

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room 101
5/31/2022
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> VACANT	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Ratify 03-2022 Financial Reports	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 03-2022 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Lomac Payton	COCC:	\$ 157,784.69
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 67,433.73
<input type="checkbox"/> Sara Robison	Family:	\$ 55,525.69
<input type="checkbox"/> VACANT	Bluebell:	\$ -1,983.11
<u>Excused:</u>	HCV:	\$ 107,949.41
	Brentwood:	\$ 24,562.05
	Prairieland:	\$ 36,645.62
<u>Others Present:</u>	Capital Fund 2019:	\$ 160,898.11
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 300,000.00

Old Business	None	
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New Business	Review/Approve Pay Request #13 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Award Contract for Brentwood Balcony Repairs Project	Derek Antoine
	Review/Approve Recommendation of Prospective Commissioners	Derek Antoine

board agenda

Reports

Executive Director's Report – 04/2022

Derek Antoine

KCHA Legal Counsel Report – 05/2022

Jack Ball

Other Business

Executive Director Performance Appraisal

Derek Antoine

Discussion – Commissioner Memorials

Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
April 26, 2022**

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

PRESENT: LaToya Carson
 Jared Hawkinson
 Lomac Payton
 Joseph Riley via zoom
 Sara Robison via zoom

EXCUSED:

ABSENT:

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

Chairperson Payton called the meeting to order at 10:02 a.m.

Mr. Antoine announced the recent passing of Commissioner Stewart. Chairperson Payton asked for a moment of silence for Commissioner Stewart.

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.

There were no financial reports submitted for the month as KCHA is in the midst of the fiscal year-end process.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #12 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 #12. After brief discussion, Commissioner Hawkinson made a motion to approve Pay Request #12 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$104,542.74; 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 Revision to KCHA Bylaws—Board Meeting Date/Time. Mr. Antoine suggested moving the board meeting time to 4:00 p.m. on the last Tuesday of each month (from 10:00 a.m.). This change would necessitate changes to the bylaws in 5.05 and 5.09. Once approved the bylaws would be posted for a 30-day comment period. The May meeting will still be at 10:00 a.m., and the June meeting and meetings thereafter would be at 4:00 p.m. After brief discussion, Commissioner Hawkinson made a motion to approve Revision to KCHA Bylaws—Board Meeting Date/Time to the last Tuesday of each month at 4:00 p.m.; 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.

REPORTS

The Executive Director report was handed out at the meeting. Mr. Antoine highlighted the following items from the report: board training, financial summary, fiscal year end, funding for next year and housing choice vouchers.

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

OTHER BUSINESS

Mr. Antoine reported that the draft audit report was included in the board packet. There are no audit findings, and the agency is in a strong position.

Mr. Antoine said that the Executive Director Performance Appraisal will be coming up in June. He said that his self-appraisal and forms will be sent to commissioners. Commissioner Hawkinson asked for salary information for Mr. Antoine, Ms. Lefler and Mr. Lofing.

Mr. Antoine reviewed the appointment process for commissioners as there are now two openings on the board. Ms. Turner was present at today's meeting to learning about the housing authority.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 10:50 a.m.; Commissioner Hawkinson 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.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Mar-22</u>	<u>Current YTD</u>		
Operating Income	\$202,493.74	\$1,325,344.34		
Operating Expenses	\$156,374.52	\$1,330,689.77		
Net Revenue Income/(Loss)	\$46,119.22	(\$5,345.43)	COCC - Cash, Investments, A/R, & A/P	\$1,281,147

<u>MOON TOWERS</u>	<u>Mar-22</u>	<u>Current YTD</u>		
Operating Income	\$133,912.14	\$1,033,796.49	Moon - Cash, Investments, A/R, & A/P	\$ 680,129
Operating Expenses	\$67,435.57	\$822,437.71	Minimum Reserve Position	\$ 274,146
Net Revenue Income/(Loss)	\$66,476.57	\$211,358.78	Over/(Under) Minimum Reserve Position	\$405,983

<u>FAMILY SITES</u>	<u>Mar-22</u>	<u>Current YTD</u>		
Operating Income	\$192,999.01	\$1,352,876.72	Family - Cash, Investments, A/R, & A/P	\$ 869,086
Operating Expenses	\$55,728.98	\$869,220.23	Minimum Reserve Position	\$ 289,740
Net Revenue Income/(Loss)	\$137,270.03	\$483,656.49	Over/(Under) Minimum Reserve Position	\$579,346

<u>BLUEBELL</u>	<u>Mar-22</u>	<u>Current YTD</u>		
Operating Income	\$64,163.37	\$352,886.11	Bluebell - Cash, Investments, A/R, & A/P	\$ 231,819
Operating Expenses	(\$1,983.11)	\$230,101.02	Minimum Reserve Position	\$ 76,700
Net Revenue Income/(Loss)	\$66,146.48	\$122,785.09	Over/(Under) Minimum Reserve Position	\$155,119

Monthly Notes:

- For income: COCC received \$275 from inspections and \$50,364 from maintenance fees. The amps received \$115,929 in subsidy from HUD with Moon Towers receiving \$38,022; Family \$70,519; and Bluebell \$7,388. The amps also received \$200,000 for operations from the 2021 Capital Fund grant - \$50,000 for MT, \$103,000 for Family, and \$42,000 for Bluebell. COCC received \$100,000 from management fees.
- There were three payrolls in March along with the Nelrod training in Las Vegas and Clinic in Springfield. Some expenses were moved to the fixed asset schedule to be depreciated along with other year-end accounting to close the year.
- Overall the month appears to be positive with all showing in the black for the month and year-to-date with COCC remaining in the red by \$5,345.43.

AHP

<u>BRENTWOOD</u>	<u>Mar-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Mar-22</u>	<u>Current YTD</u>
Operating Income	\$33,997.12	\$404,689.52	Operating Income	\$30,223.51	\$357,245.00
Operating Expenses	\$28,612.05	\$352,841.16	Operating Expenses	\$36,655.62	\$325,334.20
Net Revenue Income/(Loss)	\$5,385.07	\$51,848.36	Net Revenue Income/(Loss)	(\$6,432.11)	\$31,910.80
Brentwood's Cash, Investments, A/R, & A/P	\$157,483.34		PrairieLand's Cash, Investments, A/R, & A/P	\$98,715.28	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$241,431.27)	
			PL's Total Cash	(\$142,715.99)	

Monthly Notes:

- Brentwood's revenue increased \$5,385.07 for the month with tenant revenue totaling \$33,978.
- Work on repairing Brentwood's laundry room.
- Prairieland's revenue decreased \$6,432.11 for the month with tenant revenue totaling \$27,285.
- Three payrolls and training along with year-end accounting entries.
- For the month Brentwood was in the black and Prairieland was in the red. However both remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Mar-22</u>	<u>Current YTD</u>
Operating Income	\$15,195.70	\$135,579.76
Operating Expenses	\$23,470.47	\$175,033.17
Net Revenue Income/(Loss)	(\$8,274.77)	(\$39,453.41)

Unrestricted Net Position (UNP)

Beginning Balance	\$45,596.00
Investment in Fixed Assets	\$16,692.60
Monthly HCV Admin Revenue - Gain/(Loss)	-\$8,204.77
Transfer to NRP or Adjustment	\$483.16
UNP Ending Balance Per VMS	\$54,566.99

<u>HAP</u>	<u>Mar-22</u>	<u>Current YTD</u>
Operating Income	\$78,880.00	\$944,396.00
Operating Expenses	\$75,353.98	\$917,261.46
Net Revenue Income/(Loss)	\$3,526.02	\$27,134.54

Restricted Net Position (RNP)

Beginning Balance	\$19,550.00
Investment in Fixed Assets	\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)	\$4,673.00
Transfer from UNP or Adjustment	\$4,571.66
RNP Ending Balance per VMS	\$28,794.66

Monthly Notes:

- HCV received \$15,186 in administrative fee subsidy from HUD which resulted in a decrease in revenue of \$8,274.77 for the month due to three payrolls, training, and year-end.

Monthly Notes:

- HCV received \$78,880 in HAP subsidy from HUD and the program shows an increase in revenue of \$3,526.02 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>Mar-22</u>	<u>Current YTD</u>
Operating Income	\$ 300.00	\$ 38,740.00
Operating Expenses	\$ 5,814.96	\$ 23,070.84
Net Revenue Income/(Loss)	(\$5,514.96)	\$15,669.16

EHV (UNP)

Beginning Balance	\$ 21,184.12
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (5,514.96)
EHV UNP Ending Balance	\$15,669.16

<u>HAP</u>	<u>Mar-22</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ 31,505.00
Operating Expenses	\$ 3,310.00	\$ 16,678.00
Net Revenue Income/(Loss)	(\$3,310.00)	\$14,827.00

Beginning Balance	\$ 18,137.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (3,310.00)
RNP Ending Balance per VMS	\$14,827.00

Monthly Notes:

- EHV received \$300 admin fee subsidy from HUD and had an decrease in revenue of \$5,514.96.

Monthly Notes:

- EHV received \$0.00 in HAP subsidy and had a decrease in revenue of \$3,310.

MISCELLANEOUS

Tenant Online Payments

<u>Property Sites</u>	<u>Mar-22</u>	<u>FYE 2022</u>
Moon Towers	\$ 2,750.00	\$ 33,886.71
Family Sites	\$ 7,979.75	\$ 59,617.63
Bluebell	\$ 752.00	\$ 7,670.00
Brentwood	\$ 6,370.00	\$ 48,543.00
Prairieland	\$ 1,343.00	\$ 54,891.80
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$19,194.75	\$204,609.14

Monthly Bad Debt Reported	\$3,524.00
Historical Bad Debt	\$1,102,154.48

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Mar-22</u>	<u>FYE 2022</u>
Moon Towers	\$ -	\$ 3,378.32
Family Sites	\$ -	\$ 2,129.59
Bluebell	\$ -	\$ -
Brentwood	\$ 275.50	\$ 372.50
Prairieland	\$ -	\$ 165.00
Housing Choice Voucher	\$ 37.64	\$ 198.42
Fiscal Year 2022 Total	\$313.14	\$6,243.83

Historical Bad Debt Collected	By IDROP \$114,409.81	By Debtor \$62,796.17
16.08%	10.38%	5.70%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	180.00	180.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,962.95	-41,301.00	338.05	-495,612.00	-493,173.65	-495,612.00	-0.49
10-1-000-000-3810.010 Mgmt Fees CFP	-100,000.00	0.00	-100,000.00	-100,000.00	-200,000.00	-100,000.00	100.00
Total Line 70710	-140,962.95	-41,301.00	-99,661.95	-595,612.00	-693,173.65	-595,612.00	16.38
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-50,880.00	-50,880.00	-50,880.00	0.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,670.00	-5,652.00	-18.00	-67,824.00	-67,927.50	-67,824.00	0.15
Total Line 70730	-5,670.00	-5,652.00	-18.00	-67,824.00	-67,927.50	-67,824.00	0.15
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-80.00	0.00	-80.00	0.00	-690.00	0.00	
10-1-000-000-3850.000 Inspection Income	-275.00	-1,321.00	1,046.00	-15,852.00	-4,025.00	-15,852.00	-74.61
10-1-000-000-3850.004 Admin Fee Income	-885.60	0.00	-885.60	0.00	-2,492.80	0.00	
10-1-000-000-3850.005 Maint Fee Income	-50,364.00	-55,043.00	4,679.00	-715,560.00	-505,798.27	-715,560.00	-29.31
Total Line 70750	-51,604.60	-56,364.00	4,759.40	-731,412.00	-513,006.07	-731,412.00	-29.86
70700 TOTAL FEE REVENUE	-202,477.55	-107,557.00	-94,920.55	-1,445,728.00	-1,324,987.22	-1,445,728.00	-8.35
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-16.19	-40.00	23.81	-480.00	-357.12	-480.00	-25.60
10-1-000-000-3610.010 Interest - Restricted	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-16.19	-40.00	23.81	-480.00	-357.12	-480.00	-25.60
71500 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 Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER REVENUE	-16.19	-40.00	23.81	-480.00	-357.12	-480.00	-25.60
70000 TOTAL REVENUE	-202,493.74	-107,597.00	-94,896.74	-1,446,208.00	-1,325,344.34	-1,446,208.00	-8.36
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	44,281.22	32,730.00	11,551.22	425,500.00	427,807.33	425,500.00	0.54
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	44,281.22	32,730.00	11,551.22	425,500.00	427,807.33	425,500.00	0.54
91200 Auditing Fees							

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	2,500.00	0.00	2,500.00	-100.00
Total Line 91200	0.00	0.00	0.00	2,500.00	0.00	2,500.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	175.90	45.00	130.90	540.00	320.30	540.00	-40.69
Total Line 91400	175.90	45.00	130.90	540.00	320.30	540.00	-40.69
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	17,649.38	11,500.00	6,149.38	149,500.00	134,805.25	149,500.00	-9.83
10-1-000-000-4110.501 Admin Wellness	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	460.15	500.00	-39.85	6,000.00	6,947.25	6,000.00	15.79
Total Line 91500	18,109.53	12,000.00	6,109.53	155,500.00	141,752.50	155,500.00	-8.84
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	6,398.00	450.00	5,948.00	12,100.00	16,506.40	12,100.00	36.42
10-1-000-000-4180.000 Telephone	688.21	500.00	188.21	6,000.00	7,620.42	6,000.00	27.01
10-1-000-000-4190.000 Other Sundry	935.25	125.00	810.25	1,500.00	2,911.34	1,500.00	94.09
10-1-000-000-4190.100 Postage	703.69	135.00	568.69	1,620.00	2,742.65	1,620.00	69.30
10-1-000-000-4190.200 Office Supplies	409.32	100.00	309.32	1,200.00	1,091.99	1,200.00	-9.00
10-1-000-000-4190.250 Office Furniture	875.00	0.00	875.00	0.00	6,596.23	0.00	
10-1-000-000-4190.300 Paper Supplies	190.79	95.00	95.79	1,140.00	942.20	1,140.00	-17.35
10-1-000-000-4190.400 Printing/printers	31.66	75.00	-43.34	900.00	31.66	900.00	-96.48
10-1-000-000-4190.401 Printing Supplies	68.75	100.00	-31.25	1,200.00	1,423.38	1,200.00	18.62
10-1-000-000-4190.500 Printer/Copier Sup Cont	686.56	195.00	491.56	2,340.00	2,360.38	2,340.00	0.87
10-1-000-000-4190.550 Computers	573.99	0.00	573.99	0.00	5,231.69	0.00	
10-1-000-000-4190.600 Publications	0.00	83.00	-83.00	996.00	338.07	996.00	-66.06
10-1-000-000-4190.700 Member Dues/Fees	2,348.90	1,000.00	1,348.90	12,000.00	13,057.32	12,000.00	8.81
10-1-000-000-4190.800 Internet Services	210.36	166.63	43.73	2,000.00	2,976.55	2,000.00	48.83
10-1-000-000-4190.850 IT Support	0.00	300.00	-300.00	3,600.00	3,317.80	3,600.00	-7.84
Total Line 91600	14,120.48	3,324.63	10,795.85	46,596.00	67,148.08	46,596.00	44.11
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	900.00	700.00	10,200.00	9,600.00	10,200.00	-5.88
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,600.00	900.00	700.00	10,200.00	9,600.00	10,200.00	-5.88
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	553.14	1,300.00	-746.86	10,000.00	15.30	10,000.00	-99.85
10-1-000-000-4150.010 Travel - Commissioners	1,107.68	1,200.00	-92.32	10,000.00	1,147.82	10,000.00	-88.52
10-1-000-000-4150.100 Mileage - Admin	0.00	30.00	-30.00	360.00	0.00	360.00	-100.00
Total Line 91800	1,660.82	2,530.00	-869.18	20,360.00	1,163.12	20,360.00	-94.29
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	270.78	0.00	270.78	0.00	831.36	0.00	
10-1-000-000-4120.500 Other Fee Exp	56.08	0.00	56.08	0.00	125.99	0.00	
10-1-000-000-4140.010 Training - Commiss	898.00	400.00	498.00	10,000.00	654.49	10,000.00	-93.46
10-1-000-000-4160.000 Consulting Services	1,292.34	1,250.00	42.34	15,000.00	17,865.96	15,000.00	19.11
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.950 Background Verif	0.00	20.00	-20.00	240.00	29.07	240.00	-87.89
Total Line 91900	2,517.20	1,670.00	847.20	25,240.00	19,506.87	25,240.00	-22.71
91000 TOTAL OPERATING EXPENSE - Admin	82,465.15	53,199.63	29,265.52	686,436.00	667,298.20	686,436.00	-2.79
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	38.12	43.00	-4.88	327.00	242.87	327.00	-25.73

