

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
10/26/2021
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 09-2021 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 09-2021 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 103,356.02
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 75,047.80
<input type="checkbox"/> Sara Robison	Family:	\$ 62,033.71
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 16,689.32
<u>Excused:</u>	HCV:	\$ 89,647.79
	Brentwood:	\$ 25,643.63
	Prairieland:	\$ 24,556.44
<u>Others Present:</u>	Capital Fund 2019:	\$ 27,222.79
	Capital Fund 2020:	\$ 0.00

Old Business	None
---------------------	------

New Business	Review/Approve Pay Request #6 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Resolution 2021-08 2nd Qtr. Uncollectible Debt Charge-Offs	Derek Antoine
	Review/Approve Resolution 2021-09 Adoption of Public Hosing Flat Rent Schedule FFY 2022	Derek Antoine
	Review/Approve Resolution 2021-10 Approval of Housing Choice Voucher Payment Standard Schedule FFY 2022	Derek Antoine

board agenda

Reports

Executive Director's Report – 09-2021

Derek Antoine

KCHA Legal Counsel Report – 10-2021

Jack Ball

Executive Session

Personnel Discussion

Other Business

Executive Director Performance Appraisal

Chairperson Payton

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
September 30, 2021**

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

PRESENT: LaToya Carson
 Jared Hawkinson
 Paul H. Stewart
 Joseph Riley
 Sara Robison (via Zoom)

EXCUSED: Lomac Payton

ARRIVED AFTER ROLL CALL:

ABSENT: Wayne Allen

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

Vice Chairperson Hawkinson called the meeting to order at 10:05 a.m.

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

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

Motion Carried, 5-0.

Chairperson Payton then requested the Board review and ratify the August 2021 financial reports and claims and bills. August 2021 claims against the HA Administration were in the sum of \$463,964.49; Central Office Cost Center in the sum of \$116,213.82; Moon Towers in the sum of \$66,253.50; Family in the sum of \$69,403.24; Bluebell in the sum of \$17,899.81; Housing Choice Voucher Program in the sum of \$92,773.58; Brentwood (A.H.P.) in the sum of \$25,917.85; Prairieland (A.H.P.) in the sum of \$22,796.38; Capital Fund '19 in the sum of \$52,706.31 and Capital Fund '20 in the sum of \$0.00. After brief discussion, Commissioner Riley made a motion to ratify the financial reports and claims and bills for August 2021 as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #5 from Hein Construction for 504 Modification Project Phase 3. Mr. Antoine provided an update of work to date as outlined in the board memo and indicated that the contract might need to be extended due to supply chain issues. Alliance Architects has reviewed and signed approval for pay request #5. After brief discussion, Commissioner Carson made a motion to approve Pay Request #5 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$20,112.82; Commissioner Stewart seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Selection and Award - RFQ Q22001 Architectural and Engineering Services. Mr. Antoine provided a recap of the solicitation process and referred to the bid tab provided in the packet. Alliance Architecture received the highest composite scoring of submitted proposals. After brief discussion, Commissioner Carson made a motion to approve selection and award of Alliance Architects to provide Architectural and Engineering Services for an initial one-year period; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Selection Legal Services Extension. Mr. Antoine reported that the end of the fifth year of the Legal Services contract with Jack P. Ball, P.C. expired at the end of August. A one-month extension was recommended while the Request for Proposals for Legal Services was conducted. After brief discussion, Commissioner Riley made a motion to approve a one-month contract for Legal Services with Jack P. Ball, P.C. at the current contract price; Commissioner Stewart seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Selection and Award - RFP P22001 Legal Services. Mr. Antoine provided a recap of the solicitation process and referred to the bid tab provided in the packet.

Jack P. Ball, P.C. received the highest composite scoring of submitted proposals. After brief discussion, Commissioner Stewart made a motion to approve selection and award of Jack P. Ball, P.C. to provide Legal Services for an initial one-year period in the amount of \$800.00 monthly/\$9,600.00 annually; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

REPORTS

Mr. Antoine updated Commissioners on several items including the following: infestation at Moon Towers including the plan to combat the problem; the agency financials look good; HCV utilization is at 200+ vouchers; and occupancy rates are good across all programs. The written Executive Director report was emailed prior to the meeting.

The Legal Counsel Report was handed out at the meeting. Mr. Ball provided an update about an upcoming trial and reported that the eviction moratorium had expired on October 3, 2021.

EXECUTIVE SESSION

No Executive Session was held today.

OTHER BUSINESS

Mr. Antoine passed around the Resolutions needing Commissioner signatures.

Vice Chairperson Hawkinson updated the Board on the open meetings act regarding hybrid (in-person and virtual attendees) meetings. Mr. Ball will also review and advise at the next meeting.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 10:58 a.m.; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Sep-21</u>	<u>Current YTD</u>		
Operating Income	\$91,474.10	\$657,867.51		
Operating Expenses	\$103,356.03	\$602,791.06		
Net Revenue Income/(Loss)	(\$11,881.93)	\$55,076.45	COCC - Cash, Investments, A/R, & A/P	\$1,336,452

<u>MOON TOWERS</u>	<u>Sep-21</u>	<u>Current YTD</u>		
Operating Income	\$77,241.86	\$517,163.10	Moon - Cash, Investments, A/R, & A/P	\$ 609,089
Operating Expenses	\$75,047.80	\$395,246.62	Minimum Reserve Position	\$ 263,498
Net Revenue Income/(Loss)	\$2,194.06	\$121,916.48	Over/(Under) Minimum Reserve Position	\$345,591

<u>FAMILY SITES</u>	<u>Sep-21</u>	<u>Current YTD</u>		
Operating Income	\$92,447.11	\$670,227.33	Family - Cash, Investments, A/R, & A/P	\$ 706,855
Operating Expenses	\$62,229.67	\$431,858.61	Minimum Reserve Position	\$ 287,906
Net Revenue Income/(Loss)	\$30,217.44	\$238,368.72	Over/(Under) Minimum Reserve Position	\$418,949

<u>BLUEBELL</u>	<u>Sep-21</u>	<u>Current YTD</u>		
Operating Income	\$21,251.06	\$178,636.46	Bluebell - Cash, Investments, A/R, & A/P	\$ 203,865
Operating Expenses	\$16,689.32	\$112,972.24	Minimum Reserve Position	\$ 75,315
Net Revenue Income/(Loss)	\$4,561.74	\$65,664.22	Over/(Under) Minimum Reserve Position	\$128,550

Monthly Notes:

- For income: COCC received \$725 from inspections and \$39,644 from maintenance fees. The amps received \$117,209 in subsidy from HUD with Moon Towers receiving \$38,448, Family \$71,311, and Bluebell \$7,450.
- Expenses not normal for the month that occurred: replaced some of the air conditioners and a/c sleeves at Moon, replaced mixing valve on the water heater at Moon, and fixed pipes on four water heaters at Whispering Hollow.
- Overall the month was good as all amps except COCC were in the black for the month and remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Sep-21</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Sep-21</u>	<u>Current YTD</u>
Operating Income	\$33,512.90	\$201,350.63	Operating Income	\$29,654.62	\$174,343.87
Operating Expenses	\$25,654.63	\$159,098.50	Operating Expenses	\$24,562.44	\$151,357.32
Net Revenue Income/(Loss)	\$7,858.27	\$42,252.13	Net Revenue Income/(Loss)	\$5,092.18	\$22,986.55
Brentwood's Cash, Investments, A/R, & A/P	\$164,218.37		Prairieland's Cash, Investments, A/R, & A/P	\$94,482.67	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$236,310.80)	
			PL's Total Cash	(\$141,828.13)	

Monthly Notes:

- Brentwood's revenue increased \$7,858.27 for the month with tenant revenue totaling \$32,377.
- Basic monthly expenses.
- Prairieland's revenue increased \$5,092.18 for the month with tenant revenue totaling \$28,648.
- Basic monthly expenses.
- It was a good month for Brentwood and Prairieland, as both were in the black for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Sep-21</u>	<u>Current YTD</u>
Operating Income	\$16,365.84	\$68,761.63
Operating Expenses	\$11,162.35	\$73,619.15
Net Revenue Income/(Loss)	\$5,203.49	(\$4,857.52)

Unrestricted Net Position (UNP)

Beginning Balance	\$75,765.00
Investment in Fixed Assets	\$0.00
Monthly HCV Admin Revenue - Gain/(Loss)	\$5,203.49
Transfer to NRP or Adjustment	\$0.00
UNP Ending Balance Per VMS	\$80,968.49

Monthly Notes:

- HCV received \$9,568 plus and additional \$6,701 totaling \$16,359 in administrative fee subsidy from HUD which resulted in an increase in revenue of \$5,203.49 for the month.

<u>HAP</u>	<u>Sep-21</u>	<u>Current YTD</u>
Operating Income	\$80,391.00	\$469,411.00
Operating Expenses	\$77,457.00	\$467,201.00
Net Revenue Income/(Loss)	\$2,934.00	\$2,210.00

Restricted Net Position (RNP)

Beginning Balance	\$560.12
Investment in Fixed Assets	\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)	\$3,919.00
Transfer from UNP or Adjustment	\$0.00
RNP Ending Balance per VMS	\$4,479.12

Monthly Notes:

- HCV received \$82,391 in HAP subsidy from HUD and the program shows an increase in revenue by \$2,934 for the month. As for HAP, the agency wants to be spending all the HAP funding provided by HUD.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Sep-21</u>	<u>Current YTD</u>
Operating Income	\$ 985.00	\$ 35,205.00
Operating Expenses	\$ 1,028.44	\$ 2,411.92
Net Revenue Income/(Loss)	-\$43.44	\$32,793.08

EHV (UNP)

Beginning Balance	\$ 32,836.52
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (43.44)
EHV UNP Ending Balance	\$32,793.08

Monthly Notes:

- EHV received \$985 in admin fee subsidy from HUD and had an decrease in revenue of \$43.44.

<u>HAP</u>	<u>Sep-21</u>	<u>Current YTD</u>
Operating Income	\$ 6,301.00	\$ 18,903.00
Operating Expenses	\$ -	\$ -
Net Revenue Income/(Loss)	\$6,301.00	\$18,903.00

Beginning Balance	\$ 12,602.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 6,301.00
RNP Ending Balance per VMS	\$18,903.00

Monthly Notes:

- EHV received \$6,301 in HAP subsidy from HUD for the month.

MISCELLANEOUS

Tenant Online Payments

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2022</u>
Moon Towers	\$ 2,297.75	\$ 15,245.25
Family Sites	\$ 3,026.25	\$ 21,351.36
Bluebell	\$ -	\$ 2,089.00
Brentwood	\$ 2,536.00	\$ 18,212.00
Prairieland	\$ 6,656.00	\$ 38,147.75
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$14,516.00	\$95,045.36

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Month</u>	<u>FYE 2022</u>
Moon Towers	\$ -	\$ 2,536.32
Family Sites	\$ 321.72	\$ 1,541.47
Bluebell	\$ -	\$ -
Brentwood	\$ -	\$ 97.00
Prairieland	\$ -	\$ 165.00
Housing Choice Voucher	\$ 113.40	\$ 113.40
Fiscal Year 2022 Total	\$435.12	\$4,453.19

Monthly Bad Debt Reported	\$9,796.87
Historical Bad Debt	\$1,079,474.26

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$112,619.17	\$61,544.17
	16.13%	5.70%

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	90.00	90.00	180.00	0.00
REVENUE							
<u>FEE REVENUE</u>							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,094.88	-41,301.00	206.12	-247,806.00	-248,219.46	-495,612.00	-49.92
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	-100,000.00	-100,000.00	-100,000.00	0.00
Total Management Fees	-41,094.88	-41,301.00	206.12	-347,806.00	-348,219.46	-595,612.00	-41.54
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-25,440.00	-25,440.00	-50,880.00	-50.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,662.50	-5,652.00	-10.50	-33,912.00	-34,117.50	-67,824.00	-49.70
Total Book Keeping Fees	-5,662.50	-5,652.00	-10.50	-33,912.00	-34,117.50	-67,824.00	-49.70
Fee-For-Service							
10-1-000-000-3850.000 Inspection Income	-725.00	-1,321.00	596.00	-7,926.00	-2,125.00	-15,852.00	-86.59
10-1-000-000-3850.005 Maint Fee Income	-39,644.00	-55,043.00	15,399.00	-357,780.00	-247,281.39	-715,560.00	-65.44
Total Fee-For-Service	-40,369.00	-56,364.00	15,995.00	-365,706.00	-249,406.39	-731,412.00	-65.90
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-80.00	0.00	-80.00	0.00	-450.00	0.00	
Total Other Fees	-80.00	0.00	-80.00	0.00	-450.00	0.00	
TOTAL FEE REVENUE	-91,446.38	-107,557.00	16,110.62	-772,864.00	-657,633.35	-1,445,728.00	-54.51
<u>OTHER REVENUE</u>							
Other Grants & Investment Income							
10-1-000-000-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-27.72	-40.00	12.28	-240.00	-234.16	-480.00	-51.22
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	-27.72	-40.00	12.28	-240.00	-234.16	-480.00	-51.22
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	
10-1-000-000-3850.120 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	0.00	0.00	
TOTAL OTHER REVENUE	-27.72	-40.00	12.28	-240.00	-234.16	-480.00	-51.22
TOTAL REVENUE	-91,474.10	-107,597.00	16,122.90	-773,104.00	-657,867.51	-1,446,208.00	-54.51

EXPENSES

Date:
Time:
ll

**Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2021**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>ADMINISTRATIVE</u>							
Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	33,413.00	32,730.00	683.00	212,750.00	198,890.95	425,500.00	-53.26
10-1-000-000-4110.200 Admin - Other Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries	33,413.00	32,730.00	683.00	212,750.00	198,890.95	425,500.00	-53.26
Administrative Benefits							
10-1-000-000-4110.500 Emp Benefit - Admin	10,092.69	11,500.00	-1,407.31	74,750.00	60,515.16	149,500.00	-59.52
10-1-000-000-4110.550 Benefit - Life Ins.	495.17	500.00	-4.83	3,000.00	4,070.19	6,000.00	-32.16
Total Administrative Benefits	10,587.86	12,000.00	-1,412.14	77,750.00	64,585.35	155,500.00	-58.47
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	270.00	144.40	540.00	-73.26
Total Advertising & Marketing	0.00	45.00	-45.00	270.00	144.40	540.00	-73.26
Office Expense							
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
10-1-000-000-4140.000 Training - Staff	0.00	3,000.00	-3,000.00	8,350.00	449.00	12,100.00	-96.29
10-1-000-000-4180.000 Telephone	674.76	500.00	174.76	3,000.00	4,193.87	6,000.00	-30.10
10-1-000-000-4190.000 Other Sundry	79.82	125.00	-45.18	750.00	259.89	1,500.00	-82.67
10-1-000-000-4190.100 Postage	604.73	135.00	469.73	810.00	1,802.54	1,620.00	11.27
10-1-000-000-4190.200 Office Supplies	-18.72	100.00	-118.72	600.00	282.97	1,200.00	-76.42
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	4,855.23	0.00	
10-1-000-000-4190.300 Paper Supplies	150.00	95.00	55.00	570.00	245.39	1,140.00	-78.47
10-1-000-000-4190.400 Printing/printers	0.00	75.00	-75.00	450.00	0.00	900.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	100.00	-100.00	600.00	779.32	1,200.00	-35.06
10-1-000-000-4190.500 Printer/Copier Supp-Cont	185.98	195.00	-9.02	1,170.00	929.90	2,340.00	-60.26
10-1-000-000-4190.550 Computers	191.12	0.00	191.12	0.00	1,736.12	0.00	
10-1-000-000-4190.600 Publications	0.00	83.00	-83.00	498.00	0.00	996.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	1,000.00	-1,000.00	6,000.00	1,565.00	12,000.00	-86.96
10-1-000-000-4190.800 Internet Services	187.88	166.67	21.21	1,000.02	848.86	2,000.00	-57.56
10-1-000-000-4190.850 IT Support	173.00	300.00	-127.00	1,800.00	2,786.15	3,600.00	-22.61
Total Office Expense	2,228.57	5,874.67	-3,646.10	25,598.02	20,741.74	46,596.00	-55.49
Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	4,800.00	4,000.00	10,200.00	-60.78
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	4,800.00	4,000.00	10,200.00	-60.78
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	2,000.00	-2,000.00	3,900.00	0.00	10,000.00	-100.00
10-1-000-000-4150.010 Travel - Commissioners	0.00	3,000.00	-3,000.00	5,900.00	0.00	10,000.00	-100.00
10-1-000-000-4150.100 Mileage - Admin	0.00	30.00	-30.00	180.00	0.00	360.00	-100.00
Total Travel Expense	0.00	5,030.00	-5,030.00	9,980.00	0.00	20,360.00	-100.00
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	0.00	400.00	-400.00	6,500.00	0.00	10,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,057.00	1,250.00	-193.00	7,500.00	7,062.00	15,000.00	-52.92
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verification	0.00	20.00	-20.00	120.00	0.00	240.00	-100.00
Total Other Expense	1,057.00	1,670.00	-613.00	14,120.00	7,062.00	25,240.00	-72.02
TOTAL OPERATING EXPENSE - Admin	48,086.43	58,149.67	-10,063.24	345,268.02	295,424.44	686,436.00	-56.96

