

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
7/27/2021
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Ratify 06-2021 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 06-2021 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 101,939.08
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 61,859.91
<input type="checkbox"/> Sara Robison	Family:	\$ 83,738.32
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 16,169.01
<u>Excused:</u>	HCV:	\$ 90,615.99
	Brentwood:	\$ 26,997.73
	Prairieland:	\$ 26,843.70
<u>Others Present:</u>	Capital Fund 2019:	\$ 98,869.22
	Capital Fund 2020:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Pay Request #3 to Hein Construction – 504 Modification Phase 3	Derek Antoine
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Reports	Executive Director’s Report – 06-2021	Derek Antoine
	KCHA Legal Counsel Report – 07-2021	Jack Ball

board agenda

Executive Session

Personnel Discussion

Other Business

Executive Director Performance Appraisal

Chairperson Payton

Commissioner/KCHA By-Laws Discussion

Board Discussion

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
June 29, 2021**

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: LaToya Carson
 Lomac Payton
 Joseph Riley
 Sara Robison
 Paul H. Stewart

EXCUSED: Wayne Allen
 Jared Hawkinson

ARRIVED AFTER ROLL CALL:

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 declared the minutes approved as received.

Chairperson Payton then requested the Board review and ratify the April 2021 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for April 2021 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

April 2021 claims against the HA Administration in the sum of \$260,988.08; Central Office Cost Center in the sum of \$46,646.08; Moon Towers in the sum of \$34,713.73; Family in the sum of \$38,166.18; Bluebell in the sum of \$8,655.61; Housing Choice Voucher Program in the sum of \$87,065.59; Brentwood (A.H.P.) in the sum of \$24,083.61; Prairieland (A.H.P.) in the sum of \$21,657.28; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for April 2021; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

Chairperson Payton then requested the Board review and ratify the May 2021 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for May 2021 as presented; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

May 2021 claims against the HA Administration in the sum of \$455,461.65; Central Office Cost Center in the sum of \$95,252.19; Moon Towers in the sum of \$86,234.49; Family in the sum of \$101,902.41; Bluebell in the sum of \$32,806.00; Housing Choice Voucher Program in the sum of \$91,819.99; Brentwood (A.H.P.) in the sum of \$23,805.84; Prairieland (A.H.P.) in the sum of \$23,640.73; Capital Fund '19 in the sum of \$0.00 and Capital Fund '20 in the sum of \$0.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for May 2021; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #2 from Hein Construction for 504 Modification Project Phase 3. Mr. Antoine provided an update of work to date as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #2. After brief discussion, Commissioner Riley made a motion to approve Pay Request #2 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$50,308.18; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - abstain

Motion Carried, 4-0-1.

REPORTS

Mr. Antoine provided an update related to updated agency operations related to COVID-19 as well as agency operations in general. Mr. Antoine also reported the Brandi Watkins' son passed away. Commissioner Stewart recommended that a floral arrangement be sent on behalf of the board. There was consensus from members present to do so.

The Legal Counsel was included in the board packet. Mr. Ball provided an update on current cases. There were no questions asked regarding the report.

OTHER BUSINESS

None.

EXECUTIVE SESSION

Commissioner Stewart made a motion to go into Executive Session to discuss personnel; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Roll call was taken:

Present: LaToya Carson
Lomac Payton
Joseph Riley
Sara Robison
Paul H. Stewart

Commissioner Stewart made a motion to go back to regular session; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

REGULAR SESSION

No business was conducted during the Executive Session.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:37 a.m.; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

COCC

	<u>June-21</u>	<u>Current YTD</u>
Operating Income	\$94,079.67	\$278,975.35
Operating Expenses	\$101,939.09	\$245,936.05
Net Revenue Income/(Loss)	(\$7,859.42)	\$33,039.30

Discussion:

Revenue increased/(decreased) by the following for the month: **(\$7,859.42)**

\$51,664.82 of COCC's income comes from monthly fee revenues: management fees, bookkeeping fees, and asset management fees along with an additional \$42,369.5 from maintenance fees charged to the amps.

Purchased new office furniture and a computer for maintenance manager.

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

COCC's Cash, Investments, A/R, & A/P **\$1,298,658.45**

MOON TOWERS

	<u>June-21</u>	<u>Current YTD</u>
Operating Income	\$80,294.41	\$235,631.36
Operating Expenses	\$61,871.83	\$182,808.13
Net Revenue Income/(Loss)	\$18,422.58	\$52,823.23

Discussion:

Revenue increased/(decreased) by the following for the month: **\$18,422.58**

Moon Towers received \$41,971 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

A new water meter was installed at Moon Towers.

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

Moon Towers' Cash, Investments, A/R, & A/P **\$543,461.33**

Minimum Reserve Position **\$243,744.17**

Over/(Under) minimum reserve position **\$299,717.16**

FAMILY SITES

	<u>June-21</u>	<u>Current YTD</u>
Operating Income	\$96,713.12	\$292,039.13
Operating Expenses	\$84,130.38	\$224,593.43
Net Revenue Income/(Loss)	\$12,582.74	\$67,445.70

Discussion:

Revenue increased/(decreased) by the following for the month: **\$12,582.74**

Family received \$76,378 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

Purchased two cub cadet zero turn mowers, unclog drain pipe (unit 1559) and replaced three water heaters.

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

Family's Cash, Investments, A/R, & A/P **\$542,680.16**

Minimum Reserve Position **\$299,457.91**

Over/(Under) minimum reserve position **\$243,222.25**

BLUEBELL

	<u>June-21</u>	<u>Current YTD</u>
Operating Income	\$27,092.46	\$71,537.80
Operating Expenses	\$16,169.01	\$57,631.48
Net Revenue Income/(Loss)	\$10,923.45	\$13,906.32

Discussion:

Revenue increased/(decreased) by the following for the month: **\$10,923.45**

Bluebell received \$12,688 from HUD for operations. The rest coming from tenant revenue, interest, and income from other Amps.

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

Bluebell's Cash, Investments, A/R, & A/P **\$151,530.45**

Minimum Reserve Position **\$76,841.97**

Over/(Under) minimum reserve position **\$74,688.48**

BRENTWOOD

	June-21	Current YTD
Operating Income	\$33,861.14	\$99,134.08
Operating Expenses	\$27,007.73	\$74,908.18
Net Revenue Income/(Loss)	\$6,853.41	\$24,225.90

Discussion:

Revenue increased/(decreased) by the following for the month: **\$6,853.41**

Brentwood's tenant revenue totaled \$32,345 for the month, and the rest of the revenue comes from interest income and other income.

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

Brentwood's Cash, Investments, A/R, & A/P **\$144,474.32**

PRAIRIELAND

	June-21	Current YTD
Operating Income	\$28,862.25	\$85,944.25
Operating Expenses	\$26,863.70	\$72,167.71
Net Revenue Income/(Loss)	\$1,998.55	\$13,776.54

Discussion:

Revenue increased/(decreased) by the following for the month: **\$1,998.55**

PrairieLand's tenant revenue totaled \$28,069 for the month, and the rest of the revenue comes from interest income and other income.

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

PrairieLand's Cash, Investments, A/R, & A/P	\$88,524.53
Restricted - Security Deposits	\$301.00
Restricted - Replacement Reserve	(\$175,903.21)
Restricted - Residual Receipts	(\$54,521.30)
PL's Total Cash	(\$141,598.98)

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	June-21	Current YTD
Operating Income	\$9,662.97	\$31,391.67
Operating Expenses	\$12,301.31	\$34,731.89
Net Revenue Income/(Loss)	(\$2,638.34)	(\$3,340.22)

Discussion:

The Voucher Program (HCV) received \$9,396 from HUD for administrative expenses which ended up showing a decrease of \$2,645.46 for the month.

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$82,438.61	05/31/2020 Balance
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$2,638.34)	

Transfer to NRP or Adjustment

UNP Ending Balance Per VMS **\$79,800.27** For Admin Expenses and HAP (if needed)

HAP	Jun-21	Current YTD
Operating Income	\$82,430.00	\$225,006.00
Operating Expenses	\$78,314.68	\$236,161.68
Net Revenue Income/(Loss)	\$4,115.32	(\$11,155.68)

Discussion:

The Voucher Program (HCV) received \$74,757 from HUD for HAP expenses which the program overspent by \$2,955.87 for the month.

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

Net Restricted Position (NRP)	(\$13,610.88)	05/31/2020 Balance
Monthly VMS Net Revenue - Income/(Loss)	\$6,606.00	Transfer from UNP or Adjustment
NRP Ending Balance for HAP Per VMS	(\$7,004.88)	For HAP Expenses (Only)

Tenant Online Payments

Property Sites	Month	FYE 2021
AMPS - Moon, Family, Bluebell	\$ 6,792.89	\$ 65,435.47
AHP - Brentwood & Prairieland	\$ 9,644.05	\$ 106,712.20
Housing Choice Voucher	\$ -	\$ 1,066.00
Total PHA	\$16,436.94	\$ 173,213.67

IDROP Bad Debt Collection

Property Sites	Month	CYE 2021
AMPS - Moon, Family, Bluebell	\$ 104.89	\$ 21,246.92
AHP - Brentwood & Prairieland	\$ -	\$ 7,765.20
Housing Choice Voucher	\$ 100.00	\$ 2,022.00
Total PHA	\$204.89	\$ 31,034.12

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,702.32	-41,301.00	-401.32	-123,903.00	-124,723.10	-495,612.00	-74.83
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-3810.000 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-41,702.32	-41,301.00	-401.32	-123,903.00	-124,723.10	-495,612.00	-74.83
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,722.50	-5,652.00	-70.50	-16,956.00	-17,107.50	-67,824.00	-74.78
Total Book Keeping Fees	-5,722.50	-5,652.00	-70.50	-16,956.00	-17,107.50	-67,824.00	-74.78
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	-51,664.82	-51,193.00	-471.82	-153,579.00	-154,550.60	-614,316.00	-74.84
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	-8,333.33	8,333.33	-24,999.99	0.00	-100,000.00	-100.00
10-1-000-000-3610.000 Interest Income	-45.35	-40.00	-5.35	-120.00	-119.36	-480.00	-75.13
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	-45.35	-8,373.33	8,327.98	-25,119.99	-119.36	-100,480.00	-99.88
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	-1,321.00	1,321.00	-3,963.00	0.00	-15,852.00	-100.00
10-1-000-000-3850.005 Income from Amps	-42,369.50	-59,630.00	17,260.50	-178,890.00	-124,305.39	-715,560.00	-82.63
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-42,369.50	-60,951.00	18,581.50	-182,853.00	-124,305.39	-731,412.00	-83.00
TOTAL OTHER REVENUE	-42,414.85	-69,324.33	26,909.48	-207,972.99	-124,424.75	-831,892.00	-85.04
TOTAL REVENUE	-94,079.67	-120,517.33	26,437.66	-361,551.99	-278,975.35	-1,446,208.00	-80.71
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	33,280.40	35,458.33	-2,177.93	106,374.99	84,857.25	425,500.00	-80.06
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	33,280.40	35,458.33	-2,177.93	106,374.99	84,857.25	425,500.00	-80.06
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,265.61	12,458.33	-2,192.72	37,374.99	26,903.61	149,500.00	-82.00
10-1-000-000-4110.550 Benefit - Life Ins.	470.92	500.00	-29.08	1,500.00	2,589.94	6,000.00	-56.83
10-1-020-000-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Benefits	10,736.53	12,958.33	-2,221.80	38,874.99	29,493.55	155,500.00	-81.03

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	2,500.00	-100.00
Total Fee Expenses	0.00	0.00	0.00	0.00	0.00	2,500.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	45.00	-45.00	135.00	144.40	540.00	-73.26
Total Advertising & Marketing	0.00	45.00	-45.00	135.00	144.40	540.00	-73.26
Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	450.00	-450.00	1,900.00	239.00	12,100.00	-98.02
10-1-000-000-4180.000 Telephone	1,115.36	500.00	615.36	1,500.00	2,270.41	6,000.00	-62.16
10-1-000-000-4190.000 Other Sundry	131.74	125.00	6.74	375.00	131.74	1,500.00	-91.22
10-1-000-000-4190.100 Postage	659.34	135.00	524.34	405.00	956.96	1,620.00	-40.93
10-1-000-000-4190.200 Office Supplies	95.70	100.00	-4.30	300.00	95.70	1,200.00	-92.03
10-1-000-000-4190.250 Office Furniture	1,303.20	0.00	1,303.20	0.00	4,768.23	0.00	
10-1-000-000-4190.300 Paper Supplies	0.00	95.00	-95.00	285.00	0.00	1,140.00	-100.00
10-1-000-000-4190.400 Printing/printers	0.00	75.00	-75.00	225.00	0.00	900.00	-100.00
10-1-000-000-4190.401 Printing Supplies	223.78	100.00	123.78	300.00	779.32	1,200.00	-35.06
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	195.00	-9.02	585.00	371.96	2,340.00	-84.10
10-1-000-000-4190.550 Computers	1,487.00	0.00	1,487.00	0.00	1,545.00	0.00	
10-1-000-000-4190.600 Publications	0.00	83.00	-83.00	249.00	0.00	996.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	1,000.00	-1,000.00	3,000.00	0.00	12,000.00	-100.00
10-1-000-000-4190.800 Internet Services	186.22	166.67	19.55	500.01	285.22	2,000.00	-85.74
10-1-000-000-4190.850 IT Support	280.00	300.00	-20.00	900.00	997.90	3,600.00	-72.28
10-1-020-000-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-000-4190.550 Computers - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	5,668.32	3,324.67	2,343.65	10,524.01	12,441.44	46,596.00	-73.30
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	2,400.00	1,600.00	10,200.00	-84.31
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	800.00	0.00	2,400.00	1,600.00	10,200.00	-84.31
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	100.00	-100.00	300.00	0.00	10,000.00	-100.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	100.00	-100.00	300.00	0.00	10,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	30.00	-30.00	90.00	0.00	360.00	-100.00
Total Travel Expense	0.00	230.00	-230.00	690.00	0.00	20,360.00	-100.00
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	400.00	-400.00	1,200.00	0.00	10,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,057.00	1,250.00	-193.00	3,750.00	3,171.00	15,000.00	-78.86
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verification	0.00	20.00	-20.00	60.00	0.00	240.00	-100.00
Total Other Expense	1,057.00	1,670.00	-613.00	5,010.00	3,171.00	25,240.00	-87.44
TOTAL OPERATING EXPENSE - Admin	51,542.25	54,486.33	-2,944.08	164,008.99	131,707.64	686,436.00	-80.81
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-000-4310.000 Water	18.41	15.00	3.41	104.00	39.32	327.00	-87.98
10-1-000-000-4315.000 Sewer	8.74	10.00	-1.26	30.00	18.72	120.00	-84.40
10-1-000-000-4320.000 Electric	321.87	117.00	204.87	215.00	142.25	2,754.00	-94.83
10-1-000-000-4330.000 Gas	61.39	202.00	-140.61	324.00	356.92	2,285.00	-84.38
Total Utilites Expense	410.41	344.00	66.41	673.00	557.21	5,486.00	-89.84
TOTAL UTILITIES EXPENSE	410.41	344.00	66.41	673.00	557.21	5,486.00	-89.84

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	89.55	91.00	-1.45	273.00	268.65	1,095.00	-75.47
10-1-000-000-4510.015 Equipment Insurance	11.49	12.00	-0.51	36.00	34.47	140.00	-75.38
10-1-000-000-4510.020 Liability Insurance	36.10	37.00	-0.90	111.00	108.30	441.00	-75.44
10-1-000-000-4510.025 PE & PO Insurance	308.70	315.00	-6.30	945.00	926.10	3,774.00	-75.46
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,127.00	-20.48	3,381.00	3,319.56	13,527.00	-75.46
10-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	129.00	125.79	513.00	-75.48
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	1,594.29	1,625.00	-30.71	4,875.00	4,782.87	19,490.00	-75.46
TOTAL INSURANCE PREMIUMS EXPENSE	1,594.29	1,625.00	-30.71	4,875.00	4,782.87	19,490.00	-75.46
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-7,802.67	2,400.00	-425.11
Total General Expenses	0.00	0.00	0.00	0.00	-7,802.67	2,400.00	-425.11
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	-7,802.67	2,400.00	-425.11
<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	101,927.45	116,833.33	-14,905.88	350,830.99	245,541.53	1,439,004.00	-82.94
NET REVENUE/EXPENSE (GAIN/-LOSS)	7,847.78	-3,684.00	11,531.78	-10,721.00	-33,433.82	-7,204.00	364.10

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Expense							
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	760.50	-715.50	2,281.50	135.00	9,126.00	-98.52
Total Depreciation Expense	45.00	760.50	-715.50	2,281.50	135.00	9,126.00	-98.52
TOTAL MISCELLANEOUS EXPENSES	45.00	760.50	-715.50	2,281.50	135.00	9,126.00	-98.52
<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 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-9111.100 Xfers Out from Amps	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	
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (gain)/loss	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	7,892.78	-2,923.50	10,816.28	-8,439.50	-33,298.82	1,922.00	-1,832.51