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.39	94.00	-11.61	1,095.00	1,053.12	1,095.00	-3.82
10-1-000-000-4510.020 Liability Insurance	36.25	34.00	2.25	441.00	433.74	441.00	-1.65
10-1-000-000-4510.030 Work Comp Insurance	2,325.67	1,130.00	1,195.67	13,527.00	16,935.71	13,527.00	25.20
Total LIne 96110, 96120, 96130	2,444.31	1,258.00	1,186.31	15,063.00	18,422.57	15,063.00	22.30
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	12.76	8.00	4.76	140.00	141.68	140.00	1.20
10-1-000-000-4510.025 PE & PO Insurance	726.27	309.00	417.27	3,774.00	4,957.14	3,774.00	31.35
10-1-000-000-4510.035 Auto Insurance	47.92	40.00	7.92	513.00	521.09	513.00	1.58
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	786.95	357.00	429.95	4,427.00	5,619.91	4,427.00	26.95
96100 TOTAL INSURANCE PREMIUM EXP	3,231.26	1,615.00	1,616.26	19,490.00	24,042.48	19,490.00	23.36
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	2,464.29	2,400.00	64.29	2,400.00	2,464.29	2,400.00	2.68
Total Line 96210	2,464.29	2,400.00	64.29	2,400.00	2,464.29	2,400.00	2.68
96000 TOTAL GENERAL EXPENSE	2,464.29	2,400.00	64.29	2,400.00	2,464.29	2,400.00	2.68
96900 TOTAL OPERATING EXPENSE	156,374.52	113,690.63	42,683.89	1,439,004.00	1,330,689.77	1,439,004.00	-7.53
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-46,119.22	6,093.63	-52,212.85	-7,204.00	5,345.43	-7,204.00	-174.20
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							

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Knox County Housing Authority
FDS Income Statement - COCC
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4800.000 Depreciation Exp COCC	8,630.75	760.50	7,870.25	9,126.00	9,125.75	9,126.00	0.00
Total Line 97400	<u>8,630.75</u>	<u>760.50</u>	<u>7,870.25</u>	<u>9,126.00</u>	<u>9,125.75</u>	<u>9,126.00</u>	<u>0.00</u>
TOTAL MISCELLANEOUS EXPENSE	<u>8,630.75</u>	<u>760.50</u>	<u>7,870.25</u>	<u>9,126.00</u>	<u>9,125.75</u>	<u>9,126.00</u>	<u>0.00</u>
90000 TOTAL EXPENSES	165,005.27	114,451.13	50,554.14	1,448,130.00	1,339,815.52	1,448,130.00	-7.48
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-37,488.47	6,854.13	-44,342.60	1,922.00	14,471.18	1,922.00	652.92

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,268.00	-33,500.00	232.00	-402,000.00	-403,643.50	-402,000.00	0.41
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,268.00	-33,500.00	232.00	-402,000.00	-403,643.50	-402,000.00	0.41
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	-3,122.62	0.00	-3,122.62	0.00	-4,581.29	0.00	
10-1-000-001-3690.100 Late Fees	-300.00	-300.00	0.00	-3,600.00	-7,700.00	-3,600.00	113.89
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	-1,267.00	-1,100.00	-167.00	-13,200.00	-13,044.99	-13,200.00	-1.17
10-1-000-001-3690.160 Vending Machine Inc	-112.85	-150.00	37.15	-1,800.00	-1,339.96	-1,800.00	-25.56
10-1-000-001-3690.180 Labor	-803.50	-300.00	-503.50	-3,600.00	-5,987.10	-3,600.00	66.31
10-1-000-001-3690.200 Materials	-19.55	-50.00	30.45	-600.00	-282.21	-600.00	-52.97
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-5,625.52	-1,900.00	-3,725.52	-22,800.00	-32,960.55	-22,800.00	44.56
70500 TOTAL TENANT REVENUE	-38,893.52	-35,400.00	-3,493.52	-424,800.00	-436,604.05	-424,800.00	2.78
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,022.00	-32,735.00	-5,287.00	-392,820.00	-476,717.00	-392,820.00	21.36
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-38,022.00	-32,735.00	-5,287.00	-392,820.00	-476,717.00	-392,820.00	21.36
10010 Operating Transfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	-55,000.00	0.00	-55,000.00	-55,000.00	-110,000.00	-55,000.00	100.00
Total Line 10010	-55,000.00	0.00	-55,000.00	-55,000.00	-110,000.00	-55,000.00	100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-20.66	-25.00	4.34	-300.00	-245.51	-300.00	-18.16
Total Line 71100	-20.66	-25.00	4.34	-300.00	-245.51	-300.00	-18.16
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.100 Beauty Shop Rent	-1,050.00	-150.00	-900.00	-1,800.00	-1,800.00	-1,800.00	0.00
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	
10-1-000-001-3850.004 Admin Fee Income	-925.96	0.00	-925.96	0.00	-2,027.10	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	-300.00	300.00	-7,550.00	-6,402.83	-7,550.00	-15.19
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-1,975.96	-450.00	-1,525.96	-9,350.00	-10,229.93	-9,350.00	9.41
70000 TOTAL REVENUE	-133,912.14	-68,610.00	-65,302.14	-882,270.00	-1,033,796.49	-882,270.00	17.17

EXPENSES

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	3,842.10	5,540.00	-1,697.90	66,480.00	72,593.43	66,480.00	9.20
10-1-000-001-4110.200 Admin Exp - Amps	204.90	0.00	204.90	0.00	204.90	0.00	
Total Line 91100	4,047.00	5,540.00	-1,493.00	66,480.00	72,798.33	66,480.00	9.50
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	0.00	0.00	2,750.00	0.00	2,750.00	-100.00
Total Line 91200	0.00	0.00	0.00	2,750.00	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,287.75	13,306.00	-18.25	159,672.00	159,680.79	159,672.00	0.01
Total Line 91300	13,287.75	13,306.00	-18.25	159,672.00	159,680.79	159,672.00	0.01
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,315.00	-2.50	15,780.00	15,772.50	15,780.00	-0.05
Total Line 91310	1,312.50	1,315.00	-2.50	15,780.00	15,772.50	15,780.00	-0.05
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	3,377.76	2,145.00	1,232.76	25,740.00	31,035.89	25,740.00	20.57
Total Line 91500	3,377.76	2,145.00	1,232.76	25,740.00	31,035.89	25,740.00	20.57
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	999.00	2,000.00	-1,001.00	8,000.00	1,309.45	8,000.00	-83.63
10-1-000-001-4180.000 Telephone	283.32	250.00	33.32	3,000.00	3,199.96	3,000.00	6.67
10-1-000-001-4190.100 Postage	39.03	75.00	-35.97	900.00	685.84	900.00	-23.80
10-1-000-001-4190.200 Office Supplies	91.67	0.00	91.67	600.00	669.71	600.00	11.62
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	1,000.00	762.88	1,000.00	-23.71
10-1-000-001-4190.300 Paper Supplies	1,199.77	0.00	1,199.77	550.00	1,496.25	550.00	172.05
10-1-000-001-4190.400 Printing/printers	0.00	6.00	-6.00	75.00	932.70	75.00	1,143.60
10-1-000-001-4190.401 Printing Supplies	0.00	0.00	0.00	900.00	283.27	900.00	-68.53
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	12.00	0.00	
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	464.64	79.13	385.51	950.00	3,374.29	950.00	255.19
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	1,080.00	1,133.30	1,080.00	4.94
10-1-000-001-4190.850 IT Support	0.00	200.00	-200.00	200.00	537.00	200.00	168.50
Total Line 91600	3,164.54	2,700.13	464.41	17,255.00	14,396.65	17,255.00	-16.57
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	100.96	1,500.00	-1,399.04	8,000.00	-3,118.76	8,000.00	-138.98
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	50.00	-50.00	50.00	0.00	50.00	-100.00
Total Line 91800	100.96	1,550.00	-1,449.04	8,050.00	-3,118.76	8,050.00	-138.74
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	17.00	0.00	17.00	0.00	78.06	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	4,428.00	0.00	4,428.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	152.99	0.00	
10-1-000-001-4190.950 Background Verification	146.12	60.00	86.12	720.00	332.01	720.00	-53.89
Total Line 91900	163.12	429.00	-265.88	5,148.00	563.06	5,148.00	-89.06
91000 TOTAL OPERATING EXPENSE - Admin	25,453.63	26,985.13	-1,531.50	300,875.00	291,128.46	300,875.00	-3.24
ASSET MANAGEMENT FEE							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
Total Line 92000	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	21,240.00	21,240.00	21,240.00	0.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	164.90	85.00	79.90	1,020.00	944.40	1,020.00	-7.41
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	70.31	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	240.00	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	
10-1-000-001-4220.125 Ten Ser-Other	102.87	0.00	102.87	0.00	102.87	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 Line 92400	267.77	85.00	182.77	1,560.00	1,264.88	1,560.00	-18.92
92500 TOTAL TENANT SERVICES EXPENSE	267.77	85.00	182.77	1,560.00	1,264.88	1,560.00	-18.92
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	2,654.75	2,250.00	404.75	17,500.00	15,750.19	17,500.00	-10.00
10-1-000-001-4315.000 Sewer	5,966.87	2,400.00	3,566.87	27,500.00	32,482.29	27,500.00	18.12
10-1-000-001-4320.000 Electric	4,356.71	3,310.00	1,046.71	24,000.00	24,058.94	24,000.00	0.25
10-1-000-001-4330.000 Gas	20,442.82	15,500.00	4,942.82	52,000.00	69,224.40	52,000.00	33.12
Total Line 93100, 93200, 93300, 93600	33,421.15	23,460.00	9,961.15	121,000.00	141,515.82	121,000.00	16.96
93000 TOTAL UTILITIES EXPENSES	33,421.15	23,460.00	9,961.15	121,000.00	141,515.82	121,000.00	16.96
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
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	
Total Line 94100	0.00	0.00	0.00	0.00	0.00	0.00	
94200 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	0.00	0.00	0.00	6,500.00	6,867.00	6,500.00	5.65
10-1-000-001-4420.030 Snow Removal Supplies	247.69	100.00	147.69	2,075.00	1,313.84	2,075.00	-36.68
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	107.96	75.00	32.96	1,075.00	2,298.83	1,075.00	113.84
10-1-000-001-4420.070 Electrical Supplies	4.72	75.00	-70.28	900.00	1,094.34	900.00	21.59
10-1-000-001-4420.080 Plumbing Supplies	76.65	120.00	-43.35	1,440.00	1,261.21	1,440.00	-12.42
10-1-000-001-4420.090 Extermination Supplies	320.69	125.00	195.69	1,500.00	3,593.51	1,500.00	139.57
10-1-000-001-4420.100 Janitorial Supplies	615.06	375.00	240.06	4,500.00	6,049.59	4,500.00	34.44
10-1-000-001-4420.110 Routine Maint. Supplies	8,704.47	1,462.50	7,241.97	17,550.00	13,067.49	17,550.00	-25.54
10-1-000-001-4420.120 Other Misc Supplies	383.34	0.00	383.34	0.00	872.34	0.00	
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	943.97	79.13	864.84	950.00	2,090.10	950.00	120.01
10-1-000-001-4420.130 Security Supplies	0.00	66.63	-66.63	800.00	0.00	800.00	-100.00
Total Line 94200	11,404.55	2,478.26	8,926.29	37,290.00	38,532.25	37,290.00	3.33

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	3.74	0.00	3.74	0.00	3.74	0.00	
10-1-000-001-4430.000 Maint Labor Contract	10,894.00	19,620.00	-8,726.00	235,440.00	161,737.28	235,440.00	-31.30
10-1-000-001-4430.010 Garbage & Trash Con	397.73	400.00	-2.27	4,665.00	5,114.88	4,665.00	9.64
10-1-000-001-4430.020 Heating & Cooling Cont	-15,117.80	375.00	-15,492.80	4,500.00	8,670.96	4,500.00	92.69
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	384.61	0.00	384.61	18,500.00	18,931.32	18,500.00	2.33
10-1-000-001-4430.050 Landscape & Grds Cont	33.92	0.00	33.92	780.00	2,402.95	780.00	208.07
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	125.00	-125.00	1,500.00	2,591.17	1,500.00	72.74
10-1-000-001-4430.080 Plumbing Contracts	-3,421.63	212.00	-3,633.63	2,500.00	4,170.22	2,500.00	66.81
10-1-000-001-4430.090 Extermination Contracts	700.00	1,500.00	-800.00	11,700.00	17,955.68	11,700.00	53.47
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	466.60	1,417.00	-950.40	17,000.00	4,280.71	17,000.00	-74.82
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	100.00	-100.00	1,200.00	1,604.00	1,200.00	33.67
10-1-000-001-4430.121 Laundry Equip Contract	2,858.51	31.00	2,827.51	350.00	2,882.52	350.00	723.58
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	375.00	-375.00	1,500.00	0.00	1,500.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-2,800.32	24,155.00	-26,955.32	299,635.00	230,345.43	299,635.00	-23.12
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	8,604.23	26,633.26	-18,029.03	336,925.00	268,877.68	336,925.00	-20.20
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	2,600.00	2,449.62	2,600.00	-5.78
10-1-000-001-4480.100 ADT Contract	217.40	220.00	-2.60	880.00	869.60	880.00	-1.18
10-1-000-001-4480.500 Security Contract	0.00	83.00	-83.00	1,000.00	11,398.27	1,000.00	1,039.83
Total Line 95200	217.40	303.00	-85.60	4,480.00	14,717.49	4,480.00	228.52
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	217.40	303.00	-85.60	4,480.00	14,717.49	4,480.00	228.52
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,450.08	3,108.00	342.08	37,300.00	37,753.82	37,300.00	1.22
10-1-000-001-4510.020 Liability Insurance	430.90	442.00	-11.10	5,304.00	5,125.98	5,304.00	-3.36
10-1-000-001-4510.030 Work Comp Insurance	179.71	660.00	-480.29	7,920.00	6,330.85	7,920.00	-20.07
Total Line 96110, 96120, 96130	4,060.69	4,210.00	-149.31	50,524.00	49,210.65	50,524.00	-2.60
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	143.00	8.64	1,716.00	1,674.89	1,716.00	-2.40
10-1-000-001-4510.025 PE & PO Insurance	63.81	235.00	-171.19	2,820.00	2,229.46	2,820.00	-20.94
10-1-000-001-4510.035 Auto Insurance	47.92	43.00	4.92	516.00	521.09	516.00	0.99
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	263.37	421.00	-157.63	5,052.00	4,425.44	5,052.00	-12.40
96100 TOTAL INSURANCE PREMIUMS EXP	4,324.06	4,631.00	-306.94	55,576.00	53,636.09	55,576.00	-3.49

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	-6,904.42	0.00	-6,904.42	0.00	-6,904.42	0.00	
Total Line 96210	-6,904.42	0.00	-6,904.42	0.00	-6,904.42	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	-15.69	1,154.00	-1,169.69	28,103.00	26,212.39	28,103.00	-6.73
Total Line 96300	-15.69	1,154.00	-1,169.69	28,103.00	26,212.39	28,103.00	-6.73
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	297.44	1,240.00	-942.56	6,842.00	10,749.32	6,842.00	57.11
Total Line 96400	297.44	1,240.00	-942.56	6,842.00	10,749.32	6,842.00	57.11
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-6,622.67	2,394.00	-9,016.67	34,945.00	30,057.29	34,945.00	-13.99
96900 TOTAL OPERATING EXPENSE	67,435.57	86,261.39	-18,825.82	876,601.00	822,437.71	876,601.00	-6.18
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-66,476.57	17,651.39	-84,127.96	-5,669.00	-211,358.78	-5,669.00	3,628.33
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	1,403.66	14,500.00	-13,096.34	174,000.00	160,903.66	174,000.00	-7.53
Total Line 97400	1,403.66	14,500.00	-13,096.34	174,000.00	160,903.66	174,000.00	-7.53
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	1,403.66	14,500.00	-13,096.34	174,000.00	160,903.66	174,000.00	-7.53

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-65,074.75	17,651.39	-82,726.14	-5,669.00	-50,455.12	-5,669.00	790.02

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-13,938.00	-16,000.00	2,062.00	-180,000.00	-207,539.48	-180,000.00	15.30
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,938.00	-16,000.00	2,062.00	-180,000.00	-207,539.48	-180,000.00	15.30
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	1,356.50	0.00	
10-1-000-002-3690.000 Other Income	-186.93	-250.00	63.07	-3,000.00	-5,459.89	-3,000.00	82.00
10-1-000-002-3690.100 Late Fees	-925.00	-850.00	-75.00	-5,950.00	-10,200.00	-5,950.00	71.43
10-1-000-002-3690.120 Violation Fees	-1,110.00	-262.00	-848.00	-3,144.00	-12,572.00	-3,144.00	299.87
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	-100.00	-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	-2,223.25	-1,000.00	-1,223.25	-12,000.00	-16,947.75	-12,000.00	41.23
10-1-000-002-3690.200 Materials	-822.92	-500.00	-322.92	-6,000.00	-5,645.86	-6,000.00	-5.90
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-5,268.10	-2,887.00	-2,381.10	-30,194.00	-49,519.00	-30,194.00	64.00
70500 TOTAL TENANT REVENUE	-19,206.10	-18,887.00	-319.10	-210,194.00	-257,058.48	-210,194.00	22.30
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-70,519.00	-66,661.00	-3,858.00	-799,932.00	-879,578.00	-799,932.00	9.96
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-70,519.00	-66,661.00	-3,858.00	-799,932.00	-879,578.00	-799,932.00	9.96
10010 Operating Transfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	-103,000.00	-8,583.00	-94,417.00	-103,000.00	-206,000.00	-103,000.00	100.00
Total Line 70610	-103,000.00	-8,583.00	-94,417.00	-103,000.00	-206,000.00	-103,000.00	100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-23.91	-25.00	1.09	-270.00	-261.24	-270.00	-3.24
Total Line 71100	-23.91	-25.00	1.09	-270.00	-261.24	-270.00	-3.24
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-250.00	-125.00	-125.00	-1,500.00	-1,500.00	-1,500.00	0.00
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	-45.00	45.00	-540.00	-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 Line 71500	-250.00	-170.00	-80.00	-2,040.00	-9,979.00	-2,040.00	389.17
70000 TOTAL REVENUE	-192,999.01	-94,326.00	-98,673.01	-1,115,436.00	-1,352,876.72	-1,115,436.00	21.29

