

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Zoom Teleconference
1/25/2022
10:00 a.m.

Opening	Roll Call	Vice Chair Hawkinson
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Vice Chair Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Ratify 12-2021 Financial Reports	Vice Chair Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 12-2021 Claims and Bills	Vice Chair Hawkinson
<input type="checkbox"/> Lomac Payton	COCC:	\$ 135,857.03
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 75,510.30
<input type="checkbox"/> Sara Robison	Family:	\$ 85,068.29
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 13,319.62
<u>Excused:</u>	HCV:	\$ 96,948.53
Lomac Payton	Brentwood:	\$ 35,704.69
Joseph Riley	Prairieland:	\$ 33,493.96
<u>Others Present:</u>	Capital Fund 2019:	\$ 99,722.45
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Pay Request #9 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Resolution 2022-01 Bad Debt Charge-Off for Period Ending 12/31/21	Derek Antoine

Reports	Executive Director’s Report – 12/2021	Derek Antoine
	KCHA Legal Counsel Report – 01/2022	Jack Ball

Other Business	None	Derek Antoine
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
December 28, 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 via zoom
 Jared Hawkinson
 Lomac Payton
 Joseph Riley via zoom
 Sara Robison via zoom

EXCUSED:

ABSENT: Wayne Allen
 Paul H. Stewart

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

Chairperson Payton called the meeting to order at 10:06 a.m.

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

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

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

Motion Carried, 4-0.

November 2021 claims against the HA Administration in the sum of \$448,914.97; Central Office Cost Center in the sum of \$103,458.65; Moon Towers in the sum of \$64,257.49; Family in the sum of \$72,854.67; Bluebell in the sum of \$16,801.85; Housing Choice Voucher Program in the sum of \$94,572.28; Brentwood (A.H.P.) in the sum of \$31,683.45; Prairieland (A.H.P.) in the sum of \$28,239.40; Capital Fund '19 in the sum of \$16,915.81; Capital Fund '20 in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Hawkinson made a motion to ratify the claims and bills for November 2021; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #8 from Hein Construction for 504 Modification Project Phase 3. Mr. Antoine provided an update of work to date as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #8. After brief discussion, Commissioner Hawkinson made a motion to approve Pay Request #8 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$15,372.48; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Riley - aye

Commissioner Robison - aye

Motion Carried, 4-0.

Commissioner Carson joined the meeting at 10:12 a.m.

Mr. Antoine asked the Board to review and approve Provider/Rates for CY 2022 Employee Group Medical/Dental/Vision. Mr. Antoine recommended that the board approve the renewal of Health Alliance and Delta Dental/Vision at the presented rates for 2022 and to also maintain employee benefit coverage options as outlined in the board memo. He referred to the board memo. While the renewal rates represent an almost 22% increase, they are more favorable than other plans that were reviewed. The recommendation is to provide 100% coverage for employees and 70% for employee/spouse/child/family. Mr. Antoine made this recommendation given the strong financial position of the agency and the high performance levels of agency staff. After brief discussion, Commissioner Hawkinson made a motion to approve Provider/Rates for CY 2022 Employee Group Medical/Dental/Vision as presented and to maintain employee benefit coverage options as listed; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Riley - aye

Commissioner Robison - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-11 Adoption of LIPH Utility Allowance Schedule for FFY 2022. Mr. Antoine highlighted the board memo that outlined the process for utility allowances and the changes to the schedule for the year. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-11 Adoption of LIPH Utility Allowance Schedule for FFY 2022; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye

Commissioner Payton - aye

Commissioner Riley - aye

Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-12 Adoption of HCVP Utility Allowance Schedule for FFY 2022. Mr. Antoine highlighted the board memo that outlined the process for utility allowances and the changes to the schedule for the year. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-12 Adoption of HCVP Utility Allowance Schedule for FFY 2022; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2021-13 Adoption of Certifications of Compliance with PHA Plan Submission. Mr. Antoine highlighted points from the resolution and that the complete annual plan was included in the board packet. He stated that the plan must be submitted by January 16. After brief discussion, Commissioner Hawkinson made a motion to approve Resolution 2021-13 Adoption of Certifications of Compliance with PHA Plan Submission; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

REPORTS

The Executive Director report was emailed prior to the meeting. Chairperson Payton advised that if any commissioners had questions about the report to let Mr. Antoine know.

The Legal Counsel Report was handed out at the meeting. Mr. Ball provided an update about activities for the month.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:44 a.m.; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Stewart - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Dec-21</u>	<u>Current YTD</u>		
Operating Income	\$91,911.28	\$936,711.03		
Operating Expenses	\$137,223.38	\$962,449.01		
Net Revenue Income/(Loss)	(\$45,312.10)	(\$25,737.98)	COCC - Cash, Investments, A/R, & A/P	\$1,211,605

<u>MOON TOWERS</u>	<u>Dec-21</u>	<u>Current YTD</u>		
Operating Income	\$78,396.57	\$750,073.47	Moon - Cash, Investments, A/R, & A/P	\$ 639,923
Operating Expenses	\$75,510.30	\$596,946.60	Minimum Reserve Position	\$ 265,310
Net Revenue Income/(Loss)	\$2,886.27	\$153,126.87	Over/(Under) Minimum Reserve Position	\$374,613

<u>FAMILY SITES</u>	<u>Dec-21</u>	<u>Current YTD</u>		
Operating Income	\$100,271.36	\$963,751.52	Family - Cash, Investments, A/R, & A/P	\$ 760,880
Operating Expenses	\$85,263.70	\$660,156.07	Minimum Reserve Position	\$ 293,403
Net Revenue Income/(Loss)	\$15,007.66	\$303,595.45	Over/(Under) Minimum Reserve Position	\$467,477

<u>BLUEBELL</u>	<u>Dec-21</u>	<u>Current YTD</u>		
Operating Income	\$22,486.46	\$245,439.05	Bluebell - Cash, Investments, A/R, & A/P	\$ 213,104
Operating Expenses	\$18,319.62	\$170,624.65	Minimum Reserve Position	\$ 75,833
Net Revenue Income/(Loss)	\$4,166.84	\$74,814.40	Over/(Under) Minimum Reserve Position	\$137,271

Monthly Notes:

- For income: COCC received \$325 from inspections and \$40,910.50 from maintenance fees. The amps received \$124,791 in subsidy from HUD with Moon Towers receiving \$40,936, Family \$75,924, and Bluebell \$7,931.
- Basic monthly expenses for the month along with three pay periods in December and some boiler repairs and fire pump repair at Moon Towers.
- Overall the month was good for the amps as they ended the month in the black and remain in the black year-to-date (except for COCC)..

AHP

<u>BRENTWOOD</u>	<u>Dec-21</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Dec-21</u>	<u>Current YTD</u>
Operating Income	\$33,379.48	\$302,608.82	Operating Income	\$30,821.62	\$266,307.49
Operating Expenses	\$35,714.69	\$252,366.43	Operating Expenses	\$33,498.96	\$236,571.47
Net Revenue Income/(Loss)	(\$2,335.21)	\$50,242.39	Net Revenue Income/(Loss)	(\$2,677.34)	\$29,736.02
Brentwood's Cash, Investments, A/R, & A/P	\$153,079.34		Prairieland's Cash, Investments, A/R, & A/P	\$110,067.76	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$238,543.09)	
			PL's Total Cash	(\$128,475.33)	

Monthly Notes:

- Brentwood's revenue had a decrease of \$2,335.21 for the month with tenant revenue totaling \$32,351.
- Basic monthly expenses with three payrolls, new fabricated closet doors, and new carpet in one unit.
- Prairieland's revenue decreased \$2,677.34 for the month with tenant revenue totaling \$30,366.
- Basic monthly expenses with three payrolls and repair to the main water shut off valve.
- So for the month Brentwood and Prairieland were in the red for the month and remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Dec-21</u>	<u>Current YTD</u>
Operating Income	\$8,874.76	\$96,410.52
Operating Expenses	\$15,155.66	\$115,626.99
Net Revenue Income/(Loss)	(\$6,280.90)	(\$19,216.47)
Unrestricted Net Position (UNP)		
Beginning Balance		\$63,884.43
Investment in Fixed Assets		\$0.00
Monthly HCV Admin Revenue - Gain/(Loss)		-\$6,280.90
Transfer to NRP or Adjustment		\$0.00
UNP Ending Balance Per VMS		\$57,603.53

Monthly Notes:

- HCV received \$8,866 plus in administrative fee subsidy from HUD which resulted in a decrease in revenue of \$6,280.90 for the month.

<u>HAP</u>	<u>Dec-21</u>	<u>Current YTD</u>
Operating Income	\$79,680.00	\$709,396.00
Operating Expenses	\$74,373.20	\$694,355.28
Net Revenue Income/(Loss)	\$5,306.80	\$15,040.72
Restricted Net Position (RNP)		
Beginning Balance		\$11,851.12
Investment in Fixed Assets		\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)		\$5,306.80
Transfer from UNP or Adjustment		\$0.00
RNP Ending Balance per VMS		\$17,157.92

Monthly Notes:

- HCV received \$79,680 in HAP subsidy from HUD and the program shows an increase in revenue by \$5,306.80 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>Dec-21</u>	<u>Current YTD</u>
Operating Income	\$ 1,578.05	\$ 37,690.00
Operating Expenses	\$ 3,909.67	\$ 8,844.66
Net Revenue Income/(Loss)	(\$2,331.62)	\$28,845.34
EHV (UNP)		
Beginning Balance		\$ 31,176.96
Monthly EHV Admin Revenue - Gain/(Loss)		\$ (2,331.62)
EHV UNP Ending Balance		\$28,845.34

Monthly Notes:

- EHV received \$1,578.05 in admin fee subsidy from HUD and had an decrease in revenue of \$2,331.62.

<u>HAP</u>	<u>Dec-21</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 31,505.00
Operating Expenses	\$ 3,510.00	\$ 5,925.00
Net Revenue Income/(Loss)	(\$3,510.00)	\$25,580.00
RNP Ending Balance per VMS		
Beginning Balance		\$ 29,090.00
Monthly EHV HAP Revenue - Gain/(Loss)		\$ (3,510.00)
RNP Ending Balance per VMS		\$25,580.00

Monthly Notes:

- EHV had an decrease in revenue of \$3,510.

MISCELLANEOUS

Tenant Online Payments		
<u>Property Sites</u>	<u>Dec-21</u>	<u>FYE 2022</u>
Moon Towers	\$ 2,444.75	\$ 24,201.49
Family Sites	\$ 5,875.63	\$ 38,530.53
Bluebell	\$ 328.00	\$ 5,744.00
Brentwood	\$ 4,670.00	\$ 32,626.00
Prairieland	\$ 3,132.95	\$ 47,528.70
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$16,451.33	\$148,630.72

IDROP Bad Debt Collection		
<u>Property Sites</u>	<u>Dec-21</u>	<u>FYE 2022</u>
Moon Towers	\$ -	\$ 3,250.32
Family Sites	\$ 130.10	\$ 2,129.59
Bluebell	\$ -	\$ -
Brentwood	\$ -	\$ 97.00
Prairieland	\$ -	\$ 165.00
Housing Choice Voucher	\$ 32.97	\$ 160.78
Fiscal Year 2022 Total	\$163.07	\$5,802.69

Monthly Bad Debt Reported \$0.00
Historical Bad Debt \$1,085,650.29

Historical Bad Debt Collected \$113,968.67
16.26% 10.50% 5.76%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	135.00	135.00	180.00	0.00
REVENUE							
<u>FEE REVENUE</u>							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,763.02	-41,301.00	537.98	-371,709.00	-370,636.52	-495,612.00	-25.22
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	-40,763.02	-41,301.00	537.98	-471,709.00	-470,636.52	-595,612.00	-20.98
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
Total Asset Management Fees	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,610.00	-5,652.00	42.00	-50,868.00	-50,977.50	-67,824.00	-24.84
Total Book Keeping Fees	-5,610.00	-5,652.00	42.00	-50,868.00	-50,977.50	-67,824.00	-24.84
Fee-For-Service							
10-1-000-000-3850.000 Inspection Income	-325.00	-1,321.00	996.00	-11,889.00	-3,625.00	-15,852.00	-77.13
10-1-000-000-3850.005 Maint Fee Income	-40,910.50	-82,565.00	41,654.50	-550,431.00	-372,432.89	-715,560.00	-47.95
Total Fee-For-Service	-41,235.50	-83,886.00	42,650.50	-562,320.00	-376,057.89	-731,412.00	-48.58
Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-40.00	0.00	-40.00	0.00	-570.00	0.00	
Total Other Fees	-40.00	0.00	-40.00	0.00	-570.00	0.00	
TOTAL FEE REVENUE	-91,888.52	-135,079.00	43,190.48	-1,123,057.00	-936,401.91	-1,445,728.00	-35.23
<u>OTHER REVENUE</u>							
Other Grants & Investment Income							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-22.76	-40.00	17.24	-360.00	-309.12	-480.00	-35.60
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	-22.76	-40.00	17.24	-360.00	-309.12	-480.00	-35.60
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	-22.76	-40.00	17.24	-360.00	-309.12	-480.00	-35.60
TOTAL REVENUE	-91,911.28	-135,119.00	43,207.72	-1,123,417.00	-936,711.03	-1,446,208.00	-35.23