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	531.00	531.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-34,208.00	-33,500.00	-708.00	-100,500.00	-100,430.00	-402,000.00	-75.02
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-34,208.00	-33,500.00	-708.00	-100,500.00	-100,430.00	-402,000.00	-75.02
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	-300.00	-150.00	-150.00	-450.00	-300.00	-1,800.00	-83.33
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.100 Late Fees	-625.00	-300.00	-325.00	-900.00	-1,650.00	-3,600.00	-54.17
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.150 Laundry Income	-1,443.00	-1,100.00	-343.00	-3,300.00	-3,848.73	-13,200.00	-70.84
10-1-000-001-3690.160 Vending Machine Inc	-165.73	-150.00	-15.73	-450.00	-340.91	-1,800.00	-81.06
10-1-000-001-3690.180 Labor	-297.50	-300.00	2.50	-900.00	-890.00	-3,600.00	-75.28
10-1-000-001-3690.200 Materials	-24.22	-50.00	25.78	-150.00	-52.47	-600.00	-91.26
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,855.45	-2,050.00	-805.45	-6,150.00	-7,082.11	-24,600.00	-71.21
TOTAL TENANT REVENUE	-37,063.45	-35,550.00	-1,513.45	-106,650.00	-107,512.11	-426,600.00	-74.80
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-41,971.00	-32,735.00	-9,236.00	-98,205.00	-123,398.00	-392,820.00	-68.59
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-41,971.00	-32,735.00	-9,236.00	-98,205.00	-123,398.00	-392,820.00	-68.59
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	
10-1-000-001-3404.010 Other Inc - Operations	0.00	-55,000.00	55,000.00	-55,000.00	0.00	-55,000.00	-100.00
10-1-000-001-3610.000 Interest Income	-26.49	-25.00	-1.49	-75.00	-66.16	-300.00	-77.95
Total Other Grants & Investment Income	-26.49	-55,025.00	54,998.51	-55,075.00	-66.16	-55,300.00	-99.88
Other Revenue							
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Income from Amps	-1,233.47	-250.00	-983.47	-900.00	-4,655.09	-7,550.00	-38.34
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,233.47	-250.00	-983.47	-900.00	-4,655.09	-7,550.00	-38.34
TOTAL OTHER REVENUE	-43,230.96	-88,010.00	44,779.04	-154,180.00	-128,119.25	-455,670.00	-71.88
TOTAL REVENUE	-80,294.41	-123,560.00	43,265.59	-260,830.00	-235,631.36	-882,270.00	-73.29

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-001-4110.000 Admin Salaries	6,429.69	5,540.00	889.69	16,620.00	16,349.73	66,480.00	-75.41
10-1-000-001-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-001-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	6,429.69	5,540.00	889.69	16,620.00	16,349.73	66,480.00	-75.41
Benefit Contributions - Administrative							
10-1-000-001-4110.500 Admin Emp Benefit	2,408.85	2,145.00	263.85	6,435.00	6,245.23	25,740.00	-75.74
10-1-020-001-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	2,408.85	2,145.00	263.85	6,435.00	6,245.23	25,740.00	-75.74
Fee Expenses							
10-1-000-001-4120.100 Management Fee Exp	13,439.61	13,306.00	133.61	39,918.00	40,318.83	159,672.00	-74.75
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,327.50	1,315.00	12.50	3,945.00	3,982.50	15,780.00	-74.76
10-1-000-001-4120.400 Fee for Service Exp	6.00	0.00	6.00	0.00	12.00	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	0.00	0.00	0.00	0.00	2,750.00	-100.00
10-1-020-001-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	16,543.11	16,391.00	152.11	49,173.00	49,623.33	199,442.00	-75.12
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	150.00	-150.00	450.00	0.00	8,000.00	-100.00
10-1-000-001-4180.000 Telephone	395.90	250.00	145.90	750.00	882.34	3,000.00	-70.59
10-1-000-001-4190.100 Postage	45.26	75.00	-29.74	225.00	127.97	900.00	-85.78
10-1-000-001-4190.200 Office Supplies	0.00	0.00	0.00	200.00	50.28	600.00	-91.62
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	762.88	1,000.00	-23.71
10-1-000-001-4190.300 Paper Supplies	0.00	0.00	0.00	250.00	239.94	550.00	-56.37
10-1-000-001-4190.400 Printing/printers	0.00	6.00	-6.00	19.00	143.08	75.00	90.77
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	0.00	600.00	139.29	900.00	-84.52
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	0.00	0.00	0.00	0.00	0.00	
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	0.00	79.17	-79.17	237.51	0.00	950.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	270.00	87.11	1,080.00	-91.93
10-1-000-001-4190.850 IT Support	0.00	0.00	0.00	0.00	0.00	200.00	-100.00
10-1-020-001-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	528.27	650.17	-121.90	4,001.51	2,432.89	17,255.00	-85.90
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							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	0.00	8,000.00	-100.00
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	50.00	-100.00
Total Travel Expense	0.00	0.00	0.00	0.00	0.00	8,050.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	1,107.00	0.00	4,428.00	-100.00
10-1-000-001-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.950 Background Verification	10.97	60.00	-49.03	180.00	21.94	720.00	-96.95
Total Other Expense	10.97	429.00	-418.03	1,287.00	21.94	5,148.00	-99.57
TOTAL ADMINISTRATIVE EXPENSE	25,920.89	25,155.17	765.72	77,516.51	74,673.12	322,115.00	-76.82
TENANT SERVICES							
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							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	85.00	-85.00	255.00	154.90	1,020.00	-84.81
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	40.00	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	0.00	0.00	240.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	120.71	0.00	120.71	300.00	120.71	300.00	-59.76
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	120.71	85.00	35.71	555.00	315.61	1,560.00	-79.77
TOTAL TENANT SERVICES EXPENSE	120.71	85.00	35.71	555.00	315.61	1,560.00	-79.77
UTILITY EXPENSE							
Utility Expense							
10-1-000-001-4310.000 Water	1,639.35	1,275.00	364.35	3,825.00	2,969.19	17,500.00	-83.03
10-1-000-001-4315.000 Sewer	3,220.02	2,200.00	1,020.02	6,400.00	5,419.04	27,500.00	-80.29
10-1-000-001-4320.000 Electric	1,312.56	1,500.00	-187.44	5,075.00	1,398.61	24,000.00	-94.17
10-1-000-001-4330.000 Gas	1,473.25	5,000.00	-3,526.75	10,500.00	5,890.04	52,000.00	-88.67
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utility Expense	7,645.18	9,975.00	-2,329.82	25,800.00	15,676.88	121,000.00	-87.04
TOTAL UTILITY EXPENSE	7,645.18	9,975.00	-2,329.82	25,800.00	15,676.88	121,000.00	-87.04
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint - Labor	0.00	0.00	0.00	0.00	2,286.09	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor-Service Fee	12,248.90	19,620.00	-7,371.10	58,860.00	37,713.53	235,440.00	-83.98
10-1-020-001-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	12,248.90	19,620.00	-7,371.10	58,860.00	39,999.62	235,440.00	-83.01
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	887.54	0.00	
10-1-020-001-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	887.54	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	2,000.00	-2,000.00	5,000.00	42.49	6,500.00	-99.35
10-1-000-001-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	2,075.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	285.61	150.00	135.61	325.00	480.61	1,075.00	-55.29
10-1-000-001-4420.070 Electrical Supplies	34.46	75.00	-40.54	225.00	325.66	900.00	-63.82
10-1-000-001-4420.080 Plumbing Supplies	147.31	120.00	27.31	360.00	470.00	1,440.00	-67.36
10-1-000-001-4420.090 Extermination Supplies	470.80	125.00	345.80	375.00	470.80	1,500.00	-68.61
10-1-000-001-4420.100 Janitorial Supplies	268.56	375.00	-106.44	1,125.00	1,375.59	4,500.00	-69.43
10-1-000-001-4420.110 Routine Maint. Supplies	618.61	1,462.50	-843.89	4,387.50	2,440.92	17,550.00	-86.09
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	93.98	79.17	14.81	237.51	241.17	950.00	-74.61
10-1-000-001-4420.130 Securty Supplies	0.00	66.67	-66.67	200.01	0.00	800.00	-100.00
10-1-020-001-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	15.54	0.00	
Total Maintenance - Materials/Supplies	1,919.33	4,453.34	-2,534.01	12,235.02	5,862.78	37,290.00	-84.28
Maintenance - Contracts							
10-1-000-001-4430.010 Garbage & Trash Con	407.73	385.00	22.73	1,170.00	1,208.95	4,665.00	-74.08
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	375.00	-375.00	1,125.00	7,839.41	4,500.00	74.21
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	0.00	0.00	4,600.00	4,112.16	18,500.00	-77.77
10-1-000-001-4430.050 Landscape & Grds Cont	500.00	195.00	305.00	390.00	701.00	780.00	-10.13
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	375.00	8.28	1,500.00	-99.45
10-1-000-001-4430.080 Plumbing Contracts	0.00	208.00	-208.00	624.00	520.74	2,500.00	-79.17
10-1-000-001-4430.090 Extermination Contracts	350.00	350.00	0.00	2,550.00	4,986.34	11,700.00	-57.38
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	100.52	1,417.00	-1,316.48	4,251.00	2,675.98	17,000.00	-84.26
10-1-000-001-4430.120 Other Misc Cont Cost	1,604.00	100.00	1,504.00	300.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	0.00	29.00	-29.00	87.00	0.00	350.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	375.00	-375.00	375.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	2,962.25	3,559.00	-596.75	15,847.00	23,656.86	64,195.00	-63.15
TOTAL MAINTENANCE EXPENSES	17,130.48	27,632.34	-10,501.86	86,942.02	70,406.80	336,925.00	-79.10
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	650.00	453.78	2,600.00	-82.55
10-1-000-001-4480.100 ADT Contract	217.40	220.00	-2.60	220.00	217.40	880.00	-75.30
10-1-000-001-4480.500 Security Contract	3,334.20	84.00	3,250.20	252.00	3,334.20	1,000.00	233.42
Total Protective Services - Contract	3,551.60	304.00	3,247.60	1,122.00	4,005.38	4,480.00	-10.59
TOTAL PROTECTIVE SERVICES EXPENSE	3,551.60	304.00	3,247.60	1,122.00	4,005.38	4,480.00	-10.59

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.010 Property	3,044.84	3,109.00	-64.16	9,326.00	9,134.52	37,300.00	-75.51
10-1-000-001-4510.015 Equipment Insurance	135.55	143.00	-7.45	429.00	406.65	1,716.00	-76.30
10-1-000-001-4510.020 Liability Insurance	425.92	442.00	-16.08	1,326.00	1,277.76	5,304.00	-75.91
10-1-000-001-4510.025 PE & PO Insurance	226.45	235.00	-8.55	705.00	679.35	2,820.00	-75.91
10-1-000-001-4510.030 Work Comp Insurance	643.52	660.00	-16.48	1,980.00	1,930.56	7,920.00	-75.62
10-1-000-001-4510.035 Auto Insurance	41.93	43.00	-1.07	129.00	125.79	516.00	-75.62
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	4,518.21	4,632.00	-113.79	13,895.00	13,554.63	55,576.00	-75.61
TOTAL INSURANCE PREMIUMS EXPENSE	4,518.21	4,632.00	-113.79	13,895.00	13,554.63	55,576.00	-75.61
<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	-3,309.72	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-3,309.72	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,656.28	2,203.00	453.28	7,021.00	8,475.31	28,103.00	-69.84
Total Payment In Lieu Of Taxes - PILOT	2,656.28	2,203.00	453.28	7,021.00	8,475.31	28,103.00	-69.84
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	328.48	-252.00	580.48	-67.00	-989.88	6,842.00	-114.47
Total Bad Debt Write-Offs - Tenant Rents	328.48	-252.00	580.48	-67.00	-989.88	6,842.00	-114.47
TOTAL OTHER GENERAL EXPENSES	2,984.76	1,951.00	1,033.76	6,954.00	4,175.71	34,945.00	-88.05
<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	61,871.83	69,734.51	-7,862.68	212,784.53	182,808.13	876,601.00	-79.15
NET (REVENUE)/EXPENSE	-18,422.58	-53,825.49	35,402.91	-48,045.47	-52,823.23	-5,669.00	831.79

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<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	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	14,500.00	0.00	43,500.00	43,500.00	174,000.00	-75.00
Total Depreciation Expense	14,500.00	14,500.00	0.00	43,500.00	43,500.00	174,000.00	-75.00
TOTAL MISCELLANEOUS EXPENSES	14,500.00	14,500.00	0.00	43,500.00	43,500.00	174,000.00	-75.00
TOTAL EXPENSES	-3,922.58	-39,325.49	35,402.91	-4,545.47	-9,323.23	168,331.00	-105.54
<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	-14,500.00	14,500.00	-43,500.00	0.00	-174,000.00	-100.00
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-14,500.00	14,500.00	-43,500.00	0.00	-174,000.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-14,500.00	14,500.00	-43,500.00	0.00	-174,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-3,922.58	-53,825.49	49,902.91	-48,045.47	-9,323.23	-5,669.00	64.46

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	196.00	196.00	0.00	588.00	588.00	2,352.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-15,542.82	-13,000.00	-2,542.82	-45,000.00	-45,782.82	-180,000.00	-74.57
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-15,542.82	-13,000.00	-2,542.82	-45,000.00	-45,782.82	-180,000.00	-74.57
Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	393.23	-250.00	643.23	-750.00	-2,722.45	-3,000.00	-9.25
10-1-000-002-3690.100 Late Fees	0.00	0.00	0.00	0.00	-2,200.00	-5,950.00	-63.03
10-1-000-002-3690.120 Violation Fees	-225.00	-262.00	37.00	-786.00	-2,312.00	-3,144.00	-26.46
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	-25.00	25.00	-25.00	0.00	-100.00	-100.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,274.00	-1,000.00	-274.00	-3,000.00	-4,651.00	-12,000.00	-61.24
10-1-000-002-3690.200 Materials	-136.00	-500.00	364.00	-1,500.00	-874.95	-6,000.00	-85.42
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	-1,241.77	-2,037.00	795.23	-6,061.00	-12,760.40	-30,194.00	-57.74
TOTAL TENANT REVENUE	-16,784.59	-15,037.00	-1,747.59	-51,061.00	-58,543.22	-210,194.00	-72.15
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-76,378.00	-66,661.00	-9,717.00	-199,983.00	-224,579.00	-799,932.00	-71.93
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-76,378.00	-66,661.00	-9,717.00	-199,983.00	-224,579.00	-799,932.00	-71.93
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	-8,583.00	8,583.00	-25,750.00	0.00	-103,000.00	-100.00
10-1-000-002-3610.000 Interest Income	-25.53	-20.00	-5.53	-60.00	-62.91	-270.00	-76.70
Total Other Grants & Investment Income	-25.53	-8,603.00	8,577.47	-25,810.00	-62.91	-103,270.00	-99.94
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-375.00	-375.00	-1,500.00	-75.00
10-1-000-002-3850.005 Income from Amps	0.00	-45.00	45.00	-135.00	-5,079.00	-540.00	840.56
10-1-000-002-3850.120 Other Misc Inc	-3,400.00	0.00	-3,400.00	0.00	-3,400.00	0.00	
Total Other Revenue	-3,525.00	-170.00	-3,355.00	-510.00	-8,854.00	-2,040.00	334.02
TOTAL OTHER REVENUE	-79,928.53	-75,434.00	-4,494.53	-226,303.00	-233,495.91	-905,242.00	-74.21
TOTAL REVENUE	-96,713.12	-90,471.00	-6,242.12	-277,364.00	-292,039.13	-1,115,436.00	-73.82

