

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Zoom Teleconference
10/27/2020
10:00 a.m.

Opening	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 09-2020 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 09-2020 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Joseph Riley	COCC:	\$ 62,822.68
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 61,783.83
<input type="checkbox"/> Paula Sanford	Family:	\$ 92,847.17
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 17,218.98
<u>Excused:</u>	HCV:	\$ 83,215.34
	Brentwood:	\$ 23,988.34
	Prairieland:	\$ 22,313.51
<u>Others Present:</u>	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00

Old Business	None
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New Business	Review/Approve Resolution 2020-08 Approval of Bad Debt Charge-Offs for the period ending September 30, 2020	Derek Antoine
	Review/Approve Resolution 2020-09 Adoption of Public Housing Utility Allowance Schedule FFY 09/30/21	Derek Antoine
	Review/Approve Resolution 2020-10 Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2021	Derek Antoine
	Review/Approve Resolution 2020-11 Adoption of Public Hosing Flat Rent Schedule FFY 2021	Derek Antoine
	Review/Approve Resolution 2020-12 Approval of Housing Choice Voucher Payment Standard Schedule FFY 2021	Derek Antoine

board agenda



Reports

Executive Director's Report – 09/2020
KCHA Legal Counsel Report – 10/2020

Derek Antoine
Jack Ball

Other Business

None

Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
September 29, 2020**

The regular meeting of the Board of Commissioners of the Knox County Housing Authority was held virtually via Zoom Meetings. Roll call was taken, and the following Commissioners were present:

PRESENT: Jared Hawkinson
 Lomac Payton
 Joseph Riley
 Sara Robison
 Paula Sanford
 Paul H. Stewart

EXCUSED: Wayne Allen

ABSENT:

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

Chairperson Payton called the meeting to order at 10:00 a.m.

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Chairperson Payton then stated that the minutes would stand approved as received.

Chairperson Payton then requested the Board review and ratify the August 2020 financial reports. After brief discussion, Commissioner Stewart made a motion to ratify the financial reports for August 2020 as presented; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

August 2020 claims against the HA Administration in the sum of \$511,179.69; Central Office Cost Center in the sum of \$84,634.90; Moon Towers in the sum of \$99,735.86; Family in the sum of \$159,637.73; Bluebell in the sum of \$20,124.17; Housing Choice Voucher Program in the sum of \$91,739.66; Brentwood (A.H.P.) in the sum of \$28,248.27; Prairieland (A.H.P.) in the sum of \$27,059.10; Capital Fund '18 in the sum of \$0.00; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Mr. Antoine reported that new vehicles and new computers were purchased during the month which increased the monthly expenses but were budgeted expenses. Commissioner Hawkinson made a motion to ratify the claims and bills for August 2020; Commissioner Sanford seconded. Roll call was taken as follows:

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

Commissioner Sanford - aye
Commissioner Stewart - aye
Motion Carried, 5-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve RFP P21026 Solicitation for Computer Server Operating System. Mr. Antoine referenced the Board memo which outlined the solicitation process. He also stated that the server houses the databases, housing software and programs used by agency staff. The current server is 10+ years old and needs to be replaced. Office Specialists, Inc. submitted the only RFP in response to the solicitation and is recommended for approval. After brief discussion, Commissioner Hawkinson made a motion to approve the purchase of a computer server operating system from Office Specialists, Inc. in the amount of \$13,778.00; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Commissioner Riley joined the meeting at this time.

REPORTS

The Executive Director report was emailed prior to the meeting. Mr. Antoine highlighted the following: there are some required Commissioner trainings that can be potentially be done virtually, so further information will be forthcoming; the agency will be receiving some items from the Ameren grant program valued at approximately \$64,000.00 including outlet/switch gaskets, shower valves and air conditioners; and the HCV program is working to get to 98% utilization prior to calendar year end.

The Legal Counsel report was emailed prior to the meeting. Mr. Ball said that the state of Illinois moratorium on evictions for non-payment was extended to 10/19/2020. Guidance from the CARES Act and State of Illinois states that while case cannot be filed for non-payment, cases can be filed against tenants for direct health and safety violations. Mr. Ball reported that the agency was granted judgment of four units, however, the Sheriff's Department is not enforcing those judgments at this time.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:26 a.m.; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye
Motion Carried, 6-0.

Respectfully submitted,

Secretary

COCC

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$54,139.43	\$317,441.06
Operating Expenses	\$63,096.17	\$366,901.45
Net Revenue Income/(Loss)	(\$8,956.74)	(\$49,460.39)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$8,956.74)**

\$54,104.86 of COCC's income comes from these monthly fee revenues: management fees, bookkeeping fees, and asset management fees.

Employee raises were given and applied retro April 1, 2020 and moved COVID related expenses to CARES ACT account codes.

Operated in the red for the month and for the year.

COCC's Cash, Investments, A/R, & A/P **\$1,298,118.75**

MOON TOWERS

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$60,585.63	\$395,122.69
Operating Expenses	\$61,783.83	\$425,767.06
Net Revenue Income/(Loss)	(\$1,198.20)	(\$30,644.37)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$1,198.20)**

Moon Towers received \$26,263 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Employee raises were given and applied retro April 1, 2020 and moved COVID related expenses to CARES ACT account codes.

Operated in the red for the month and for the year.

Moon Towers' Cash, Investments, A/R, & A/P **\$432,911.16**

Minimum Reserve Position **\$283,844.71**

Over/(Under) minimum reserve position **\$149,066.45**

FAMILY SITES

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$71,833.81	\$531,246.60
Operating Expenses	\$93,053.20	\$558,189.87
Net Revenue Income/(Loss)	(\$21,219.39)	(\$26,943.27)

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$21,219.39)**

Family received \$54,246 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Employee raises were given and applied retro April 1, 2020 and moved COVID related expenses to CARES ACT account codes. Repaired leaky pipe under a unit and installed new curb box and meter also repaired roof on 423 Iowa.

Operated in the red for the month and for the year.

Family's Cash, Investments, A/R, & A/P **\$322,393.82**

Minimum Reserve Position **\$372,126.58**

Over/(Under) minimum reserve position **(\$49,732.76)**

BLUEBELL

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$18,226.86	\$113,917.79
Operating Expenses	\$17,218.98	\$114,740.72
Net Revenue Income/(Loss)	\$1,007.88	(\$822.93)

Discussion:

Revenue increased/(decreased) by the following for the month: **\$1,007.88**

Bluebell received \$3,965 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Employee raises were given and applied retro April 1, 2020 and moved COVID related expenses to CARES ACT account codes.

Operated in the black for the month, remains red for the year.

Bluebell's Cash, Investments, A/R, & A/P **\$160,968.34**

Minimum Reserve Position **\$76,493.81**

Over/(Under) minimum reserve position **\$84,474.53**

BRENTWOOD

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$33,361.13	\$198,341.71
Operating Expenses	\$23,988.34	\$154,035.41
Net Revenue Income/(Loss)	\$9,372.79	\$44,306.30

Discussion:

Revenue increased/(decreased) by the following for the month: **\$9,372.79**

Brentwood's tenant revenue totaled \$32,360 for the month, and the rest of the revenue comes from interest income and other income.

Employee raises were given and applied retro April 1, 2020.

Operated in the black for the month, remains in the black YTD.

Brentwood's Cash, Investments, A/R, & A/P \$134,153.72

PRAIRIELAND

	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$28,961.19	\$172,939.45
Operating Expenses	\$22,313.51	\$154,836.09
Net Revenue Income/(Loss)	\$6,647.68	\$18,103.36

Discussion:

Revenue increased/(decreased) by the following for the month: **\$6,647.68**

PrairieLand's tenant revenue totaled \$28,167 for the month, and the rest of the revenue comes from interest income and other income.

Employee raises were given and applied retro April 1, 2020.

Operated in the black for the month, remains in the black YTD.

PrairieLand's Cash, Investments, A/R, & A/P	\$77,482.63
<i>Restricted - Security Deposits</i>	<i>(\$486.00)</i>
<i>Restricted - Replacement Reserve</i>	<i>(\$159,044.37)</i>
<i>Restricted - Residual Receipts</i>	<i>(\$54,524.72)</i>
PL's Total Cash	(\$136,572.46)

These are held out to cover PrairieLand Security Deposits.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE	<u>September-20</u>	<u>Current YTD</u>
Operating Income	\$9,405.44	\$109,694.10
Operating Expenses	\$12,541.64	\$104,222.52
Net Revenue Income/(Loss)	(\$3,136.20)	\$5,471.58

Discussion:

The Voucher Program (HCV) received \$36,179 from HUD for administrative expenses which ended up showing a decrease of \$40,625.29 for the month due to new vehicle purchase.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$86,789.61	<i>8/31/2020 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$3,064.20)	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance Per VMS	\$83,725.41	For Admin Expenses and HAP (if needed)

HAP	<u>Sep-20</u>	<u>Current YTD</u>
Operating Income	\$78,091.00	\$436,315.00
Operating Expenses	\$70,673.70	\$456,703.41
Net Revenue Income/(Loss)	\$7,417.30	(\$20,388.41)

Discussion:

The Voucher Program (HCV) received \$74,757 from HUD for HAP expenses which the program overspent by \$739.00 for the month.

Deficit covered by the NRP and if needed HUD Held Reserves.

Net Restricted Position (NRP)	\$17,760.00	<i>8/31/2020 Balance</i>
	\$0.00	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	\$5,504.00	
NRP Ending Balance for HAP Per VMS	\$23,264.00	For HAP Expenses (Only)

Tenant Online Payments

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 3,194.08	\$ 13,408.49
AHP - Brentwood & PrairieLand	\$ 7,128.50	\$ 30,349.50
Housing Choice Voucher	\$ -	\$ -
Total PHA	\$ 10,322.58	\$ 10,322.58

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2021</u>
AMPS - Moon, Family, Bluebell	\$ 1,075.54	\$ 16,278.45
AHP - Brentwood & PrairieLand	\$ 557.04	\$ 7,588.33
Housing Choice Voucher	\$ -	\$ 1,922.00
Total PHA	\$ 1,632.58	\$ 25,788.78

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	90.00	90.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-44,133.36	-43,345.00	-788.36	-260,070.00	-256,697.76	-520,140.00	-50.65
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-44,133.36	-43,345.00	-788.36	-260,070.00	-256,697.76	-520,140.00	-50.65
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,731.50	-5,672.00	-59.50	-34,032.00	-34,215.00	-68,064.00	-49.73
Total Book Keeping Fees	-5,731.50	-5,672.00	-59.50	-34,032.00	-34,215.00	-68,064.00	-49.73
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-54,104.86	-53,257.00	-847.86	-319,542.00	-316,352.76	-639,084.00	-50.50
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-34.57	-909.67	875.10	-5,458.02	-762.70	-10,916.00	-93.01
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Grants & Investment Income	-34.57	-909.67	875.10	-5,458.02	-762.70	-10,916.00	-93.01
Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Income from Amps	0.00	0.00	0.00	0.00	-325.60	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	0.00	0.00	0.00	-325.60	0.00	
TOTAL OTHER REVENUE	-34.57	-909.67	875.10	-5,458.02	-1,088.30	-10,916.00	-90.03
TOTAL REVENUE	-54,139.43	-54,166.67	27.24	-325,000.02	-317,441.06	-650,000.00	-51.16
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	28,209.26	30,437.50	-2,228.24	182,625.00	202,538.73	365,250.00	-44.55
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-4110.000 Admin Salary-Cares Act	14,664.09	0.00	14,664.09	0.00	14,664.09	0.00	
Total Administrative Salaries	42,873.35	30,437.50	12,435.85	182,625.00	217,202.82	365,250.00	-40.53
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	12,626.18	10,250.00	2,376.18	61,500.00	66,717.43	123,000.00	-45.76
10-1-000-000-4110.550 Benefit - Life Ins.	458.74	0.00	458.74	0.00	2,269.40	0.00	
10-1-020-000-4110.500 Admin Benefit-Cares Act	431.46	0.00	431.46	0.00	431.46	0.00	
Total Administrative Benefits	13,516.38	10,250.00	3,266.38	61,500.00	69,418.29	123,000.00	-43.56
Fee Expenses							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	375.00	41.48	750.00	-94.47
Total Advertising & Marketing	0.00	62.50	-62.50	375.00	41.48	750.00	-94.47
Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	1,666.67	-1,666.67	10,000.02	2,518.00	20,000.00	-87.41
10-1-000-000-4180.000 Telephone	433.59	416.67	16.92	2,500.02	3,323.01	5,000.00	-33.54
10-1-000-000-4190.100 Postage	-526.35	125.00	-651.35	750.00	384.21	1,500.00	-74.39
10-1-000-000-4190.200 Office Supplies	143.98	125.00	18.98	750.00	379.19	1,500.00	-74.72
10-1-000-000-4190.300 Paper Supplies	0.00	83.33	-83.33	499.98	260.01	1,000.00	-74.00
10-1-000-000-4190.400 Printing/printers	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	166.67	-166.67	1,000.02	321.90	2,000.00	-83.91
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	208.33	-22.35	1,249.98	929.90	2,500.00	-62.80
10-1-000-000-4190.550 Computers	9.99	583.33	-573.34	3,499.98	8,213.99	7,000.00	17.34
10-1-000-000-4190.600 Publications	225.95	41.67	184.28	250.02	225.95	500.00	-54.81
10-1-000-000-4190.700 Member Dues/Fees	1,490.00	833.33	656.67	4,999.98	2,025.00	10,000.00	-79.75
10-1-000-000-4190.800 Internet Services	156.86	250.00	-93.14	1,500.00	1,040.18	3,000.00	-65.33
10-1-000-000-4190.850 IT Support	280.00	416.67	-136.67	2,500.02	5,563.35	5,000.00	11.27
10-1-020-000-4190.200 Office Supply-Cares Act	179.39	0.00	179.39	0.00	179.39	0.00	
Total Office Expense	2,579.39	4,933.34	-2,353.95	29,600.04	25,364.08	59,200.00	-57.16
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	833.33	-33.33	4,999.98	4,000.00	10,000.00	-60.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	800.00	833.33	-33.33	4,999.98	4,000.00	10,000.00	-60.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	333.33	-333.33	1,999.98	1,250.63	4,000.00	-68.73
10-1-000-000-4150.010 Travel - Commissioners	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
Total Travel Expense	0.00	758.33	-758.33	4,549.98	1,250.63	9,100.00	-86.26
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	833.33	-833.33	4,999.98	-2,100.00	10,000.00	-121.00
10-1-000-000-4160.000 Consulting Services	917.00	1,250.00	-333.00	7,500.00	5,502.00	15,000.00	-63.32
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	0.00	137.50	-137.50	825.00	1,253.76	1,650.00	-24.01
10-1-000-000-4190.950 Background Verification	0.00	20.83	-20.83	124.98	21.40	250.00	-91.44
Total Other Expense	917.00	2,266.66	-1,349.66	13,599.96	4,677.16	27,200.00	-82.80
TOTAL OPERATING EXPENSE - Admin	60,686.12	49,770.83	10,915.29	298,624.98	321,954.46	597,250.00	-46.09
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	20.91	25.00	-4.09	150.00	99.55	300.00	-66.82
10-1-000-000-4315.000 Sewer	9.98	12.50	-2.52	75.00	43.92	150.00	-70.72
10-1-000-000-4320.000 Electric	600.57	229.17	371.40	1,375.02	1,118.97	2,750.00	-59.31
10-1-000-000-4330.000 Gas	41.74	200.00	-158.26	1,200.00	615.96	2,400.00	-74.34
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	673.20	466.67	206.53	2,800.02	1,878.40	5,600.00	-66.46
TOTAL UTILITIES EXPENSE	673.20	466.67	206.53	2,800.02	1,878.40	5,600.00	-66.46