EXPENSES

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	7,892.27	8,583.00	-690.73	103,000.00	74,256.12	103,000.00	-27.91
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	1,147.44	0.00	
Total Line 91100	7,892.27	8,583.00	-690.73	103,000.00	75,403.56	103,000.00	-26.79
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	2,875.00	0.00	2,875.00	-100.00
Total Line 91200	0.00	0.00	0.00	2,875.00	0.00	2,875.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,350.77	14,734.00	-383.23	176,808.00	174,031.56	176,808.00	-1.57
Total Line 91300	14,350.77	14,734.00	-383.23	176,808.00	174,031.56	176,808.00	-1.57
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,417.50	1,455.00	-37.50	17,460.00	17,190.00	17,460.00	-1.55
Total Line 91310	1,417.50	1,455.00	-37.50	17,460.00	17,190.00	17,460.00	-1.55
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	4,476.62	3,667.00	809.62	44,000.00	25,947.40	44,000.00	-41.03
Total Line 91500	4,476.62	3,667.00	809.62	44,000.00	25,947.40	44,000.00	-41.03
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	999.00	350.00	649.00	12,850.00	-461.43	12,850.00	-103.59
10-1-000-002-4180.000 Telephone	203.29	230.00	-26.71	2,760.00	2,563.59	2,760.00	-7.12
10-1-000-002-4190.100 Postage	177.10	196.00	-18.90	1,964.00	1,980.62	1,964.00	0.85
10-1-000-002-4190.200 Office Supplies	430.44	100.00	330.44	1,200.00	1,240.87	1,200.00	3.41
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	1,500.00	913.26	1,500.00	-39.12
10-1-000-002-4190.300 Paper Supplies	1,394.02	86.00	1,308.02	1,032.00	1,963.70	1,032.00	90.28
10-1-000-002-4190.400 Printing/printers	0.00	80.00	-80.00	960.00	0.00	960.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	83.00	-83.00	996.00	0.00	996.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	200.00	-200.00	2,400.00	0.00	2,400.00	-100.00
10-1-000-002-4190.550 Computers	27.87	0.00	27.87	0.00	926.87	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	1,007.69	132.00	875.69	1,584.00	3,956.50	1,584.00	149.78
10-1-000-002-4190.800 Internet Services	560.41	433.00	127.41	5,196.00	7,492.72	5,196.00	44.20
10-1-000-002-4190.850 IT Support	0.00	92.00	-92.00	1,104.00	1,079.62	1,104.00	-2.21
Total Line 91600	4,799.82	1,982.00	2,817.82	33,546.00	21,656.32	33,546.00	-35.44
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	726.92	1,200.00	-473.08	5,700.00	52.73	5,700.00	-99.07
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	-838.40	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	75.00	-75.00	900.00	0.00	900.00	-100.00
Total Line 91800	726.92	1,275.00	-548.08	6,600.00	-785.67	6,600.00	-111.90
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	26.21	0.00	26.21	0.00	142.91	0.00	
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	91.82	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	0.00	409.00	-409.00	4,900.00	1,900.00	4,900.00	-61.22
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	37.98	0.00	
10-1-000-002-4190.950 Background Verification	157.36	67.00	90.36	804.00	335.31	804.00	-58.29
Total Line 91900	183.57	476.00	-292.43	5,704.00	2,508.02	5,704.00	-56.03
91000 TOTAL OPERATING EXPENSE - Admin	33,847.47	32,172.00	1,675.47	389,993.00	315,951.19	389,993.00	-18.99

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	23,520.00	23,520.00	23,520.00	0.00
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>23,520.00</u>	<u>23,520.00</u>	<u>23,520.00</u>	<u>0.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>23,520.00</u>	<u>23,520.00</u>	<u>23,520.00</u>	<u>0.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	50.00	-50.00	600.00	46.56	600.00	-92.24
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	50.00	-50.00	600.00	298.22	600.00	-50.30
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	113.91	0.00	113.91	0.00	113.91	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>113.91</u>	<u>100.00</u>	<u>13.91</u>	<u>1,200.00</u>	<u>458.69</u>	<u>1,200.00</u>	<u>-61.78</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>113.91</u>	<u>100.00</u>	<u>13.91</u>	<u>1,200.00</u>	<u>458.69</u>	<u>1,200.00</u>	<u>-61.78</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	175.06	624.00	-448.94	2,590.00	1,561.87	2,590.00	-39.70
10-1-000-002-4315.000 Sewer	77.83	79.00	-1.17	390.00	394.54	390.00	1.16
10-1-000-002-4320.000 Electric	2,695.41	2,719.00	-23.59	15,590.00	14,014.77	15,590.00	-10.10
10-1-000-002-4330.000 Gas	4,473.92	3,722.00	751.92	12,184.00	13,284.35	12,184.00	9.03
Total Line 93100 93200 93300 93600	<u>7,422.22</u>	<u>7,144.00</u>	<u>278.22</u>	<u>30,754.00</u>	<u>29,255.53</u>	<u>30,754.00</u>	<u>-4.87</u>
93000 TOTAL UTILITIES EXPENSES	<u>7,422.22</u>	<u>7,144.00</u>	<u>278.22</u>	<u>30,754.00</u>	<u>29,255.53</u>	<u>30,754.00</u>	<u>-4.87</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	100.00	-100.00	1,200.00	0.00	1,200.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	219.59	210.00	9.59	2,520.00	1,917.98	2,520.00	-23.89
10-1-000-002-4420.030 Snow Removal Supplies	170.77	60.00	110.77	360.00	170.77	360.00	-52.56
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	231.56	0.00	231.56	2,544.00	2,932.85	2,544.00	15.28
10-1-000-002-4420.070 Electrical Supplies	166.70	347.00	-180.30	4,164.00	5,390.11	4,164.00	29.45
10-1-000-002-4420.080 Plumbing Supplies	744.30	500.00	244.30	6,000.00	5,327.16	6,000.00	-11.21
10-1-000-002-4420.090 Extermination Supplies	41.75	100.00	-58.25	1,200.00	1,095.35	1,200.00	-8.72
10-1-000-002-4420.100 Janitorial Supplies	37.35	210.00	-172.65	2,520.00	1,919.88	2,520.00	-23.81
10-1-000-002-4420.110 Routine Maint. Supplies	22,122.57	10,809.00	11,313.57	31,356.00	41,900.80	31,356.00	33.63
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	19.17	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	1,107.76	380.00	727.76	4,560.00	6,016.81	4,560.00	31.95
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>24,842.35</u>	<u>12,716.00</u>	<u>12,126.35</u>	<u>56,424.00</u>	<u>66,690.88</u>	<u>56,424.00</u>	<u>18.20</u>

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	45.30	244.00	-198.70	1,021.00	184.86	1,021.00	-81.89
10-1-000-002-4430.000 Maint Labor Contract	33,502.00	35,419.00	-1,917.00	425,028.00	305,935.84	425,028.00	-28.02
10-1-000-002-4430.010 Garbage&Trash Cont	282.00	250.00	32.00	3,000.00	1,535.30	3,000.00	-48.82
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	210.00	-210.00	2,520.00	6,057.66	2,520.00	140.38
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	446.44	833.37	-386.93	10,000.00	16,489.86	10,000.00	64.90
10-1-000-002-4430.090 Extermination Contracts	350.00	850.00	-500.00	10,200.00	7,329.20	10,200.00	-28.15
10-1-000-002-4430.100 Reg Contracts	0.00	100.00	-100.00	1,200.00	0.00	1,200.00	-100.00
10-1-000-002-4430.110 Routine Maint Contr	-11,564.00	839.00	-12,403.00	10,068.00	981.44	10,068.00	-90.25
10-1-000-002-4430.120 Other Misc Cont Cost	-29,100.00	2,051.00	-31,151.00	24,612.00	55.00	24,612.00	-99.78
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	612.97	450.00	162.97	1,800.00	978.66	1,800.00	-45.63
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-5,425.29	41,246.37	-46,671.66	504,849.00	353,288.92	504,849.00	-30.02
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	19,417.06	53,962.37	-34,545.31	561,273.00	419,979.80	561,273.00	-25.17
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	820.93	225.00	595.93	2,700.00	3,533.52	2,700.00	30.87
10-1-000-002-4480.100 ADT Contract	488.07	0.00	488.07	2,032.00	1,952.28	2,032.00	-3.92
10-1-000-002-4480.500 Security Contract	0.00	792.00	-792.00	9,504.00	1,741.90	9,504.00	-81.67
Total Line 95200	1,309.00	1,017.00	292.00	14,236.00	7,227.70	14,236.00	-49.23
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,309.00	1,017.00	292.00	14,236.00	7,227.70	14,236.00	-49.23
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	3,511.87	3,108.00	403.87	37,296.00	37,939.20	37,296.00	1.72
10-1-000-002-4510.020 Liability Ins	469.95	483.00	-13.05	5,796.00	5,659.97	5,796.00	-2.35
10-1-000-002-4510.030 Work Comp Insurance	211.43	1,025.00	-813.57	12,300.00	9,647.01	12,300.00	-21.57
Total Line 96110 96120 96130	4,193.25	4,616.00	-422.75	55,392.00	53,246.18	55,392.00	-3.87
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	158.00	7.38	1,896.00	1,848.79	1,896.00	-2.49
10-1-000-002-4510.025 PE & PO Insurance	70.84	342.00	-271.16	4,104.00	3,176.73	4,104.00	-22.59
10-1-000-002-4510.035 Auto Insurance	191.67	217.00	-25.33	2,604.00	2,461.64	2,604.00	-5.47
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	427.89	717.00	-289.11	8,604.00	7,487.16	8,604.00	-12.98
96100 TOTAL INSURANCE PREMIUMS EXP	4,621.14	5,333.00	-711.86	63,996.00	60,733.34	63,996.00	-5.10

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	-14,006.11	-2,500.00	-11,506.11	-2,500.00	-14,006.11	-2,500.00	460.24
Total Line 96210	-14,006.11	-2,500.00	-11,506.11	-2,500.00	-14,006.11	-2,500.00	460.24
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	649.31	1,764.75	-1,115.44	21,177.00	17,809.91	21,177.00	-15.90
Total Line 96300	649.31	1,764.75	-1,115.44	21,177.00	17,809.91	21,177.00	-15.90
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	394.98	6,137.00	-5,742.02	11,633.00	8,290.18	11,633.00	-28.74
Total Line 96400	394.98	6,137.00	-5,742.02	11,633.00	8,290.18	11,633.00	-28.74
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-12,961.82	5,401.75	-18,363.57	30,310.00	12,093.98	30,310.00	-60.10
96900 TOTAL OPERATING EXPENSE	55,728.98	107,090.12	-51,361.14	1,115,282.00	869,220.23	1,115,282.00	-22.06
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-137,270.03	12,764.12	-150,034.15	-154.00	-483,656.49	-154.00	313,962.66
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	48,566.46	31,000.00	17,566.46	372,000.00	367,566.46	372,000.00	-1.19
Total Line 97400	48,566.46	31,000.00	17,566.46	372,000.00	367,566.46	372,000.00	-1.19
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	48,566.46	31,000.00	17,566.46	372,000.00	367,566.46	372,000.00	-1.19

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-88,703.57	12,764.12	-101,467.69	-154.00	-116,090.03	-154.00	75,283.14

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,728.00	-13,500.00	-228.00	-162,000.00	-162,579.00	-162,000.00	0.36
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,728.00	-13,500.00	-228.00	-162,000.00	-162,579.00	-162,000.00	0.36
70400 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
10-1-000-006-3690.000 Other Income	0.00	-41.00	41.00	-500.00	32.00	-500.00	-106.40
10-1-000-006-3690.100 Late Fees	-100.00	-25.00	-75.00	-300.00	-1,275.00	-300.00	325.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 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	2.12	-2.12	25.00	-25.00	25.00	-200.00
10-1-000-006-3690.150 Laundry Income	-872.50	-540.00	-332.50	-6,480.00	-5,580.42	-6,480.00	-13.88
10-1-000-006-3690.160 Vending Machine Inc	-32.26	-20.00	-12.26	-240.00	-340.82	-240.00	42.01
10-1-000-006-3690.180 Labor	-36.00	-40.00	4.00	-480.00	-500.75	-480.00	4.32
10-1-000-006-3690.200 Materials	0.00	-10.00	10.00	-120.00	-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 Line 70400	-1,040.76	-673.88	-366.88	-8,170.00	-7,818.00	-8,170.00	-4.31
70500 TOTAL TENANT REVENUE	-14,768.76	-14,173.88	-594.88	-170,170.00	-170,397.00	-170,170.00	0.13
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-7,388.00	-4,803.00	-2,585.00	-57,636.00	-97,739.00	-57,636.00	69.58
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-7,388.00	-4,803.00	-2,585.00	-57,636.00	-97,739.00	-57,636.00	69.58
10010 Operating Transfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	-42,000.00	0.00	-42,000.00	-42,000.00	-84,000.00	-42,000.00	100.00
Total Line 70610	-42,000.00	0.00	-42,000.00	-42,000.00	-84,000.00	-42,000.00	100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-6.61	-8.00	1.39	-96.00	-78.11	-96.00	-18.64
Total Line 71100	-6.61	-8.00	1.39	-96.00	-78.11	-96.00	-18.64
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	-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 Line 71500	0.00	0.00	0.00	0.00	-672.00	0.00	
70000 TOTAL REVENUE	-64,163.37	-18,984.88	-45,178.49	-269,902.00	-352,886.11	-269,902.00	30.75

EXPENSES

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	1,845.00	-1,845.00	22,140.00	2,176.69	22,140.00	-90.17
10-1-000-006-4110.200 Admin Exp - Amps	721.06	125.00	596.06	1,500.00	5,159.09	1,500.00	243.94
Total Line 91100	721.06	1,970.00	-1,248.94	23,640.00	7,335.78	23,640.00	-68.97
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	775.00	0.00	775.00	-100.00
Total Line 91200	0.00	0.00	0.00	775.00	0.00	775.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	46,008.00	46,317.30	46,008.00	0.67
Total Line 91300	3,872.43	3,834.00	38.43	46,008.00	46,317.30	46,008.00	0.67
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	4,548.00	4,575.00	4,548.00	0.59
Total Line 91310	382.50	379.00	3.50	4,548.00	4,575.00	4,548.00	0.59
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	715.00	-715.00	8,580.00	839.26	8,580.00	-90.22
Total Line 91500	0.00	715.00	-715.00	8,580.00	839.26	8,580.00	-90.22
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	100.00	-100.00	1,150.00	-525.00	1,150.00	-145.65
10-1-000-006-4180.000 Telephone	318.06	317.00	1.06	3,805.00	3,952.12	3,805.00	3.87
10-1-000-006-4190.100 Postage	6.36	10.00	-3.64	120.00	80.24	120.00	-33.13
10-1-000-006-4190.200 Office Supplies	0.00	5.00	-5.00	50.00	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	42.00	-42.00	500.00	395.45	500.00	-20.91
10-1-000-006-4190.300 Paper Supplies	342.79	25.00	317.79	300.00	349.88	300.00	16.63
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	150.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	3.00	-3.00	25.00	147.29	25.00	489.16
10-1-000-006-4190.800 Internet Services	199.95	175.00	24.95	2,100.00	2,290.02	2,100.00	9.05
10-1-000-006-4190.850 IT Support	0.00	12.50	-12.50	150.00	601.50	150.00	301.00
Total Line 91600	867.16	702.00	165.16	8,350.00	7,291.50	8,350.00	-12.68
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	225.00	-225.00	1,550.00	0.00	1,550.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	225.00	-225.00	1,550.00	0.00	1,550.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.00	0.00	2.00	0.00	16.74	0.00	
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	1,275.00	0.00	1,275.00	-100.00
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	3.79	0.00	
10-1-000-006-4190.950 Background Verification	0.00	4.00	-4.00	55.00	0.00	55.00	-100.00
Total Line 91900	2.00	110.00	-108.00	1,330.00	20.53	1,330.00	-98.46
91000 TOTAL OPERATING EXPENSE - Admin	5,845.15	7,935.00	-2,089.85	94,781.00	66,379.37	94,781.00	-29.97