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-002-4110.000 Admin Salaries	9,833.77	8,583.00	1,250.77	25,750.00	19,656.37	103,000.00	-80.92
10-1-000-002-4110.200 Admin - Other Amps	1,147.44	0.00	1,147.44	0.00	1,147.44	0.00	
10-1-020-002-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	10,981.21	8,583.00	2,398.21	25,750.00	20,803.81	103,000.00	-79.80
Benefit Contributions - Administrative							
10-1-000-002-4110.500 Emp Benefit - Admin	3,310.62	3,667.00	-356.38	11,000.00	7,367.03	44,000.00	-83.26
10-1-020-002-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	3,310.62	3,667.00	-356.38	11,000.00	7,367.03	44,000.00	-83.26
Fee Expenses							
10-1-000-002-4120.100 Management Fee Exp	14,882.28	14,734.00	148.28	44,202.00	44,570.91	176,808.00	-74.79
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,470.00	1,455.00	15.00	4,365.00	4,402.50	17,460.00	-74.79
10-1-000-002-4120.400 Fee for Service Exp	6.00	0.00	6.00	0.00	20.00	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	2,875.00	-100.00
10-1-020-002-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	18,318.28	18,149.00	169.28	54,447.00	54,873.41	220,663.00	-75.13
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	350.00	-350.00	1,050.00	0.00	12,850.00	-100.00
10-1-000-002-4180.000 Telephone	392.06	230.00	162.06	690.00	786.52	2,760.00	-71.50
10-1-000-002-4190.100 Postage	123.29	169.00	-45.71	533.00	516.29	1,964.00	-73.71
10-1-000-002-4190.200 Office Supplies	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	1,500.00	913.26	1,500.00	-39.12
10-1-000-002-4190.300 Paper Supplies	223.22	86.00	137.22	258.00	318.51	1,032.00	-69.14
10-1-000-002-4190.400 Printing/printers	0.00	80.00	-80.00	240.00	0.00	960.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	83.00	-83.00	249.00	0.00	996.00	-100.00
10-1-000-002-4190.500 Printer/Copier Supp-Cont	0.00	200.00	-200.00	600.00	0.00	2,400.00	-100.00
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	132.00	-132.00	396.00	0.00	1,584.00	-100.00
10-1-000-002-4190.800 Internet Services	375.48	433.00	-57.52	1,299.00	1,467.38	5,196.00	-71.76
10-1-000-002-4190.850 IT Support	52.50	92.00	-39.50	276.00	52.50	1,104.00	-95.24
10-1-020-002-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	1,166.55	1,955.00	-788.45	7,391.00	4,054.46	33,546.00	-87.91
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	0.00	0.00	0.00	0.00	5,700.00	-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	75.00	-75.00	225.00	0.00	900.00	-100.00
Total Travel Expense	0.00	75.00	-75.00	225.00	0.00	6,600.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	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	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	408.00	-408.00	1,225.00	0.00	4,900.00	-100.00
10-1-000-002-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.950 Background Verification	32.91	67.00	-34.09	201.00	65.82	804.00	-91.81
Total Other Expense	32.91	475.00	-442.09	1,426.00	65.82	5,704.00	-98.85
TOTAL OPERATING EXPENSE - Admin	33,809.57	32,904.00	905.57	100,239.00	87,164.53	413,513.00	-78.92
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	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
TOTAL TENANT SERVICES EXPENSE	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
UTILITY EXPENSE							
Utility Expense							
10-1-000-002-4310.000 Water	68.64	119.00	-50.36	454.00	139.78	2,590.00	-94.60
10-1-000-002-4315.000 Sewer	27.48	16.00	11.48	74.00	52.45	390.00	-86.55
10-1-000-002-4320.000 Electric	139.56	1,051.00	-911.44	3,224.00	1,100.50	15,590.00	-92.94
10-1-000-002-4330.000 Gas	-12.40	710.00	-722.40	1,897.00	864.56	12,184.00	-92.90
10-1-000-002-4330.010 Refuse	0.00	58.00	-58.00	189.00	0.00	1,021.00	-100.00
Total Utility Expense	223.28	1,954.00	-1,730.72	5,838.00	2,157.29	31,775.00	-93.21
TOTAL UTILITY EXPENSE	223.28	1,954.00	-1,730.72	5,838.00	2,157.29	31,775.00	-93.21
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-002-4410.000 Maint - Labor	0.00	0.00	0.00	0.00	3,683.66	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor-Service Fee	24,599.00	35,419.00	-10,820.00	106,257.00	79,044.88	425,028.00	-81.40
10-1-020-002-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	24,599.00	35,419.00	-10,820.00	106,257.00	82,728.54	425,028.00	-80.54
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	1,478.48	0.00	
10-1-020-002-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	1,478.48	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	191.19	210.00	-18.81	630.00	304.95	2,520.00	-87.90
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	360.00	-100.00
10-1-000-002-4420.050 Landscape/Grounds Sup	256.39	424.00	-167.61	636.00	334.50	2,544.00	-86.85
10-1-000-002-4420.070 Electrical Supplies	784.45	347.00	437.45	1,041.00	1,325.01	4,164.00	-68.18
10-1-000-002-4420.080 Plumbing Supplies	1,800.05	500.00	1,300.05	1,500.00	2,769.57	6,000.00	-53.84
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	98.84	210.00	-111.16	630.00	162.26	2,520.00	-93.56
10-1-000-002-4420.110 Routine Maint. Supplies	1,686.31	1,736.00	-49.69	5,028.00	5,466.16	31,356.00	-82.57
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	432.20	380.00	52.20	1,140.00	1,403.43	4,560.00	-69.22
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-002-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	5,249.43	4,007.00	1,242.43	11,205.00	11,765.88	56,424.00	-79.15
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	193.00	250.00	-57.00	750.00	213.00	3,000.00	-92.90
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	210.00	-210.00	630.00	0.00	2,520.00	-100.00
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	9,600.00	5,000.00	4,600.00	10,100.00	9,600.00	15,400.00	-37.66
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	572.48	0.00	572.48	0.00	572.48	0.00	
10-1-000-002-4430.080 Plumbing Contracts	2,239.95	833.33	1,406.62	2,499.99	3,884.99	10,000.00	-61.15
10-1-000-002-4430.090 Extermination Contracts	350.00	850.00	-500.00	2,550.00	1,569.80	10,200.00	-84.61
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	839.00	-839.00	2,517.00	0.00	10,068.00	-100.00
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	2,051.00	-2,051.00	6,153.00	0.00	24,612.00	-100.00
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	84.43	450.00	-365.57	450.00	148.86	1,800.00	-91.73
Total Maintenance - Contracts	13,039.86	10,583.33	2,456.53	25,949.99	15,989.13	78,800.00	-79.71
TOTAL MAINTENANCE EXPENSES	42,888.29	50,009.33	-7,121.04	143,411.99	111,962.03	560,252.00	-80.02
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	675.00	502.50	2,700.00	-81.39
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	508.00	488.07	2,032.00	-75.98
10-1-000-002-4480.500 Security Contract	0.00	792.00	-792.00	2,376.00	0.00	9,504.00	-100.00
Total Protective Services - Contract	0.00	1,017.00	-1,017.00	3,559.00	990.57	14,236.00	-93.04
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	1,017.00	-1,017.00	3,559.00	990.57	14,236.00	-93.04

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.010 Property Ins	3,044.84	3,108.00	-63.16	9,324.00	9,134.52	37,296.00	-75.51
10-1-000-002-4510.015 Equipment Insurance	150.29	158.00	-7.71	474.00	450.87	1,896.00	-76.22
10-1-000-002-4510.020 Liability Ins	472.24	483.00	-10.76	1,449.00	1,416.72	5,796.00	-75.56
10-1-000-002-4510.025 PE & PO Insurance	329.36	342.00	-12.64	1,026.00	988.08	4,104.00	-75.92
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,025.00	-23.58	3,075.00	3,004.26	12,300.00	-75.58
10-1-000-002-4510.035 Auto Insurance	209.63	217.00	-7.37	651.00	628.89	2,604.00	-75.85
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,207.78	5,333.00	-125.22	15,999.00	15,623.34	63,996.00	-75.59
TOTAL INSURANCE PREMIUMS EXPENSE	5,207.78	5,333.00	-125.22	15,999.00	15,623.34	63,996.00	-75.59
<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	1,982.65	-2,500.00	-179.31
Total General Expenses	0.00	0.00	0.00	0.00	1,982.65	-2,500.00	-179.31
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,531.95	1,764.75	-232.80	5,294.25	4,362.55	21,177.00	-79.40
Total Payment In Lieu Of Taxes - PILOT	1,531.95	1,764.75	-232.80	5,294.25	4,362.55	21,177.00	-79.40
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	469.51	-396.00	865.51	-11,362.00	350.47	11,633.00	-96.99
Total Bad Debt Write-Offs - Tenant Rents	469.51	-396.00	865.51	-11,362.00	350.47	11,633.00	-96.99
TOTAL OTHER GENERAL EXPENSES	2,001.46	1,368.75	632.71	-6,067.75	6,695.67	30,310.00	-77.91
<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	84,130.38	92,686.08	-8,555.70	263,279.24	224,593.43	1,115,282.00	-79.86
NET (REVENUE)/EXPENSE	-12,582.74	2,215.08	-14,797.82	-14,084.76	-67,445.70	-154.00	43,695.91

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<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	
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	31,000.00	-2,000.00	93,000.00	87,000.00	372,000.00	-76.61
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	93,000.00	87,000.00	372,000.00	-76.61
TOTAL MISCELLANEOUS EXPENSES	29,000.00	31,000.00	-2,000.00	93,000.00	87,000.00	372,000.00	-76.61
TOTAL EXPENSES	16,417.26	33,215.08	-16,797.82	78,915.24	19,554.30	371,846.00	-94.74
<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	-31,000.00	31,000.00	-93,000.00	0.00	-372,000.00	-100.00
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-31,000.00	31,000.00	-93,000.00	0.00	-372,000.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-31,000.00	31,000.00	-93,000.00	0.00	-372,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	16,417.26	2,215.08	14,202.18	-14,084.76	19,554.30	-154.00	-12,797.60

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	153.00	153.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,678.00	-13,500.00	-178.00	-40,500.00	-40,142.00	-162,000.00	-75.22
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,678.00	-13,500.00	-178.00	-40,500.00	-40,142.00	-162,000.00	-75.22
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	0.00	-25.00	0.00	-25.00	0.00	
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	-25.00	25.00	-25.00	0.00	-75.00	-100.00
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	25.00	-41.00	66.00	-125.00	120.00	-500.00	-124.00
10-1-000-006-3690.100 Late Fees	-150.00	-25.00	-125.00	-75.00	-275.00	-300.00	-8.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	2.08	-2.08	6.24	0.00	25.00	-100.00
10-1-000-006-3690.150 Laundry Income	-500.67	-540.00	39.33	-1,620.00	-933.67	-6,480.00	-85.59
10-1-000-006-3690.160 Vending Machine Inc	-47.61	-20.00	-27.61	-60.00	-61.09	-240.00	-74.55
10-1-000-006-3690.180 Labor	-15.00	-40.00	25.00	-120.00	-227.50	-480.00	-52.60
10-1-000-006-3690.200 Materials	-5.39	-10.00	4.61	-30.00	-13.89	-120.00	-88.43
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-718.67	-698.92	-19.75	-2,048.76	-1,416.15	-8,170.00	-82.67
TOTAL TENANT REVENUE	-14,396.67	-14,198.92	-197.75	-42,548.76	-41,558.15	-170,170.00	-75.58
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-12,688.00	-4,803.00	-7,885.00	-14,409.00	-29,288.00	-57,636.00	-49.18
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-8020.000 Oper Sub - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-12,688.00	-4,803.00	-7,885.00	-14,409.00	-29,288.00	-57,636.00	-49.18
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	-42,000.00	42,000.00	-42,000.00	0.00	-42,000.00	-100.00
10-1-000-006-3610.000 Interest Income	-7.79	-8.00	0.21	-24.00	-19.65	-96.00	-79.53
Total Other Grants & Investment Income	-7.79	-42,008.00	42,000.21	-42,024.00	-19.65	-42,096.00	-99.95
Other Revenue							
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Income from Amps	0.00	0.00	0.00	0.00	-672.00	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	0.00	0.00	0.00	-672.00	0.00	
TOTAL OTHER REVENUE	-12,695.79	-46,811.00	34,115.21	-56,433.00	-29,979.65	-99,732.00	-69.94
TOTAL REVENUE	-27,092.46	-61,009.92	33,917.46	-98,981.76	-71,537.80	-269,902.00	-73.49

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-006-4110.000 Admin Salaries	802.78	1,845.00	-1,042.22	5,535.00	2,176.69	22,140.00	-90.17
10-1-000-006-4110.200 Admin - Other Amps	86.03	125.00	-38.97	375.00	1,589.15	1,500.00	5.94
10-1-020-006-4110.000 Admin Salary-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	888.81	1,970.00	-1,081.19	5,910.00	3,765.84	23,640.00	-84.07
Benefit Contributions - Administrative							
10-1-000-006-4110.500 Emp Benefit - Admin	300.39	715.00	-414.61	2,145.00	839.26	8,580.00	-90.22
10-1-020-006-4110.500 Admin Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Admin	300.39	715.00	-414.61	2,145.00	839.26	8,580.00	-90.22
Fee Expenses							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	11,502.00	11,541.36	46,008.00	-74.91
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	1,137.00	1,140.00	4,548.00	-74.93
10-1-000-006-4120.400 Fee for Service Exp	2.00	0.00	2.00	0.00	3.00	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	775.00	-100.00
10-1-020-006-4120.100 Mgmt Fee - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Fee Expenses	4,766.93	4,723.00	43.93	14,169.00	14,214.36	57,451.00	-75.26
Advertising & Marketing							
10-1-000-006-4190.650 Advertising	0.00	16.00	-16.00	50.00	0.00	200.00	-100.00
Total Advertising & Marketing	0.00	16.00	-16.00	50.00	0.00	200.00	-100.00
Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	0.00	0.00	0.00	0.00	1,150.00	-100.00
10-1-000-006-4180.000 Telephone	422.35	317.00	105.35	952.00	1,069.52	3,805.00	-71.89
10-1-000-006-4190.100 Postage	8.16	10.00	-1.84	30.00	20.91	120.00	-82.58
10-1-000-006-4190.200 Office Supplies	0.00	4.00	-4.00	13.00	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	42.00	-42.00	125.00	395.45	500.00	-20.91
10-1-000-006-4190.300 Paper Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Supp-Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	95.00	2.00	93.00	6.00	95.00	25.00	280.00
10-1-000-006-4190.800 Internet Services	169.95	175.00	-5.05	525.00	509.85	2,100.00	-75.72
10-1-000-006-4190.850 IT Support	442.50	12.50	430.00	37.50	442.50	150.00	195.00
10-1-020-006-4190.200 Office Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Office Expense	1,137.96	600.00	537.96	1,801.00	2,533.23	8,350.00	-69.66
Legal Expense							
10-1-000-006-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.900 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							
10-1-000-006-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	0.00	1,550.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Travel Expense	0.00	0.00	0.00	0.00	0.00	1,550.00	-100.00

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Other Expense							
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	319.00	0.00	1,275.00	-100.00
10-1-000-006-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	4.00	-4.00	14.00	0.00	55.00	-100.00
Total Other Expense	0.00	110.00	-110.00	333.00	0.00	1,330.00	-100.00
TOTAL OPERATING EXPENSE - Admin	7,094.09	8,134.00	-1,039.91	24,408.00	21,352.69	101,101.00	-78.88
<u>TENANT SERVICES</u>							
Tenant Services - Salaries & Benefits							
10-1-000-006-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4210.500 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							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	0.00	26.08	150.00	-82.61
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Expense	0.00	0.00	0.00	50.00	0.00	50.00	-100.00
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	0.00	0.00	0.00	50.00	26.08	200.00	-86.96
TOTAL TENANT SERVICES EXPENSE	0.00	0.00	0.00	50.00	26.08	200.00	-86.96
<u>UTILITY EXPENSE</u>							
Utility Expense							
10-1-000-006-4310.000 Water	0.00	300.00	-300.00	925.00	479.09	3,800.00	-87.39
10-1-000-006-4315.000 Sewer	0.00	250.00	-250.00	625.00	387.52	3,500.00	-88.93
10-1-000-006-4320.000 Electric	0.00	1,500.00	-1,500.00	2,450.00	737.87	11,300.00	-93.47
10-1-000-006-4330.000 Gas	356.96	1,525.00	-1,168.04	2,525.00	1,336.37	10,300.00	-87.03
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utility Expense	356.96	3,575.00	-3,218.04	6,525.00	2,940.85	28,900.00	-89.82
TOTAL UTILITY EXPENSE	356.96	3,575.00	-3,218.04	6,525.00	2,940.85	28,900.00	-89.82
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maint - Labor	0.00	0.00	0.00	0.00	566.08	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor-Service Fee	5,555.04	4,642.00	913.04	13,926.00	14,867.04	55,704.00	-73.31
10-1-020-006-4410.000 Maint Labor - Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	5,555.04	4,642.00	913.04	13,926.00	15,433.12	55,704.00	-72.29
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	132.62	0.00	
10-1-020-006-4410.500 Maint Benefit-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	132.62	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	4.00	-4.00	13.00	0.00	50.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	229.00	-229.00	688.00	145.99	2,750.00	-94.69
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	850.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	100.00	-100.00	300.00	180.29	550.00	-67.22
10-1-000-006-4420.070 Electrical Supplies	12.65	20.00	-7.35	60.00	73.20	240.00	-69.50
10-1-000-006-4420.080 Plumbing Supplies	0.00	52.00	-52.00	156.00	609.98	625.00	-2.40
10-1-000-006-4420.090 Extermination Supplies	0.00	8.00	-8.00	25.00	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	62.18	118.00	-55.82	356.00	292.32	1,425.00	-79.49
10-1-000-006-4420.110 Routine Maint.Supplies	90.54	500.00	-409.46	1,500.00	1,157.00	6,000.00	-80.72
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-020-006-4420.000 Maint Supply-Cares Act	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	165.37	1,031.00	-865.63	3,098.00	2,458.78	12,590.00	-80.47
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	262.75	250.00	12.75	750.00	664.70	3,000.00	-77.84
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	750.00	-750.00	2,250.00	231.57	9,000.00	-97.43
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	875.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	1,075.00	1,067.70	4,300.00	-75.17
10-1-000-006-4430.050 Landscape & Grds Cont	250.00	0.00	250.00	100.00	348.00	300.00	16.00
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	24.78	50.00	-25.22	150.00	24.78	600.00	-95.87
10-1-000-006-4430.080 Plumbing Contracts	-0.10	670.00	-670.10	2,010.00	274.40	8,040.00	-96.59
10-1-000-006-4430.090 Extermination Contracts	0.00	330.00	-330.00	680.00	0.00	2,020.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	509.14	479.00	30.14	1,438.00	509.14	5,750.00	-91.15
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	37.50	-37.50	112.50	120.00	450.00	-73.33
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	1,046.57	2,566.50	-1,519.93	8,565.50	3,240.29	34,335.00	-90.56
TOTAL MAINTENANCE EXPENSES	6,766.98	8,239.50	-1,472.52	25,589.50	21,264.81	102,629.00	-79.28
TOTAL PROTECTIVE SERVICES EXPENSE							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	0.00	0.00	636.00	629.21	2,544.00	-75.27
10-1-000-006-4480.500 Security Contract	-800.00	75.00	-875.00	225.00	5,782.00	900.00	542.44
Total Protective Services - Contract	-800.00	75.00	-875.00	861.00	6,411.21	3,444.00	86.16
TOTAL PROTECTIVE SERVICES EXPENSE	-800.00	75.00	-875.00	861.00	6,411.21	3,444.00	86.16