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	200.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.200 Copiers	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	304.82	62.00	242.82	1,028.00	774.44	1,400.00	-44.68
TOTAL MAINTENANCE EXPENSES	65,527.27	85,788.00	-20,260.73	559,118.00	468,342.30	725,192.00	-35.42
<u>PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 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 EXPENSEE	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	819.00	805.95	1,095.00	-26.40
10-1-000-000-4510.015 Equipment Insurance	11.49	12.00	-0.51	108.00	103.41	140.00	-26.14
10-1-000-000-4510.020 Liability Insurance	36.10	37.00	-0.90	333.00	324.90	441.00	-26.33
10-1-000-000-4510.025 PE & PO Insurance	308.70	315.00	-6.30	2,835.00	2,778.30	3,774.00	-26.38
10-1-000-000-4510.030 Work Comp Insurance	1,106.52	1,127.00	-20.48	10,143.00	9,958.68	13,527.00	-26.38
10-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	387.00	377.37	513.00	-26.44
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	14,625.00	14,348.61	19,490.00	-26.38
TOTAL INSURANCE PREMIUMS EXPENSE	1,594.29	1,625.00	-30.71	14,625.00	14,348.61	19,490.00	-26.38
<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	137,223.38	167,834.67	-30,611.29	1,105,683.03	962,449.01	1,439,004.00	-33.12
NET REVENUE/EXPENSE (GAIN/-LOSS)	45,312.10	32,715.67	12,596.43	-17,733.97	25,737.98	-7,204.00	-457.27

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
December, 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	6,844.50	405.00	9,126.00	-95.56
Total Depreciation Expense	45.00	760.50	-715.50	6,844.50	405.00	9,126.00	-95.56
TOTAL MISCELLANEOUS EXPENSES	45.00	760.50	-715.50	6,844.50	405.00	9,126.00	-95.56
<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	45,357.10	33,476.17	11,880.93	-10,889.47	26,142.98	1,922.00	1,260.20

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

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,593.00	1,593.00	2,124.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,916.00	-33,500.00	-416.00	-301,500.00	-304,746.50	-402,000.00	-24.19
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-33,916.00	-33,500.00	-416.00	-301,500.00	-304,746.50	-402,000.00	-24.19
Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,350.00	-750.00	-1,800.00	-58.33
10-1-000-001-3690.000 Other Income	-389.28	0.00	-389.28	0.00	-1,211.08	0.00	
10-1-000-001-3690.100 Late Fees	-825.00	-300.00	-525.00	-2,700.00	-6,175.00	-3,600.00	71.53
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	0.00	0.00	-25.00	0.00	
10-1-000-001-3690.150 Laundry Income	-1,426.25	-1,100.00	-326.25	-9,900.00	-10,861.27	-13,200.00	-17.72
10-1-000-001-3690.160 Vending Machine Inc	-72.79	-150.00	77.21	-1,350.00	-1,010.15	-1,800.00	-43.88
10-1-000-001-3690.180 Labor	-568.75	-300.00	-268.75	-2,700.00	-3,962.10	-3,600.00	10.06
10-1-000-001-3690.200 Materials	-35.75	-50.00	14.25	-450.00	-260.41	-600.00	-56.60
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	-3,317.82	-2,050.00	-1,267.82	-18,450.00	-24,255.01	-24,600.00	-1.40
TOTAL TENANT REVENUE	-37,233.82	-35,550.00	-1,683.82	-319,950.00	-329,001.51	-426,600.00	-22.88
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-40,936.00	-32,735.00	-8,201.00	-294,615.00	-359,910.00	-392,820.00	-8.38
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	-40,936.00	-32,735.00	-8,201.00	-294,615.00	-359,910.00	-392,820.00	-8.38
Other Grants & Investment Income							
10-1-000-001-3404.000 Rev 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	-21.85	-25.00	3.15	-225.00	-185.19	-300.00	-38.27
Total Other Grants & Investment Income	-21.85	-25.00	3.15	-55,225.00	-55,185.19	-55,300.00	-0.21
Other Revenue							
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Income from Amps	-204.90	-2,500.00	2,295.10	-5,250.00	-5,976.77	-7,550.00	-20.84
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-204.90	-2,500.00	2,295.10	-5,250.00	-5,976.77	-7,550.00	-20.84
TOTAL OTHER REVENUE	-41,162.75	-35,260.00	-5,902.75	-355,090.00	-421,071.96	-455,670.00	-7.59
TOTAL REVENUE	-78,396.57	-70,810.00	-7,586.57	-675,040.00	-750,073.47	-882,270.00	-14.98

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4190.000 Other Sundry	33.27	0.00	33.27	0.00	112.23	0.00	
10-1-000-001-4190.950 Background Verification	56.20	60.00	-3.80	540.00	111.86	720.00	-84.46
Total Other Expense	89.47	429.00	-339.53	3,861.00	224.09	5,148.00	-95.65
TOTAL ADMINISTRATIVE EXPENSE	30,965.65	28,655.17	2,310.48	240,099.53	240,085.51	322,115.00	-25.47
<u>TENANT SERVICES</u>							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	77.45	85.00	-7.55	765.00	619.60	1,020.00	-39.25
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	61.68	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	120.00	-120.00	120.00	26.59	240.00	-88.92
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	300.00	120.71	300.00	-59.76
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	77.45	205.00	-127.55	1,185.00	828.58	1,560.00	-46.89
TOTAL TENANT SERVICES EXPENSE	77.45	205.00	-127.55	1,185.00	828.58	1,560.00	-46.89
<u>UTILITY EXPENSE</u>							
Utility Expense							
10-1-000-001-4310.000 Water	1,254.35	1,500.00	-245.65	12,250.00	10,141.53	17,500.00	-42.05
10-1-000-001-4315.000 Sewer	2,644.06	2,400.00	244.06	20,300.00	20,744.84	27,500.00	-24.56
10-1-000-001-4320.000 Electric	1,976.43	1,700.00	276.43	18,825.00	15,825.03	24,000.00	-34.06
10-1-000-001-4330.000 Gas	5,544.09	5,000.00	544.09	23,200.00	19,338.05	52,000.00	-62.81
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utility Expense	11,418.93	10,600.00	818.93	74,575.00	66,049.45	121,000.00	-45.41
TOTAL UTILITY EXPENSE	11,418.93	10,600.00	818.93	74,575.00	66,049.45	121,000.00	-45.41
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor-Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	0.00	0.00	
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	24.00	0.00	
10-1-000-001-4420.020 Heating&Cooling Supp	-143.95	0.00	-143.95	6,500.00	6,867.00	6,500.00	5.65
10-1-000-001-4420.030 Snow Removal Supplies	0.00	250.00	-250.00	350.00	0.00	2,075.00	-100.00
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	25.00	-25.00	850.00	2,033.93	1,075.00	89.20
10-1-000-001-4420.070 Electrical Supplies	6.58	75.00	-68.42	675.00	806.00	900.00	-10.44
10-1-000-001-4420.080 Plumbing Supplies	0.00	120.00	-120.00	1,080.00	907.69	1,440.00	-36.97
10-1-000-001-4420.090 Extermination Supplies	401.96	125.00	276.96	1,125.00	2,372.82	1,500.00	58.19
10-1-000-001-4420.100 Janitorial Supplies	723.48	375.00	348.48	3,375.00	4,556.24	4,500.00	1.25
10-1-000-001-4420.110 Routine Maint. Supplies	86.64	1,462.50	-1,375.86	13,162.50	3,788.28	17,550.00	-78.41
10-1-000-001-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	489.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
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10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	164.32	79.17	85.15	712.53	833.97	950.00	-12.21
10-1-000-001-4420.130 Securty Supplies	0.00	66.67	-66.67	600.03	0.00	800.00	-100.00
Total Maintenance - Materials/Supplies	1,239.03	2,578.34	-1,339.31	28,430.06	22,678.93	37,290.00	-39.18
Maintenance - Contracts							
10-1-000-001-4430.000 Maint Labor Contract	9,314.50	19,620.00	-10,305.50	176,580.00	120,949.03	235,440.00	-48.63
10-1-000-001-4430.010 Garbage & Trash Con	397.73	385.00	12.73	3,495.00	3,836.49	4,665.00	-17.76
10-1-000-001-4430.020 Heating & Cooling Cont	9,226.35	375.00	8,851.35	3,375.00	23,192.48	4,500.00	415.39
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	0.00	0.00	14,300.00	14,434.55	18,500.00	-21.98
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	780.00	2,249.13	780.00	188.35
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	2,343.64	125.00	2,218.64	1,125.00	2,511.42	1,500.00	67.43
10-1-000-001-4430.080 Plumbing Contracts	0.00	208.00	-208.00	1,872.00	3,360.33	2,500.00	34.41
10-1-000-001-4430.090 Extermination Contracts	350.00	1,500.00	-1,150.00	8,800.00	13,472.68	11,700.00	15.15
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	0.00	1,417.00	-1,417.00	12,750.00	3,683.20	17,000.00	-78.33
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	900.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	24.01	29.00	-4.99	261.00	24.01	350.00	-93.14
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	375.00	-375.00	1,125.00	0.00	1,500.00	-100.00
Total Maintenance - Contracts	21,656.23	24,134.00	-2,477.77	225,363.00	189,317.32	299,635.00	-36.82
TOTAL MAINTENANCE EXPENSES	22,895.26	26,712.34	-3,817.08	253,793.06	211,996.25	336,925.00	-37.08
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	1,950.00	1,654.77	2,600.00	-36.36
10-1-000-001-4480.100 ADT Contract	0.00	220.00	-220.00	660.00	434.80	880.00	-50.59
10-1-000-001-4480.500 Security Contract	2,049.51	83.00	1,966.51	751.00	8,798.27	1,000.00	779.83
Total Protective Services - Contract	2,049.51	303.00	1,746.51	3,361.00	10,887.84	4,480.00	143.03
TOTAL PROTECTIVE SERVICES EXPENSE	2,049.51	303.00	1,746.51	3,361.00	10,887.84	4,480.00	143.03
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-001-4510.010 Property	3,044.84	3,108.00	-63.16	27,976.00	27,403.56	37,300.00	-26.53
10-1-000-001-4510.015 Equipment Insurance	135.55	143.00	-7.45	1,287.00	1,219.95	1,716.00	-28.91
10-1-000-001-4510.020 Liability Insurance	425.92	442.00	-16.08	3,978.00	3,833.28	5,304.00	-27.73
10-1-000-001-4510.025 PE & PO Insurance	226.45	235.00	-8.55	2,115.00	2,038.05	2,820.00	-27.73
10-1-000-001-4510.030 Work Comp Insurance	643.52	660.00	-16.48	5,940.00	5,791.68	7,920.00	-26.87
10-1-000-001-4510.035 Auto Insurance	41.93	43.00	-1.07	387.00	377.37	516.00	-26.87
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	41,683.00	40,663.89	55,576.00	-26.83
TOTAL INSURANCE PREMIUMS EXPENSE	4,518.21	4,631.00	-112.79	41,683.00	40,663.89	55,576.00	-26.83

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,249.71	2,440.00	-190.29	22,245.00	23,869.71	28,103.00	-15.06
Total Payment In Lieu Of Taxes - PILOT	2,249.71	2,440.00	-190.29	22,245.00	23,869.71	28,103.00	-15.06
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	1,335.58	-110.00	1,445.58	3,653.00	2,565.37	6,842.00	-62.51
Total Bad Debt Write-Offs - Tenant Rents	1,335.58	-110.00	1,445.58	3,653.00	2,565.37	6,842.00	-62.51
TOTAL OTHER GENERAL EXPENSES	3,585.29	2,330.00	1,255.29	25,898.00	26,435.08	34,945.00	-24.35
<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	75,510.30	73,436.51	2,073.79	640,594.59	596,946.60	876,601.00	-31.90
NET (REVENUE)/EXPENSE	-2,886.27	2,626.51	-5,512.78	-34,445.41	-153,126.87	-5,669.00	2,601.13

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	14,500.00	14,500.00	0.00	130,500.00	130,500.00	174,000.00	-25.00
Total Depreciation Expense	14,500.00	14,500.00	0.00	130,500.00	130,500.00	174,000.00	-25.00
TOTAL MISCELLANEOUS EXPENSES	14,500.00	14,500.00	0.00	130,500.00	130,500.00	174,000.00	-25.00
TOTAL EXPENSES	11,613.73	17,126.51	-5,512.78	96,054.59	-22,626.87	168,331.00	-113.44
<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	-130,500.00	0.00	-174,000.00	-100.00
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-14,500.00	14,500.00	-130,500.00	0.00	-174,000.00	-100.00
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-14,500.00	14,500.00	-130,500.00	0.00	-174,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	11,613.73	2,626.51	8,987.22	-34,445.41	-22,626.87	-5,669.00	299.13