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4430.200 Copiers	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	45.00	112.00	-67.00	702.00	269.62	1,400.00	-80.74
TOTAL MAINTENANCE EXPENSES	53,266.58	55,346.00	-2,079.42	362,598.00	296,005.84	725,192.00	-59.18
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.010 Property Insurance	89.55	91.00	-1.45	546.00	537.30	1,095.00	-50.93
10-1-000-000-4510.015 Equipment Insurance	11.49	12.00	-0.51	72.00	68.94	140.00	-50.76
10-1-000-000-4510.020 Liability Insurance	36.10	37.00	-0.90	222.00	216.60	441.00	-50.88
10-1-000-000-4510.025 PE & PO Insurance	308.70	315.00	-6.30	1,890.00	1,852.20	3,774.00	-50.92
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,127.00	-20.48	6,762.00	6,639.12	13,527.00	-50.92
10-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	258.00	251.58	513.00	-50.96
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	9,750.00	9,565.74	19,490.00	-50.92
TOTAL INSURANCE PREMIUMS EXPENSE	1,594.29	1,625.00	-30.71	9,750.00	9,565.74	19,490.00	-50.92
<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	0.00	2,400.00	-100.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	2,400.00	-100.00
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	2,400.00	-100.00
<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	103,356.03	115,740.67	-12,384.64	719,502.02	602,791.06	1,439,004.00	-58.11
NET REVENUE/EXPENSE (GAIN/-LOSS)	11,881.93	8,143.67	3,738.26	-53,601.98	-55,076.45	-7,204.00	664.53

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - COCC
September, 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	4,563.00	270.00	9,126.00	-97.04
Total Depreciation Expense	45.00	760.50	-715.50	4,563.00	270.00	9,126.00	-97.04
TOTAL MISCELLANEOUS EXPENSES	45.00	760.50	-715.50	4,563.00	270.00	9,126.00	-97.04
<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	11,926.93	8,904.17	3,022.76	-49,038.98	-54,806.45	1,922.00	-2,951.53

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,062.00	1,062.00	2,124.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-35,370.00	-33,500.00	-1,870.00	-201,000.00	-203,263.50	-402,000.00	-49.44
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-35,370.00	-33,500.00	-1,870.00	-201,000.00	-203,263.50	-402,000.00	-49.44
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	-150.00	-150.00	0.00	-900.00	-450.00	-1,800.00	-75.00
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	-950.00	-300.00	-650.00	-1,800.00	-3,675.00	-3,600.00	2.08
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	-25.00	0.00	-25.00	0.00	-25.00	0.00	
10-1-000-001-3690.150 Laundry Income	-1,547.00	-1,100.00	-447.00	-6,600.00	-7,806.83	-13,200.00	-40.86
10-1-000-001-3690.160 Vending Machine Inc	-323.69	-150.00	-173.69	-900.00	-802.62	-1,800.00	-55.41
10-1-000-001-3690.180 Labor	-113.04	-300.00	186.96	-1,800.00	-2,105.83	-3,600.00	-41.50
10-1-000-001-3690.200 Materials	-19.68	-50.00	30.32	-300.00	-168.77	-600.00	-71.87
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	-3,128.41	-2,050.00	-1,078.41	-12,300.00	-15,034.05	-24,600.00	-38.89
TOTAL TENANT REVENUE	-38,498.41	-35,550.00	-2,948.41	-213,300.00	-218,297.55	-426,600.00	-48.83
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,448.00	-32,735.00	-5,713.00	-196,410.00	-238,814.00	-392,820.00	-39.21
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-38,448.00	-32,735.00	-5,713.00	-196,410.00	-238,814.00	-392,820.00	-39.21
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	0.00	0.00	-55,000.00	-55,000.00	-55,000.00	0.00
10-1-000-001-3610.000 Interest Income	-20.17	-25.00	4.83	-150.00	-121.18	-300.00	-59.61
Total Other Grants & Investment Income	-20.17	-25.00	4.83	-55,150.00	-55,121.18	-55,300.00	-0.32
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	-275.28	-350.00	74.72	-1,950.00	-4,930.37	-7,550.00	-34.70
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-275.28	-350.00	74.72	-1,950.00	-4,930.37	-7,550.00	-34.70
TOTAL OTHER REVENUE	-38,743.45	-33,110.00	-5,633.45	-253,510.00	-298,865.55	-455,670.00	-34.41
TOTAL REVENUE	-77,241.86	-68,660.00	-8,581.86	-466,810.00	-517,163.10	-882,270.00	-41.38
EXPENSES							

Date:

Time:

ll

Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	79.17	-79.17	475.02	489.76	950.00	-48.45
10-1-000-001-4420.130 Securitiy Supplies	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
Total Maintenance - Materials/Supplies	7,500.28	2,378.34	5,121.94	20,995.04	16,385.92	37,290.00	-56.06
Maintenance - Contracts							
10-1-000-001-4430.000 Maint Labor Contract	16,073.00	19,620.00	-3,547.00	117,720.00	81,474.03	235,440.00	-65.39
10-1-000-001-4430.010 Garbage & Trash Con	395.73	400.00	-4.27	2,340.00	2,597.44	4,665.00	-44.32
10-1-000-001-4430.020 Heating & Cooling Cont	4,931.52	375.00	4,556.52	2,250.00	13,193.48	4,500.00	193.19
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	900.00	-900.00	9,700.00	10,322.39	18,500.00	-44.20
10-1-000-001-4430.050 Landscape & Grds Cont	273.80	0.00	273.80	585.00	974.80	780.00	24.97
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	750.00	8.28	1,500.00	-99.45
10-1-000-001-4430.080 Plumbing Contracts	1,101.77	208.00	893.77	1,248.00	3,360.33	2,500.00	34.41
10-1-000-001-4430.090 Extermination Contracts	1,050.00	350.00	700.00	5,100.00	12,072.68	11,700.00	3.19
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	85.80	1,416.00	-1,330.20	8,500.00	3,511.60	17,000.00	-79.34
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	600.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	0.00	29.00	-29.00	174.00	0.00	350.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	375.00	-375.00	750.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	23,911.62	23,898.00	13.62	149,717.00	129,119.03	299,635.00	-56.91
TOTAL MAINTENANCE EXPENSES	31,411.90	26,276.34	5,135.56	170,712.04	145,504.95	336,925.00	-56.81
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	1,300.00	985.45	2,600.00	-62.10
10-1-000-001-4480.100 ADT Contract	217.40	220.00	-2.60	440.00	434.80	880.00	-50.59
10-1-000-001-4480.500 Security Contract	1,001.31	83.00	918.31	502.00	4,916.76	1,000.00	391.68
Total Protective Services - Contract	1,218.71	303.00	915.71	2,242.00	6,337.01	4,480.00	41.45
TOTAL PROTECTIVE SERVICES EXPENSE	1,218.71	303.00	915.71	2,242.00	6,337.01	4,480.00	41.45
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.010 Property	3,044.84	3,108.00	-63.16	18,651.00	18,269.04	37,300.00	-51.02
10-1-000-001-4510.015 Equipment Insurance	135.55	143.00	-7.45	858.00	813.30	1,716.00	-52.60
10-1-000-001-4510.020 Liability Insurance	425.92	442.00	-16.08	2,652.00	2,555.52	5,304.00	-51.82
10-1-000-001-4510.025 PE & PO Insurance	226.45	235.00	-8.55	1,410.00	1,358.70	2,820.00	-51.82
10-1-000-001-4510.030 Work Comp Insurance	643.52	660.00	-16.48	3,960.00	3,861.12	7,920.00	-51.25
10-1-000-001-4510.035 Auto Insurance	41.93	43.00	-1.07	258.00	251.58	516.00	-51.24
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	4,631.00	-112.79	27,789.00	27,109.26	55,576.00	-51.22
TOTAL INSURANCE PREMIUMS EXPENSE	4,518.21	4,631.00	-112.79	27,789.00	27,109.26	55,576.00	-51.22

GENERAL EXPENSES

General Expenses

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	3,089.73	2,358.00	731.73	14,310.00	16,730.78	28,103.00	-40.47
Total Payment In Lieu Of Taxes - PILOT	3,089.73	2,358.00	731.73	14,310.00	16,730.78	28,103.00	-40.47
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	4,274.09	751.00	3,523.09	1,344.00	3,968.38	6,842.00	-42.00
Total Bad Debt Write-Offs - Tenant Rents	4,274.09	751.00	3,523.09	1,344.00	3,968.38	6,842.00	-42.00
TOTAL OTHER GENERAL EXPENSES	7,363.82	3,109.00	4,254.82	15,654.00	20,699.16	34,945.00	-40.77
<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	75,047.80	70,535.51	4,512.29	421,666.06	395,246.62	876,601.00	-54.91
NET (REVENUE)/EXPENSE	-2,194.06	1,875.51	-4,069.57	-45,143.94	-121,916.48	-5,669.00	2,050.58

MISCELLANEOUS EXPENSE
Extraordinary Expense

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	87,000.00	87,000.00	174,000.00	-50.00
Total Depreciation Expense	14,500.00	14,500.00	0.00	87,000.00	87,000.00	174,000.00	-50.00
TOTAL MISCELLANEOUS EXPENSES	14,500.00	14,500.00	0.00	87,000.00	87,000.00	174,000.00	-50.00
TOTAL EXPENSES	12,305.94	16,375.51	-4,069.57	41,856.06	-34,916.48	168,331.00	-120.74
<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	-87,000.00	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	-87,000.00	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	-87,000.00	0.00	-174,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	12,305.94	1,875.51	10,430.43	-45,143.94	-34,916.48	-5,669.00	515.92

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,176.00	1,176.00	2,352.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-17,962.00	-13,000.00	-4,962.00	-84,000.00	-97,210.82	-180,000.00	-45.99
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-17,962.00	-13,000.00	-4,962.00	-84,000.00	-97,210.82	-180,000.00	-45.99
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	31.00	0.00	31.00	0.00	833.00	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	0.00	-250.00	250.00	-1,500.00	-2,778.62	-3,000.00	-7.38
10-1-000-002-3690.100 Late Fees	-1,300.00	-850.00	-450.00	-850.00	-5,675.00	-5,950.00	-4.62
10-1-000-002-3690.120 Violation Fees	-650.00	-262.00	-388.00	-1,572.00	-4,227.00	-3,144.00	34.45
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	-50.00	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	-819.75	-1,000.00	180.25	-6,000.00	-8,099.75	-12,000.00	-32.50
10-1-000-002-3690.200 Materials	-288.60	-500.00	211.40	-3,000.00	-2,076.24	-6,000.00	-65.40
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	-3,027.35	-2,887.00	-140.35	-12,972.00	-22,023.61	-30,194.00	-27.06
TOTAL TENANT REVENUE	-20,989.35	-15,887.00	-5,102.35	-96,972.00	-119,234.43	-210,194.00	-43.27
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-71,311.00	-66,661.00	-4,650.00	-399,966.00	-438,644.00	-799,932.00	-45.16
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-71,311.00	-66,661.00	-4,650.00	-399,966.00	-438,644.00	-799,932.00	-45.16
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	-51,500.00	-103,000.00	-103,000.00	0.00
10-1-000-002-3610.000 Interest Income	-21.76	-20.00	-1.76	-120.00	-119.90	-270.00	-55.59
Total Other Grants & Investment Income	-21.76	-8,603.00	8,581.24	-51,620.00	-103,119.90	-103,270.00	-0.15
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-750.00	-750.00	-1,500.00	-50.00
10-1-000-002-3850.005 Income from Amps	0.00	-45.00	45.00	-270.00	-5,079.00	-540.00	840.56
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	-3,400.00	0.00	
Total Other Revenue	-125.00	-170.00	45.00	-1,020.00	-9,229.00	-2,040.00	352.40
TOTAL OTHER REVENUE	-71,457.76	-75,434.00	3,976.24	-452,606.00	-550,992.90	-905,242.00	-39.13
TOTAL REVENUE	-92,447.11	-91,321.00	-1,126.11	-549,578.00	-670,227.33	-1,115,436.00	-39.91
EXPENSES							

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	380.00	-380.00	2,280.00	1,875.31	4,560.00	-58.87
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	1,281.33	2,875.00	-1,593.67	22,579.00	21,474.03	56,424.00	-61.94
Maintenance - Contracts							
10-1-000-002-4430.000 Maint Labor Contract	19,631.00	35,419.00	-15,788.00	212,514.00	146,250.38	425,028.00	-65.59
10-1-000-002-4430.010 Garbage&Trash Cont	231.00	250.00	-19.00	1,500.00	658.40	3,000.00	-78.05
10-1-000-002-4430.020 Heating&Cooling Cont	1,028.68	210.00	818.68	1,260.00	2,304.24	2,520.00	-8.56
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	500.00	100.00	400.00	15,300.00	12,800.00	15,400.00	-16.88
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	0.00	0.00	0.00	941.10	0.00	
10-1-000-002-4430.080 Plumbing Contracts	1,636.14	833.33	802.81	4,999.98	12,019.53	10,000.00	20.20
10-1-000-002-4430.090 Extermination Contracts	0.00	850.00	-850.00	5,100.00	3,139.60	10,200.00	-69.22
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	839.00	-839.00	5,034.00	7,656.52	10,068.00	-23.95
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	2,051.00	-2,051.00	12,306.00	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	0.00	450.00	-450.00	900.00	213.29	1,800.00	-88.15
Total Maintenance - Contracts	23,026.82	41,102.33	-18,075.51	259,513.98	185,983.06	503,828.00	-63.09
TOTAL MAINTENANCE EXPENSES	24,308.15	43,977.33	-19,669.18	282,092.98	207,457.09	560,252.00	-62.97
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	1,350.00	1,091.25	2,700.00	-59.58
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	1,016.00	976.14	2,032.00	-51.96
10-1-000-002-4480.500 Security Contract	291.90	792.00	-500.10	4,752.00	1,741.90	9,504.00	-81.67
Total Protective Services - Contract	291.90	1,017.00	-725.10	7,118.00	3,809.29	14,236.00	-73.24
TOTAL PROTECTIVE SERVICES EXPENSE	291.90	1,017.00	-725.10	7,118.00	3,809.29	14,236.00	-73.24
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.010 Property Ins	3,044.84	3,108.00	-63.16	18,648.00	18,269.04	37,296.00	-51.02
10-1-000-002-4510.015 Equipment Insurance	150.29	158.00	-7.71	948.00	901.74	1,896.00	-52.44
10-1-000-002-4510.020 Liability Ins	472.24	483.00	-10.76	2,898.00	2,833.44	5,796.00	-51.11
10-1-000-002-4510.025 PE & PO Insurance	329.36	342.00	-12.64	2,052.00	1,976.16	4,104.00	-51.85
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,025.00	-23.58	6,150.00	6,008.52	12,300.00	-51.15
10-1-000-002-4510.035 Auto Insurance	209.63	217.00	-7.37	1,302.00	1,257.78	2,604.00	-51.70
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	31,998.00	31,246.68	63,996.00	-51.17
TOTAL INSURANCE PREMIUMS EXPENSE	5,207.78	5,333.00	-125.22	31,998.00	31,246.68	63,996.00	-51.17