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-000-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	209.64	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	209.64	0.00	
Benefit Contributions - Maintenance							
10-1-000-000-4410.500 Maint Emp Benefit	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
Total Benefit Contributions - Maint.	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
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	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	25.91	25.00	0.91	150.00	114.51	300.00	-61.83
10-1-000-000-4420.110 Routine Maint. Supplies	39.33	25.00	14.33	150.00	37.49	300.00	-87.50
10-1-000-000-4420.120 Other Misc Supply	-88.95	8.33	-97.28	49.98	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	4.40	25.00	-20.60	150.00	8.45	300.00	-97.18
10-1-020-000-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	-19.31	166.65	-185.96	999.90	160.45	2,000.00	-91.98
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	1.50	29.17	-27.67	175.02	46.50	350.00	-86.71
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	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	250.02	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	199.98	175.48	400.00	-56.13
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	124.98	329.50	250.00	31.80
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	124.98	28,185.00	250.00	11,174.00
10-1-000-000-4430.200 Copiers	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-4430.000 Maint Contract-Cares Act	-894.06	0.00	-894.06	0.00	0.00	0.00	
Total Maintenance - Contracts	-892.56	291.65	-1,184.21	1,749.90	28,736.48	3,500.00	721.04
TOTAL MAINTENANCE EXPENSES	-911.87	483.30	-1,395.17	2,899.80	29,106.57	5,800.00	401.84
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	-3,440.00	0.00	-3,440.00	0.00	225.00	0.00	
10-1-020-000-4480.000 Protective Serv-Cares Act	4,559.06	0.00	4,559.06	0.00	4,559.06	0.00	
Total Protective Services - Contract	1,119.06	0.00	1,119.06	0.00	4,784.06	0.00	
TOTAL PROTECTIVE SERVICES EXPENSEE	1,119.06	0.00	1,119.06	0.00	4,784.06	0.00	
<u>INSURANCE PREMIUMS EXPENSE</u>							

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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	45.00	50.00	-5.00	300.00	270.00	600.00	-55.00
Total Depreciation Expense	45.00	50.00	-5.00	300.00	270.00	600.00	-55.00
TOTAL MISCELLANEOUS EXPENSES	45.00	50.00	-5.00	300.00	270.00	600.00	-55.00
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS REVENUE/EXPENSE GAIN/-LOSS	9,001.74	-1,841.71	10,843.45	-11,050.26	49,730.39	-22,100.00	-325.02

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	1,062.00	1,062.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-31,728.00	-33,333.33	1,605.33	-199,999.98	-184,444.00	-400,000.00	-53.89
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-31,728.00	-33,333.33	1,605.33	-199,999.98	-184,444.00	-400,000.00	-53.89
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-900.00	0.00	-1,800.00	-100.00
10-1-000-001-3690.000 Other Income	-294.00	-33.33	-260.67	-199.98	-361.68	-400.00	-9.58
10-1-000-001-3690.100 Late Fees	0.00	-291.67	291.67	-1,750.02	25.00	-3,500.00	-100.71
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	-6.25	6.25	-37.50	0.00	-75.00	-100.00
10-1-000-001-3690.150 Laundry Income	-2,158.75	-833.33	-1,325.42	-4,999.98	-9,566.00	-10,000.00	-4.34
10-1-000-001-3690.160 Vending Machines Inc.	-116.16	-141.67	25.51	-850.02	-716.27	-1,700.00	-57.87
10-1-000-001-3690.180 Labor	0.00	-291.67	291.67	-1,750.02	-1,157.25	-3,500.00	-66.94
10-1-000-001-3690.200 Materials	-7.25	-100.00	92.75	-600.00	-81.00	-1,200.00	-93.25
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.500 Resid.Council Activ	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,576.16	-1,847.92	-728.24	-11,087.52	-11,857.20	-22,175.00	-46.53
TOTAL TENANT REVENUE	-34,304.16	-35,181.25	877.09	-211,087.50	-196,301.20	-422,175.00	-53.50
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-26,263.00	-33,156.25	6,893.25	-198,937.50	-195,658.00	-397,875.00	-50.82
Total HUD PH Operating Subsidy	-26,263.00	-33,156.25	6,893.25	-198,937.50	-195,658.00	-397,875.00	-50.82
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-18.47	-870.83	852.36	-5,224.98	-544.01	-10,450.00	-94.79
Total Other Grants & Investment Income	-18.47	-870.83	852.36	-5,224.98	-544.01	-10,450.00	-94.79
Other Revenue							
10-1-000-001-3850.005 Income from Amps	0.00	-458.33	458.33	-2,749.98	-2,619.48	-5,500.00	-52.37
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-458.33	458.33	-2,749.98	-2,619.48	-5,500.00	-52.37
TOTAL OTHER REVENUE	-26,281.47	-34,485.41	8,203.94	-206,912.46	-198,821.49	-413,825.00	-51.96
TOTAL REVENUE	-60,585.63	-69,666.66	9,081.03	-417,999.96	-395,122.69	-836,000.00	-52.74
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	4,350.98	5,500.00	-1,149.02	33,000.00	37,902.44	66,000.00	-42.57
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4110.000 Admin Salary-Cares Act	2,126.11	0.00	2,126.11	0.00	2,126.11	0.00	
Total Administrative Salaries & Benefits	6,477.09	5,500.00	977.09	33,000.00	40,028.55	66,000.00	-39.35
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Admin Emp Benefit	2,224.65	2,125.00	99.65	12,750.00	14,276.52	25,500.00	-44.01
10-1-000-001-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4110.500 Admin Benefit-Cares Act	162.65	0.00	162.65	0.00	162.65	0.00	
Total Benefit Contributions - Admin	2,387.30	2,125.00	262.30	12,750.00	14,439.17	25,500.00	-43.38
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	13,287.75	12,937.00	350.75	77,622.00	77,022.23	155,244.00	-50.39
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	10,620.00	10,620.00	21,240.00	-50.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,328.00	-15.50	7,968.00	7,852.50	15,936.00	-50.72
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	4.00	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4171.000 Audit Fee	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
Total Fee Expenses	16,370.25	16,243.33	126.92	97,459.98	95,498.73	194,920.00	-51.01
Advertising & Marketing							
10-1-000-001-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	541.67	-541.67	3,250.02	2,796.73	6,500.00	-56.97
10-1-000-001-4180.000 Telephone	251.29	0.00	251.29	0.00	1,493.81	0.00	
10-1-000-001-4190.100 Postage	84.25	54.17	30.08	325.02	503.55	650.00	-22.53
10-1-000-001-4190.200 Office Supplies	106.53	54.17	52.36	325.02	206.60	650.00	-68.22
10-1-000-001-4190.300 Paper Supplies	32.50	29.17	3.33	175.02	218.99	350.00	-37.43
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	499.98	553.64	1,000.00	-44.64
10-1-000-001-4190.401 Printing Supplies	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-001-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	0.00	125.00	-125.00	750.00	1,469.00	1,500.00	-2.07
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	73.13	100.00	-26.87	600.00	380.20	1,200.00	-68.32
10-1-000-001-4190.800 Internet Services	87.11	100.00	-12.89	600.00	522.66	1,200.00	-56.45
10-1-000-001-4190.850 IT Support	525.00	66.67	458.33	400.02	664.75	800.00	-16.91
Total Office Expense	1,159.81	1,195.85	-36.04	7,175.10	8,809.93	14,350.00	-38.61
Legal Expense							
10-1-000-001-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-001-4120.125 Mileage - Don't Use	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.000 Travel - Staff	0.00	83.33	-83.33	499.98	443.82	1,000.00	-55.62
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 Travel Expense	0.00	83.33	-83.33	499.98	443.82	1,000.00	-55.62
Other Expense							
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-1,575.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	1,872.00	0.00	
10-1-000-001-4190.950 Background Verification	0.00	83.33	-83.33	499.98	160.50	1,000.00	-83.95
Total Other Expense	0.00	83.33	-83.33	499.98	457.50	1,000.00	-54.25
TOTAL ADMINISTRATIVE EXPENSE	26,394.45	25,230.84	1,163.61	151,385.04	159,677.70	302,770.00	-47.26
<u>TENANT SERVICES</u>							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	76.94	0.00	76.94	0.00	384.70	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	76.94	41.67	35.27	250.02	384.70	500.00	-23.06
TOTAL TENANT SERVICES EXPENSE	76.94	41.67	35.27	250.02	384.70	500.00	-23.06
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint - Labor	7,339.22	11,666.67	-4,327.45	70,000.02	66,796.62	140,000.00	-52.29
10-1-000-001-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	341.37	291.67	49.70	1,750.02	1,426.16	3,500.00	-59.25
10-1-000-001-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	317.60	0.00	
10-1-020-001-4410.000 Maint Labor - Cares Act	4,664.00	0.00	4,664.00	0.00	4,664.00	0.00	
Total Maintenance - Labor & OT	12,344.59	11,958.34	386.25	71,750.04	73,204.38	143,500.00	-48.99
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Maint Emp Benefit	3,990.41	4,583.33	-592.92	27,499.98	24,796.12	55,000.00	-54.92
10-1-000-001-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4410.500 Maint Benefit-Cares Act	356.81	0.00	356.81	0.00	356.81	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Benefit Contributions - Maint.	4,347.22	4,583.33	-236.11	27,499.98	25,152.93	55,000.00	-54.27
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	177.18	333.33	-156.15	1,999.98	6,200.18	4,000.00	55.00
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-001-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	25.02	0.00	50.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	27.72	50.00	-22.28	300.00	482.59	600.00	-19.57
10-1-000-001-4420.051 Gasoline for Mowing	27.75	29.17	-1.42	175.02	148.11	350.00	-57.68
10-1-000-001-4420.070 Electrical Supplies	23.26	83.33	-60.07	499.98	356.53	1,000.00	-64.35
10-1-000-001-4420.080 Plumbing Supplies	9.32	125.00	-115.68	750.00	521.00	1,500.00	-65.27
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	750.00	1,108.73	1,500.00	-26.08
10-1-000-001-4420.100 Janitorial Supplies	61.30	375.00	-313.70	2,250.00	2,519.27	4,500.00	-44.02
10-1-000-001-4420.110 Routine Maint. Supplies	-871.56	1,083.33	-1,954.89	6,499.98	5,083.36	13,000.00	-60.90
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-001-4420.126 Vehicle Supplies	4.39	25.00	-20.61	150.00	204.95	300.00	-31.68
10-1-000-001-4420.130 Securitiy Supplies	0.00	250.00	-250.00	1,500.00	0.00	3,000.00	-100.00
10-1-020-001-4420.000 Maint Supply-Cares Act	1,284.54	0.00	1,284.54	0.00	1,494.44	0.00	
Total Maintenance - Materials/Supplies	743.90	2,520.83	-1,776.93	15,124.98	18,119.16	30,250.00	-40.10
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	438.10	416.67	21.43	2,500.02	2,245.54	5,000.00	-55.09
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	750.00	4,224.07	1,500.00	181.60
10-1-000-001-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maintenance	880.00	1,375.00	-495.00	8,250.00	9,499.76	16,500.00	-42.43
10-1-000-001-4430.050 Landscape & Grds Cont	374.20	62.50	311.70	375.00	3,015.49	750.00	302.07
10-1-000-001-4430.060 Unit Turnaround Con	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	16.67	-16.67	100.02	83.50	200.00	-58.25
10-1-000-001-4430.080 Plumbing Contracts	320.25	1,250.00	-929.75	7,500.00	759.50	15,000.00	-94.94
10-1-000-001-4430.090 Extermination Contracts	1,400.00	1,250.00	150.00	7,500.00	6,472.68	15,000.00	-56.85
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	121.92	125.00	-3.08	750.00	6,197.96	1,500.00	313.20
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	83.33	-83.33	499.98	36,212.00	1,000.00	3,521.20
Total Maintenance - Contracts	3,534.47	4,829.17	-1,294.70	28,975.02	68,710.50	57,950.00	18.57
TOTAL MAINTENANCE EXPENSES	20,970.18	23,891.67	-2,921.49	143,350.02	185,186.97	286,700.00	-35.41
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-001-4310.000 Water	1,451.85	1,083.33	368.52	6,499.98	6,655.23	13,000.00	-48.81
10-1-000-001-4315.000 Sewer	2,351.62	1,250.00	1,101.62	7,500.00	11,022.05	15,000.00	-26.52
10-1-000-001-4320.000 Electric	2,048.71	2,083.33	-34.62	12,499.98	8,414.02	25,000.00	-66.34
10-1-000-001-4330.000 Gas	1,001.94	4,583.33	-3,581.39	27,499.98	12,093.24	55,000.00	-78.01
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expense	6,854.12	8,999.99	-2,145.87	53,999.94	38,184.54	108,000.00	-64.64
TOTAL UTILITIES EXPENSE	6,854.12	8,999.99	-2,145.87	53,999.94	38,184.54	108,000.00	-64.64
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	250.00	-250.00	1,500.00	375.68	3,000.00	-87.48
10-1-000-001-4480.100 ADT Contract	202.24	45.83	156.41	274.98	404.48	550.00	-26.46

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4480.500 Security Contract	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
Total Protective Services - Contract	202.24	712.50	-510.26	4,275.00	780.16	8,550.00	-90.88
TOTAL PROTECTIVE SERVICES EXPENSE	202.24	712.50	-510.26	4,275.00	780.16	8,550.00	-90.88
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4510.010 Property	2,819.31	2,858.33	-39.02	17,149.98	16,915.86	34,300.00	-50.68
10-1-000-001-4510.015 Equipment Insurance	123.95	127.08	-3.13	762.48	743.70	1,525.00	-51.23
10-1-000-001-4510.020 Liability Insurance	427.08	433.33	-6.25	2,599.98	2,562.48	5,200.00	-50.72
10-1-000-001-4510.025 PE & PO Insurance	199.00	204.17	-5.17	1,225.02	1,194.00	2,450.00	-51.27
10-1-000-001-4510.030 Work Comp Insurance	671.28	683.33	-12.05	4,099.98	4,027.68	8,200.00	-50.88
10-1-000-001-4510.035 Auto Insurance	41.93	43.75	-1.82	262.50	251.58	525.00	-52.08
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,282.55	4,349.99	-67.44	26,099.94	25,695.30	52,200.00	-50.78
TOTAL INSURANCE PREMIUMS EXPENSE	4,282.55	4,349.99	-67.44	26,099.94	25,695.30	52,200.00	-50.78
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,487.39	2,433.33	54.06	14,599.98	14,625.95	29,200.00	-49.91
Total Payment In Lieu Of Taxes - PILOT	2,487.39	2,433.33	54.06	14,599.98	14,625.95	29,200.00	-49.91
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	515.96	0.00	515.96	0.00	1,231.74	0.00	
Total Bad Debt Write-Offs - Tenant Rents	515.96	0.00	515.96	0.00	1,231.74	0.00	
TOTAL OTHER GENERAL EXPENSES	3,003.35	2,433.33	570.02	14,599.98	15,857.69	29,200.00	-45.69
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	61,783.83	65,659.99	-3,876.16	393,959.94	425,767.06	787,920.00	-45.96
NET (REVENUE)/EXPENSE	1,198.20	-4,006.67	5,204.87	-24,040.02	30,644.37	-48,080.00	-163.74
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	29,583.33	-15,083.33	177,499.98	87,000.00	355,000.00	-75.49
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	177,499.98	87,000.00	355,000.00	-75.49
TOTAL MISCELLANEOUS EXPENSES	14,500.00	29,583.33	-15,083.33	177,499.98	87,000.00	355,000.00	-75.49
TOTAL EXPENSES	15,698.20	25,576.66	-9,878.46	153,459.96	117,644.37	306,920.00	-61.67
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	15,698.20	25,576.66	-9,878.46	153,459.96	117,644.37	306,920.00	-61.67

