,769.36	61,813.56	1,711,075.78

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
July, 2026

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	18,372.05	11,325.37	7,046.68
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,375.00	4,500.00	-125.00
Administrative Expenses	561.84	1,774.79	-1,212.95
Utilities	11,346.79	8,764.48	2,582.31
Maintenance Supplies/Contracts	4,753.74	2,762.23	1,991.51
Security, Tax, & Insurance Expenses	4,876.76	4,707.82	168.94
Finacial Expenses	410.53	1,140.68	-730.15
TOTAL BRENTWOOD CLAIMS	44,696.71	34,975.37	9,721.34
PRAIRIELAND			
Salaries	4,248.97	11,325.42	-7,076.45
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,875.00	4,062.50	-187.50
Administrative Expenses	715.11	1,263.64	-548.53
Utilities	774.89	9,389.86	-8,614.97
Maintenance Supplies/Contracts	2,969.09	6,953.41	-3,984.32
Security, Taxes, & Insurance Expenses	5,109.82	4,775.16	334.66
Financial Expenses	410.53	1,140.68	-730.15
TOTAL PRAIRIELAND CLAIMS	18,103.41	38,910.67	-20,807.26
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,621.02	22,650.79	-29.77
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,250.00	8,562.50	-312.50
Administrative Expenses	1,276.95	3,038.43	-1,761.48
Utilities	12,121.68	18,154.34	-6,032.66
Maintenance Supplies	7,722.83	9,715.64	-1,992.81
Security, Tax, & Insurance Expenses	9,986.58	9,482.98	503.60
Financial Expenses	821.06	2,281.36	-1,460.30
TOTAL AHP CLAIMS	62,800.12	73,886.04	-11,085.92
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,817.33	11,674.11	-3,856.78
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,309.99	3,760.00	-450.01
Administrative Expenses	733.10	1,386.54	-653.44
General Expense-Admin	700.36	582.09	118.27
Total HCV Expenses	12,560.78	17,402.74	-4,841.96
HAP Expenses	80,276.00	87,709.00	-7,433.00
General Expenses	-4.00	0.00	-4.00
Total HAP Expenses	80,272.00	87,709.00	-7,437.00
TOTAL HCV CLAIMS	92,832.78	105,111.74	-12,278.96

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
July, 2026

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2025 - \$1,589,724				
Admin / Operations	0.00	0.00	5,212.55	556,403.40
General CFP Activity	423,390.00	0.00	544,990.00	815,048.78
TOTAL CFG 2025 CLAIMS	423,390.00	0.00	550,202.55	1,371,452.18
CFG 2024 - \$1,557,030				
Admin / Operations	0.00	0.00	164,333.44	514,333.44
General CFP Activity	180,368.95	0.00	409,641.90	733,992.75
TOTAL CFG 2024 CLAIMS	180,368.95	0.00	573,975.34	1,248,326.19
CFG 2023 - \$1,519,740				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	149,709.47	0.00	1,165,162.46
TOTAL CFG 2023 CLAIMS	0.00	149,709.47	0.00	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	0.00	0.00	1,172,369.98
TOTAL CFG 2022 CLAIMS	0.00	0.00	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	603,758.95	149,709.47	1,124,177.89	9,068,761.81

Date: 8/26/2026
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Knox County Housing Authority
CLAIMS REPORT TOTALS
July, 2026