GENERAL EXPENSES

General Expenses

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	-2,500.00	-100.00
Total General Expenses	0.00	0.00	0.00	0.00	0.00	-2,500.00	-100.00
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,796.61	1,764.75	31.86	10,588.50	9,064.85	21,177.00	-57.19
Total Payment In Lieu Of Taxes - PILOT	1,796.61	1,764.75	31.86	10,588.50	9,064.85	21,177.00	-57.19
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	3,316.27	749.00	2,567.27	-7,106.00	4,881.00	11,633.00	-58.04
Total Bad Debt Write-Offs - Tenant Rents	3,316.27	749.00	2,567.27	-7,106.00	4,881.00	11,633.00	-58.04
TOTAL OTHER GENERAL EXPENSES	5,112.88	2,513.75	2,599.13	3,482.50	13,945.85	30,310.00	-53.99
<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	62,229.67	91,368.08	-29,138.41	539,293.48	431,858.61	1,115,282.00	-61.28
NET (REVENUE)/EXPENSE	-30,217.44	47.08	-30,264.52	-10,284.52	-238,368.72	-154.00	154,684.88

MISCELLANEOUS EXPENSE
Extraordinary Expense

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	186,000.00	174,000.00	372,000.00	-53.23
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	186,000.00	174,000.00	372,000.00	-53.23
TOTAL MISCELLANEOUS EXPENSES	29,000.00	31,000.00	-2,000.00	186,000.00	174,000.00	372,000.00	-53.23
TOTAL EXPENSES	-1,217.44	31,047.08	-32,264.52	175,715.48	-64,368.72	371,846.00	-117.31
<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	-186,000.00	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	-186,000.00	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	-186,000.00	0.00	-372,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	-1,217.44	47.08	-1,264.52	-10,284.52	-64,368.72	-154.00	41,697.87

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	306.00	306.00	612.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,589.00	-13,500.00	-89.00	-81,000.00	-81,035.00	-162,000.00	-49.98
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,589.00	-13,500.00	-89.00	-81,000.00	-81,035.00	-162,000.00	-49.98
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	-75.00	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	0.00	0.00	-75.00	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	0.00	-41.00	41.00	-250.00	7.00	-500.00	-101.40
10-1-000-006-3690.100 Late Fees	-175.00	-25.00	-150.00	-150.00	-575.00	-300.00	91.67
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	2.08	-2.08	12.48	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	0.00	-540.00	540.00	-3,240.00	-2,045.67	-6,480.00	-68.43
10-1-000-006-3690.160 Vending Machine Inc	-30.29	-20.00	-10.29	-120.00	-157.76	-240.00	-34.27
10-1-000-006-3690.180 Labor	0.00	-40.00	40.00	-240.00	-332.50	-480.00	-30.73
10-1-000-006-3690.200 Materials	0.00	-10.00	10.00	-60.00	-37.95	-120.00	-68.38
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	-205.29	-673.92	468.63	-4,122.52	-3,241.88	-8,170.00	-60.32
TOTAL TENANT REVENUE	-13,794.29	-14,173.92	379.63	-85,122.52	-84,276.88	-170,170.00	-50.47
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,450.00	-4,803.00	-2,647.00	-28,818.00	-51,651.00	-57,636.00	-10.38
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total HUD PH Operating Subsidy	-7,450.00	-4,803.00	-2,647.00	-28,818.00	-51,651.00	-57,636.00	-10.38
Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	-42,000.00	-42,000.00	-42,000.00	0.00
10-1-000-006-3610.000 Interest Income	-6.77	-8.00	1.23	-48.00	-36.58	-96.00	-61.90
Total Other Grants & Investment Income	-6.77	-8.00	1.23	-42,048.00	-42,036.58	-42,096.00	-0.14
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	-7,456.77	-4,811.00	-2,645.77	-70,866.00	-94,359.58	-99,732.00	-5.39
TOTAL REVENUE	-21,251.06	-18,984.92	-2,266.14	-155,988.52	-178,636.46	-269,902.00	-33.81

EXPENSES

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	18.00	0.00	
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	591.61	956.00	-364.39	6,119.00	3,736.51	12,590.00	-70.32
Maintenance - Contracts							
10-1-000-006-4430.000 Maint Labor Contract	3,940.00	4,642.00	-702.00	27,852.00	26,877.04	55,704.00	-51.75
10-1-000-006-4430.010 Garbage & Trash Cont	312.75	250.00	62.75	1,500.00	1,547.95	3,000.00	-48.40
10-1-000-006-4430.020 Heating & Cooling Cont	105.00	750.00	-645.00	4,500.00	336.57	9,000.00	-96.26
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	2,150.00	2,740.40	4,300.00	-36.27
10-1-000-006-4430.050 Landscape & Grds Cont	21.57	0.00	21.57	200.00	717.57	300.00	139.19
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	50.00	-50.00	300.00	24.78	600.00	-95.87
10-1-000-006-4430.080 Plumbing Contracts	1,314.01	670.00	644.01	4,020.00	2,310.66	8,040.00	-71.26
10-1-000-006-4430.090 Extermination Contracts	0.00	330.00	-330.00	1,360.00	327.42	2,020.00	-83.79
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	98.34	479.00	-380.66	2,876.00	2,197.02	5,750.00	-61.79
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	225.00	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	5,791.67	7,208.50	-1,416.83	44,983.00	37,199.41	90,039.00	-58.69
TOTAL MAINTENANCE EXPENSES	6,383.28	8,164.50	-1,781.22	51,102.00	40,935.92	102,629.00	-60.11
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
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	1,272.00	1,258.42	2,544.00	-50.53
10-1-000-006-4480.500 Security Contract	0.00	75.00	-75.00	450.00	6,786.65	900.00	654.07
Total Protective Services - Contract	0.00	75.00	-75.00	1,722.00	8,045.07	3,444.00	133.60
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	75.00	-75.00	1,722.00	8,045.07	3,444.00	133.60
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	985.10	1,010.33	-25.23	6,061.98	5,910.60	12,124.00	-51.25
10-1-000-006-4510.015 Equipment Insurance	39.37	70.00	-30.63	420.00	236.22	840.00	-71.88
10-1-000-006-4510.020 Liability Insurance	123.72	40.00	83.72	240.00	742.32	480.00	54.65
10-1-000-006-4510.025 PE & PO Insurance	61.72	175.00	-113.28	1,050.00	370.32	2,100.00	-82.37
10-1-000-006-4510.030 Work Comp	167.62	130.00	37.62	780.00	1,005.72	1,560.00	-35.53
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	8,551.98	8,265.18	17,104.00	-51.68
TOTAL INSURANCE PREMIUMS EXPENSE	1,377.53	1,425.33	-47.80	8,551.98	8,265.18	17,104.00	-51.68

GENERAL EXPENSES

General Expenses

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,287.43	1,155.00	132.43	6,863.00	7,213.24	13,312.00	-45.81
Total Payment In Lieu Of Taxes - PILOT	1,287.43	1,155.00	132.43	6,863.00	7,213.24	13,312.00	-45.81
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	1,362.25	150.00	1,212.25	100.00	1,717.77	1,350.00	27.24
Total Bad Debt Write-Offs - Tenant Rents	1,362.25	150.00	1,212.25	100.00	1,717.77	1,350.00	27.24
TOTAL OTHER GENERAL EXPENSES	2,649.68	1,305.00	1,344.68	6,963.00	8,931.01	14,662.00	-39.09
<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	16,689.32	21,553.83	-4,864.51	130,352.98	112,972.24	268,040.00	-57.85
NET (REVENUE)/EXPENSE	-4,561.74	2,568.91	-7,130.65	-25,635.54	-65,664.22	-1,862.00	3,426.54

MISCELLANEOUS EXPENSE
Extraordinary Expense

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	66,000.00	66,000.00	132,000.00	-50.00
Total Depreciation Expense	11,000.00	11,000.00	0.00	66,000.00	66,000.00	132,000.00	-50.00
TOTAL MISCELLANEOUS EXPENSES	11,000.00	11,000.00	0.00	66,000.00	66,000.00	132,000.00	-50.00
TOTAL EXPENSES	6,438.26	13,568.91	-7,130.65	40,364.46	335.78	130,138.00	-99.74
<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	-66,000.00	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	-66,000.00	0.00	-132,000.00	-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	-11,000.00	11,000.00	-66,000.00	0.00	-132,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	6,438.26	2,568.91	3,869.35	-25,635.54	335.78	-1,862.00	-118.03

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
September, 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	1,680.00	1,680.00	3,360.00	0.00
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-16,359.00	-10,671.00	-5,688.00	-64,026.00	-68,561.00	-128,052.00	-46.46
30-1-020-000-8026.500 Admin Fee Sub-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	-16,359.00	-10,671.00	-5,688.00	-64,026.00	-68,561.00	-128,052.00	-46.46
Interest Income							
30-1-000-000-3300.000 Int Reserve	-6.84	-6.00	-0.84	-36.00	-30.63	-72.00	-57.46
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	-6.84	-6.00	-0.84	-36.00	-30.63	-72.00	-57.46
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	-417.00	417.00	-2,498.00	-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	-417.00	417.00	-2,498.00	-170.00	-5,000.00	-96.60
TOTAL ADMIN OPERATING INCOME	-16,365.84	-11,094.00	-5,271.84	-66,560.00	-68,761.63	-133,124.00	-48.35
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	4,059.94	4,805.00	-745.06	28,830.00	27,337.84	57,660.00	-52.59
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-020-000-4110.000 Admin Salaries-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Salaries	4,059.94	4,805.00	-745.06	28,830.00	27,337.84	57,660.00	-52.59
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	14,760.00	14,604.00	29,520.00	-50.53
30-1-000-000-4120.300 Bookkeep. Fees	1,522.50	1,538.00	-15.50	9,228.00	9,127.50	18,456.00	-50.54
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
Total Fees Expense	3,958.50	3,998.00	-39.50	23,988.00	23,739.00	47,976.00	-50.52
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,274.00	2,000.00	274.00	12,000.00	14,595.34	24,000.00	-39.19
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-020-000-4110.500 Admin Benefit-Cares	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contribution Exp	2,274.00	2,000.00	274.00	12,000.00	14,595.34	24,000.00	-39.19
Office Expense							
30-1-000-000-4180.000 Telephone	80.39	94.00	-13.61	564.00	535.54	1,128.00	-52.52
30-1-000-000-4190.100 Postage	190.02	250.00	-59.98	1,500.00	1,268.61	2,466.00	-48.56
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	0.00	0.00	108.00	0.00	216.00	-100.00

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	159.00	318.00	318.00	0.00
Total Office Expense	270.41	370.50	-100.09	3,331.00	3,254.43	5,128.00	-36.54
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	250.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	0.00	0.00	250.00	0.00	2,150.00	-100.00
Other Expense							
30-1-000-000-4140.000 Training - Staff	0.00	500.00	-500.00	850.00	239.00	1,400.00	-82.93
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	52.45	25.00	27.45	150.00	697.06	300.00	132.35
30-1-000-000-4190.200 Inspection Exp	25.00	0.00	25.00	0.00	150.00	5,250.00	-97.14
30-1-000-000-4190.950 Background Verification	0.00	54.00	-54.00	324.00	54.85	648.00	-91.54
30-1-000-000-4420.126 Vehicle Supplies	0.00	45.00	-45.00	275.00	9.84	550.00	-98.21
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	77.45	624.00	-546.55	1,599.00	1,150.75	8,148.00	-85.88
TOTAL ADMIN EXPENSE	10,640.30	11,797.50	-1,157.20	69,998.00	70,077.36	146,912.00	-52.30
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	61.72	67.00	-5.28	402.00	370.32	804.00	-53.94
30-1-000-000-4510.030 Work Comp Insurance	209.14	217.00	-7.86	1,302.00	1,254.84	2,604.00	-51.81
30-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	258.00	251.58	515.00	-51.15
Total Insurance Premium Expenses	312.79	327.00	-14.21	1,962.00	1,876.74	3,923.00	-52.16
TOTAL INSURANCE EXPENSE	312.79	327.00	-14.21	1,962.00	1,876.74	3,923.00	-52.16
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	-56.80	0.00	-56.80	0.00	39.65	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	266.06	327.50	-61.44	1,965.00	1,625.40	3,930.00	-58.64
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	209.26	327.50	-118.24	1,965.00	1,665.05	3,930.00	-57.63
TOTAL GENERAL EXPENSE	209.26	327.50	-118.24	1,965.00	1,665.05	3,930.00	-57.63
TOTAL EXPENSES - ADMIN	11,162.35	12,452.00	-1,289.65	73,925.00	73,619.15	154,765.00	-52.43
ADMIN (Profit)/Loss	-5,203.49	1,358.00	-6,561.49	7,365.00	4,857.52	21,641.00	-77.55
<u>MISCELLANEOUS EXPENSE</u>							
Surplus Adj & Provision							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	-464.00	464.00	-2,784.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-2,784.00	0.00	-5,568.00	-100.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	2,784.00	2,784.00	5,568.00	-50.00
Total Depreciation Expense	464.00	464.00	0.00	2,784.00	2,784.00	5,568.00	-50.00
Proceeds Sale Property (Gain)/Loss							

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	2,784.00	0.00	
ADMIN (Profit)/Loss w/ Depreciation	-4,739.49	1,358.00	-6,097.49	7,365.00	7,641.52	21,641.00	-64.69
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-417.00	417.00	-2,498.00	-170.00	-5,000.00	-96.60
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	-80,391.00	-75,928.00	-4,463.00	-455,568.00	-469,241.00	-911,138.00	-48.50
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-80,391.00	-76,345.00	-4,046.00	-458,066.00	-469,411.00	-916,138.00	-48.76
TOTAL HAP INCOME	-80,391.00	-76,345.00	-4,046.00	-458,066.00	-469,411.00	-916,138.00	-48.76
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	67,382.00	69,230.00	-1,848.00	414,431.00	405,491.00	830,513.00	-51.18
30-1-000-000-4715.015 HAP Mid Month Lease Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP Fraud Repay - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP Fraud Repay - HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	1,521.00	2,552.00	-1,031.00	15,312.00	10,129.00	30,624.00	-66.92
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	1,044.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	8,611.00	11,025.00	-2,414.00	66,150.00	51,638.00	132,300.00	-60.97
30-1-000-000-4715.080 HAP Hard to House Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP Escrow Certs Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	77,514.00	82,981.00	-5,467.00	496,937.00	467,258.00	995,525.00	-53.06
TOTAL HAP EXPENSE	77,514.00	82,981.00	-5,467.00	496,937.00	467,258.00	995,525.00	-53.06
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-57.00	-25.00	-32.00	-150.00	-57.00	-300.00	-81.00
Total General HAP Expenses	-57.00	-25.00	-32.00	-150.00	-57.00	-300.00	-81.00
TOTAL GENERAL HAP EXPENSES	-57.00	-25.00	-32.00	-150.00	-57.00	-300.00	-81.00
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	77,457.00	82,956.00	-5,499.00	496,787.00	467,201.00	995,225.00	-53.06
Remaining HAP (to)/from Reserve	-2,934.00	6,611.00	-9,545.00	38,721.00	-2,210.00	79,087.00	-102.79