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	6,120.00	6,120.00	6,120.00	0.00
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>6,120.00</u>	<u>6,120.00</u>	<u>6,120.00</u>	<u>0.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>6,120.00</u>	<u>6,120.00</u>	<u>6,120.00</u>	<u>0.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	139.83	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	150.00	216.53	150.00	44.35
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	29.64	0.00	29.64	0.00	29.64	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	50.00	0.00	50.00	-100.00
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>29.64</u>	<u>0.00</u>	<u>29.64</u>	<u>200.00</u>	<u>386.00</u>	<u>200.00</u>	<u>93.00</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>29.64</u>	<u>0.00</u>	<u>29.64</u>	<u>200.00</u>	<u>386.00</u>	<u>200.00</u>	<u>93.00</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	804.44	325.00	479.44	3,800.00	3,903.56	3,800.00	2.73
10-1-000-006-4315.000 Sewer	651.15	600.00	51.15	3,500.00	3,158.85	3,500.00	-9.75
10-1-000-006-4320.000 Electric	1,976.91	1,000.00	976.91	11,300.00	12,906.17	11,300.00	14.21
10-1-000-006-4330.000 Gas	4,682.14	2,500.00	2,182.14	10,300.00	14,440.00	10,300.00	40.19
Total Line 93100 93200 93300 93600	<u>8,114.64</u>	<u>4,425.00</u>	<u>3,689.64</u>	<u>28,900.00</u>	<u>34,408.58</u>	<u>28,900.00</u>	<u>19.06</u>
93000 TOTAL UTILITIES EXPENSES	<u>8,114.64</u>	<u>4,425.00</u>	<u>3,689.64</u>	<u>28,900.00</u>	<u>34,408.58</u>	<u>28,900.00</u>	<u>19.06</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	5.00	-5.00	50.00	0.00	50.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	80.18	230.00	-149.82	2,750.00	421.71	2,750.00	-84.67
10-1-000-006-4420.030 Snow Removal Supplies	0.00	100.00	-100.00	850.00	1,273.05	850.00	49.77
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	25.00	-25.00	550.00	659.30	550.00	19.87
10-1-000-006-4420.070 Electrical Supplies	278.94	20.00	258.94	240.00	554.62	240.00	131.09
10-1-000-006-4420.080 Plumbing Supplies	70.00	53.00	17.00	625.00	1,301.38	625.00	108.22
10-1-000-006-4420.090 Extermination Supplies	0.00	8.00	-8.00	100.00	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	196.09	119.00	77.09	1,425.00	735.78	1,425.00	-48.37
10-1-000-006-4420.110 Routine Maint.Supplies	1,891.74	500.00	1,391.74	6,000.00	3,411.81	6,000.00	-43.14
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	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 Line 94200	<u>2,516.95</u>	<u>1,060.00</u>	<u>1,456.95</u>	<u>12,590.00</u>	<u>8,375.65</u>	<u>12,590.00</u>	<u>-33.47</u>

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	5,968.00	4,642.00	1,326.00	55,704.00	45,488.79	55,704.00	-18.34
10-1-000-006-4430.010 Garbage & Trash Cont	264.75	250.00	14.75	3,000.00	3,477.45	3,000.00	15.92
10-1-000-006-4430.020 Heating & Cooling Cont	-578.56	750.00	-1,328.56	9,000.00	10,588.08	9,000.00	17.65
10-1-000-006-4430.030 Snow Removal Contract	115.00	125.00	-10.00	875.00	490.00	875.00	-44.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	4,300.00	4,875.80	4,300.00	13.39
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	-16,722.00	50.00	-16,772.00	600.00	1,142.78	600.00	90.46
10-1-000-006-4430.080 Plumbing Contracts	-4,706.32	670.00	-5,376.32	8,040.00	3,785.56	8,040.00	-52.92
10-1-000-006-4430.090 Extermination Contracts	327.42	330.00	-2.58	2,020.00	1,637.10	2,020.00	-18.96
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	5,750.00	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	0.00	37.50	-37.50	450.00	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	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	-15,331.71	7,333.50	-22,665.21	90,039.00	77,807.32	90,039.00	-13.58
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	-12,814.76	8,393.50	-21,208.26	102,629.00	86,182.97	102,629.00	-16.02
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	0.00	0.00	2,544.00	2,611.22	2,544.00	2.64
10-1-000-006-4480.500 Security Contract	0.00	75.00	-75.00	900.00	8,759.63	900.00	873.29
Total Line 95200	0.00	75.00	-75.00	3,444.00	11,370.85	3,444.00	230.16
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	75.00	-75.00	3,444.00	11,370.85	3,444.00	230.16
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,122.56	1,010.37	112.19	12,124.00	12,233.63	12,124.00	0.90
10-1-000-006-4510.020 Liability Insurance	124.11	40.00	84.11	480.00	1,485.81	480.00	209.54
10-1-000-006-4510.030 Work Comp	59.90	130.00	-70.10	1,560.00	1,688.33	1,560.00	8.23
Total Line 96110 96120 96130	1,306.57	1,180.37	126.20	14,164.00	15,407.77	14,164.00	8.78
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	70.00	-26.32	840.00	485.33	840.00	-42.22
10-1-000-006-4510.025 PE & PO Insurance	7.14	175.00	-167.86	2,100.00	576.88	2,100.00	-72.53
10-1-000-006-4510.035 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	50.82	245.00	-194.18	2,940.00	1,062.21	2,940.00	-63.87
96100 TOTAL INSURANCE PREMIUMS EXP	1,357.39	1,425.37	-67.98	17,104.00	16,469.98	17,104.00	-3.71

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	-5,555.60	0.00	-5,555.60	0.00	-5,555.60	0.00	
Total Line 96210	-5,555.60	0.00	-5,555.60	0.00	-5,555.60	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	561.33	858.00	-296.67	13,312.00	12,817.04	13,312.00	-3.72
Total Line 96300	561.33	858.00	-296.67	13,312.00	12,817.04	13,312.00	-3.72
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-30.90	125.00	-155.90	1,350.00	1,521.83	1,350.00	12.73
Total Line 96400	-30.90	125.00	-155.90	1,350.00	1,521.83	1,350.00	12.73
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	-5,025.17	983.00	-6,008.17	14,662.00	8,783.27	14,662.00	-40.10
96900 TOTAL OPERATING EXPENSE	-1,983.11	23,746.87	-25,729.98	267,840.00	230,101.02	267,840.00	-14.09
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-66,146.48	4,761.99	-70,908.47	-2,062.00	-122,785.09	-2,062.00	5,854.66
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	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 Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	-36,310.63	11,000.00	-47,310.63	132,000.00	84,689.37	132,000.00	-35.84
Total Line 97400	-36,310.63	11,000.00	-47,310.63	132,000.00	84,689.37	132,000.00	-35.84
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	-36,310.63	11,000.00	-47,310.63	132,000.00	84,689.37	132,000.00	-35.84

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-102,457.11	4,777.99	-107,235.10	-1,862.00	-38,095.72	-1,862.00	1,945.96

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Knox County Housing Authority
FDS Income Statement - Brentwood
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,431.00	-28,400.00	1,969.00	-340,800.00	-313,382.00	-340,800.00	-8.05
60-1-000-000-5125.000 PHA Rent	-6,716.00	-4,500.00	-2,216.00	-54,000.00	-75,808.00	-54,000.00	40.39
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	187.00	-40.00	227.00	-480.00	486.00	-480.00	-201.25
60-1-000-000-5970.000 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-32,960.00	-32,940.00	-20.00	-395,280.00	-388,704.00	-395,280.00	-1.66
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-677.00	-733.00	56.00	-8,796.00	-7,968.86	-8,796.00	-9.40
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	-320.00	-450.00	130.00	-5,400.00	-7,153.75	-5,400.00	32.48
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	-21.00	-150.00	129.00	-1,800.00	-608.00	-1,800.00	-66.22
60-1-000-000-5926.000 Violation Charges	0.00	-40.00	40.00	-480.00	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	
Total Line 70400	-1,018.00	-1,373.00	355.00	-16,476.00	-15,730.61	-16,476.00	-4.52
70500 TOTAL TENANT REVENUE	-33,978.00	-34,313.00	335.00	-411,756.00	-404,434.61	-411,756.00	-1.78
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-19.12	-20.00	0.88	-240.00	-150.43	-240.00	-37.32
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-19.12	-20.00	0.88	-240.00	-150.43	-240.00	-37.32
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	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	
Total Line 71500	0.00	0.00	0.00	0.00	-104.48	0.00	
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-33,997.12	-34,333.00	335.88	-411,996.00	-404,689.52	-411,996.00	-1.77

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Knox County Housing Authority
FDS Income Statement - Brentwood
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,449.90	1,170.00	279.90	14,040.00	13,685.48	14,040.00	-2.53
60-1-000-000-6330.000 Manager Salaries	3,308.85	2,650.00	658.85	31,800.00	32,412.33	31,800.00	1.93
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	4,758.75	3,820.00	938.75	45,840.00	46,097.81	45,840.00	0.56
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	0.00	0.00	950.00	0.00	950.00	-100.00
Total Line 91200	0.00	0.00	0.00	950.00	0.00	950.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	44,928.00	43,888.00	44,928.00	-2.31
Total Line 91300	3,692.00	3,744.00	-52.00	44,928.00	43,888.00	44,928.00	-2.31
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	6,480.00	6,330.00	6,480.00	-2.31
Total Line 91310	532.50	540.00	-7.50	6,480.00	6,330.00	6,480.00	-2.31
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	10.87	10.00	0.87	430.00	224.56	430.00	-47.78
Total Line 91400	10.87	10.00	0.87	430.00	224.56	430.00	-47.78
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	644.80	650.00	-5.20	7,800.00	5,203.88	7,800.00	-33.28
60-1-000-000-6330.500 Manager's Benefits	1,137.93	870.00	267.93	10,440.00	11,318.93	10,440.00	8.42
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,782.73	1,520.00	262.73	18,240.00	16,522.81	18,240.00	-9.41
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	170.00	110.00	60.00	1,320.00	2,120.71	1,320.00	60.66
60-1-000-000-6311.000 Office Exp - BW	199.61	170.00	29.61	2,040.00	1,821.15	2,040.00	-10.73
60-1-000-000-6311.050 Office Rental Exp	235.00	230.00	5.00	2,760.00	2,760.00	2,760.00	0.00
60-1-000-000-6311.100 Phone/Internet Exp	169.00	150.00	19.00	1,800.00	1,624.54	1,800.00	-9.75
60-1-000-000-6311.150 IT Support	39.82	50.00	-10.18	600.00	511.25	600.00	-14.79
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.59	500.00	-21.28
Total Line 91600	813.43	710.00	103.43	9,020.00	9,231.24	9,020.00	2.34
91700 Legal Expense							
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-000-6365.000 Travel - Staff	274.10	450.00	-175.90	2,400.00	300.83	2,400.00	-87.47
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	167.42	85.00	82.42	1,020.00	1,012.45	1,020.00	-0.74
Total Line 91800	441.52	535.00	-93.48	3,420.00	1,313.28	3,420.00	-61.60
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	579.25	750.00	-170.75	1,900.00	1,387.26	1,900.00	-26.99
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	4,040.00	0.00	4,040.00	0.00	9,225.00	0.00	
60-1-000-000-6380.100 Inspection Expense	0.00	150.00	-150.00	1,800.00	0.00	1,800.00	-100.00
60-1-000-000-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6390.000 Fee for Service Exp	10.00	20.00	-10.00	240.00	114.00	240.00	-52.50
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	900.00	130.78	900.00	-85.47
Total Line 91900	4,629.25	995.00	3,634.25	4,840.00	10,857.04	4,840.00	124.32
91000 TOTAL OPERATING EXPENSE - Admin	16,661.05	11,874.00	4,787.05	134,148.00	134,464.74	134,148.00	0.24
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Brentwood
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	1,601.77	870.00	731.77	10,440.00	10,303.14	10,440.00	-1.31
Total Line 93100	1,601.77	870.00	731.77	10,440.00	10,303.14	10,440.00	-1.31
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	294.58	650.00	-355.42	7,800.00	4,586.54	7,800.00	-41.20
Total Line 93200	294.58	650.00	-355.42	7,800.00	4,586.54	7,800.00	-41.20
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	366.04	150.00	216.04	1,800.00	2,494.26	1,800.00	38.57
Total Line 93300	366.04	150.00	216.04	1,800.00	2,494.26	1,800.00	38.57
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	2,916.98	1,170.00	1,746.98	14,040.00	17,282.68	14,040.00	23.10
Total Line 93600	2,916.98	1,170.00	1,746.98	14,040.00	17,282.68	14,040.00	23.10
93000 TOTAL UTILITIES EXPENSES	5,179.37	2,840.00	2,339.37	34,080.00	34,666.62	34,080.00	1.72
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	5,415.80	4,420.00	995.80	53,040.00	52,326.76	53,040.00	-1.34
60-1-000-000-6510.100 OT Maintenance	0.00	20.00	-20.00	240.00	599.82	240.00	149.93
60-1-000-000-6510.200 Maint from Amps	0.00	20.00	-20.00	240.00	0.00	240.00	-100.00
Total Line 94100	5,415.80	4,460.00	955.80	53,520.00	52,926.58	53,520.00	-1.11
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	180.00	-180.00	1,080.00	1,682.18	1,080.00	55.76
60-1-000-000-6515.030 Snow Removal Supplies	0.00	125.00	-125.00	500.00	27.22	500.00	-94.56
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	200.00	-200.00	3,100.00	1,361.66	3,100.00	-56.08
60-1-000-000-6515.070 Electrical Supplies	0.00	225.00	-225.00	2,700.00	769.23	2,700.00	-71.51
60-1-000-000-6515.080 Plumbing Supplies	645.95	400.00	245.95	4,800.00	3,315.63	4,800.00	-30.92
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	0.00	109.00	-109.00	1,308.00	1,073.84	1,308.00	-17.90
60-1-000-000-6515.110 Routine Maint. Supplies	-2,249.55	1,174.00	-3,423.55	14,088.00	3,553.23	14,088.00	-74.78
60-1-000-000-6515.114 Painting Supplies - BW	534.35	150.00	384.35	1,800.00	1,605.96	1,800.00	-10.78
60-1-000-000-6515.115 Refrigerators	0.00	0.00	0.00	1,500.00	1,988.00	1,500.00	32.53
60-1-000-000-6515.116 Stoves	0.00	0.00	0.00	700.00	0.00	700.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	25.00	-25.00	300.00	223.06	300.00	-25.65
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	-1,069.25	2,588.00	-3,657.25	31,876.00	15,600.01	31,876.00	-51.06
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,114.35	1,000.00	114.35	12,000.00	13,258.08	12,000.00	10.48
60-1-000-000-6520.020 Heat/Cool Contract	-1,243.20	84.00	-1,327.20	500.00	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	1,000.00	500.00	500.00	1,500.00	1,000.00	1,500.00	-33.33
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	0.00	0.00	8,000.00	198.00	8,000.00	-97.53
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	780.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	-691.25	165.00	-856.25	1,980.00	5,245.95	1,980.00	164.95
60-1-000-000-6520.090 Extermination Contract	462.24	463.00	-0.76	2,552.00	1,848.96	2,552.00	-27.55
60-1-000-000-6520.100 Janitorial Contract	0.00	0.00	0.00	1,125.00	900.00	1,125.00	-20.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	110.00	-110.00	1,320.00	2,095.81	1,320.00	58.77
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	175.00	-175.00	2,100.00	3,525.00	2,100.00	67.86
60-1-000-000-6520.120 Misc. Other Contracts	-9,682.00	40.00	-9,722.00	480.00	691.25	480.00	44.01

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	-9,039.86	2,602.00	-11,641.86	32,337.00	28,763.05	32,337.00	-11.05
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,918.98	2,375.00	543.98	28,500.00	24,444.08	28,500.00	-14.23
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,918.98	2,375.00	543.98	28,500.00	24,444.08	28,500.00	-14.23
94000 TOTAL MAINTENANCE EXPENSES	-1,774.33	12,025.00	-13,799.33	146,233.00	121,733.72	146,233.00	-16.75
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95500 Protective Services - Benefit Cont							
Total Line 95500	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,060.77	917.00	143.77	11,004.00	11,242.19	11,004.00	2.16
Total Line 96110	1,060.77	917.00	143.77	11,004.00	11,242.19	11,004.00	2.16
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	183.00	-7.29	2,196.00	2,089.23	2,196.00	-4.86
Total Line 96120	175.71	183.00	-7.29	2,196.00	2,089.23	2,196.00	-4.86
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	275.00	3.38	3,300.00	3,209.39	3,300.00	-2.75
Total Line 96130	278.38	275.00	3.38	3,300.00	3,209.39	3,300.00	-2.75
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	58.00	3.83	696.00	682.70	696.00	-1.91
60-1-000-000-6721.500 PE & PO Insurance	88.52	108.00	-19.48	1,296.00	1,191.65	1,296.00	-8.05
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	150.35	166.00	-15.65	1,992.00	1,874.35	1,992.00	-5.91
96100 TOTAL INSURANCE PREMIUMS EXP	1,665.21	1,541.00	124.21	18,492.00	18,415.16	18,492.00	-0.42
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	4,211.19	500.00	3,711.19	500.00	4,211.19	500.00	742.24
Total Line 96210	4,211.19	500.00	3,711.19	500.00	4,211.19	500.00	742.24
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,389.03	1,532.00	-142.97	18,060.00	17,701.87	18,060.00	-1.98
Total Line 96300	1,389.03	1,532.00	-142.97	18,060.00	17,701.87	18,060.00	-1.98
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-262.60	265.00	-527.60	3,180.00	749.43	3,180.00	-76.43
Total Line 96400	-262.60	265.00	-527.60	3,180.00	749.43	3,180.00	-76.43
96000 TOTAL OTHER GENERAL EXPENSES	5,337.62	2,297.00	3,040.62	21,740.00	22,662.49	21,740.00	4.24
INTEREST & AMORTIZATION EXPENSE							