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	985.10	1,010.33	-25.23	3,030.99	2,955.30	12,124.00	-75.62
10-1-000-006-4510.015 Equipment Insurance	39.37	70.00	-30.63	210.00	118.11	840.00	-85.94
10-1-000-006-4510.020 Liability Insurance	123.72	40.00	83.72	120.00	371.16	480.00	-22.68
10-1-000-006-4510.025 PE & PO Insurance	61.72	175.00	-113.28	525.00	185.16	2,100.00	-91.18
10-1-000-006-4510.030 Work Comp	167.62	130.00	37.62	390.00	502.86	1,560.00	-67.77
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	1,377.53	1,425.33	-47.80	4,275.99	4,132.59	17,104.00	-75.84
TOTAL INSURANCE PREMIUMS EXPENSE	1,377.53	1,425.33	-47.80	4,275.99	4,132.59	17,104.00	-75.84
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	-2,225.51	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	-2,225.51	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,332.11	983.00	349.11	3,388.00	3,720.12	13,312.00	-72.05
Total Payment In Lieu Of Taxes - PILOT	1,332.11	983.00	349.11	3,388.00	3,720.12	13,312.00	-72.05
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	41.34	-125.00	166.34	-50.00	8.64	1,350.00	-99.36
Total Bad Debt Write-Offs - Tenant Rents	41.34	-125.00	166.34	-50.00	8.64	1,350.00	-99.36
TOTAL OTHER GENERAL EXPENSES	1,373.45	858.00	515.45	3,338.00	1,503.25	14,662.00	-89.75
<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	16,169.01	22,306.83	-6,137.82	65,047.49	57,631.48	268,040.00	-78.50
NET (REVENUE)/EXPENSE	-10,923.45	-38,703.09	27,779.64	-33,934.27	-13,906.32	-1,862.00	646.85

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary 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	
Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total 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	11,000.00	0.00	33,000.00	33,000.00	132,000.00	-75.00
Total Depreciation Expense	11,000.00	11,000.00	0.00	33,000.00	33,000.00	132,000.00	-75.00
TOTAL MISCELLANEOUS EXPENSES	11,000.00	11,000.00	0.00	33,000.00	33,000.00	132,000.00	-75.00
TOTAL EXPENSES	76.55	-27,703.09	27,779.64	-934.27	19,093.68	130,138.00	-85.33
<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	-11,000.00	11,000.00	-33,000.00	0.00	-132,000.00	-100.00
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	-11,000.00	11,000.00	-33,000.00	0.00	-132,000.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-11,000.00	11,000.00	-33,000.00	0.00	-132,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	76.55	-38,703.09	38,779.64	-33,934.27	19,093.68	-1,862.00	-1,125.44

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN REVENUE							
Total PUM (including Port Outs)	280.00	280.00	0.00	840.00	840.00	3,360.00	0.00
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-9,658.00	-10,671.00	1,013.00	-32,013.00	-31,210.00	-128,052.00	-75.63
Total Admin Fee Subsidy	-9,658.00	-10,671.00	1,013.00	-32,013.00	-31,210.00	-128,052.00	-75.63
Interest Income							
30-1-000-000-3300.000 Int Reserve	-4.97	-6.00	1.03	-18.00	-11.67	-72.00	-83.79
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-4.97	-6.00	1.03	-18.00	-11.67	-72.00	-83.79
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-416.00	416.00	-1,248.00	-170.00	-5,000.00	-96.60
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-416.00	416.00	-1,248.00	-170.00	-5,000.00	-96.60
TOTAL ADMIN OPERATING INCOME	-9,662.97	-11,093.00	1,430.03	-33,279.00	-31,391.67	-133,124.00	-76.42
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,728.00	4,805.00	-77.00	14,415.00	12,429.00	57,660.00	-78.44
Total Admin Salaries	4,728.00	4,805.00	-77.00	14,415.00	12,429.00	57,660.00	-78.44
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	0.00	1,850.00	-100.00
Total Audit Fee Expense	0.00	0.00	0.00	0.00	0.00	1,850.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,436.00	2,460.00	-24.00	7,380.00	7,284.00	29,520.00	-75.33
30-1-000-000-4120.300 Bookkeep. Fees	1,522.50	1,538.00	-15.50	4,614.00	4,552.50	18,456.00	-75.33
30-1-000-000-4120.500 Other Fee Exp	2.50	0.00	2.50	0.00	7.50	0.00	
Total Fees Expense	3,961.00	3,998.00	-37.00	11,994.00	11,844.00	47,976.00	-75.31
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,623.19	2,000.00	623.19	6,000.00	6,993.61	24,000.00	-70.86
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contribution Exp	2,623.19	2,000.00	623.19	6,000.00	6,993.61	24,000.00	-70.86
Office Expense							
30-1-000-000-4180.000 Telephone	174.74	94.00	80.74	282.00	294.34	1,128.00	-73.91
30-1-000-000-4190.100 Postage	148.14	250.00	-101.86	750.00	554.44	2,466.00	-77.52
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	1,132.28	1,000.00	13.23
30-1-000-000-4190.400 Pinting/Printers	0.00	36.00	-36.00	72.00	0.00	216.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	26.50	-26.50	79.50	0.00	318.00	-100.00
Total Office Expense	322.88	406.50	-83.62	2,183.50	1,981.06	5,128.00	-61.37

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	0.00	0.00	0.00	0.00	2,150.00	-100.00
Other Expense							
30-1-000-000-4140.000 Training - Staff	0.00	25.00	-25.00	75.00	0.00	1,400.00	-100.00
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	25.00	-25.00	75.00	28.08	300.00	-90.64
30-1-000-000-4190.200 Inspections	0.00	0.00	0.00	0.00	0.00	5,250.00	-100.00
30-1-000-000-4190.950 Background Verification	32.91	54.00	-21.09	162.00	43.88	648.00	-93.23
Total Other Expense	32.91	104.00	-71.09	312.00	71.96	7,598.00	-99.05
TOTAL ADMIN EXPENSE	11,667.98	11,313.50	354.48	34,904.50	33,319.63	146,362.00	-77.23
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	61.72	67.00	-5.28	201.00	185.16	804.00	-76.97
30-1-000-000-4510.030 Work Comp Insurance	209.14	217.00	-7.86	651.00	627.42	2,604.00	-75.91
30-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	129.00	125.79	515.00	-75.57
Total Insurance Premium Expenses	312.79	327.00	-14.21	981.00	938.37	3,923.00	-76.08
TOTAL INSURANCE EXPENSE	312.79	327.00	-14.21	981.00	938.37	3,923.00	-76.08
General Expense							
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	96.45	0.00	96.45	0.00	96.45	0.00	
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	224.09	327.50	-103.41	982.50	830.51	3,930.00	-78.87
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	320.54	327.50	-6.96	982.50	926.96	3,930.00	-76.41
TOTAL GENERAL EXPENSE	320.54	327.50	-6.96	982.50	926.96	3,930.00	-76.41
TOTAL EXPENSES - ADMIN	12,301.31	11,968.00	333.31	36,868.00	35,184.96	154,215.00	-77.18
ADMIN (Profit)/Loss	2,638.34	875.00	1,763.34	3,589.00	3,793.29	21,091.00	-82.01
MISCELLANEOUS EXPENSE							
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	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 Rsrvc	0.00	-464.00	464.00	-1,392.00	0.00	-5,568.00	-100.00
Total Provision for Reserve	0.00	-464.00	464.00	-1,392.00	0.00	-5,568.00	-100.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	1,392.00	1,392.00	5,568.00	-75.00
Total Depreciation Expense	464.00	464.00	0.00	1,392.00	1,392.00	5,568.00	-75.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISC EXPENSE	464.00	0.00	464.00	0.00	1,392.00	0.00	
ADMIN (Profit)/Loss w/ Depreciation	3,102.34	875.00	2,227.34	3,589.00	5,185.29	21,091.00	-75.41

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
June, 2021

	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	-416.00	416.00	-1,248.00	-170.00	-5,000.00	-96.64
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-8026.000 HAP Subsidy - Cur Yr	-82,430.00	-75,928.00	-6,502.00	-227,784.00	-224,836.00	-911,138.00	-75.32
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.000 EHV - HAP Subsidy Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.001 EHV - Prelim Fee Inc	-6,000.00	0.00	-6,000.00	0.00	-6,000.00	0.00	
30-1-000-001-8026.002 EHV - Service Fee Inc	-26,250.00	0.00	-26,250.00	0.00	-26,250.00	0.00	
Total Income	-114,680.00	-76,344.00	-38,336.00	-229,032.00	-257,256.00	-916,138.00	-71.92
TOTAL HAP INCOME	-114,680.00	-76,344.00	-38,336.00	-229,032.00	-257,256.00	-916,138.00	-71.92
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	68,646.00	69,106.00	-460.00	207,406.00	202,287.00	830,513.00	-75.64
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	1,854.00	2,552.00	-698.00	7,656.00	5,504.00	30,624.00	-82.03
30-1-000-000-4715.050 HAP-Homeownership	0.00	174.00	-174.00	522.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP-Portable	7,814.68	11,025.00	-3,210.32	33,075.00	28,370.68	132,300.00	-78.56
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	78,314.68	82,857.00	-4,542.32	248,659.00	236,161.68	995,525.00	-76.28
TOTAL HAP EXPENSE	78,314.68	82,857.00	-4,542.32	248,659.00	236,161.68	995,525.00	-76.28
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	-25.00	25.00	-75.00	0.00	-300.00	-100.00
Total General HAP Expenses	0.00	-25.00	25.00	-75.00	0.00	-300.00	-100.00
TOTAL GENERAL HAP EXPENSES	0.00	-25.00	25.00	-75.00	0.00	-300.00	-100.00
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	78,314.68	82,832.00	-4,517.32	248,584.00	236,161.68	995,225.00	-76.27
Remaining HAP (to)/from Reserve	-36,365.32	6,488.00	-42,853.32	19,552.00	-21,094.32	79,087.00	-126.67

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	216.00	216.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,359.00	-28,400.00	3,041.00	-85,200.00	-77,036.00	-340,800.00	-77.40
60-1-000-000-5125.000 PHA Rent	-6,021.00	-4,500.00	-1,521.00	-13,500.00	-17,725.00	-54,000.00	-67.18
60-1-000-000-5126.000 Georgia HAP - Prairie S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	-965.00	-40.00	-925.00	-120.00	-726.00	-480.00	51.25
Total Tenant Rent Revenue	-32,345.00	-32,940.00	595.00	-98,820.00	-95,487.00	-395,280.00	-75.84
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	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL TENANT REVENUE	-32,345.00	-32,940.00	595.00	-98,820.00	-95,487.00	-395,280.00	-75.84
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-9.89	-20.00	10.11	-60.00	-24.85	-240.00	-89.65
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	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-9.89	-20.00	10.11	-60.00	-24.85	-240.00	-89.65
TOTAL INVESTMENT INCOME	-9.89	-20.00	10.11	-60.00	-24.85	-240.00	-89.65
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	0.00	0.00	0.00	-104.48	0.00	
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5910.000 Laundry Income	-1,155.25	-733.00	-422.25	-2,199.00	-2,176.00	-8,796.00	-75.26
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-329.00	-450.00	121.00	-1,350.00	-1,208.75	-5,400.00	-77.62
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	-22.00	-150.00	128.00	-450.00	-133.00	-1,800.00	-92.61
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-120.00	0.00	-480.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,506.25	-1,373.00	-133.25	-4,119.00	-3,622.23	-16,476.00	-78.02
TOTAL OTHER REVENUE	-1,506.25	-1,373.00	-133.25	-4,119.00	-3,622.23	-16,476.00	-78.02
TOTAL REVENUE	-33,861.14	-34,333.00	471.86	-102,999.00	-99,134.08	-411,996.00	-75.94

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
<u>OPERATING EXPENSES</u>							
Administrative Salaries							
60-1-000-000-6310.000 Administrative Salaries	1,055.50	1,170.00	-114.50	3,510.00	2,684.54	14,040.00	-80.88
60-1-000-000-6330.000 Manager Salaries	2,545.50	2,650.00	-104.50	7,950.00	6,631.89	31,800.00	-79.15
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,601.00	3,820.00	-219.00	11,460.00	9,316.43	45,840.00	-79.68
Benefit Contributions - Administrative							
60-1-000-000-6310.500 Emp Benefit - Admin	168.21	650.00	-481.79	1,950.00	747.74	7,800.00	-90.41
60-1-000-000-6330.500 Manager's Benefits	1,000.06	870.00	130.06	2,610.00	2,323.04	10,440.00	-77.75
Total Benefit Contributions - Admin	1,168.27	1,520.00	-351.73	4,560.00	3,070.78	18,240.00	-83.16
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.58	210.00	-200.42	230.00	27.50	430.00	-93.60
60-1-000-000-6250.000 Misc Renting Expense	442.00	110.00	332.00	330.00	595.00	1,320.00	-54.92
60-1-000-000-6311.000 Office Expense-Brent	187.73	170.00	17.73	510.00	297.39	2,040.00	-85.42
60-1-000-000-6311.050 Office Rental Expense	225.00	230.00	-5.00	690.00	675.00	2,760.00	-75.54
60-1-000-000-6311.100 Phone/Internet Service	230.46	150.00	80.46	450.00	430.42	1,800.00	-76.09
60-1-000-000-6311.150 IT Support	0.00	50.00	-50.00	150.00	41.25	600.00	-93.13
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.59	500.00	-21.28
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	0.00	0.00	0.00	0.00	950.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	50.00	-50.00	150.00	60.00	1,900.00	-96.84
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	-93.74	25.00	-118.74	75.00	0.00	2,400.00	-100.00
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.100 Mileage, Staff - BW	145.49	85.00	60.49	255.00	145.49	1,020.00	-85.74
60-1-000-000-6370.000 Bad Debt	119.77	265.00	-145.23	795.00	455.30	3,180.00	-85.68
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.100 Inspection Income	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6399.000 Other Administrative	41.50	75.00	-33.50	225.00	41.50	900.00	-95.39
Total Admin Sundry	1,307.79	1,570.00	-262.21	4,810.00	3,162.44	21,600.00	-85.36
Fee Expense							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	11,232.00	11,024.00	44,928.00	-75.46
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	1,620.00	1,590.00	6,480.00	-75.46
60-1-000-000-6390.000 Fee for Service Exp	10.00	20.00	-10.00	60.00	21.00	240.00	-91.25
Total Fee Expense	4,234.50	4,304.00	-69.50	12,912.00	12,635.00	51,648.00	-75.54
TOTAL OPERATING EXPENSES	10,311.56	11,214.00	-902.44	33,742.00	28,184.65	137,328.00	-79.48
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	400.44	650.00	-249.56	1,950.00	468.55	7,800.00	-93.99
60-1-000-000-6451.000 Utilities - Water	774.70	870.00	-95.30	2,610.00	1,486.90	10,440.00	-85.76
60-1-000-000-6452.000 Utilities - Gas	121.01	150.00	-28.99	450.00	483.07	1,800.00	-73.16
60-1-000-000-6453.000 Utilities - Sewer	1,336.81	1,170.00	166.81	3,510.00	2,318.96	14,040.00	-83.48
Total Utilities	2,632.96	2,840.00	-207.04	8,520.00	4,757.48	34,080.00	-86.04
TOTAL UTILITIES	2,632.96	2,840.00	-207.04	8,520.00	4,757.48	34,080.00	-86.04