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,764.00	1,764.00	2,352.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-19,880.00	-16,000.00	-3,880.00	-132,000.00	-151,689.48	-180,000.00	-15.73
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-19,880.00	-16,000.00	-3,880.00	-132,000.00	-151,689.48	-180,000.00	-15.73
Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	1,356.50	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	-654.76	-250.00	-404.76	-2,250.00	-4,372.66	-3,000.00	45.76
10-1-000-002-3690.100 Late Fees	-900.00	-850.00	-50.00	-3,400.00	-8,000.00	-5,950.00	34.45
10-1-000-002-3690.120 Violation Fees	-1,050.00	-262.00	-788.00	-2,358.00	-8,617.00	-3,144.00	174.08
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	-75.00	-50.00	-100.00	-50.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,383.50	-1,000.00	-383.50	-9,000.00	-12,571.25	-12,000.00	4.76
10-1-000-002-3690.200 Materials	-329.35	-500.00	170.65	-4,500.00	-3,672.79	-6,000.00	-38.79
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	-4,317.61	-2,887.00	-1,430.61	-21,583.00	-35,927.20	-30,194.00	18.99
TOTAL TENANT REVENUE	-24,197.61	-18,887.00	-5,310.61	-153,583.00	-187,616.68	-210,194.00	-10.74
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,924.00	-66,661.00	-9,263.00	-599,949.00	-663,339.00	-799,932.00	-17.08
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	-75,924.00	-66,661.00	-9,263.00	-599,949.00	-663,339.00	-799,932.00	-17.08
Other Grants & Investment Income							
10-1-000-002-3404.000 Rev 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	-77,250.00	-103,000.00	-103,000.00	0.00
10-1-000-002-3610.000 Interest Income	-24.75	-25.00	0.25	-195.00	-191.84	-270.00	-28.95
Total Other Grants & Investment Income	-24.75	-8,608.00	8,583.25	-77,445.00	-103,191.84	-103,270.00	-0.08
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-1,125.00	-1,125.00	-1,500.00	-25.00
10-1-000-002-3850.005 Income from Amps	0.00	-45.00	45.00	-405.00	-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	-1,530.00	-9,604.00	-2,040.00	370.78
TOTAL OTHER REVENUE	-76,073.75	-75,439.00	-634.75	-678,924.00	-776,134.84	-905,242.00	-14.26
TOTAL REVENUE	-100,271.36	-94,326.00	-5,945.36	-832,507.00	-963,751.52	-1,115,436.00	-13.60

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	869.11	380.00	489.11	3,420.00	3,685.08	4,560.00	-19.19
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	4,531.20	3,899.00	632.20	34,385.00	34,910.27	56,424.00	-38.13
Maintenance - Contracts							
10-1-000-002-4430.000 Maint Labor Contract	28,018.00	35,419.00	-7,401.00	318,771.00	222,256.88	425,028.00	-47.71
10-1-000-002-4430.010 Garbage&Trash Cont	219.00	250.00	-31.00	2,250.00	1,038.65	3,000.00	-65.38
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	210.00	-210.00	1,890.00	2,823.09	2,520.00	12.03
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	15,400.00	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	346.00	833.33	-487.33	7,499.97	12,983.45	10,000.00	29.83
10-1-000-002-4430.090 Extermination Contracts	350.00	850.00	-500.00	7,650.00	5,759.40	10,200.00	-43.54
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	0.00	839.00	-839.00	7,551.00	7,656.52	10,068.00	-23.95
10-1-000-002-4430.120 Other Misc Cont Cost	9,520.00	2,051.00	7,469.00	18,459.00	29,100.00	24,612.00	18.24
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	26.50	450.00	-423.50	1,350.00	239.79	1,800.00	-86.68
Total Maintenance - Contracts	38,479.50	41,002.33	-2,522.83	381,720.97	295,598.88	503,828.00	-41.33
TOTAL MAINTENANCE EXPENSES	43,010.70	44,901.33	-1,890.63	416,105.97	330,509.15	560,252.00	-41.01
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	225.00	-225.00	2,025.00	1,832.43	2,700.00	-32.13
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	1,524.00	1,464.21	2,032.00	-27.94
10-1-000-002-4480.500 Security Contract	0.00	792.00	-792.00	7,128.00	1,741.90	9,504.00	-81.67
Total Protective Services - Contract	0.00	1,017.00	-1,017.00	10,677.00	5,038.54	14,236.00	-64.61
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	1,017.00	-1,017.00	10,677.00	5,038.54	14,236.00	-64.61
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.010 Property Ins	3,044.84	3,108.00	-63.16	27,972.00	27,403.56	37,296.00	-26.52
10-1-000-002-4510.015 Equipment Insurance	150.29	158.00	-7.71	1,422.00	1,352.61	1,896.00	-28.66
10-1-000-002-4510.020 Liability Ins	472.24	483.00	-10.76	4,347.00	4,250.16	5,796.00	-26.67
10-1-000-002-4510.025 PE & PO Insurance	329.36	342.00	-12.64	3,078.00	2,964.24	4,104.00	-27.77
10-1-000-002-4510.030 Work Comp Insurance	1,001.42	1,025.00	-23.58	9,225.00	9,012.78	12,300.00	-26.73
10-1-000-002-4510.035 Auto Insurance	209.63	217.00	-7.37	1,953.00	1,886.67	2,604.00	-27.55
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	47,997.00	46,870.02	63,996.00	-26.76
TOTAL INSURANCE PREMIUMS EXPENSE	5,207.78	5,333.00	-125.22	47,997.00	46,870.02	63,996.00	-26.76

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	-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	1,772.96	1,764.75	8.21	15,882.75	13,679.06	21,177.00	-35.41
Total Payment In Lieu Of Taxes - PILOT	1,772.96	1,764.75	8.21	15,882.75	13,679.06	21,177.00	-35.41
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	2,144.80	103.00	2,041.80	588.00	-676.86	11,633.00	-105.82
Total Bad Debt Write-Offs - Tenant Rents	2,144.80	103.00	2,041.80	588.00	-676.86	11,633.00	-105.82
TOTAL OTHER GENERAL EXPENSES	3,917.76	1,867.75	2,050.01	16,470.75	13,002.20	30,310.00	-57.10
<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	85,263.70	93,281.08	-8,017.38	821,090.72	660,156.07	1,115,282.00	-40.81
NET (REVENUE)/EXPENSE	-15,007.66	-1,044.92	-13,962.74	-11,416.28	-303,595.45	-154.00	197,039.90

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	29,000.00	31,000.00	-2,000.00	279,000.00	261,000.00	372,000.00	-29.84
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	279,000.00	261,000.00	372,000.00	-29.84
TOTAL MISCELLANEOUS EXPENSES	29,000.00	31,000.00	-2,000.00	279,000.00	261,000.00	372,000.00	-29.84
TOTAL EXPENSES	13,992.34	29,955.08	-15,962.74	267,583.72	-42,595.45	371,846.00	-111.46
<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	-279,000.00	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	-279,000.00	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	-279,000.00	0.00	-372,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	13,992.34	-1,044.92	15,037.26	-11,416.28	-42,595.45	-154.00	27,559.38

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	459.00	459.00	612.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,705.00	-13,500.00	-205.00	-121,500.00	-121,654.00	-162,000.00	-24.90
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-13,705.00	-13,500.00	-205.00	-121,500.00	-121,654.00	-162,000.00	-24.90
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	-375.00	32.00	-500.00	-106.40
10-1-000-006-3690.100 Late Fees	-150.00	-25.00	-125.00	-225.00	-950.00	-300.00	216.67
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	18.72	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	-670.75	-540.00	-130.75	-4,860.00	-4,240.92	-6,480.00	-34.55
10-1-000-006-3690.160 Vending Machine Inc	-22.24	-20.00	-2.24	-180.00	-226.67	-240.00	-5.55
10-1-000-006-3690.180 Labor	0.00	-40.00	40.00	-360.00	-421.25	-480.00	-12.24
10-1-000-006-3690.200 Materials	0.00	-10.00	10.00	-90.00	-53.01	-120.00	-55.83
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	-842.99	-673.92	-169.07	-6,146.28	-5,959.85	-8,170.00	-27.05
TOTAL TENANT REVENUE	-14,547.99	-14,173.92	-374.07	-127,646.28	-127,613.85	-170,170.00	-25.01
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,931.00	-4,803.00	-3,128.00	-43,227.00	-75,095.00	-57,636.00	30.29
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	-7,931.00	-4,803.00	-3,128.00	-43,227.00	-75,095.00	-57,636.00	30.29
Other Grants & Investment Income							
10-1-000-006-3404.000 Rev 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	-7.47	-8.00	0.53	-72.00	-58.20	-96.00	-39.38
Total Other Grants & Investment Income	-7.47	-8.00	0.53	-42,072.00	-42,058.20	-42,096.00	-0.09
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	-7,938.47	-4,811.00	-3,127.47	-85,299.00	-117,825.20	-99,732.00	18.14
TOTAL REVENUE	-22,486.46	-18,984.92	-3,501.54	-212,945.28	-245,439.05	-269,902.00	-9.06

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	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	243.04	1,081.00	-837.96	9,065.00	4,347.91	12,590.00	-65.47
Maintenance - Contracts							
10-1-000-006-4430.000 Maint Labor Contract	3,578.00	4,642.00	-1,064.00	41,778.00	36,547.04	55,704.00	-34.39
10-1-000-006-4430.010 Garbage & Trash Cont	264.75	250.00	14.75	2,250.00	2,538.20	3,000.00	-15.39
10-1-000-006-4430.020 Heating & Cooling Cont	2,256.04	750.00	1,506.04	6,750.00	8,899.68	9,000.00	-1.11
10-1-000-006-4430.030 Snow Removal Contract	0.00	125.00	-125.00	125.00	0.00	875.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	3,225.00	3,808.10	4,300.00	-11.44
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	300.00	815.57	300.00	171.86
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	450.00	24.78	600.00	-95.87
10-1-000-006-4430.080 Plumbing Contracts	0.00	670.00	-670.00	6,030.00	2,585.24	8,040.00	-67.85
10-1-000-006-4430.090 Extermination Contracts	327.42	330.00	-2.58	1,690.00	982.26	2,020.00	-51.37
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	0.00	479.00	-479.00	4,313.00	3,095.52	5,750.00	-46.16
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	1,339.90	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	950.77	37.50	913.27	337.50	1,070.77	450.00	137.95
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	7,376.98	7,333.50	43.48	67,248.50	61,707.06	90,039.00	-31.47
TOTAL MAINTENANCE EXPENSES	7,620.02	8,414.50	-794.48	76,313.50	66,054.97	102,629.00	-35.64
<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	1,908.00	1,934.82	2,544.00	-23.95
10-1-000-006-4480.500 Security Contract	0.00	75.00	-75.00	675.00	7,386.65	900.00	720.74
Total Protective Services - Contract	0.00	75.00	-75.00	2,583.00	9,321.47	3,444.00	170.66
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	75.00	-75.00	2,583.00	9,321.47	3,444.00	170.66
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	985.10	1,010.33	-25.23	9,092.97	8,865.90	12,124.00	-26.87
10-1-000-006-4510.015 Equipment Insurance	39.37	70.00	-30.63	630.00	354.33	840.00	-57.82
10-1-000-006-4510.020 Liability Insurance	123.72	40.00	83.72	360.00	1,113.48	480.00	131.98
10-1-000-006-4510.025 PE & PO Insurance	61.72	175.00	-113.28	1,575.00	555.48	2,100.00	-73.55
10-1-000-006-4510.030 Work Comp	167.62	130.00	37.62	1,170.00	1,508.58	1,560.00	-3.30
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	12,827.97	12,397.77	17,104.00	-27.52
TOTAL INSURANCE PREMIUMS EXPENSE	1,377.53	1,425.33	-47.80	12,827.97	12,397.77	17,104.00	-27.52

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	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	1,106.24	1,145.00	-38.76	10,348.00	10,456.71	13,312.00	-21.45
Total Payment In Lieu Of Taxes - PILOT	1,106.24	1,145.00	-38.76	10,348.00	10,456.71	13,312.00	-21.45
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	330.30	400.00	-69.70	900.00	1,138.73	1,350.00	-15.65
Total Bad Debt Write-Offs - Tenant Rents	330.30	400.00	-69.70	900.00	1,138.73	1,350.00	-15.65
TOTAL OTHER GENERAL EXPENSES	1,436.54	1,545.00	-108.46	11,248.00	11,595.44	14,662.00	-20.92
<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	18,319.62	22,444.83	-4,125.21	196,942.47	170,624.65	268,040.00	-36.34
NET (REVENUE)/EXPENSE	-4,166.84	3,459.91	-7,626.75	-16,002.81	-74,814.40	-1,862.00	3,917.96

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	11,000.00	11,000.00	0.00	99,000.00	99,000.00	132,000.00	-25.00
Total Depreciation Expense	11,000.00	11,000.00	0.00	99,000.00	99,000.00	132,000.00	-25.00
TOTAL MISCELLANEOUS EXPENSES	11,000.00	11,000.00	0.00	99,000.00	99,000.00	132,000.00	-25.00
TOTAL EXPENSES	6,833.16	14,459.91	-7,626.75	82,997.19	24,185.60	130,138.00	-81.42
<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	-99,000.00	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	-99,000.00	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	-99,000.00	0.00	-132,000.00	-100.00
EXCESS (REVENUE)/EXPENSE	6,833.16	3,459.91	3,373.25	-16,002.81	24,185.60	-1,862.00	-1,398.90