Page: 1
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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	100,168.92	90,412.86	9,756.06	341,439.35
AMP002 - FAMILY	118,368.40	96,542.21	21,826.19	436,572.28
AMP003 - BLUEBELL	33,193.07	35,282.46	-2,089.39	112,581.93
COCC	164,138.68	136,657.17	27,481.51	639,205.57
TOTAL LOW RENT	415,869.07	358,894.70	56,974.37	1,529,799.13
<u>A.H.P.</u>				
BRENTWOOD	46,437.85	35,839.37	10,598.48	151,550.84
PRAIRIELAND	20,307.81	40,145.67	-19,837.86	78,131.74
TOTAL A.H.P.	66,745.66	75,985.04	-9,239.38	229,682.58
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,560.78	17,402.74	-4,841.96	50,649.46
TOTAL HCV	12,560.78	17,402.74	-4,841.96	50,649.46
<u>GRANTS</u>				
CAPITAL FUND GRANT 2025	423,390.00	0.00	423,390.00	550,202.55
CAPITAL FUND GRANT 2024	180,368.95	0.00	180,368.95	573,975.34
CAPITAL FUND GRANT 2023	0.00	149,709.47	-149,709.47	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	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	603,758.95	149,709.47	454,049.48	1,124,177.89
TOTAL CLAIMS FOR MONTH	1,098,934.46	601,991.95	496,942.51	2,934,309.06

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: 08/27/2026

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/01/2026

SUBJECT: Application for Payment #5 – Otto Baum Company, Inc.

Executive Summary

At the 01/27/2026 Board meeting, a contract was approved with Otto Baum Company, Inc. to complete the Moon Towers Masonry Restoration Project. The project will include the following:

- Restoration of damaged masonry at all elevations at Moon Towers. Restoration includes removal and replacement of brick, steel lintels, and limestone sills' tuckpointing of mortar; and repair of exposed concrete beams and columns.

Otto Baum started their work on 03/09/2026.

Work has been completed on the north elevation of the A building. Work is still in progress on the east and west elevations of the A building. The project is progressing satisfactorily.

Alliance Architecture has reviewed and signed approval for Pay Request #5.

Alliance Architecture was present for a site visit on 08/18/2026.

Fiscal Impact

This project will be funded through the 2024 and 2025 Capital Fund grants once approved by 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 #5 to Otto Baum Company, Inc. in the amount of \$93,553.75 for the period to 08/15/2026.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 2621008-05

To Owner: Knox County Housing Authority
216 West Simmons Street

Project: 26-21-008 Moon Towers Masonry
Restoration

Application No. : 5

Distribution to :
☐ Owner
☐ Architect
☐ Contractor
☐
☐

Galesburg, IL 61401

Period To: 8/15/2026

From Contractor: Otto Baum Company, Inc.
866 N. Main Street
Morton, IL 61550

Via Architect:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

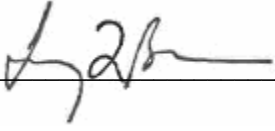
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$617,800.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$617,800.00
4. Total Completed and Stored To Date	\$496,501.25
5. Retainage:	
a. 6.22% of Completed Work	\$30,890.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$30,890.00
6. Total Earned Less Retainage	\$465,611.25
7. Less Previous Certificates For Payments	\$372,057.50
8. Current Payment Due	\$93,553.75
9. Balance To Finish, Plus Retainage	\$152,188.75

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

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

CONTRACTOR: Otto Baum Company, Inc.

By:  Date: 08/14/2026



State of: Illinois

Subscribed and sworn to before me this 14th

Notary Public:



County of: TAZEWELL
day of August 2026

My Commission expires: 02/06/2030



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's 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

AMOUNT CERTIFIED \$93,553.75

(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.)

ARCHITECT: Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

By:  Date: 8/19/2026

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.



EXECUTIVE DIRECTOR REPORT

AUGUST 2026

KNOX COUNTY HOUSING AUTHORITY

255 W. Tompkins St.

Galesburg, IL 61401

knoxcountyhousing.org

BOARD MEETING:

Tuesday, September 01, 2026

4:00 PM



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2026:

Date	Commissioner	Training Description	Location	Hours
				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2027:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-26	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
May-26	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Jun-26	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Jul-26	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Aug-26	0	0.0	\$ -	\$ -	\$ 600.00	0.00%	\$ (600.00)
Sep-26			\$ -	\$ -		0.00%	
Oct-26			\$ -	\$ -		0.00%	
Nov-26			\$ -	\$ -		0.00%	
Dec-26			\$ -	\$ -		0.00%	
Jan-27			\$ -	\$ -		0.00%	
Feb-27			\$ -	\$ -		0.00%	
Mar-27			\$ -	\$ -		0.00%	
FYE 2025	0	0.0	\$ -	\$ -	\$ 3,000.00	0.00%	\$ (3,000.00)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Hawkinson, Jared (C)	1	1	1	1	1	100.0%
Robison, Sara (VC)		1	1	1		60.0%
Riley, Joseph						0.0%
Carson, LaToya	1					20.0%
Dena Simkins						0.0%
Anthony Law						0.0%
Jantz Spalding						0.0%
Antoine, Derek (ED)	1	1	1	1	1	100.0%
Total Authority	3	3	3	3	2	35.0%

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

FYE 2027	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	%
Hawkinson, Jared (C)	NO MEETING	1	1										66.7%
Robison, Sara (VC)		1	1	1									100.0%
Riley, Joseph		1	1	1									100.0%
Carson, LaToya		1		1									66.7%
Dena Simkins		1	1	1									100.0%
Anthony Law		1	1	1									100.0%
Jantz Spalding		1	1										66.7%
Antoine, Derek (ED)		1	1	1									100.0%

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

Board Governance Survey Status	STAN.	KCHA	RESULT
Does the Board have the required number of members?	5	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	4	3	Meets Requirement
Average meeting attendance:	75.0%	85.7%	Meets Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets Requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets Requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/03	Meets Requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets Requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2025 CFP Grant IL01P08550125

- Grant amount: \$1,574,831.00
- Obligation End Date (OED): 02/16/2027
- Expenditure End Date (EED): 02/16/2029

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 393,707.75	\$ 397,431.00	\$ 397,431.00	100.0%	\$ 397,431.00	100.0%
1410 CFP Administration	\$ 157,483.10	\$ 158,972.40	\$ 158,972.40	100.0%	\$ 158,972.40	100.0%
1480 General Capital Activity	\$ 1,023,640.15	\$ 1,033,320.60	\$ 860,905.00	83.3%	\$ 815,048.78	78.9%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,574,831.00	\$ 1,589,724.00	\$ 1,417,308.40	89.2%	\$ 1,371,452.18	86.3%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A & E	\$ 175,000.00	\$ 79,500.00	\$ 54,500.00	68.6%	\$ 54,967.78	69.1%
1480 MT Masonry	\$ 38,640.15	\$ -	\$ -	#DIV/0!	\$ -	#DIV/0!
1480 BB Boil/MT Gen	\$ 160,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 147,006.00	73.5%
1480 FAM Storms	\$ 370,000.00	\$ 117,415.60	\$ -	0.0%	\$ -	0.0%
1480 FAM Mail	\$ 30,000.00	\$ 30,000.00	\$ -	0.0%	\$ -	0.0%
1480 MT Flooring	\$ 250,000.00	\$ 606,405.00	\$ 606,405.00	100.0%	\$ 613,075.00	101.1%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,023,640.15	\$ 1,033,320.60	\$ 860,905.00	83.3%	\$ 815,048.78	78.9%

This grant will be used primarily for masonry and external structural rehabilitation and stabilization at Moon Towers, as well as general upkeep – storm doors, mailbox and address refurbishing, flooring replacement.

CFP Grant IL01P08550125 is 89.2% obligated, and 85.1% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2027, and fully expended by 02/16/2029.