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	1,176.00	1,176.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-14,586.00	-16,666.67	2,080.67	-100,000.02	-101,440.50	-200,000.00	-49.28
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,586.00	-16,666.67	2,080.67	-100,000.02	-101,440.50	-200,000.00	-49.28
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	-50.50	0.00	
10-1-000-002-3690.000 Other Income	-342.33	-166.67	-175.66	-1,000.02	-1,562.65	-2,000.00	-21.87
10-1-000-002-3690.100 Late Fees	0.00	-833.33	833.33	-4,999.98	0.00	-10,000.00	-100.00
10-1-000-002-3690.120 Violation Fees	0.00	-416.67	416.67	-2,500.02	-1,150.00	-5,000.00	-77.00
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	-6.25	6.25	-37.50	0.00	-75.00	-100.00
10-1-000-002-3690.180 Labor	-1,572.38	-1,333.33	-239.05	-7,999.98	-6,396.63	-16,000.00	-60.02
10-1-000-002-3690.200 Materials	-947.65	-583.33	-364.32	-3,499.98	-2,110.50	-7,000.00	-69.85
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,862.36	-3,339.58	477.22	-20,037.48	-11,270.28	-40,075.00	-71.88
TOTAL TENANT REVENUE	-17,448.36	-20,006.25	2,557.89	-120,037.50	-112,710.78	-240,075.00	-53.05
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-54,246.00	-68,566.75	14,320.75	-411,400.50	-416,636.00	-822,801.00	-49.36
Total HUD PH Operating Subsidy	-54,246.00	-68,566.75	14,320.75	-411,400.50	-416,636.00	-822,801.00	-49.36
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-14.45	-583.33	568.88	-3,499.98	-404.22	-7,000.00	-94.23
Total Other Grants & Investment Income	-14.45	-583.33	568.88	-3,499.98	-404.22	-7,000.00	-94.23
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-750.00	-750.00	-1,500.00	-50.00
10-1-000-002-3850.005 Income from Amps	0.00	-250.00	250.00	-1,500.00	-745.60	-3,000.00	-75.15
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	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 Other Revenue	-125.00	-375.00	250.00	-2,250.00	-1,495.60	-4,500.00	-66.76
TOTAL OTHER REVENUE	-54,385.45	-69,525.08	15,139.63	-417,150.48	-418,535.82	-834,301.00	-49.83
TOTAL REVENUE	-71,833.81	-89,531.33	17,697.52	-537,187.98	-531,246.60	-1,074,376.00	-50.55

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	4,133.25	9,000.00	-4,866.75	54,000.00	43,725.75	108,000.00	-59.51
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.200 Admin - Other Amps	0.00	625.00	-625.00	3,750.00	0.00	7,500.00	-100.00
10-1-020-002-4110.000 Admin Salary-Cares Act	2,115.00	0.00	2,115.00	0.00	2,115.00	0.00	
Total Administrative Salaries & Benefits	6,248.25	9,625.00	-3,376.75	57,750.00	45,840.75	115,500.00	-60.31
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	2,300.32	4,500.00	-2,199.68	27,000.00	20,147.72	54,000.00	-62.69
10-1-000-002-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-4110.500 Admin Benefit-Cares Act	161.79	0.00	161.79	0.00	161.79	0.00	
Total Benefit Contributions - Admin	2,462.11	4,500.00	-2,037.89	27,000.00	20,309.51	54,000.00	-62.39
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	14,502.63	14,326.00	176.63	85,956.00	84,888.30	171,912.00	-50.62
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	11,760.00	11,760.00	23,520.00	-50.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,432.50	1,470.00	-37.50	8,820.00	8,655.00	17,640.00	-50.94
10-1-000-002-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	6.00	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	17,895.13	17,756.00	139.13	106,536.00	105,309.30	213,072.00	-50.58
Advertising & Marketing							
10-1-000-002-4190.650 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	
Total Advertising & Marketing	0.00	0.00	0.00	0.00	0.00	0.00	
Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	833.33	-833.33	4,999.98	2,100.00	10,000.00	-79.00
10-1-000-002-4180.000 Telephone	206.03	333.33	-127.30	1,999.98	1,281.69	4,000.00	-67.96
10-1-000-002-4190.100 Postage	148.60	166.67	-18.07	1,000.02	926.15	2,000.00	-53.69
10-1-000-002-4190.200 Office Supplies	94.24	75.00	19.24	450.00	92.86	900.00	-89.68
10-1-000-002-4190.300 Paper Supplies	0.00	83.33	-83.33	499.98	179.68	1,000.00	-82.03
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	99.89	100.00	-0.11	600.00	372.57	1,200.00	-68.95
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.550 Computers	0.00	83.33	-83.33	499.98	2,849.00	1,000.00	184.90
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	73.52	125.00	-51.48	750.00	367.60	1,500.00	-75.49
10-1-000-002-4190.800 Internet Services	552.38	8,750.00	-8,197.62	52,500.00	2,607.50	105,000.00	-97.52
10-1-000-002-4190.850 IT Support	0.00	125.00	-125.00	750.00	392.00	1,500.00	-73.87
Total Office Expense	1,174.66	10,716.66	-9,542.00	64,299.96	11,169.05	128,600.00	-91.31
Legal Expense							
10-1-000-002-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	-2,100.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	2,808.00	0.00	
10-1-000-002-4190.950 Background Verification	0.00	83.33	-83.33	499.98	32.10	1,000.00	-96.79
Total Other Expense	0.00	83.33	-83.33	499.98	740.10	1,000.00	-25.99
TOTAL OPERATING EXPENSE - Admin	27,780.15	42,764.32	-14,984.17	256,585.92	183,368.71	513,172.00	-64.27
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-002-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4215.000 T.S.- Part Time Pay	0.00	208.33	-208.33	1,249.98	0.00	2,500.00	-100.00
10-1-000-002-4215.500 T.S. - Part Time Benefits	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
Total Ten. Ser. - Salaries & Benefits	0.00	233.33	-233.33	1,399.98	0.00	2,800.00	-100.00
Tenant Services - Other							
10-1-000-002-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.150 Ten Ser-Boat Regatta	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.156 Bike Repair	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.170 After School Prog Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.171 Summer Prog-Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.172 Summer Prog-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.173 T.S - Fingerprinting	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Child Care Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.195 GED Testing	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	108.33	-108.33	649.98	0.00	1,300.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	341.66	-341.66	2,049.96	0.00	4,100.00	-100.00
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.000 Maint - Labor	20,676.25	22,916.67	-2,240.42	137,500.02	133,575.59	275,000.00	-51.43
10-1-000-002-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	131.52	333.33	-201.81	1,999.98	1,240.41	4,000.00	-68.99
10-1-000-002-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	428.00	0.00	
10-1-000-002-4410.300 Maint Labor - Seasonal	0.00	0.00	0.00	0.00	1,846.40	0.00	
10-1-020-002-4410.000 Maint Labor - Cares Act	6,517.50	0.00	6,517.50	0.00	6,517.50	0.00	
Total Maintenance - Labor & OT	27,325.27	23,250.00	4,075.27	139,500.00	143,607.90	279,000.00	-48.53
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	8,518.40	9,479.17	-960.77	56,875.02	48,745.52	113,750.00	-57.15
10-1-000-002-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	0.00	0.00	0.00	0.00	581.83	0.00	
10-1-020-002-4410.500 Maint Benefit-Cares Act	498.58	0.00	498.58	0.00	498.58	0.00	
Total Benefit Contributions - Maint.	9,016.98	9,479.17	-462.19	56,875.02	49,825.93	113,750.00	-56.20
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	0.00	208.33	-208.33	1,249.98	1,537.59	2,500.00	-38.50
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-002-4420.031 Gas for Snow Removal	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	299.38	116.67	182.71	700.02	2,119.77	1,400.00	51.41
10-1-000-002-4420.051 Gasoline for mowing	78.92	70.83	8.09	424.98	238.28	850.00	-71.97
10-1-000-002-4420.070 Electrical Supplies	25.90	416.67	-390.77	2,500.02	1,545.62	5,000.00	-69.09
10-1-000-002-4420.080 Plumbing Supplies	60.87	416.67	-355.80	2,500.02	2,574.75	5,000.00	-48.51
10-1-000-002-4420.090 Extermination Supplies	33.96	125.00	-91.04	750.00	590.81	1,500.00	-60.61
10-1-000-002-4420.100 Janitorial Supplies	135.17	166.67	-31.50	1,000.02	1,425.27	2,000.00	-28.74
10-1-000-002-4420.110 Routine Maint. Supplies	-162.93	2,083.33	-2,246.26	12,499.98	10,336.66	25,000.00	-58.65
10-1-000-002-4420.120 Other Misc. Supplies	-32.60	12.50	-45.10	75.00	-32.60	150.00	-121.73
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	401.77	375.00	26.77	2,250.00	1,734.71	4,500.00	-61.45
10-1-000-002-4420.130 Security Supplies	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
10-1-020-002-4420.000 Maint Supply-Cares Act	875.03	0.00	875.03	0.00	1,008.38	0.00	
Total Maintenance - Materials/Supplies	1,715.47	4,150.01	-2,434.54	24,900.06	23,079.24	49,800.00	-53.66
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	140.00	250.00	-110.00	1,500.00	682.91	3,000.00	-77.24
10-1-000-002-4430.020 Heating&Cooling Cont	1,144.03	208.33	935.70	1,249.98	4,697.03	2,500.00	87.88
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	166.67	-166.67	1,000.02	20.00	2,000.00	-99.00
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	0.00	29.17	-29.17	175.02	0.00	350.00	-100.00
10-1-000-002-4430.080 Plumbing Contracts	9,008.23	833.33	8,174.90	4,999.98	12,253.99	10,000.00	22.54
10-1-000-002-4430.090 Extermination Contracts	0.00	833.33	-833.33	4,999.98	3,139.60	10,000.00	-68.60
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 Contr	8,520.00	250.00	8,270.00	1,500.00	9,523.88	3,000.00	217.46
10-1-000-002-4430.120 Other Misc Cont Cost	68.60	0.00	68.60	0.00	4,168.60	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	250.00	-250.00	1,500.00	85,193.07	3,000.00	2,739.77
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	18,880.86	2,820.83	16,060.03	16,924.98	119,679.08	33,850.00	253.56
TOTAL MAINTENANCE EXPENSES	56,938.58	39,700.01	17,238.57	238,200.06	336,192.15	476,400.00	-29.43

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-002-4310.000 Water	145.19	183.33	-38.14	1,099.98	381.29	2,200.00	-82.67
10-1-000-002-4315.000 Sewer	55.71	29.17	26.54	175.02	259.65	350.00	-25.81
10-1-000-002-4320.000 Electric	1,425.42	1,250.00	175.42	7,500.00	5,707.14	15,000.00	-61.95
10-1-000-002-4330.000 Gas	539.29	750.00	-210.71	4,500.00	2,847.18	9,000.00	-68.36
10-1-000-002-4330.010 Refuse	35.70	83.33	-47.63	499.98	173.60	1,000.00	-82.64
Total Utilities Expense	2,201.31	2,295.83	-94.52	13,774.98	9,368.86	27,550.00	-65.99
TOTAL UTILITIES EXPENSE	2,201.31	2,295.83	-94.52	13,774.98	9,368.86	27,550.00	-65.99
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	233.33	-233.33	1,399.98	375.69	2,800.00	-86.58
10-1-000-002-4480.100 ADT Contract	0.00	156.67	-156.67	940.02	976.14	1,880.00	-48.08
10-1-000-002-4480.500 Security Contract	0.00	833.33	-833.33	4,999.98	0.00	10,000.00	-100.00
Total Protective Services - Contract	0.00	1,223.33	-1,223.33	7,339.98	1,351.83	14,680.00	-90.79
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	1,223.33	-1,223.33	7,339.98	1,351.83	14,680.00	-90.79
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,819.31	2,866.67	-47.36	17,200.02	16,915.86	34,400.00	-50.83
10-1-000-002-4510.015 Equipment Insurance	135.54	141.67	-6.13	850.02	813.24	1,700.00	-52.16
10-1-000-002-4510.020 Liability Ins	467.03	475.00	-7.97	2,850.00	2,802.18	5,700.00	-50.84
10-1-000-002-4510.025 PE & PO Insurance	397.76	408.33	-10.57	2,449.98	2,386.56	4,900.00	-51.29
10-1-000-002-4510.030 Work Comp Insurance	1,209.90	1,229.17	-19.27	7,375.02	7,259.40	14,750.00	-50.78
10-1-000-002-4510.035 Auto Insurance	209.63	212.50	-2.87	1,275.00	1,257.78	2,550.00	-50.68
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,239.17	5,333.34	-94.17	32,000.04	31,435.02	64,000.00	-50.88
TOTAL INSURANCE PREMIUMS EXPENSE	5,239.17	5,333.34	-94.17	32,000.04	31,435.02	64,000.00	-50.88
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,238.46	2,230.25	-991.79	13,381.50	9,207.16	26,763.00	-65.60
Total Payment In Lieu Of Taxes - PILOT	1,238.46	2,230.25	-991.79	13,381.50	9,207.16	26,763.00	-65.60
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	-344.47	0.00	-344.47	0.00	-12,733.86	0.00	
Total Bad Debt Write-Offs - Tenant Rents	-344.47	0.00	-344.47	0.00	-12,733.86	0.00	
TOTAL OTHER GENERAL EXPENSES	893.99	2,230.25	-1,336.26	13,381.50	-3,526.70	26,763.00	-113.18

INTEREST EXP & AMORTIZATION COST
Interest Expense

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	93,053.20	93,888.74	-835.54	563,332.44	558,189.87	1,126,665.00	-50.46
NET (REVENUE)/EXPENSE	21,219.39	4,357.41	16,861.98	26,144.46	26,943.27	52,289.00	-48.47
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	35,416.67	-6,416.67	212,500.02	174,000.00	425,000.00	-59.06
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	212,500.02	174,000.00	425,000.00	-59.06
TOTAL MISCELLANEOUS EXPENSES	29,000.00	35,416.67	-6,416.67	212,500.02	174,000.00	425,000.00	-59.06
TOTAL EXPENSES	50,219.39	39,774.08	10,445.31	238,644.48	200,943.27	477,289.00	-57.90
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-002-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.000 Operating Xfers - In	0.00	-16,666.67	16,666.67	-100,000.02	0.00	-200,000.00	-100.00
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-16,666.67	16,666.67	-100,000.02	0.00	-200,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-16,666.67	16,666.67	-100,000.02	0.00	-200,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	50,219.39	23,107.41	27,111.98	138,644.46	200,943.27	277,289.00	-27.53