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
December, 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	2,520.00	2,520.00	3,360.00	0.00
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-8,866.00	-10,671.00	1,805.00	-96,039.00	-95,951.00	-128,052.00	-25.07
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	-8,866.00	-10,671.00	1,805.00	-96,039.00	-95,951.00	-128,052.00	-25.07
Interest Income							
30-1-000-000-3300.000 Int Reserve	-8.76	-6.00	-2.76	-54.00	-55.52	-72.00	-22.89
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	-8.76	-6.00	-2.76	-54.00	-55.52	-72.00	-22.89
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	-3,749.00	-404.00	-5,000.00	-91.92
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	-3,749.00	-404.00	-5,000.00	-91.92
TOTAL ADMIN OPERATING INCOME	-8,874.76	-11,094.00	2,219.24	-99,842.00	-96,410.52	-133,124.00	-27.58
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	6,653.32	4,805.00	1,848.32	43,245.00	42,329.84	57,660.00	-26.59
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	6,653.32	4,805.00	1,848.32	43,245.00	42,329.84	57,660.00	-26.59
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	2,352.00	2,460.00	-108.00	22,140.00	21,744.00	29,520.00	-26.34
30-1-000-000-4120.300 Bookkeep. Fees	1,470.00	1,538.00	-68.00	13,842.00	13,590.00	18,456.00	-26.37
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
Total Fees Expense	3,822.00	3,998.00	-176.00	35,982.00	35,341.50	47,976.00	-26.34
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,973.49	2,000.00	973.49	18,000.00	22,244.31	24,000.00	-7.32
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	2,973.49	2,000.00	973.49	18,000.00	22,244.31	24,000.00	-7.32
Office Expense							
30-1-000-000-4180.000 Telephone	80.08	94.00	-13.92	846.00	775.80	1,128.00	-31.22
30-1-000-000-4190.100 Postage	209.25	161.00	48.25	1,983.00	1,856.40	2,466.00	-24.72
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	1,132.28	1,000.00	13.23
30-1-000-000-4190.400 Pinting/Printers	0.00	36.00	-36.00	180.00	0.00	216.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	8.00	-8.00	75.00	370.36	100.00	270.36
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	238.50	318.00	318.00	0.00
Total Office Expense	289.33	325.50	-36.17	4,322.50	4,452.84	5,228.00	-14.83
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	700.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	0.00	0.00	700.00	0.00	2,150.00	-100.00
Other Expense							
30-1-000-000-4140.000 Training - Staff	0.00	400.00	-400.00	1,325.00	86.50	1,400.00	-93.82
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	2,576.00	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	475.57	25.00	450.57	225.00	1,487.48	300.00	395.83
30-1-000-000-4190.200 Inspection Exp	275.00	875.00	-600.00	2,625.00	1,500.00	5,250.00	-71.43
30-1-000-000-4190.950 Background Verification	0.00	54.00	-54.00	486.00	111.05	648.00	-82.86
30-1-000-000-4420.126 Vehicle Supplies	0.00	46.00	-46.00	413.00	30.46	550.00	-94.46
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	750.57	1,400.00	-649.43	5,074.00	5,791.49	8,148.00	-28.92
TOTAL ADMIN EXPENSE	14,488.71	12,528.50	1,960.21	107,323.50	110,159.98	147,012.00	-25.07
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	61.72	67.00	-5.28	603.00	555.48	804.00	-30.91
30-1-000-000-4510.030 Work Comp Insurance	209.14	217.00	-7.86	1,953.00	1,882.26	2,604.00	-27.72
30-1-000-000-4510.035 Auto Insurance	41.93	43.00	-1.07	387.00	377.37	515.00	-26.72
Total Insurance Premium Expenses	312.79	327.00	-14.21	2,943.00	2,815.11	3,923.00	-28.24
TOTAL INSURANCE EXPENSE	312.79	327.00	-14.21	2,943.00	2,815.11	3,923.00	-28.24
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	48.03	0.00	48.03	0.00	81.27	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	306.13	327.50	-21.37	2,947.50	2,570.63	3,930.00	-34.59
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	354.16	327.50	26.66	2,947.50	2,651.90	3,930.00	-32.52
TOTAL GENERAL EXPENSE	354.16	327.50	26.66	2,947.50	2,651.90	3,930.00	-32.52
TOTAL EXPENSES - ADMIN	15,155.66	13,183.00	1,972.66	113,214.00	115,626.99	154,865.00	-25.34
ADMIN (Profit)/Loss	6,280.90	2,089.00	4,191.90	13,372.00	19,216.47	21,741.00	-11.61
<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	-4,176.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-4,176.00	0.00	-5,568.00	-100.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	464.00	0.00	4,176.00	4,176.00	5,568.00	-25.00
Total Depreciation Expense	464.00	464.00	0.00	4,176.00	4,176.00	5,568.00	-25.00

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Proceeds Sale Property (Gain)/Loss							
Total Proceeds Sale Property (Gain)/Loss	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISC EXPENSE	464.00	0.00	464.00	0.00	4,176.00	0.00	
ADMIN (Profit)/Loss w/ Depreciation	6,744.90	2,089.00	4,655.90	13,372.00	23,392.47	21,741.00	7.60
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-417.00	417.00	-3,749.00	-404.00	-5,000.00	-91.92
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	-79,680.00	-75,928.00	-3,752.00	-683,353.00	-708,992.00	-911,138.00	-22.19
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-79,680.00	-76,345.00	-3,335.00	-687,102.00	-709,396.00	-916,138.00	-22.57
TOTAL HAP INCOME	-79,680.00	-76,345.00	-3,335.00	-687,102.00	-709,396.00	-916,138.00	-22.57
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	64,799.00	69,435.00	-4,636.00	622,078.00	601,062.00	830,513.00	-27.63
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	2,470.00	2,552.00	-82.00	22,968.00	17,098.00	30,624.00	-44.17
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	1,566.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	7,024.00	11,025.00	-4,001.00	99,225.00	76,165.00	132,300.00	-42.43
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	74,293.00	83,186.00	-8,893.00	745,837.00	694,325.00	995,525.00	-30.26
TOTAL HAP EXPENSE	74,293.00	83,186.00	-8,893.00	745,837.00	694,325.00	995,525.00	-30.26
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	80.20	-25.00	105.20	-225.00	30.28	-300.00	-110.09
Total General HAP Expenses	80.20	-25.00	105.20	-225.00	30.28	-300.00	-110.09
TOTAL GENERAL HAP EXPENSES	80.20	-25.00	105.20	-225.00	30.28	-300.00	-110.09
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	74,373.20	83,161.00	-8,787.80	745,612.00	694,355.28	995,225.00	-30.23
Remaining HAP (to)/from Reserve	-5,306.80	6,816.00	-12,122.80	58,510.00	-15,040.72	79,087.00	-119.02

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
December, 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	90.00	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	0.00	0.00	0.00	0.00	-31,505.00	0.00	
Total HAP Income	0.00	0.00	0.00	0.00	-31,505.00	0.00	
TOTAL HAP INCOME	0.00	0.00	0.00	0.00	-31,505.00	0.00	
HAP EXPENSE - EHV							
<u>HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	3,314.00	0.00	3,314.00	0.00	5,640.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	196.00	0.00	196.00	0.00	285.00	0.00	
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	3,510.00	0.00	3,510.00	0.00	5,925.00	0.00	
TOTAL HAP EXPENSE	3,510.00	0.00	3,510.00	0.00	5,925.00	0.00	
EHV HAP (to)/from Reserve	3,510.00	0.00	3,510.00	0.00	-25,580.00	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	0.00	0.00	0.00	0.00	-3,940.00	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	-78.05	0.00	-78.05	0.00	-26,250.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	-1,500.00	0.00	-1,500.00	0.00	-1,500.00	0.00	
Total Admin Fee Subsidy	-1,578.05	0.00	-1,578.05	0.00	-37,690.00	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	-1,578.05	0.00	-1,578.05	0.00	-37,690.00	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
December, 2021

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	370.00	0.00	
30-1-000-001-4190.200 Inspection Exp	50.00	0.00	50.00	0.00	225.00	0.00	
Total Preliminary Fee Expenses	50.00	0.00	50.00	0.00	595.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	50.00	0.00	50.00	0.00	595.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	240.68	0.00	240.68	0.00	2,271.16	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	140.25	0.00	140.25	0.00	1,322.26	0.00	
30-1-000-001-4120.100 EHV Management Fee	60.00	0.00	60.00	0.00	120.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	37.50	0.00	37.50	0.00	75.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	40.00	0.00	40.00	0.00	200.00	0.00	
Total Ongoing Admin Expenses	518.43	0.00	518.43	0.00	3,988.42	0.00	
TOTAL ONGOING ADMIN EXPENSES	518.43	0.00	518.43	0.00	3,988.42	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	2,747.19	0.00	2,747.19	0.00	3,667.19	0.00	
Total Security/Utility/Holding Deposits	2,747.19	0.00	2,747.19	0.00	3,667.19	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive	288.00	0.00	288.00	0.00	288.00	0.00	
Exp							
Total Owner Incentive Expenses	288.00	0.00	288.00	0.00	288.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	306.05	0.00	306.05	0.00	306.05	0.00	
Total Other Eligible Expenses	306.05	0.00	306.05	0.00	306.05	0.00	
TOTAL SERVICE FEE EXPENSES	3,341.24	0.00	3,341.24	0.00	4,261.24	0.00	
TOTAL EHV ADMIN EXPENSES	3,909.67	0.00	3,909.67	0.00	8,844.66	0.00	
EHV ADMINI (Profit)/Loss	2,331.62	0.00	2,331.62	0.00	-28,845.34	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	648.00	648.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,146.00	-28,400.00	2,254.00	-255,600.00	-235,028.00	-340,800.00	-31.04
60-1-000-000-5125.000 PHA Rent	-6,236.00	-4,500.00	-1,736.00	-40,500.00	-55,585.00	-54,000.00	2.94
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	31.00	-40.00	71.00	-360.00	-432.00	-480.00	-10.00
Total Tenant Rent Revenue	-32,351.00	-32,940.00	589.00	-296,460.00	-291,045.00	-395,280.00	-26.37
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	-32,351.00	-32,940.00	589.00	-296,460.00	-291,045.00	-395,280.00	-26.37
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-15.73	-20.00	4.27	-180.00	-98.23	-240.00	-59.07
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	-15.73	-20.00	4.27	-180.00	-98.23	-240.00	-59.07
TOTAL INVESTMENT INCOME	-15.73	-20.00	4.27	-180.00	-98.23	-240.00	-59.07
<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	-408.75	-733.00	324.25	-6,597.00	-6,092.36	-8,796.00	-30.74
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	-537.00	-450.00	-87.00	-4,050.00	-4,836.75	-5,400.00	-10.43
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	-67.00	-150.00	83.00	-1,350.00	-432.00	-1,800.00	-76.00
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-360.00	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	-1,012.75	-1,373.00	360.25	-12,357.00	-11,465.59	-16,476.00	-30.41
TOTAL OTHER REVENUE	-1,012.75	-1,373.00	360.25	-12,357.00	-11,465.59	-16,476.00	-30.41
TOTAL REVENUE	-33,379.48	-34,333.00	953.52	-308,997.00	-302,608.82	-411,996.00	-26.55

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
December, 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	1,611.00	1,170.00	441.00	10,530.00	10,080.42	14,040.00	-28.20
60-1-000-000-6330.000 Manager Salaries	4,089.09	2,650.00	1,439.09	23,850.00	24,201.48	31,800.00	-23.89
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	5,700.09	3,820.00	1,880.09	34,380.00	34,281.90	45,840.00	-25.21
Benefit Contributions - Administrative							
60-1-000-000-6310.500 Emp Benefit - Admin	632.66	650.00	-17.34	5,850.00	3,418.02	7,800.00	-56.18
60-1-000-000-6330.500 Manager's Benefits	1,198.40	870.00	328.40	7,830.00	8,440.01	10,440.00	-19.16
Total Benefit Contributions - Admin	1,831.06	1,520.00	311.06	13,680.00	11,858.03	18,240.00	-34.99
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.58	10.00	-0.42	400.00	194.48	430.00	-54.77
60-1-000-000-6250.000 Misc Renting Expense	293.71	110.00	183.71	990.00	1,593.71	1,320.00	20.74
60-1-000-000-6311.000 Office Expense-Brent	132.23	170.00	-37.77	1,530.00	1,513.18	2,040.00	-25.82
60-1-000-000-6311.050 Office Rental Expense	235.00	230.00	5.00	2,070.00	2,055.00	2,760.00	-25.54
60-1-000-000-6311.100 Phone/Internet Service	94.02	150.00	-55.98	1,350.00	1,155.86	1,800.00	-35.79
60-1-000-000-6311.150 IT Support	50.33	50.00	0.33	450.00	471.43	600.00	-21.43
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	1,050.00	808.01	1,900.00	-57.47
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	1,700.00	-1,700.00	1,900.00	-293.25	2,400.00	-112.22
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	83.10	85.00	-1.90	765.00	673.96	1,020.00	-33.93
60-1-000-000-6370.000 Bad Debt	557.40	265.00	292.40	2,385.00	359.38	3,180.00	-88.70
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	1,350.00	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	27.81	75.00	-47.19	675.00	130.78	900.00	-85.47
Total Admin Sundry	1,483.18	3,045.00	-1,561.82	15,415.00	9,056.13	21,600.00	-58.07
Fee Expense							
60-1-000-000-6320.000 Management Fees	3,640.00	3,744.00	-104.00	33,696.00	32,916.00	44,928.00	-26.74
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	4,860.00	4,747.50	6,480.00	-26.74
60-1-000-000-6390.000 Fee for Service Exp	10.00	20.00	-10.00	180.00	87.00	240.00	-63.75
Total Fee Expense	4,175.00	4,304.00	-129.00	38,736.00	37,750.50	51,648.00	-26.91
TOTAL OPERATING EXPENSES	13,189.33	12,689.00	500.33	102,211.00	92,946.56	137,328.00	-32.32
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	30.43	650.00	-619.57	5,850.00	3,233.62	7,800.00	-58.54
60-1-000-000-6451.000 Utilities - Water	802.20	870.00	-67.80	7,830.00	7,042.60	10,440.00	-32.54
60-1-000-000-6452.000 Utilities - Gas	166.62	150.00	16.62	1,350.00	1,426.29	1,800.00	-20.76
60-1-000-000-6453.000 Utilities - Sewer	1,362.32	1,170.00	192.32	10,530.00	11,603.66	14,040.00	-17.35
Total Utilities	2,361.57	2,840.00	-478.43	25,560.00	23,306.17	34,080.00	-31.61
TOTAL UTILITIES	2,361.57	2,840.00	-478.43	25,560.00	23,306.17	34,080.00	-31.61