EXECUTIVE SUMMARY

2024 CFP Grant IL01P08550124

- Grant Amount: \$1,557,030.00
- Obligation End Date (OED): 02/16/2026
- Expenditure End Date (EED): 02/16/2028

CFP Budget by Line Item

Budget Line Item (BLI)		Original	Current	Obligated	%	Expended	%
1406	Transfer to Operations	\$ 250,000.00	\$ 388,957.50	\$ 388,957.50	100.0%	\$ 388,957.50	100.0%
1410	CFP Administration	\$ 100,000.00	\$ 125,375.94	\$ 125,375.94	100.0%	\$ 125,375.94	100.0%
1480	General Capital Activity	\$ 1,207,030.00	\$ 1,042,696.56	\$ 1,042,696.56	100.0%	\$ 741,584.64	71.1%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program		\$ 1,557,030.00	\$ 1,557,030.00	\$ 1,557,030.00	100.0%	\$ 1,255,918.08	80.7%

CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	A & E	\$ 90,000.00	\$ 123,800.00	\$ 123,800.00	100.0%	\$ 85,885.58	69.4%
1480	MT Masonry	\$ 833,218.98	\$ 617,800.00	\$ 617,800.00	100.0%	\$ 372,057.50	60.2%
1480	MT/BB Elevator	\$ 283,811.02	\$ 301,096.56	\$ 301,096.56	100.0%	\$ 283,641.56	94.2%
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
		\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program		\$ 1,207,030.00	\$ 1,042,696.56	\$ 1,042,696.56	100.0%	\$ 741,584.64	71.1%

This grant will be used primarily for masonry and external structural rehabilitation and stabilization at Moon Towers.

CFP Grant IL01P08550124 is 100.0% obligated, and 77.4% expended. This grant must be obligated at 90% (executed contracts) by 02/16/2026, and fully expended by 02/16/2028.

EXECUTIVE SUMMARY

EXECUTIVE REPORT

This report covers the July 2026 financial reports and the August project update included in the September Board packet. Compared with the last two packets, this month is narrower in formal Board action, but it still gives us a useful read on where the agency stands early in FYE 2027. The main operating story is that the agency remains stable overall, with Public Housing and AHP positive year-to-date, HCV administration improving, and HCV HAP still requiring close monitoring. The main capital story continues to be Moon Towers masonry restoration, which remains active and is progressing satisfactorily.

COCC and Family Sites were positive for the month, while Moon Towers and Blue Bell were negative for the month; however, all Public Housing areas remain positive year-to-date. We had some monthly pressure from NSPIRE preparation, elevator activity, Blue Bell needs, and the water mitigation work at 523 Iowa Court, but the agency is operating from a strong position.

Operations

Public Housing

The July report shows a mixed month by property, but a positive year-to-date position across the board. COCC and Family Sites were in the black for July, while Moon Towers and Blue Bell were negative for the month. All remain positive year-to-date, and Public Housing total available cash is reported at approximately \$2.65 million.

At Moon Towers, the monthly loss is not surprising given the amount of work being managed at the property. Moon remains in the middle of the masonry project, recently completed the flooring project, and continues to absorb the normal operating demands of a high-rise property while staff also prepare for NSPIRE. The July financials show Moon negative by \$8,150.09 for the month, but still positive by \$58,075.48 year-to-date. The property's available cash remains strong at approximately \$622,583.

At the Family Sites, July was another strong operating month. Family generated net revenue of \$36,542.51 for the month and is positive \$83,622.49 year-to-date. The available cash position is also strong at approximately \$1.27 million, with a reserve position well above the stated minimum. This continues to be the cleanest Public Housing operating story: high demand, strong cash, and enough margin to absorb a heavier maintenance month without changing the overall direction of the property.

At Blue Bell, the property was negative for July by \$10,277.06, but remains positive year-to-date by \$31,923.27. Blue Bell's available cash is approximately \$209,163, which is now above its stated minimum reserve position.

EXECUTIVE SUMMARY

Housing Choice Voucher Program

HCV administration improved in July. The administrative side produced a monthly gain of \$3,069.20 and is now positive \$4,186.21 year-to-date, with an ending UNP balance of \$11,727.13. That is a better position than earlier in the year and shows the administrative side moving in the right direction.