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	306.00	306.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,489.00	-14,583.33	94.33	-87,499.98	-82,836.00	-175,000.00	-52.67
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,489.00	-14,583.33	94.33	-87,499.98	-82,836.00	-175,000.00	-52.67
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-4.17	4.17	-25.02	-75.00	-50.00	50.00
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	234.00	-16.67	250.67	-100.02	234.00	-200.00	-217.00
10-1-000-006-3690.100 Late Fees	0.00	-14.58	14.58	-87.48	0.00	-175.00	-100.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-25.02	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-500.00	500.00	-3,000.00	-90.00	-6,000.00	-98.50
10-1-000-006-3690.160 Vending Machine Inc	0.00	-20.83	20.83	-124.98	-45.26	-250.00	-81.90
10-1-000-006-3690.180 Labor	0.00	-41.67	41.67	-250.02	0.00	-500.00	-100.00
10-1-000-006-3690.200 Materials	0.00	-8.33	8.33	-49.98	0.00	-100.00	-100.00
Total Tenant Revenue Other	234.00	-610.42	844.42	-3,662.52	23.74	-7,325.00	-100.32
TOTAL TENANT REVENUE	-14,255.00	-15,193.75	938.75	-91,162.50	-82,812.26	-182,325.00	-54.58
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-6.86	-191.67	184.81	-1,150.02	-187.53	-2,300.00	-91.85
10-1-000-006-8020.000 Oper Sub - Curr Yr	-3,965.00	-5,012.67	1,047.67	-30,076.02	-30,918.00	-60,152.00	-48.60
Total HUD/Other Grants & Invest Income	-3,971.86	-5,204.34	1,232.48	-31,226.04	-31,105.53	-62,452.00	-50.19
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	-20.83	20.83	-124.98	0.00	-250.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-20.83	20.83	-124.98	0.00	-250.00	-100.00
TOTAL OTHER REVENUE	-3,971.86	-5,225.17	1,253.31	-31,351.02	-31,105.53	-62,702.00	-50.39
TOTAL REVENUE	-18,226.86	-20,418.92	2,192.06	-122,513.52	-113,917.79	-245,027.00	-53.51

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	10.70	12.50	-1.80	75.00	32.10	150.00	-78.60
Total Other Expense	10.70	12.50	-1.80	75.00	-492.90	150.00	-428.60
TOTAL OPERATING EXPENSE - Admin	6,426.66	8,116.41	-1,689.75	48,698.46	40,745.58	97,397.00	-58.17
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	124.98	19.39	250.00	-92.24
Total Tenant Services - Other	0.00	41.66	-41.66	249.96	19.39	500.00	-96.12
TOTAL TENANT SERVICES EXPENSE	0.00	41.66	-41.66	249.96	19.39	500.00	-96.12
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maint - Labor	1,960.53	3,083.33	-1,122.80	18,499.98	18,400.23	37,000.00	-50.27
10-1-000-006-4410.001 Comp Absences - Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	83.33	-83.33	499.98	104.04	1,000.00	-89.60
10-1-000-006-4410.200 Maint Labor - Other Amps	0.00	0.00	0.00	0.00	906.19	0.00	
10-1-020-006-4410.000 Maint Labor - Cares Act	1,180.50	0.00	1,180.50	0.00	1,180.50	0.00	
Total Maintenance - Labor & OT	3,141.03	3,166.66	-25.63	18,999.96	20,590.96	38,000.00	-45.81
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Maint Emp Benefit	626.33	750.00	-123.67	4,500.00	4,417.99	9,000.00	-50.91
10-1-000-006-4410.501 Maint Wellness Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Comp Absences - Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4410.500 Maint Benefit-Cares Act	90.31	0.00	90.31	0.00	90.31	0.00	
Total Benefit Contributions - Maint.	716.64	750.00	-33.36	4,500.00	4,508.30	9,000.00	-49.91
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	125.00	-125.00	750.00	2,561.04	1,500.00	70.74
10-1-000-006-4420.030 Snow Removal Supplies	0.00	12.50	-12.50	75.00	0.00	150.00	-100.00
10-1-000-006-4420.031 Gas for Snow Removal	0.00	4.17	-4.17	25.02	0.00	50.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	10.99	50.00	-39.01	300.00	725.10	600.00	20.85
10-1-000-006-4420.051 Gasoline for mowing	18.31	16.67	1.64	100.02	44.08	200.00	-77.96
10-1-000-006-4420.070 Electrical Supplies	28.43	29.17	-0.74	175.02	91.03	350.00	-73.99
10-1-000-006-4420.080 Plumbing Supplies	0.00	70.83	-70.83	424.98	385.74	850.00	-54.62
10-1-000-006-4420.090 Extermination Supplies	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	-36.29	125.00	-161.29	750.00	399.54	1,500.00	-73.36
10-1-000-006-4420.110 Routine Maint.Supplies	-252.05	458.33	-710.38	2,749.98	4,477.11	5,500.00	-18.60
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	4.17	-4.17	25.02	0.00	50.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
10-1-020-006-4420.000 Maint Supply-Cares Act	401.64	0.00	401.64	0.00	401.64	0.00	
Total Maintenance - Materials/Supplies	171.03	1,012.50	-841.47	6,075.00	9,085.28	12,150.00	-25.22
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	166.67	-46.67	1,000.02	720.00	2,000.00	-64.00
10-1-000-006-4430.020 Heating & Cooling Cont	105.00	166.67	-61.67	1,000.02	3,612.04	2,000.00	80.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	29.17	-29.17	175.02	0.00	350.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,272.86	1,750.67	-477.81	10,504.02	7,371.14	21,008.00	-64.91
Total Payment In Lieu Of Taxes - PILOT	1,272.86	1,750.67	-477.81	10,504.02	7,371.14	21,008.00	-64.91
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	153.49	0.00	153.49	0.00	604.48	0.00	
Total Bad Debt Write-Offs - Tenant Rents	153.49	0.00	153.49	0.00	604.48	0.00	
TOTAL OTHER GENERAL EXPENSES	1,426.35	1,750.67	-324.32	10,504.02	7,975.62	21,008.00	-62.04
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	17,218.98	21,354.57	-4,135.59	128,127.42	114,740.72	256,255.00	-55.22
NET (REVENUE)/EXPENSE	-1,007.88	935.65	-1,943.53	5,613.90	822.93	11,228.00	-92.67
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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 Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	14,083.33	-3,083.33	84,499.98	66,000.00	169,000.00	-60.95
Total Depreciation Expense	11,000.00	14,083.33	-3,083.33	84,499.98	66,000.00	169,000.00	-60.95
TOTAL MISCELLANEOUS EXPENSES	11,000.00	14,083.33	-3,083.33	84,499.98	66,000.00	169,000.00	-60.95
TOTAL EXPENSES	9,992.12	15,018.98	-5,026.86	90,113.88	66,822.93	180,228.00	-62.92
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
10-1-000-006-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	
EXCESS (REVENUE)/EXPENSE	9,992.12	15,018.98	-5,026.86	90,113.88	66,822.93	180,228.00	-62.92

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	250.00	-250.00	1,500.00	1,469.00	3,000.00	-51.03
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	33.33	-33.33	199.98	297.25	400.00	-25.69
30-1-000-000-4190.950 Background Verification	10.70	66.67	-55.97	400.02	241.43	800.00	-69.82
Total Admin Sundry & w/o Sundry	793.88	1,162.50	-368.62	6,975.00	5,757.14	13,950.00	-58.73
TOTAL ADMIN EXPENSE	11,904.13	12,298.84	-394.71	73,793.04	72,676.93	147,586.00	-50.76
General Expense							
30-1-000-000-4400.000 Maint & Operation	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	27,071.00	0.00	
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	79.62	83.33	-3.71	499.98	477.72	1,000.00	-52.23
30-1-000-000-4510.030 Work Comp Insurance	252.20	256.25	-4.05	1,537.50	1,513.20	3,075.00	-50.79
30-1-000-000-4510.035 Auto Insurance	41.93	43.75	-1.82	262.50	251.58	525.00	-52.08
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-7.00	41.67	-48.67	250.02	296.13	500.00	-40.77
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	270.76	400.00	-129.24	2,400.00	1,935.96	4,800.00	-59.67
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	637.51	825.00	-187.49	4,950.00	31,545.59	9,900.00	218.64
TOTAL GENERAL EXPENSE	637.51	825.00	-187.49	4,950.00	31,545.59	9,900.00	218.64
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Rcpts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	12,541.64	13,123.84	-582.20	78,743.04	104,222.52	157,486.00	-33.82
ADMIN (Profit)/Loss w/ Depreciation	3,136.20	3,693.59	-557.39	22,161.54	-5,471.58	44,323.00	-112.34

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP) HAP
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-416.67	416.67	-2,500.02	-1,069.00	-5,000.00	-78.62
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 Ann Contr-Cur Yr	-78,091.00	-77,052.08	-1,038.92	-462,312.48	-435,246.00	-924,625.00	-52.93
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,091.00	-77,468.75	-622.25	-464,812.50	-436,315.00	-929,625.00	-53.07
TOTAL HAP INCOME	-78,091.00	-77,468.75	-622.25	-464,812.50	-436,315.00	-929,625.00	-53.07
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	59,388.00	61,544.00	-2,156.00	369,264.00	364,212.00	738,528.00	-50.68
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	2,338.00	2,333.33	4.67	13,999.98	18,058.00	28,000.00	-35.51
30-1-000-000-4715.050 HAP-Homeownership	174.00	175.00	-1.00	1,050.00	1,251.00	2,100.00	-40.43
30-1-000-000-4715.070 HAP-Portable	8,781.00	14,583.33	-5,802.33	87,499.98	72,885.00	175,000.00	-58.35
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	70,681.00	78,635.66	-7,954.66	471,813.96	456,406.00	943,628.00	-51.63
TOTAL HAP EXPENSE	70,681.00	78,635.66	-7,954.66	471,813.96	456,406.00	943,628.00	-51.63
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-7.30	41.67	-48.97	250.02	297.41	500.00	-40.52
Total General HAP Expenses	-7.30	41.67	-48.97	250.02	297.41	500.00	-40.52
TOTAL GENERAL HAP EXPENSES	-7.30	41.67	-48.97	250.02	297.41	500.00	-40.52
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	70,673.70	78,677.33	-8,003.63	472,063.98	456,703.41	944,128.00	-51.63
Remaining HAP to/from Reserve	-7,417.30	1,208.58	-8,625.88	7,251.48	20,388.41	14,503.00	40.58

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	432.00	432.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-28,051.00	-28,060.00	9.00	-168,360.00	-167,534.00	-336,720.00	-50.25
60-1-000-000-5125.000 PHA Rent	-4,309.00	-4,300.00	-9.00	-25,800.00	-24,954.00	-51,600.00	-51.64
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	728.00	0.00	
Total Tenant Rent Revenue	-32,360.00	-32,360.00	0.00	-194,160.00	-191,760.00	-388,320.00	-50.62
Excess Rent							
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 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	566.25	-566.25	3,397.50	0.00	6,795.00	-100.00
Total Vacancies Revenue	0.00	566.25	-566.25	3,397.50	0.00	6,795.00	-100.00
TOTAL TENANT REVENUE	-32,360.00	-31,793.75	-566.25	-190,762.50	-191,760.00	-381,525.00	-49.74
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-9.13	-366.67	357.54	-2,200.02	-231.15	-4,400.00	-94.75
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-9.13	-366.67	357.54	-2,200.02	-231.15	-4,400.00	-94.75
TOTAL INVESTMENT INCOME	-9.13	-366.67	357.54	-2,200.02	-231.15	-4,400.00	-94.75
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-25.02	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-29.17	29.17	-175.02	0.00	-350.00	-100.00
60-1-000-000-5910.000 Laundry Income	-844.00	-733.33	-110.67	-4,399.98	-4,297.50	-8,800.00	-51.16
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-10.02	-20.00	-20.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-120.00	-416.67	296.67	-2,500.02	-1,485.06	-5,000.00	-70.30
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	-28.00	-183.33	155.33	-1,099.98	-251.00	-2,200.00	-88.59
60-1-000-000-5926.000 Violation Charges	0.00	-37.92	37.92	-227.52	-297.00	-455.00	-34.73
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-992.00	-1,406.26	414.26	-8,437.56	-6,350.56	-16,875.00	-62.37
TOTAL OTHER REVENUE	-992.00	-1,406.26	414.26	-8,437.56	-6,350.56	-16,875.00	-62.37
TOTAL REVENUE	-33,361.13	-33,566.68	205.55	-201,400.08	-198,341.71	-402,800.00	-50.76
EXPENSES							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Maintenance Salaries	6,337.97	6,625.00	-287.03	39,750.00	39,360.54	79,500.00	-50.49
Maintenance 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 Heating/Cooling Supplies	0.00	91.67	-91.67	550.02	0.00	1,100.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	46.81	258.33	-211.52	1,549.98	226.99	3,100.00	-92.68
60-1-000-000-6515.070 Electrical Supplies	14.23	472.92	-458.69	2,837.52	3,631.33	5,675.00	-36.01
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	2,400.00	504.98	4,800.00	-89.48
60-1-000-000-6515.100 Janitorial Supplies	59.92	108.33	-48.41	649.98	690.86	1,300.00	-46.86
60-1-000-000-6515.110 Routine Maint. Supplies	32.42	1,509.17	-1,476.75	9,055.02	522.81	18,110.00	-97.11
60-1-000-000-6515.114 Painting Supplies - BW	0.00	200.00	-200.00	1,200.00	0.00	2,400.00	-100.00
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	750.00	1,497.00	1,500.00	-0.20
60-1-000-000-6515.116 Stoves	0.00	85.00	-85.00	510.00	0.00	1,020.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	64.26	41.67	22.59	250.02	101.87	500.00	-79.63
Total Maintenance Supplies	217.64	3,333.76	-3,116.12	20,002.56	7,175.84	40,005.00	-82.06
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	999.03	1,008.33	-9.30	6,049.98	5,813.84	12,100.00	-51.95
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	990.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	416.67	-416.67	2,500.02	0.00	5,000.00	-100.00
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	162.50	-162.50	975.00	142.50	1,950.00	-92.69
60-1-000-000-6520.090 Extermination Contract	462.24	212.50	249.74	1,275.00	1,364.48	2,550.00	-46.49
60-1-000-000-6520.100 Janitorial Contract	225.00	108.33	116.67	649.98	574.45	1,300.00	-55.81
60-1-000-000-6520.110 Routine Maint. Contract	0.00	100.00	-100.00	600.00	539.42	1,200.00	-55.05
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	558.33	-558.33	3,349.98	0.00	6,700.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	2,866.67	-2,866.67	17,200.02	0.00	34,400.00	-100.00
Total Maintenance Contracts	1,686.27	5,706.67	-4,020.40	34,240.02	8,434.69	68,480.00	-87.68
TOTAL MAINTENANCE	8,241.88	15,665.43	-7,423.55	93,992.58	54,971.07	187,985.00	-70.76
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,491.65	1,477.58	14.07	8,865.48	8,938.31	17,731.00	-49.59
60-1-000-000-6720.000 Property Insurance	829.21	841.67	-12.46	5,050.02	4,975.26	10,100.00	-50.74
60-1-000-000-6720.500 Equipment Insurance	49.98	52.08	-2.10	312.48	299.88	625.00	-52.02
60-1-000-000-6721.000 Liability Insurance	172.21	175.00	-2.79	1,050.00	1,033.26	2,100.00	-50.80
60-1-000-000-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	499.98	477.72	1,000.00	-52.23
60-1-000-000-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,525.02	1,495.32	3,050.00	-50.97
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,871.89	2,883.83	-11.94	17,302.98	17,219.75	34,606.00	-50.24
TOTAL TAXES & INSURANCE EXPENSE	2,871.89	2,883.83	-11.94	17,302.98	17,219.75	34,606.00	-50.24