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	41.67	-41.67	125.01	3,837.15	500.00	667.43
Total Taxes & Insurance Expense	2,976.67	3,060.67	-84.00	9,182.01	12,846.81	37,052.00	-65.33
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,816.16	1,890.00	-73.84	5,670.00	5,424.69	22,680.00	-76.08
Total Financial Expenses	1,816.16	1,890.00	-73.84	5,670.00	5,424.69	22,680.00	-76.08
TOTAL TAXES & INSURANCE EXPENSE	4,792.83	4,950.67	-157.84	14,852.01	18,271.50	59,732.00	-69.41
TOTAL OPREATING EXPENSES	27,007.73	32,640.67	-5,632.94	93,321.01	74,908.18	377,373.00	-80.15
NET (REVENUE)/EXPENSE	-6,853.41	-1,692.33	-5,161.08	-9,677.99	-24,225.90	-34,623.00	-30.03
<u>MISCELLANEOUS EXPENSE</u>							
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	3,350.00	3,350.00	0.00	10,050.00	10,050.00	40,200.00	-75.00
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	10,050.00	10,050.00	40,200.00	-75.00
Transfers In/Out							
60-1-000-000-9111.000 Xfers In from Amps	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	3,350.00	3,350.00	0.00	10,050.00	10,050.00	40,200.00	-75.00
TOTAL EXPENSES BEFORE DEPRECIATION	-3,503.41	1,657.67	-5,161.08	372.01	-14,175.90	5,577.00	-354.19
<u>OTHER FINANCING SOURCES (USES)</u>							
Prior Period Adjustment							
60-1-000-000-6010.000 Prior Yr Adj - BW	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	
Operation/Reserve Transfers (In)/Out							
60-1-000-000-7010.000 Provision For Reserve	0.00	-3,350.00	3,350.00	-10,050.00	0.00	-40,200.00	-100.00
60-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Reserve Xfers (In)/Out	0.00	-3,350.00	3,350.00	-10,050.00	0.00	-40,200.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-3,350.00	3,350.00	-10,050.00	0.00	-40,200.00	-100.00
EXCESS (REVENUE)/EXPENSE	-3,503.41	-1,692.33	-1,811.08	-9,677.99	-14,175.90	-34,623.00	-59.06
TOTAL BOND PAYMENT	2,071.34	0.00	2,071.34	0.00	6,237.82	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 2021

Page: 1
Rpt File: F:\HMS\REPORTS\KNOXOS.QRP

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	195.00	195.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,553.00	-23,190.00	637.00	-69,570.00	-66,601.00	-278,283.00	-76.07
60-1-000-001-5125.000 PHA Rent	-1,668.00	-1,610.00	-58.00	-4,830.00	-6,325.00	-19,320.00	-67.26
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,173.00	-3,375.00	202.00	-10,125.00	-9,258.00	-40,500.00	-77.14
60-1-000-001-5320.000 Rent Adjustments	-8.00	0.00	-8.00	0.00	-8.00	0.00	
Total Tenant Rent Revenue	-27,402.00	-28,175.00	773.00	-84,525.00	-82,192.00	-338,103.00	-75.69
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-667.00	-685.00	18.00	-2,055.00	-1,948.00	-8,220.00	-76.30
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	-667.00	-685.00	18.00	-2,055.00	-1,948.00	-8,220.00	-76.30
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Vacancies Revenue	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL TENANT REVENUE	-28,069.00	-28,860.00	791.00	-86,580.00	-84,140.00	-346,323.00	-75.70
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-0.25	0.00	-0.25	0.00	-0.25	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	-40.00	40.00	-40.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-13.50	13.50	-13.50	0.00	-54.00	-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	-0.25	-53.50	53.25	-53.50	-0.25	-214.00	-99.88
TOTAL INVESTMENT INCOME	-0.25	-53.50	53.25	-53.50	-0.25	-214.00	-99.88
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-230.00	5.00	-690.00	-675.00	-2,760.00	-75.54
60-1-000-001-5900.000 Other Income	-46.00	0.00	-46.00	0.00	-46.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-483.00	-350.00	-133.00	-1,050.00	-868.00	-4,200.00	-79.33
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	-39.00	-200.00	161.00	-600.00	-215.00	-2,400.00	-91.04
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-120.00	0.00	-480.00	-100.00
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	
60-1-000-001-5990.000 Income from Grants	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	
Total Other Revenue	-793.00	-820.00	27.00	-2,460.00	-1,804.00	-9,840.00	-81.67
TOTAL OTHER REVENUE	-793.00	-820.00	27.00	-2,460.00	-1,804.00	-9,840.00	-81.67
TOTAL REVENUE	-28,862.25	-29,733.50	871.25	-89,093.50	-85,944.25	-356,377.00	-75.88

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-001-6310.000 Administrative Salaries	1,055.50	1,170.00	-114.50	3,510.00	2,684.51	14,040.00	-80.88
60-1-000-001-6310.500 Emp Benefit - Admin	168.21	644.00	-475.79	1,932.00	747.66	7,733.00	-90.33
60-1-000-001-6330.000 Manager's Salaries	2,545.50	2,650.00	-104.50	7,950.00	6,631.86	31,800.00	-79.15
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6330.500 Manager's Benefits	999.99	870.00	129.99	2,610.00	2,322.86	10,440.00	-77.75
Total Administrative Salaries & Benefits	4,769.20	5,334.00	-564.80	16,002.00	12,386.89	64,013.00	-80.65
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.57	10.00	-0.43	180.00	27.48	530.00	-94.82
60-1-000-001-6250.000 Misc. Rent Expense	306.00	100.00	206.00	300.00	357.00	1,200.00	-70.25
60-1-000-001-6311.000 Office Expense-Prairie	180.53	150.00	30.53	450.00	227.03	1,800.00	-87.39
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	230.44	150.00	80.44	450.00	430.56	1,800.00	-76.08
60-1-000-001-6311.150 IT Support	0.00	50.00	-50.00	150.00	41.24	600.00	-93.13
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.58	500.00	-21.28
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	0.00	0.00	0.00	0.00	950.00	-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	50.00	-50.00	150.00	60.00	1,900.00	-96.84
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	-93.71	25.00	-118.71	75.00	0.00	2,400.00	-100.00
60-1-000-001-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6365.100 Mileage, Staff - PL	145.46	85.00	60.46	255.00	145.46	1,020.00	-85.74
60-1-000-001-6370.000 Bad Debt	25.40	360.00	-334.60	1,080.00	819.90	4,320.00	-81.02
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Income	0.00	135.00	-135.00	405.00	0.00	1,620.00	-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	31.30	100.00	-68.70	300.00	31.30	1,200.00	-97.39
Total Admin Sundry	834.99	1,215.00	-380.01	4,295.00	2,533.55	19,840.00	-87.23
Fee Expense							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	10,140.00	9,984.00	40,560.00	-75.38
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	1,464.00	1,440.00	5,856.00	-75.41
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	20.00	5.00	15.00	15.00	26.00	60.00	-56.67
Total Fee Expense	3,887.50	3,873.00	14.50	11,619.00	11,450.00	46,476.00	-75.36
TOTAL OPERATING EXPENSES	9,491.69	10,422.00	-930.31	31,916.00	26,370.44	130,329.00	-79.77
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	289.73	400.00	-110.27	1,200.00	856.14	4,800.00	-82.16
60-1-000-001-6451.000 Utilities Water	981.10	1,075.00	-93.90	3,225.00	1,962.20	12,900.00	-84.79
60-1-000-001-6452.000 Utilities Gas	106.26	144.00	-37.74	430.00	347.82	1,720.00	-79.78
60-1-000-001-6453.000 Utilities Sewer	1,497.00	1,465.00	32.00	4,395.00	2,856.07	17,580.00	-83.75
Total Utilities	2,874.09	3,084.00	-209.91	9,250.00	6,022.23	37,000.00	-83.72
TOTAL UTILITIES	2,874.09	3,084.00	-209.91	9,250.00	6,022.23	37,000.00	-83.72

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-001-6510.000 Maintenance Salaries	4,154.40	4,420.00	-265.60	13,260.00	10,833.36	53,040.00	-79.58
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	20.00	-20.00	60.00	0.00	240.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	60.00	0.00	240.00	-100.00
60-1-000-001-6510.300 Maint - PT/Seasonal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6510.500 Maint. Employee Ben.	1,969.36	2,375.00	-405.64	7,125.00	5,227.02	28,500.00	-81.66
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	6,123.76	6,835.00	-711.24	20,505.00	16,060.38	82,020.00	-80.42
Maintenance Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heating/Cooling Supplies	12.21	120.00	-107.79	120.00	12.21	2,160.00	-99.43
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	450.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	2,202.15	400.00	1,802.15	2,800.00	2,282.47	3,800.00	-39.94
60-1-000-001-6515.070 Electrical Supplies	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	165.21	285.00	-119.79	855.00	342.12	3,420.00	-90.00
60-1-000-001-6515.100 Janitorial Supplies	82.85	80.00	2.85	240.00	110.57	960.00	-88.48
60-1-000-001-6515.110 Routine Maint. Supplies	200.25	1,167.00	-966.75	3,501.00	821.20	14,004.00	-94.14
60-1-000-001-6515.114 Painting Supplies - PL	67.21	0.00	67.21	500.00	67.21	1,800.00	-96.27
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	0.00	0.00	1,000.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	0.00	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	40.00	-40.00	120.00	0.00	480.00	-100.00
Total Maintenance Supplies	2,729.88	2,217.00	512.88	8,511.00	3,635.78	30,374.00	-88.03
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	687.50	755.00	-67.50	2,265.00	2,059.50	9,060.00	-77.27
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	0.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	0.00	0.00	0.00	2,100.00	-100.00
60-1-000-001-6520.060 Unit Turnaround Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.00	-16.00	49.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	200.00	-200.00	200.00	0.00	2,400.00	-100.00
60-1-000-001-6520.090 Extermin Contract	423.72	424.00	-0.28	424.00	423.72	2,046.00	-79.29
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	11.50	35.00	-23.50	170.00	88.34	485.00	-81.79
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	500.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	400.00	0.00	5,800.00	-100.00
Total Maintenance Contracts	1,122.72	1,430.00	-307.28	4,008.00	2,571.56	26,691.00	-90.37
TOTAL MAINTENANCE	9,976.36	10,482.00	-505.64	33,024.00	22,267.72	139,085.00	-83.99
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,237.65	1,282.00	-44.35	3,843.00	3,842.24	15,467.00	-75.16
60-1-000-001-6720.000 Prpoerty Insurance	895.54	917.00	-21.46	2,751.00	2,686.62	11,004.00	-75.59
60-1-000-001-6720.500 Equipment Insurance	49.98	52.00	-2.02	156.00	149.94	624.00	-75.97
60-1-000-001-6721.000 Liability Insurance	155.52	163.00	-7.48	489.00	466.56	1,956.00	-76.15
60-1-000-001-6721.500 PE & PO Insuranace	102.90	108.00	-5.10	324.00	308.70	1,296.00	-76.18
60-1-000-001-6722.000 Work Comp Insurance	263.81	275.00	-11.19	825.00	791.43	3,300.00	-76.02

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
June, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	3,837.15	500.00	667.43
Total Taxes & Insurance Expense	2,705.40	2,797.00	-91.60	8,388.00	12,082.64	34,147.00	-64.62
TOTAL TAXES & INSURANCE EXPENSE	2,705.40	2,797.00	-91.60	8,388.00	12,082.64	34,147.00	-64.62
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,816.16	1,900.00	-83.84	5,700.00	5,424.68	22,800.00	-76.21
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,816.16	1,900.00	-83.84	5,700.00	5,424.68	22,800.00	-76.21
Amortization Expense							
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	-6,275.00	6,275.00	-18,825.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-18,825.00	0.00	-75,300.00	-100.00
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 Xfers In from Amps	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	1,816.16	-4,375.00	6,191.16	-13,125.00	5,424.68	-52,500.00	-110.33
TOTAL EXPENSES BEFORE DEPRECIATION	26,863.70	22,410.00	4,453.70	69,453.00	72,167.71	288,061.00	-74.95
NET REVENUE/EXPENSES (PROFIT)/LOSS	-1,998.55	-7,323.50	5,324.95	-19,640.50	-13,776.54	-68,316.00	-79.83
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	18,825.00	18,825.00	75,300.00	-75.00
Total Depreciation Expense	6,275.00	6,275.00	0.00	18,825.00	18,825.00	75,300.00	-75.00
TOTAL DEPRECIATION EXPENSE	6,275.00	6,275.00	0.00	18,825.00	18,825.00	75,300.00	-75.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	4,276.45	-1,048.50	5,324.95	-815.50	5,048.46	6,984.00	-27.71
TOTAL BOND PAYMENT	2,071.34	0.00	2,071.34	0.00	6,237.82	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
June 30, 2021

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	94,079.67	120,517.33	-26,437.66	278,975.35	1,446,208.00	-80.71
TOTAL OPERATING INCOME	94,079.67	120,517.33	-26,437.66	278,975.35	1,446,208.00	-80.71
OPERATING EXPENSE						
Total Administration Expenses	51,549.75	54,486.33	-2,936.58	131,715.14	686,436.00	-80.81
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	410.41	344.00	66.41	557.21	5,486.00	-89.84
Total Maintenance Expenses	48,384.64	60,378.00	-11,993.36	116,683.50	725,192.00	-83.91
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	1,594.29	1,625.00	-30.71	-3,019.80	21,890.00	-113.80
TOTAL ROUTINE OPERATING EXPENSES	101,939.09	116,833.33	-14,894.24	245,936.05	1,439,004.00	-82.91
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	101,939.09	116,833.33	-14,894.24	245,936.05	1,439,004.00	-82.91
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-7,859.42	3,684.00	-11,543.42	33,039.30	7,204.00	358.62
Total Depreciation Expense						
	45.00	760.50	-715.50	135.00	9,126.00	-98.52
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-7,904.42	2,923.50	-10,827.92	32,904.30	-1,922.00	-1,811.98

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
June 30, 2021

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	80,294.41	123,560.00	-43,265.59	235,631.36	882,270.00	-73.29
TOTAL OPERATING INCOME	80,294.41	123,560.00	-43,265.59	235,631.36	882,270.00	-73.29
OPERATING EXPENSE						
Total Administration Expenses	25,920.89	25,155.17	765.72	74,673.12	322,115.00	-76.82
Total Tenant Service Expenses	120.71	85.00	35.71	315.61	1,560.00	-79.77
Total Utility Expenses	7,645.18	9,975.00	-2,329.82	15,676.88	121,000.00	-87.04
Total Maintenance Expenses	17,118.56	27,632.34	-10,513.78	70,406.80	336,925.00	-79.10
Total Protective Service Expenses	3,551.60	304.00	3,247.60	4,005.38	4,480.00	-10.59
General Expenses	7,502.97	6,583.00	919.97	17,730.34	90,521.00	-80.41
TOTAL ROUTINE OPERATING EXPENSES	61,859.91	69,734.51	-7,874.60	182,808.13	876,601.00	-79.15
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	-14,500.00	14,500.00	0.00	-174,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	61,859.91	55,234.51	6,625.40	182,808.13	702,601.00	-73.98
NET REVENUE/EXPENSE PROFIT/-LOSS	18,434.50	68,325.49	-49,890.99	52,823.23	179,669.00	-70.60
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	14,500.00	0.00	43,500.00	174,000.00	-75.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	3,934.50	53,825.49	-49,890.99	9,323.23	5,669.00	64.46

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
June 30, 2021

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	96,713.12	90,471.00	6,242.12	292,039.13	1,115,436.00	-73.82
TOTAL OPERATING INCOME	96,713.12	90,471.00	6,242.12	292,039.13	1,115,436.00	-73.82
OPERATING EXPENSE						
Total Administration Expenses	33,809.57	32,904.00	905.57	87,164.53	413,513.00	-78.92
Total Tenant Service Expenses	0.00	100.00	-100.00	0.00	1,200.00	-100.00
Total Utility Expenses	223.28	1,954.00	-1,730.72	2,157.29	31,775.00	-93.21
Total Maintenance Expenses	42,888.29	50,009.33	-7,121.04	111,962.03	560,252.00	-80.02
Total Protective Service Expenses	0.00	1,017.00	-1,017.00	990.57	14,236.00	-93.04
General Expenses	7,209.24	6,701.75	507.49	22,319.01	94,306.00	-76.33
TOTAL ROUTINE OPERATING EXPENSES	84,130.38	92,686.08	-8,555.70	224,593.43	1,115,282.00	-79.86
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	84,130.38	61,686.08	22,444.30	224,593.43	743,282.00	-69.78
NET REVENUE/EXPENSE PROFIT/-LOSS						
	12,582.74	28,784.92	-16,202.18	67,445.70	372,154.00	-81.88
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	87,000.00	372,000.00	-76.61
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-16,417.26	-2,215.08	-14,202.18	-19,554.30	154.00	-12,797.60

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
June 30, 2021

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	27,092.46	61,009.92	-33,917.46	71,537.80	269,902.00	-73.49
TOTAL OPERATING INCOME	27,092.46	61,009.92	-33,917.46	71,537.80	269,902.00	-73.49
OPERATING EXPENSE						
Total Administration Expenses	7,094.09	8,134.00	-1,039.91	21,352.69	101,101.00	-78.88
Total Tenant Service Expenses	0.00	0.00	0.00	26.08	200.00	-86.96
Total Utility Expenses	356.96	3,575.00	-3,218.04	2,940.85	28,900.00	-89.82
Total Maintenance Expenses	6,766.98	8,239.50	-1,472.52	21,264.81	102,629.00	-79.28
Total Protective Service Expenses	-800.00	75.00	-875.00	6,411.21	3,444.00	86.16
General Expenses	2,750.98	2,283.33	467.65	5,635.84	31,766.00	-82.26
TOTAL ROUTINE OPERATING EXPENSES	16,169.01	22,306.83	-6,137.82	57,631.48	268,040.00	-78.50
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	-11,000.00	11,000.00	0.00	-132,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	16,169.01	11,306.83	4,862.18	57,631.48	136,040.00	-57.64
NET REVENUE/EXPENSE PROFIT/-LOSS	10,923.45	49,703.09	-38,779.64	13,906.32	133,862.00	-89.61
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	11,000.00	0.00	33,000.00	132,000.00	-75.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-76.55	38,703.09	-38,779.64	-19,093.68	1,862.00	-1,125.44