The HAP side remains the issue. HAP showed a July loss of \$3,144.00, bringing the year-to-date HAP loss to \$11,603.30. The RNP balance is now negative \$10,866.00. This is not a new concern, but it is still the number that needs the most consistent attention in HCV. The program is operating, but the HAP cushion is not where we want it.

EHV remains small and mostly closeout-oriented. July showed a modest positive month on both admin and HAP, but both remain negative year-to-date. The remaining work is less about program growth and more about keeping reconciliation, balances, and final obligations clean.

AHP – Brentwood and Prairieland

AHP continues to perform well. The detailed July cash-flow reports show Brentwood positive by \$2,504.42 for the month and \$20,957.21 year-to-date. Prairieland was stronger, with July net revenue of \$22,626.45 and year-to-date net revenue of \$77,545.07 before depreciation. Combined, AHP produced \$25,130.87 in July net revenue and \$98,502.28 year-to-date.

The practical takeaway is the same as last month: AHP is stable and doing what we need it to do. Brentwood and Prairieland are not demanding the same management attention as Public Housing or HCV, but they still need steady oversight. Brentwood utilities remain worth watching, while Prairieland continues to provide strong year-to-date margin.

Capital Projects

The only major capital item in this packet is Pay Request #5 to Otto Baum Company for the Moon Towers Masonry Restoration Project. The original contract was approved at the January 27, 2026 Board meeting. The project includes damaged masonry restoration, brick replacement, steel lintel replacement, limestone sill tuckpointing, and repair of exposed concrete beams and columns.

The current project update is positive. Work has been completed on the north elevation of the A Building, and work remains in progress on the east and west elevations. The project is described as progressing satisfactorily, and Alliance Architecture has reviewed and signed approval for Pay Request #5. The requested payment is \$93,553.75 for the period ending August 15, 2026.

EXECUTIVE SUMMARY

Capital Fund activity is also significant this month. The July claims report shows \$603,758.95 in current Capital Fund grant claims, including \$423,390.00 from the 2025 Capital Fund grant and \$180,368.95 from the 2024 Capital Fund grant. This confirms that the capital program is active and that the major Public Housing work is moving through the grant pipeline.

Final Word

The agency remains in a strong position entering the middle of FYE 2027. Public Housing is positive year-to-date, COCC improved in July, Family Sites remains strong, Blue Bell is improving but still needs attention, AHP continues to perform well, and HCV administration is moving in the right direction.

INDUSTRY NEWS/PROGRAM UPDATES

The industry is still in a fast-moving period. The biggest items affecting Public Housing and HCV right now are federal funding uncertainty, HUD's new public housing repositioning guidance, HCV/NSPIRE implementation, EHV and Stability Voucher payment-standard changes, HOTMA preparation, fair housing litigation, and continued pressure around homelessness funding.

For KCHA, the practical message is simple: stay steady, keep documentation clean, and do not assume federal rules or funding levels will remain quiet through the end of the year.

Federal Funding Is Temporarily Stable, but Not Settled

Congress has moved a short-term funding bill to keep federal agencies operating beyond October 1 and extend current funding through December 11. That avoids an immediate shutdown threat, but it does not resolve FY 2027 HUD appropriations. Congress still has to finish the full-year spending bills, including the THUD bill that funds Public Housing, HCV, homelessness programs, and other HUD accounts.

That matters for us because a continuing resolution usually preserves the current funding structure temporarily, but it does not answer the real operating questions: final Public Housing Operating Fund levels, Capital Fund funding, HCV HAP renewal sufficiency, administrative fee levels, or whether Congress adds any anomalies to address specific funding pressure. The House FY 2027 HUD bill was already showing pressure, including reduced or flat funding in several HUD accounts and a reported \$1.3 billion reduction tied to public housing.