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Knox County Housing Authority
FDS Income Statement - Prairieland
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,679.00	-23,191.00	512.00	-278,283.00	-271,407.00	-278,283.00	-2.47
60-1-000-001-5125.000 PHA Rent	-2,428.00	-1,610.00	-818.00	-19,320.00	-24,288.00	-19,320.00	25.71
60-1-000-001-5220.000 Vacancies - PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5320.000 Rent Adjustments	-36.00	0.00	-36.00	0.00	-589.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,044.00	-685.00	-359.00	-8,220.00	-10,340.00	-8,220.00	25.79
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,187.00	-25,486.00	-701.00	-305,823.00	-306,624.00	-305,823.00	0.26
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	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	-768.00	-350.00	-418.00	-4,200.00	-6,691.00	-4,200.00	59.31
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	-111.00	-200.00	89.00	-2,400.00	-1,036.00	-2,400.00	-56.83
60-1-000-001-5926.000 Violation Charges	-219.00	-40.00	-179.00	-480.00	-219.00	-480.00	-54.38
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,098.00	-590.00	-508.00	-7,080.00	-7,966.00	-7,080.00	12.51
70500 TOTAL TENANT REVENUE	-27,285.00	-26,076.00	-1,209.00	-312,903.00	-314,590.00	-312,903.00	0.54
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-2,698.00	-3,375.00	677.00	-40,500.00	-39,728.00	-40,500.00	-1.91
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-2,698.00	-3,375.00	677.00	-40,500.00	-39,728.00	-40,500.00	-1.91
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	-5.51	0.00	-5.51	0.00	-17.00	0.00	
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-5.51	0.00	-5.51	0.00	-17.00	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-235.00	-230.00	-5.00	-2,760.00	-2,760.00	-2,760.00	0.00
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	
Total Line 71500	-235.00	-230.00	-5.00	-2,760.00	-2,910.00	-2,760.00	5.43
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-40.00	40.00	-160.00	0.00	-160.00	-100.00
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-13.50	13.50	-54.00	0.00	-54.00	-100.00
Total Line 72000	0.00	-53.50	53.50	-214.00	0.00	-214.00	-100.00
70000 TOTAL REVENUE	-30,223.51	-29,734.50	-489.01	-356,377.00	-357,245.00	-356,377.00	0.24

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,449.90	1,170.00	279.90	14,040.00	13,685.44	14,040.00	-2.53
60-1-000-001-6330.000 Manager's Salaries	3,308.85	2,650.00	658.85	31,800.00	32,412.29	31,800.00	1.93
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	4,758.75	3,820.00	938.75	45,840.00	46,097.73	45,840.00	0.56
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	0.00	0.00	950.00	0.00	950.00	-100.00
Total Line 91200	0.00	0.00	0.00	950.00	0.00	950.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,276.00	3,380.00	-104.00	40,560.00	39,988.00	40,560.00	-1.41
Total Line 91300	3,276.00	3,380.00	-104.00	40,560.00	39,988.00	40,560.00	-1.41
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	472.50	488.00	-15.50	5,856.00	5,767.50	5,856.00	-1.51
Total Line 91310	472.50	488.00	-15.50	5,856.00	5,767.50	5,856.00	-1.51
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	10.86	10.00	0.86	530.00	224.45	530.00	-57.65
Total Line 91400	10.86	10.00	0.86	530.00	224.45	530.00	-57.65
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	644.79	645.00	-0.21	7,733.00	5,203.55	7,733.00	-32.71
60-1-000-001-6330.500 Manager's Benefits	1,137.92	870.00	267.92	10,440.00	11,318.56	10,440.00	8.42
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,782.71	1,515.00	267.71	18,173.00	16,522.11	18,173.00	-9.08
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	153.00	100.00	53.00	1,200.00	1,046.71	1,200.00	-12.77
60-1-000-001-6311.000 Office Exp - PL	199.60	150.00	49.60	1,800.00	1,825.00	1,800.00	1.39
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	168.98	150.00	18.98	1,800.00	1,624.39	1,800.00	-9.76
60-1-000-001-6311.150 IT Support	39.81	50.00	-10.19	600.00	484.96	600.00	-19.17
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	500.00	393.58	500.00	-21.28
Total Line 91600	561.39	450.00	111.39	5,900.00	5,374.64	5,900.00	-8.90
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	274.09	450.00	-175.91	2,400.00	300.83	2,400.00	-87.47
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	167.41	85.00	82.41	1,020.00	1,012.31	1,020.00	-0.75
Total Line 91800	441.50	535.00	-93.50	3,420.00	1,313.14	3,420.00	-61.60
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	579.25	750.00	-170.75	1,900.00	1,387.23	1,900.00	-26.99
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	135.00	-135.00	1,620.00	0.00	1,620.00	-100.00
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	10.00	5.00	5.00	60.00	86.00	60.00	43.33
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	1,200.00	59.11	1,200.00	-95.07
Total Line 91900	589.25	990.00	-400.75	4,780.00	1,532.34	4,780.00	-67.94
91000 TOTAL OPERATING EXPENSE - Admin	11,892.96	11,188.00	704.96	126,009.00	116,819.91	126,009.00	-7.29
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Prairieland
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	1,631.25	1,075.00	556.25	12,900.00	10,920.79	12,900.00	-15.34
Total Line 93100	1,631.25	1,075.00	556.25	12,900.00	10,920.79	12,900.00	-15.34
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	278.29	400.00	-121.71	4,800.00	3,701.83	4,800.00	-22.88
Total Line 93200	278.29	400.00	-121.71	4,800.00	3,701.83	4,800.00	-22.88
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	341.98	144.00	197.98	1,720.00	2,114.25	1,720.00	22.92
Total Line 93300	341.98	144.00	197.98	1,720.00	2,114.25	1,720.00	22.92
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	3,070.50	1,465.00	1,605.50	17,580.00	18,687.01	17,580.00	6.30
Total Line 93600	3,070.50	1,465.00	1,605.50	17,580.00	18,687.01	17,580.00	6.30
93000 TOTAL UTILITIES EXPENSES	5,322.02	3,084.00	2,238.02	37,000.00	35,423.88	37,000.00	-4.26
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	5,415.80	4,420.00	995.80	53,040.00	52,326.76	53,040.00	-1.34
60-1-000-001-6510.100 OT Maintenance	0.00	20.00	-20.00	240.00	599.82	240.00	149.93
60-1-000-001-6510.200 Maint from Amps	0.00	20.00	-20.00	240.00	0.00	240.00	-100.00
Total Line 94100	5,415.80	4,460.00	955.80	53,520.00	52,926.58	53,520.00	-1.11
94200 Maintenance - Materials/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 Heat/Cool Supplies	109.31	120.00	-10.69	2,160.00	1,389.45	2,160.00	-35.67
60-1-000-001-6515.030 Snow Removal Supplies	0.00	125.00	-125.00	450.00	69.19	450.00	-84.62
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	159.36	100.00	59.36	3,800.00	2,953.71	3,800.00	-22.27
60-1-000-001-6515.070 Electrical Supplies	105.35	125.00	-19.65	1,500.00	762.51	1,500.00	-49.17
60-1-000-001-6515.080 Plumbing Supplies	988.18	285.00	703.18	3,420.00	5,202.18	3,420.00	52.11
60-1-000-001-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.100 Janitorial Supplies	34.18	80.00	-45.82	960.00	633.84	960.00	-33.98
60-1-000-001-6515.110 Routine Maint. Supplies	-191.76	1,167.00	-1,358.76	14,004.00	6,922.43	14,004.00	-50.57
60-1-000-001-6515.114 Painting Supplies - PL	-2.78	0.00	-2.78	1,800.00	1,005.87	1,800.00	-44.12
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	480.00	741.01	480.00	54.38
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,201.84	2,042.00	-840.16	30,374.00	19,680.19	30,374.00	-35.21
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	667.50	755.00	-87.50	9,060.00	7,992.00	9,060.00	-11.79
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	600.00	257.55	600.00	-57.08
60-1-000-001-6520.030 Snow Removal Contract	840.00	500.00	340.00	1,500.00	840.00	1,500.00	-44.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	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	17.00	-17.00	200.00	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	2,400.00	1,946.07	2,400.00	-18.91
60-1-000-001-6520.090 Extermin Contract	423.72	424.00	-0.28	2,046.00	2,394.88	2,046.00	17.05
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	80.00	35.00	45.00	485.00	445.34	485.00	-8.18
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	2,500.00	0.00	2,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	0.00	0.00	5,800.00	0.00	5,800.00	-100.00

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Knox County Housing Authority
FDS Income Statement - Prairieland
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	2,011.22	1,731.00	280.22	26,691.00	14,276.43	26,691.00	-46.51
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,918.96	2,375.00	543.96	28,500.00	24,442.97	28,500.00	-14.24
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,918.96	2,375.00	543.96	28,500.00	24,442.97	28,500.00	-14.24
94000 TOTAL MAINTENANCE EXPENSES	11,547.82	10,608.00	939.82	139,085.00	111,326.17	139,085.00	-19.96
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95500 Protective Services - Benefit Cont							
Total Line 95500	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,071.07	917.00	154.07	11,004.00	11,273.07	11,004.00	2.45
Total Line 96110	1,071.07	917.00	154.07	11,004.00	11,273.07	11,004.00	2.45
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	163.00	-5.42	1,956.00	1,872.40	1,956.00	-4.27
Total Line 96120	157.58	163.00	-5.42	1,956.00	1,872.40	1,956.00	-4.27
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	275.00	3.38	3,300.00	3,209.39	3,300.00	-2.75
Total Line 96130	278.38	275.00	3.38	3,300.00	3,209.39	3,300.00	-2.75
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	52.00	3.46	624.00	616.14	624.00	-1.26
60-1-000-001-6721.500 PE & PO Insurance	88.52	108.00	-19.48	1,296.00	1,191.65	1,296.00	-8.05
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	143.98	160.00	-16.02	1,920.00	1,807.79	1,920.00	-5.84
96100 TOTAL INSURANCE PREMIUMS EXP	1,651.01	1,515.00	136.01	18,180.00	18,162.65	18,180.00	-0.10
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	4,211.19	500.00	3,711.19	500.00	4,211.19	500.00	742.24
Total Line 96210	4,211.19	500.00	3,711.19	500.00	4,211.19	500.00	742.24
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,137.70	1,295.00	-157.30	15,467.00	15,167.41	15,467.00	-1.94
Total Line 96300	1,137.70	1,295.00	-157.30	15,467.00	15,167.41	15,467.00	-1.94
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-650.21	360.00	-1,010.21	4,320.00	3,324.62	4,320.00	-23.04
Total Line 96400	-650.21	360.00	-1,010.21	4,320.00	3,324.62	4,320.00	-23.04
96000 TOTAL OTHER GENERAL EXPENSES	4,698.68	2,155.00	2,543.68	20,287.00	22,703.22	20,287.00	11.91
INTEREST & AMORTIZATION EXPENSE							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	3,360.00	3,360.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-15,186.00	-10,671.00	-4,515.00	-128,052.00	-135,093.00	-128,052.00	5.50
Total Admin Fee Subsidy	-15,186.00	-10,671.00	-4,515.00	-128,052.00	-135,093.00	-128,052.00	5.50
Interest Income							
30-1-000-000-3300.000 Int Reserve	-9.70	-6.00	-3.70	-72.00	-82.76	-72.00	14.94
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	-9.70	-6.00	-3.70	-72.00	-82.76	-72.00	14.94
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	-5,000.00	-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	-5,000.00	-404.00	-5,000.00	-91.92
TOTAL ADMIN OPERATING INCOME	-15,195.70	-11,094.00	-4,101.70	-133,124.00	-135,579.76	-133,124.00	1.84
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	11,862.42	4,805.00	7,057.42	57,660.00	70,737.58	57,660.00	22.68
Total Admin Salaries	11,862.42	4,805.00	7,057.42	57,660.00	70,737.58	57,660.00	22.68
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	1,850.00	0.00	1,850.00	-100.00
Total Audit Fee Expense	0.00	0.00	0.00	1,850.00	0.00	1,850.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,400.00	2,460.00	-60.00	29,520.00	28,908.00	29,520.00	-2.07
30-1-000-000-4120.300 Bookkeep. Fees	1,500.00	1,538.00	-38.00	18,456.00	18,067.50	18,456.00	-2.11
Total Fees Expense	3,900.00	3,998.00	-98.00	47,976.00	46,975.50	47,976.00	-2.09
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	5,033.21	2,000.00	3,033.21	24,000.00	34,637.04	24,000.00	44.32
Total Benefit Contribution Exp	5,033.21	2,000.00	3,033.21	24,000.00	34,637.04	24,000.00	44.32
Office Expense							
30-1-000-000-4180.000 Telephone	84.02	94.00	-9.98	1,128.00	1,024.36	1,128.00	-9.19
30-1-000-000-4190.100 Postage	159.13	161.00	-1.87	2,466.00	2,431.54	2,466.00	-1.40
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 Printing/Printers	0.00	0.00	0.00	216.00	0.00	216.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	8.00	-8.00	100.00	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	318.00	318.00	318.00	0.00
Total Office Expense	243.15	289.50	-46.35	5,228.00	5,276.54	5,228.00	0.93

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	750.00	-750.00	2,150.00	0.00	2,150.00	-100.00
Total Travel Expense	0.00	750.00	-750.00	2,150.00	0.00	2,150.00	-100.00
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	891.00	0.00	
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	7.50	0.00	
30-1-000-000-4140.000 Training - Staff	550.00	25.00	525.00	1,400.00	1,353.50	1,400.00	-3.32
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	647.43	25.00	622.43	300.00	2,987.70	300.00	895.90
30-1-000-000-4190.200 Inspection Exp	200.00	875.00	-675.00	5,250.00	1,825.00	5,250.00	-65.24
30-1-000-000-4190.950 Background Verification	112.40	54.00	58.40	648.00	223.45	648.00	-65.52
30-1-000-000-4420.126 Vehicle Supplies	0.00	45.00	-45.00	550.00	48.54	550.00	-91.17
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	1,509.83	1,024.00	485.83	8,148.00	9,912.69	8,148.00	21.66
TOTAL ADMIN EXPENSE	22,548.61	12,866.50	9,682.11	147,012.00	167,539.35	147,012.00	13.96
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	67.00	-13.84	804.00	714.90	804.00	-11.08
30-1-000-000-4510.030 Work Comp Insurance	190.28	217.00	-26.72	2,604.00	2,453.13	2,604.00	-5.79
30-1-000-000-4510.035 Auto Insurance	47.92	42.00	5.92	515.00	521.09	515.00	1.18
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Premium Expenses	291.36	326.00	-34.64	3,923.00	3,689.12	3,923.00	-5.96
TOTAL INSURANCE EXPENSE	291.36	326.00	-34.64	3,923.00	3,689.12	3,923.00	-5.96
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	400.50	0.00	400.50	0.00	400.50	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-41.82	0.00	-41.82	0.00	23.45	0.00	
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	271.82	327.50	-55.68	3,930.00	3,380.75	3,930.00	-13.98
Total General Expense	630.50	327.50	303.00	3,930.00	3,804.70	3,930.00	-3.19
TOTAL GENERAL EXPENSE	630.50	327.50	303.00	3,930.00	3,804.70	3,930.00	-3.19
TOTAL EXPENSES - ADMIN	23,470.47	13,520.00	9,950.47	154,865.00	175,033.17	154,865.00	13.02
ADMIN (Profit)/Loss	8,274.77	2,426.00	5,848.77	21,741.00	39,453.41	21,741.00	81.47
MISCELLANEOUS EXPENSE							
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	-5,568.00	0.00	-5,568.00	-100.00
Total Surplus Adjustments	0.00	-464.00	464.00	-5,568.00	0.00	-5,568.00	-100.00
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	460.20	464.00	-3.80	5,568.00	5,564.20	5,568.00	-0.07
Total Depreciation Expense	460.20	464.00	-3.80	5,568.00	5,564.20	5,568.00	-0.07
TOTAL MISC EXPENSE	460.20	0.00	460.20	0.00	5,564.20	0.00	

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL ADMIN EXPENSES w/ DEPR EXP	23,930.67	13,984.00	9,946.67	160,433.00	180,597.37	160,433.00	12.57
ADMIN (Profit)/Loss w/ Depreciation	8,734.97	2,890.00	5,844.97	27,309.00	45,017.61	27,309.00	64.85
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-417.00	417.00	-5,000.00	-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	-78,880.00	-75,929.00	-2,951.00	-911,138.00	-943,992.00	-911,138.00	3.61
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-78,880.00	-76,346.00	-2,534.00	-916,138.00	-944,396.00	-916,138.00	3.08
TOTAL HAP INCOME	-78,880.00	-76,346.00	-2,534.00	-916,138.00	-944,396.00	-916,138.00	3.08
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	66,685.00	70,196.00	-3,511.00	830,513.00	798,153.00	830,513.00	-3.90
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	304.00	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	2,255.00	2,552.00	-297.00	30,624.00	24,292.00	30,624.00	-20.68
30-1-000-000-4715.050 HAP Homeownership	0.00	174.00	-174.00	2,088.00	0.00	2,088.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	6,456.00	11,025.00	-4,569.00	132,300.00	94,541.00	132,300.00	-28.54
Total HAP Expenses	75,396.00	83,947.00	-8,551.00	995,525.00	917,290.00	995,525.00	-7.86
TOTAL HAP EXPENSE	75,396.00	83,947.00	-8,551.00	995,525.00	917,290.00	995,525.00	-7.86
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-42.02	-25.00	-17.02	-300.00	-28.54	-300.00	-90.49
Total General HAP Expenses	-42.02	-25.00	-17.02	-300.00	-28.54	-300.00	-90.49
TOTAL GENERAL HAP EXPENSES	-42.02	-25.00	-17.02	-300.00	-28.54	-300.00	-90.49
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	75,353.98	83,922.00	-8,568.02	995,225.00	917,261.46	995,225.00	-7.83
Remaining HAP (to)/from Reserve	-3,526.02	7,576.00	-11,102.02	79,087.00	-27,134.54	79,087.00	-134.31