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
June 30, 2021

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,662.97	11,093.00	-1,430.03	31,391.67	133,124.00	-76.42
TOTAL ADMIN OPERATING INCOME	9,662.97	11,093.00	-1,430.03	31,391.67	133,124.00	-76.42
OPERATING EXPENSES						
Total Admin Expenses	7,706.98	7,323.50	383.48	19,630.56	96,636.00	-79.69
Total Fees Expenses	3,961.00	3,998.00	-37.00	11,844.00	49,826.00	-76.23
Total General Expenses	633.33	700.50	-67.17	1,865.33	8,403.00	-77.80
TOTAL OPERATING EXPENSES	12,301.31	12,022.00	279.31	33,339.89	154,865.00	-78.47
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-464.00	464.00	0.00	-5,568.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	12,301.31	11,558.00	743.31	33,339.89	149,297.00	-77.67
NET REVENUE PROFIT/-LOSS	-2,638.34	-465.00	-2,173.34	-1,948.22	-16,173.00	-87.95
Total Depreciation Expense	464.00	464.00	0.00	1,392.00	5,568.00	-75.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-3,102.34	-929.00	-2,173.34	-3,340.22	-21,741.00	-84.64

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,430.00	76,344.00	6,086.00	225,006.00	916,138.00	-75.44
TOTAL HAP INCOME	82,430.00	76,344.00	6,086.00	225,006.00	916,138.00	-75.44
HAP EXPENSES						
Total HAP Expenses	78,314.68	82,857.00	-4,542.32	236,161.68	995,525.00	-76.28
Total General HAP Expenses	0.00	-25.00	25.00	0.00	-300.00	-100.00
TOTAL HAP EXPENSES	78,314.68	82,832.00	-4,517.32	236,161.68	995,225.00	-76.27
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	4,115.32	-6,488.00	10,603.32	-11,155.68	-79,087.00	-85.89

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
June 30, 2021

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,861.14	34,333.00	-471.86	99,134.08	411,996.00	-75.94
TOTAL OPERATING INCOME	33,861.14	34,333.00	-471.86	99,134.08	411,996.00	-75.94
OPERATING EXPENSE						
Total Administration Expenses	6,087.06	9,580.00	-3,492.94	15,570.65	117,720.00	-86.77
Total Fee Expenses	4,224.50	4,284.00	-59.50	12,614.00	51,408.00	-75.46
Total Utilities Expenses	2,632.96	2,840.00	-207.04	4,757.48	34,080.00	-86.04
Total Maintenance Expenses	9,270.38	13,636.00	-4,365.62	23,694.55	146,233.00	-83.80
Total Taxes & Insurance Expense	2,976.67	3,060.67	-84.00	12,846.81	37,052.00	-65.33
Total Financial Expenses	1,816.16	1,890.00	-73.84	5,424.69	22,680.00	-76.08
TOTAL ROUTINE OPERATING EXPENSE	27,007.73	35,290.67	-8,282.94	74,908.18	409,173.00	-81.69
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
Total Capital Expenditures	0.00	-3,350.00	3,350.00	0.00	-40,200.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,007.73	31,940.67	-4,932.94	74,908.18	368,973.00	-79.70
NET REVENUE PROFIT/-LOSS						
	6,853.41	2,392.33	4,461.08	24,225.90	43,023.00	-43.69
Total Depreciation Expense						
	3,350.00	3,350.00	0.00	10,050.00	40,200.00	-75.00
NET REVENUE w/Depreciation PROFIT/-LOSS	3,503.41	-957.67	4,461.08	14,175.90	2,823.00	402.16

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
June 30, 2021

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	28,862.25	29,733.50	-871.25	85,944.25	356,377.00	-75.88
TOTAL OPERATING INCOME	28,862.25	29,733.50	-871.25	85,944.25	356,377.00	-75.88
OPERATING EXPENSE						
Total Administration Expenses	5,624.19	6,554.00	-929.81	14,946.44	83,913.00	-82.19
Total Fee Expenses	3,867.50	3,868.00	-0.50	11,424.00	46,416.00	-75.39
Total Utilities Expenses	2,874.09	3,084.00	-209.91	6,022.23	37,000.00	-83.72
Total Maintenance Expenses	9,976.36	10,482.00	-505.64	22,267.72	139,085.00	-83.99
Total Taxes & Insurance Expense	2,705.40	2,797.00	-91.60	12,082.64	34,147.00	-64.62
Total Financial Expenses	1,816.16	1,900.00	-83.84	5,424.68	22,800.00	-76.21
TOTAL ROUTINE OPERATING EXPENSE	26,863.70	28,685.00	-1,821.30	72,167.71	363,361.00	-80.14
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
Total Capital Expenditures	0.00	-6,275.00	6,275.00	0.00	-75,300.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	26,863.70	22,410.00	4,453.70	72,167.71	288,061.00	-74.95
NET REVENUE PROFIT/-LOSS						
	1,998.55	7,323.50	-5,324.95	13,776.54	68,316.00	-79.83
Total Depreciation Expense						
	6,275.00	6,275.00	0.00	18,825.00	75,300.00	-75.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,276.45	1,048.50	-5,324.95	-5,048.46	-6,984.00	-27.71

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
June 30, 2021

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	298,179.66	395,558.25	-97,378.59	878,183.64	3,713,816.00	-76.35
TOTAL OPERATING INCOME	298,179.66	395,558.25	-97,378.59	878,183.64	3,713,816.00	-76.35
OPERATING EXPENSE						
Total Administration Expenses	118,374.30	120,679.50	-2,305.20	314,905.48	1,523,165.00	-79.33
Total Tenant Service Expenses	120.71	185.00	-64.29	341.69	2,960.00	-88.46
Total Utility Expenses	8,635.83	15,848.00	-7,212.17	21,332.23	187,161.00	-88.60
Total Maintenance Expenses	115,158.47	146,259.17	-31,100.70	320,317.14	1,724,998.00	-81.43
Total Protective Service Expenses	2,751.60	1,396.00	1,355.60	11,407.16	22,160.00	-48.52
General Expenses	19,057.48	17,193.08	1,864.40	42,665.39	238,483.00	-82.11
TOTAL ROUTINE OPERATING EXPENSES	264,098.39	301,560.75	-37,462.36	710,969.09	3,698,927.00	-80.78
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	-56,500.00	56,500.00	0.00	-678,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	264,098.39	245,060.75	19,037.64	710,969.09	3,020,927.00	-76.47
NET REVENUE/EXPENSE PROFIT/-LOSS						
	34,081.27	150,497.50	-116,416.23	167,214.55	692,889.00	-75.87
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	163,635.00	687,126.00	-76.19
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-20,463.73	93,237.00	-113,700.73	3,579.55	5,763.00	-37.89

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
June 30, 2021

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,723.39	64,066.50	-1,343.11	185,078.33	768,373.00	-75.91
TOTAL OPERATING INCOME	62,723.39	64,066.50	-1,343.11	185,078.33	768,373.00	-75.91
OPERATING EXPENSE						
Total Administration Expenses	11,711.25	16,134.00	-4,422.75	30,517.09	201,633.00	-84.87
Total Fee Expenses	8,092.00	8,152.00	-60.00	24,038.00	97,824.00	-75.43
Total Utilities Expenses	5,507.05	5,924.00	-416.95	10,779.71	71,080.00	-84.83
Total Maintenance Expenses	19,246.74	24,118.00	-4,871.26	45,962.27	285,318.00	-83.89
Total Taxes & Insurance Expense	5,682.07	5,857.67	-175.60	24,929.45	71,199.00	-64.99
Total Financial Expenses	3,632.32	3,790.00	-157.68	10,849.37	45,480.00	-76.14
TOTAL ROUTINE OPERATING EXPENSE	53,871.43	63,975.67	-10,104.24	147,075.89	772,534.00	-80.96
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
Total Capital Expenditures	0.00	-9,625.00	9,625.00	0.00	-115,500.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	53,871.43	54,350.67	-479.24	147,075.89	657,034.00	-77.62
NET REVENUE PROFIT/-LOSS						
	8,851.96	9,715.83	-863.87	38,002.44	111,339.00	-65.87
Total Depreciation Expense						
	9,625.00	9,625.00	0.00	28,875.00	115,500.00	-75.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-773.04	90.83	-863.87	9,127.44	-4,161.00	-319.36

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
June, 2021

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	21,087.44	32,158.29	-11,070.85	63,482.12
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,543.11	15,712.07	831.04	49,623.33
Administrative Expenses	539.24	3,189.25	-2,650.01	2,454.83
Tenant Services	120.71	153.88	-33.17	315.61
Utilities	7,645.18	14,731.21	-7,086.03	15,676.88
Maintenance Supplies/Contracts	8,421.26	13,990.25	-5,568.99	33,525.02
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,502.97	4,789.72	2,713.25	17,730.34
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	61,859.91	84,724.67	-22,864.76	182,808.13
AMP002 - FAMILY				
Salaries	38,890.83	25,785.71	13,105.12	112,377.86
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	18,318.28	17,513.87	804.41	54,873.41
Administrative Expenses	807.40	4,089.29	-3,281.89	3,333.76
Tenant Services	0.00	0.00	0.00	0.00
Utilities	223.28	2,875.26	-2,651.98	2,157.29
Maintenance Supplies/Contracts	18,289.29	12,208.83	6,080.46	28,745.58
Mileage	0.00	0.00	0.00	0.00
General Expenses	7,209.24	5,237.96	1,971.28	22,319.01
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	83,738.32	67,710.92	16,027.40	223,806.91
AMP003 - BLUEBELL				
Salaries	6,744.24	4,919.70	1,824.54	20,170.84
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,766.93	4,539.50	227.43	14,214.36
Administrative Expenses	1,137.96	600.67	537.29	2,533.23
Tenant Services	0.00	0.00	0.00	26.08
Utilities	356.96	3,569.10	-3,212.14	2,940.85
Maintenance Supplies/Contracts	411.94	8,783.39	-8,371.45	12,110.28
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,750.98	2,214.61	536.37	5,635.84
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	16,169.01	24,626.97	-8,457.96	57,631.48
COCC				
Salaries	92,349.85	41,350.04	50,999.81	230,879.99
Employee W/H Payments	-0.01	-294.49	294.48	-2,098.70
Management Fees	7.50	0.00	7.50	7.50
Administrative Expenses	7,525.32	6,068.24	1,457.08	17,356.84
Tenant Services	0.00	0.00	0.00	0.00
Utilities	410.41	650.89	-240.48	557.21
Maintenance Supplies/Contracts	51.72	4.05	47.67	154.31
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,594.29	1,529.66	64.63	-3,019.80
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	101,939.08	49,308.39	52,630.69	243,837.35
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	159,072.36	104,213.74	54,858.62	426,910.81
Employee W/H Payments	-0.01	-294.49	294.48	-2,098.70
Management Fees	39,635.82	37,765.44	1,870.38	118,718.60
Administrative Expenses	10,401.98	14,185.81	-3,783.83	26,465.18
Tenant Services	120.71	153.88	-33.17	341.69
Utilities	8,635.83	21,826.46	-13,190.63	21,332.23
Maintenance Supplies	27,174.21	34,986.52	-7,812.31	74,535.19
Mileage	0.00	0.00	0.00	0.00
General Expenses	19,057.48	13,771.95	5,285.53	42,665.39
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	264,098.38	226,609.31	37,489.07	708,870.39

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
June, 2021

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,893.13	8,811.86	2,081.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	5,828.39	-1,603.89
Administrative Expenses	1,307.79	-2,057.70	3,365.49
Utilities	2,632.96	2,432.39	200.57
Maintenance Supplies/Contracts	3,146.52	6,059.05	-2,912.53
Tax & Insurance Expenses	2,976.67	2,831.47	145.20
Finacial Expenses	1,816.16	1,952.62	-136.46
TOTAL BRENTWOOD CLAIMS	26,997.73	25,858.08	1,139.65
PRAIRIELAND			
Salaries	10,892.96	8,811.68	2,081.28
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	5,335.85	-1,468.35
Administrative Expenses	834.99	-217.25	1,052.24
Utilities	2,874.09	3,018.72	-144.63
Maintenance Supplies/Contracts	3,852.60	5,508.51	-1,655.91
Taxes & Insurance Expenses	2,705.40	2,581.95	123.45
Financial Expenses	1,816.16	1,952.62	-136.46
TOTAL PRAIRIELAND CLAIMS	26,843.70	26,992.08	-148.38
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,786.09	17,623.54	4,162.55
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	11,164.24	-3,072.24
Administrative Expenses	2,142.78	-2,274.95	4,417.73
Utilities	5,507.05	5,451.11	55.94
Maintenance Supplies	6,999.12	11,567.56	-4,568.44
Taxes & Insurance Expenses	5,682.07	5,413.42	268.65
Financial Expenses	3,632.32	3,905.24	-272.92
TOTAL AHP CLAIMS	53,841.43	52,850.16	991.27
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,351.19	6,963.30	387.89
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,961.00	3,549.00	412.00
Administrative Expenses	355.79	1,318.17	-962.38
General Expense-Admin	633.33	706.24	-72.91
Total HCV Expenses	12,301.31	12,536.71	-235.40
HAP Expenses	78,314.68	78,206.00	108.68
General Expenses	0.00	-15.63	15.63
Total HAP Expenses	78,314.68	78,190.37	124.31
TOTAL HCV CLAIMS	90,615.99	90,727.08	-111.09

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
June, 2021

	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	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	0.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	0.00	0.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	98,869.22	0.00	98,869.22	159,604.22
TOTAL CFG 2019 CLAIMS	98,869.22	0.00	98,869.22	459,604.22
TOTAL CFG GRANT(S) CLAIMS	98,869.22	0.00	98,869.22	459,604.22

Knox County Housing Authority
CLAIMS REPORT TOTALS
June, 2021

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	61,859.91	84,724.67	-22,864.76	182,808.13
AMP002 - FAMILY	84,130.38	67,949.28	16,181.10	224,593.43
AMP003 - BLUEBELL	16,169.01	24,626.97	-8,457.96	57,631.48
COCC	101,939.09	49,308.40	52,630.69	243,930.38
TOTAL LOW RENT	264,098.39	226,609.32	37,489.07	708,963.42
<u>A.H.P.</u>				
BRENTWOOD	27,007.73	25,858.08	1,149.65	74,908.18
PRAIRIELAND	26,863.70	26,992.08	-128.38	72,167.71
TOTAL A.H.P.	53,871.43	52,850.16	1,021.27	147,075.89
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,301.31	12,536.71	-235.40	33,339.89
TOTAL HCV	12,301.31	12,536.71	-235.40	33,339.89
<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	98,869.22	0.00	98,869.22	98,869.22
TOTAL GRANTS	98,869.22	0.00	98,869.22	98,869.22
<hr/>				
TOTAL CLAIMS FOR MONTH	429,140.35	291,996.19	137,144.16	988,248.42

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 07/23/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/27/2021

SUBJECT: Application for Payment #3 – Hein Construction

Executive Summary

At the 02/23/2021 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites

Work is still in progress on one restroom at the Central Office Cost Center and two restrooms at Moon Towers. New sidewalk railings have been installed at the Central Office Cost Center. Additionally, demolition and preliminary plumbing work at the Whispering Hollow Community Building have also been completed. We are experiencing some slight delays in construction due to a delay in the availability of materials.

Alliance Architecture was on site for a visit on 07/21/2021.