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	0.00	1,878.17	-1,878.17	11,269.02	11,556.77	22,538.00	-48.72
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	0.00	1,878.17	-1,878.17	11,269.02	11,556.77	22,538.00	-48.72
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	0.00	1,878.17	-1,878.17	11,269.02	11,556.77	22,538.00	-48.72
TOTAL EXPENSES BEFORE DEPRECIATION	23,988.34	33,196.74	-9,208.40	199,180.44	154,035.41	398,361.00	-61.33
NET REVENUE/EXPENSES (PROFIT)/LOSS	-9,372.79	-369.94	-9,002.85	-2,219.64	-44,306.30	-4,439.00	898.11
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	8,000.00	7,500.00	500.00	45,000.00	48,000.00	90,000.00	-46.67
Total Depreciation Expense	8,000.00	7,500.00	500.00	45,000.00	48,000.00	90,000.00	-46.67
TOTAL DEPRECIATION EXPENSE	8,000.00	7,500.00	500.00	45,000.00	48,000.00	90,000.00	-46.67
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-1,372.79	7,130.06	-8,502.85	42,780.36	3,693.70	85,561.00	-95.68
 TOTAL BOND PAYMENT	 0.00	 0.00	 0.00	 0.00	 11,768.26	 0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	390.00	390.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,361.00	-22,811.00	450.00	-136,866.00	-135,657.00	-273,732.00	-50.44
60-1-000-001-5125.000 PHA Rent	-1,710.00	-1,816.67	106.67	-10,900.02	-9,143.00	-21,800.00	-58.06
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,901.00	-3,083.33	-817.67	-18,499.98	-20,295.00	-37,000.00	-45.15
60-1-000-001-5320.000 Rent Adjustments	508.00	0.00	508.00	0.00	512.00	0.00	
Total Tenant Rent Revenue	-27,464.00	-27,711.00	247.00	-166,266.00	-164,583.00	-332,532.00	-50.51
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-703.00	-625.00	-78.00	-3,750.00	-4,217.00	-7,500.00	-43.77
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-703.00	-625.00	-78.00	-3,750.00	-4,217.00	-7,500.00	-43.77
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	497.33	-497.33	2,983.98	0.00	5,968.00	-100.00
Total Vacancies Revenue	0.00	497.33	-497.33	2,983.98	0.00	5,968.00	-100.00
TOTAL TENANT REVENUE	-28,167.00	-27,838.67	-328.33	-167,032.02	-168,800.00	-334,064.00	-49.47
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-5.19	0.00	-5.19	0.00	-13.45	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	-2.00	2.00	-12.00	0.00	-24.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-1.00	1.00	-6.00	0.00	-12.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-5.19	-3.00	-2.19	-18.00	-13.45	-36.00	-62.64
TOTAL INVESTMENT INCOME	-5.19	-3.00	-2.19	-18.00	-13.45	-36.00	-62.64
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-225.00	0.00	-1,350.00	-1,350.00	-2,700.00	-50.00
60-1-000-001-5900.000 Other Income	0.00	-12.50	12.50	-75.00	0.00	-150.00	-100.00
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 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	-1.67	1.67	-10.02	-40.00	-20.00	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	-512.00	-350.00	-162.00	-2,100.00	-1,752.00	-4,200.00	-58.29
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	-52.00	-200.00	148.00	-1,200.00	-229.00	-2,400.00	-90.46
60-1-000-001-5926.000 Violation Charges	0.00	-35.42	35.42	-212.52	-755.00	-425.00	77.65
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-789.00	-824.59	35.59	-4,947.54	-4,126.00	-9,895.00	-58.30
TOTAL OTHER REVENUE	-789.00	-824.59	35.59	-4,947.54	-4,126.00	-9,895.00	-58.30
TOTAL REVENUE	-28,961.19	-28,666.26	-294.93	-171,997.56	-172,939.45	-343,995.00	-49.73

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OPERATING EXPENSES							
Administrative Salaries & Benefits							
60-1-000-001-6330.000 Manager's Salaries	2,597.62	2,583.33	14.29	15,499.98	16,153.12	31,000.00	-47.89
60-1-000-001-6330.001 Salary - Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	854.88	883.33	-28.45	5,299.98	5,211.79	10,600.00	-50.83
60-1-000-001-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,452.50	3,466.66	-14.16	20,799.96	21,364.91	41,600.00	-48.64
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	119.00	33.33	85.67	199.98	157.00	400.00	-60.75
60-1-000-001-6250.000 Misc. Rent Expense	136.00	100.00	36.00	600.00	391.00	1,200.00	-67.42
60-1-000-001-6311.000 Office Expense-Prairie	32.04	150.00	-117.96	900.00	421.12	1,800.00	-76.60
60-1-000-001-6311.050 Office Rental Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Service	104.03	108.33	-4.30	649.98	700.31	1,300.00	-46.13
60-1-000-001-6311.150 IT Support	26.25	33.33	-7.08	199.98	145.62	400.00	-63.60
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6350.000 Audit	0.00	75.00	-75.00	450.00	0.00	900.00	-100.00
60-1-000-001-6350.500 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	87.50	-87.50	525.00	0.00	1,050.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.000 Travel - Staff	60.37	129.17	-68.80	775.02	312.21	1,550.00	-79.86
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6370.000 Bad Debt	-532.99	208.33	-741.32	1,249.98	-177.49	2,500.00	-107.10
60-1-000-001-6380.000 Consulting Services	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-001-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
Total Admin Sundry	-55.30	1,066.66	-1,121.96	6,399.96	1,949.77	12,800.00	-84.77
Fee Expense							
60-1-000-001-6320.000 Management Fees	4,859.52	4,751.00	108.52	28,506.00	28,248.32	57,012.00	-50.45
60-1-000-001-6351.000 Bookkeeping Fees	576.00	585.00	-9.00	3,510.00	3,456.00	7,020.00	-50.77
60-1-000-001-6352.000 Computer Fees	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	0.00	0.00	0.00	0.00	10.00	0.00	
Total Fee Expense	5,435.52	5,336.00	99.52	32,016.00	31,714.32	64,032.00	-50.47
TOTAL OPERATING EXPENSES	8,832.72	9,869.32	-1,036.60	59,215.92	55,029.00	118,432.00	-53.54
UTILITIES							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	329.34	425.00	-95.66	2,550.00	1,089.33	5,100.00	-78.64
60-1-000-001-6451.000 Utilities Water	983.60	858.33	125.27	5,149.98	5,448.00	10,300.00	-47.11
60-1-000-001-6452.000 Utilities Gas	104.71	125.00	-20.29	750.00	609.03	1,500.00	-59.40
60-1-000-001-6453.000 Utilities Sewer	1,362.06	858.33	503.73	5,149.98	7,444.62	10,300.00	-27.72
Total Utilities	2,779.71	2,266.66	513.05	13,599.96	14,590.98	27,200.00	-46.36
TOTAL UTILITIES	2,779.71	2,266.66	513.05	13,599.96	14,590.98	27,200.00	-46.36
MAINTENANCE EXPENSES							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	4,294.00	4,416.67	-122.67	26,500.02	27,123.45	53,000.00	-48.82
60-1-000-001-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.100 OT Maintenance	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
60-1-000-001-6510.500 Maint. Employee Ben.	2,043.86	2,166.67	-122.81	13,000.02	12,236.30	26,000.00	-52.94
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	6,337.86	6,625.00	-287.14	39,750.00	39,359.75	79,500.00	-50.49

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance Supplies							
60-1-000-001-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	42.23	100.00	-57.77	600.00	368.47	1,200.00	-69.29
60-1-000-001-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	17.59	208.33	-190.74	1,249.98	409.55	2,500.00	-83.62
60-1-000-001-6515.070 Electrical Supplies	0.00	352.08	-352.08	2,112.48	2,883.95	4,225.00	-31.74
60-1-000-001-6515.080 Plumbing Supplies	188.27	241.67	-53.40	1,450.02	1,854.43	2,900.00	-36.05
60-1-000-001-6515.100 Janitorial Supplies	201.58	58.33	143.25	349.98	492.46	700.00	-29.65
60-1-000-001-6515.110 Routine Maint. Supplies	180.24	591.67	-411.43	3,550.02	820.57	7,100.00	-88.44
60-1-000-001-6515.114 Painting Supplies - PL	0.00	150.00	-150.00	900.00	564.43	1,800.00	-68.64
60-1-000-001-6515.115 Refrigerators	0.00	80.83	-80.83	484.98	0.00	970.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	41.67	-41.67	250.02	94.91	500.00	-81.02
Total Maintenance Supplies	629.91	1,932.92	-1,303.01	11,597.52	7,488.77	23,195.00	-67.71
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	707.00	754.17	-47.17	4,525.02	4,379.50	9,050.00	-51.61
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	300.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	500.00	-500.00	3,000.00	0.00	6,000.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	250.02	2,822.29	500.00	464.46
60-1-000-001-6520.090 Extermin Contract	423.72	170.83	252.89	1,024.98	847.44	2,050.00	-58.66
60-1-000-001-6520.100 Janitorial	0.00	16.67	-16.67	100.02	79.47	200.00	-60.27
60-1-000-001-6520.110 Routine Main. Contract	0.00	39.58	-39.58	237.48	405.46	475.00	-14.64
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	750.00	-750.00	4,500.00	2,566.81	9,000.00	-71.48
60-1-000-001-6520.120 Other Misc. Contracts	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
Total Maintenance Contracts	1,130.72	2,531.26	-1,400.54	15,187.56	11,100.97	30,375.00	-63.45
TOTAL MAINTENANCE	8,098.49	11,089.18	-2,990.69	66,535.08	57,949.49	133,070.00	-56.45
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,245.46	1,278.58	-33.12	7,671.48	7,567.10	15,343.00	-50.68
60-1-000-001-6720.000 Prpoerty Insurance	829.21	841.67	-12.46	5,050.02	4,975.26	10,100.00	-50.74
60-1-000-001-6720.500 Equipment Insurance	44.78	47.92	-3.14	287.52	268.68	575.00	-53.27
60-1-000-001-6721.000 Liability Insurance	154.30	158.33	-4.03	949.98	925.80	1,900.00	-51.27
60-1-000-001-6721.500 PE & PO Insuranace	79.62	83.33	-3.71	499.98	477.72	1,000.00	-52.23
60-1-000-001-6722.000 Work Comp Insurance	249.22	254.17	-4.95	1,525.02	1,495.32	3,050.00	-50.97
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,602.59	2,664.00	-61.41	15,984.00	15,709.88	31,968.00	-50.86
TOTAL TAXES & INSURANCE EXPENSE	2,602.59	2,664.00	-61.41	15,984.00	15,709.88	31,968.00	-50.86
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	0.00	1,878.08	-1,878.08	11,268.48	11,556.74	22,537.00	-48.72
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	0.00	1,878.08	-1,878.08	11,268.48	11,556.74	22,537.00	-48.72
Amortization Expense							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2020

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	0.00	1,878.08	-1,878.08	11,268.48	11,556.74	22,537.00	-48.72
TOTAL EXPENSES BEFORE DEPRECIATION	22,313.51	27,767.24	-5,453.73	166,603.44	154,836.09	333,207.00	-53.53
NET REVENUE/EXPENSES (PROFIT)/LOSS	-6,647.68	-899.02	-5,748.66	-5,394.12	-18,103.36	-10,788.00	67.81
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,258.33	-1.33	37,549.98	37,542.00	75,100.00	-50.01
Total Depreciation Expense	6,257.00	6,258.33	-1.33	37,549.98	37,542.00	75,100.00	-50.01
TOTAL DEPRECIATION EXPENSE	6,257.00	6,258.33	-1.33	37,549.98	37,542.00	75,100.00	-50.01
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-390.68	5,359.31	-5,749.99	32,155.86	19,438.64	64,312.00	-69.77
TOTAL BOND PAYMENT	0.00	0.00	0.00	0.00	11,768.26	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
September 30, 2020

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	54,139.43	54,166.67	-27.24	317,441.06	650,000.00	-51.16
TOTAL OPERATING INCOME	54,139.43	54,166.67	-27.24	317,441.06	650,000.00	-51.16
OPERATING EXPENSE						
Total Administration Expenses	60,686.12	49,770.83	10,915.29	321,954.46	597,250.00	-46.09
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	673.20	466.67	206.53	1,878.40	5,600.00	-66.46
Total Maintenance Expenses	-911.87	483.30	-1,395.17	29,106.57	5,800.00	401.84
Total Protective Expenses	1,119.06	0.00	1,119.06	4,784.06	0.00	
General Expenses	1,529.66	1,554.16	-24.50	9,177.96	18,650.00	-50.79
TOTAL ROUTINE OPERATING EXPENSES	63,096.17	52,274.96	10,821.21	366,901.45	627,300.00	-41.51
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	63,096.17	52,274.96	10,821.21	366,901.45	627,300.00	-41.51
NET REVENUE/-EXPENSE PROFIT/-LOSS	-8,956.74	1,891.71	-10,848.45	-49,460.39	22,700.00	-317.89
Total Depreciation Expense	45.00	50.00	-5.00	270.00	600.00	-55.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-9,001.74	1,841.71	-10,843.45	-49,730.39	22,100.00	-325.02

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
September 30, 2020

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	60,585.63	69,666.66	-9,081.03	395,122.69	836,000.00	-52.74
TOTAL OPERATING INCOME	60,585.63	69,666.66	-9,081.03	395,122.69	836,000.00	-52.74
OPERATING EXPENSE						
Total Administration Expenses	26,394.45	25,230.84	1,163.61	159,677.70	302,770.00	-47.26
Total Tenant Service Expenses	76.94	41.67	35.27	384.70	500.00	-23.06
Total Utility Expenses	6,854.12	8,999.99	-2,145.87	38,184.54	108,000.00	-64.64
Total Maintenance Expenses	20,970.18	23,891.67	-2,921.49	185,186.97	286,700.00	-35.41
Total Protective Service Expenses	202.24	712.50	-510.26	780.16	8,550.00	-90.88
General Expenses	7,285.90	6,783.32	502.58	41,552.99	81,400.00	-48.95
TOTAL ROUTINE OPERATING EXPENSES	61,783.83	65,659.99	-3,876.16	425,767.06	787,920.00	-45.96
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	61,783.83	65,659.99	-3,876.16	425,767.06	787,920.00	-45.96
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-1,198.20	4,006.67	-5,204.87	-30,644.37	48,080.00	-163.74
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	29,583.33	-15,083.33	87,000.00	355,000.00	-75.49
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-15,698.20	-25,576.66	9,878.46	-117,644.37	-306,920.00	-61.67