EXECUTIVE SUMMARY

HUD Expanded Public Housing Repositioning Flexibility

HUD announced updated demolition and disposition guidance on August 28, aimed at giving PHAs more flexibility to address distressed public housing and reposition properties through redevelopment or Section 8-based platforms. HUD's announcement specifically points to three changes: expanding the definition of obsolete buildings, reducing barriers for small PHAs with 75 or fewer units, and broadening relief for financially struggling properties, including certain mixed-finance properties and scattered-site issues.

This is a major industry signal. HUD is continuing to push PHAs toward repositioning tools when properties are physically distressed, financially weak, or not practical to preserve in their current form. HUD wants more agencies to evaluate whether some public housing stock should be redeveloped, disposed, demolished, converted, or otherwise moved to a different platform.

CY 2027 Public Housing Operating Subsidy Processing Has Started

HUD published PIH Notice 2026-21 on August 18 for Calendar Year 2027 Public Housing Operating Subsidy eligibility calculations and processing. This is more of a technical operating item than a headline item, but it matters because it starts the annual process that determines Public Housing operating subsidy eligibility, submission requirements, and processing timelines.

This ties back to the Board's financial oversight. When we talk about Public Housing performance, subsidy assumptions should be watched alongside occupancy, work orders, utility cost, capital needs, and reserve levels.

HCV NSPIRE Implementation

HUD issued PIH Notice 2026-18 on July 15, finalizing and updating the NSPIRE administrative procedures for HCV, PBV, and Mod Rehab inspection programs. The notice supersedes earlier voucher NSPIRE notices and applies to PHAs administering voucher programs.

The key point is that this is no longer just a future inspection concept. HCV programs need a real transition plan: staff training, owner communication, family notices, inspection forms, internal QC, and decisions about when to move from HQS to NSPIRE before the mandatory compliance date. HUD's NSPIRE page still shows the HCV/PBV compliance date extended through January 31, 2027, with NSPIRE becoming applicable February 1, 2027.

EHV and Stability Voucher Payment Standard Flexibility Was Pulled Back

HUD issued PIH Notice 2026-20 on August 10, revising Emergency Housing Voucher and Stability Voucher payment-standard requirements. Industry summaries report that the notice removes the prior flexibility that allowed PHAs to set EHV and Stability Voucher payment

EXECUTIVE SUMMARY

standards up to 120% of FMR without HUD approval; PHAs must now operate within the normal 90% to 110% basic range unless they have an approved exception payment standard.

This matters more for agencies still actively administering EHV or Stability Voucher families, especially when families move to a new unit. It does not necessarily affect ordinary HCV payment standards that are already governed by the regular HCV rules.

For KCHA, the direct impact depends on remaining EHV activity. Any remaining EHV activity should be reconciled and not treated like ordinary ongoing voucher authority.

Foster Youth to Independence Vouchers

HUD issued PIH Notice 2026-19 for the Foster Youth to Independence initiative, now renamed the Melania Trump Foster Youth to Independence Initiative while keeping the FYI acronym. HUD describes the update as strengthening support for youth with lived experience in foster care, and industry summaries note that the notice revises the request process, updates eligibility language, removes certain administrative barriers, and eliminates the annual cap on FYI voucher requests.

Housing Opportunity Through Modernization Act

HOTMA is not new this month, but September is when it starts becoming operational. HUD's PIH Notice 2026-15 sets January 1, 2027 as the enforcement date for HOTMA Sections 102 and 104 for most PHAs, and NAHRO notes that PHAs starting annual reexaminations 120 days before January 1 will need to begin using HOTMA policies to collect and verify income beginning in September 2026.

The deadline is no longer "next year" in practical terms. Files with 2027 effective dates are starting to come into view now. Staff will need clean forms, software readiness, policy direction, training, and quality control.

Fair Housing Enforcement and Litigation Are Moving in Different Directions

A federal judge blocked HUD's attempt to restructure the Fair Housing Initiatives Program, ruling that HUD had not adequately justified major changes to how fair housing enforcement grants would be distributed. The dispute centered on HUD's plan to move away from the traditional funding model for more than 100 fair housing nonprofits and instead direct most of the appropriated money into a much smaller number of grants.

