

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Moon Towers Conference Room**  
7/26/2022  
4:00 PM

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<b>Opening</b>	Roll Call	Chairperson Payton
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 06-2022 Financial Reports	Chairperson Payton
<input type="checkbox"/> Lomac Payton	Review/Ratify 06-2022 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Joey Range	COCC:	\$ 105,211.66
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 45,851.49
<input type="checkbox"/> Sara Robison	Family:	\$ 68,550.40
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 13,045.53
<u>Excused:</u>	HCV:	\$ 98,752.23
	Brentwood:	\$ 25,855.68
	Prairieland:	\$ 24,636.11
<u>Others Present:</u>	Capital Fund 2019:	\$ 31,565.47
	Capital Fund 2020:	\$ 49,184.52
	Capital Fund 2021:	\$ 0.00

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<b>Old Business</b>	Review/Approve Personnel Policy – Voluntary Separation Incentive Program (VSIP)	Derek Antoine
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<b>New Business</b>	KCHA Board of Commissioners Election of Officers for FYE 03/31/2023	Chairperson Payton/Jack Ball
	Review/Approve Pay Request #15 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve IFB No. B23002 HVAC Equipment	Derek Antoine
	Review/Approve Resolution 2022-05 1 <sup>st</sup> Qtr. Uncollectible Debt Charge-Offs	Derek Antoine

# board agenda

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**Reports**

Executive Director's Report – 06-2022

Derek Antoine

KCHA Legal Counsel Report – 07-2022

Jack Ball

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**Other Business**

Upcoming Board Meeting Dates - Reschedule

Derek Antoine

Executive Director Appraisal - Information

Derek Antoine

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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
June 28, 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  
                  Joey Range  
                  Sara Robison  
                  Dena May Turner

EXCUSED:           Joseph Riley

ABSENT:

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

Chairperson Payton called the meeting to order at 4:02 p.m.

Introductions were made as two new commissioners were present for this meeting.

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

Chairperson Payton then requested the Board review and ratify the April 2022 financial reports. After brief discussion, Commissioner Hawkinson made a motion to ratify the financial reports for April 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

April 2022 claims against the HA Administration in the sum of \$417,416.97; Central Office Cost Center in the sum of \$63,183.08; Moon Towers in the sum of \$43,945.77; Family in the sum of \$48,237.47; Bluebell in the sum of \$20,377.41; Housing Choice Voucher Program in the sum of \$92,647.28; Brentwood (A.H.P.) in the sum of \$21,351.24; Prairieland (A.H.P.) in the sum of \$19,831.98; Capital Fund '19 in the sum of \$107,842.74; Capital Fund '20 in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Hawkinson made a motion to ratify the claims and bills for April 2022; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye

Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

Chairperson Payton then requested the Board review and ratify the May 2022 financial reports. After brief discussion, Commissioner Hawkinson made a motion to ratify the financial reports for May 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

May 2022 claims against the HA Administration in the sum of \$457,227.88; Central Office Cost Center in the sum of \$115,107.73; Moon Towers in the sum of \$79,516.63; Family in the sum of \$76,056.09; Bluebell in the sum of \$25,854.65; Housing Choice Voucher Program in the sum of \$104,640.18; Brentwood (A.H.P.) in the sum of \$29,414.59; Prairieland (A.H.P.) in the sum of \$26,638.01; Capital Fund '19 in the sum of \$0.00; Capital Fund '20 in the sum of \$0.00 and Capital Fund '21 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for May 2022; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Mr. Antoine asked the Board to review and approve Pay Request #14 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 #14. After brief discussion, Commissioner Hawkinson made a motion to approve Pay Request #14 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$16,355.70; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Change Order #3 to Hein Construction for 504 Modification Project Phase 3. Mr. Antoine referred to the memo that outlined the change order. He stated that this is a no cost change order as the total contract price would remain unchanged as these changes would be covered by the General Requirement Allowance. The Allowance will be reduced from \$23,373.00 to \$21,522.00. Additionally, this change order increases the contract time by 153 days due to supply chain delays with casework and elevator components. The new contract end date will be 11/30/2022. Alliance Architects has reviewed and signed approval for Change Order #3. After brief discussion, Commissioner Hawkinson made a motion to approve Change Order #3 to Hein Construction for 504 Modification Project Phase 3; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Personnel Policy - Voluntary Separation Incentive Program (VSIP). Mr. Antoine said that this policy was created to make appropriate workforce adjustments and create opportunities for organizational renewal and invention. Eligible employees must be at least age 55 and have completed 20 continuous years for service with the agency. Commissioner Hawkinson asked where the funding would come from to support this policy. Mr. Antoine advised that funds would come from the operating budget of the appropriate program. Commissioner Hawkinson also asked what "good standing" means in Section 2.07 and asked that clarification be placed in the policy. Commissioner Turner asked who initiates action on the policy. Mr. Antoine advised that employee would make the request. Commissioner Hawkinson then asked if requests will be brought to the board. Mr. Antoine said that requests would be brought to the Board in Executive Session. After brief discussion, Commissioner Hawkinson made a motion to bring the policy back to the July meeting after the 30-day public comment and review period for an effective date of 08/01/2022; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

## **REPORTS**

Mr. Antoine said that the April and May reports will be forthcoming due to changes in the financial reports.

The Legal Counsel Report was provided in the Board packet. Mr. Ball provided an update about activities for the month.

## **OTHER BUSINESS**

Mr. Antoine said that he would bring information to the July meeting about upcoming board meeting dates.

Mr. Antoine apprised the board about a cost sharing request that the agency had received from Napa Auto Parts to resurface the roadway between the building and Brentwood Manor Apartments. Mr. Antoine said that he responded that the agency will not commit any funds to this request and that residents have been informed that any use of the roadway for parking is done so at their own risk.

Mr. Hawkinson asked Mr. Antoine to send the Executive Director performance appraisal forms to board members.

Chairperson Payton said that election of officers will take place at the July meeting.

Mr. Antoine provided a brief update on how mental health issues are affecting staff and residents.

## **ADJOURNMENT**

Commissioner Hawkinson made a motion to adjourn the meeting at 5:14 p.m.; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye  
Commissioner Hawkinson - aye  
Commissioner Payton - aye  
Commissioner Range - aye  
Commissioner Robison - aye  
Commissioner Turner - aye

Motion Carried, 6-0.