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
December, 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	2,990.53	3,073.00	-82.47	27,333.00	26,806.48	37,052.00	-27.65
Financial Expenses							
60-1-000-000-6810.000 Interest Expense Payable	1,688.67	1,890.00	-201.33	17,010.00	15,902.05	22,680.00	-29.89
Total Financial Expenses	1,688.67	1,890.00	-201.33	17,010.00	15,902.05	22,680.00	-29.89
TOTAL TAXES & INSURANCE EXPENSE	4,679.20	4,963.00	-283.80	44,343.00	42,708.53	59,732.00	-28.50
TOTAL OPREATING EXPENSES	35,714.69	31,816.00	3,898.69	283,024.00	252,366.43	377,373.00	-33.13
NET (REVENUE)/EXPENSE	2,335.21	-2,517.00	4,852.21	-25,973.00	-50,242.39	-34,623.00	45.11
<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	30,150.00	30,150.00	40,200.00	-25.00
BW							
Total Depreciation Expense	3,350.00	3,350.00	0.00	30,150.00	30,150.00	40,200.00	-25.00
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	30,150.00	30,150.00	40,200.00	-25.00
TOTAL EXPENSES BEFORE DEPRECIATION	5,685.21	833.00	4,852.21	4,177.00	-20,092.39	5,577.00	-460.27
<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	-30,150.00	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	-30,150.00	0.00	-40,200.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-3,350.00	3,350.00	-30,150.00	0.00	-40,200.00	-100.00
EXCESS (REVENUE)/EXPENSE	5,685.21	-2,517.00	8,202.21	-25,973.00	-20,092.39	-34,623.00	-41.97
TOTAL BOND PAYMENT	2,198.83	0.00	2,198.83	0.00	19,085.50	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	585.00	585.00	780.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,517.00	-23,190.00	673.00	-208,712.00	-202,306.00	-278,283.00	-27.30
60-1-000-001-5125.000 PHA Rent	-2,804.00	-1,610.00	-1,194.00	-14,490.00	-17,541.00	-19,320.00	-9.21
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-3,427.00	-3,375.00	-52.00	-30,375.00	-31,520.00	-40,500.00	-22.17
60-1-000-001-5320.000 Rent Adjustments	-596.00	0.00	-596.00	0.00	-407.00	0.00	
Total Tenant Rent Revenue	-29,344.00	-28,175.00	-1,169.00	-253,577.00	-251,774.00	-338,103.00	-25.53
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-1,022.00	-685.00	-337.00	-6,165.00	-7,216.00	-8,220.00	-12.21
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	-1,022.00	-685.00	-337.00	-6,165.00	-7,216.00	-8,220.00	-12.21
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	-30,366.00	-28,860.00	-1,506.00	-259,742.00	-258,990.00	-346,323.00	-25.22
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-5.62	0.00	-5.62	0.00	-11.49	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	-120.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-13.50	13.50	-40.50	0.00	-54.00	-100.00
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-5.62	-53.50	47.88	-160.50	-11.49	-214.00	-94.63
TOTAL INVESTMENT INCOME	-5.62	-53.50	47.88	-160.50	-11.49	-214.00	-94.63
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-235.00	-230.00	-5.00	-2,070.00	-2,055.00	-2,760.00	-25.54
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-150.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-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	-131.00	-350.00	219.00	-3,150.00	-4,499.00	-4,200.00	7.12
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	-84.00	-200.00	116.00	-1,800.00	-582.00	-2,400.00	-75.75
60-1-000-001-5926.000 Violation Charges	0.00	-40.00	40.00	-360.00	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	-450.00	-820.00	370.00	-7,380.00	-7,306.00	-9,840.00	-25.75
TOTAL OTHER REVENUE	-450.00	-820.00	370.00	-7,380.00	-7,306.00	-9,840.00	-25.75
TOTAL REVENUE	-30,821.62	-29,733.50	-1,088.12	-267,282.50	-266,307.49	-356,377.00	-25.27

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
December, 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	1,611.00	1,170.00	441.00	10,530.00	10,080.38	14,040.00	-28.20
60-1-000-001-6310.500 Emp Benefit - Admin	632.60	644.00	-11.40	5,799.00	3,417.73	7,733.00	-55.80
60-1-000-001-6330.000 Manager's Salaries	4,089.08	2,650.00	1,439.08	23,850.00	24,201.44	31,800.00	-23.89
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	1,198.37	870.00	328.37	7,830.00	8,439.67	10,440.00	-19.16
Total Administrative Salaries & Benefits	7,531.05	5,334.00	2,197.05	48,009.00	46,139.22	64,013.00	-27.92
Admin Sundry							
60-1-000-001-6210.000 Admin. Advertisement	9.57	10.00	-0.43	500.00	194.40	530.00	-63.32
60-1-000-001-6250.000 Misc. Rent Expense	186.98	100.00	86.98	900.00	747.98	1,200.00	-37.67
60-1-000-001-6311.000 Office Expense-Prairie	170.92	150.00	20.92	1,350.00	1,494.55	1,800.00	-16.97
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	94.00	150.00	-56.00	1,350.00	1,155.81	1,800.00	-35.79
60-1-000-001-6311.150 IT Support	50.32	50.00	0.32	450.00	445.15	600.00	-25.81
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	1,050.00	807.98	1,900.00	-57.47
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	1,900.00	-293.24	2,400.00	-112.22
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	83.08	85.00	-1.92	765.00	673.85	1,020.00	-33.94
60-1-000-001-6370.000 Bad Debt	209.40	360.00	-150.60	3,240.00	1,665.03	4,320.00	-61.46
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	1,215.00	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	27.81	100.00	-72.19	900.00	59.11	1,200.00	-95.07
Total Admin Sundry	832.08	1,215.00	-382.92	14,120.00	7,344.20	19,840.00	-62.98
Fee Expense							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	30,420.00	30,056.00	40,560.00	-25.90
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	4,392.00	4,335.00	5,856.00	-25.97
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	5.00	5.00	0.00	45.00	64.00	60.00	6.67
Total Fee Expense	3,753.50	3,873.00	-119.50	34,857.00	34,455.00	46,476.00	-25.86
TOTAL OPERATING EXPENSES	12,116.63	10,422.00	1,694.63	96,986.00	87,938.42	130,329.00	-32.53
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-001-6450.000 Utilities Electric	41.62	400.00	-358.38	3,600.00	2,461.87	4,800.00	-48.71
60-1-000-001-6451.000 Utilities Water	861.10	1,075.00	-213.90	9,675.00	7,423.80	12,900.00	-42.45
60-1-000-001-6452.000 Utilities Gas	217.37	144.00	73.37	1,290.00	1,139.55	1,720.00	-33.75
60-1-000-001-6453.000 Utilities Sewer	1,519.32	1,465.00	54.32	13,185.00	12,413.31	17,580.00	-29.39
Total Utilities	2,639.41	3,084.00	-444.59	27,750.00	23,438.53	37,000.00	-36.65
TOTAL UTILITIES	2,639.41	3,084.00	-444.59	27,750.00	23,438.53	37,000.00	-36.65

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
December, 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	6,006.00	4,420.00	1,586.00	39,780.00	38,861.36	53,040.00	-26.73
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	22.62	20.00	2.62	180.00	284.70	240.00	18.63
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	180.00	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.	2,291.32	2,375.00	-83.68	21,375.00	17,361.89	28,500.00	-39.08
60-1-000-001-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	8,319.94	6,835.00	1,484.94	61,515.00	56,507.95	82,020.00	-31.10
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	623.21	120.00	503.21	1,800.00	1,280.14	2,160.00	-40.73
60-1-000-001-6515.030 Snow Removal Supplies	0.00	100.00	-100.00	100.00	0.00	450.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	0.00	0.00	3,600.00	2,794.35	3,800.00	-26.46
60-1-000-001-6515.070 Electrical Supplies	198.12	125.00	73.12	1,125.00	521.56	1,500.00	-65.23
60-1-000-001-6515.080 Plumbing Supplies	1,173.77	285.00	888.77	2,565.00	4,185.75	3,420.00	22.39
60-1-000-001-6515.100 Janitorial Supplies	68.14	80.00	-11.86	720.00	462.96	960.00	-51.78
60-1-000-001-6515.110 Routine Maint. Supplies	789.95	1,167.00	-377.05	10,503.00	6,705.94	14,004.00	-52.11
60-1-000-001-6515.114 Painting Supplies - PL	391.82	0.00	391.82	1,400.00	1,008.65	1,800.00	-43.96
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	0.00	40.00	-40.00	360.00	741.01	480.00	54.38
Total Maintenance Supplies	3,245.01	1,917.00	1,328.01	23,973.00	17,700.36	30,374.00	-41.73
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	6,795.00	6,034.50	9,060.00	-33.39
60-1-000-001-6520.020 Heat/Cool Contract	0.00	300.00	-300.00	600.00	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 Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.00	-16.00	149.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	1,583.35	0.00	1,583.35	2,400.00	1,583.35	2,400.00	-34.03
60-1-000-001-6520.090 Extermin Contract	423.72	424.00	-0.28	1,622.00	1,971.16	2,046.00	-3.66
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	380.00	365.34	485.00	-24.67
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	2,000.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	5,800.00	0.00	5,800.00	-100.00
Total Maintenance Contracts	2,674.57	1,530.00	1,144.57	21,846.00	10,354.94	26,691.00	-61.20
TOTAL MAINTENANCE	14,239.52	10,282.00	3,957.52	107,334.00	84,563.25	139,085.00	-39.20
<u>TAXES & INSURANCE EXPENSE</u>							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,346.98	1,290.00	56.98	11,593.00	11,519.52	15,467.00	-25.52
60-1-000-001-6720.000 Prpoerty Insurance	895.54	917.00	-21.46	8,253.00	8,059.86	11,004.00	-26.76
60-1-000-001-6720.500 Equipment Insurance	49.98	52.00	-2.02	468.00	449.82	624.00	-27.91
60-1-000-001-6721.000 Liability Insurance	155.52	163.00	-7.48	1,467.00	1,399.68	1,956.00	-28.44
60-1-000-001-6721.500 PE & PO Insuranace	102.90	108.00	-5.10	972.00	926.10	1,296.00	-28.54
60-1-000-001-6722.000 Work Comp Insurance	263.81	275.00	-11.19	2,475.00	2,374.29	3,300.00	-28.05

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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
December, 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	2,814.73	2,805.00	9.73	25,228.00	24,729.27	34,147.00	-27.58
TOTAL TAXES & INSURANCE EXPENSE	2,814.73	2,805.00	9.73	25,228.00	24,729.27	34,147.00	-27.58
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Expense Payable	1,688.67	1,900.00	-211.33	17,100.00	15,902.00	22,800.00	-30.25
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	1,688.67	1,900.00	-211.33	17,100.00	15,902.00	22,800.00	-30.25
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	-56,475.00	0.00	-75,300.00	-100.00
Total Provision for Reserve	0.00	-6,275.00	6,275.00	-56,475.00	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	1,688.67	-4,375.00	6,063.67	-39,375.00	15,902.00	-52,500.00	-130.29
TOTAL EXPENSES BEFORE DEPRECIATION	33,498.96	22,218.00	11,280.96	217,923.00	236,571.47	288,061.00	-17.87
NET REVENUE/EXPENSES (PROFIT)/LOSS	2,677.34	-7,515.50	10,192.84	-49,359.50	-29,736.02	-68,316.00	-56.47
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense PL	6,275.00	6,275.00	0.00	56,475.00	56,475.00	75,300.00	-25.00
Total Depreciation Expense	6,275.00	6,275.00	0.00	56,475.00	56,475.00	75,300.00	-25.00
TOTAL DEPRECIATION EXPENSE	6,275.00	6,275.00	0.00	56,475.00	56,475.00	75,300.00	-25.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	8,952.34	-1,240.50	10,192.84	7,115.50	26,738.98	6,984.00	282.86
TOTAL BOND PAYMENT	2,198.83	0.00	2,198.83	0.00	19,085.50	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
December 31, 2021

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,911.28	135,119.00	-43,207.72	936,711.03	1,446,208.00	-35.23
TOTAL OPERATING INCOME	91,911.28	135,119.00	-43,207.72	936,711.03	1,446,208.00	-35.23
OPERATING EXPENSE						
Total Administration Expenses	69,683.19	79,969.67	-10,286.48	476,718.58	686,436.00	-30.55
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	418.63	452.00	-33.37	3,039.52	5,486.00	-44.59
Total Maintenance Expenses	65,527.27	85,788.00	-20,260.73	468,342.30	725,192.00	-35.42
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	1,594.29	1,625.00	-30.71	14,348.61	21,890.00	-34.45
TOTAL ROUTINE OPERATING EXPENSES	137,223.38	167,834.67	-30,611.29	962,449.01	1,439,004.00	-33.12
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	137,223.38	167,834.67	-30,611.29	962,449.01	1,439,004.00	-33.12
NET REVENUE/-EXPENSE PROFIT/-LOSS	-45,312.10	-32,715.67	-12,596.43	-25,737.98	7,204.00	-457.27
Total Depreciation Expense						
Total Depreciation Expense	45.00	760.50	-715.50	405.00	9,126.00	-95.56
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-45,357.10	-33,476.17	-11,880.93	-26,142.98	-1,922.00	1,260.20