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	45.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
HAP INCOME - EHV							
<u>HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-6,301.00	0.00	-6,301.00	0.00	-18,903.00	0.00	
Total HAP Income	-6,301.00	0.00	-6,301.00	0.00	-18,903.00	0.00	
TOTAL HAP INCOME	-6,301.00	0.00	-6,301.00	0.00	-18,903.00	0.00	
HAP EXPENSE - EHV							
<u>HAP EXPENSE</u>							
HAP Expenses							
Total HAP Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
EHV HAP (to)/from Reserve	-6,301.00	0.00	-6,301.00	0.00	-18,903.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Admim Subsidy	-985.00	0.00	-985.00	0.00	-2,955.00	0.00	
30-1-000-001-8026.501 EHV Prelim Fee Inc	0.00	0.00	0.00	0.00	-6,000.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	-26,250.00	0.00	
Total Admin Fee Subsidy	-985.00	0.00	-985.00	0.00	-35,205.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-985.00	0.00	-985.00	0.00	-35,205.00	0.00	

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4110.000 EHV Salary Exp	536.06	0.00	536.06	0.00	1,177.16	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	312.38	0.00	312.38	0.00	684.76	0.00	
30-1-000-001-4130.100 EHV Preliminary Fee Expenses	0.00	0.00	0.00	0.00	370.00	0.00	
30-1-000-001-4130.200 EHV Ongoing Fee Expenses	80.00	0.00	80.00	0.00	80.00	0.00	
30-1-000-001-4130.300 EHV Service Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	100.00	0.00	100.00	0.00	100.00	0.00	
Total Preliminary Fee Expenses	1,028.44	0.00	1,028.44	0.00	2,411.92	0.00	
TOTAL PRELIMINARY FEE EXPENSES	1,028.44	0.00	1,028.44	0.00	2,411.92	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
Total Ongoing Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ONGOING ADMIN EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	1,028.44	0.00	1,028.44	0.00	2,411.92	0.00	
EHV ADMINI (Profit)/Loss	43.44	0.00	43.44	0.00	-32,793.08	0.00	

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	432.00	432.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,625.00	-28,400.00	1,775.00	-170,400.00	-156,526.00	-340,800.00	-54.07
60-1-000-000-5125.000 PHA Rent	-6,375.00	-4,500.00	-1,875.00	-27,000.00	-36,480.00	-54,000.00	-32.44
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	623.00	-40.00	663.00	-240.00	-986.00	-480.00	105.42
Total Tenant Rent Revenue	-32,377.00	-32,940.00	563.00	-197,640.00	-193,992.00	-395,280.00	-50.92
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	-32,377.00	-32,940.00	563.00	-197,640.00	-193,992.00	-395,280.00	-50.92
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-11.15	-20.00	8.85	-120.00	-55.54	-240.00	-76.86
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	-11.15	-20.00	8.85	-120.00	-55.54	-240.00	-76.86
TOTAL INVESTMENT INCOME	-11.15	-20.00	8.85	-120.00	-55.54	-240.00	-76.86
<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	-627.75	-733.00	105.25	-4,398.00	-4,162.86	-8,796.00	-52.67
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	-497.00	-450.00	-47.00	-2,700.00	-2,714.75	-5,400.00	-49.73
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	0.00	-150.00	150.00	-900.00	-321.00	-1,800.00	-82.17
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-240.00	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	-1,124.75	-1,373.00	248.25	-8,238.00	-7,303.09	-16,476.00	-55.67
TOTAL OTHER REVENUE	-1,124.75	-1,373.00	248.25	-8,238.00	-7,303.09	-16,476.00	-55.67
TOTAL REVENUE	-33,512.90	-34,333.00	820.10	-205,998.00	-201,350.63	-411,996.00	-51.13

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 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	1,074.00	1,170.00	-96.00	7,020.00	6,321.42	14,040.00	-54.98
60-1-000-000-6330.000 Manager Salaries	2,451.00	2,650.00	-199.00	15,900.00	15,210.39	31,800.00	-52.17
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	3,525.00	3,820.00	-295.00	22,920.00	21,531.81	45,840.00	-53.03
Benefit Contributions - Administrative							
60-1-000-000-6310.500 Emp Benefit - Admin	509.40	650.00	-140.60	3,900.00	1,766.55	7,800.00	-77.35
60-1-000-000-6330.500 Manager's Benefits	822.45	870.00	-47.55	5,220.00	5,596.71	10,440.00	-46.39
Total Benefit Contributions - Admin	1,331.85	1,520.00	-188.15	9,120.00	7,363.26	18,240.00	-59.63
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.58	120.00	-110.42	370.00	165.74	430.00	-61.46
60-1-000-000-6250.000 Misc Renting Expense	17.00	110.00	-93.00	660.00	799.00	1,320.00	-39.47
60-1-000-000-6311.000 Office Expense-Brent	104.82	170.00	-65.18	1,020.00	1,053.86	2,040.00	-48.34
60-1-000-000-6311.050 Office Rental Expense	225.00	230.00	-5.00	1,380.00	1,350.00	2,760.00	-51.09
60-1-000-000-6311.100 Phone/Internet Service	121.65	150.00	-28.35	900.00	810.38	1,800.00	-54.98
60-1-000-000-6311.150 IT Support	0.00	50.00	-50.00	300.00	394.85	600.00	-34.19
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	300.00	166.38	1,900.00	-91.24
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	0.00	25.00	-25.00	150.00	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	91.43	85.00	6.43	510.00	414.61	1,020.00	-59.35
60-1-000-000-6370.000 Bad Debt	-4.99	265.00	-269.99	1,590.00	224.51	3,180.00	-92.94
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 Exp	0.00	150.00	-150.00	900.00	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	0.00	75.00	-75.00	450.00	41.50	900.00	-95.39
Total Admin Sundry	564.49	1,480.00	-915.51	9,030.00	5,814.42	21,600.00	-73.08
Fee Expense							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	22,464.00	22,100.00	44,928.00	-50.81
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	3,240.00	3,187.50	6,480.00	-50.81
60-1-000-000-6390.000 Fee for Service Exp	11.00	20.00	-9.00	120.00	54.00	240.00	-77.50
Total Fee Expense	4,235.50	4,304.00	-68.50	25,824.00	25,341.50	51,648.00	-50.93
TOTAL OPERATING EXPENSES	9,656.84	11,124.00	-1,467.16	66,894.00	60,050.99	137,328.00	-56.27
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	428.69	650.00	-221.31	3,900.00	2,297.08	7,800.00	-70.55
60-1-000-000-6451.000 Utilities - Water	897.20	870.00	27.20	5,220.00	4,268.50	10,440.00	-59.11
60-1-000-000-6452.000 Utilities - Gas	109.31	150.00	-40.69	900.00	954.49	1,800.00	-46.97
60-1-000-000-6453.000 Utilities - Sewer	1,504.44	1,170.00	334.44	7,020.00	6,966.92	14,040.00	-50.38
Total Utilities	2,939.64	2,840.00	99.64	17,040.00	14,486.99	34,080.00	-57.49
TOTAL UTILITIES	2,939.64	2,840.00	99.64	17,040.00	14,486.99	34,080.00	-57.49

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 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	0.00	0.00	0.00	0.00	500.00	-100.00
Total Taxes & Insurance Expense	2,962.93	3,019.00	-56.07	18,114.00	17,921.61	37,052.00	-51.63
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,780.86	1,890.00	-109.14	11,340.00	10,744.49	22,680.00	-52.63
Total Financial Expenses	1,780.86	1,890.00	-109.14	11,340.00	10,744.49	22,680.00	-52.63
TOTAL TAXES & INSURANCE EXPENSE	4,743.79	4,909.00	-165.21	29,454.00	28,666.10	59,732.00	-52.01
TOTAL OPREATING EXPENSES	25,654.63	31,234.00	-5,579.37	188,877.00	159,098.50	377,373.00	-57.84
NET (REVENUE)/EXPENSE	-7,858.27	-3,099.00	-4,759.27	-17,121.00	-42,252.13	-34,623.00	22.03
<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	20,100.00	20,100.00	40,200.00	-50.00
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	20,100.00	20,100.00	40,200.00	-50.00
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	20,100.00	20,100.00	40,200.00	-50.00
TOTAL EXPENSES BEFORE DEPRECIATION	-4,508.27	251.00	-4,759.27	2,979.00	-22,152.13	5,577.00	-497.21
<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	-20,100.00	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	-20,100.00	0.00	-40,200.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-3,350.00	3,350.00	-20,100.00	0.00	-40,200.00	-100.00
EXCESS (REVENUE)/EXPENSE	-4,508.27	-3,099.00	-1,409.27	-17,121.00	-22,152.13	-34,623.00	-36.02
TOTAL BOND PAYMENT	2,106.65	0.00	2,106.65	0.00	12,580.54	0.00	

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	390.00	390.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,220.00	-23,190.00	970.00	-139,141.00	-133,840.00	-278,283.00	-51.91
60-1-000-001-5125.000 PHA Rent	-1,646.00	-1,610.00	-36.00	-9,660.00	-11,083.00	-19,320.00	-42.63
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,988.00	-3,375.00	-613.00	-20,250.00	-20,541.00	-40,500.00	-49.28
60-1-000-001-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	-153.00	0.00	
Total Tenant Rent Revenue	-27,854.00	-28,175.00	321.00	-169,051.00	-165,617.00	-338,103.00	-51.02
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-794.00	-685.00	-109.00	-4,110.00	-4,297.00	-8,220.00	-47.73
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	-794.00	-685.00	-109.00	-4,110.00	-4,297.00	-8,220.00	-47.73
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	-28,648.00	-28,860.00	212.00	-173,161.00	-169,914.00	-346,323.00	-50.94
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-5.62	0.00	-5.62	0.00	-5.87	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	-80.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-13.50	13.50	-27.00	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	-5.62	-53.50	47.88	-107.00	-5.87	-214.00	-97.26
TOTAL INVESTMENT INCOME	-5.62	-53.50	47.88	-107.00	-5.87	-214.00	-97.26
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-230.00	5.00	-1,380.00	-1,350.00	-2,760.00	-51.09
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	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	-20.00	0.00	-20.00	0.00	-20.00	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	-628.00	-350.00	-278.00	-2,100.00	-2,556.00	-4,200.00	-39.14
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	-128.00	-200.00	72.00	-1,200.00	-452.00	-2,400.00	-81.17
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-240.00	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	-1,001.00	-820.00	-181.00	-4,920.00	-4,424.00	-9,840.00	-55.04
TOTAL OTHER REVENUE	-1,001.00	-820.00	-181.00	-4,920.00	-4,424.00	-9,840.00	-55.04
TOTAL REVENUE	-29,654.62	-29,733.50	78.88	-178,188.00	-174,343.87	-356,377.00	-51.08

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 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	1,074.00	1,170.00	-96.00	7,020.00	6,321.38	14,040.00	-54.98
60-1-000-001-6310.500 Emp Benefit - Admin	509.36	645.00	-135.64	3,866.00	1,766.39	7,733.00	-77.16
60-1-000-001-6330.000 Manager's Salaries	2,451.00	2,650.00	-199.00	15,900.00	15,210.36	31,800.00	-52.17
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	822.44	870.00	-47.56	5,220.00	5,596.44	10,440.00	-46.39
Total Administrative Salaries & Benefits	4,856.80	5,335.00	-478.20	32,006.00	28,894.57	64,013.00	-54.86
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.57	120.00	-110.43	470.00	165.69	530.00	-68.74
60-1-000-001-6250.000 Misc. Rent Expense	17.00	100.00	-83.00	600.00	561.00	1,200.00	-53.25
60-1-000-001-6311.000 Office Expense-Prairie	104.81	150.00	-45.19	900.00	983.44	1,800.00	-45.36
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	121.61	150.00	-28.39	900.00	810.42	1,800.00	-54.98
60-1-000-001-6311.150 IT Support	0.00	50.00	-50.00	300.00	394.83	600.00	-34.20
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	300.00	166.37	1,900.00	-91.24
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	0.00	25.00	-25.00	150.00	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	91.41	85.00	6.41	510.00	414.54	1,020.00	-59.36
60-1-000-001-6370.000 Bad Debt	-348.77	360.00	-708.77	2,160.00	188.66	4,320.00	-95.63
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 Exp	0.00	135.00	-135.00	810.00	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	0.00	100.00	-100.00	600.00	31.30	1,200.00	-97.39
Total Admin Sundry	-4.37	1,325.00	-1,329.37	8,200.00	4,109.83	19,840.00	-79.29
Fee Expense							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	20,280.00	20,020.00	40,560.00	-50.64
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	2,928.00	2,887.50	5,856.00	-50.69
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	6.00	5.00	1.00	30.00	50.00	60.00	-16.67
Total Fee Expense	3,873.50	3,873.00	0.50	23,238.00	22,957.50	46,476.00	-50.60
TOTAL OPERATING EXPENSES	8,725.93	10,533.00	-1,807.07	63,444.00	55,961.90	130,329.00	-57.06
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	302.72	400.00	-97.28	2,400.00	1,818.45	4,800.00	-62.12
60-1-000-001-6451.000 Utilities Water	856.10	1,075.00	-218.90	6,450.00	4,608.00	12,900.00	-64.28
60-1-000-001-6452.000 Utilities Gas	79.12	144.00	-64.88	860.00	753.99	1,720.00	-56.16
60-1-000-001-6453.000 Utilities Sewer	1,511.84	1,465.00	46.84	8,790.00	7,507.53	17,580.00	-57.30
Total Utilities	2,749.78	3,084.00	-334.22	18,500.00	14,687.97	37,000.00	-60.30
TOTAL UTILITIES	2,749.78	3,084.00	-334.22	18,500.00	14,687.97	37,000.00	-60.30