Respectfully submitted,

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Secretary

## LOW RENT

<u>COCC</u>	<u>Jun-22</u>	<u>Current YTD</u>		
Operating Income	\$94,319.15	\$286,480.14		
Operating Expenses	\$103,813.53	\$283,289.21		
<b>Net Revenue Income/(Loss)</b>	<b>(\$9,494.38)</b>	<b>\$3,190.93</b>	<b>COCC - Cash, Investments, A/R, &amp; A/P</b>	<b>\$1,264,009</b>

<u>MOON TOWERS</u>	<u>Jun-22</u>	<u>Current YTD</u>		
Operating Income	\$75,615.16	\$221,685.64	<b>Moon - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 730,953</b>
Operating Expenses	\$45,851.49	\$169,313.89	<b>Minimum Reserve Position</b>	<b>\$ 225,752</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$29,763.67</b>	<b>\$52,371.75</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$505,201</b>

<u>FAMILY SITES</u>	<u>Jun-22</u>	<u>Current YTD</u>		
Operating Income	\$95,615.32	\$286,442.49	<b>Family - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 962,879</b>
Operating Expenses	\$68,550.40	\$193,250.41	<b>Minimum Reserve Position</b>	<b>\$ 257,667</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$27,064.92</b>	<b>\$93,192.08</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$705,212</b>

<u>BLUEBELL</u>	<u>Jun-22</u>	<u>Current YTD</u>		
Operating Income	\$19,966.37	\$56,859.84	<b>Bluebell - Cash, Investments, A/R, &amp; A/P</b>	<b>\$ 228,333</b>
Operating Expenses	\$13,045.53	\$59,277.59	<b>Minimum Reserve Position</b>	<b>\$ 79,037</b>
<b>Net Revenue Income/(Loss)</b>	<b>\$6,920.84</b>	<b>(\$2,417.75)</b>	<b>Over/(Under) Minimum Reserve Position</b>	<b>\$149,296</b>

### Monthly Notes:

- For income: COCC received \$32,424.75 from inspections and maintenance charges along with \$11,300 in maintenance fees. The amps received \$122,385 in subsidy from HUD with Moon Towers receiving \$38,838; Family \$79,247; and Bluebell \$4,300.
- Besides unit turns and routine maintenance calls, Amp replaced heat system unions in a unit, installed water heater in another unit, and repaired the gas valve on a stove in another. There wasn't a lot of spending for the month.
- Overall the amps are showing in the black for the month and year-to-date except for BB showing red year-to-date and with COCC showing in the red for the month but black year-to-date.

## AHP

<u>BRENTWOOD</u>	<u>Jun-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jun-22</u>	<u>Current YTD</u>
Operating Income	\$33,770.19	\$101,962.23	Operating Income	\$29,080.13	\$91,132.44
Operating Expenses	\$25,855.68	\$80,442.35	Operating Expenses	\$24,636.11	\$71,114.59
<b>Net Revenue Income/(Loss)</b>	<b>\$7,914.51</b>	<b>\$21,519.88</b>	<b>Net Revenue Income/(Loss)</b>	<b>\$4,444.02</b>	<b>\$20,017.85</b>
<b>Brentwood's Cash, Investments, A/R, &amp; A/P</b>	<b>\$154,681.33</b>		<b>Prairieland's Cash, Investments, A/R, &amp; A/P</b>	<b>\$124,070.58</b>	
			<b>Restricted Cash ( Sec. Dep., Reserve, Receipts )</b>	<b>(\$267,792.95)</b>	
			<b>PL's Total Cash</b>	<b>(\$143,722.37)</b>	

### Monthly Notes:

- Brentwood's revenue increased \$7,914.51 and Prairieland's increased \$4,444.02 for the month.
- Like it was for Low Rent, spending was down for both Brentwood and Prairieland.
- Brentwood and Prairieland are both in the black for the month and year-to-date.

## HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jun-22</u>	<u>Current YTD</u>
Operating Income	\$12,041.68	\$43,303.81
Operating Expenses	\$19,140.24	\$52,676.16
<b>Net Revenue Income/(Loss)</b>	<b>(\$7,098.56)</b>	<b>(\$9,372.35)</b>
<b>Unrestricted Net Position (UNP)</b>		
Beginning Balance		\$52,293.20
Investment in Fixed Assets		
Monthly HCV Admin Revenue - Gain/(Loss)		-\$7,098.56
<i>Transfer to NRP or Adjustment</i>		
<b>UNP Ending Balance Per VMS</b>		<b>\$45,194.64</b>

### Monthly Notes:

- HCV received \$12,037 in administrative fee subsidy from HUD and shows a decrease in revenue of \$7,098.56 for the month.

<u>HAP</u>	<u>Jun-22</u>	<u>Current YTD</u>
Operating Income	\$63,038.00	\$219,168.00
Operating Expenses	\$72,520.00	\$220,910.51
<b>Net Revenue Income/(Loss)</b>	<b>(\$9,482.00)</b>	<b>(\$1,742.51)</b>
<b>Restricted Net Position (RNP)</b>		
Beginning Balance		\$35,965.55
Investment in Fixed Assets		\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)		-\$9,725.00
<i>Transfer from UNP or Adjustment</i>		
<b>RNP Ending Balance per VMS</b>		<b>\$26,240.55</b>

### Monthly Notes:

- HCV received \$63,038 in HAP subsidy from HUD and the program shows a decrease in revenue of \$9,482.00 for the month.

## EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jun-22</u>	<u>Current YTD</u>
Operating Income	\$ 416.00	\$ 1,116.00
Operating Expenses	\$ 1,383.99	\$ 6,295.23
<b>Net Revenue Income/(Loss)</b>	<b>(\$967.99)</b>	<b>(\$5,179.23)</b>
<b>EHV (UNP)</b>		
Beginning Balance		\$ 11,474.32
Monthly EHV Admin Revenue - Gain/(Loss)		\$ (967.99)
<b>EHV UNP Ending Balance</b>		<b>\$9,116.33</b>

### Monthly Notes:

- EHV received \$416 admin fee subsidy from HUD and had an decrease in revenue of \$967.99

<u>HAP</u>	<u>Jun-22</u>	<u>Current YTD</u>
Operating Income	\$ -	\$ -
Operating Expenses	\$ 5,708.00	\$ 16,216.00
<b>Net Revenue Income/(Loss)</b>	<b>(\$5,708.00)</b>	<b>(\$16,216.00)</b>
<b>RNP Ending Balance per VMS</b>		
Beginning Balance		\$ 4,319.00
Monthly EHV HAP Revenue - Gain/(Loss)		(\$5,708.00)
<b>RNP Ending Balance per VMS</b>		<b>\$1.00</b>

### Monthly Notes:

- EHV received \$0.00 in HAP subsidy and had a decrease in revenue of \$5,708.

## MISCELLANEOUS

### Tenant Online Payments

<u>Property Sites</u>	<u>Jun-22</u>	<u>FYE 2023</u>
Moon Towers	\$ 4,331.75	\$ 43,554.21
Family Sites	\$ 6,724.75	\$ 80,723.88
Bluebell	\$ 361.00	\$ 9,230.00
Brentwood	\$ 4,185.00	\$ 62,806.00
Prairieland	\$ 1,950.00	\$ 63,723.75
Housing Choice Voucher	\$ -	\$ -
<b>Fiscal Year 2022 Total</b>	<b>\$17,552.50</b>	<b>\$260,037.84</b>

### IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Jun-22</u>	<u>FYE 2023</u>
Moon Towers	\$ -	\$ 3,438.82
Family Sites	\$ 180.75	\$ 2,748.34
Bluebell	\$ -	\$ -
Brentwood	\$ -	\$ 531.03
Prairieland	\$ -	\$ 222.00
Housing Choice Voucher	\$ -	\$ 309.42
<b>Fiscal Year 2022 Total</b>	<b>\$180.75</b>	<b>\$7,249.61</b>

Monthly Bad Debt Reported	\$6,617.11
Historical Bad Debt	\$1,108,771.59

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$ 114,409.81	\$ 62,796.17
	16.08%	5.70%