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
December 31, 2021

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	78,396.57	70,810.00	7,586.57	750,073.47	882,270.00	-14.98
TOTAL OPERATING INCOME	78,396.57	70,810.00	7,586.57	750,073.47	882,270.00	-14.98
OPERATING EXPENSE						
Total Administration Expenses	30,965.65	28,655.17	2,310.48	240,085.51	322,115.00	-25.47
Total Tenant Service Expenses	77.45	205.00	-127.55	828.58	1,560.00	-46.89
Total Utility Expenses	11,418.93	10,600.00	818.93	66,049.45	121,000.00	-45.41
Total Maintenance Expenses	22,895.26	26,712.34	-3,817.08	211,998.09	336,925.00	-37.08
Total Protective Service Expenses	2,049.51	303.00	1,746.51	10,887.84	4,480.00	143.03
General Expenses	8,103.50	6,961.00	1,142.50	67,098.97	90,521.00	-25.87
TOTAL ROUTINE OPERATING EXPENSES	75,510.30	73,436.51	2,073.79	596,948.44	876,601.00	-31.90
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	75,510.30	58,936.51	16,573.79	596,948.44	702,601.00	-15.04
NET REVENUE/EXPENSE PROFIT/-LOSS						
	2,886.27	11,873.49	-8,987.22	153,125.03	179,669.00	-14.77
Total Depreciation Expense						
Total Depreciation Expense	14,500.00	14,500.00	0.00	130,500.00	174,000.00	-25.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,613.73	-2,626.51	-8,987.22	22,625.03	5,669.00	299.10

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
December 31, 2021

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	100,271.36	94,326.00	5,945.36	963,751.52	1,115,436.00	-13.60
TOTAL OPERATING INCOME	100,271.36	94,326.00	5,945.36	963,751.52	1,115,436.00	-13.60
OPERATING EXPENSE						
Total Administration Expenses	30,977.01	37,531.00	-6,553.99	249,502.04	413,513.00	-39.66
Total Tenant Service Expenses	0.00	100.00	-100.00	335.22	1,200.00	-72.07
Total Utility Expenses	2,150.45	2,531.00	-380.55	14,898.90	31,775.00	-53.11
Total Maintenance Expenses	43,010.70	44,901.33	-1,890.63	330,509.15	560,252.00	-41.01
Total Protective Service Expenses	0.00	1,017.00	-1,017.00	5,038.54	14,236.00	-64.61
General Expenses	9,125.54	7,200.75	1,924.79	59,872.22	94,306.00	-36.51
TOTAL ROUTINE OPERATING EXPENSES	85,263.70	93,281.08	-8,017.38	660,156.07	1,115,282.00	-40.81
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	85,263.70	62,281.08	22,982.62	660,156.07	743,282.00	-11.18
NET REVENUE/EXPENSE PROFIT/-LOSS	15,007.66	32,044.92	-17,037.26	303,595.45	372,154.00	-18.42
Total Depreciation Expense						
Total Depreciation Expense	29,000.00	31,000.00	-2,000.00	261,000.00	372,000.00	-29.84
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-13,992.34	1,044.92	-15,037.26	42,595.45	154.00	27,559.38

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
December 31, 2021

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	22,486.46	18,984.92	3,501.54	245,439.05	269,902.00	-9.06
TOTAL OPERATING INCOME	22,486.46	18,984.92	3,501.54	245,439.05	269,902.00	-9.06
OPERATING EXPENSE						
Total Administration Expenses	5,206.87	8,135.00	-2,928.13	53,838.53	101,101.00	-46.75
Total Tenant Service Expenses	35.99	50.00	-14.01	329.54	200.00	64.77
Total Utility Expenses	2,642.67	2,800.00	-157.33	17,086.93	28,900.00	-40.88
Total Maintenance Expenses	7,620.02	8,414.50	-794.48	66,054.97	102,629.00	-35.64
Total Protective Service Expenses	0.00	75.00	-75.00	9,321.47	3,444.00	170.66
General Expenses	2,814.07	2,970.33	-156.26	23,993.21	31,766.00	-24.47
TOTAL ROUTINE OPERATING EXPENSES	18,319.62	22,444.83	-4,125.21	170,624.65	268,040.00	-36.34
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	18,319.62	11,444.83	6,874.79	170,624.65	136,040.00	25.42
NET REVENUE/EXPENSE PROFIT/-LOSS						
	4,166.84	7,540.09	-3,373.25	74,814.40	133,862.00	-44.11
Total Depreciation Expense						
Total Depreciation Expense	11,000.00	11,000.00	0.00	99,000.00	132,000.00	-25.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,833.16	-3,459.91	-3,373.25	-24,185.60	1,862.00	-1,398.90

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
December 31, 2021

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	8,874.76	11,094.00	-2,219.24	96,410.52	133,124.00	-27.58
TOTAL ADMIN OPERATING INCOME	8,874.76	11,094.00	-2,219.24	96,410.52	133,124.00	-27.58
OPERATING EXPENSES						
Total Admin Expenses	10,666.71	8,484.50	2,182.21	74,788.02	96,636.00	-22.61
Total Fees Expenses	3,822.00	3,998.00	-176.00	35,341.50	49,826.00	-29.07
Total General Expenses	666.95	700.50	-33.55	5,497.47	8,403.00	-34.58
TOTAL OPERATING EXPENSES	15,155.66	13,183.00	1,972.66	115,626.99	154,865.00	-25.34
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	15,155.66	12,719.00	2,436.66	115,626.99	149,297.00	-22.55
NET REVENUE PROFIT/-LOSS	-6,280.90	-1,625.00	-4,655.90	-19,216.47	-16,173.00	18.82
Total Depreciation Expense	464.00	464.00	0.00	4,176.00	5,568.00	-25.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-6,744.90	-2,089.00	-4,655.90	-23,392.47	-21,741.00	7.60

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	79,680.00	76,345.00	3,335.00	709,396.00	916,138.00	-22.57
TOTAL HAP INCOME	79,680.00	76,345.00	3,335.00	709,396.00	916,138.00	-22.57
HAP EXPENSES						
Total HAP Expenses	74,293.00	83,186.00	-8,893.00	694,325.00	995,525.00	-30.26
Total General HAP Expenses	80.20	-25.00	105.20	30.28	-300.00	-110.09
TOTAL HAP EXPENSES	74,373.20	83,161.00	-8,787.80	694,355.28	995,225.00	-30.23
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	5,306.80	-6,816.00	12,122.80	15,040.72	-79,087.00	-119.02

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
December 31, 2021

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,379.48	34,333.00	-953.52	302,608.82	411,996.00	-26.55
TOTAL OPERATING INCOME	33,379.48	34,333.00	-953.52	302,608.82	411,996.00	-26.55
OPERATING EXPENSE						
Total Administration Expenses	9,024.33	11,055.00	-2,030.67	55,283.06	117,720.00	-53.04
Total Fee Expenses	4,165.00	4,284.00	-119.00	37,663.50	51,408.00	-26.74
Total Utilities Expenses	2,361.57	2,840.00	-478.43	23,306.17	34,080.00	-31.61
Total Maintenance Expenses	15,484.59	11,324.00	4,160.59	93,405.17	146,233.00	-36.13
Total Taxes & Insurance Expense	2,990.53	3,073.00	-82.47	26,806.48	37,052.00	-27.65
Total Financial Expenses	1,688.67	1,890.00	-201.33	15,902.05	22,680.00	-29.89
TOTAL ROUTINE OPERATING EXPENSE	35,714.69	34,466.00	1,248.69	252,366.43	409,173.00	-38.32
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	35,714.69	31,116.00	4,598.69	252,366.43	368,973.00	-31.60
NET REVENUE PROFIT/-LOSS						
	-2,335.21	3,217.00	-5,552.21	50,242.39	43,023.00	16.78
Total Depreciation Expense						
	3,350.00	3,350.00	0.00	30,150.00	40,200.00	-25.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,685.21	-133.00	-5,552.21	20,092.39	2,823.00	611.74

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
December 31, 2021

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	30,821.62	29,733.50	1,088.12	266,307.49	356,377.00	-25.27
TOTAL OPERATING INCOME	30,821.62	29,733.50	1,088.12	266,307.49	356,377.00	-25.27
OPERATING EXPENSE						
Total Administration Expenses	8,368.13	6,554.00	1,814.13	53,547.42	83,913.00	-36.19
Total Fee Expenses	3,748.50	3,868.00	-119.50	34,391.00	46,416.00	-25.91
Total Utilities Expenses	2,639.41	3,084.00	-444.59	23,438.53	37,000.00	-36.65
Total Maintenance Expenses	14,239.52	10,282.00	3,957.52	84,563.25	139,085.00	-39.20
Total Taxes & Insurance Expense	2,814.73	2,805.00	9.73	24,729.27	34,147.00	-27.58
Total Financial Expenses	1,688.67	1,900.00	-211.33	15,902.00	22,800.00	-30.25
TOTAL ROUTINE OPERATING EXPENSE	33,498.96	28,493.00	5,005.96	236,571.47	363,361.00	-34.89
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	33,498.96	22,218.00	11,280.96	236,571.47	288,061.00	-17.87
NET REVENUE PROFIT/-LOSS						
	-2,677.34	7,515.50	-10,192.84	29,736.02	68,316.00	-56.47
Total Depreciation Expense						
	6,275.00	6,275.00	0.00	56,475.00	75,300.00	-25.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-8,952.34	1,240.50	-10,192.84	-26,738.98	-6,984.00	282.86

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
December 31, 2021

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	293,065.67	319,239.92	-26,174.25	2,895,975.07	3,713,816.00	-22.02
TOTAL OPERATING INCOME	293,065.67	319,239.92	-26,174.25	2,895,975.07	3,713,816.00	-22.02
OPERATING EXPENSE						
Total Administration Expenses	136,832.72	154,290.84	-17,458.12	1,020,144.66	1,523,165.00	-33.02
Total Tenant Service Expenses	113.44	355.00	-241.56	1,493.34	2,960.00	-49.55
Total Utility Expenses	16,630.68	16,383.00	247.68	101,074.80	187,161.00	-46.00
Total Maintenance Expenses	139,053.25	165,816.17	-26,762.92	1,076,904.51	1,724,998.00	-37.57
Total Protective Service Expenses	2,049.51	1,395.00	654.51	25,247.85	22,160.00	13.93
General Expenses	21,637.40	18,757.08	2,880.32	165,313.01	238,483.00	-30.68
TOTAL ROUTINE OPERATING EXPENSES	316,317.00	356,997.09	-40,680.09	2,390,178.17	3,698,927.00	-35.38
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	316,317.00	300,497.09	15,819.91	2,390,178.17	3,020,927.00	-20.88
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-23,251.33	18,742.83	-41,994.16	505,796.90	692,889.00	-27.00
Total Depreciation Expense						
Total Depreciation Expense	54,545.00	57,260.50	-2,715.50	490,905.00	687,126.00	-28.56
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-77,796.33	-38,517.67	-39,278.66	14,891.90	5,763.00	158.41

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
December 31, 2021

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	64,201.10	64,066.50	134.60	568,916.31	768,373.00	-25.96
TOTAL OPERATING INCOME	64,201.10	64,066.50	134.60	568,916.31	768,373.00	-25.96
OPERATING EXPENSE						
Total Administration Expenses	17,392.46	17,609.00	-216.54	108,830.48	201,633.00	-46.03
Total Fee Expenses	7,913.50	8,152.00	-238.50	72,054.50	97,824.00	-26.34
Total Utilities Expenses	5,000.98	5,924.00	-923.02	46,744.70	71,080.00	-34.24
Total Maintenance Expenses	29,724.11	21,606.00	8,118.11	177,968.42	285,318.00	-37.62
Total Taxes & Insurance Expense	5,805.26	5,878.00	-72.74	51,535.75	71,199.00	-27.62
Total Financial Expenses	3,377.34	3,790.00	-412.66	31,804.05	45,480.00	-30.07
TOTAL ROUTINE OPERATING EXPENSE	69,213.65	62,959.00	6,254.65	488,937.90	772,534.00	-36.71
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	69,213.65	53,334.00	15,879.65	488,937.90	657,034.00	-25.58
NET REVENUE PROFIT/-LOSS						
	-5,012.55	10,732.50	-15,745.05	79,978.41	111,339.00	-28.17
Total Depreciation Expense						
	9,625.00	9,625.00	0.00	86,625.00	115,500.00	-25.00
NET REVENUE w/Depreciation PROFIT/-LOSS	-14,637.55	1,107.50	-15,745.05	-6,646.59	-4,161.00	59.74