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
September 30, 2020

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	71,833.81	89,531.33	-17,697.52	531,246.60	1,074,376.00	-50.55
TOTAL OPERATING INCOME	71,833.81	89,531.33	-17,697.52	531,246.60	1,074,376.00	-50.55
OPERATING EXPENSE						
Total Administration Expenses	27,780.15	42,764.32	-14,984.17	183,368.71	513,172.00	-64.27
Total Tenant Service Expenses	0.00	341.66	-341.66	0.00	4,100.00	-100.00
Total Utility Expenses	2,201.31	2,295.83	-94.52	9,368.86	27,550.00	-65.99
Total Maintenance Expenses	56,938.58	39,700.01	17,238.57	336,192.15	476,400.00	-29.43
Total Protective Service Expenses	0.00	1,223.33	-1,223.33	1,351.83	14,680.00	-90.79
General Expenses	6,133.16	7,563.59	-1,430.43	27,908.32	90,763.00	-69.25
TOTAL ROUTINE OPERATING EXPENSES	93,053.20	93,888.74	-835.54	558,189.87	1,126,665.00	-50.46
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	93,053.20	93,888.74	-835.54	558,189.87	1,126,665.00	-50.46
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-21,219.39	-4,357.41	-16,861.98	-26,943.27	-52,289.00	-48.47
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	35,416.67	-6,416.67	174,000.00	425,000.00	-59.06
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-50,219.39	-39,774.08	-10,445.31	-200,943.27	-477,289.00	-57.90

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
September 30, 2020

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,226.86	20,418.92	-2,192.06	113,917.79	245,027.00	-53.51
TOTAL OPERATING INCOME	<u>18,226.86</u>	<u>20,418.92</u>	<u>-2,192.06</u>	<u>113,917.79</u>	<u>245,027.00</u>	<u>-53.51</u>
OPERATING EXPENSE						
Total Administration Expenses	6,426.66	8,116.41	-1,689.75	40,745.58	97,397.00	-58.17
Total Tenant Service Expenses	0.00	41.66	-41.66	19.39	500.00	-96.12
Total Utility Expenses	1,760.38	2,312.50	-552.12	9,124.63	27,750.00	-67.12
Total Maintenance Expenses	6,314.47	7,275.01	-960.54	47,960.97	87,300.00	-45.06
Total Protective Service Expenses	0.00	541.66	-541.66	1,167.81	6,500.00	-82.03
General Expenses	2,717.47	3,067.33	-349.86	15,722.34	36,808.00	-57.29
TOTAL ROUTINE OPERATING EXPENSES	<u>17,218.98</u>	<u>21,354.57</u>	<u>-4,135.59</u>	<u>114,740.72</u>	<u>256,255.00</u>	<u>-55.22</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>17,218.98</u>	<u>21,354.57</u>	<u>-4,135.59</u>	<u>114,740.72</u>	<u>256,255.00</u>	<u>-55.22</u>
NET REVENUE/EXPENSE PROFIT/-LOSS						
	<u>1,007.88</u>	<u>-935.65</u>	<u>1,943.53</u>	<u>-822.93</u>	<u>-11,228.00</u>	<u>-92.67</u>
Total Depreciation Expense						
	11,000.00	14,083.33	-3,083.33	66,000.00	169,000.00	-60.95
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-9,992.12</u>	<u>-15,018.98</u>	<u>5,026.86</u>	<u>-66,822.93</u>	<u>-180,228.00</u>	<u>-62.92</u>

**Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
September 30, 2020**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,405.44	9,430.25	-24.81	109,694.10	113,163.00	-3.07
TOTAL ADMIN OPERATING INCOME	9,405.44	9,430.25	-24.81	109,694.10	113,163.00	-3.07
OPERATING EXPENSES						
Total Admin Expenses	8,296.63	8,345.84	-49.21	51,460.93	100,150.00	-48.62
Total Fees Expenses	3,607.50	3,953.00	-345.50	21,216.00	47,436.00	-55.27
Total General Expenses	637.51	825.00	-187.49	31,545.59	9,900.00	218.64
TOTAL OPERATING EXPENSES	12,541.64	13,123.84	-582.20	104,222.52	157,486.00	-33.82
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	12,541.64	13,123.84	-582.20	104,222.52	157,486.00	-33.82
NET REVENUE PROFIT/-LOSS	-3,136.20	-3,693.59	557.39	5,471.58	-44,323.00	-112.34
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,136.20	-3,693.59	557.39	5,471.58	-44,323.00	-112.34

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	78,091.00	77,468.75	622.25	436,315.00	929,625.00	-53.07
TOTAL HAP INCOME	78,091.00	77,468.75	622.25	436,315.00	929,625.00	-53.07
HAP EXPENSES						
Total HAP Expenses	70,681.00	78,635.66	-7,954.66	456,406.00	943,628.00	-51.63
Total General HAP Expenses	-7.30	41.67	-48.97	297.41	500.00	-40.52
TOTAL HAP EXPENSES	70,673.70	78,677.33	-8,003.63	456,703.41	944,128.00	-51.63
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	7,417.30	-1,208.58	8,625.88	-20,388.41	-14,503.00	40.58

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
September 30, 2020

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,361.13	33,566.68	-205.55	198,341.71	402,800.00	-50.76
TOTAL OPERATING INCOME	33,361.13	33,566.68	-205.55	198,341.71	402,800.00	-50.76
OPERATING EXPENSE						
Total Administration Expenses	4,232.49	4,616.65	-384.16	22,119.12	55,400.00	-60.07
Total Fee Expenses	6,114.96	5,911.00	203.96	35,174.82	70,932.00	-50.41
Total Utilities Expenses	2,527.12	2,241.66	285.46	12,993.88	26,900.00	-51.70
Total Maintenance Expenses	8,241.88	15,665.43	-7,423.55	54,971.07	187,985.00	-70.76
Total Taxes & Insurance Expense	2,871.89	2,883.83	-11.94	17,219.75	34,606.00	-50.24
Total Financial Expenses	0.00	1,878.17	-1,878.17	11,556.77	22,538.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	23,988.34	33,196.74	-9,208.40	154,035.41	398,361.00	-61.33
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	23,988.34	33,196.74	-9,208.40	154,035.41	398,361.00	-61.33
NET REVENUE PROFIT/-LOSS						
	9,372.79	369.94	9,002.85	44,306.30	4,439.00	898.11
Total Depreciation Expense						
	8,000.00	7,500.00	500.00	48,000.00	90,000.00	-46.67
NET REVENUE w/Depreciation PROFIT/-LOSS	1,372.79	-7,130.06	8,502.85	-3,693.70	-85,561.00	-95.68

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
September 30, 2020

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,961.19	28,666.26	294.93	172,939.45	343,995.00	-49.73
TOTAL OPERATING INCOME	28,961.19	28,666.26	294.93	172,939.45	343,995.00	-49.73
OPERATING EXPENSE						
Total Administration Expenses	3,397.20	4,533.32	-1,136.12	23,324.68	54,400.00	-57.12
Total Fee Expenses	5,435.52	5,336.00	99.52	31,704.32	64,032.00	-50.49
Total Utilities Expenses	2,779.71	2,266.66	513.05	14,590.98	27,200.00	-46.36
Total Maintenance Expenses	8,098.49	11,089.18	-2,990.69	57,949.49	133,070.00	-56.45
Total Taxes & Insurance Expense	2,602.59	2,664.00	-61.41	15,709.88	31,968.00	-50.86
Total Financial Expenses	0.00	1,878.08	-1,878.08	11,556.74	22,537.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	22,313.51	27,767.24	-5,453.73	154,836.09	333,207.00	-53.53
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	22,313.51	27,767.24	-5,453.73	154,836.09	333,207.00	-53.53
NET REVENUE PROFIT/-LOSS						
	6,647.68	899.02	5,748.66	18,103.36	10,788.00	67.81
Total Depreciation Expense						
	6,257.00	6,258.33	-1.33	37,542.00	75,100.00	-50.01
NET REVENUE w/Depreciation PROFIT/-LOSS	390.68	-5,359.31	5,749.99	-19,438.64	-64,312.00	-69.77

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
September 30, 2020

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	204,785.73	233,783.58	-28,997.85	1,357,728.14	2,805,403.00	-51.60
TOTAL OPERATING INCOME	204,785.73	233,783.58	-28,997.85	1,357,728.14	2,805,403.00	-51.60
OPERATING EXPENSE						
Total Administration Expenses	121,287.38	125,882.40	-4,595.02	705,746.45	1,510,589.00	-53.28
Total Tenant Service Expenses	76.94	424.99	-348.05	404.09	5,100.00	-92.08
Total Utility Expenses	11,489.01	14,074.99	-2,585.98	58,556.43	168,900.00	-65.33
Total Maintenance Expenses	83,311.36	71,349.99	11,961.37	598,446.66	856,200.00	-30.10
Total Protective Service Expenses	1,321.30	2,477.49	-1,156.19	8,083.86	29,730.00	-72.81
General Expenses	17,666.19	18,968.40	-1,302.21	94,361.61	227,621.00	-58.54
TOTAL ROUTINE OPERATING EXPENSES	235,152.18	233,178.26	1,973.92	1,465,599.10	2,798,140.00	-47.62
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	235,152.18	233,178.26	1,973.92	1,465,599.10	2,798,140.00	-47.62
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-30,366.45	605.32	-30,971.77	-107,870.96	7,263.00	-1,585.21
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	79,133.33	-24,588.33	327,270.00	949,600.00	-65.54
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-84,911.45	-78,528.01	-6,383.44	-435,140.96	-942,337.00	-53.82

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
September 30, 2020

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,322.32	62,232.94	89.38	371,281.16	746,795.00	-50.28
TOTAL OPERATING INCOME	62,322.32	62,232.94	89.38	371,281.16	746,795.00	-50.28
OPERATING EXPENSE						
Total Administration Expenses	7,629.69	9,149.97	-1,520.28	45,443.80	109,800.00	-58.61
Total Fee Expenses	11,550.48	11,247.00	303.48	66,879.14	134,964.00	-50.45
Total Utilities Expenses	5,306.83	4,508.32	798.51	27,584.86	54,100.00	-49.01
Total Maintenance Expenses	16,340.37	26,754.61	-10,414.24	112,920.56	321,055.00	-64.83
Total Taxes & Insurance Expense	5,474.48	5,547.83	-73.35	32,929.63	66,574.00	-50.54
Total Financial Expenses	0.00	3,756.25	-3,756.25	23,113.51	45,075.00	-48.72
TOTAL ROUTINE OPERATING EXPENSE	46,301.85	60,963.98	-14,662.13	308,871.50	731,568.00	-57.78
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	46,301.85	60,963.98	-14,662.13	308,871.50	731,568.00	-57.78
NET REVENUE PROFIT/-LOSS						
	16,020.47	1,268.96	14,751.51	62,409.66	15,227.00	309.86
Total Depreciation Expense						
	14,257.00	13,758.33	498.67	85,542.00	165,100.00	-48.19
NET REVENUE w/Depreciation PROFIT/-LOSS	1,763.47	-12,489.37	14,252.84	-23,132.34	-149,873.00	-84.57

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
September, 2020

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	25,556.20	24,394.56	1,161.64	152,825.03
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,370.25	15,792.66	577.59	95,498.73
Administrative Expenses	1,159.81	2,143.29	-983.48	9,711.25
Tenant Services	76.94	81.48	-4.54	384.70
Utilities	6,854.12	7,575.15	-721.03	38,184.54
Maintenance Supplies/Contracts	4,480.61	24,971.94	-20,491.33	87,609.82
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,285.90	8,556.93	-1,271.03	41,552.99
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	61,783.83	83,516.01	-21,732.18	425,767.06
AMP002 - FAMILY				
Salaries	45,052.61	37,767.15	7,285.46	259,584.09
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,895.13	16,970.33	924.80	105,309.30
Administrative Expenses	968.63	3,752.28	-2,783.65	10,627.46
Tenant Services	0.00	176.00	-176.00	0.00
Utilities	2,201.31	4,027.81	-1,826.50	9,368.86
Maintenance Supplies/Contracts	20,596.33	52,840.96	-32,244.63	144,110.15
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,133.16	11,036.67	-4,903.51	27,908.32
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	92,847.17	126,571.20	-33,724.03	556,908.18
AMP003 - BLUEBELL				
Salaries	5,090.06	4,260.57	829.49	34,182.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,681.50	4,539.50	142.00	27,459.59
Administrative Expenses	512.77	1,027.41	-514.64	4,202.32
Tenant Services	0.00	0.00	0.00	19.39
Utilities	1,760.38	1,942.08	-181.70	9,124.63
Maintenance Supplies/Contracts	2,456.80	5,736.02	-3,279.22	24,029.52
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,717.47	3,019.49	-302.02	15,722.34
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	17,218.98	20,525.07	-3,306.09	114,740.72
COCC				
Salaries	56,389.73	36,418.21	19,971.52	286,830.75
Employee W/H Payments	-273.49	1,197.17	-1,470.66	-2,358.06
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	4,296.39	5,203.38	-906.99	35,333.35
Tenant Services	0.00	0.00	0.00	0.00
Utilities	673.20	379.57	293.63	1,878.40
Maintenance Supplies/Contracts	207.19	52.18	155.01	33,680.99
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,529.66	834.04	695.62	9,177.96
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	62,822.68	44,084.55	18,738.13	364,543.39
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	132,088.60	102,840.49	29,248.11	733,422.80
Employee W/H Payments	-273.49	1,197.17	-1,470.66	-2,358.06
Management Fees	38,946.88	37,302.49	1,644.39	228,267.62
Administrative Expenses	7,143.63	12,500.91	-5,357.28	61,156.07
Tenant Services	76.94	257.48	-180.54	404.09
Utilities	11,489.01	13,924.61	-2,435.60	58,556.43
Maintenance Supplies	27,740.93	83,601.10	-55,860.17	289,430.48
Mileage	0.00	0.00	0.00	0.00
General Expenses	17,666.19	23,447.13	-5,780.94	94,361.61
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	234,878.69	275,071.38	-40,192.69	1,463,241.04

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
September, 2020

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	9,790.51	8,647.22	1,143.29
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,114.96	5,746.30	368.66
Administrative Expenses	779.95	1,328.31	-548.36
Utilities	2,527.12	1,999.83	527.29
Maintenance Supplies/Contracts	1,903.91	1,581.76	322.15
Tax & Insurance Expenses	2,871.89	3,003.86	-131.97
Finacial Expenses	0.00	0.00	0.00
TOTAL BRENTWOOD CLAIMS	<u>23,988.34</u>	<u>22,307.28</u>	<u>1,681.06</u>
PRAIRIELAND			
Salaries	9,790.36	8,647.03	1,143.33
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,435.52	5,335.85	99.67
Administrative Expenses	-55.30	2,400.25	-2,455.55
Utilities	2,779.71	1,921.27	858.44
Maintenance Supplies/Contracts	1,760.63	1,556.12	204.51
Taxes & Insurance Expenses	2,602.59	2,752.74	-150.15
Financial Expenses	0.00	0.00	0.00
TOTAL PRAIRIELAND CLAIMS	<u>22,313.51</u>	<u>22,613.26</u>	<u>-299.75</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	19,580.87	17,294.25	2,286.62
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,550.48	11,082.15	468.33
Administrative Expenses	724.65	3,728.56	-3,003.91
Utilities	5,306.83	3,921.10	1,385.73
Maintenance Supplies	3,664.54	3,137.88	526.66
Taxes & Insurance Expenses	5,474.48	5,756.60	-282.12
Financial Expenses	0.00	0.00	0.00
TOTAL AHP CLAIMS	<u>46,301.85</u>	<u>44,920.54</u>	<u>1,381.31</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,502.75	6,674.00	828.75
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,607.50	3,529.50	78.00
Administrative Expenses	793.88	686.22	107.66
General Expense-Admin	637.51	861.84	-224.33
Total HCV Expenses	12,541.64	11,751.56	790.08
HAP Expenses	70,681.00	70,199.00	482.00
General Expenses	-7.30	140.50	-147.80
Total HAP Expenses	70,673.70	70,339.50	334.20
TOTAL HCV CLAIMS	<u>83,215.34</u>	<u>82,091.06</u>	<u>1,124.28</u>

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
September, 2020

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	8,735.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	8,735.00
CFG 2020 -				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	1,352.00	0.00	1,044,578.00
TOTAL CFG 2020 CLAIMS	0.00	1,352.00	0.00	1,044,578.00
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	673,386.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	973,386.00
CFG 2018 - \$1,044,578				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2018 CLAIMS	0.00	0.00	0.00	0.00
 TOTAL CFG GRANT(S) CLAIMS	 0.00	 1,352.00	 0.00	 2,026,699.00

Knox County Housing Authority
CLAIMS REPORT TOTALS
September, 2020

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	61,783.83	83,516.01	-21,732.18	425,767.06
AMP002 - FAMILY	93,053.20	126,945.75	-33,892.55	558,189.87
AMP003 - BLUEBELL	17,218.98	20,525.07	-3,306.09	114,740.72
COCC	62,822.69	43,994.56	18,828.13	364,543.45
TOTAL LOW RENT	234,878.70	274,981.39	-40,102.69	1,463,241.10
<u>A.H.P.</u>				
BRENTWOOD	23,988.34	22,307.28	1,681.06	154,035.41
PRAIRIELAND	22,313.51	22,613.26	-299.75	154,836.09
TOTAL A.H.P.	46,301.85	44,920.54	1,381.31	308,871.50
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,541.64	11,751.56	790.08	77,151.52
TOTAL HCV	12,541.64	11,751.56	790.08	77,151.52
<u>GRANTS</u>				
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
CAPITAL FUND GRANT 2018	0.00	1,352.00	-1,352.00	0.00
TOTAL GRANTS	0.00	1,352.00	-1,352.00	0.00
<hr/>				
TOTAL CLAIMS FOR MONTH	293,722.19	333,005.49	-39,283.30	1,849,264.12

RESOLUTION 2020-08

10/27/2020

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2020

Article I. Background

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

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

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

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

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$14,641.08 effective for the period ending September 30, 2020.