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
<b>REVENUE</b>							
<b>FEE REVENUE</b>							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,635.30	-41,301.00	665.70	-123,903.00	-122,597.34	-495,612.00	-75.26
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-8,333.33	8,333.33	-24,999.99	0.00	-100,000.00	-100.00
Total Line 70710	-40,635.30	-49,634.33	8,999.03	-148,902.99	-122,597.34	-595,612.00	-79.42
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,640.00	-5,652.00	12.00	-16,956.00	-17,032.50	-67,824.00	-74.89
Total Line 70730	-5,640.00	-5,652.00	12.00	-16,956.00	-17,032.50	-67,824.00	-74.89
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-50.00	0.00	-50.00	0.00	-350.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-11,300.00	-10,600.00	-700.00	-31,800.00	-32,000.00	-127,200.00	-74.84
Total Line 70750	-11,350.00	-10,600.00	-750.00	-31,800.00	-32,350.00	-127,200.00	-74.57
<b>70700 TOTAL FEE REVENUE</b>	<b>-61,865.30</b>	<b>-70,126.33</b>	<b>8,261.03</b>	<b>-210,378.99</b>	<b>-184,699.84</b>	<b>-841,516.00</b>	<b>-78.05</b>
<b>OTHER REVENUE</b>							
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	-29.10	-8.00	-21.10	-24.00	-95.16	-96.00	-0.88
Total Line 71100	-29.10	-8.00	-21.10	-24.00	-95.16	-96.00	-0.88
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-534.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.000 Inspection Income	-225.00	-1,300.00	1,075.00	-3,900.00	-1,050.00	-15,600.00	-93.27
10-1-000-000-3850.010 Garb & Trash Inc	-5,127.00	0.00	-5,127.00	0.00	-10,049.25	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	-1,272.00	0.00	-1,272.00	0.00	-3,398.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	-3,890.00	0.00	-3,890.00	0.00	-13,744.50	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	-178.00	0.00	-178.00	0.00	-914.50	0.00	
10-1-000-000-3850.070 Electrical Inc	-842.75	0.00	-842.75	0.00	-3,918.50	0.00	
10-1-000-000-3850.080 Plumbing Inc	-2,796.00	0.00	-2,796.00	0.00	-7,343.39	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	-882.00	0.00	-882.00	0.00	-6,733.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	-17,113.00	0.00	-17,113.00	0.00	-53,817.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	-99.00	-39,583.33	39,484.33	-118,749.99	-183.00	-475,000.00	-99.96
Total Line 71500	-32,424.75	-40,883.33	8,458.58	-122,649.99	-101,685.14	-490,600.00	-79.27
<b>TOTAL OTHER REVENUE</b>	<b>-32,453.85</b>	<b>-40,891.33</b>	<b>8,437.48</b>	<b>-122,673.99</b>	<b>-101,780.30</b>	<b>-490,696.00</b>	<b>-79.26</b>
<b>70000 TOTAL REVENUE</b>	<b>-94,319.15</b>	<b>-111,017.66</b>	<b>16,698.51</b>	<b>-333,052.98</b>	<b>-286,480.14</b>	<b>-1,332,212.00</b>	<b>-78.50</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	34,491.51	37,812.67	-3,321.16	113,438.01	90,984.33	453,752.00	-79.95
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	34,491.51	37,812.67	-3,321.16	113,438.01	90,984.33	453,752.00	-79.95
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
Total Line 91400	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	11,536.44	13,270.83	-1,734.39	39,812.49	30,654.26	159,250.00	-80.75
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.	860.22	550.00	310.22	1,650.00	1,780.52	6,600.00	-73.02
Total Line 91500	12,396.66	13,820.83	-1,424.17	41,462.49	32,434.78	165,850.00	-80.44
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	758.33	-758.33	2,274.99	239.00	9,100.00	-97.37
10-1-000-000-4180.000 Telephone	172.30	600.00	-427.70	1,800.00	1,074.91	7,200.00	-85.07
10-1-000-000-4190.000 Other Sundry	18.80	100.00	-81.20	300.00	148.93	1,200.00	-87.59
10-1-000-000-4190.100 Postage	-317.84	200.00	-517.84	600.00	134.29	2,400.00	-94.40
10-1-000-000-4190.200 Office Supplies	143.15	100.00	43.15	300.00	210.03	1,200.00	-82.50
10-1-000-000-4190.250 Office Furniture	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-000-4190.300 Paper Supplies	0.00	50.00	-50.00	150.00	334.88	600.00	-44.19
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	600.00	371.96	2,400.00	-84.50
10-1-000-000-4190.550 Computers	58.00	125.00	-67.00	375.00	1,759.90	1,500.00	17.33
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	0.00	712.50	-712.50	2,137.50	-248.90	8,550.00	-102.91
10-1-000-000-4190.800 Internet Services	200.36	250.00	-49.64	750.00	922.77	3,000.00	-69.24
10-1-000-000-4190.850 IT Support	0.00	300.00	-300.00	900.00	52.50	3,600.00	-98.54
Total Line 91600	460.75	3,595.83	-3,135.08	10,787.49	5,000.27	43,150.00	-88.41
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	2,400.00	1,600.00	9,600.00	-83.33
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	2,400.00	1,600.00	9,600.00	-83.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,554.17	-1,554.17	4,662.51	4,644.48	18,650.00	-75.10
10-1-000-000-4150.010 Travel - Commissioners	0.00	758.33	-758.33	2,274.99	847.50	9,100.00	-90.69
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	2,312.50	-2,312.50	6,937.50	5,491.98	27,750.00	-80.21
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	90.26	0.00	90.26	0.00	90.26	0.00	
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,292.34	1,100.00	192.34	3,300.00	3,877.02	13,200.00	-70.63

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	0.00	0.00	0.00	0.00	
Total Line 91900	1,382.60	1,350.00	32.60	4,050.00	3,967.28	16,200.00	-75.51
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>49,531.52</b>	<b>59,991.83</b>	<b>-10,460.31</b>	<b>179,975.49</b>	<b>139,478.64</b>	<b>719,902.00</b>	<b>-80.63</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.06	25.00	-5.94	75.00	38.12	300.00	-87.29
10-1-000-000-4315.000 Sewer	11.61	15.00	-3.39	45.00	23.22	180.00	-87.10
10-1-000-000-4320.000 Electric	0.00	350.00	-350.00	1,050.00	200.70	4,200.00	-95.22
10-1-000-000-4330.000 Gas	0.00	175.00	-175.00	525.00	253.76	2,100.00	-87.92
Total Line 93100, 93200, 93300, 93600	30.67	565.00	-534.33	1,695.00	515.80	6,780.00	-92.39
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>30.67</b>	<b>565.00</b>	<b>-534.33</b>	<b>1,695.00</b>	<b>515.80</b>	<b>6,780.00</b>	<b>-92.39</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	29,908.52	33,420.83	-3,512.31	100,262.49	80,486.17	401,050.00	-79.93
10-1-000-000-4410.010 Maint Admin Salary	5,000.00	5,416.67	-416.67	16,250.01	13,180.88	65,000.00	-79.72
10-1-000-000-4410.100 Maint Labor - OT	1,338.32	1,083.33	254.99	3,249.99	3,306.70	13,000.00	-74.56
Total Line 94100	36,246.84	39,920.83	-3,673.99	119,762.49	96,973.75	479,050.00	-79.76
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.66	0.00	0.66	0.00	1.32	0.00	
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.125 Mileage	12.87	0.00	12.87	0.00	12.87	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	90.64	0.00	
Total Line 94200	13.53	0.00	13.53	0.00	104.83	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	-3,183.84	0.00	
Total Line 94300 - (sub acct)	0.00	0.00	0.00	0.00	-3,183.84	0.00	
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	12,293.81	14,583.83	-2,290.02	43,751.49	33,122.49	175,006.00	-81.07



Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
*June, 2022*

	<b>Monthly Amt</b>	<b>Monthly Budget</b>	<b>Variance</b>	<b>YTD Budget</b>	<b>Current YTD</b>	<b>Budget</b>	<b>Variance %</b>
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							
10-1-000-000-4800.000 Depreciation Exp COCC	760.00	765.00	-5.00	2,295.00	2,280.00	9,180.00	-75.16
Total Line 97400	760.00	765.00	-5.00	2,295.00	2,280.00	9,180.00	-75.16
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>760.00</b>	<b>765.00</b>	<b>-5.00</b>	<b>2,295.00</b>	<b>2,280.00</b>	<b>9,180.00</b>	<b>-75.16</b>
90000 TOTAL EXPENSES	104,573.53	122,741.99	-18,168.46	368,225.97	285,569.21	1,472,904.00	-80.61
<b>OTHER FINANCING SOURCES (USES)</b>							
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	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	10,254.38	10,959.33	-704.95	32,877.99	-910.93	131,512.00	-100.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-32,323.00	-33,807.00	1,484.00	-101,421.00	-98,110.00	-405,684.00	-75.82
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-32,323.00	-33,807.00	1,484.00	-101,421.00	-98,110.00	-405,684.00	-75.82
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	0.00	-75.00	75.00	-225.00	-30.00	-900.00	-96.67
10-1-000-001-3690.100 Late Fees	-350.00	-316.67	-33.33	-950.01	-1,350.00	-3,800.00	-64.47
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	-25.00	-8.33	-16.67	-24.99	-75.00	-100.00	-25.00
10-1-000-001-3690.150 Laundry Income	-3,018.00	-1,100.00	-1,918.00	-3,300.00	-3,018.00	-13,200.00	-77.14
10-1-000-001-3690.160 Vending Machine Inc	-196.38	-125.00	-71.38	-375.00	-332.79	-1,500.00	-77.81
10-1-000-001-3690.180 Labor	-760.75	0.00	-760.75	0.00	-1,752.25	0.00	
10-1-000-001-3690.200 Materials	-82.78	0.00	-82.78	0.00	-436.38	0.00	
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	-4,432.91	-1,625.00	-2,807.91	-4,875.00	-6,994.42	-19,500.00	-64.13
<b>70500 TOTAL TENANT REVENUE</b>	<b>-36,755.91</b>	<b>-35,432.00</b>	<b>-1,323.91</b>	<b>-106,296.00</b>	<b>-105,104.42</b>	<b>-425,184.00</b>	<b>-75.28</b>
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,838.00	-35,580.17	-3,257.83	-106,740.51	-116,514.00	-426,962.00	-72.71
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	-38,838.00	-35,580.17	-3,257.83	-106,740.51	-116,514.00	-426,962.00	-72.71
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	-4,583.33	4,583.33	-13,749.99	0.00	-55,000.00	-100.00
Total Line 70800	0.00	-4,583.33	4,583.33	-13,749.99	0.00	-55,000.00	-100.00
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-21.25	-1.67	-19.58	-5.01	-67.22	-20.00	236.10
Total Line 71100	-21.25	-1.67	-19.58	-5.01	-67.22	-20.00	236.10
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	0.00	-150.00	150.00	-450.00	0.00	-1,800.00	-100.00
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	0.00	-1,105.00	1,105.00	-3,315.00	0.00	-13,260.00	-100.00
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	-1,255.00	1,255.00	-3,765.00	0.00	-15,060.00	-100.00
<b>70000 TOTAL REVENUE</b>	<b>-75,615.16</b>	<b>-76,852.17</b>	<b>1,237.01</b>	<b>-230,556.51</b>	<b>-221,685.64</b>	<b>-922,226.00</b>	<b>-75.96</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	2,923.50	7,637.50	-4,714.00	22,912.50	7,735.65	91,650.00	-91.56
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	2,923.50	7,637.50	-4,714.00	22,912.50	7,735.65	91,650.00	-91.56
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	253.75	-253.75	761.25	0.00	3,045.00	-100.00
Total Line 91200	0.00	253.75	-253.75	761.25	0.00	3,045.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,287.75	13,306.00	-18.25	39,918.00	39,863.25	159,672.00	-75.03
Total Line 91300	13,287.75	13,306.00	-18.25	39,918.00	39,863.25	159,672.00	-75.03
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,312.50	1,315.00	-2.50	3,945.00	3,937.50	15,780.00	-75.05
Total Line 91310	1,312.50	1,315.00	-2.50	3,945.00	3,937.50	15,780.00	-75.05
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,553.46	3,141.67	-588.21	9,425.01	6,806.78	37,700.00	-81.94
Total Line 91500	2,553.46	3,141.67	-588.21	9,425.01	6,806.78	37,700.00	-81.94
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	199.17	-199.17	597.51	0.00	2,390.00	-100.00
10-1-000-001-4180.000 Telephone	110.00	100.00	10.00	300.00	600.78	1,200.00	-49.94
10-1-000-001-4190.100 Postage	8.48	75.00	-66.52	225.00	143.30	900.00	-84.08
10-1-000-001-4190.200 Office Supplies	0.00	41.67	-41.67	125.01	204.78	500.00	-59.04
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	54.17	-54.17	162.51	282.00	650.00	-56.62
10-1-000-001-4190.400 Printing/printers	0.00	541.67	-541.67	1,625.01	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	0.00	100.00	-100.00	300.00	229.73	1,200.00	-80.86
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	562.50	-562.50	1,687.50	0.00	6,750.00	-100.00
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	104.17	-104.17	312.51	0.00	1,250.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	270.00	348.44	1,080.00	-67.74
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
Total Line 91600	205.59	1,993.35	-1,787.76	5,980.05	1,849.03	23,920.00	-92.27
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	0.00	353.00	-353.00	1,059.00	849.62	4,236.00	-79.94
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	4.17	-4.17	12.51	0.00	50.00	-100.00
Total Line 91800	0.00	357.17	-357.17	1,071.51	849.62	4,286.00	-80.18
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	0.00	0.00	0.00	0.00	6.21	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	368.75	-368.75	1,106.25	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	8.33	-8.33	24.99	110.17	100.00	10.17
10-1-000-001-4190.950 Background Verification	0.00	59.17	-59.17	177.51	80.75	710.00	-88.63
Total Line 91900	0.00	436.25	-436.25	1,308.75	197.13	5,235.00	-96.23
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>20,282.80</b>	<b>28,440.69</b>	<b>-8,157.89</b>	<b>85,322.07</b>	<b>61,238.96</b>	<b>341,288.00</b>	<b>-82.06</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>5,310.00</u>	<u>5,310.00</u>	<u>21,240.00</u>	<u>-75.00</u>
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b><u>1,770.00</u></b>	<b><u>1,770.00</u></b>	<b><u>0.00</u></b>	<b><u>5,310.00</u></b>	<b><u>5,310.00</u></b>	<b><u>21,240.00</u></b>	<b><u>-75.00</u></b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	83.33	-83.33	249.99	164.90	1,000.00	-83.51
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	50.01	10.34	200.00	-94.83
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	70.83	-70.83	212.49	0.00	850.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.00</u>	<u>187.50</u>	<u>-187.50</u>	<u>562.50</u>	<u>175.24</u>	<u>2,250.00</u>	<u>-92.21</u>
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b><u>0.00</u></b>	<b><u>187.50</u></b>	<b><u>-187.50</u></b>	<b><u>562.50</u></b>	<b><u>175.24</u></b>	<b><u>2,250.00</u></b>	<b><u>-92.21</u></b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,278.70	1,208.33	70.37	3,624.99	2,820.06	14,500.00	-80.55
10-1-000-001-4315.000 Sewer	3,231.55	2,700.00	531.55	8,100.00	6,890.96	32,400.00	-78.73
10-1-000-001-4320.000 Electric	0.00	1,958.33	-1,958.33	5,874.99	1,688.91	23,500.00	-92.81
10-1-000-001-4330.000 Gas	0.00	4,500.00	-4,500.00	13,500.00	6,090.10	54,000.00	-88.72
Total Line 93100, 93200, 93300, 93600	<u>4,510.25</u>	<u>10,366.66</u>	<u>-5,856.41</u>	<u>31,099.98</u>	<u>17,490.03</u>	<u>124,400.00</u>	<u>-85.94</u>
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b><u>4,510.25</u></b>	<b><u>10,366.66</u></b>	<b><u>-5,856.41</u></b>	<b><u>31,099.98</u></b>	<b><u>17,490.03</u></b>	<b><u>124,400.00</u></b>	<b><u>-85.94</u></b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-001-4410.200 Maint Labor - Fee	4,525.00	4,425.00	100.00	13,275.00	13,275.00	53,100.00	-75.00
Total Line 94100	<u>4,525.00</u>	<u>4,425.00</u>	<u>100.00</u>	<u>13,275.00</u>	<u>13,275.00</u>	<u>53,100.00</u>	<u>-75.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	541.67	-541.67	1,625.01	4.08	6,500.00	-99.94
10-1-000-001-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
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	0.00	225.00	-225.00	675.00	115.60	2,700.00	-95.72
10-1-000-001-4420.070 Electrical Supplies	55.09	91.67	-36.58	275.01	186.42	1,100.00	-83.05
10-1-000-001-4420.080 Plumbing Supplies	62.40	100.00	-37.60	300.00	670.31	1,200.00	-44.14
10-1-000-001-4420.090 Extermination Supplies	0.00	125.00	-125.00	375.00	579.31	1,500.00	-61.38
10-1-000-001-4420.100 Janitorial Supplies	0.00	125.00	-125.00	375.00	681.43	1,500.00	-54.57
10-1-000-001-4420.110 Routine Maint. Supplies	1,010.12	1,200.00	-189.88	3,600.00	6,007.98	14,400.00	-58.28
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	864.00	0.00	3,456.00	-100.00
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	0.00	0.00	0.00	0.00	-369.91	0.00	
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>1,127.61</u>	<u>2,721.34</u>	<u>-1,593.73</u>	<u>8,164.02</u>	<u>7,875.22</u>	<u>32,656.00</u>	<u>-75.88</u>