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 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	4,004.00	4,420.00	-416.00	26,520.00	24,847.36	53,040.00	-53.15
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	120.00	199.68	240.00	-16.80
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	120.00	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.	1,826.69	2,375.00	-548.31	14,250.00	11,402.86	28,500.00	-59.99
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,830.69	6,835.00	-1,004.31	41,010.00	36,449.90	82,020.00	-55.56
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	18.40	120.00	-101.60	960.00	656.93	2,160.00	-69.59
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	226.46	100.00	126.46	3,400.00	2,732.13	3,800.00	-28.10
60-1-000-001-6515.070 Electrical Supplies	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	344.33	285.00	59.33	1,710.00	2,954.32	3,420.00	-13.62
60-1-000-001-6515.100 Janitorial Supplies	60.00	80.00	-20.00	480.00	200.57	960.00	-79.11
60-1-000-001-6515.110 Routine Maint. Supplies	843.64	1,167.00	-323.36	7,002.00	3,285.53	14,004.00	-76.54
60-1-000-001-6515.114 Painting Supplies - PL	102.48	0.00	102.48	1,000.00	390.73	1,800.00	-78.29
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	1,000.00	0.00	1,000.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	800.00	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	54.45	40.00	14.45	240.00	733.06	480.00	52.72
Total Maintenance Supplies	1,649.76	1,917.00	-267.24	17,342.00	10,953.27	30,374.00	-63.94
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	667.50	755.00	-87.50	4,530.00	4,077.00	9,060.00	-55.00
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	300.00	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	2,100.00	400.59	2,100.00	-80.92
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	17.00	-17.00	100.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	2,200.00	0.00	2,400.00	-100.00
60-1-000-001-6520.090 Extermin Contract	423.72	424.00	-0.28	848.00	1,547.44	2,046.00	-24.37
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	35.00	-35.00	275.00	114.34	485.00	-76.42
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	1,500.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	5,400.00	0.00	5,800.00	-100.00
Total Maintenance Contracts	1,091.22	1,731.00	-639.78	17,253.00	6,139.37	26,691.00	-77.00
TOTAL MAINTENANCE	8,571.67	10,483.00	-1,911.33	75,605.00	53,542.54	139,085.00	-61.50
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,266.46	1,286.00	-19.54	7,701.00	7,613.95	15,467.00	-50.77
60-1-000-001-6720.000 PProerty Insurance	895.54	917.00	-21.46	5,502.00	5,373.24	11,004.00	-51.17
60-1-000-001-6720.500 Equipment Insurance	49.98	52.00	-2.02	312.00	299.88	624.00	-51.94
60-1-000-001-6721.000 Liability Insurance	155.52	163.00	-7.48	978.00	933.12	1,956.00	-52.29
60-1-000-001-6721.500 PE & PO Insuranace	102.90	108.00	-5.10	648.00	617.40	1,296.00	-52.36
60-1-000-001-6722.000 Work Comp Insurance	263.81	275.00	-11.19	1,650.00	1,582.86	3,300.00	-52.03

Date:
Time:
ll

Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 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	0.00	500.00	-100.00
Total Taxes & Insurance Expense	2,734.21	2,801.00	-66.79	16,791.00	16,420.45	34,147.00	-51.91
TOTAL TAXES & INSURANCE EXPENSE	2,734.21	2,801.00	-66.79	16,791.00	16,420.45	34,147.00	-51.91
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,780.85	1,900.00	-119.15	11,400.00	10,744.46	22,800.00	-52.88
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,780.85	1,900.00	-119.15	11,400.00	10,744.46	22,800.00	-52.88
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	-37,650.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-37,650.00	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	1,780.85	-4,375.00	6,155.85	-26,250.00	10,744.46	-52,500.00	-120.47
TOTAL EXPENSES BEFORE DEPRECIATION	24,562.44	22,526.00	2,036.44	148,090.00	151,357.32	288,061.00	-47.46
NET REVENUE/EXPENSES (PROFIT)/LOSS	-5,092.18	-7,207.50	2,115.32	-30,098.00	-22,986.55	-68,316.00	-66.35
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	37,650.00	37,650.00	75,300.00	-50.00
Total Depreciation Expense	6,275.00	6,275.00	0.00	37,650.00	37,650.00	75,300.00	-50.00
TOTAL DEPRECIATION EXPENSE	6,275.00	6,275.00	0.00	37,650.00	37,650.00	75,300.00	-50.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	1,182.82	-932.50	2,115.32	7,552.00	14,663.45	6,984.00	109.96
TOTAL BOND PAYMENT	2,106.65	0.00	2,106.65	0.00	12,580.54	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,474.10	107,597.00	-16,122.90	657,867.51	1,446,208.00	-54.51
TOTAL OPERATING INCOME	91,474.10	107,597.00	-16,122.90	657,867.51	1,446,208.00	-54.51
OPERATING EXPENSE						
Total Administration Expenses	48,086.43	58,149.67	-10,063.24	295,424.44	686,436.00	-56.96
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	408.73	620.00	-211.27	1,795.04	5,486.00	-67.28
Total Maintenance Expenses	53,266.58	55,346.00	-2,079.42	296,005.84	725,192.00	-59.18
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	1,594.29	1,625.00	-30.71	9,565.74	21,890.00	-56.30
TOTAL ROUTINE OPERATING EXPENSES	103,356.03	115,740.67	-12,384.64	602,791.06	1,439,004.00	-58.11
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	103,356.03	115,740.67	-12,384.64	602,791.06	1,439,004.00	-58.11
NET REVENUE/-EXPENSE PROFIT/-LOSS	-11,881.93	-8,143.67	-3,738.26	55,076.45	7,204.00	664.53
Total Depreciation Expense						
Total Depreciation Expense	45.00	760.50	-715.50	270.00	9,126.00	-97.04
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,926.93	-8,904.17	-3,022.76	54,806.45	-1,922.00	-2,951.53

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	77,241.86	68,660.00	8,581.86	517,163.10	882,270.00	-41.38
TOTAL OPERATING INCOME	77,241.86	68,660.00	8,581.86	517,163.10	882,270.00	-41.38
OPERATING EXPENSE						
Total Administration Expenses	26,062.45	27,706.17	-1,643.72	159,090.63	322,115.00	-50.61
Total Tenant Service Expenses	0.00	85.00	-85.00	549.92	1,560.00	-64.75
Total Utility Expenses	4,472.71	8,425.00	-3,952.29	35,955.69	121,000.00	-70.28
Total Maintenance Expenses	31,411.90	26,276.34	5,135.56	145,504.95	336,925.00	-56.81
Total Protective Service Expenses	1,218.71	303.00	915.71	6,337.01	4,480.00	41.45
General Expenses	11,882.03	7,740.00	4,142.03	47,808.42	90,521.00	-47.19
TOTAL ROUTINE OPERATING EXPENSES	75,047.80	70,535.51	4,512.29	395,246.62	876,601.00	-54.91
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	-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	75,047.80	56,035.51	19,012.29	395,246.62	702,601.00	-43.75
NET REVENUE/EXPENSE PROFIT/-LOSS						
	2,194.06	12,624.49	-10,430.43	121,916.48	179,669.00	-32.14
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	14,500.00	0.00	87,000.00	174,000.00	-50.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,305.94	-1,875.51	-10,430.43	34,916.48	5,669.00	515.92

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	92,447.11	91,321.00	1,126.11	670,227.33	1,115,436.00	-39.91
TOTAL OPERATING INCOME	92,447.11	91,321.00	1,126.11	670,227.33	1,115,436.00	-39.91
OPERATING EXPENSE						
Total Administration Expenses	27,014.79	34,968.00	-7,953.21	168,539.14	413,513.00	-59.24
Total Tenant Service Expenses	298.22	100.00	198.22	298.22	1,200.00	-75.15
Total Utility Expenses	-4.05	3,459.00	-3,463.05	6,562.34	31,775.00	-79.35
Total Maintenance Expenses	24,308.15	43,977.33	-19,669.18	207,457.09	560,252.00	-62.97
Total Protective Service Expenses	291.90	1,017.00	-725.10	3,809.29	14,236.00	-73.24
General Expenses	10,320.66	7,846.75	2,473.91	45,192.53	94,306.00	-52.08
TOTAL ROUTINE OPERATING EXPENSES	62,229.67	91,368.08	-29,138.41	431,858.61	1,115,282.00	-61.28
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	62,229.67	60,368.08	1,861.59	431,858.61	743,282.00	-41.90
NET REVENUE/EXPENSE PROFIT/-LOSS						
	30,217.44	30,952.92	-735.48	238,368.72	372,154.00	-35.95
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	174,000.00	372,000.00	-53.23
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	1,217.44	-47.08	1,264.52	64,368.72	154.00	41,697.87

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	21,251.06	18,984.92	2,266.14	178,636.46	269,902.00	-33.81
TOTAL OPERATING INCOME	21,251.06	18,984.92	2,266.14	178,636.46	269,902.00	-33.81
OPERATING EXPENSE						
Total Administration Expenses	5,564.09	8,684.00	-3,119.91	37,700.21	101,101.00	-62.71
Total Tenant Service Expenses	0.00	0.00	0.00	192.20	200.00	-3.90
Total Utility Expenses	714.74	1,900.00	-1,185.26	8,902.65	28,900.00	-69.19
Total Maintenance Expenses	6,383.28	8,164.50	-1,781.22	40,935.92	102,629.00	-60.11
Total Protective Service Expenses	0.00	75.00	-75.00	8,045.07	3,444.00	133.60
General Expenses	4,027.21	2,730.33	1,296.88	17,196.19	31,766.00	-45.87
TOTAL ROUTINE OPERATING EXPENSES	16,689.32	21,553.83	-4,864.51	112,972.24	268,040.00	-57.85
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	16,689.32	10,553.83	6,135.49	112,972.24	136,040.00	-16.96
NET REVENUE/EXPENSE PROFIT/-LOSS						
	4,561.74	8,431.09	-3,869.35	65,664.22	133,862.00	-50.95
Total Depreciation Expense						
	11,000.00	11,000.00	0.00	66,000.00	132,000.00	-50.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,438.26	-2,568.91	-3,869.35	-335.78	1,862.00	-118.03

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	16,365.84	11,094.00	5,271.84	68,761.63	133,124.00	-48.35
TOTAL ADMIN OPERATING INCOME	16,365.84	11,094.00	5,271.84	68,761.63	133,124.00	-48.35
OPERATING EXPENSES						
Total Admin Expenses	6,681.80	7,762.50	-1,080.70	46,328.52	96,636.00	-52.06
Total Fees Expenses	3,958.50	3,998.00	-39.50	23,739.00	49,826.00	-52.36
Total General Expenses	522.05	699.50	-177.45	3,551.63	8,403.00	-57.73
TOTAL OPERATING EXPENSES	11,162.35	12,460.00	-1,297.65	73,619.15	154,865.00	-52.46
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	11,162.35	11,996.00	-833.65	73,619.15	149,297.00	-50.69
NET REVENUE PROFIT/-LOSS	5,203.49	-902.00	6,105.49	-4,857.52	-16,173.00	-69.97
Total Depreciation Expense	464.00	464.00	0.00	2,784.00	5,568.00	-50.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	4,739.49	-1,366.00	6,105.49	-7,641.52	-21,741.00	-64.85

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	80,391.00	76,345.00	4,046.00	469,411.00	916,138.00	-48.76
TOTAL HAP INCOME	80,391.00	76,345.00	4,046.00	469,411.00	916,138.00	-48.76
HAP EXPENSES						
Total HAP Expenses	77,514.00	82,981.00	-5,467.00	467,258.00	995,525.00	-53.06
Total General HAP Expenses	-57.00	-25.00	-32.00	-57.00	-300.00	-81.00
TOTAL HAP EXPENSES	77,457.00	82,956.00	-5,499.00	467,201.00	995,225.00	-53.06
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	2,934.00	-6,611.00	9,545.00	2,210.00	-79,087.00	-102.79

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,512.90	34,333.00	-820.10	201,350.63	411,996.00	-51.13
TOTAL OPERATING INCOME	33,512.90	34,333.00	-820.10	201,350.63	411,996.00	-51.13
OPERATING EXPENSE						
Total Administration Expenses	5,432.34	9,490.00	-4,057.66	34,763.49	117,720.00	-70.47
Total Fee Expenses	4,224.50	4,284.00	-59.50	25,287.50	51,408.00	-50.81
Total Utilities Expenses	2,939.64	2,840.00	99.64	14,486.99	34,080.00	-57.49
Total Maintenance Expenses	8,314.36	12,361.00	-4,046.64	55,894.42	146,233.00	-61.78
Total Taxes & Insurance Expense	2,962.93	3,019.00	-56.07	17,921.61	37,052.00	-51.63
Total Financial Expenses	1,780.86	1,890.00	-109.14	10,744.49	22,680.00	-52.63
TOTAL ROUTINE OPERATING EXPENSE	25,654.63	33,884.00	-8,229.37	159,098.50	409,173.00	-61.12
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	25,654.63	30,534.00	-4,879.37	159,098.50	368,973.00	-56.88
NET REVENUE PROFIT/-LOSS						
	7,858.27	3,799.00	4,059.27	42,252.13	43,023.00	-1.79
Total Depreciation Expense						
	3,350.00	3,350.00	0.00	20,100.00	40,200.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	4,508.27	449.00	4,059.27	22,152.13	2,823.00	684.70

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	29,654.62	29,733.50	-78.88	174,343.87	356,377.00	-51.08
TOTAL OPERATING INCOME	29,654.62	29,733.50	-78.88	174,343.87	356,377.00	-51.08
OPERATING EXPENSE						
Total Administration Expenses	4,858.43	6,665.00	-1,806.57	33,054.40	83,913.00	-60.61
Total Fee Expenses	3,867.50	3,868.00	-0.50	22,907.50	46,416.00	-50.65
Total Utilities Expenses	2,749.78	3,084.00	-334.22	14,687.97	37,000.00	-60.30
Total Maintenance Expenses	8,571.67	10,483.00	-1,911.33	53,542.54	139,085.00	-61.50
Total Taxes & Insurance Expense	2,734.21	2,801.00	-66.79	16,420.45	34,147.00	-51.91
Total Financial Expenses	1,780.85	1,900.00	-119.15	10,744.46	22,800.00	-52.88
TOTAL ROUTINE OPERATING EXPENSE	24,562.44	28,801.00	-4,238.56	151,357.32	363,361.00	-58.35
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	24,562.44	22,526.00	2,036.44	151,357.32	288,061.00	-47.46
NET REVENUE PROFIT/-LOSS						
	5,092.18	7,207.50	-2,115.32	22,986.55	68,316.00	-66.35
Total Depreciation Expense						
	6,275.00	6,275.00	0.00	37,650.00	75,300.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-1,182.82	932.50	-2,115.32	-14,663.45	-6,984.00	109.96

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	282,414.13	286,562.92	-4,148.79	2,023,894.40	3,713,816.00	-45.50
TOTAL OPERATING INCOME	282,414.13	286,562.92	-4,148.79	2,023,894.40	3,713,816.00	-45.50
OPERATING EXPENSE						
Total Administration Expenses	106,727.76	129,507.84	-22,780.08	660,754.42	1,523,165.00	-56.62
Total Tenant Service Expenses	298.22	185.00	113.22	1,040.34	2,960.00	-64.85
Total Utility Expenses	5,592.13	14,404.00	-8,811.87	53,215.72	187,161.00	-71.57
Total Maintenance Expenses	115,369.91	133,764.17	-18,394.26	689,903.80	1,724,998.00	-60.01
Total Protective Service Expenses	1,510.61	1,395.00	115.61	18,191.37	22,160.00	-17.91
General Expenses	27,824.19	19,942.08	7,882.11	119,762.88	238,483.00	-49.78
TOTAL ROUTINE OPERATING EXPENSES	257,322.82	299,198.09	-41,875.27	1,542,868.53	3,698,927.00	-58.29
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	257,322.82	242,698.09	14,624.73	1,542,868.53	3,020,927.00	-48.93
NET REVENUE/EXPENSE PROFIT/-LOSS						
	25,091.31	43,864.83	-18,773.52	481,025.87	692,889.00	-30.58
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	327,270.00	687,126.00	-52.37
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-29,453.69	-13,395.67	-16,058.02	153,755.87	5,763.00	2,567.98