This is part of a larger pattern: HUD's fair housing enforcement priorities are changing, but courts are also reviewing whether the agency can make certain funding and enforcement changes the way it has tried to make them. That creates uncertainty for housing providers. Federal direction

EXECUTIVE SUMMARY

may shift, but underlying fair housing laws, state law, Section 504, VAWA, and private enforcement do not disappear just because an agency changes emphasis.

Homelessness Funding

HUD, HHS, and ONDCP released a “Treatment First” toolkit in August, emphasizing coordinated treatment, recovery support, public safety, and accountability in homelessness response. HUD has also continued to publicly criticize Housing First approaches and signal that future homelessness funding will be more focused on treatment, recovery, and measurable outcomes.

At the same time, courts are pushing back on some federal grant conditions. A federal appeals court ruled that the administration could not impose certain ideological conditions on transportation and homelessness grants, finding that the agencies exceeded their authority in attaching broad post-award requirements.

For KCHA, this matters because of the shelter and resource center work. The direction of federal homelessness policy is shifting, but the legal and funding environment is not settled. The safest local strategy is to build a model that can document outcomes, track costs clearly, coordinate services, and avoid relying on one politically fragile funding stream.

Illinois Source-of-Income Protection

In Illinois, Attorney General Raoul and the Illinois Department of Human Rights urged the Illinois Appellate Court to reject an attempt to limit the state’s ban on source-of-income discrimination in housing. The case involves a voucher holder and a landlord’s refusal to sign a HAP contract, which advocates argue would undercut the practical value of Illinois’ source-of-income protections if allowed.

This is directly relevant to HCV even though it is not a KCHA case. Voucher success depends on landlord participation. If landlords can avoid vouchers by refusing HAP paperwork while claiming they are not discriminating against the voucher itself, the protection becomes much weaker in practice.

Illinois Affordable Housing Development Policy Is Moving Forward

IHDA released its 2027–2028 Qualified Allocation Plan in August. The QAP sets the rules and scoring criteria for the Low-Income Housing Tax Credit program in Illinois, and the state describes the new plan as focused on cost containment, vulnerable populations, and statewide equity.

EXECUTIVE SUMMARY

This does not create immediate units for KCHA residents tomorrow, but it matters for the local housing ecosystem. LIHTC priorities shape where affordable housing gets built, what populations are served, and which projects become financially competitive.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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August 31, 2026

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Dallas Comes (424 Iowa Ave.)	1 st Appr. - CD
Jeff Swank (300 N. Jefferson St. #607)	1 st Appr. - JD
Paige Mahnesmith (300 N. Jefferson St. #410)	1 st Appr. - CT 09/10/26
Joseph Smith (170 S. West St. #115)	1 st Appr. - CT 09/10/26
Connie Seefeldt (255 W. Tompkins St. #1001)	1 st Appr. - CD
Harold Hickerson (300 N. Jefferson St. #307)	1 st Appr. - CD
Kisten Devlin (1577 McKnight St.)	1 st Appr. - JD
Stormye Kirby (1513 McKnight St.)	1 st Appr. - CD
Myliisa Cantu (301 Huston St. #52)	1 st Appr. - 09/10/26
Daris Cliff (1515 McKnight St.)	1 st Appr. - 09/03/10
Breanna Hodge (2051 E. Knox St.)	1 st Appr. - 09/03/26
Hailey Lewis (1093 W. Berrien St.)	1 st Appr. - 09/03/26
Jessica Pinegar (1505 McKnight St.)	1 st Appr. - 09/03/26
Ashley Vickers (563 Iowa Ave.)	1 st Appr. - 09/03/26
Morgan Ellis (255 W. Tompkins St. #602)	1 st Appr. - 09/10/26

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

Shabrell Coleman (1548 McKnight St.)

1st Appr. - 09/10/26

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.