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	0.00	12,500.00	-12,500.00	37,500.00	2,679.00	150,000.00	-98.21
10-1-000-001-4430.010 Garbage & Trash Con	1,356.37	425.00	931.37	1,275.00	2,535.39	5,100.00	-50.29
10-1-000-001-4430.020 Heating & Cooling Cont	240.75	625.00	-384.25	1,875.00	854.50	7,500.00	-88.61
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	1,541.67	-1,541.67	4,625.01	4,112.16	18,500.00	-77.77
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	700.00	-700.00	2,100.00	1,845.17	8,400.00	-78.03
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	420.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	95.25	233.33	-138.08	699.99	1,464.00	2,800.00	-47.71
10-1-000-001-4430.080 Plumbing Contracts	731.00	333.33	397.67	999.99	2,451.50	4,000.00	-38.71
10-1-000-001-4430.090 Extermination Contracts	0.00	1,500.00	-1,500.00	4,500.00	3,750.00	18,000.00	-79.17
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	5,659.57	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	4,177.45	1,250.00	2,927.45	3,750.00	17,924.95	15,000.00	19.50
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	83.33	-83.33	249.99	55.00	1,000.00	-94.50
10-1-000-001-4430.121 Laundry Equip Contract	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
10-1-000-001-4430.126 Vehicle Maint Cont	350.00	33.33	316.67	99.99	350.00	400.00	-12.50
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	6,950.82	19,433.32	-12,482.50	58,299.96	44,101.24	233,200.00	-81.09
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	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>12,603.43</b>	<b>26,579.66</b>	<b>-13,976.23</b>	<b>79,738.98</b>	<b>65,251.46</b>	<b>318,956.00</b>	<b>-79.54</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	266.67	-266.67	800.01	741.51	3,200.00	-76.83
10-1-000-001-4480.100 ADT Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4480.500 Security Contract	0.00	833.33	-833.33	2,499.99	0.00	10,000.00	-100.00
Total Line 95200	0.00	1,100.00	-1,100.00	3,300.00	741.51	13,200.00	-94.38
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>0.00</b>	<b>1,100.00</b>	<b>-1,100.00</b>	<b>3,300.00</b>	<b>741.51</b>	<b>13,200.00</b>	<b>-94.38</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,450.08	3,515.00	-64.92	10,545.00	10,350.24	42,180.00	-75.46
10-1-000-001-4510.020 Liability Insurance	430.90	439.00	-8.10	1,317.00	1,292.70	5,268.00	-75.46
10-1-000-001-4510.030 Work Comp Insurance	179.71	183.00	-3.29	549.00	539.13	2,196.00	-75.45
Total Line 96110, 96120, 96130	4,060.69	4,137.00	-76.31	12,411.00	12,182.07	49,644.00	-75.46
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	155.00	-3.36	465.00	454.92	1,860.00	-75.54
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	195.00	191.43	780.00	-75.46
10-1-000-001-4510.035 Auto Insurance	47.92	50.00	-2.08	150.00	143.76	600.00	-76.04
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	270.00	-6.63	810.00	790.11	3,240.00	-75.61
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,324.06</b>	<b>4,407.00</b>	<b>-82.94</b>	<b>13,221.00</b>	<b>12,972.18</b>	<b>52,884.00</b>	<b>-75.47</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,781.28	2,798.17	-16.89	8,394.51	8,062.00	33,578.00	-75.99
Total Line 96300	2,781.28	2,798.17	-16.89	8,394.51	8,062.00	33,578.00	-75.99
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-420.33	0.00	-420.33	0.00	-1,927.49	0.00	
Total Line 96400	-420.33	0.00	-420.33	0.00	-1,927.49	0.00	
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	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>2,360.95</b>	<b>2,798.17</b>	<b>-437.22</b>	<b>8,394.51</b>	<b>6,134.51</b>	<b>33,578.00</b>	<b>-81.73</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>45,851.49</b>	<b>75,649.68</b>	<b>-29,798.19</b>	<b>226,949.04</b>	<b>169,313.89</b>	<b>907,796.00</b>	<b>-81.35</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-29,763.67</b>	<b>-1,202.49</b>	<b>-28,561.18</b>	<b>-3,607.47</b>	<b>-52,371.75</b>	<b>-14,430.00</b>	<b>262.94</b>
<b>MISCELLANEOUS EXPENSE</b>							
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	13,400.00	13,500.00	-100.00	40,500.00	40,200.00	162,000.00	-75.19
Total Line 97400	13,400.00	13,500.00	-100.00	40,500.00	40,200.00	162,000.00	-75.19
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	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>13,400.00</b>	<b>13,500.00</b>	<b>-100.00</b>	<b>40,500.00</b>	<b>40,200.00</b>	<b>162,000.00</b>	<b>-75.19</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
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	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	-16,363.67	-1,352.49	-15,011.18	-4,057.47	-12,171.75	-16,230.00	-25.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-12,097.00	-15,583.33	3,486.33	-46,749.99	-39,928.00	-187,000.00	-78.65
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-12,097.00	-15,583.33	3,486.33	-46,749.99	-39,928.00	-187,000.00	-78.65
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	0.00	0.00	
10-1-000-002-3690.000 Other Income	-172.00	-150.00	-22.00	-450.00	-212.00	-1,800.00	-88.22
10-1-000-002-3690.100 Late Fees	-500.00	-750.00	250.00	-2,250.00	-1,150.00	-9,000.00	-87.22
10-1-000-002-3690.120 Violation Fees	-625.00	-670.00	45.00	-2,010.00	-1,915.00	-8,040.00	-76.18
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,810.25	0.00	-1,810.25	0.00	-3,390.25	0.00	
10-1-000-002-3690.200 Materials	-887.55	0.00	-887.55	0.00	-1,648.05	0.00	
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	-3,994.80	-1,570.00	-2,424.80	-4,710.00	-8,315.30	-18,840.00	-55.86
<b>70500 TOTAL TENANT REVENUE</b>	<b>-16,091.80</b>	<b>-17,153.33</b>	<b>1,061.53</b>	<b>-51,459.99</b>	<b>-48,243.30</b>	<b>-205,840.00</b>	<b>-76.56</b>
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-79,247.00	-69,229.00	-10,018.00	-207,687.00	-237,741.00	-830,748.00	-71.38
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	-79,247.00	-69,229.00	-10,018.00	-207,687.00	-237,741.00	-830,748.00	-71.38
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-25.00	25.00	-75.00	0.00	-300.00	-100.00