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	13,372.19	34,121.92	-20,749.73	86,273.64
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,375.25	16,376.25	-1.00	147,799.46
Administrative Expenses	1,218.21	870.25	347.96	6,012.41
Tenant Services	77.45	76.94	0.51	828.58
Utilities	11,418.93	9,110.69	2,308.24	66,049.45
Maintenance Supplies/Contracts	24,944.77	7,412.74	17,532.03	222,885.93
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,103.50	6,266.78	1,836.72	67,098.97
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	75,510.30	74,235.57	1,274.73	596,948.44
AMP002 - FAMILY				
Salaries	11,926.61	47,508.66	-35,582.05	73,859.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,742.27	18,148.42	-406.15	161,902.13
Administrative Expenses	1,112.72	1,394.49	-281.77	11,779.29
Tenant Services	0.00	0.00	0.00	335.22
Utilities	2,150.45	944.12	1,206.33	14,898.90
Maintenance Supplies/Contracts	43,010.70	4,236.02	38,774.68	335,547.69
Mileage	0.00	0.00	0.00	0.00
General Expenses	9,125.54	8,806.09	319.45	59,872.22
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	85,068.29	81,037.80	4,030.49	658,195.38
AMP003 - BLUEBELL				
Salaries	204.90	6,834.93	-6,630.03	5,926.78
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,683.50	4,764.93	-81.43	42,730.25
Administrative Expenses	318.47	604.27	-285.80	5,181.50
Tenant Services	35.99	0.00	35.99	329.54
Utilities	2,642.67	2,220.39	422.28	17,086.93
Maintenance Supplies/Contracts	7,620.02	795.00	6,825.02	75,376.44
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,814.07	2,793.83	20.24	23,993.21
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	18,319.62	18,013.35	306.27	170,624.65
COCC				
Salaries	128,987.78	66,738.84	62,248.94	886,599.26
Employee W/H Payments	-1,366.35	-185.49	-1,180.86	-3,369.41
Management Fees	0.00	0.00	0.00	69.91
Administrative Expenses	5,788.60	18,055.98	-12,267.38	57,367.73
Tenant Services	0.00	0.00	0.00	0.00
Utilities	418.63	372.18	46.45	3,039.52
Maintenance Supplies/Contracts	434.08	0.00	434.08	1,023.98
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,594.29	1,529.66	64.63	14,348.61
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	135,857.03	86,511.17	49,345.86	959,079.60
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	154,491.48	155,204.35	-712.87	1,052,659.61
Employee W/H Payments	-1,366.35	-185.49	-1,180.86	-3,369.41
Management Fees	38,801.02	39,289.60	-488.58	352,501.75
Administrative Expenses	8,633.41	21,322.46	-12,689.05	82,301.62
Tenant Services	113.44	76.94	36.50	1,493.34
Utilities	16,630.68	12,647.38	3,983.30	101,074.80
Maintenance Supplies	76,009.57	12,443.76	63,565.81	634,834.04
Mileage	0.00	0.00	0.00	0.00
General Expenses	21,637.40	19,396.36	2,241.04	165,313.01
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	314,950.65	260,195.36	54,755.29	2,386,808.76

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	15,851.24	15,799.32	51.92
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,165.00	5,860.17	-1,695.17
Administrative Expenses	1,483.18	425.27	1,057.91
Utilities	2,361.57	2,821.26	-459.69
Maintenance Supplies/Contracts	7,164.50	2,122.49	5,042.01
Tax & Insurance Expenses	2,990.53	2,782.68	207.85
Finacial Expenses	1,688.67	3,699.66	-2,010.99
TOTAL BRENTWOOD CLAIMS	35,704.69	33,510.85	2,193.84
PRAIRIELAND			
Salaries	15,850.99	15,799.04	51.95
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	5,435.52	-1,687.02
Administrative Expenses	832.08	1,306.64	-474.56
Utilities	2,639.41	3,459.15	-819.74
Maintenance Supplies/Contracts	5,919.58	3,576.13	2,343.45
Taxes & Insurance Expenses	2,814.73	2,291.92	522.81
Financial Expenses	1,688.67	3,699.65	-2,010.98
TOTAL PRAIRIELAND CLAIMS	33,493.96	35,568.05	-2,074.09
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	31,702.23	31,598.36	103.87
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,913.50	11,295.69	-3,382.19
Administrative Expenses	2,315.26	1,731.91	583.35
Utilities	5,000.98	6,280.41	-1,279.43
Maintenance Supplies	13,084.08	5,698.62	7,385.46
Taxes & Insurance Expenses	5,805.26	5,074.60	730.66
Financial Expenses	3,377.34	7,399.31	-4,021.97
TOTAL AHP CLAIMS	69,198.65	69,078.90	119.75
HOUSING CHOICE VOUCHER - HCV			
Salaries	10,007.74	9,831.13	176.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,919.50	3,939.00	-19.50
Administrative Expenses	4,471.14	597.39	3,873.75
General Expense-Admin	666.95	640.75	26.20
Total HCV Expenses	19,065.33	15,008.27	4,057.06
HAP Expenses	77,803.00	77,683.00	120.00
General Expenses	80.20	-2.30	82.50
Total HAP Expenses	77,883.20	77,680.70	202.50
TOTAL HCV CLAIMS	96,948.53	92,688.97	4,259.56

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
December, 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	99,722.45	8,800.00	397,767.58	458,502.58
TOTAL CFG 2019 CLAIMS	99,722.45	8,800.00	397,767.58	758,502.58
TOTAL CFG GRANT(S) CLAIMS	99,722.45	8,800.00	697,767.58	1,058,502.58

Knox County Housing Authority
CLAIMS REPORT TOTALS
December, 2021

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	75,510.30	74,180.77	1,329.53	596,948.44
AMP002 - FAMILY	85,263.70	81,435.27	3,828.43	660,156.07
AMP003 - BLUEBELL	18,319.62	18,013.35	306.27	170,624.65
COCC	135,857.04	86,511.18	49,345.86	959,172.69
TOTAL LOW RENT	314,950.66	260,140.57	54,810.09	2,386,901.85
<u>A.H.P.</u>				
BRENTWOOD	35,714.69	33,515.85	2,198.84	252,366.43
PRAIRIELAND	33,498.96	35,569.05	-2,070.09	236,571.47
TOTAL A.H.P.	69,213.65	69,084.90	128.75	488,937.90
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,065.33	15,008.27	4,057.06	124,441.19
TOTAL HCV	19,065.33	15,008.27	4,057.06	124,441.19
<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	99,722.45	8,800.00	90,922.45	397,767.58
TOTAL GRANTS	99,722.45	8,800.00	90,922.45	697,767.58
<hr/>				
TOTAL CLAIMS FOR MONTH	502,952.09	353,033.74	149,918.35	3,698,048.52

BOARD MEMO


216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/20/2022

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/25/2022

SUBJECT: Application for Payment #9 – Hein Construction

Executive Summary

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

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

Work has continued at the Whispering Hollow Community Center and two of the 2-bedroom units at Cedar Creek Place. The 2-bedroom units are nearly complete except for the installation of kitchen cabinets and unit doors which have been delayed due to supply issues.

Alliance Architecture has reviewed and signed approval for Pay Request #9.

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 #9 from Hein Construction in the amount of \$21,765.10 for the period to 01/31/2022.

APPLICATION AND CERTIFICATE FOR PAYMENT

ALA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-504 Modifications-PI 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 9	Distribution to:
FROM:	Hein Construction Co., Inc. 56 N. Cedar St Galesburg, IL 61401	VIA CONTRACTOR:	Hein Construction Co., Inc. 56 N. Cedar St Galesburg, IL 61401	PERIOD TO: 1/31/2012	<input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	CONTRACT DATE:	<input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
				PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00
2. NET CHANGES IN THE WORK	\$	1,262,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	421,347.42
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	421,347.42
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	42,134.74
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	42,134.74

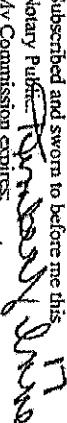
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	379,212.68
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	357,447.88
8. CURRENT PAYMENT DUE	\$	21,765.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	882,787.32

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

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By:  Date: 1/17/12

State of Illinois County of Knox
Subscribed and sworn to before me this 17th day of January 2012
Notary Public: 
My Commission Expires 8/26/2015

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 \$ 21,765.10

(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: 1/17/12

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

By:  Date: 1/17/12

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance of this Certificate does not constitute payment or payment in lieu of payment to any rights of the Owner or Contractor under this Contract.

RESOLUTION 2022-01

1/25/2022

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 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 are done 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 wrote 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 \$12,980.19 effective for the period ending December 31, 2021.



RESOLUTION 2022-01

1/25/2022

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending December 31, 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 \$12,980.19 for the period ending December 31, 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 December 31, 2021.

RESOLVED: January 25, 2022

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2021.

Moon Towers 3rd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Shauntia	Cunningham	MT076-8		\$7,509.34
Colton	Cooper	MT094-12		\$271.00
Elsie	Gilbson	MT104-4		\$388.00

Total Moon Towers \$8,168.34

Family's 3rd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Tabitha	Johnson	Fam387-10		\$1,269.35
Amber	McKinney	Fam266-17		\$702.50
Samantha	LaPorte	Fam370-22		\$2,830.00

Total Family \$4,801.85

Bluebell's 3rd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed

Total Bluebell \$0.00

Voucher 3rd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed

Total Voucher \$0.00

Brentwood & Prairieland's 3rd Quarter Write-Offs - FYE 2022				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Amanda	Stoneking	PL31-5		\$10.00

Total Brentwood & Prairieland \$10.00

Total 3rd Qtr. FYE 2022 Bad Debt Write-Offs \$12,980.19



EXECUTIVE DIRECTOR REPORT DECEMBER 2021

**REGULAR MEETING
KCHA BOARD OF COMMISSIONERS**

Tuesday, January 25, 2021

Moon Towers Conference Room

255 W. Tompkins St.

Galesburg, IL 61401

knoxcountyhousing.org



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



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

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

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

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
May-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-21	0	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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-21	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-22			\$ -	\$ -	\$ -	0.00%	\$ -
Feb-22			\$ -	\$ -	\$ -	0.00%	\$ -
Mar-22			\$ -	#DIV/0!		0.00%	
FYE 2022	1	9.0	\$ 1,500.00	\$ 166.67	\$ 7,499.99	20.00%	\$ (5,999.99)

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		1	1	1	83.3%
Hawkinson, Jared (VC)	1	1	1	1			1	1	1	1		1	75.0%
Allen, Wayne	1	1	1	1	1		1	1					58.3%
Stewart, Paul H.	1	1	1	1	1	1	1	1	1		1		83.3%
Robison, Sara	1	1	1	1	1	1	1		1	1		1	83.3%
Riley, Joseph	1	1	1	1	1	1	1		1	1	1	1	91.7%
Carson, LaToya	1	1	1	1	1	1	1	1	1	1	1	1	100.0%
Antoine, Derek (ED)	1	1	1	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:	12	12	Meets requirement
Average meeting attendance:	80.0	84.4%	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 December 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): 02/22/2025
- Expenditure End Date (EED): 02/22/2027

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ -	0.0%
1480 General Capital Activity	\$ 909,310.00	\$ 909,310.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 300,000.00	24.8%	\$ -	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%
Total Capital Fund Program	\$ 909,310.00	\$ -	\$ -	0.0%	\$ -	0.0%

Allotments for operations (1406) and administration (1410) have been made, thus obligations sit at 24.8%. 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%	\$ 443,130.10	56.5%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 743,130.10	68.6%

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%	\$ 287,985.13	41.7%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 358,780.13	45.8%

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

CFP Grant IL01P08550119 is 100% obligated (contracts for work signed) ahead of the 04/16/2023 obligation expenditure deadline (OED). Currently, 68.6% of the grant, or \$743,130.10, has been expended ahead of the 04/15/2025 deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5487	5444	99.2%	0.8%	177	177	100.0%	0.0%
Family Sites	5868	5851	99.7%	0.3%	191	190	99.5%	0.5%
Bluebell Tower	1581	1569	99.2%	0.8%	51	51	100.0%	0.0%
PH Total	12936	12864	99.4%	0.6%	419	418	99.8%	0.2%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	48675	48213	99.1%	0.9%	1593	1593	100.0%	0.0%
Family Sites	53385	52630	98.6%	1.4%	1759	1758	99.9%	0.1%
Bluebell Tower	14025	13953	99.5%	0.5%	459	459	100.0%	0.0%
PH Total	116085	114796	98.9%	1.1%	3811	3810	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	5	0	35	121	156	16	11	206	245	462
Averages		0.0	7.0	24.2	31.2		0.7	12.9	15.3	28.9
Family Sites	1	63	13	0	76	24	134	190	77	401
Averages		63.0	13.0	0.0	76.0		5.6	7.9	3.2	16.7
Bluebell Tower	1	0	13	2	15	5	8	44	24	76
Averages		0.0	13.0	2.0	15.0		1.6	8.8	4.8	15.2
PH Total	7	63	61	123	247	45	153	440	346	939
Averages		9.0	8.7	17.6	35.3		3.4	9.8	7.7	20.9

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	\$ 78,396.57	\$ 70,960.00	10.5%	\$ 750,823.47	\$ 676,390.00	11.0%
Expense	\$ 75,510.30	\$ 73,436.51	2.8%	\$ 596,946.60	\$ 640,594.59	-6.8%
Revenue/(LOSS)	\$ 2,886.27	\$ (2,476.51)	216.5%	\$ 153,876.87	\$ 35,795.41	329.9%
Family Sites						
Income	\$ 100,271.36	\$ 94,327.00	6.3%	\$ 963,721.52	\$ 832,507.00	15.8%
Expense	\$ 85,263.70	\$ 93,281.08	-8.6%	\$ 660,156.07	\$ 821,090.72	-19.6%
Revenue/(LOSS)	\$ 15,007.66	\$ 1,045.92	1334.9%	\$ 303,565.45	\$ 11,416.28	2559.1%
Bluebell Tower						
Income	\$ 22,486.46	\$ 18,984.92	18.4%	\$ 245,439.05	\$ 212,945.28	15.3%
Expense	\$ 17,213.38	\$ 21,299.83	-19.2%	\$ 170,624.65	\$ 196,942.47	-13.4%
Revenue/(LOSS)	\$ 5,273.08	\$ (2,314.91)	327.8%	\$ 74,814.40	\$ 16,002.81	367.5%
PH Total						
Income	\$ 201,154.39	\$ 184,271.92	9.2%	\$ 1,959,984.04	\$ 1,721,842.28	13.8%
Expense	\$ 177,987.38	\$ 188,017.42	-5.3%	\$ 1,427,727.32	\$ 1,658,627.78	-13.9%
Revenue/(LOSS)	\$ 23,167.01	\$ (3,745.50)	718.5%	\$ 532,256.72	\$ 63,214.50	742.0%