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2020

Moon Towers' 2nd Qtr FYE 2021 Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Sue	Kitchen	MT158-12	\$ 24.00	DECEASED
James	Likes	MT183-6	\$ 156.00	DECEASED

Moon Towers' 2nd Qtr Bad Debt Write-Off Total \$180.00

Family's 2nd Qtr 2021 Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Kealiah	Randolph	FAM215-10	\$1,296.25	
Amanda	Eakins	FAM373-23	\$1,015.25	
Brittany	Denson	FAM374-14	\$1,920.75	
Takesha	Stenson	FAM355-18	\$3,090.00	
Allen	Jones	FAM254-14	\$475.45	
Tia	Payne	FAM278-20	\$9.18	
Bridget	McLaughlin	FAM356-8	\$4,855.95	
Whitney	Rose	FAM396-13	\$1,295.25	

Family's 1st Qtr Bad Debt Write-Off Total \$13,958.08

Bluebell's 2nd Qtr 2021 Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
None	None	None	None	

AHP 2nd Qtr Bad Debt Write-Off Total \$0.00

Housing Choice Voucher's 2nd Qtr 2021 Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
None	None	None	None	

AHP 2nd Qtr Bad Debt Write-Off Total \$0.00

AHP 2nd Qtr 2021 Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Karisa	Foster	PL 2-4	\$155.00	
Tianna	Hayes	PL 10-5	\$15.00	
Kimberly	Brackett	BW C7-8	\$333.00	

AHP 3rd Qtr Bad Debt Write-Off Total \$503.00

Total 2nd Qtr FYE 2021 Bad Debt Write-Offs	\$14,641.08
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RESOLUTION 2020-08

10/27/2020

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$14,641.08 for the period ending June 30, 2020.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of September 30, 2020.

RESOLVED: October 27, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2020-09

October 27, 2020
Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Housing Utility Allowance Schedule FFY 09/30/21

Article I. Background

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. 24 CFR §965.502(a) states "PHAs shall establish allowances for PHA-furnished utilities for all metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers." Additionally, 24 CFR §965.502(b) explains "The PHA shall maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents." 24 CFR §965.505(b) clarifies "Allowances for both PHA-furnished and resident-purchased utilities shall be designed to include such reasonable consumption for major equipment or for utility functions furnished by the PHA for all residents (e.g., heating furnace, hot water heater), for essential equipment whether or not furnished by the PHA (e.g., range and refrigerator), and for minor items of equipment (such as toasters and radios) furnished by residents."

24 CFR §965.507(a) stipulates "PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required in order to continue adherence to the standards stated in § 965.505, shall establish revised allowances." Further, 24 CFR §965.507(b) explains "PHA may revise its allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based."

To that end, the KCHA, within the construct and purvey of its consortium partnership with the Nelrod Company, requested a Utility Allowance study be conducted for rental units in Knox County, Illinois. The objective of the study and subsequent analysis was to update the current Public Housing utility allowances with current utility supplier's rates and charges for electric, natural gas, water, sewer and trash collection for the agency's three PH properties – Moon Towers, Family Sites (Woodland Bend, Cedar Creek Place, Whispering Hollow), and Bluebell Tower.

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. The Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule due to changes in rates for electric, water, sewer, and trash/refuse collection. The Nelrod Company has provided support documentation for its analysis and recommendation.



Changes shall be effective immediately for tenants whose rents declined as a result of increased utility allowances, and effective on **12/01/2020** for tenants who experienced a rental increase resulting from decreased utility allowances. Tenants and the public were notified through a public posting and comment period, commencing on **10/23/2020** and ending **11/30/2020**. No public comments were received pertaining to the proposed schedule.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Public Housing Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2021.



REVIEW AND COMMENT

PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 12/01/2020

24 CFR 965.502 requires that PHAs shall establish allowances for PHA-furnished utilities for all check metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers. 24 CFR 965.507 stipulates that PHAs shall review at least annually the basis on which utility allowances have been established and shall establish revised allowances. Further, the regulations state that PHAs may revise allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based.

The Knox County Housing Authority, IL, Public Housing (Conventional) utility allowances were calculated with updated Customization & Energy Efficiency Measures criteria and current utility rates and charges, for electric, natural gas, water, sewer, and trash collection utilities. New climate data did change from previous analysis. The Agency has 424 dwelling units at 3 developments where utility allowances are developed by structure type and unit size, for resident-paid utilities. Additionally, all the developments have one or more of the following energy efficient items: windows, water heaters, insulation, and water saving appliances. Once the data was collected, comparisons were made to the previously applied rates and charges. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule. The Nelrod Company has provided support documentation for its analysis and recommendation.

The Knox County Housing Authority Utility Allowance schedule shall be presented to the Board of Commissioners and adopted on 10/27/2020.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



KNOX COUNTY HOUSING AUTHORITY, IL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2020

Building Type: High Rise Apartment

Moon Towers, Blue Bell Tower IL-085-001, 003 (Boiler Heat & WH) (EE Equip: Win, WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)	\$34.00	\$34.00	\$38.00			

Building Type: Semi-Detached/Duplex

Scattered Sites Family IL-085-002 (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$33.00	\$38.00	\$41.00	\$45.00
Natural Gas (H,WH,C)			\$53.00	\$59.00	\$63.00	\$67.00
Water			\$28.00	\$33.00	\$38.00	\$43.00
Sewer			\$18.00	\$24.00	\$30.00	\$36.00
Trash Collection			\$21.00	\$21.00	\$21.00	\$21.00
Totals			\$153.00	\$175.00	\$193.00	\$212.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas costs.

L&A= Lights & Appliances

EE Equip= Energy Efficient Equipment

H= Space Heating

Win= Windows

WH= Water Heating

Ins= Insulation

C= Cooking

WS= Water Saving Appliances

Note: Public Housing utility allowances are calculated similar to method of utility providers. These allowances are not calculated by end use (like Section 8), but by total usage for each utility type.

RESOLUTION 2020-09

October 27, 2020
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Housing Utility Allowance Schedule FFY 09/30/21

WHEREAS, 24 CFR §965.502, 24 CFR §965.505, and 24 CFR §965.507 in various parts requires public housing authorities to annually review the schedule of utility allowances for the Public Housing program and establish an appropriate utility allowance schedule arrived at through a reasonable methodology; and

WHEREAS, public housing authorities must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the previous Utility Allowance Schedule revision; and

WHEREAS, the Knox County Housing Authority, to meet federal guidelines and requirements, contracts with The Nelrod Company to conduct a comparative analysis of utility rates and consumption data for Knox County, Illinois, and provide adequate and compliant documentation for agency record retention; and

WHEREAS, The Nelrod Company having completed the utility comparison analysis in accordance with federal regulations and requirements, and having provided appropriate supporting documentation to the Knox County Housing Authority; and

WHEREAS, based on a comparative analysis, the Nelrod Company has recommended and proposed a revision to the previously adopted Knox County Housing Authority PH Utility Allowance Schedule; and

WHEREAS, the proposed HCVP Utility Allowance Schedule was posted for public review and comment from **October 23 through November 30, 2020**; and

WHEREAS, Regulations established by the Department of Housing and Urban Development (HUD) require a resolution certifying the approval of the Public Housing Program Utility Allowance Schedule.

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RESOLUTION 2020-09

October 27, 2020

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Housing Utility Allowance Schedule FFY 09/30/21

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Public Housing Program Utility Allowance Schedule for FFY **09/30/2021**.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 12/01/2020.

RESOLVED: October 27, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2020-10

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director

RE: Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2021

Article I. Background

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. 24 CFR §982.517(a)(1) establishes that PHAs must "maintain a utility allowance schedule for all tenant-paid utilities (except telephone), for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services." 24 CFR §982.517(b)(1) explains "The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates." 24 CFR §982.517(b)(2)(ii) clarifies "In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection (disposal of waste and refuse); other electric; refrigerator (cost of tenant-supplied refrigerator); range (cost of tenant-supplied range); and other specified housing services."

24 CFR §982.517(c)(1) stipulates "a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there PHAs been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule."

To that end, the KCHA, within the construct and purvey of its consortium partnership with the Nelrod Company, requested a Utility Allowance study be conducted for rental units in Knox County, Illinois. The objective of the study and subsequent analysis was to update the current Housing Choice Voucher Program utility allowance schedules with current utility supplier's rates and charges for electric, natural gas, water, sewer and trash collection for each utility provider and - if necessary - adjust the base consumptions from HUD's Utility Schedule Model for Section 8 due to climatic changes.

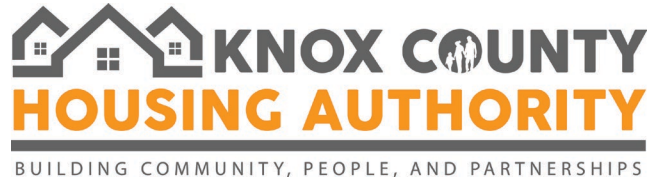
To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule. The revisions are required under 24 CFR §982.517(c)(1), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.



HCVP participants and the public were notified through a public posting and comment period, commencing on 10/23/2020 and ending 11/30/2020.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Housing Choice Voucher Program Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2021.



REVIEW AND COMMENT

HCVP UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 12/01/2020

24 CFR §982.517(c)(1) stipulates "a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there PHAs been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule."

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule. The Nelrod Company has provided support documentation for its analysis and recommendation.

The proposed Knox County Housing Authority HCVP Utility Allowance schedule shall be presented to the Board of Commissioners for adoption on 10/27/2020.

Please submit all questions or comments regarding this information to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org

Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: **Knox County Housing Authority, IL** Unit Type: **Apartment**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					

Heating						
a. Natural Gas (avg)	\$13.00	\$15.00	\$17.00	\$20.00	\$23.00	\$25.00
b. Bottle Gas/Propane	\$35.00	\$41.00	\$47.00	\$55.00	\$62.00	\$69.00
c. Electric (avg)	\$20.00	\$23.00	\$32.00	\$40.00	\$48.00	\$57.00
d. Electric Heat Pump (avg)	\$18.00	\$21.00	\$25.00	\$28.00	\$31.00	\$34.00
e. Oil						

Cooking						
a. Natural Gas (avg)	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$6.00	\$9.00	\$11.00	\$12.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00

Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$18.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00
Air Conditioning (avg)	\$5.00	\$5.00	\$7.00	\$10.00	\$11.00	\$14.00

Water Heating						
a. Natural Gas (avg)	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
b. Bottle Gas/Propane	\$10.00	\$11.00	\$16.00	\$20.00	\$26.00	\$30.00
c. Electric (avg)	\$12.00	\$15.00	\$19.00	\$23.00	\$27.00	\$30.00
d. Oil						

Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						

Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges						
Electric Charge \$17.17 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$22.24 (avg)	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00

Actual Family Allowances	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.	Heating	\$
	Cooking	\$
Name of Family	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
Address of Unit	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Other	\$
Number of Bedrooms	Total	\$



Utility Allowance Schedule

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Knox County Housing Authority, IL		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00	\$31.00
b. Bottle Gas/Propane	\$45.00	\$51.00	\$59.00	\$69.00	\$77.00	\$86.00
c. Electric (avg)	\$29.00	\$34.00	\$44.00	\$54.00	\$65.00	\$74.00
d. Electric Heat Pump (avg)	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas (avg)	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$6.00	\$9.00	\$11.00	\$12.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$22.00	\$26.00	\$37.00	\$47.00	\$57.00	\$67.00
Air Conditioning (avg)	\$4.00	\$5.00	\$9.00	\$13.00	\$17.00	\$20.00
Water Heating						
a. Natural Gas (avg)	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane	\$12.00	\$14.00	\$20.00	\$26.00	\$32.00	\$38.00
c. Electric (avg)	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$38.00
d. Oil						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.17 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$22.24 (avg)	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

See Public Reporting and Instructions on back.