Total Line 70610	0.00	-25.00	25.00	-75.00	0.00	-300.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	-8,583.33	8,583.33	-25,749.99	0.00	-103,000.00	-100.00
Total Line 70800	0.00	-8,583.33	8,583.33	-25,749.99	0.00	-103,000.00	-100.00
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-26.52	-333.00	306.48	-999.00	-83.19	-3,996.00	-97.92
Total Line 71100	-26.52	-333.00	306.48	-999.00	-83.19	-3,996.00	-97.92
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	-125.00	125.00	-375.00	0.00	-1,500.00	-100.00
10-1-000-002-3195.000 Day Care Income	-250.00	0.00	-250.00	0.00	-375.00	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	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-250.00	-125.00	-125.00	-375.00	-375.00	-1,500.00	-75.00
<b>70000 TOTAL REVENUE</b>	<b>-95,615.32</b>	<b>-95,448.66</b>	<b>-166.66</b>	<b>-286,345.98</b>	<b>-286,442.49</b>	<b>-1,145,384.00</b>	<b>-74.99</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,316.50	6,987.50	-671.00	20,962.50	16,668.16	83,850.00	-80.12
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,316.50	6,987.50	-671.00	20,962.50	16,668.16	83,850.00	-80.12
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	277.92	-277.92	833.76	0.00	3,335.00	-100.00
Total Line 91200	0.00	277.92	-277.92	833.76	0.00	3,335.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,047.05	14,584.00	-536.95	43,752.00	42,596.73	175,008.00	-75.66
Total Line 91300	14,047.05	14,584.00	-536.95	43,752.00	42,596.73	175,008.00	-75.66
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,387.50	1,455.00	-67.50	4,365.00	4,207.50	17,460.00	-75.90
Total Line 91310	1,387.50	1,455.00	-67.50	4,365.00	4,207.50	17,460.00	-75.90
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,155.16	2,437.50	-282.34	7,312.50	5,767.79	29,250.00	-80.28
Total Line 91500	2,155.16	2,437.50	-282.34	7,312.50	5,767.79	29,250.00	-80.28
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	279.00	204.17	74.83	612.51	279.00	2,450.00	-88.61
10-1-000-002-4180.000 Telephone	0.00	196.00	-196.00	588.00	406.45	2,352.00	-82.72
10-1-000-002-4190.100 Postage	80.03	175.00	-94.97	525.00	270.70	2,100.00	-87.11
10-1-000-002-4190.200 Office Supplies	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	226.89	50.00	176.89	150.00	464.43	600.00	-22.60
10-1-000-002-4190.400 Printing/printers	0.00	110.67	-110.67	332.01	0.00	1,328.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	69.00	-69.00	207.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	185.00	-185.00	555.00	0.00	2,220.00	-100.00
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	150.00	-150.00	450.00	299.85	1,800.00	-83.34
10-1-000-002-4190.800 Internet Services	397.94	526.00	-128.06	1,578.00	1,751.23	6,312.00	-72.26
10-1-000-002-4190.850 IT Support	0.00	40.00	-40.00	120.00	0.00	480.00	-100.00
Total Line 91600	983.86	1,755.84	-771.98	5,267.52	3,471.66	21,070.00	-83.52
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	0.00	355.00	-355.00	1,065.00	849.62	4,260.00	-80.06
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	355.00	-355.00	1,065.00	849.62	4,260.00	-80.06
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	0.00	10.00	-10.00	30.00	10.70	120.00	-91.08
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.100 Inspection Expense	500.00	408.00	92.00	1,224.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.950 Background Verification	0.00	57.00	-57.00	171.00	47.02	684.00	-93.13
Total Line 91900	500.00	475.00	25.00	1,425.00	557.72	5,700.00	-90.22
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>25,390.07</b>	<b>28,327.76</b>	<b>-2,937.69</b>	<b>84,983.28</b>	<b>74,119.18</b>	<b>339,933.00</b>	<b>-78.20</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
Total Line 92000	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>1,960.00</b>	<b>1,960.00</b>	<b>0.00</b>	<b>5,880.00</b>	<b>5,880.00</b>	<b>23,520.00</b>	<b>-75.00</b>
<b>TENANT SERVICES</b>							
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	166.67	-166.67	500.01	10.34	2,000.00	-99.48
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	70.00	-70.00	210.00	0.00	840.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
10-1-000-002-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	286.67	-286.67	860.01	10.34	3,440.00	-99.70
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>286.67</b>	<b>-286.67</b>	<b>860.01</b>	<b>10.34</b>	<b>3,440.00</b>	<b>-99.70</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	65.88	200.00	-134.12	600.00	162.59	2,400.00	-93.23
10-1-000-002-4315.000 Sewer	30.00	35.00	-5.00	105.00	82.83	420.00	-80.28
10-1-000-002-4320.000 Electric	0.00	1,250.00	-1,250.00	3,750.00	801.88	15,000.00	-94.65
10-1-000-002-4330.000 Gas	0.00	1,125.00	-1,125.00	3,375.00	1,259.89	13,500.00	-90.67
Total Line 93100 93200 93300 93600	95.88	2,610.00	-2,514.12	7,830.00	2,307.19	31,320.00	-92.63
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>95.88</b>	<b>2,610.00</b>	<b>-2,514.12</b>	<b>7,830.00</b>	<b>2,307.19</b>	<b>31,320.00</b>	<b>-92.63</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-002-4410.200 Maint Labor - Other	5,450.00	4,900.00	550.00	14,700.00	14,850.00	58,800.00	-74.74
Total Line 94100	5,450.00	4,900.00	550.00	14,700.00	14,850.00	58,800.00	-74.74
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	34.24	250.00	-215.76	750.00	315.52	3,000.00	-89.48
10-1-000-002-4420.030 Snow Removal Supplies	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
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	220.87	270.83	-49.96	812.49	655.60	3,250.00	-79.83
10-1-000-002-4420.070 Electrical Supplies	117.30	400.00	-282.70	1,200.00	237.88	4,800.00	-95.04
10-1-000-002-4420.080 Plumbing Supplies	1,218.76	575.00	643.76	1,725.00	2,086.28	6,900.00	-69.76
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	253.12	250.00	3.12	750.00	472.70	3,000.00	-84.24
10-1-000-002-4420.110 Routine Maint. Supplies	3,218.80	2,929.17	289.63	8,787.51	8,347.72	35,150.00	-76.25
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	1,081.13	0.00	
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	5,063.09	4,941.67	121.42	14,825.01	13,196.83	59,300.00	-77.75