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	63,167.52	64,066.50	-898.98	375,694.50	768,373.00	-51.11
TOTAL OPERATING INCOME	63,167.52	64,066.50	-898.98	375,694.50	768,373.00	-51.11
OPERATING EXPENSE						
Total Administration Expenses	10,290.77	16,155.00	-5,864.23	67,817.89	201,633.00	-66.37
Total Fee Expenses	8,092.00	8,152.00	-60.00	48,195.00	97,824.00	-50.73
Total Utilities Expenses	5,689.42	5,924.00	-234.58	29,174.96	71,080.00	-58.95
Total Maintenance Expenses	16,886.03	22,844.00	-5,957.97	109,436.96	285,318.00	-61.64
Total Taxes & Insurance Expense	5,697.14	5,820.00	-122.86	34,342.06	71,199.00	-51.77
Total Financial Expenses	3,561.71	3,790.00	-228.29	21,488.95	45,480.00	-52.75
TOTAL ROUTINE OPERATING EXPENSE	50,217.07	62,685.00	-12,467.93	310,455.82	772,534.00	-59.81
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	50,217.07	53,060.00	-2,842.93	310,455.82	657,034.00	-52.75
NET REVENUE PROFIT/-LOSS						
	12,950.45	11,006.50	1,943.95	65,238.68	111,339.00	-41.41
Total Depreciation Expense						
	9,625.00	9,625.00	0.00	57,750.00	115,500.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	3,325.45	1,381.50	1,943.95	7,488.68	-4,161.00	-279.97

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,261.98	25,556.20	-16,294.22	54,377.50
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,292.82	16,370.25	-77.43	98,835.51
Administrative Expenses	507.65	1,159.81	-652.16	5,877.62
Tenant Services	0.00	76.94	-76.94	549.92
Utilities	4,472.71	6,854.12	-2,381.41	35,955.69
Maintenance Supplies/Contracts	32,630.61	4,480.61	28,150.00	151,841.96
Mileage	0.00	0.00	0.00	0.00
General Expenses	11,882.03	7,285.90	4,596.13	47,808.42
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	75,047.80	61,783.83	13,263.97	395,246.62
AMP002 - FAMILY				
Salaries	7,349.60	45,052.61	-37,703.01	47,234.13
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,903.13	17,895.13	8.00	108,679.62
Administrative Expenses	1,566.10	968.63	597.47	11,250.92
Tenant Services	298.22	0.00	298.22	298.22
Utilities	-4.05	2,201.31	-2,205.36	6,562.34
Maintenance Supplies/Contracts	24,600.05	20,596.33	4,003.72	211,266.38
Mileage	0.00	0.00	0.00	0.00
General Expenses	10,320.66	6,133.16	4,187.50	45,192.53
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	62,033.71	92,847.17	-30,813.46	430,484.14
AMP003 - BLUEBELL				
Salaries	275.28	5,090.06	-4,814.78	4,880.38
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,765.93	4,681.50	84.43	28,513.15
Administrative Expenses	522.88	512.77	10.11	4,306.68
Tenant Services	0.00	0.00	0.00	192.20
Utilities	714.74	1,760.38	-1,045.64	8,902.65
Maintenance Supplies/Contracts	6,383.28	2,456.80	3,926.48	48,980.99
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,027.21	2,717.47	1,309.74	17,196.19
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	16,689.32	17,218.98	-529.66	112,972.24
COCC				
Salaries	97,202.48	56,389.73	40,812.75	559,152.86
Employee W/H Payments	-0.01	-273.49	273.48	-2,053.61
Management Fees	0.00	0.00	0.00	7.50
Administrative Expenses	4,085.57	4,296.39	-210.82	31,940.64
Tenant Services	0.00	0.00	0.00	0.00
Utilities	408.73	673.20	-264.47	1,795.04
Maintenance Supplies/Contracts	64.96	207.19	-142.23	329.28
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,594.29	1,529.66	64.63	9,565.74
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	103,356.02	62,822.68	40,533.34	600,737.45
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	114,089.34	132,088.60	-17,999.26	665,644.87
Employee W/H Payments	-0.01	-273.49	273.48	-2,053.61
Management Fees	38,961.88	38,946.88	15.00	236,035.78
Administrative Expenses	6,878.16	7,143.63	-265.47	54,750.33
Tenant Services	298.22	76.94	221.28	1,040.34
Utilities	5,592.13	11,489.01	-5,896.88	53,215.72
Maintenance Supplies	63,678.90	27,740.93	35,937.97	412,418.61
Mileage	0.00	0.00	0.00	0.00
General Expenses	27,824.19	17,666.19	10,158.00	119,762.88
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	257,322.81	234,878.69	22,444.12	1,540,814.92

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,687.64	9,790.51	897.13
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	6,114.96	-1,890.46
Administrative Expenses	564.49	779.95	-215.46
Utilities	2,939.64	2,527.12	412.52
Maintenance Supplies/Contracts	2,483.57	1,903.91	579.66
Tax & Insurance Expenses	2,962.93	2,871.89	91.04
Finacial Expenses	1,780.86	0.00	1,780.86
TOTAL BRENTWOOD CLAIMS	25,643.63	23,988.34	1,655.29
PRAIRIELAND			
Salaries	10,687.49	9,790.36	897.13
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	5,435.52	-1,568.02
Administrative Expenses	-4.37	-55.30	50.93
Utilities	2,749.78	2,779.71	-29.93
Maintenance Supplies/Contracts	2,740.98	1,760.63	980.35
Taxes & Insurance Expenses	2,734.21	2,602.59	131.62
Financial Expenses	1,780.85	0.00	1,780.85
TOTAL PRAIRIELAND CLAIMS	24,556.44	22,313.51	2,242.93
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,375.13	19,580.87	1,794.26
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	11,550.48	-3,458.48
Administrative Expenses	560.12	724.65	-164.53
Utilities	5,689.42	5,306.83	382.59
Maintenance Supplies	5,224.55	3,664.54	1,560.01
Taxes & Insurance Expenses	5,697.14	5,474.48	222.66
Financial Expenses	3,561.71	0.00	3,561.71
TOTAL AHP CLAIMS	50,200.07	46,301.85	3,898.22
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,182.38	7,502.75	-320.37
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,958.50	3,607.50	351.00
Administrative Expenses	527.86	793.88	-266.02
General Expense-Admin	522.05	637.51	-115.46
Total HCV Expenses	12,190.79	12,541.64	-350.85
HAP Expenses	77,514.00	70,681.00	6,833.00
General Expenses	-57.00	-7.30	-49.70
Total HAP Expenses	77,457.00	70,673.70	6,783.30
TOTAL HCV CLAIMS	89,647.79	83,215.34	6,432.45

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
September, 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	300,000.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2020 CLAIMS	0.00	0.00	300,000.00	300,000.00
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	27,222.79	0.00	244,996.50	305,731.50
TOTAL CFG 2019 CLAIMS	27,222.79	0.00	244,996.50	605,731.50
TOTAL CFG GRANT(S) CLAIMS	27,222.79	0.00	544,996.50	905,731.50

Knox County Housing Authority
CLAIMS REPORT TOTALS
September, 2021

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	75,047.80	61,783.83	13,263.97	395,246.62
AMP002 - FAMILY	62,229.67	93,053.20	-30,823.53	431,858.61
AMP003 - BLUEBELL	16,689.32	17,218.98	-529.66	112,972.24
COCC	103,356.03	62,822.69	40,533.34	600,830.51
TOTAL LOW RENT	257,322.82	234,878.70	22,444.12	1,540,907.98
<u>A.H.P.</u>				
BRENTWOOD	25,654.63	23,988.34	1,666.29	159,098.50
PRAIRIELAND	24,562.44	22,313.51	2,248.93	151,357.32
TOTAL A.H.P.	50,217.07	46,301.85	3,915.22	310,455.82
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	12,190.79	12,541.64	-350.85	76,021.23
TOTAL HCV	12,190.79	12,541.64	-350.85	76,021.23
<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	300,000.00
CAPITAL FUND GRANT 2019	27,222.79	0.00	27,222.79	244,996.50
TOTAL GRANTS	27,222.79	0.00	27,222.79	544,996.50
<hr/>				
TOTAL CLAIMS FOR MONTH	346,953.47	293,722.19	53,231.28	2,472,381.53

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: 10/18/2021

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/25/2021

SUBJECT: Application for Payment #6 – 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

Like last month, the work continues to be slow due to the availability of materials for the project. Supply chain delays have caused project progress to be very slow, and it is anticipated that Hein Construction may need to request an extension of the contract end date because of these delays.

Alliance Architecture has reviewed and signed approval for Pay Request #6.

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 #6 from Hein Construction in the amount of \$16,915.81 for the period to 10/31/2021.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 3** APPLICATION NO: 6
 255 W Tompkins St Various Sites
 Galesburg, Il 61401 Galesburg, Il 61401
 FROM Sub-Contractor **Hein Construction Co., Inc.** VIA CONTRACTOR: **Hein Construction Co., Inc**
56 N. Cedar St. **56 N. Cedar St.**
 Galesburg, Il 61401 Galesburg, Il 61401
 CONTRACT FOR: **General Contractor** VIA ARCHITECT: **Alliance Architects** PROJECT NO: **21-2144**

Distribution to:
 OWNER
 CONSTRUCTION
 MANAGER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

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.

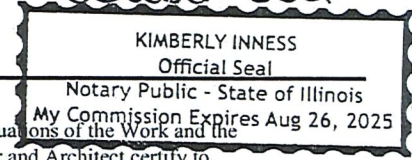
1. ORIGINAL CONTRACT SUM	\$	<u>1,262,000.00</u>
2. NET CHANGES IN THE WORK	\$	<u> </u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>1,262,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>286,361.26</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work	\$	<u>28,636.13</u>
(Column D + E on G703)		
b. <u>10</u> % of Stored Material	\$	<u> </u>
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>28,636.13</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	<u>257,725.13</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>240,809.32</u>
8. CURRENT PAYMENT DUE	\$	<u>16,915.81</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	<u>1,004,274.87</u>

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: 10/13/21

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 13 day of October 2021
 Notary Public: Kimberly Inness
 My Commission expires: 8/26/25



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 \$ 16,915.81

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

CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By: [Signature] **Alliance Architecture** Date: 10-15-2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance of payment and no payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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		

RESOLUTION 2021-08

10/26/2021

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2021

Article I. Background

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

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

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

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

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$6,176.03 effective for the period ending September 30, 2021.

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2021

Moon Towers 2nd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Sylvia	Campbell	MT132-9		\$25.00

Total Moon Towers \$25.00

Family's 2nd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Megan	Sosa	FAM256-22		\$20.50
Faith	Calhoun	FAM207-21		\$3,596.08
Alyssa	Mixon	FAM346-23		\$737.73
Carolann	Stipp	FAM339-19		\$339.19

Total Family \$4,693.50

Bluebell's 2nd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed

Total Bluebell \$0.00

HCV'S 2nd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Robert	Shafer	VF8021-1		\$167.20

Total HCV \$167.20

Brentwood & Prairieland'S 2nd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Jasmine	Lane	PL14-5		\$1,290.33

Total Brentwood & Prairieland \$1,290.33

Total 2nd Qtr FYE 2022 Bad Debt Write-Offs \$6,176.03

RESOLUTION 2021-08

10/26/2021

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending September 30, 2021.

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$6,176.03 for the period ending September 30, 2021.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of September 30, 2021.

RESOLVED: October 26, 2021

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2021-09

October 26, 2021

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Hosing Flat Rent Schedule FFY 2022

Article I. Background

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

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

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

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

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

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



The table below represents the final FFY 2022 FMR rates, the current KCHA Public Housing Program Flat Rent Schedule (FFY 2021), and the proposed FFY 2022 KCHA Public Housing Program Flat Rent Schedule (adjustments for utility payments have been made to the "Current" and "Proposed" flat rents listed):

Fair Market Rent (FMR)						
FMR Data	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FFY 2022	\$ 508.00	\$ 559.00	\$ 735.00	\$ 976.00	\$ 997.00	\$ 1,146.00
FFY 2021	\$ 462.00	\$ 531.00	\$ 700.00	\$ 933.00	\$ 949.00	\$ 1,091.00
Variance	\$ 46.00	\$ 28.00	\$ 35.00	\$ 43.00	\$ 48.00	\$ 55.00

Moon Towers/Bluebell Tower				
	FFY 2022			
Unit Size	FMR	80% FMR	UA	80FMR-UA
0BR	\$ 508.00	\$ 407.00	\$ 34.00	\$ 373.00
1BR	\$ 559.00	\$ 448.00	\$ 34.00	\$ 414.00
2BR	\$ 735.00	\$ 588.00	\$ 38.00	\$ 550.00

Family Sites				
	FFY 2022			
Unit Size	FMR	80% FMR	UA	FMR-UA
2BR	\$ 735.00	\$ 588.00	\$ 153.00	\$ 435.00
3BR	\$ 976.00	\$ 781.00	\$ 175.00	\$ 606.00
4BR	\$ 997.00	\$ 798.00	\$ 193.00	\$ 605.00
5BR	\$ 1,146.00	\$ 917.00	\$ 212.00	\$ 705.00

Location	Unit Size	FFY 2021	FFY 2022	+/-	%
MT/BB	0BR	\$ 334.00	\$ 373.00	\$ 39.00	11.7%
MT/BB	1BR	\$ 389.00	\$ 414.00	\$ 25.00	6.4%
MT/BB	2BR	\$ 520.00	\$ 550.00	\$ 30.00	5.8%
FAM	2BR	\$ 419.00	\$ 435.00	\$ 16.00	3.8%
FAM	3BR	\$ 588.00	\$ 606.00	\$ 18.00	3.1%
FAM	4BR	\$ 585.00	\$ 605.00	\$ 20.00	3.4%
FAM	5BR	\$ 682.00	\$ 705.00	\$ 23.00	3.4%

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the FFY 2022 Knox County Housing Authority Public Housing Program Flat Rent Schedule, effective 10/01/2021.



REVIEW AND COMMENT

PUBLIC HOUSING FLAT RENT SCHEDULE

EFFECTIVE 10/01/2021

On 08/14/2020, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2021 through 9/30/2022.

FMRs are used in the calculation of flat rents for Public Housing units. The FY 2014 Appropriations Act, along with subsequent appropriations acts, require PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), with implementation guidance in Notice PIH 2014-12 and Notice PIH 2015-13 (24 CFR §960.253(b)).

Further, as FMRs are developed to include shelter rent plus the cost of all necessary utilities, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the shelter rent is not adjusted to reflect utility payments. Thus, PHAs must consider who is responsible for direct utility payments to the utility company, and adjust the flat rent accordingly. In the case the family is responsible for making direct utility payments to the utility company, as is the case with KCHA public housing units, the PHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

At all new admissions, families choose between the compliant flat rent amount and the income-based rent. During annual reexaminations, PHAs must offer an annual rent option, where the family may choose to pay either the lower of the compliant flat rents or the calculated income-based rent. (24 CFR §960.253).

The proposed changes to the Flat Rent Schedule reflect the adjustments to the FMRs for Knox County, Illinois, and the Knox County Housing Authority Utility Allowance schedule, shall be adopted on 09/30/2021.

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

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

RESOLUTION 2021-09

October 26, 2021

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Hosing Flat Rent Schedule FFY 2022

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

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

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

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

WHEREAS, HUD's final FFY 2022 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$508.00, 1-BR - \$559.00, 2-BR - \$735.00, 3-BR - \$976.00, 4-BR - \$997.00, and 5-BR - \$1,146.00; and

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

WHEREAS, the KCHA has reviewed the final FFY 2022 FMR schedule for Knox County, Illinois and adjusted the current KCHA Public Housing Flat Rent Schedule; and

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

WHEREAS, the KCHA's proposed FFY 2022 Flat Rent Schedule is as follows: 0-BR - \$373.00, 1-BR - \$414.00, 2-BR(HR) - \$550.00, 2-BR(FAM) - \$435.00, 3-BR - \$606.00, 4-BR - \$605.00, and 5-BR - \$705.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Public Housing Program Flat Rent Schedule to reflect the appropriate FFY 2022 Fair Market Rents as presented.

///
///
///
///
///



RESOLUTION 2021-09

October 26, 2021

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Hosing Flat Rent Schedule FFY 2022

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Public Housing Program Flat Rent Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Public Housing Program Flat Rent Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 1, 2021.