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
March, 2022

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	135.00	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	3,171.00	0.00	3,171.00	0.00	15,966.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	139.00	0.00	139.00	0.00	712.00	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	3,310.00	0.00	3,310.00	0.00	16,678.00	0.00	
TOTAL HAP EXPENSE	3,310.00	0.00	3,310.00	0.00	16,678.00	0.00	
EHV HAP (to)/from Reserve	3,310.00	0.00	3,310.00	0.00	-14,827.00	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	0.00	0.00	0.00	0.00	-26,250.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	-300.00	0.00	-300.00	0.00	-2,550.00	0.00	
Total Admin Fee Subsidy	-300.00	0.00	-300.00	0.00	-38,740.00	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	-300.00	0.00	-300.00	0.00	-38,740.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
March, 2022

	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	75.00	0.00	75.00	0.00	300.00	0.00	
Total Preliminary Fee Expenses	75.00	0.00	75.00	0.00	670.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	75.00	0.00	75.00	0.00	670.00	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	1,300.08	0.00	1,300.08	0.00	6,525.92	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	885.60	0.00	885.60	0.00	2,492.80	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	624.42	0.00	624.42	0.00	3,143.17	0.00	
30-1-000-001-4120.100 EHV Management Fee	84.00	0.00	84.00	0.00	360.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	52.50	0.00	52.50	0.00	225.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	80.00	0.00	80.00	0.00	324.50	0.00	
Total Ongoing Admin Expenses	3,026.60	0.00	3,026.60	0.00	13,071.39	0.00	
TOTAL ONGOING ADMIN EXPENSES	3,026.60	0.00	3,026.60	0.00	13,071.39	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	1,952.00	0.00	1,952.00	0.00	6,199.19	0.00	
Total Security/Utility/Holding Deposits	1,952.00	0.00	1,952.00	0.00	6,199.19	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	838.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	838.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	761.36	0.00	761.36	0.00	2,292.26	0.00	
Total Other Eligible Expenses	761.36	0.00	761.36	0.00	2,292.26	0.00	
TOTAL SERVICE FEE EXPENSES	2,713.36	0.00	2,713.36	0.00	9,329.45	0.00	
TOTAL EHV ADMIN EXPENSES	5,814.96	0.00	5,814.96	0.00	23,070.84	0.00	
EHV ADMINI (Profit)/Loss	5,514.96	0.00	5,514.96	0.00	-15,669.16	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
March 31, 2022

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	202,493.74	107,597.00	94,896.74	1,325,344.34	1,446,208.00	-8.36
TOTAL OPERATING INCOME	202,493.74	107,597.00	94,896.74	1,325,344.34	1,446,208.00	-8.36
OPERATING EXPENSE						
Total Administration Expenses	82,465.15	53,199.63	29,265.52	667,298.20	686,436.00	-2.79
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	1,499.32	1,134.00	365.32	6,339.98	5,486.00	15.57
Total Maintenance Expenses	66,714.50	55,342.00	11,372.50	630,544.82	725,192.00	-13.05
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	5,695.55	4,015.00	1,680.55	26,506.77	21,890.00	21.09
TOTAL ROUTINE OPERATING EXPENSES	156,374.52	113,690.63	42,683.89	1,330,689.77	1,439,004.00	-7.53
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	156,374.52	113,690.63	42,683.89	1,330,689.77	1,439,004.00	-7.53
NET REVENUE/-EXPENSE PROFIT/-LOSS	46,119.22	-6,093.63	52,212.85	-5,345.43	7,204.00	-174.20
Total Depreciation Expense						
Total Depreciation Expense	8,630.75	760.50	7,870.25	9,125.75	9,126.00	0.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	37,488.47	-6,854.13	44,342.60	-14,471.18	-1,922.00	652.92

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
March 31, 2022

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	133,912.14	68,610.00	65,302.14	1,033,796.49	882,270.00	17.17
TOTAL OPERATING INCOME	133,912.14	68,610.00	65,302.14	1,033,796.49	882,270.00	17.17
OPERATING EXPENSE						
Total Administration Expenses	27,223.63	28,755.13	-1,531.50	312,368.46	322,115.00	-3.03
Total Tenant Service Expenses	267.77	85.00	182.77	1,264.88	1,560.00	-18.92
Total Utility Expenses	33,424.89	23,460.00	9,964.89	141,519.56	121,000.00	16.96
Total Maintenance Expenses	8,598.65	26,633.26	-18,034.61	268,873.94	336,925.00	-20.20
Total Protective Service Expenses	217.40	303.00	-85.60	14,717.49	4,480.00	228.52
General Expenses	-2,298.61	7,025.00	-9,323.61	83,693.38	90,521.00	-7.54
TOTAL ROUTINE OPERATING EXPENSES	67,433.73	86,261.39	-18,827.66	822,437.71	876,601.00	-6.18
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	67,433.73	71,761.39	-4,327.66	822,437.71	702,601.00	17.06
NET REVENUE/EXPENSE PROFIT/-LOSS						
	66,478.41	-3,151.39	69,629.80	211,358.78	179,669.00	17.64
Total Depreciation Expense						
Total Depreciation Expense	1,403.66	14,500.00	-13,096.34	160,903.66	174,000.00	-7.53
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	65,074.75	-17,651.39	82,726.14	50,455.12	5,669.00	790.02

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
March 31, 2022

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	192,999.01	94,326.00	98,673.01	1,352,876.72	1,115,436.00	21.29
TOTAL OPERATING INCOME	192,999.01	94,326.00	98,673.01	1,352,876.72	1,115,436.00	21.29
OPERATING EXPENSE						
Total Administration Expenses	35,807.47	34,132.00	1,675.47	339,471.19	413,513.00	-17.91
Total Tenant Service Expenses	113.91	100.00	13.91	458.69	1,200.00	-61.78
Total Utility Expenses	7,467.52	7,388.00	79.52	29,440.39	31,775.00	-7.35
Total Maintenance Expenses	19,371.76	53,718.37	-34,346.61	419,794.94	560,252.00	-25.07
Total Protective Service Expenses	1,309.00	1,017.00	292.00	7,227.70	14,236.00	-49.23
General Expenses	-8,340.68	10,734.75	-19,075.43	72,827.32	94,306.00	-22.78
TOTAL ROUTINE OPERATING EXPENSES	55,728.98	107,090.12	-51,361.14	869,220.23	1,115,282.00	-22.06
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	55,728.98	76,090.12	-20,361.14	869,220.23	743,282.00	16.94
NET REVENUE/EXPENSE PROFIT/-LOSS	137,270.03	18,235.88	119,034.15	483,656.49	372,154.00	29.96
Total Depreciation Expense						
Total Depreciation Expense	48,566.46	31,000.00	17,566.46	367,566.46	372,000.00	-1.19
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	88,703.57	-12,764.12	101,467.69	116,090.03	154.00	75,283.14

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
March 31, 2022

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	64,163.37	18,984.88	45,178.49	352,886.11	269,902.00	30.75
TOTAL OPERATING INCOME	64,163.37	18,984.88	45,178.49	352,886.11	269,902.00	30.75
OPERATING EXPENSE						
Total Administration Expenses	6,355.15	8,461.00	-2,105.85	72,499.37	101,101.00	-28.29
Total Tenant Service Expenses	29.64	0.00	29.64	386.00	200.00	93.00
Total Utility Expenses	8,114.64	4,425.00	3,689.64	34,408.58	28,900.00	19.06
Total Maintenance Expenses	-12,814.76	8,393.50	-21,208.26	86,182.97	102,629.00	-16.02
Total Protective Service Expenses	0.00	75.00	-75.00	11,370.85	3,444.00	230.16
General Expenses	-3,667.78	2,408.37	-6,076.15	25,253.25	31,766.00	-20.50
TOTAL ROUTINE OPERATING EXPENSES	-1,983.11	23,762.87	-25,745.98	230,101.02	268,040.00	-14.15
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-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	-1,983.11	12,762.87	-14,745.98	230,101.02	136,040.00	69.14
NET REVENUE/EXPENSE PROFIT/-LOSS						
	66,146.48	6,222.01	59,924.47	122,785.09	133,862.00	-8.27
Total Depreciation Expense						
Total Depreciation Expense	-36,310.63	11,000.00	-47,310.63	84,689.37	132,000.00	-35.84
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	102,457.11	-4,777.99	107,235.10	38,095.72	1,862.00	1,945.96

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
March 31, 2022

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	15,195.70	11,094.00	4,101.70	135,579.76	133,124.00	1.84
TOTAL ADMIN OPERATING INCOME	15,195.70	11,094.00	4,101.70	135,579.76	133,124.00	1.84
OPERATING EXPENSES						
Total Admin Expenses	19,049.11	8,823.50	10,225.61	120,017.31	96,636.00	24.20
Total Fees Expenses	3,900.00	3,998.00	-98.00	47,874.00	49,826.00	-3.92
Total General Expenses	521.36	698.50	-177.14	7,141.86	8,403.00	-15.01
TOTAL OPERATING EXPENSES	23,470.47	13,520.00	9,950.47	175,033.17	154,865.00	13.02
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	23,470.47	13,056.00	10,414.47	175,033.17	149,297.00	17.24
NET REVENUE PROFIT/-LOSS	-8,274.77	-1,962.00	-6,312.77	-39,453.41	-16,173.00	143.95
Total Depreciation Expense	460.20	464.00	-3.80	5,564.20	5,568.00	-0.07
NET REVENUE w/Deprecitation PROFIT/-LOSS	-8,734.97	-2,426.00	-6,308.97	-45,017.61	-21,741.00	107.06

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	78,880.00	76,346.00	2,534.00	944,396.00	916,138.00	3.08
TOTAL HAP INCOME	78,880.00	76,346.00	2,534.00	944,396.00	916,138.00	3.08
HAP EXPENSES						
Total HAP Expenses	75,396.00	83,947.00	-8,551.00	917,290.00	995,525.00	-7.86
Total General HAP Expenses	-42.02	-25.00	-17.02	-28.54	-300.00	-90.49
TOTAL HAP EXPENSES	75,353.98	83,922.00	-8,568.02	917,261.46	995,225.00	-7.83
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	3,526.02	-7,576.00	11,102.02	27,134.54	-79,087.00	-134.31

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
March 31, 2022

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,997.12	34,333.00	-335.88	404,689.52	411,996.00	-1.77
TOTAL OPERATING INCOME	<u>33,997.12</u>	<u>34,333.00</u>	<u>-335.88</u>	<u>404,689.52</u>	<u>411,996.00</u>	<u>-1.77</u>
OPERATING EXPENSE						
Total Administration Expenses	12,173.95	7,855.00	4,318.95	84,996.17	85,920.00	-1.08
Total Fee Expenses	4,224.50	4,284.00	-59.50	50,218.00	51,408.00	-2.31
Total Utilities Expenses	5,179.37	2,840.00	2,339.37	34,666.62	34,080.00	1.72
Total Maintenance Expenses	-1,774.33	12,025.00	-13,799.33	121,733.72	146,233.00	-16.75
Total Taxes & Insurance Expense	7,265.43	3,573.00	3,692.43	40,328.22	37,052.00	8.84
Total Financial Expenses	1,543.13	1,890.00	-346.87	20,898.43	22,680.00	-7.86
TOTAL ROUTINE OPERATING EXPENSE	<u>28,612.05</u>	<u>32,467.00</u>	<u>-3,854.95</u>	<u>352,841.16</u>	<u>377,373.00</u>	<u>-6.50</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>28,612.05</u>	<u>32,467.00</u>	<u>-3,854.95</u>	<u>352,841.16</u>	<u>377,373.00</u>	<u>-6.50</u>
NET REVENUE PROFIT/-LOSS						
	<u>5,385.07</u>	<u>1,866.00</u>	<u>3,519.07</u>	<u>51,848.36</u>	<u>34,623.00</u>	<u>49.75</u>
Total Depreciation Expense						
	62,581.15	3,350.00	59,231.15	99,431.15	40,200.00	147.34
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-57,196.08</u>	<u>-1,484.00</u>	<u>-55,712.08</u>	<u>-47,582.79</u>	<u>-5,577.00</u>	<u>753.20</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
March 31, 2022

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Opetating Income	30,223.51	29,734.50	489.01	357,245.00	356,377.00	0.24
TOTAL OPERATING INCOME	30,223.51	29,734.50	489.01	357,245.00	356,377.00	0.24
OPERATING EXPENSE						
Total Administration Expenses	7,494.25	7,680.00	-185.75	74,389.03	83,913.00	-11.35
Total Fee Expenses	3,748.50	3,868.00	-119.50	45,755.50	46,416.00	-1.42
Total Utilities Expenses	5,322.02	3,084.00	2,238.02	35,423.88	37,000.00	-4.26
Total Maintenance Expenses	11,547.82	10,608.00	939.82	111,326.17	139,085.00	-19.96
Total Taxes & Insurance Expense	6,999.90	3,310.00	3,689.90	37,541.25	34,147.00	9.94
Total Financial Expenses	1,543.13	1,900.00	-356.87	20,898.37	22,800.00	-8.34
TOTAL ROUTINE OPERATING EXPENSE	36,655.62	30,450.00	6,205.62	325,334.20	363,361.00	-10.47
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	36,655.62	30,450.00	6,205.62	325,334.20	363,361.00	-10.47
NET REVENUE PROFIT/-LOSS						
	-6,432.11	-715.50	-5,716.61	31,910.80	-6,984.00	-556.91
Total Depreciation Expense						
	17,856.38	6,275.00	11,581.38	86,881.38	75,300.00	15.38
NET REVENUE w/Depreciation PROFIT/-LOSS	-24,288.49	-6,990.50	-17,297.99	-54,970.58	-82,284.00	-33.19

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
March 31, 2022

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	593,568.26	289,517.88	304,050.38	4,064,903.66	3,713,816.00	9.45
TOTAL OPERATING INCOME	593,568.26	289,517.88	304,050.38	4,064,903.66	3,713,816.00	9.45
OPERATING EXPENSE						
Total Administration Expenses	151,851.40	124,547.76	27,303.64	1,391,637.22	1,523,165.00	-8.64
Total Tenant Service Expenses	411.32	185.00	226.32	2,109.57	2,960.00	-28.73
Total Utility Expenses	50,506.37	36,407.00	14,099.37	211,708.51	187,161.00	13.12
Total Maintenance Expenses	81,870.15	144,087.13	-62,216.98	1,405,396.67	1,724,998.00	-18.53
Total Protective Service Expenses	1,526.40	1,395.00	131.40	33,316.04	22,160.00	50.34
General Expenses	-8,611.52	24,183.12	-32,794.64	208,280.72	238,483.00	-12.66
TOTAL ROUTINE OPERATING EXPENSES	277,554.12	330,805.01	-53,250.89	3,252,448.73	3,698,927.00	-12.07
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	277,554.12	274,305.01	3,249.11	3,252,448.73	3,020,927.00	7.66
NET REVENUE/EXPENSE PROFIT/-LOSS						
	316,014.14	15,212.87	300,801.27	812,454.93	692,889.00	17.26
Total Depreciation Expense						
Total Depreciation Expense	22,290.24	57,260.50	-34,970.26	622,285.24	687,126.00	-9.44
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	293,723.90	-42,047.63	335,771.53	190,169.69	5,763.00	3,199.84

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
March 31, 2022

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	64,220.63	64,067.50	153.13	761,934.52	768,373.00	-0.84
TOTAL OPERATING INCOME	64,220.63	64,067.50	153.13	761,934.52	768,373.00	-0.84
OPERATING EXPENSE						
Total Administration Expenses	19,668.20	15,535.00	4,133.20	159,385.20	169,833.00	-6.15
Total Fee Expenses	7,973.00	8,152.00	-179.00	95,973.50	97,824.00	-1.89
Total Utilities Expenses	10,501.39	5,924.00	4,577.39	70,090.50	71,080.00	-1.39
Total Maintenance Expenses	9,773.49	22,633.00	-12,859.51	233,059.89	285,318.00	-18.32
Total Taxes & Insurance Expense	14,265.33	6,883.00	7,382.33	77,869.47	71,199.00	9.37
Total Financial Expenses	3,086.26	3,790.00	-703.74	41,796.80	45,480.00	-8.10
TOTAL ROUTINE OPERATING EXPENSE	65,267.67	62,917.00	2,350.67	678,175.36	740,734.00	-8.45
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	65,267.67	62,917.00	2,350.67	678,175.36	740,734.00	-8.45
NET REVENUE PROFIT/-LOSS						
	-1,047.04	1,150.50	-2,197.54	83,759.16	27,639.00	203.05
Total Depreciation Expense						
	80,437.53	9,625.00	70,812.53	186,312.53	115,500.00	61.31
NET REVENUE w/Depreciation PROFIT/-LOSS	-81,484.57	-8,474.50	-73,010.07	-102,553.37	-87,861.00	16.72