Alliance Architecture has reviewed and signed approval for Pay Request #3.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #3 from Hein Construction in the amount of \$49,736.31 for the period to 07/31/2021.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 3	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 7/31/2021	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401			CONTRACT DATE:	
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	218,270.79
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	21,827.08
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	21,827.08
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	196,443.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	146,707.40
8. CURRENT PAYMENT DUE	\$	49,736.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	1,065,556.29

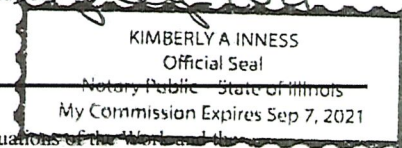
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By: [Signature] Date: 7/14/21

State of: Illinois County of: Knox
Subscribed and sworn to before me this 14 day of July 2021
Notary Public: [Signature]
My Commission expires: 9/1/22



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 49,736.31

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

CONSTRUCTION MANAGER:
By: _____ Date: _____
ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
By: [Signature] Date: 07-21-2021

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

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 3	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 7/31/2021	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401			CONTRACT DATE:	
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,262,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	218,270.79
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	21,827.08
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	21,827.08
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	196,443.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	146,707.40
8. CURRENT PAYMENT DUE	\$	49,736.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	1,065,556.29

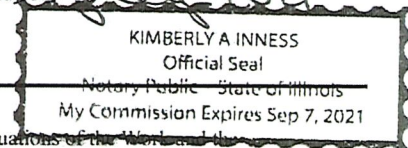
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**

By: [Signature] Date: 7/14/21

State of: Illinois County of: Knox
Subscribed and sworn to before me this 14 day of July 2021
Notary Public: [Signature]
My Commission expires: 9/1/22



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 49,736.31

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

CONSTRUCTION MANAGER:
By: _____ Date: _____
ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
By: [Signature] Date: 07-21-2021

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

KCHA- 504 Mod Phase 3

APPLICATION NO: 3

APPLICATION DATE: 7/14/21

PERIOD TO: 7/31/21

PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	General Requirements								
	General Conditions	\$102,076.25	\$13,075.97	\$4,236.17		\$17,312.14	16.96%	\$84,764.11	\$1,731.21
	Bonds and Insurance	\$18,000.00	\$18,000.00			\$18,000.00	100.00%	\$0.00	\$1,800.00
	General Allowance	\$45,000.00				\$0.00	0.00%	\$45,000.00	\$0.00
	Fire Alarm Allowance	\$45,000.00				\$0.00	0.00%	\$45,000.00	\$0.00
2	Selective Demolition								
	Material and Labor -Hein	\$49,000.00	\$4,000.00	\$3,000.00		\$7,000.00	14.29%	\$42,000.00	\$700.00
3	Concrete								
	Material and labor-Hein	\$44,000.00	\$26,000.00			\$26,000.00	59.09%	\$18,000.00	\$2,600.00
5	Misc Metals								
	Material and labor-Hein	\$9,000.00		\$9,000.00		\$9,000.00	100.00%	\$0.00	\$900.00
6	Carpentry								
	Material-Hein	\$8,000.00				\$0.00	0.00%	\$8,000.00	\$0.00
	Labor-Hein	\$13,500.00	\$1,500.00			\$1,500.00	11.11%	\$12,000.00	\$150.00
8	Doors								
	Material-S&S Hardware	\$41,200.00				\$0.00	0.00%	\$41,200.00	\$0.00
	Labor-Hein	\$18,600.00				\$0.00	0.00%	\$18,600.00	\$0.00
									\$0.00
									\$0.00
									\$0.00
									\$0.00
	GRAND TOTALS	\$393,376.25	\$62,575.97	\$16,236.17	\$0.00	\$78,812.14	20.03%	\$314,564.11	\$7,881.21

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

KCHA- 504 Mod Phase 3

APPLICATION NO: 3

APPLICATION DATE: 7/14/21

PERIOD TO: 7/31/21

PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
9	Wall Assemblies								
	Material	\$21,400.00	\$1,200.00			\$1,200.00	5.61%	\$20,200.00	\$120.00
	Labor- Hein Construction	\$57,000.00	\$2,600.00	\$4,000.00		\$6,600.00	11.58%	\$50,400.00	\$660.00
	Flooring								
	Union Flooring	\$52,200.00	\$7,700.00			\$7,700.00	14.75%	\$44,500.00	\$770.00
10	Painting and Taping								
	Scott Decorating	\$68,488.00				\$0.00	0.00%	\$68,488.00	\$0.00
	Specialties								
	Corner Guards & Range Hoods								
12	Material - CJ Dist	\$11,819.80				\$0.00	0.00%	\$11,819.80	\$0.00
	Labor- Hein	\$900.00				\$0.00	0.00%	\$900.00	\$0.00
	Signage								
	Material - CJ Dist	\$29,161.95				\$0.00	0.00%	\$29,161.95	\$0.00
14	Labor- Hein	\$6,375.00				\$0.00	0.00%	\$6,375.00	\$0.00
	Casework								
	Material- Rothan	\$19,040.00				\$0.00	0.00%	\$19,040.00	\$0.00
15	Material- Cabinet Works Group	\$30,000.00				\$0.00	0.00%	\$30,000.00	\$0.00
	Labor- Hein	\$17,400.00				\$0.00	0.00%	\$17,400.00	\$0.00
14	Elevators-Otis	\$249,989.00	\$62,497.25			\$62,497.25	25.00%	\$187,491.75	\$6,249.73
15	Plumbing-AMP	\$148,000.00		\$23,526.40		\$23,526.40	15.90%	\$124,473.60	\$2,352.64
GRAND TOTALS		\$1,105,150.00	\$136,573.22	\$43,762.57	\$0.00	\$180,335.79	16.32%	\$924,814.21	\$18,033.58

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 4 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

KCHA- 504 Mod Phase 3

APPLICATION NO: 3
 APPLICATION DATE: 7/14/21
 PERIOD TO: 7/31/21
 PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
15	HVAC-Benbow Plg & Htg								
	Mobilization	\$2,550.00	\$2,550.00			\$2,550.00	100.00%	\$0.00	\$255.00
	Remove & Reinstall Furnace								
	Material-Benbow	\$1,600.00				\$0.00	0.00%	\$1,600.00	\$0.00
	Labor-Benbow	\$11,540.00				\$0.00	0.00%	\$11,540.00	\$0.00
	EF1								
	Material-Benbow	\$2,000.00				\$0.00	0.00%	\$2,000.00	\$0.00
	Labor-Benbow	\$4,400.00				\$0.00	0.00%	\$4,400.00	\$0.00
	Supply and Return Grills								
	Material-Benbow	\$1,000.00				\$0.00	0.00%	\$1,000.00	\$0.00
	Labor-Benbow	\$1,800.00				\$0.00	0.00%	\$1,800.00	\$0.00
	EF1								
	Material-Benbow	\$2,000.00				\$0.00	0.00%	\$2,000.00	\$0.00
	Labor-Benbow	\$4,400.00				\$0.00	0.00%	\$4,400.00	\$0.00
Remove Reinstall Furnace									
Material-Benbow	\$2,400.00				\$0.00	0.00%	\$2,400.00	\$0.00	
Labor-Benbow	\$17,310.00				\$0.00	0.00%	\$17,310.00	\$0.00	
16	Electrical- AMP								
	Mobilization	\$8,385.00	\$8,385.00			\$8,385.00	100.00%	\$0.00	\$838.50
	Lighting Material	\$12,735.00	\$3,000.00			\$3,000.00	23.56%	\$9,735.00	\$300.00
	Lighting Labor	\$10,560.00	\$2,000.00			\$2,000.00	18.94%	\$8,560.00	\$200.00
	Fire Alarm Material	\$2,675.00	\$1,000.00			\$1,000.00	37.38%	\$1,675.00	\$100.00
	Fire Alarm Labor	\$2,590.00	\$1,000.00	\$500.00		\$1,500.00	57.92%	\$1,090.00	\$150.00
	Branch Circuit Labor/Material	\$37,975.00	\$5,000.00	\$10,000.00		\$15,000.00	39.50%	\$22,975.00	\$1,500.00
	Demolition	\$4,230.00	\$1,500.00	\$1,000.00		\$2,500.00	59.10%	\$1,730.00	\$250.00
Trim Out	\$4,700.00	\$2,000.00			\$2,000.00	42.55%	\$2,700.00	\$200.00	
ALT 2	Automatic Operators-Bluebell								\$0.00
	Materials-S&S Builders	\$17,475.00				\$0.00	0.00%	\$17,475.00	\$0.00
	Labor-Hein	\$4,525.00				\$0.00	0.00%	\$4,525.00	\$0.00
GRAND TOTALS		\$1,262,000.00	\$163,008.22	\$55,262.57	\$0.00	\$218,270.79	17.30%	\$1,043,729.21	\$21,827.08

WAIVER OF LIEN TO DATE

PR2
 STATE OF ILLINOIS
 COUNTY OF Knox S.S.
 TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Knox County Housing Authority to furnish LABOR & MATERIAL
 for the premises known as KCHA 504 Modifications Phase 3 Various Locations of which Knox County Housing Authority is the owner.

The undersigned, for and in consideration of Fifty Thousand Three Hundred Eight and 18/100 Dollars
\$50,308.18 Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby

waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished, furnished to this date by the undersigned for the above-described premises.
 INCLUDING EXTRAS.*

DATE 7/14/2021 COMPANY NAME Hein Construction Company, Inc.
 ADDRESS 56 N. Cedar St.
Galesburg, Il 61401

SIGNATURE AND TITLE 

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS
 COUNTY OF Knox S.S.
 TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is Vice President of
Hein Construction Company, Inc. who is the contractor for the LABOR & MATERIAL
 work on the building located at KCHA 504 Modifications Phase 3 Various Locations owned by Knox Co. Housing Authority
 That the total amount of the contract including extras is \$1,262,000.00 on which he has received payment of
\$96,399.22 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no
 claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor,
 or both for said work and all parties who have furnished material entering into the construction thereof and the amount due or to become due to each,
 and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

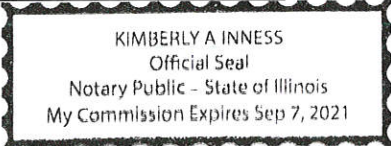
NAMES	WHAT FOR	CONTRACT AMOUNT	AMT. PAID	THIS PYMT.	BAL. DUE
Hein Construction	General Construction	\$ 522,058.00	\$ 23,411.70	\$ 36,326.68	\$ 462,319.62
Union Flooring	Flooring	\$ 52,200.00	\$ 6,930.00		\$ 52,200.00
Otis Elevators	Elevators	\$ 249,989.00	\$ 56,247.52		\$ 249,989.00
Benbow	HVAC	\$ 51,000.00	\$ 2,295.00		\$ 51,000.00
AMP Electrical	Electrical	\$ 83,850.00	\$ 7,515.00	\$ 13,981.50	\$ 62,353.50
AMP Mechanical	Plumbing	\$ 148,000.00			\$ 148,000.00
JJ Rothan	Material Only	\$ 19,040.00			\$ 19,040.00
SS Builders	Material Only	\$ 58,675.00			\$ 58,675.00
Scott Decorating	Painting/Taping	\$ 68,488.00			\$ 68,488.00
Titan Ind	Material Only	\$ 8,700.00			\$ 8,700.00
Total Labor/Mat'l To Complete		1,262,000.00	96,399.22	50,308.18	115,292.60

That there are no other contracts for said work outstanding, and that there is nothing due to any person for material, labor or other work of any kind done or in connection with said work other than above stated.

DATE 7/14/2021 SIGNATURE 

Subscribed and sworn to before me this 14 day of July, 2021

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.




 NOTARY PUBLIC

CONTRACTOR'S CERTIFICATION

Date July 14,2021

(Name) Cheryl Lefler
Executive Director
(Housing Authority) Knox Co. Housing Authority
(Street Address) 255 W. Tompkins St.
(City, State, Zip Code) Galesburg, Il 61401

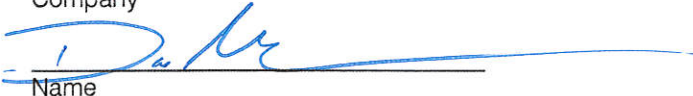
Re: (Title of Project) Knox Co. Housing Authority- 504 Modifications- Phase 3
(Project Location) Moon Towers, Bluebell Tower, Cedar Creek Place, Woodland Bend & Whispering
(Project No.) Hollow

I hereby certify, to the best of my knowledge and belief, that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the Contract.
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the Contract, and timely payments will be made from the process of the payment covered by this certification; in accordance with subcontractor agreements; and,
- (3) This request for progress payments does not include any amounts which the Prime Contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

Hein Construction Co. Inc.

Company



Name

Vice President, Project Manager

Title

July 14, 2021

Date



EXECUTIVE DIRECTOR REPORT JUNE 2021

**REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, July 27, 2021**

Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



<https://www.facebook.com/TheKnoxCountyHousingAuthority>



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2022:

Date	Commissioner	Training Description	Location	Hours
				0.0
				0.0
				0.0
				0.0
				0.0
Total Hours:				0.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2022:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-21			\$ -	\$ -	\$ -	0.00%	\$ -
Aug-21			\$ -	\$ -	\$ -	0.00%	\$ -
Sep-21			\$ -	\$ -	\$ -	0.00%	\$ -
Oct-21			\$ -	\$ -	\$ -	0.00%	\$ -
Nov-21			\$ -	\$ -	\$ -	0.00%	\$ -
Dec-21			\$ -	\$ -	\$ -	0.00%	\$ -
Jan-22			\$ -	\$ -	\$ -	0.00%	\$ -
Feb-22			\$ -	\$ -	\$ -	0.00%	\$ -
Mar-22			\$ -	#DIV/0!		0.00%	
FYE 2022	0	0.0	\$ -	#DIV/0!	\$ 2,500.00	0.00%	\$ (2,500.00)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Payton, Lomac						0.0%
Hawkinson, Jared		1	1	1	1	80.0%
Allen, Wayne						0.0%
Stewart, Paul H.						0.0%
Carson, LaToya						0.0%
Robison, Sara				1		20.0%
Riley, Joseph						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	2	2	3	1	22.5%

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

CY 2021	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1	1	1							83.3%
Hawkinson, Jared (VC)	1	1	1	1									66.7%
Allen, Wayne	1	1	1	1	1								83.3%
Stewart, Paul H.	1	1	1	1	1	1							100.0%
Robison, Sara	1	1	1	1	1	1							100.0%
Riley, Joseph	1	1	1	1	1	1							100.0%
Carson, LaToya	1	1	1	1	1	1							100.0%
Antoine, Derek (ED)	1	1	1	1	1	1							100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	6	6	Meets requirement
Average meeting attendance:	80.0	91.7%	Meets Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	3/30	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

The following financial statements for June 2021 have been included with this month's Board meeting informational packet:

- Operating statements for each program/property
- Claims and bills summarization
- Notes for the financials

Financial performance for the agency remains strong as we finish the first quarter of fiscal 2022. Particularly, the public housing program is operating at a surplus income for both the month and year, while the AHP properties are similarly performing well. PH and AHP reserve accounts are healthy and sustainable.

The HCV program is performing as expected. Admin expenses continue to outpace admin fee income, though agency reserves remain adequate to cover potential shortfall. The program is currently overspending its HAP accounts in an effort to grow the number of families served. Thus far, current fiscal year HAP spending outpaced disbursements by a total of \$11,155.68. This funding deficit is paid from the agency's HUD-held reserve (HHR) accounts. HUD disburses HAP based on the previous year's spending. Thus, if the previous year's spending – which determines the current year's disbursements – was less than the agency's current budget authority, an amount less than the budget authority is disbursed, and the resulting extra money is placed into the HHR account. For example, if the agency's budget authority for a month was \$85,000, and HUD disbursed only \$80,000, the agency, the HHR reserve would be increased by \$5,000. The agency's current HHR account balance is \$150,554.00. HUD can offset future disbursements if too much money is maintained in the HHR accounts, so spending it down to an appropriate level, and assisting more families in the process, is prudent.

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 04/15/2022
- Expenditure End Date (EED): 04/15/2024

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ -	0.0%
1480 General Capital Activity	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,218,959.00	\$ 1,168,267.00	\$ 930,486.00	79.6%	\$ -	0.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ -	\$ -	0.0%	\$ -	#DIV/0!
1480 MT - Roof Replacement	\$ 125,000.00	\$ 187,781.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 571,361.00	\$ 571,361.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 Floor Removal	\$ 59,125.00	\$ 59,125.00	\$ 59,125.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ -	0.0%

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower. Due to unforeseen flooring expenses arising from the 504 modernization project, the rehabilitation of the playgrounds at the Family Sites has been reprioritized to a future year.

CFP Grant IL01P08550120 is now 72.6% obligated and must be at 90% (contracts for work signed) by 04/15/2022. This grant must be fully expended by 04/15/2024.

EXECUTIVE SUMMARY

2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/15/2021
- Expenditure End Date (EED): 04/15/2023

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1408 Mgmnt Improvement	\$ 49,932.00	\$ -	\$ -		\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 225,802.40	28.8%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 525,802.40	48.5%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 93,235.00	\$ 93,235.00	\$ 93,235.00	100.0%	\$ 64,855.00	69.6%
1480 504 Phase 3 - AMP 1	\$ 690,639.00	\$ 690,639.00	\$ 690,639.00	100.0%	\$ 160,947.40	23.3%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 225,802.40	28.8%

The vast majority of the 2019 CFP is allocated for Phase 3 of the 504 Modernization Project, which began in 2018. Phase II brought about the new construction of six new units and modernization of two existing units at the Family Sites. Phase 3 of this project focuses on community and office spaces.

CFP Grant IL01P08550118 is 100% obligated (contracts for work signed) ahead of the 04/15/2021 obligation expenditure deadline (OED). Currently, 48.5% of the grant has been expended ahead of the 04/15/2023 deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

COVID-19 Operations/Update

The Knox County Housing Authority is set to reopen its offices effective August 2, 2021. Announcements advertising the reopening of our offices, and any COVID-19 safety protocols will be announced on the KCHA Facebook page and website no later than 07/28/2021.

The federal moratorium on evictions runs through 07/31/2021, and there has been no extension announcement to date. Section 2 of Executive Order 2021-13, which prohibits the commencement or continuation of new eviction actions for Covered Persons unless they impose a direct threat to other tenants or the property, has been extended through July 31, 2021. Section 4 of Executive Order 2021-13, which orders law enforcement to cease enforcement of eviction orders for Covered or Non-Covered Persons unless they pose a direct threat to other tenants or the property, has been extended through August 21, 2021. What this means, basically, is that while we will be able to initiate new eviction actions, we will not have officer enforced eviction orders until at least August 21.