RESOLVED: October 26, 2021

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2021-10

October 26, 2021
Board of Commissioners
Derek Antoine, Executive Director

RE: Approval of Housing Choice Voucher Payment Standard Schedule FFY 2022

Article I. Background

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

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

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

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

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

The tables below represent the FFY 2022 FMR rates, the basic range within which the KCHA may set the schedule, and the proposed FFY 2022 KCHA Payment Standard Schedule. The agency has opted to utilize rents at the 110% level for all bedroom sizes in an effort to keep currently housed participants in place and not limit the availability of rental housing in the jurisdiction.

Fair Market Rent (FMR) Analysis Tool						
FFY 2022	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 508.00	\$ 559.00	\$ 735.00	\$ 976.00	\$ 997.00	\$ 1,146.00
110%	\$ 558.00	\$ 614.00	\$ 808.00	\$ 1,073.00	\$ 1,096.00	\$ 1,260.00
100%	\$ 508.00	\$ 559.00	\$ 735.00	\$ 976.00	\$ 997.00	\$ 1,146.00
90%	\$ 457.00	\$ 503.00	\$ 661.00	\$ 878.00	\$ 897.00	\$ 1,031.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 457.00	\$ 558.00
1-BR	\$ 503.00	\$ 614.00
2-BR	\$ 661.00	\$ 808.00
3-BR	\$ 878.00	\$ 1,073.00
4-BR	\$ 897.00	\$ 1,096.00
5-BR	\$ 1,031.00	\$ 1,260.00

Proposed Payment Standard Schedule			
BR	FFYE 2020	FFY 2021	+ / -
Efficiency	\$ 508.00	\$ 558.00	\$ 50.00
1-BR	\$ 584.00	\$ 614.00	\$ 30.00
2-BR	\$ 770.00	\$ 808.00	\$ 38.00
3-BR	\$ 1,026.00	\$ 1,073.00	\$ 47.00
4-BR	\$ 1,043.00	\$ 1,096.00	\$ 53.00
5-BR	\$ 1,200.00	\$ 1,260.00	\$ 60.00

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the proposed FFY 2022 Knox County Housing Authority Payment Standard Schedule, effective 10/01/2021.



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2021

On 08/14/2020, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2021 through 9/30/2022.

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

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

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

The proposed changes to the HCVP Payment Standard Schedule reflect the adjustments to the FMR rates for Knox County, Illinois, and shall be adopted on 09/30/2021.

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

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

RESOLUTION 2021-10

October 26, 2021
Board of Commissioners
Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2022

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

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

WHEREAS, the range of payment standard amounts is to be based on HUD's published Fair Market Rent (FMR) schedule for the federal fiscal year 2022, for the FMR area in which the KCHA has jurisdiction; and

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

WHEREAS, HUD's final FFY 2022 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$508.00, 1-BR - \$559.00, 2-BR - \$735.00, 3-BR - \$976.00, 4-BR - \$997.00, and 5-BR - \$1,146.00; and

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

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

WHEREAS, the KCHA's proposed FFY 2020 Payment Standard Schedule will be based on 110% to FMR value and is listed as follows: 0-BR - \$558.00, 1-BR - \$614.00, 2-BR - \$808.00, 3-BR - \$1,073.00, 4-BR - \$1,096.00, and 5-BR - \$1,260.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Housing Choice Voucher Program Payment Standard Schedule to reflect the appropriate FFY 2022 Fair Market Rents as presented.

\\\

\\\

\\\

\\\

\\\

\\\

\\\

\\\

\\\

\\\

RESOLUTION 2021-10

October 26, 2021
Board of Commissioners

Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2022

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed FFY 2022 Knox County Housing Authority Payment Standard Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Payment Standard Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of 10/01/2021.

RESOLVED: October 26, 2021

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



EXECUTIVE DIRECTOR REPORT SEPTEMBER 2021

**REGULAR MEETING
KCHA BOARD OF COMMISSIONERS**

Tuesday, October 26, 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
08/12 - 08/13/2021	Carson	Commissioner Training - Nelrod	Nashville, TN	9.0
				0.0
				0.0
				0.0
				0.0
				0.0
				0.0
				0.0
Total Hours:				9.0

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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-21	1	9.0	\$ 1,500.00	\$ 166.67	\$ 833.33	180.00%	\$ 666.67
Sep-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	1	9.0	\$ 1,500.00	\$ 166.67	\$ 5,000.00	30.00%	\$ (3,500.00)

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%

CY 2021	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1	1	1	1	1					77.8%
Hawkinson, Jared (VC)	1	1	1	1			1	1	1				77.8%
Allen, Wayne	1	1	1	1	1		1	1					77.8%
Stewart, Paul H.	1	1	1	1	1	1	1	1	1				100.0%
Robison, Sara	1	1	1	1	1	1	1		1				88.9%
Riley, Joseph	1	1	1	1	1	1	1		1				88.9%
Carson, LaToya	1	1	1	1	1	1	1	1	1				100.0%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1				100.0%

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:	9	9	Meets requirement
Average meeting attendance:	80.0	88.9%	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 September 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

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2023
- Expenditure End Date (EED): 02/22/2025

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 909,310.00	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ -	\$ -	0.0%	\$ -	0.0%

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 234,310.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 500,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Convenience Mods	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ -	\$ -	0.0%	\$ -	0.0%

Budgeted activities include operational transfers, playground renovation at the family sites, convenience mods to the family 2-bedroom units, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 0.0% obligated, and must be at 90% (contracts for work signed) by 02/22/2023. This grant must be fully expended by 02/22/2025.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

- Obligation End Date (OED): 03/25/2024
- Expenditure End Date (EED): 03/25/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 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%	\$ 300,000.00	25.7%

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%
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 Moon Towers roof replacement has been reprioritized to a future year.

CFP Grant IL01P08550120 is now 79.6% obligated and must be at 90% (contracts for work signed) by 03/25/2024. This grant must be fully expended by 03/25/2026.

EXECUTIVE SUMMARY

2019 CFP Grant IL01P08550119

- Obligation End Date (OED): 04/16/2023
- Expenditure End Date (EED): 04/15/2025

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
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%	\$ 305,731.50	39.0%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 605,731.50	55.9%

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 93,235.00	\$ 93,235.00	\$ 93,235.00	100.0%	\$ 70,795.00	75.9%
1480 504 Phase 3 - AMP 1	\$ 690,639.00	\$ 690,639.00	\$ 690,639.00	100.0%	\$ 234,936.50	34.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 305,731.50	39.0%

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 IL01P08550119 is 100% obligated (contracts for work signed) ahead of the 04/16/2023 obligation expenditure deadline (OED). Currently, 55.9% of the grant has been expended ahead of the 04/15/2025 deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

On July 16, the House Appropriations committee approved the HUD budget for fiscal year 2022. The bill provides for a total of \$68.4 billion¹ for HUD, which is an increase of \$6.8 billion from last year. This is virtually identical to the White House budget released in May, which provides \$68.7 billion, an increase of \$9 billion, or 15 percent from last year. The FY 21 Appropriations Bill combined the Public Housing Operating and Capital Funds into one Public Housing Fund, which also includes emergency capital needs and other grant funding necessary to operate and maintain public housing. For the first time ever, the House budget provides the \$3.4 billion in capital funding that HUD's 2010 capital needs study stated was needed to meet annual public housing capital need. However, this figure is not adjusted for more than a decade of inflation, but it is still notable and symbolic to raise the capital fund to this level. This figure is \$200 million more than the President's budget and \$635 million more than FY 21. The House figure for the Operating Fund is \$10 million higher than the White House budget and \$58 million more than last year, just over a one percent increase. HUD staff stated that the proration figure could be as low as a 95% proration. The House budget for voucher renewals comes in at \$24.951 billion, \$49 million less than the White House, but nearly \$1.9 billion more than last year. This figure is estimated to continue funding to all households currently assisted through the Housing Choice Voucher Program. The House budget calls for \$2.469 billion in funding for administrative fees, with all but \$10 million (for special purpose vouchers) to be allocated under the pre-QHWRA formula. This is short of the comparative White House budget of \$2.780 billion but it is still \$300 million more than FY 21, or a 13.9 percent increase.

On September 14, the House Financial Services Committee passed its portion of the Build Back Better Act, part of the \$3.5 trillion reconciliation package, which separate from the FY 22 appropriations process. The Act would provide \$327 billion in funding, largely for HUD programs. This unprecedented spending package for expanded housing includes investments such as childcare, family leave and climate change.

The bill includes \$80 billion for public housing investments. Of this amount, \$10 billion is to be distributed by public housing capital fund formula and made available within 60 days of enactment of the Act. An additional \$66.5 billion will be made available for eligible activities under the capital fund for priority investments as determined by HUD to repair, replace, or construct properties. The bill also states that funds shall be used to address health, safety, and environmental hazards, including lead, fire, carbon dioxide, mold, asbestos, radon, pest infestation, and other hazards. Funds appropriated shall remain available until September 30, 2031.

The bill includes \$75 billion for tenant-based vouchers (HCVP) for extremely low-income families, to remain available until September 30, 2031. Of the total amount provided, \$48.46 billion is for tenant-based rental assistance, including for administrative fees, and is designated for extremely low-income households. Approximately \$24 billion is for rental assistance for households experiencing or at risk of

EXECUTIVE SUMMARY

homelessness, survivors of domestic violence, and victims of trafficking. There is also \$750 million for mobility-related services, \$500 million for tenant protection vouchers, and \$500 million for landlord outreach and recruitment in areas with lower poverty rates.

On October 19, the FY 22 Transportation, Housing and Urban Development, and Related Agencies (T-HUD) Senate Appropriations bill was released and provides \$65.4 billion for HUD programs. The Senate budget provides \$8.84 billion for Public Housing, which is approximately \$1 billion more than FY 21. The Senate appropriations bill provides \$5.019 billion for the operating fund, which is \$122 million more than the House appropriated and \$180 million more, or 3.7 percent, than the FY 21 enacted level. There is \$3.616 billion appropriated for the capital fund, which is \$216 million more than the House bill and represents an increase of \$851 million, or 30 percent, from the FY 21 enacted level. The press statement from Chairman Patrick Leahy (D-VT) calls this investment historic and that it is provided to “address accrued maintenance needs and priority capital improvements, including remediation of housing-related health hazards and energy efficiency and resiliency improvements to make sure tenants live in safe and sanitary conditions.”

The bill provides \$24.527 billion for voucher renewals, which is \$424 million less than the House provided, but nearly \$1.5 billion more than the FY 21 enacted amount. There is \$2.474 billion appropriated for administrative fees, which is \$345 million more than FY 21, representing a 16.2 percent increase. This is also \$15 million more than the House appropriated.

To address the economic impacts of the COVID-19 pandemic, which have exacerbated the existing and growing affordable housing crisis, the bill provides \$3.26 billion to reduce homelessness and increase the supply of affordable housing. This is \$260 million more than FY 21.

The table below is a breakdown of the T-HUD bills proposed by the White House, the House, and the Senate.

FY 22 Budget Chart for Selected HUD Accounts

	FY 21 ENACTED BUDGET	PHADA RECOMMENDED BUDGET	FY 22 WHITE HOUSE BUDGET	FY 22 HOUSE BUDGET	FY 22 SENATE BUDGET	SENATE COMPARED TO HOUSE
Public Housing Operating Fund	\$4.839 B	\$5.144 B	\$4.887 B	\$4.897 B	\$5.019 B	\$122 M
Public Housing Capital Fund	\$2.765 B	\$5.000 B	\$3.200 B	\$3.400 B	\$3.616 B	\$216 M
Voucher Contract Renewals	\$23.080 B	\$25.000 B	\$25.000 B	\$24.951 B	\$24.527 B	(\$424 M)
Voucher Administrative Fees (less fees for special purposes)	\$2.129 B	\$2.780 B	\$2.780 B	\$2.459 B	\$2.474 B	\$15 M
Project Based Rental Assistance	\$13.465 B	\$14.060 B	\$14.060 B	\$14.010 B	\$13.970 B	(\$40 M)
Choice Neighborhoods	\$200 M	\$500 M	\$250 M	\$400 M	\$200 M	(\$200 M)
HOME	\$1.350 B	NA	\$1.900 B	\$1.850 B	\$1.450 B	(\$350 M)
CDBG	\$3.475 B	NA	\$3.800 B	\$3.765 B	\$4.190 B	\$425 M
FSS	\$105 M	\$200 M	\$120 M	\$150 M	\$120 M	(\$30 M)
ROSS	\$35 M	\$35 M	\$35 M	\$35 M	\$35 M	SAME
JOBS PLUS	\$15 M	\$20 M	\$20 M	\$15 M	\$15 M	SAME

EXECUTIVE SUMMARY

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5310	5215	98.2%	1.8%	177	175	98.9%	1.1%
Family Sites	5736	5717	99.7%	0.3%	193	191	99.0%	1.0%
Bluebell Tower	1530	1530	100.0%	0.0%	51	51	100.0%	0.0%
PH Total	12576	12462	99.1%	0.9%	421	417	99.0%	1.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	32212	32133	99.8%	0.2%	1062	1062	100.0%	0.0%
Family Sites	35458	35268	99.5%	0.5%	1176	1176	100.0%	0.0%
Bluebell Tower	9333	9286	99.5%	0.5%	306	306	100.0%	0.0%
PH Total	77003	76687	99.6%	0.4%	2544	2544	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	0	0	0	9	2	72	87	161
Averages		0.0	0.0	0.0	0.0		0.2	8.0	9.7	17.9
Family Sites	0	0	0	0	0	11	56	97	31	184
Averages		0.0	0.0	0.0	0.0		5.1	8.8	2.8	16.7
Bluebell Tower	0	0	0	0	0	3	7	24	20	51
Averages		0.0	0.0	0.0	0.0		2.3	8.0	6.7	17.0
PH Total	1	0	0	0	0	23	65	193	138	396
Averages		0.0	0.0	0.0	0.0		2.8	8.4	6.0	17.2

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

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
Moon Towers						
Income	\$ 77,241.86	\$ 68,660.00	112.5%	\$ 517,163.10	\$ 466,810.00	110.8%
Expense	\$ 75,047.80	\$ 68,535.51	109.5%	\$ 395,246.62	\$ 421,666.06	93.7%
Revenue/(LOSS)	\$ 2,194.06	\$ 124.49	1762.4%	\$ 121,916.48	\$ 45,143.94	270.1%
Family Sites						
Income	\$ 92,447.11	\$ 91,321.00	101.2%	\$ 670,227.33	\$ 549,578.00	122.0%
Expense	\$ 62,229.67	\$ 91,368.08	68.1%	\$ 431,858.61	\$ 539,293.48	80.1%
Revenue/(LOSS)	\$ 30,217.44	\$ (47.08)	-64183.2%	\$ 238,368.72	\$ 10,284.52	2317.7%
Bluebell Tower						
Income	\$ 21,251.06	\$ 18,984.92	111.9%	\$ 178,636.46	\$ 155,988.52	114.5%
Expense	\$ 16,689.32	\$ 21,553.83	77.4%	\$ 112,972.24	\$ 130,352.98	86.7%
Revenue/(LOSS)	\$ 4,561.74	\$ (2,568.91)	-177.6%	\$ 65,664.22	\$ 25,635.54	256.1%
PH Total						
Income	\$ 190,940.03	\$ 178,965.92	106.7%	\$ 1,366,026.89	\$ 1,172,376.52	116.5%
Expense	\$ 153,966.79	\$ 181,457.42	84.9%	\$ 940,077.47	\$ 1,091,312.52	86.1%
Revenue/(LOSS)	\$ 36,973.24	\$ (2,491.50)	-1484.0%	\$ 425,949.42	\$ 81,064.00	525.4%