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 437,668.68	\$ 28,977.42	6.62%
Family Sites	\$ 250,155.57	\$ 38,127.17	15.24%
Bluebell Tower	\$ 170,151.80	\$ 3,173.39	1.87%
PH Total	\$ 857,976.05	\$ 70,277.98	8.19%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 639,922.93	\$ 265,310.42	\$ 66,327.60	9.65	\$ 374,612.51
Family Sites	\$ 760,879.73	\$ 293,402.70	\$ 73,350.67	10.37	\$ 467,477.03
Bluebell Tower	\$ 213,104.35	\$ 75,833.18	\$ 18,958.29	11.24	\$ 137,271.17
PH Total	\$ 1,613,907.01	\$ 634,546.29	\$ 158,636.57	10.17	\$ 979,360.72

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	23	21	91.3%	8.7%	49	2.33
Family Sites	87	84	96.6%	3.4%	104	1.24
Bluebell Tower	13	13	100.0%	0.0%	36	2.77
PH Total	123	118	95.9%	4.1%	189	1.60

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	635	632	99.5%	0.5%	1294	2.05
Family Sites	1149	1133	98.6%	1.4%	1835	1.62
Bluebell Tower	219	219	100.0%	0.0%	562	2.57
PH Total	2003	1984	99.1%	0.9%	3691	1.86

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	1	1	100.0%	1	100.0%	0	0.0%
Family Sites	25	25	100.0%	25	100.0%	0	0.0%
Bluebell Tower	0	0	0.0%	0	0.0%	0	0.0%
PH Total	26	26	100.0%	26	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	66	66	100.0%	66	100.0%	0	0.0%
Family Sites	118	118	100.0%	118	100.0%	0	0.0%
Bluebell Tower	11	11	100.0%	11	100.0%	0	0.0%
PH Total	195	195	100.0%	195	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	1	3	192	1.5%	0	3	3	100.0%
Family Sites	424	0	79	345	18.6%	404	16	14	87.5%
Bluebell Tower	65	2	6	59	9.2%	0	6	6	100.0%
PH Total	684	3	88	596	12.9%	404	25	23	92.0%

PUBLIC HOUSING PROGRAM

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	4	0	0.00	35	8.75	35	8.75
Family Sites	1	63	63.00	13	13.00	76	76.00
Bluebell Tower	1	0	0.00	13	13.00	13	13.00
PH Total	6	63	10.50	61	10.17	124	20.67

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	27	11	0.41	206	7.63	217	8.04
Family Sites	24	134	5.58	190	7.92	324	13.50
Bluebell Tower	5	8	1.60	44	8.80	52	10.40
PH Total	56	153	2.73	440	7.86	593	10.59

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	APPEAR	PIC	EIV	FILE	CSSR	TENANT
Moon Towers	98.1%	100.0%	25.0%	0.0%	100.0%	52.0%
Family Sites	86.2%	100.0%	25.0%	3.5%	100.0%	61.1%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	100.0%	47.0%

PUBLIC HOUSING PROGRAM

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	<u>BB</u>	<u>CR</u>	<u>QI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>TRT</u>	<u>%</u>
Moon Towers	3	2	0	0	0	5	5	100.0%
Family Sites	0	4	0	0	0	4	4	100.0%
Bluebell Tower	1	1	0	0	0	2	2	100.0%
PH Total	4	7	0	0	0	11	11	100.0%

INFESTATIONS - CP	<u>BB</u>	<u>CR</u>	<u>QI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>
Moon Towers	19	38	0	0	0	57	177	32.2%	22
Family Sites	1	10	0	0	0	11	196	5.6%	2
Bluebell Tower	1	3	0	0	0	4	51	7.8%	1
PH Total	21	51	0	0	0	72	424	17.0%	25

INFESTATIONS - YTD	<u>BB</u>	<u>CR</u>	<u>QI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>	<u>AVG DAYS</u>
Moon Towers	119	353	0	0	0	472	1593	29.6%	60	132.95
Family Sites	19	32	0	0	0	51	1764	2.9%	8	44.75
Bluebell Tower	1	23	0	0	0	24	459	5.2%	7	60.43
PH Total	139	408	0	0	0	547	3816	14.3%	75	79.38

CRIME REPORTING

FISCAL YTD	<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>
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	99.80	39.92	23.00	25.00	10.00	97.92	HIGH PERFORMER
PH Total		38.63	21.24	25.00	10.00	94.87	HIGH 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>
Moon Towers	3.45	3.55	2.25	2.10	3.00	3.75	3.00	STANDARD
Family Sites	3.25	3.50	3.05	2.20	3.00	3.75	3.17	STANDARD
Bluebell Tower	3.45	4.00	2.15	1.90	2.50	4.00	3.07	STANDARD
PH Total	3.36	3.58	2.61	2.12	2.94	3.78	3.08	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	3.20	3.55	2.15	2.10	2.50	3.75	2.91	STANDARD
Family Sites	3.25	3.85	2.15	2.40	2.50	3.75	3.04	STANDARD
Bluebell Tower	3.65	3.70	2.30	2.20	2.00	4.00	3.08	STANDARD
PH Total	3.28	3.71	2.17	2.25	2.44	3.78	2.99	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	213	33	17	2	9	2	216	179.33
NOV	216	31	44	3	0	3	197	184.27
DEC	197	29	19	2	0	0	205	186.00

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	48	2	0	0	0	0	0	50
NOV	50	3	0	0	1	1	0	51
DEC	51	8	0	0	1	2	5	51
TOTAL		56	16	4	2	6	34	

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	194	\$ 67,388.00	\$ 77,955.00	86.44%	\$ 347.36	\$ 351.12
NOV	189	\$ 68,258.00	\$ 79,693.00	85.65%	\$ 361.15	\$ 352.82
DEC	190	\$ 67,556.00	\$ 74,580.00	90.58%	\$ 355.56	\$ 353.00
TOTAL	2324	\$ 818,752.00	\$ 946,864.45	86.47%	\$ 352.30	

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	8	\$ 8,757.00	\$ 77,955.00	11.23%	\$ 1,094.63	\$ 1,196.58
NOV	8	\$ 8,746.00	\$ 79,693.00	10.97%	\$ 1,093.25	\$ 1,187.19
DEC	7	\$ 7,024.00	\$ 74,580.00	9.42%	\$ 1,000.43	\$ 1,171.63
TOTAL	93	\$ 109,036.45	\$ 946,864.45	11.52%	\$ 1,172.43	

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	280	202	72.14%	\$ 788,320.45	\$ 770,660.00	\$ 2,459.12	\$ 773,119.12	101.97%
NOV	280	197	70.36%	\$ 865,324.45	\$ 847,726.00	\$ 5,135.12	\$ 852,861.12	101.46%
DEC	280	197	70.36%	\$ 939,904.45	\$ 924,791.00	\$ 7,620.12	\$ 932,411.12	100.80%

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	2232	2164	97.0%	3.0%	71	71	100.0%	0.0%
Prairieland	2015	2004	99.5%	0.5%	65	65	100.0%	0.0%
AHP Total	4247	4168	98.1%	1.9%	136	136	100.0%	0.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	19800	19467	98.3%	1.7%	648	648	100.0%	0.0%
Prairieland	17875	17751	99.3%	0.7%	585	585	100.0%	0.0%
AHP Total	37675	37218	98.8%	1.2%	1233	1233	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	3	6	16	91	113	18	72	83	139	294
Averages		3.0	8.0	45.5	37.7		5.1	5.9	9.9	16.3
Prairieland	2	20	9	2	31	14	38	76	17	131
Averages		0.0	0.0	0.0	15.5		0.0	0.0	0.0	9.4
PH Total	5	26	25	93	144	32	110	159	156	425
Averages		5.2	5.0	18.6	28.8		3.4	5.0	4.9	13.3

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	\$ 33,379.48	\$ 34,333.00	-2.8%	\$ 302,608.82	\$ 308,997.00	-2.1%
Expense	\$ 35,714.59	\$ 31,816.00	12.3%	\$ 252,366.43	\$ 283,024.00	-10.8%
Revenue/(LOSS)	\$ (2,335.11)	\$ 2,517.00	-192.8%	\$ 50,242.39	\$ 25,973.00	93.4%
Prairieland						
Income	\$ 30,821.62	\$ 29,733.50	3.7%	\$ 266,307.49	\$ 267,282.50	-0.4%
Expense	\$ 33,498.96	\$ 22,218.00	50.8%	\$ 236,571.47	\$ 217,923.00	8.6%
Revenue/(LOSS)	\$ (2,677.34)	\$ 7,515.50	-135.6%	\$ 29,736.02	\$ 49,359.50	-39.8%
AHP Total						
Income	\$ 64,201.10	\$ 64,066.50	0.2%	\$ 568,916.31	\$ 576,279.50	-1.3%
Expense	\$ 69,213.55	\$ 54,034.00	28.1%	\$ 488,937.90	\$ 500,947.00	-2.4%
Revenue/(LOSS)	\$ (5,012.45)	\$ 10,032.50	-150.0%	\$ 79,978.41	\$ 75,332.50	6.2%

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 403,347.45	\$ 4,346.25	1.08%
Prairieland	\$ 310,294.67	\$ 6,435.00	2.07%
AHP Total	\$ 713,642.12	\$ 10,781.25	1.51%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 141,162.98	\$ 112,162.86	\$ 28,040.71	5.03	\$ 29,000.12
Prairieland	\$ (122,488.78)	\$ 105,142.88	\$ 26,285.72	-4.66	\$ (227,631.66)
AHP Total	\$ 18,674.20	\$ 217,305.73	\$ 54,326.43	0.34	\$ (198,631.53)

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	2	6	3.00	16	8.00	22	11.00
PrairieLand	2	20	10.00	9	4.50	29	14.50
AHP Total	4	26	6.50	25	6.25	51	12.75

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	14	72	5.14	83	5.93	155	11.07
PrairieLand	14	38	2.71	76	5.43	114	8.14
AHP Total	28	110	3.93	159	5.68	269	9.61

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	46	39	84.8%	15.2%	290	7.44
PrairieLand	30	20	66.7%	33.3%	91	4.55
AHP Total	76	59	100.0%	0.0%	381	6.46

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	271	264	97.4%	2.6%	2149	8.14
PrairieLand	265	255	96.2%	3.8%	1151	4.51
AHP Total	536	519	100.0%	0.0%	3300	6.36

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	11	11	100.0%	11	100.0%	0	0.0%
PrairieLand	13	13	100.0%	13	100.0%	0	0.0%
AHP Total	24	24	100.0%	24	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	153	153	100.0%	153	100.0%	0	0.0%
PrairieLand	79	79	100.0%	79	100.0%	0	0.0%
AHP Total	232	232	100.0%	232	100.0%	0	0.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	3	68	28	70.8%	81	0	67	0.0%
Prairieland	102	6	99	3	97.1%	127	0	93	0.0%
AHP Total	198	9	167	31	84.3%	208	0	160	100.0%

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Brentwood	93.6%	0.0%	0.0%	100.0%	100.0%	128.9%
Prairieland	93.9%	0.0%	25.0%	88.4%	100.0%	88.7%

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>TRT</u>	<u>%</u>
Brentwood	0	2	0	0	0	2	2	100.0%
Prairieland	0	0	0	1	0	1	1	100.0%
AHP Total	0	2	0	1	0	3	3	100.0%

INFESTATIONS - CP	<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>CLEAR</u>
Brentwood	0	5	0	0	0	5	72	6.9%	2
Prairieland	0	2	0	1	0	3	66	4.5%	1
AHP Total	0	7	0	1	0	8	138	5.8%	3

INFESTATIONS - YTD	<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>CLEAR</u>	<u>AVG DAYS</u>
Brentwood	3	40	0	0	0	43	648	6.6%	8	132.63
Prairieland	2	12	0	1	0	15	594	2.5%	5	34.60
AHP Total	5	52	0	1	0	58	1242	4.7%	13	83.61

AFFORDABLE HOUSING PRESERVATION (AHP)

CRIME REPORTING

FISCAL YTD	VIOLENT CRIMES				THEFT		OTHER CRIMES		
	ASS/BAT	MUR	SEX	BURG	ROB	THEFT	DOM	DRUG	OTHER
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

	P - 100	P - 40	MASS	FASS	CFP	OVERALL	DESIGNATION
Brentwood	98.00	39.20	25.00	21.83	10.00	96.03	HIGH PERFORMER
Prairieland	98.00	39.20	23.00	2.00	10.00	74.20	STANDARD PERFORMER
AHP Total		39.20	24.04	12.34	10.00	85.59	STANDARD PERFORMER

PROPERTY SCORECARDS

CURRENT PERIOD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.15	3.15	3.30	3.30	3.00	3.75	3.29	STANDARD
Prairieland	3.05	3.70	2.80	2.30	3.00	3.25	3.07	STANDARD
AHP Total	3.10	3.41	3.06	2.82	3.00	3.51	3.18	STANDARD

0.00	0.25	0.25	0.15	0.05	0.15	1	
0.0003	0.85326	0.76582	0.9326	0.15	0.52663		

FISCAL YTD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.45	3.55	3.00	2.90	2.00	3.75	3.25	STANDARD
Prairieland	3.55	4.00	2.20	2.70	2.00	3.25	3.08	STANDARD
AHP Total	3.50	3.77	2.62	2.80	2.00	3.51	3.17	STANDARD

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

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





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

January 24, 2022

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Ronnie Davis (255 W. Tompkins St. #1102.)
Result pending

Trial - 01/10/22

2. Review monthly board packet.

Jack P. Ball, Esq.

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