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Knox County Housing Authority, IL		Unit Type: Detached House				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$18.00	\$21.00	\$25.00	\$29.00	\$32.00	\$36.00
b. Bottle Gas/Propane	\$50.00	\$58.00	\$69.00	\$78.00	\$88.00	\$98.00
c. Electric (avg)	\$47.00	\$55.00	\$65.00	\$73.00	\$82.00	\$90.00
d. Electric Heat Pump (avg)	\$25.00	\$29.00	\$35.00	\$39.00	\$44.00	\$48.00
e. Oil						
Cooking						
a. Natural Gas (avg)	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$6.00	\$9.00	\$11.00	\$12.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$10.00	\$13.00	\$15.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$26.00	\$31.00	\$42.00	\$55.00	\$66.00	\$78.00
Air Conditioning (avg)	\$3.00	\$4.00	\$9.00	\$14.00	\$20.00	\$25.00
Water Heating						
a. Natural Gas (avg)	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane	\$12.00	\$14.00	\$20.00	\$26.00	\$32.00	\$38.00
c. Electric (avg)	\$15.00	\$18.00	\$23.00	\$28.00	\$33.00	\$38.00
d. Oil						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.17 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$22.24 (avg)	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



KNOX COUNTY HOUSING AUTHORITY, IL

Water, Sewer and Trash Collection Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
City Abingdon	Water	\$34.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
	Sewer	\$38.00	\$39.00	\$44.00	\$50.00	\$55.00	\$61.00
Jackson Disposal (Abingdon)	Trash	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Altona Water Works	Water	\$29.00	\$29.00	\$35.00	\$41.00	\$47.00	\$52.00
	Sewer	\$22.00	\$22.00	\$25.00	\$28.00	\$32.00	\$35.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Aqua Illinois Spoon River Lake Sanitary District (Oak Run)	Water	\$43.00	\$44.00	\$54.00	\$64.00	\$73.00	\$81.00
	Sewer	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Village of East Galesburg	Water	\$26.00	\$26.00	\$34.00	\$41.00	\$48.00	\$56.00
	Sewer	\$30.00	\$31.00	\$37.00	\$43.00	\$49.00	\$55.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
City of Galesburg	Water	\$28.00	\$28.00	\$33.00	\$38.00	\$43.00	\$48.00
	Sewer	\$18.00	\$19.00	\$25.00	\$31.00	\$37.00	\$43.00
	Trash	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
City of Knoxville	Water	\$22.00	\$23.00	\$29.00	\$35.00	\$41.00	\$47.00
	Sewer	\$27.00	\$27.00	\$33.00	\$39.00	\$46.00	\$52.00
	Trash	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Village of London Mills	Water	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00
	Sewer	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
	Trash	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Village of Maquon	Water	\$35.00					
	Sewer						
	Trash						
Village of Oneida	Water	\$31.00	\$31.00	\$37.00	\$43.00	\$48.00	\$54.00
	Sewer	\$16.00	\$17.00	\$23.00	\$28.00	\$34.00	\$40.00
	Trash	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Village of Wataga	Water	\$20.00	\$20.00	\$25.00	\$31.00	\$36.00	\$41.00
	Sewer	\$11.00	\$11.00	\$13.00	\$14.00	\$16.00	\$18.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Village of Yates City	Water	\$45.00	\$46.00	\$60.00	\$75.00	\$89.00	\$103.00
	Sewer	\$21.00	\$22.00	\$29.00	\$36.00	\$43.00	\$50.00



Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Ameren Illinois & Corn Belt Energy (wtd avg) (avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.114502	\$26.00
Nebulizer	2	75	5	0.114502	\$1.00
Electric Hospital Bed	0.2	200	1	0.114502	\$1.00
Alternating Pressure Pad	24	70	52	0.114502	\$6.00
Low Air-Loss Mattress	24	120	89	0.114502	\$10.00
Power Wheelchair/Scooter	3	360	33	0.114502	\$4.00
Feeding Tube Pump	24	120	89	0.114502	\$10.00
CPAP Machine	10	30	9	0.114502	\$1.00
Leg Compression Pump	24	30	22	0.114502	\$3.00
Dialysis Machine/Equipment	2	710	44	0.114502	\$5.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

0.088304

0.1407

0.114502

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

RESOLUTION 2020-10

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director

Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2021

WHEREAS, 24 CFR §982.517 in various parts requires Public Housing Authorities to annually review the schedule of utility allowances for the Section 8 Housing Choice Voucher program and establish an appropriate utility allowance schedule arrived at through a reasonable methodology; and

WHEREAS, public housing authorities must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the previous Utility Allowance Schedule revision; and

WHEREAS, the Knox County Housing Authority, to meet federal guidelines and requirements, contracts with The Nelrod Company to conduct a comparative analysis of utility rates and consumption data for Knox County, Illinois, and provide adequate and compliant documentation for agency record retention; and

WHEREAS, The Nelrod Company having completed the utility comparison analysis in accordance with federal regulations and requirements, and having provided appropriate supporting documentation to the Knox County Housing Authority; and

WHEREAS, based on a comparative analysis, the Nelrod Company has recommended and proposed a revision to the previously adopted Knox County Housing Authority HCVP Utility Allowance Schedule; and

WHEREAS, the proposed HCVP Utility Allowance Schedule was posted for public review and comment from **October 23 through November 30, 2020**; and

WHEREAS, Regulations established by the Department of Housing and Urban Development (HUD) require a resolution certifying the approval of the Section 8 Housing Choice Voucher Utility Allowance Schedule developed in accordance with 24 CFR §982.517.

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RESOLUTION 2020-10

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director

Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2021

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Housing Choice Voucher Program Utility Allowance Schedule for FFY 09/30/2021.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 12/01/2020.

RESOLVED: October 27, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2020-11

October 27, 2020

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Housing Flat Rent Schedule FFY 2021

Article I. Background

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) provided enabling legislation which requires Public Housing Agencies (PHAs) to provide options to residents in selecting a choice of rental payment. Annually, the Knox County Housing Authority (KCHA) must provide its public housing residents the opportunity to choose between paying "flat rent," which is based on a unit's market rental value, or "Income Based Rent," which is based on a percentage of adjusted family income. This requirement is codified at 24 CFR §960.253. Additionally, 24 CFR §960.253(b) stipulates PHAs must use a reasonable method to determine the flat rent for a unit.

Flat rents are designed to encourage and reward employment and economic self-sufficiency by setting a rent that will not automatically increase as the family's income increases.

Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act), as amended by the Consolidated Appropriations Acts of 2014 and 2015, established new parameters that PHAs must use when determining the flat rent amounts. Specifically, flat rents were required to be set at no less than 80% of the applicable Fair Market Rent (FMR).

Notice 2015-13 outlines three options available to PHAs for determining their flat rents:

- PHAs have the option to continue using the regional FMRs as the basis for calculating their flat rents. Flat rents should be set no lower than 80% of FMR, with adjustments made for tenant paid utilities.
- PHAs have the option to use the zip-code based Small Area FMRs (SAFMR) for metropolitan counties or the unadjusted rents for counties not covered by SAFMRs as the basis for calculating their flat rents. As with traditional FMRs, flat rents should be set no lower than 80% of SAFMR, with adjustments made for tenant paid utilities.
- For communities in which the FMR and SAFMR do not appropriately reflect the market value of a property or unit, a PHA can apply to HUD for an exception. To apply for an exception, a PHA must demonstrate the need by assessing the value of the unit (market rent analysis). PHAs should consider location, quality, size, unit type, age of unit, amenities, services, maintenance, and included utilities when determining the market value. To the extent possible, these market analyses should be based on rents paid for similar units in the unassisted market.

For the current cycle, the Knox County Housing Authority has opted to continue using the regional FMRs as the basis for calculating our flat rents.



The table below represents the final FFY 2021 FMR rates, the current KCHA Public Housing Program Flat Rent Schedule (FFY 2020), and the proposed FFY 2021 KCHA Public Housing Program Flat Rent Schedule (adjustments for utility payments have been made to the "Current" and "Proposed" flat rents listed):

Location	Unit Size	FFY 2020	FFY 2021	+/-	%
MT/BB	0BR	\$ 328.00	\$ 336.00	\$ 8.00	2.4%
MT/BB	1BR	\$ 388.00	\$ 391.00	\$ 3.00	0.8%
MT/BB	2BR	\$ 519.00	\$ 522.00	\$ 3.00	0.6%
FAM	2BR	\$ 418.00	\$ 407.00	\$ (11.00)	-2.6%
FAM	3BR	\$ 595.00	\$ 572.00	\$ (23.00)	-3.9%
FAM	4BR	\$ 582.00	\$ 567.00	\$ (15.00)	-2.6%
FAM	5BR	\$ 679.00	\$ 661.00	\$ (18.00)	-2.7%

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the Knox County Housing Authority Public Housing Program Flat Rent Schedule, effective 12/01/2020.

RESOLUTION 2020-11

October 27, 2020

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Hosing Flat Rent Schedule FFY 2021

WHEREAS, the Annual Contributions Contract (ACC) between the Knox County Housing Authority (KCHA) and the United States Department of Housing and Urban Development (HUD) and federal program regulations require the KCHA to review, revise, and adopt as needed Public Housing Program Flat Rents; and

WHEREAS, the KCHA is a PHA that administers a Public Housing program; and

WHEREAS, Sections 210 and 243 of Title II of P.L. 113-76, the Consolidated Appropriations Act of 2014, and Section 238 of Title II of P.L. 113-235, the Department of Housing and Urban Development Appropriations Act of 2015, amended Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act) establishing procedures PHAs must use when determining flat rent amounts; and

WHEREAS, the Knox County Housing Authority has demonstrated compliance with the amendments to the Act and provisions of HUD Notices PIH 2014-12 and PIH 2015-13 in determining and implementing revisions to its flat rent schedule;

WHEREAS, HUD's final FFY 2021 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$462.00, 1-BR - \$531.00, 2-BR - \$700.00, 3-BR - \$933.00, 4-BR - \$949.00, and 5-BR - \$1,091.00; and

WHEREAS, the KCHA has elected to utilize the regional FMRs as published by HUD as the basis for calculating its flat rents; and

WHEREAS, the KCHA has reviewed the final FFY 2021 FMR schedule for Knox County, Illinois and adjusted the current KCHA Public Housing Flat Rent Schedule; and

WHEREAS, the KCHA has elected to calculate its public housing flat rents using a value of 80% of the posted FMR rates while also deducting utility allowances paid for by the residents; and

WHEREAS, the KCHA's proposed FFY 2021 Flat Rent Schedule is as follows: 0-BR - \$336.00, 1-BR - \$391.00, 2-BR(HR) - \$522, 2-BR(FAM) - \$407, 3-BR - \$572.00, 4-BR - \$567.00, and 5-BR - \$661.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Public Housing Program Flat Rent Schedule to reflect the appropriate FFY 2021 Fair Market Rents as presented.

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RESOLUTION 2020-11

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director
Adoption of Public Hosing Flat Rent Schedule FFY 2021

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Public Housing Program Flat Rent Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Public Housing Program Flat Rent Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of December 1, 2020.

RESOLVED: October 27, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2020-12

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director

RE: Approval of Housing Choice Voucher Payment Standard Schedule FFY 2021

Article I. Background

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts are based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs, also called the "basic range," though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures a PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes. In reviewing the adequacy of the payment standard amounts, the KCHA considers the following:

- Assisted families' rent burden
- Availability of suitable units
- Size and quality of available units
- Time to locate adequate housing
- Vouchers expiring without leasing
- Families that move out of the KCHA's jurisdiction (portability)

Historically, the Knox County Housing Authority has adhered to the published FMR rates when establishing its payment standard schedule. On occasion, amounts within the allowable range (90%-110%) have been utilized. The payment standard schedule coincides with the release of the annual FMR rates.

The tables below represent the FFY 2021 FMR rates, the basic range within which the KCHA may set the schedule, and the proposed FFY 2021 KCHA Payment Standard Schedule. The agency has opted to utilize rents at the 110% level for all bedroom sizes in an effort to keep currently housed participants in place and not limit the availability of rental housing in the jurisdiction.

Fair Market Rent (FMR) Analysis Tool						
FFY 2021	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
110%	\$ 508.00	\$ 584.00	\$ 770.00	\$ 1,026.00	\$ 1,043.00	\$ 1,200.00
100%	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
90%	\$ 415.00	\$ 477.00	\$ 630.00	\$ 839.00	\$ 854.00	\$ 981.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 415.00	\$ 508.00
1-BR	\$ 477.00	\$ 584.00
2-BR	\$ 630.00	\$ 770.00
3-BR	\$ 839.00	\$ 1,026.00
4-BR	\$ 854.00	\$ 1,043.00
5-BR	\$ 981.00	\$ 1,200.00

Payment Standard Schedule FFYE 09/30/2021			
BR	FFYE 2020	FFY 2021	+ / -
Efficiency	\$ 500.00	\$ 508.00	\$ 8.00
1-BR	\$ 583.00	\$ 584.00	\$ 1.00
2-BR	\$ 767.00	\$ 770.00	\$ 3.00
3-BR	\$ 1,036.00	\$ 1,026.00	\$ (10.00)
4-BR	\$ 1,040.00	\$ 1,043.00	\$ 3.00
5-BR	\$ 1,195.00	\$ 1,200.00	\$ 5.00

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the proposed Knox County Housing Authority Payment Standard Schedule, effective 10/01/2020.



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2020

On 08/14/2020, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2020 through 9/30/2021.

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities (PHAs) have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs (referred to as the "basic range"), though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes.

The proposed changes to the HCVP Payment Standard Schedule reflect the adjustments to the FMR rates for Knox County, Illinois, and shall be adopted on 10/27/2020.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



PROPOSED HCVF PAYMENT STANDARD SCHEDULE EFFECTIVE 10/01/2020

Fair Market Rent (FMR) Analysis Tool						
FFY 2021	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
110%	\$ 508.00	\$ 584.00	\$ 770.00	\$ 1,026.00	\$ 1,043.00	\$ 1,200.00
100%	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
90%	\$ 415.00	\$ 477.00	\$ 630.00	\$ 839.00	\$ 854.00	\$ 981.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 415.00	\$ 508.00
1-BR	\$ 477.00	\$ 584.00
2-BR	\$ 630.00	\$ 770.00
3-BR	\$ 839.00	\$ 1,026.00
4-BR	\$ 854.00	\$ 1,043.00
5-BR	\$ 981.00	\$ 1,200.00

Payment Standard Schedule FFYE 09/30/2021			
BR	FFYE 2020	FFY 2021	+ / -
Efficiency	\$ 500.00	\$ 508.00	\$ 8.00
1-BR	\$ 583.00	\$ 584.00	\$ 1.00
2-BR	\$ 767.00	\$ 770.00	\$ 3.00
3-BR	\$ 1,036.00	\$ 1,026.00	\$ (10.00)
4-BR	\$ 1,040.00	\$ 1,043.00	\$ 3.00
5-BR	\$ 1,195.00	\$ 1,200.00	\$ 5.00

RESOLUTION 2020-12

October 27, 2020
Board of Commissioners
Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2021

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires public housing authorities (PHAs) which administer a Housing Choice Voucher program (HCV) to establish payment standards which are used to calculate housing assistance payments (HAP) that the PHA pays to landlords/owners on behalf of participant families leasing an HCV unit; and

WHEREAS, the Knox County Housing Authority (KCHA) is a PHA that administers an HCV program; and

WHEREAS, the range of payment standard amounts is to be based on HUD's published Fair Market Rent (FMR) schedule for the federal fiscal year 2018, for the FMR area in which the KCHA has jurisdiction; and

WHEREAS, the KCHA is a PHA that administers a Housing Choice Voucher program; and

WHEREAS, HUD's final FFY 2021 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$462.00, 1-BR - \$531.00, 2-BR - \$700.00, 3-BR - \$933.00, 4-BR - \$949.00, and 5-BR - \$1,091.00; and

WHEREAS, the KCHA may set its payment standard amounts within the HUD allowable range of 90% to 110% of the most current published FMR rates; and

WHEREAS, the Executive Director recommends maintaining the existing KCHA Payment Standard Schedule to reflect 110% of the appropriate FFY 2021 Fair Market Rents as presented, which will maintain or grow the current level of families served while encouraging participation for both current and prospective landlords/owners; and

WHEREAS, the KCHA's proposed FFY 2020 Payment Standard Schedule will be based on 110% to FMR value and is listed as follows: 0-BR - \$508.00, 1-BR - \$584.00, 2-BR - \$770.00, 3-BR - \$1,026.00, 4-BR - \$1,043.00, and 5-BR - \$1,200.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Housing Choice Voucher Program Payment Standard Schedule to reflect the appropriate FFY 2021 Fair Market Rents as presented.

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RESOLUTION 2020-12

October 27, 2020
Board of Commissioners

Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2021

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Payment Standard Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Payment Standard Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of 10/01/2020.

RESOLVED: October 27, 2020

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)