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
March, 2022

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	7,424.76	26,635.96	-19,211.20	103,834.22
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,387.25	19,359.31	-2,972.06	196,771.35
Administrative Expenses	3,411.62	1,704.78	1,706.84	11,762.89
Tenant Services	267.77	198.65	69.12	1,264.88
Utilities	33,424.89	28,366.56	5,058.33	141,519.56
Maintenance Supplies/Contracts	8,816.05	-26,804.77	35,620.82	283,591.43
Mileage	0.00	0.00	0.00	0.00
General Expenses	-2,298.61	11,492.67	-13,791.28	83,693.38
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	67,433.73	60,953.16	6,480.57	822,437.71
AMP002 - FAMILY				
Salaries	12,368.89	33,976.95	-21,608.06	101,350.96
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,754.48	20,565.62	-2,811.14	214,976.29
Administrative Expenses	5,480.81	2,065.50	3,415.31	20,580.35
Tenant Services	113.91	0.00	113.91	458.69
Utilities	7,467.52	6,768.92	698.60	29,440.39
Maintenance Supplies/Contracts	20,680.76	-117,328.73	138,009.49	427,022.64
Mileage	0.00	0.00	0.00	0.00
General Expenses	-8,340.68	5,542.60	-13,883.28	72,827.32
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	55,525.69	-48,409.14	103,934.83	866,656.64
AMP003 - BLUEBELL				
Salaries	721.06	6,117.47	-5,396.41	8,175.04
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,766.93	5,396.34	-629.41	57,029.04
Administrative Expenses	867.16	923.95	-56.79	7,295.29
Tenant Services	29.64	0.00	29.64	386.00
Utilities	8,114.64	7,367.89	746.75	34,408.58
Maintenance Supplies/Contracts	-12,814.76	11,604.93	-24,419.69	97,553.82
Mileage	0.00	0.00	0.00	0.00
General Expenses	-3,667.78	4,651.25	-8,319.03	25,253.25
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	-1,983.11	36,061.83	-38,044.94	230,101.02
COCC				
Salaries	129,031.95	42,007.72	87,024.23	1,198,708.57
Employee W/H Payments	1,410.17	5,633.54	-4,223.37	-2,334.28
Management Fees	326.86	0.00	326.86	957.35
Administrative Expenses	19,747.54	4,918.97	14,828.57	96,781.02
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,499.32	1,317.64	181.68	6,339.98
Maintenance Supplies/Contracts	73.30	-31,518.12	31,591.42	1,396.08
Mileage	0.00	0.00	0.00	0.00
General Expenses	5,695.55	9,396.96	-3,701.41	26,506.77
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	157,784.69	31,756.71	126,027.98	1,328,355.49
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	149,546.66	108,738.10	40,808.56	1,412,068.79
Employee W/H Payments	1,410.17	5,633.54	-4,223.37	-2,334.28
Management Fees	39,235.52	45,321.27	-6,085.75	469,734.03
Administrative Expenses	29,710.42	9,613.20	20,097.22	138,983.14
Tenant Services	411.32	198.65	212.67	2,109.57
Utilities	50,506.37	43,821.01	6,685.36	211,708.51
Maintenance Supplies	16,755.35	-164,046.69	180,802.04	809,563.97
Mileage	0.00	0.00	0.00	0.00
General Expenses	-8,611.52	31,083.48	-39,695.00	208,280.72
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	278,964.29	80,362.56	198,601.73	3,250,114.45

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
March, 2022

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	14,876.26	11,422.98	3,453.28
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	97.85	4,126.65
Administrative Expenses	1,582.47	793.42	789.05
Utilities	5,179.37	3,810.49	1,368.88
Maintenance Supplies/Contracts	-10,109.11	12,927.51	-23,036.62
Tax & Insurance Expenses	7,265.43	-952.11	8,217.54
Finacial Expenses	1,543.13	1,672.66	-129.53
TOTAL BRENTWOOD CLAIMS	24,562.05	29,772.80	-5,210.75
PRAIRIELAND			
Salaries	14,876.22	11,422.49	3,453.73
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,748.50	205.67	3,542.83
Administrative Expenses	942.79	-428.43	1,371.22
Utilities	5,322.02	5,135.15	186.87
Maintenance Supplies/Contracts	3,213.06	3,795.59	-582.53
Taxes & Insurance Expenses	6,999.90	-1,238.11	8,238.01
Financial Expenses	1,543.13	1,672.66	-129.53
TOTAL PRAIRIELAND CLAIMS	36,645.62	20,565.02	16,080.60
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	29,752.48	22,845.47	6,907.01
Employee W/H Payments	0.00	0.00	0.00
Management Fees	7,973.00	303.52	7,669.48
Administrative Expenses	2,525.26	364.99	2,160.27
Utilities	10,501.39	8,945.64	1,555.75
Maintenance Supplies	-6,896.05	16,723.10	-23,619.15
Taxes & Insurance Expenses	14,265.33	-2,190.22	16,455.55
Financial Expenses	3,086.26	3,345.32	-259.06
TOTAL AHP CLAIMS	61,207.67	50,337.82	10,869.85
HOUSING CHOICE VOUCHER - HCV			
Salaries	20,106.23	-17,216.14	37,322.37
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,036.50	3,919.50	117.00
Administrative Expenses	4,621.34	1,246.27	3,375.07
General Expense-Admin	521.36	611.00	-89.64
Total HCV Expenses	29,285.43	-11,439.37	40,724.80
HAP Expenses	78,706.00	80,042.00	-1,336.00
General Expenses	-42.02	-5.28	-36.74
Total HAP Expenses	78,663.98	80,036.72	-1,372.74
TOTAL HCV CLAIMS	107,949.41	68,597.35	39,352.06

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
March, 2022

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	300,000.00	0.00	300,000.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	300,000.00	0.00	300,000.00	300,000.00
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	160,898.11	2,750.00	583,730.79	644,465.79
TOTAL CFG 2019 CLAIMS	160,898.11	2,750.00	583,730.79	944,465.79
TOTAL CFG GRANT(S) CLAIMS	460,898.11	2,750.00	1,183,730.79	1,544,465.79

Knox County Housing Authority
CLAIMS REPORT TOTALS
March, 2022

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	67,433.73	60,953.16	6,480.57	822,437.71
AMP002 - FAMILY	55,728.98	-48,409.14	104,138.12	869,220.23
AMP003 - BLUEBELL	-1,983.11	36,061.83	-38,044.94	230,101.02
COCC	158,719.58	31,540.68	127,178.90	1,330,448.49
TOTAL LOW RENT	279,899.18	80,146.53	199,752.65	3,252,207.45
<u>A.H.P.</u>				
BRENTWOOD	28,612.05	29,796.80	-1,184.75	352,841.16
PRAIRIELAND	36,655.62	20,576.02	16,079.60	325,334.20
TOTAL A.H.P.	65,267.67	50,372.82	14,894.85	678,175.36
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	29,285.43	-11,439.37	40,724.80	198,055.47
TOTAL HCV	29,285.43	-11,439.37	40,724.80	198,055.47
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	300,000.00	0.00	300,000.00	300,000.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	300,000.00
CAPITAL FUND GRANT 2019	160,898.11	2,750.00	158,148.11	583,730.79
TOTAL GRANTS	460,898.11	2,750.00	458,148.11	1,183,730.79
<hr/>				
TOTAL CLAIMS FOR MONTH	835,350.39	121,829.98	713,520.41	5,312,169.07

BOARD MEMO

216 W. Simmons St.
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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/26/2022

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/31/2022

SUBJECT: Application for Payment #13 – 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

Units currently in some phase of construction including the following:

- 1561 and 1563 McKnight Street (waiting on doors and countertops)
- 2077 and 2083 E. Knox Street (waiting on doors and countertops)
- 527 Iowa Avenue (waiting on doors and countertops)
- 954 W. South Street (waiting on doors and countertops)
- 1578 McKnight Street (undergoing construction and countertops)

It is anticipated that work in the aforementioned units will be complete by 06/30/2022. There will then be three remaining units to undergo convenience modifications.

Work is still also in process at the three Family Sites community center buildings. Work at COCC is nearly complete; fire/smoke alarms still need to be installed in the two restrooms.

It is now anticipated that the Blue Bell Tower elevators will be here in July with an expected completion date of November. This timeline will exceed the contract completion date of 06/30/2022. Thus, a request for a contract end date extension will be forthcoming at the June meeting.

Alliance Architecture has reviewed and signed approval for Pay Request #13. Alliance was here for a site visit on 05/16/2022.

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 #12 from Hein Construction in the amount of \$72,109.99 for the period to 5/31/2022.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® 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-PH 3 Various Sites Galesburg, IL 61401	APPLICATION NO: 13	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 5/31/2022	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401	VIA ARCHITECT:	Alliance Architects	CONTRACT DATE:	
CONTRACT FOR:	General Contractor			PROJECT NO: 21-2144	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	1,262,000.00 ✓
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,262,000.00 ✓
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	775,670.58 ✓
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	77,567.06
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	77,567.06 ✓
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	698,103.52 ✓
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	625,993.53 ✓
8. CURRENT PAYMENT DUE	\$	72,109.99 ✓
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	563,896.48 ✓

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

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By: [Signature] Date: 5/19/22

State of: Illinois County of: Madison
 Subscribed and sworn to before me this 19 day of May, 2022
 Notary Public: [Signature]
 My Commission expires: 8/26/2025

Official Seal
 Notary Public - State of Illinois
 My Commission Exp: 8/26/2025

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 \$ 72,109.99

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

CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By: [Signature] **Alliance Architecture** Date: 5/24/22
 929 Lincolnway East, Suite 200
 South Bend, Indiana 46601

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

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/26/2022

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/31/2022

SUBJECT: Review/Approve Contractor for Brentwood Balcony Project

Executive Summary

Brentwood Manor was constructed in 1968 and includes 72 one, two and three-bedroom units spread across eight walk-up buildings. In recent months, it has come to our attention that at least one of seven balconies is starting to experience failure. Temporary measures to support the balcony have been undertaken. The balconies are pulling away from the building and replacement is necessary at this time.

Outreach efforts for the Brentwood Balcony Project were as follows:

- 1241 total vendors notified by the eProcurement System;
- 18 vendors viewed the online solicitation;
- Alliance Architecture contacted contractors directly;
- Project Manual sent to four plan houses;
- Local area vendors notified of the solicitation via an advertisement in the Register-Mail;
- 1 general contractor and 1 sub-contractor attended the pre-bid walk-through;
- 1 bid submitted by:
 - Hein Construction Company, Inc.

The deadline for bid submission was 03/21/2022.

Mark LeBlang of Alliance Architecture has completed a full review of the bid submission and has made a recommendation for selection. The cost analysis and recommendation from Mr. LeBlang is attached to this memo.

Fiscal Impact

This project will be funded through Brentwood Manor's operating budget and Central Office Cost Center reserves.

Recommendation

It is the recommendation of the Executive Director the Board follow the recommendation of Alliance Architecture and approve selection of Hein Construction Company, Inc. for the base bid of \$256,445.00.

MEMO

TO: Mr. Derek Antoine
Executive Director
Knox County Housing Authority
216 West Simmons Street
Galesburg, IL 61401

DATE: May 25, 2022

FROM: Mark W. Leblang

RE: Cost Analysis
Bid from Hein Construction
Brentwood Apartments Balcony Replacement

Derek, per your request, we have met with representatives of Hein Construction and reviewed their bid. After that review, it is apparent that our Independent Cost Estimate was incorrect for several reasons:

1. Omission of painting and electrical work from ICE.
2. The process required to safely demolish the existing slabs requires a doubling of effort. (Basically, the majority of the slab is removed and then the worker "dresses" the edge by cutting the slab at the desired location.)
3. The small size of each balcony and the fact that work will proceed at one balcony at a time requires additional labor and equipment rental cost due to minimum charges and worker "wait time".

When all of these are taken into consideration, our estimate for construction is \$350,000 (see attached).

We have received a revised proposal from Hein Construction in the amount of \$256,445. Their proposal has been revised for several reasons. First, an error was made in calculating steel material for eight (8) balconies instead of seven (7), and the labor for steel installation was also revised. Second, the masonry scope has been reduced to reflect actual conditions at all seven (7) balconies. Lastly, the concrete labor has been recalculated and the result is a lower cost.

Additionally, Hein has proposed a further reduction of \$15,445 if they could proceed in three phases (2 balconies + 2 balconies + 3 balconies) for five weeks/phase.

We recommend that Hein Construction be awarded the project for \$256,445. If KCHA can vacate units for five weeks in three phases, then we would further recommend accepting the voluntary alternate deduct of \$15,445, resulting in an award of \$241,000.

END OF MEMO

cc: Ms. Cheryl Lefler
Mr. Mark Burrell
File

Brentwood Balcony Repairs

These amounts represent all 7 locations, to be executed separately.

Demolition \$37,800

Labor \$23,800

Equipment, trucking, and disposal of building materials. \$14,000

Concrete \$52,100

Materials associated approximately \$4,100. Concrete, reinforcing, and sealer.

Labor and equipment to install \$48,000

After further review of the numbers, here is the following breakdown.

Excavation of all 7 balconies x 2 piers = 14 Holes, down to footings for block foundation. All in 1 day.

1 vac truck and operator @ \$1920 per day and 2 laborer's per day \$1472 for a total of \$3392

Balcony concrete pour. Figured 1 each day

1 telehandler and operator @ \$1920, 1 laborer, and 2 finishers @ \$2208 for a total of \$4128 per balcony.

The revised concrete labor and equipment for all 7 is now \$32,288. A savings from the \$48,000 of **\$15,712**

Masonry \$65,550

Labor and Material.

From my Mason - After another site visit, we believe we can reduce the amount of brick replacement per balcony from 16 SF (112) or \$2407 to (40) brick or \$860 per balcony. This would result in a credit of \$1547 per balcony. We also believe that the \$5000 brick allowance can be eliminated since the cost of the brick is included in the total cost. A unit cost of \$21.50 per brick would be in addition to. The cost of the piers per balcony will remain the same.

This comes out to a credit of **\$10,829**.

Steel \$81,450

Materials approximately \$31,000

Labor and equipment \$50,450

While looking at this a little closer the material supplier quoted 8 balconies. Therefore, there is a material credit of **\$3,875.00**.

After further review of the numbers, here is the following breakdown.

Steel labor and equipment.

1 material handler and operator per balcony $\$1920 \times 7 = \$13,440$

2 iron workers and 1 laborer per balcony $\$2208 \times 7 = \$15,456$

The revised Steel labor and equipment for all 7 is now \$28,896. A savings from the \$50,450 of **\$21,554**.

Painting \$16,100

You will notice this number is more than my original breakdown. After the scope review of the painting number I used. They did not have it right.

With that being said, I went to the other painter. He is good. I just moved some money from my general conditions to make this up. No increase to KCHA.

The painter stated that Galvite HS Is very expensive?

Electrical \$3,500

I included a guess of \$500 per each balcony. I'm not sure if it's really needed yet.
I will credit KCHA any/all of this amount not used for electrical.

Barricades/Misc cleanup \$12,800

Dumpster for misc debris, minor landscaping as needed, and barricades for tenant safety measures.
Another item that could have some credit to KCHA if not used.

General Conditions \$1,100

As stated above, this amount changed due to the painting scope.
Includes management and temp services as needed.

Overhead and Profit \$32,700

OH has been around 7.5% and we are working for about 3% profit +/-.

Allowances \$15,000

Allowances are Per the bid documents.
As stated under the masonry, there should be no reason to use the \$5,000 allowed there. **Potential \$5,000 credit.**

Potential Credit Summary

Original bid amount	\$318,100.00
Concrete Credit	(\$15,712.00)
Masonry Credit	(\$10,289.00)
Steel Credit	(\$25,429.00)
OH % Profit Credit	(\$5,225.00)
Masonry Allowance Credit	<u>(\$5,000.00)</u>
New revised amount	\$256,445.00

Potential Credit if the schedule allowed 2 units, 2 units, then 3 units.

Current estimated time for 1 balcony is 3 weeks. If the above schedule is accepted each one of the combined will take approximately 5 weeks to complete.
Potential savings off the revised \$256,445.00 is (\$15,445.00) for a new potential amount of **\$241,000.00**
This credit was based on effeciantcies in labor and equipment if more than one balcony is worked on at one time.

BOARD MEMO

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/26/2022

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/31/2022

SUBJECT: Commissioner Recommendations for Appointment/Re-Appointment

Executive Summary

Due to the unexpected passing of Commissioners Stewart and Allen, the Knox County Housing Authority Board has two vacancies it must fill. Commissioners appointed to the vacant positions shall be responsible to complete the terms of the Commissioners being replaced.

- Commissioner Paul Stewart's term expires 05/2026
- Commissioner Wayne Allen's term expires 06/2023

Two individuals have been recommended to fill the vacant Commissioner seats for the remainder of the present terms:

- Dena May Turner has been recommended to fulfill Commissioner Stewart's term.
- Joey Range has been recommended to fulfill Commissioner Allen's term.

Both recommended individuals have expressed interest in joining the KCHA Board of Commissioners, and have each attended a regular meeting to familiarize themselves with the business of the agency and the conduct of the Board. Additionally, each has been provided a packet of information and have been asked to provide a letter of interest regarding service as a KCHA Commissioner.

Additionally, Commissioner Sara Robison's term on the Board expires 05/2022. Commissioner Robison has served dutifully on this Board since September 2019. Commissioner Robison has expressed interest in continuing to serve on this board. If reappointed, the term would expire 05/2027.

If approved for recommendation, a letter will be drafted for each commissioner and sent to the Knox County Board for approval at the June 2022 regular meeting.

Fiscal Impact

None.

Recommendation

It is the recommendation of the Executive Director the Board approve the recommendation of Dena May Turner and Joey Range to fulfill the remaining terms of the vacancies on the KCHA Board of Commissioners, and to recommend the re-appointment of Commissioner Sara Robison for a new five-year term.