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 435,695.10	\$ 29,281.06	6.72%
Family Sites	\$ 238,468.86	\$ 62,145.23	26.06%
Bluebell Tower	\$ 168,553.76	\$ 5,103.53	3.03%
PH Total	\$ 842,717.72	\$ 96,529.82	11.45%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 609,634.69	\$ 263,497.75	\$ 65,874.44	9.25	\$ 346,136.94
Family Sites	\$ 706,855.09	\$ 287,905.74	\$ 71,976.44	9.82	\$ 418,949.35
Bluebell Tower	\$ 203,865.10	\$ 75,314.83	\$ 18,828.71	10.83	\$ 128,550.27
PH Total	\$ 1,520,354.88	\$ 626,718.31	\$ 156,679.58	9.70	\$ 893,636.57

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	105	101	96.2%	3.8%	262	2.59
Family Sites	115	111	96.5%	3.5%	214	1.93
Bluebell Tower	23	23	100.0%	0.0%	56	2.43
PH Total	243	235	100.0%	0.0%	532	2.26

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	512	511	99.8%	0.2%	1013	1.98
Family Sites	757	751	99.2%	0.8%	1410	1.88
Bluebell Tower	166	166	100.0%	0.0%	391	2.36
PH Total	1435	1428	100.0%	0.0%	2814	1.97

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	9	8	88.9%	8	88.9%	0	0.0%
Family Sites	9	9	100.0%	9	100.0%	9	100.0%
Bluebell Tower	11	11	100.0%	11	100.0%	0	0.0%
PH Total	29	28	96.6%	28	96.6%	9	31.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	52	51	98.1%	51	98.1%	1	1.9%
Family Sites	69	69	100.0%	69	100.0%	0	0.0%
Bluebell Tower	28	28	100.0%	28	100.0%	0	0.0%
PH Total	149	148	99.3%	148	99.3%	1	0.7%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	18	108	177	9.2%	15	15	15	100.0%
Family Sites	424	78	78	346	18.4%	78	0	0	0.0%
Bluebell Tower	65	32	192	51	21.5%	3	3	3	100.0%
PH Total	684	128	378	574	16.1%	96	18	18	16.1%

PUBLIC HOUSING PROGRAM

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	0	0	0.00	0	0.00	0	0
Family Sites	0	0	0.00	21	7.00	21	7
Bluebell Tower	0	0	0.00	0	0.00	0	0
PH Total	0	0	0.00	21	0.00	21	0.00

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	9	2	0.22	72	8.00	74	8.22
Family Sites	15	53	3.53	124	8.27	177	11.80
Bluebell Tower	3	7	2.33	24	8.00	31	10.33
PH Total	27	62	2.30	220	8.15	282	10.44

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	APPEAR	PIC	EIV	FILE	CSSR	TENANT
Moon Towers	98.6%	100.0%	133.2%	0.0%	100.0%	50.0%
Family Sites	87.6%	45.9%	25.0%	0.0%	100.0%	41.4%
Bluebell Tower	97.2%	100.0%	25.0%	0.0%	100.0%	44.8%

MANAGEMENT - PEST CONTROL

CURRENT PERIOD	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	UNIT TRT	% TRT
Moon Towers	13	51	0	0	0	64	177	36.2%	64	100.0%
Family Sites	5	8	0	0	0	13	196	6.6%	13	100.0%
Bluebell Tower	0	7	0	0	0	7	51	13.7%	7	100.0%
PH Total	18	66	0	0	0	84	424	19.8%	84	100.0%

FISCAL YTD	BB	CR	OI	ROD	VER	TOT	UNITS	% AFF	UNIT TRT	% TRT
Moon Towers	78	306	0	0	0	384	1062	36.2%	384	100.0%
Family Sites	10	18	4	0	0	32	1176	2.7%	32	100.0%
Bluebell Tower	5	42	0	0	0	47	306	15.4%	47	100.0%
PH Total	93	366	4	0	0	463	2544	18.2%	463	100.0%

PUBLIC HOUSING PROGRAM

CRIME REPORTING

FISCAL YTD	VIOLENT CRIMES				THEFT		OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DOM	DRUG	OTHER
Moon Towers									
Reported Crimes	0	0	0	0	0	0	0	0	0
Crime Rates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Family Sites									
Reported Crimes	2	0	1	0	0	9	22	0	406
Crime Rates	326.3	0.0	163.1	0.0	0.0	1468.2	3588.9	0.0	66231.6
Bluebell Tower									
Reported Crimes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Crime Rates	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Galesburg - CR	297.8	3.3	115.8	774.3	43.0	3239.6	1345.9	829.3	0.0
Knox County - CR	363.8	8.7	78.0	623.7	8.7	701.7	1345.9	3560.3	0.0

No notes for this period.

PUBLIC HOUSING PROGRAM

PHAS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
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	99.8	39.92	21.00	25.00	10.00	95.92	HIGH PERFORMER
PH Total		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.

PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.55	4.00	2.55	2.70	3.00	3.75	3.29	STANDARD
Family Sites	3.15	4.00	2.55	2.10	2.50	3.75	3.11	STANDARD
Bluebell Tower	3.20	4.00	2.30	2.40	2.50	3.75	3.10	STANDARD
PH Total	3.32	4.00	2.52	2.39	2.71	3.75	3.18	STANDARD

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.70	3.55	2.90	2.80	2.50	3.75	3.28	STANDARD
Family Sites	3.10	3.85	3.15	2.00	2.50	3.75	3.20	STANDARD
Bluebell Tower	3.60	3.55	2.90	2.40	2.00	3.75	3.18	STANDARD
PH Total	3.41	3.69	3.02	2.38	2.44	3.75	3.23	STANDARD

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	177	30	22	4	0	1	180	169.57
AUG	180	53	16	0	0	3	214	175.13
SEPT	214	20	12	2	0	7	213	179.33
OCT								
NOV								
DEC								
TOTAL								

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	6	2	5	0	0	0	2	1
FEB	4	0	1	0	0	0	0	3
MAR	17	3	1	0	0	0	7	12
APR	33	4	2	0	0	0	5	30
MAY	65	2	2	1	0	0	4	60
JUN	52	8	0	1	0	0	1	58
JUL	47	9	1	1	0	3	3	48
AUG	34	1	3	1	0	0	5	26
SEPT	37	14	1	0	0	0	2	48
OCT								
NOV								
DEC								
TOTAL		43	16	4	0	3	29	

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	194	\$ 70,500.00	\$ 77,678.00	90.76%	\$ 363.40	\$ 350.80
JUL	196	\$ 69,386.00	\$ 79,439.00	87.35%	\$ 354.01	\$ 351.26
AUG	196	\$ 69,916.00	\$ 80,114.00	87.27%	\$ 356.71	\$ 351.94
SEPT	195	\$ 67,918.00	\$ 78,050.00	87.02%	\$ 348.30	\$ 351.54
OCT						
NOV						
DEC						
TOTAL	1751	\$ 615,550.00	\$ 714,636.45	86.13%	\$ 351.54	

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	8	\$ 8,536.00	\$ 79,439.00	10.75%	\$ 1,067.00	\$ 1,201.56
AUG	7	\$ 8,611.00	\$ 80,114.00	10.75%	\$ 1,230.14	\$ 1,205.13
SEPT	7	\$ 8,611.00	\$ 78,050.00	11.03%	\$ 1,230.14	\$ 1,207.28
OCT						
NOV						
DEC						
TOTAL	70	\$ 84,509.45	\$ 714,636.45	11.83%	\$ 1,207.28	

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	280	205	73.21%	\$ 557,119.45	\$ 539,462.00	\$ (7,512.88)	\$ 531,949.12	104.73%
AUG	280	203	72.50%	\$ 635,646.45	\$ 616,528.00	\$ (5,648.88)	\$ 610,879.12	104.05%
SEPT	280	202	72.14%	\$ 712,175.45	\$ 693,594.00	\$ (1,786.88)	\$ 691,807.12	102.94%
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 **High Performer** for the current SEMAP cycle.

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2160	2125	98.4%	1.6%	72	71	98.6%	1.4%
Prairieland	1950	1950	100.0%	0.0%	65	65	100.0%	0.0%
AHP Total	4110	4075	99.1%	0.9%	137	136	99.3%	0.7%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	13176	13060	99.1%	0.9%	432	432	100.0%	0.0%
Prairieland	11895	11814	99.3%	0.7%	390	390	100.0%	0.0%
AHP Total	25071	24874	99.2%	0.8%	822	822	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	1	0	2	0	2	8	21	32	29	82
Averages		0.0	2.0	0.0	2.0		2.6	4.0	3.6	10.3
Prairieland	2	0	5	4	9	9	15	55	13	83
Averages		0.0	2.5	2.0	4.5		1.7	6.1	1.4	9.2
PH Total	3	0	7	4	11	17	36	87	42	165
Averages		0.0	2.3	1.3	3.7		2.1	5.1	2.5	9.7

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

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
Brentwood						
Income	\$ 33,512.90	\$ 34,333.00	97.6%	\$ 201,350.54	\$ 205,998.00	97.7%
Expense	\$ 29,004.63	\$ 34,584.00	83.9%	\$ 174,341.65	\$ 208,977.00	83.4%
Revenue/(LOSS)	\$ 4,508.27	\$ (251.00)	-1796.1%	\$ 27,008.89	\$ (2,979.00)	-906.6%
Prairieland						
Income	\$ 29,654.62	\$ 29,733.50	99.7%	\$ 174,343.87	\$ 178,188.00	97.8%
Expense	\$ 24,562.44	\$ 31,276.00	78.5%	\$ 151,357.32	\$ 148,090.00	102.2%
Revenue/(LOSS)	\$ 5,092.18	\$ (1,542.50)	-330.1%	\$ 22,986.55	\$ 30,098.00	76.4%
AHP Total						
Income	\$ 63,167.52	\$ 64,066.50	98.6%	\$ 375,694.41	\$ 384,186.00	97.8%
Expense	\$ 53,567.07	\$ 65,860.00	81.3%	\$ 325,698.97	\$ 357,067.00	91.2%
Revenue/(LOSS)	\$ 9,600.45	\$ (1,793.50)	-535.3%	\$ 49,995.44	\$ 27,119.00	184.4%

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 402,590.18	\$ 3,896.69	0.97%
Prairieland	\$ 304,894.00	\$ 5,814.86	1.91%
AHP Total	\$ 707,484.18	\$ 9,711.55	1.37%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 139,677.68	\$ 106,065.67	\$ 26,516.42	5.27	\$ 33,612.01
Prairieland	\$ (116,801.42)	\$ 100,904.88	\$ 25,226.22	-4.63	\$ (217,706.30)
AHP Total	\$ 22,876.26	\$ 206,970.55	\$ 51,742.64	0.44	\$ (184,094.29)

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	1	0	0.00	2	2.00	2	2
Prairieland	2	0	0.00	5	5.00	5	5
AHP Total	3	0	0.00	7	2.33	7	2.33

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	8	21	2.63	32	4.00	53	6.63
Prairieland	9	15	1.67	55	6.11	70	7.78
AHP Total	17	36	2.12	87	5.12	123	7.24

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	21	18	85.7%	14.3%	2.73	0.15
Prairieland	39	33	84.6%	15.4%	6.35	0.19
AHP Total	60	51	100.0%	0.0%	9.08	0.18

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	116	116	100.0%	0.0%	7.93	0.07
Prairieland	160	154	96.3%	3.8%	11.59	0.08
AHP Total	276	270	100.0%	0.0%	19.52	0.07

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	9	9	100.0%	9	100.0%	0	0.0%
Prairieland	5	5	100.0%	5	100.0%	0	0.0%
AHP Total	14	14	100.0%	14	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	112	103	92.0%	112	100.0%	0	0.0%
Prairieland	46	46	100.0%	46	100.0%	0	0.0%
AHP Total	158	149	94.3%	158	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	14	58	54	43.8%	62	44	43	97.7%
Prairieland	102	45	127	40	60.8%	90	73	70	95.9%
AHP Total	198	59	185	94	52.5%	152	117	113	96.6%

AFFORDABLE HOUSING PRESERVATION (AHP)

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Brentwood	91.9%	0.0%	0.0%	100.0%	200.0%	101.4%
Prairieland	92.4%	100.0%	20.8%	100.0%	200.0%	90.5%

MANAGEMENT - PEST CONTROL

<u>CURRENT PERIOD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Brentwood	1	6	0	0	0	7	72	9.7%	7	100.0%
Prairieland	1	2	0	0	0	3	66	4.5%	3	100.0%
AHP Total	2	8	0	0	0	10	138	7.2%	10	100.0%

<u>FISCAL YTD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>UNIT TRT</u>	<u>% TRT</u>
Brentwood	3	27	2	0	1	33	432	7.6%	33	100.0%
Prairieland	3	3	0	0	0	6	396	1.5%	6	100.0%
AHP Total	6	30	2	0	1	39	828	4.7%	39	100.0%

CRIME REPORTING

<u>FISCAL YTD</u>	<u>VIOLENT CRIMES</u>				<u>THEFT</u>		<u>OTHER CRIMES</u>		
	<u>ASS/BAT</u>	<u>MUR</u>	<u>SEX</u>	<u>BURG</u>	<u>ROB</u>	<u>THEFT</u>	<u>DOM</u>	<u>DRUG</u>	<u>OTHER</u>
Brentwood									
Reported Crimes	1	0	0	0	0	0	3	0	43
Crime Rates	689.7	0.0	0.0	0.0	0.0	0.0	2069.0	0.0	29655.2
Prairieland									
Reported Crimes	0	0	0	0	0	1	1	0	33
Crime Rates	0.0	0.0	0.0	0.0	0.0	729.9	729.9	0.0	24087.6
Galesburg - CR	297.8	3.3	115.8	774.3	43.0	3239.6	1345.9	829.3	0.0
Knox County - CR	363.8	8.7	78.0	623.7	8.7	701.7	1345.9	3560.3	0.0

AFFORDABLE HOUSING PRESERVATION (AHP)

OPERATIONS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	98.00	39.20	25.00	22.68	10.00	96.88	HIGH PERFORMER
Prairieland	98.00	39.20	23.00	2.00	10.00	74.20	STANDARD PERFORMER
AHP Total		39.20	24.04	12.79	10.00	86.03	STANDARD PERFORMER

PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.10	3.70	2.70	2.70	3.50	3.75	3.21	STANDARD
Prairieland	3.20	3.70	2.40	3.00	3.00	3.25	3.09	STANDARD
AHP Total	3.15	3.70	2.56	2.84	3.26	3.51	3.15	STANDARD

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.10	3.55	2.25	2.60	2.00	3.75	2.97	STANDARD
Prairieland	3.50	4.00	1.75	2.90	2.00	3.25	2.99	STANDARD
AHP Total	3.29	3.77	2.01	2.74	2.00	3.51	2.98	STANDARD

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

PARTICIPANT ENGAGEMENT

PARTICIPANT ENGAGEMENT

No report.

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.





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

190 S. Kellogg St.
P.O. Box 308
Galesburg, Illinois 61402-0308
Phone (309) 345-2255
Fax (309) 345-2258

October 25, 2021

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

1. Review file, complaint filed against Brandi Watkins, Kim Sibley and KCHA by Michael Ward. Prepare and file entry of appearance and motion to dismiss.:
2. Review emails from Mary Pendry on status of Curtis & Miller file. Tickle up for filing judgment
3. Telephone conference w/Antoine on matters related to handling of disruptive elements at meetings with residents. Prepare language for advisory notice. Review authority for procedure to enforce tenant cooperation on safety issue.
4. Review monthly board packet.

Jack P. Ball, Esq.