President Biden's American Rescue Plan allocated an additional \$21.5 billion for Emergency Rental Assistance (ERA) that can be used by renters to cover arrears and make landlords whole. This is on top of \$25 billion allocated under the Consolidated Appropriations Act, 2021, bringing the total amount of ERA available to more than \$46 billion. The KCHA intends to work with the Knox County Board to access available funds to apply to delinquent tenant accounts. KCHA's current outstanding tenant accounts total as follows:

	DELINQ	PRGM %	KCHA %
Moon Towers A	\$ 13,914.64	16.2%	
Moon Towers B	\$ 10,505.96	12.2%	
MT Total	\$ 24,420.60	28.4%	
Woodland Bend	\$ 18,927.09	22.0%	
CCP	\$ 8,631.03	10.0%	
WH	\$ 27,855.32	32.4%	
FAM Total	\$ 55,413.44	64.5%	
BB	\$ 6,090.42	7.1%	
BB Total	\$ 6,090.42	7.1%	
PH Total	\$ 85,924.46		84.1%
Brentwood	\$ 6,507.01	40.1%	
Prairieland	\$ 9,701.33	59.9%	
AHP Total	\$ 16,208.34		15.9%
KCHA Total	\$ 102,132.80		

EXECUTIVE SUMMARY

To date, approximately 81.4% of KCHA (22 of 27) staff has been fully vaccinated. The agency is not requiring staff to be fully vaccinated, though there are protocols in place for employees choosing not to fully vaccinate.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

OCCUPANCY UNIT DAYS	CURRENT PERIOD				YEAR-TO-DATE			
	UDA	UDL	OCC %	VAC %	UDA	UDL	OCC %	VAC %
Moon Towers	5,310	5,294	99.70%	0.30%	16,107	16,083	99.85%	0.15%
Family Sites	5,880	5,817	98.93%	1.07%	17,836	17,716	99.33%	0.67%
Bluebell Tower	1,530	1,530	100.00%	0.00%	4,641	4,612	99.38%	0.62%
TOTAL PUBLIC HOUSING	12,720	12,641	99.38%	0.62%	38,584	38,411	99.55%	0.45%

OCCUPANCY UNIT MONTHS	CURRENT PERIOD				YEAR-TO-DATE			
	UMA	UML	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	178	177	99.44%	0.56%	531	531	100.00%	0.00%
Family Sites	196	196	100.00%	0.00%	588	588	100.00%	0.00%
Bluebell Tower	51	51	100.00%	0.00%	153	153	100.00%	0.00%
TOTAL PUBLIC HOUSING	425	424	99.76%	0.24%	1,272	1,272	100.00%	0.00%

OCCUPANCY UNIT TURNAROUND	CP	CURRENT PERIOD				YEAR-TO-DATE			
	YTD	DOWN	MAINT.	LEASING	TOTAL	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	1	13	14	0	16	16	32
Average Days	4	0.00	1.00	13.00	14.00	0.00	4.00	4.00	8.00
Family Sites	1	0	2	4	6	26	49	12	87
Average Days	7	0.00	2.00	4.00	6.00	3.71	7.00	1.71	12.43
Bluebell Tower	0	0	0	0	0	0	13	20	33
Average Days	2	0.00	0.00	0.00	0.00	0.00	6.50	10.00	16.50
TOTAL PUBLIC HOUSING	2	0	3	17	20	26	78	48	152
Average Days	13	0.00	1.50	8.50	10.00	2.00	6.00	3.69	11.69

Occupancy days are measured regarding maximizing rental potential and to minimize vacancy loss. Occupancy months are measured by HUD through its systems to assess the management capability of each PHA. The goal for each is 98.0%.

PUBLIC HOUSING PROGRAM

FINANCIAL ANALYSIS

FINANCIAL INCOME/EXPENSE	CURRENT PERIOD			YEAR-TO-DATE		
	ACTUAL	BUDGET	%	ACTUAL	BUDGET	%
Moon Towers						
Income	\$ 80,294.41	\$ 123,560.00	65.0%	\$ 235,631.36	\$ 260,830.00	90.3%
Expense	\$ 61,871.83	\$ 69,734.51	88.7%	\$ 182,808.13	\$ 212,784.53	85.9%
Revenue/(LOSS)	\$ 18,422.58	\$ 53,825.49	34.2%	\$ 52,823.23	\$ 48,045.47	109.9%
Family Sites						
Income	\$ 96,713.12	\$ 90,471.00	106.9%	\$ 292,039.13	\$ 277,364.00	105.3%
Expense	\$ 84,130.38	\$ 92,686.08	90.8%	\$ 224,593.43	\$ 263,279.24	85.3%
Revenue/(LOSS)	\$ 12,582.74	\$ (2,215.08)	568.0%	\$ 67,445.70	\$ 14,084.76	-478.9%
Bluebell Tower						
Income	\$ 27,092.46	\$ 61,009.92	44.4%	\$ 71,537.80	\$ 98,981.76	72.3%
Expense	\$ 16,169.01	\$ 22,306.83	72.5%	\$ 57,631.48	\$ 65,047.49	88.6%
Revenue/(LOSS)	\$ 10,923.45	\$ 38,703.09	28.2%	\$ 13,906.32	\$ 33,934.27	41.0%
TOTAL PUBLIC HOUSING						
Income	\$ 204,099.99	\$ 275,040.92	74.2%	\$ 599,208.29	\$ 637,175.76	94.0%
Expense	\$ 162,171.22	\$ 184,727.42	87.8%	\$ 465,033.04	\$ 541,111.26	85.9%
Revenue/(LOSS)	\$ 41,928.77	\$ 90,313.50	46.4%	\$ 134,175.25	\$ 96,064.50	139.7%

FINANCIAL POSITION	YEAR-TO-DATE					
	CASH POSITION	MIN. RESERVE	MENAR	RENT CO.	A/R (126)	TAR
Moon Towers	\$ 543,932.19	\$ 243,744.17	8.93		\$ 13,631.97	5.81%
Family Sites	\$ 542,680.16	\$ 299,457.91	7.25		\$ 52,914.61	10.64%
Bluebell Tower	\$ 151,530.45	\$ 76,841.97	7.89		\$ 4,707.78	4.14%

PUBLIC HOUSING PROGRAM

MANAGEMENT OPERATIONS

MANAGEMENT PRACTICES	YEAR-TO-DATE				
	APP & MARKET	PIC %	EIV %	FILE REVIEWS	FR ISSUES %
Moon Towers	99.0%	100.0%	25.0%	0.0%	0.0%
Family Sites	89.50%	100.00%	25.0%	24.0%	0.0%
Bluebell Tower	95.2%	100.0%	25.0%	0.0%	0.0%

MANAGEMENT PEST CONTROL	CURRENT									
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	# TRT	% TRT
Moon Towers	12	20	0	0	0	32	177	18.08%	32	100.00%
Family Sites	3	2	0	0	1	6	196	3.06%	6	100.00%
Bluebell Tower	1	1	0	0	0	2	51	3.92%	2	100.00%
TOTAL PUBLIC HOUSING	16	23	0	0	1	40	424	9.43%	40	100.00%

MANAGEMENT PEST CONTROL	YEAR-TO-DATE							
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF
Moon Towers	36	60	0	0	0	96	531	18.08%
Family Sites	9	6	0	0	3	18	588	3.06%
Bluebell Tower	3	3	0	0	0	6	153	3.92%
TOTAL PUBLIC HOUSING	48	69	0	0	3	120	1272	9.43%

PUBLIC HOUSING PROGRAM

CRIME REPORTING

No data to report this period.

PUBLIC HOUSING PROGRAM

PHAS ASSESSMENT

PHAS ASSESSMENT	YEAR-TO-DATE						DESIGNATION
	P - 100	P - 40	MASS	FASS	CFP	OVERALL	
Moon Towers	97.38	38.95	21.00	25.00	10.00	94.95	HIGH PERFORMER
Family Sites	95.00	38.00	21.00	25.00	10.00	94.00	HIGH PERFORMER
Bluebell Tower	99.80	39.92	21.00	25.00	10.00	95.92	HIGH PERFORMER
TOTAL PUBLIC HOUSING	96.57	38.63	21.00	25.00	10.00	94.63	HIGH PERFORMER

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2022.

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	151	16	1	0	0	2	164	164.00
FEB	164	18	28	1	0	1	152	158.00
MAR	152	25	19	0	0	3	155	157.00
APR	131	347	200	8	0	106	164	158.75
MAY	131	75	0	0	0	11	195	166.00
JUN	195	101	36	0	0	19	177	167.93
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		582	284	9	0	142		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	6	2	2	0	0	0	2	4
FEB	4	19	1	2	1	0	2	17
MAR	17	21	0	1	0	1	3	17
APR	17	109	11	4	10	4	48	32
MAY	32	11	4	6	3	2	9	19
JUN	19	19	4	6	3	2	9	14
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		181	22	19	17	9	73	

HOUSING CHOICE VOUCHER PROGRAM

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – KNOX COUNTY

KNOX CO. HAP STATS	KNOX CO. VOUCH	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		KNOX CO.	TOTAL			
JAN	194	\$ 66,765.00	\$ 81,046.45	82.38%	\$ 344.15	\$ 344.15
FEB	194	\$ 67,853.00	\$ 80,073.00	84.74%	\$ 349.76	\$ 346.95
MAR	194	\$ 67,912.00	\$ 80,042.00	84.85%	\$ 350.06	\$ 347.99
APR	194	\$ 69,101.00	\$ 79,379.00	87.05%	\$ 356.19	\$ 350.04
MAY	194	\$ 66,199.00	\$ 78,815.00	83.99%	\$ 341.23	\$ 348.28
JUN	1994	\$ 70,500.00	\$ 77,678.00	90.76%	\$ 363.40	\$ 350.80
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	2964	\$ 408,330.00	\$ 477,033.45	85.60%	\$ 137.76	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	8	\$ 11,968.45	\$ 81,046.45	14.77%	\$ 1,496.06	\$ 1,496.06
FEB	8	\$ 10,278.00	\$ 80,073.00	12.84%	\$ 1,284.75	\$ 1,390.40
MAR	8	\$ 10,278.00	\$ 80,042.00	12.84%	\$ 1,284.75	\$ 1,355.19
APR	8	\$ 10,278.00	\$ 79,379.00	12.95%	\$ 1,284.75	\$ 1,377.58
MAY	8	\$ 10,625.00	\$ 78,815.00	13.48%	\$ 1,328.13	\$ 1,335.69
JUN	8	\$ 5,324.00	\$ 77,678.00	6.85%	\$ 665.50	\$ 1,223.99
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	48	\$ 58,751.45	\$ 477,033.45	12.32%	\$ 1,223.99	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	280	203	72.50%	\$ 81,046.45	\$ 77,482.00	\$ 12,367.55	\$ 89,849.55	90.20%
FEB	280	203	72.50%	\$ 161,285.00	\$ 154,964.00	\$ 4,123.55	\$ 159,087.55	101.38%
MAR	280	204	72.86%	\$ 241,327.45	\$ 232,446.00	\$ (2,270.45)	\$ 230,175.55	104.84%
APR	280	203	72.50%	\$ 320,359.59	\$ 310,169.00	\$ 940.41	\$ 311,109.41	102.97%
MAY	280	203	72.50%	\$ 398,950.45	\$ 387,711.00	\$ (13,710.88)	\$ 374,000.12	106.67%
JUN	280	203	72.50%	\$ 477,680.45	\$ 465,253.00	\$ (10,080.88)	\$ 455,172.12	104.95%
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

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

SEMAP FORECAST

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

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

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

OCCUPANCY

OCCUPANCY UNIT DAYS	CURRENT PERIOD				YEAR-TO-DATE			
	UDA	UDL	OCC %	VAC %	UDA	UDL	OCC %	VAC %
Brentwood Manor	2,160	2,159	99.95%	0.05%	6,552	6,506	99.30%	0.70%
Prairieland Townhouses	1,950	1,926	98.77%	1.23%	5,915	5,861	99.09%	0.91%
TOTAL AHP PROPERTIES	4,110	4,085	99.39%	0.61%	12,467	12,367	99.20%	0.80%

OCCUPANCY UNIT MONTHS	CURRENT PERIOD				YEAR-TO-DATE			
	UMA	UML	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood Manor	72	72	100.00%	0.00%	72	72	100.00%	0.00%
Prairieland Townhouses	65	65	100.00%	0.00%	195	195	100.00%	0.00%
TOTAL AHP PROPERTIES	137	137	100.00%	0.00%	267	267	100.00%	0.00%

OCCUPANCY UNIT TURNAROUND	CP	CURRENT PERIOD				YEAR-TO-DATE			
	YTD	DOWN	MAINT.	LEASING	TOTAL	DOWN	MAINT.	LEASING	TOTAL
Brentwood Manor	1	0	1	0	1	21	15	9	45
Average Days	7	0.00	1.00	0.00	1.00	3.00	2.14	1.29	6.43
Prairieland Townhouses	2	4	14	6	24	12	38	6	56
Average Days	6	2.00	7.00	3.00	12.00	2.00	6.33	1.00	9.33
TOTAL AHP PROPERTIES	3	4	15	6	25	33	53	15	101
Average Days	13	1.33	5.00	2.00	8.33	2.54	4.08	1.15	7.77

Occupancy days are measured regarding maximizing rental potential and to minimize vacancy loss. Occupancy months are measured by HUD through its systems to assess the management capability of each PHA. The goal for each is 98.0%.

AFFORDABLE HOUSING PRESERVATION (AHP)

FINANCIAL ANALYSIS

FINANCIAL INCOME/EXPENSE	CURRENT PERIOD			YEAR-TO-DATE		
	ACTUAL	BUDGET	%	ACTUAL	BUDGET	%
Brentwood Manor						
Income	\$ 33,861.14	\$ 34,333.00	98.6%	\$ 99,134.08	\$ 102,999.00	96.2%
Expense	\$ 27,007.23	\$ 32,640.67	82.7%	\$ 74,908.18	\$ 93,321.01	80.3%
Revenue/(LOSS)	\$ 6,853.91	\$ 1,692.33	405.0%	\$ 24,225.90	\$ 9,677.99	250.3%
Prairieland Townhouses						
Income	\$ 28,862.25	\$ 29,733.50	97.1%	\$ 85,944.25	\$ 89,093.50	96.5%
Expense	\$ 26,863.61	\$ 22,410.00	119.9%	\$ 72,167.71	\$ 69,453.00	103.9%
Revenue/(LOSS)	\$ 1,998.64	\$ 7,323.50	27.3%	\$ 13,776.54	\$ 19,640.50	70.1%
TOTAL AHP PROPERTIES						
Income	\$ 62,723.39	\$ 64,066.50	97.9%	\$ 185,078.33	\$ 192,092.50	96.3%
Expense	\$ 53,870.84	\$ 55,050.67	97.9%	\$ 147,075.89	\$ 162,774.01	90.4%
Revenue/(LOSS)	\$ 8,852.55	\$ 9,015.83	98.2%	\$ 38,002.44	\$ 29,318.49	129.6%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

No report this period.

AFFORDABLE HOUSING PRESERVATION (AHP)

MANAGEMENT OPERATIONS

MANAGEMENT PRACTICES	YEAR-TO-DATE				
	APP & MARKET	PIC %	EIV %	FILE REVIEWS	FR ISSUES %
Brentwood Manor	88.6%	0.0%	0.0%	27.8%	100.0%
PrairieLand Townhouses	91.4%	100.0%	25.0%	37.9%	100.0%

MANAGEMENT PEST CONTROL	CURRENT									
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	# TRT	% TRT
Brentwood Manor	0	1	0	0	0	1	72	1.39%	1	100.00%
PrairieLand Townhouses	0	0	0	0	0	0	66	0.00%	0	100.00%
TOTAL AHP PROPERTIES	0	1	0	0	0	1	138	0.72%	1	100.00%

MANAGEMENT PEST CONTROL	YEAR-TO-DATE								
	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	
Brentwood Manor	0	1	0	0	0	1	216	0.46%	
PrairieLand Townhouses	0	0	0	0	0	0	198	0.00%	
TOTAL AHP PROPERTIES	0	1	0	0	0	1	414	0.24%	

AFFORDABLE HOUSING PRESERVATION (AHP)

CRIME REPORTING

No crime data to report this period.

AFFORDABLE HOUSING PRESERVATION (AHP)

OPERATIONS ASSESSMENT

PHAS ASSESSMENT	YEAR-TO-DATE						DESIGNATION
	P - 100	P - 40	MASS	FASS	CFP	OVERALL	
Brentwood Manor	98.00	39.20	25.00	22.23	10.00	96.43	HIGH PERFORMER
Prairieland Townhouses	98.00	39.20	23.00	25.00	10.00	97.20	HIGH PERFORMER
TOTAL AHP PROPERTIES	98.00	39.20	24.04	23.55	10.00	96.80	HIGH PERFORMER

This assessment is based on actual operational data for the current fiscal year.

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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Attorney at Law

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July 26, 2021

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Yolanda Daniel (1083 W. Berrien St.)	Removed from CMC calendar Eviction after 08/31/21
Kristine Curtis (900 W. Dayton St.)	Removed from CMC calendar Eviction after 08/31/21

2. Review monthly board packet.

Jack P. Ball, Esq.

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