EXECUTIVE DIRECTOR REPORT

APRIL 2022

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, May 31, 2022
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2023:

Date	Commissioner	Training Description	Location	Hours
4/6/2022	Jared Hawkinson	Nelrod Conference	Las Vegas, NV	13.0
4/6/2022	LaToya Casron	Nelrod Conference	Las Vegas, NV	13.0
				26.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2023:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-22	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17
May-22			\$ -	\$ -		0.00%	
Jun-22			\$ -	\$ -		0.00%	
Jul-22			\$ -	\$ -		0.00%	
Aug-22			\$ -	\$ -		0.00%	
Sep-22			\$ -	\$ -		0.00%	
Oct-22			\$ -	\$ -		0.00%	
Nov-22			\$ -	\$ -		0.00%	
Dec-22			\$ -	\$ -		0.00%	
Jan-23			\$ -	\$ -		0.00%	
Feb-23			\$ -	\$ -		0.00%	
Mar-23			\$ -	\$ -		0.00%	
FYE 2023	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17

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%
VACANT (03/2022)						0.0%
VACANT (04/2022)						0.0%
Carson, LaToya						0.0%
Robison, Sara				1		20.0%
Riley, Joseph						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	2	2	3	1	22.5%

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

CY 2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Payton, Lomac (C)		1	1	1									75.0%
Hawkinson, Jared (VC)	1		1	1									75.0%
VACANT (03/2022)													0.0%
VACANT (04/2022)	1	1											50.0%
Robison, Sara	1	1	1	1									100.0%
Riley, Joseph		1	1	1									75.0%
Carson, LaToya	1	1	1	1									100.0%
Antoine, Derek (ED)	1	1	1	1									100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	5	FAILS Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	4	4	Meets requirement
Average meeting attendance:	80.0	71.9%	FAILS Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/29	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

The financial statements for March 2022 and FYE 03/31/2022 closeout are being prepared for the unaudited Financial Data Statements (FDS) submission, which is due 05/31/2022. Additionally, April 2022 and May 2022 will be prepared once the unaudited FDS has been submitted.

A full breakdown of the March 2022, FYE 03/31/2022, April 2022, and May 2022 financial statements and reports shall be presented to the Board at the June 28, 2022 regular meeting.

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%	\$ 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	\$ 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%	\$ 300,000.00	24.8%

CFP Planned Work Items

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 and transfers for operations (1406) and administration (1410) have been made, thus obligations/expenditures 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 24.8% 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 Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ -	\$ -	0.0%	\$ -	#DIV/0!
1480 MT - Roof Replacement	\$ 125,000.00	\$ 187,781.00	\$ -	0.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 571,361.00	\$ 571,361.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 Floor Removal	\$ 59,125.00	\$ 59,125.00	\$ 59,125.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	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%	\$ 644,465.79	82.2%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 944,465.79	87.1%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 93,235.00	\$ 93,235.00	\$ 93,235.00	100.0%	\$ 76,735.00	82.3%
1480 504 Phase 3 - AMP 1	\$ 690,639.00	\$ 690,639.00	\$ 690,639.00	100.0%	\$ 567,730.79	82.2%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 644,465.79	82.2%

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, 87.1% of the grant (\$944,465.79) has been expended ahead of the 04/15/2025 deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

EXECUTIVE SUMMARY

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	5310	5283	99.5%	0.5%	177	177	100.0%	0.0%
Family Sites	5656	5656	100.0%	0.0%	189	189	100.0%	0.0%
Bluebell Tower	1530	1517	99.2%	0.8%	51	51	100.0%	0.0%
PH Total	12496	12456	99.7%	0.3%	417	417	100.0%	0.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5310	5283	99.5%	0.5%	177	177	100.0%	0.0%
Family Sites	5656	5656	100.0%	0.0%	189	189	100.0%	0.0%
Bluebell Tower	1530	1517	99.2%	0.8%	51	51	100.0%	0.0%
PH Total	12496	12456	99.7%	0.3%	417	417	100.0%	0.0%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	0	0	0	0	0	0	0	0
Averages		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Family Sites	3	1	15	12	28	3	1	15	12	28
Averages		0.3	5.0	4.0	9.3		0.3	5.0	4.0	9.3
Bluebell Tower	1	0	0	1	1	1	0	0	1	1
Averages		0.0	0.0	1.0	1.0		0.0	0.0	1.0	1.0
PH Total	5	1	15	13	29	4	1	15	13	29
Averages		0.2	3.0	2.6	5.8		0.3	3.8	3.3	7.3

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%.

PUBLIC HOUSING PROGRAM

FINANCIAL ANALYSIS

The financial statements for March 2022 and FYE 03/31/2022 closeout are being prepared for the unaudited Financial Data Statements (FDS) submission, which is due 05/31/2022. Additionally, April 2022 and May 2022 will be prepared once the unaudited FDS has been submitted.

A full breakdown of the March 2022, FYE 03/31/2022, April 2022, and May 2022 financial statements and reports shall be presented to the Board at the June 28, 2022 regular meeting.

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	127	125	98.4%	1.6%	187	1.50
Family Sites	76	70	92.1%	7.9%	88	1.26
Bluebell Tower	63	63	100.0%	0.0%	76	1.21
PH Total	266	258	97.0%	3.0%	351	1.36

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	127	125	98.4%	1.6%	187	1.50
Family Sites	76	70	92.1%	7.9%	88	1.26
Bluebell Tower	63	63	100.0%	0.0%	76	1.21
PH Total	266	258	97.0%	3.0%	351	1.36

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	8	8	100.0%	8	100.0%	0	0.0%
Family Sites	6	6	100.0%	6	100.0%	0	0.0%
Bluebell Tower	3	3	100.0%	3	100.0%	0	0.0%
PH Total	17	17	100.0%	17	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	8	8	100.0%	8	100.0%	0	0.0%
Family Sites	6	6	100.0%	6	100.0%	0	0.0%
Bluebell Tower	3	3	100.0%	3	100.0%	0	0.0%
PH Total	17	17	100.0%	17	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	1	6	189	3.1%	0	6	6	100.0%
Family Sites	424	0	0	424	0.0%	0	0	0	0.0%
Bluebell Tower	65	0	0	65	0.0%	110	0	0	0.0%
PH Total	684	1	6	678	0.9%	110	6	6	100.0%

PUBLIC HOUSING PROGRAM

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	8	8	100.0%	8	100.0%	0	0.0%
Family Sites	6	6	100.0%	6	100.0%	0	0.0%
Bluebell Tower	3	3	100.0%	3	100.0%	0	0.0%
PH Total	17	17	100.0%	17	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	8	8	100.0%	8	100.0%	0	0.0%
Family Sites	6	6	100.0%	6	100.0%	0	0.0%
Bluebell Tower	3	3	100.0%	3	100.0%	0	0.0%
PH Total	17	17	100.0%	17	100.0%	0	0.0%

PUBLIC HOUSING PROGRAM

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Moon Towers	97.1%	100.0%	2.1%	0.0%	100.0%	44.0%
Family Sites	74.3%	90.9%	25.0%	0.0%	100.0%	60.0%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	100.0%	50.0%

MANAGEMENT - PEST CONTROL

<u>NEW INFESTATIONS</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>TRT</u>	<u>%</u>
Moon Towers	0	0	0	0	0	0	0	100.0%
Family Sites	0	0	0	0	0	0	0	100.0%
Bluebell Tower	0	0	0	0	0	0	0	100.0%
PH Total	0	0	0	0	0	0	0	100.0%

<u>INFESTATIONS - CP</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>
Moon Towers	4	18	0	0	0	22	177	12.4%	2
Family Sites	0	0	0	0	0	0	196	0.0%	0
Bluebell Tower	0	0	0	0	0	0	51	0.0%	0
PH Total	4	18	0	0	0	22	424	5.2%	2

<u>INFESTATIONS - YTD</u>	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>	<u>AVG DAYS</u>
Moon Towers	141	423	0	0	0	564	2124	26.6%	87	181.30
Family Sites	2	33	0	0	0	35	196	17.9%	0	0.00
Bluebell Tower	4	27	0	0	0	31	51	60.8%	0	0.00
PH Total	147	483	0	0	0	630	2371	26.6%	87	60.43

PUBLIC HOUSING PROGRAM

CRIME REPORTING

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

No notes for this period.

PUBLIC HOUSING PROGRAM

PHAS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	97.38	38.95	21.00	25.00	10.00	94.95	HIGH PERFORMER
Family Sites	95.00	38.00	21.00	25.00	10.00	94.00	HIGH PERFORMER
Bluebell Tower	99.80	39.92	21.00	25.00	10.00	95.92	HIGH PERFORMER
PH Total		38.63	21.00	25.00	10.00	94.63	HIGH PERFORMER

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

PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.10	3.70	2.50	2.40	3.50	3.75	3.11	STANDARD
Family Sites	3.25	3.55	2.35	1.90	3.00	3.75	2.96	STANDARD
Bluebell Tower	3.25	3.70	2.40	2.10	2.50	3.75	3.02	STANDARD
PH Total	3.19	3.63	2.42	2.13	3.15	3.75	3.03	STANDARD

0.33743 -0.5675

<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	3.45	3.55	2.05	2.10	2.50	3.75	2.92	STANDARD
Family Sites	3.10	3.70	2.15	2.20	2.50	3.75	2.95	STANDARD
Bluebell Tower	3.65	3.70	2.15	2.20	2.00	3.75	3.00	STANDARD
PH Total	3.31	3.64	2.11	2.16	2.44	3.75	2.94	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	192	16	20	2	0	9	177	177.00
FEB	177	19	32	3	0	5	156	166.50
MAR	156	14	15	1	0	7	147	160.00
APR	147	89	17	2	0	9	208	172.00
MAY							0	
JUN							0	
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		138	84	8	0	30		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	10	9	1	0	0	0	3	15
FEB	15	5	0	0	0	0	3	17
MAR	17	7	0	0	0	0	3	21
APR	21	9	0	0	0	0	0	30
MAY								0
JUN								0
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		30	1	0	0	0	9	

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	191	\$ 66,403.00	\$ 74,763.00	88.82%	\$ 347.66	\$ 347.66
FEB	191	\$ 68,407.00	\$ 76,906.00	88.95%	\$ 358.15	\$ 352.91
MAR	195	\$ 70,196.00	\$ 75,929.00	92.45%	\$ 359.98	\$ 355.26
APR	195	\$ 73,398.00	\$ 79,732.00	92.06%	\$ 376.40	\$ 360.55
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	772	\$ 278,404.00	\$ 307,330.00	90.59%	\$ 360.63	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	7	\$ 5,960.00	\$ 74,763.00	7.97%	\$ 851.43	\$ 851.43
FEB	7	\$ 5,960.00	\$ 76,906.00	7.75%	\$ 851.43	\$ 851.43
MAR	7	\$ 11,025.00	\$ 75,929.00	14.52%	\$ 1,575.00	\$ 1,092.62
APR	7	\$ 6,144.00	\$ 79,732.00	7.71%	\$ 877.71	\$ 1,038.89
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	28	\$ 29,089.00	\$ 307,330.00	9.47%	\$ 1,038.89	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	280	198	70.71%	\$ 74,763.00	\$ 77,065.92	\$ 5,223.92	\$ 82,289.84	90.85%
FEB	280	198	70.71%	\$ 151,669.00	\$ 154,132.00	\$ 5,559.92	\$ 159,691.92	94.98%
MAR	280	203	72.50%	\$ 235,616.00	\$ 231,198.00	\$ (2,458.08)	\$ 228,739.92	103.01%
APR	280	202	72.14%	\$ 315,348.00	\$ 308,263.68	\$ 22,855.00	\$ 331,118.68	95.24%
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

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

SEMAP FORECAST

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM							
CATEGORY	PTS.	AVAIL.	SCORE	CATEGORY	PTS.	AVAIL.	SCORE
Wait List Management	15.0	15.0	100.00%	HQS - Pre-Contract	5.0	5.0	100.00%
Rent Reasonableness	20.0	20.0	100.00%	HQS - Annual Inspections	10.0	10.0	100.00%
Tenant Files	25.0	25.0	100.00%	Payment Standards	5.0	5.0	100.00%
Utility Allowances	5.0	5.0	100.00%	Annual Reexaminations	10.0	10.0	100.00%
HQS - Quality Control	5.0	5.0	100.00%	HAP/Voucher Utilization	15.0	20.0	75.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	125.0	130.0	96.15%
				SEMAP FORECAST		High Performer	

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

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2160	2117	98.0%	2.0%	72	71	98.6%	1.4%
Prairieland	1950	1919	98.4%	1.6%	65	65	100.0%	0.0%
AHP Total	4110	4036	98.2%	1.8%	137	136	99.3%	0.7%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2160	2117	98.0%	2.0%	72	72	100.0%	0.0%
Prairieland	1950	1919	98.4%	1.6%	65	65	100.0%	0.0%
AHP Total	4110	4036	98.2%	1.8%	137	137	100.0%	0.0%

OCCUPANCY - UNIT TURN TIME

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	2	136	11	1	148	2	136	11	1	148
Averages		68.0	5.5	0.5	74.0		68.0	5.5	0.5	74.0
Prairieland	3	3	15	10	28	3	3	15	10	28
Averages		1.0	5.0	3.3	9.3		1.0	5.0	3.3	9.3
PH Total	5	139	26	11	176	5	139	26	11	176
Averages		27.8	5.2	2.2	35.2		27.8	5.2	2.2	35.2

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

AFFORDABLE HOUSING PRESERVATION (AHP)

FINANCIAL ANALYSIS

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AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	30	26	86.7%	13.3%	3.53	0.14
Prairieland	34	19	55.9%	44.1%	3.56	0.19
AHP Total	64	45	100.0%	0.0%	7.09	0.16

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	29	26	89.7%	10.3%	3.53	0.14
Prairieland	34	19	55.9%	44.1%	3.56	0.19
AHP Total	63	45	100.0%	0.0%	7.09	0.16

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	2	2	100.0%	2	100.0%	0	0.0%
Prairieland	3	3	100.0%	3	100.0%	0	0.0%
AHP Total	5	5	100.0%	5	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	2	2	100.0%	2	100.0%	0	0.0%
Prairieland	3	3	100.0%	3	100.0%	0	0.0%
AHP Total	5	5	100.0%	5	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	0	0	96	0.0%	0	0	0	0.0%
Prairieland	102	0	0	102	0.0%	0	0	0	0.0%
AHP Total	198	0	0	198	0.0%	0	0	0	100.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	2	136	68.00	11	5.50	147	73.50
Prairieland	2	3	1.50	15	7.50	18	9.00
AHP Total	4	139	34.75	26	6.50	165	41.25

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	2	136	68.00	11	5.50	147	73.50
Prairieland	2	3	1.50	15	7.50	18	9.00
AHP Total	4	139	34.75	26	6.50	165	41.25

AFFORDABLE HOUSING PRESERVATION (AHP)

MANAGEMENT OPERATIONS

MANAGEMENT - EFFICIENCY

	<u>APPEAR</u>	<u>PIC</u>	<u>EIV</u>	<u>FILE</u>	<u>CSSR</u>	<u>TENANT</u>
Brentwood	97.1%	0.0%	0.0%	0.0%	100.0%	81.9%
Prairieland	7.4%	100.0%	25.0%	0.0%	100.0%	81.0%

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	0	0	0	0	0	0	100.0%
Prairieland	0	0	0	0	0	0	0	100.0%
AHP Total	0	0	0	0	0	0	0	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	0	0	0	0	0	72	0.0%	0
Prairieland	0	0	0	0	0	0	66	0.0%	0
AHP Total	0	0	0	0	0	0	138	0.0%	0

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	0	4	0	0	0	4	72	5.6%	0	0.00
Prairieland	0	0	0	2	0	2	66	3.0%	0	0.00
AHP Total	0	4	0	2	0	6	138	4.3%	0	0.00

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

OPERATIONS ASSESSMENT

	P - 100	P - 40	MASS	FASS	CFP	OVERALL	DESIGNATION
Brentwood	98.00	39.20	23.00	21.52	10.00	93.72	HIGH PERFORMER
Prairieland	98.00	39.20	21.00	2.00	10.00	74.20	STANDARD PERFORMER
AHP Total		39.20	22.04	12.19	10.00	83.43	STANDARD PERFORMER

PROPERTY SCORECARDS

CURRENT PERIOD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.25	3.80	2.70	2.50	3.00	3.75	3.20	STANDARD
Prairieland	3.70	3.70	2.35	2.80	3.00	3.00	3.09	STANDARD
AHP Total	3.47	3.75	2.53	2.64	3.00	3.39	3.15	STANDARD
	0.00	0.25	0.25	0.15	0.05	0.15	1	
	0.5088	0.93804	0.63315	0.59652	0.15	0.5087		
FISCAL YTD	MAINT	OCC	FINANCE	MGMT	TENANT	PHAS	OVERALL	DESIGNATION
Brentwood	3.45	3.55	3.30	2.80	2.00	3.75	3.31	STANDARD
Prairieland	3.85	4.00	2.65	2.90	2.00	3.00	3.23	STANDARD
AHP Total	3.64	3.77	2.99	2.85	2.00	3.39	3.27	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

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May 23, 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:

Briana Ricketts (300 N. Jefferson St. #403)	1 st Appr. - CT 03/22/22 AO
Gevone Wane (1582 McKnight St.)	1 st Appr. - NS ASTI 05/17/22
Kevin Livingston (301 Huston St. #48)	1 st Appr. - 05/31/22

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.