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	0.00	0.00	0.00	31.71	0.00	
10-1-000-002-4430.000 Maint Labor Contract	0.00	21,250.00	-21,250.00	63,750.00	28.45	255,000.00	-99.99
10-1-000-002-4430.010 Garbage&Trash Cont	4,104.00	250.00	3,854.00	750.00	8,837.25	3,000.00	194.58
10-1-000-002-4430.020 Heating&Cooling Cont	1,955.42	500.00	1,455.42	1,500.00	3,390.92	6,000.00	-43.48
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	3,204.00	1,750.00	1,454.00	5,250.00	11,949.72	21,000.00	-43.10
10-1-000-002-4430.060 Unit Turnaround Cont	178.00	0.00	178.00	0.00	494.50	0.00	
10-1-000-002-4430.070 Electrical Contracts	701.75	100.00	601.75	300.00	1,806.00	1,200.00	50.50
10-1-000-002-4430.080 Plumbing Contracts	2,071.89	1,700.00	371.89	5,100.00	4,366.03	20,400.00	-78.60
10-1-000-002-4430.090 Extermination Contracts	0.00	500.00	-500.00	1,500.00	3,330.00	6,000.00	-44.50
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	12,699.75	0.00	12,699.75	0.00	29,984.25	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	99.00	3,000.00	-2,901.00	9,000.00	183.00	36,000.00	-99.49
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	-250.00	133.33	-383.33	399.99	3,247.54	1,600.00	102.97
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	24,763.81	29,183.33	-4,419.52	87,549.99	67,649.37	350,200.00	-80.68
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	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>35,276.90</b>	<b>39,025.00</b>	<b>-3,748.10</b>	<b>117,075.00</b>	<b>95,696.20</b>	<b>468,300.00</b>	<b>-79.57</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	183.33	-183.33	549.99	0.00	2,200.00	-100.00
10-1-000-002-4480.100 ADT Contract	0.00	163.33	-163.33	489.99	507.78	1,960.00	-74.09
10-1-000-002-4480.500 Security Contract	0.00	430.00	-430.00	1,290.00	0.00	5,160.00	-100.00
Total Line 95200	0.00	776.66	-776.66	2,329.98	507.78	9,320.00	-94.55
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>0.00</b>	<b>776.66</b>	<b>-776.66</b>	<b>2,329.98</b>	<b>507.78</b>	<b>9,320.00</b>	<b>-94.55</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	3,511.87	3,585.00	-73.13	10,755.00	10,535.61	43,020.00	-75.51
10-1-000-002-4510.020 Liability Ins	469.95	485.00	-15.05	1,455.00	1,409.85	5,820.00	-75.78
10-1-000-002-4510.030 Work Comp Insurance	211.43	220.00	-8.57	660.00	634.29	2,640.00	-75.97
Total Line 96110 96120 96130	4,193.25	4,290.00	-96.75	12,870.00	12,579.75	51,480.00	-75.56
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	170.00	-4.62	510.00	496.14	2,040.00	-75.68
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	225.00	212.52	900.00	-76.39
10-1-000-002-4510.035 Auto Insurance	191.67	200.00	-8.33	600.00	575.01	2,400.00	-76.04
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	445.00	-17.11	1,335.00	1,283.67	5,340.00	-75.96
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,621.14</b>	<b>4,735.00</b>	<b>-113.86</b>	<b>14,205.00</b>	<b>13,863.42</b>	<b>56,820.00</b>	<b>-75.60</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
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 Absenses							
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,200.11	1,297.50	-97.39	3,892.50	3,758.91	15,570.00	-75.86
Total Line 96300	1,200.11	1,297.50	-97.39	3,892.50	3,758.91	15,570.00	-75.86
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	6.30	200.00	-193.70	600.00	-2,892.61	2,400.00	-220.53
Total Line 96400	6.30	200.00	-193.70	600.00	-2,892.61	2,400.00	-220.53
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	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,206.41</b>	<b>1,497.50</b>	<b>-291.09</b>	<b>4,492.50</b>	<b>866.30</b>	<b>17,970.00</b>	<b>-95.18</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>68,550.40</b>	<b>79,218.59</b>	<b>-10,668.19</b>	<b>237,655.77</b>	<b>193,250.41</b>	<b>950,623.00</b>	<b>-79.67</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-27,064.92</b>	<b>-16,230.07</b>	<b>-10,834.85</b>	<b>-48,690.21</b>	<b>-93,192.08</b>	<b>-194,761.00</b>	<b>-52.15</b>
<b>MISCELLANEOUS EXPENSE</b>							
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	30,630.00	31,000.00	-370.00	93,000.00	91,890.00	372,000.00	-75.30
Total Line 97400	30,630.00	31,000.00	-370.00	93,000.00	91,890.00	372,000.00	-75.30
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	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>30,630.00</b>	<b>31,000.00</b>	<b>-370.00</b>	<b>93,000.00</b>	<b>91,890.00</b>	<b>372,000.00</b>	<b>-75.30</b>



Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
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	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,565.08	-16,230.07	19,795.15	-48,690.21	-1,302.08	-194,761.00	-99.33

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,157.00	-13,948.00	-209.00	-41,844.00	-41,929.80	-167,376.00	-74.95
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,157.00	-13,948.00	-209.00	-41,844.00	-41,929.80	-167,376.00	-74.95
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-6.25	-18.75	-18.75	-25.00	-75.00	-66.67
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	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.100 Late Fees	-175.00	-100.00	-75.00	-300.00	-400.00	-1,200.00	-66.67
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-12.51	-50.00	-50.00	0.00
10-1-000-006-3690.150 Laundry Income	-1,002.00	-460.00	-542.00	-1,380.00	-1,002.00	-5,520.00	-81.85
10-1-000-006-3690.160 Vending Machine Inc	0.00	-25.00	25.00	-75.00	-44.43	-300.00	-85.19
10-1-000-006-3690.180 Labor	-270.00	0.00	-270.00	0.00	-381.25	0.00	
10-1-000-006-3690.200 Materials	-30.25	0.00	-30.25	0.00	-104.63	0.00	
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	-1,502.25	-595.42	-906.83	-1,786.26	-2,007.31	-7,145.00	-71.91
<b>70500 TOTAL TENANT REVENUE</b>	<b>-15,659.25</b>	<b>-14,543.42</b>	<b>-1,115.83</b>	<b>-43,630.26</b>	<b>-43,937.11</b>	<b>-174,521.00</b>	<b>-74.82</b>
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,300.00	-5,420.42	1,120.42	-16,261.26	-12,900.00	-65,045.00	-80.17
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	-4,300.00	-5,420.42	1,120.42	-16,261.26	-12,900.00	-65,045.00	-80.17
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-10,500.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-10,500.00	0.00	-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	-7.12	-8.25	1.13	-24.75	-22.73	-99.00	-77.04
Total Line 71100	-7.12	-8.25	1.13	-24.75	-22.73	-99.00	-77.04
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	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-19,966.37</b>	<b>-23,472.09</b>	<b>3,505.72</b>	<b>-70,416.27</b>	<b>-56,859.84</b>	<b>-281,665.00</b>	<b>-79.81</b>

Date:  
Time:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin Exp - Amps	0.00	1,105.00	-1,105.00	3,315.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	3,315.00	0.00	13,260.00	-100.00
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	72.50	-72.50	217.50	0.00	870.00	-100.00
Total Line 91200	0.00	72.50	-72.50	217.50	0.00	870.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,796.50	3,834.00	-37.50	11,502.00	11,541.36	46,008.00	-74.91
Total Line 91300	3,796.50	3,834.00	-37.50	11,502.00	11,541.36	46,008.00	-74.91
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	379.00	-4.00	1,137.00	1,140.00	4,548.00	-74.93
Total Line 91310	375.00	379.00	-4.00	1,137.00	1,140.00	4,548.00	-74.93
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	0.00	0.00	0.00	0.00	0.00	0.00	
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	55.00	-55.00	165.00	0.00	660.00	-100.00
10-1-000-006-4180.000 Telephone	232.16	325.00	-92.84	975.00	869.87	3,900.00	-77.70
10-1-000-006-4190.100 Postage	1.59	7.00	-5.41	21.00	14.84	84.00	-82.33
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-006-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.300 Paper Supplies	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-006-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier 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	20.00	-20.00	60.00	0.00	240.00	-100.00
10-1-000-006-4190.800 Internet Services	0.00	201.67	-201.67	605.01	399.90	2,420.00	-83.48
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 91600	233.75	687.84	-454.09	2,063.52	1,284.61	8,254.00	-84.44
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-006-4150.000 Travel - Staff	0.00	116.67	-116.67	350.01	0.00	1,400.00	-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	6.25	-6.25	18.75	0.00	75.00	-100.00
Total Line 91800	0.00	122.92	-122.92	368.76	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	0.00	3.00	-3.00	9.00	3.21	36.00	-91.08
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	106.25	-106.25	318.75	0.00	1,275.00	-100.00
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.00	-12.00	36.00	0.00	144.00	-100.00
Total Line 91900	0.00	121.25	-121.25	363.75	3.21	1,455.00	-99.78
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>4,405.25</b>	<b>6,322.51</b>	<b>-1,917.26</b>	<b>18,967.53</b>	<b>13,969.18</b>	<b>75,870.00</b>	<b>-81.59</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
Total Line 92000	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>510.00</b>	<b>510.00</b>	<b>0.00</b>	<b>1,530.00</b>	<b>1,530.00</b>	<b>6,120.00</b>	<b>-75.00</b>
<b>TENANT SERVICES</b>							
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	333.33	-333.33	999.99	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
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	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	16.67	-16.67	50.01	0.00	200.00	-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	0.00	358.33	-358.33	1,074.99	0.00	4,300.00	-100.00
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>358.33</b>	<b>-358.33</b>	<b>1,074.99</b>	<b>0.00</b>	<b>4,300.00</b>	<b>-100.00</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	0.00	327.08	-327.08	981.24	537.62	3,925.00	-86.30
10-1-000-006-4315.000 Sewer	0.00	254.17	-254.17	762.51	435.04	3,050.00	-85.74
10-1-000-006-4320.000 Electric	0.00	1,000.00	-1,000.00	3,000.00	1,088.03	12,000.00	-90.93
10-1-000-006-4330.000 Gas	0.00	754.17	-754.17	2,262.51	1,208.95	9,050.00	-86.64
Total Line 93100 93200 93300 93600	0.00	2,335.42	-2,335.42	7,006.26	3,269.64	28,025.00	-88.33
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>0.00</b>	<b>2,335.42</b>	<b>-2,335.42</b>	<b>7,006.26</b>	<b>3,269.64</b>	<b>28,025.00</b>	<b>-88.33</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-006-4410.200 Maint Labor - Other	1,325.00	1,275.00	50.00	3,825.00	3,875.00	15,300.00	-74.67
Total Line 94100	1,325.00	1,275.00	50.00	3,825.00	3,875.00	15,300.00	-74.67
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	70.47	250.00	-179.53	750.00	70.47	3,000.00	-97.65
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
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	480.12	83.33	396.79	249.99	573.60	1,000.00	-42.64
10-1-000-006-4420.070 Electrical Supplies	23.80	35.00	-11.20	105.00	379.68	420.00	-9.60
10-1-000-006-4420.080 Plumbing Supplies	11.67	75.00	-63.33	225.00	1,555.38	900.00	72.82
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	37.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	35.75	100.00	-64.25	300.00	2.52	1,200.00	-99.79
10-1-000-006-4420.110 Routine Maint.Supplies	400.86	633.33	-232.47	1,899.99	847.18	7,600.00	-88.85
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	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,022.67	1,222.49	-199.82	3,667.47	3,428.83	14,670.00	-76.63

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

	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	0.00	4,100.00	-4,100.00	12,300.00	2,451.00	49,200.00	-95.02
10-1-000-006-4430.010 Garbage & Trash Cont	246.49	300.00	-53.51	900.00	831.60	3,600.00	-76.90
10-1-000-006-4430.020 Heating & Cooling Cont	119.00	1,250.00	-1,131.00	3,750.00	8,245.31	15,000.00	-45.03
10-1-000-006-4430.030 Snow Removal Contract	0.00	66.67	-66.67	200.01	0.00	800.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	366.67	-366.67	1,100.01	1,067.70	4,400.00	-75.73
10-1-000-006-4430.050 Landscape & Grds Cont	686.00	283.33	402.67	849.99	1,668.00	3,400.00	-50.94
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	139.00	416.67	-277.67	1,250.01	741.75	5,000.00	-85.17
10-1-000-006-4430.080 Plumbing Contracts	241.50	1,041.67	-800.17	3,125.01	4,971.77	12,500.00	-60.23
10-1-000-006-4430.090 Extermination Contracts	0.00	187.50	-187.50	562.50	0.00	2,250.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	882.00	0.00	882.00	0.00	1,743.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	267.00	866.67	-599.67	2,600.01	2,132.00	10,400.00	-79.50
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	249.99	610.75	1,000.00	-38.93
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	2,580.99	9,045.84	-6,464.85	27,137.52	24,462.88	108,550.00	-77.46
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	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>4,928.66</b>	<b>11,543.33</b>	<b>-6,614.67</b>	<b>34,629.99</b>	<b>31,766.71</b>	<b>138,520.00</b>	<b>-77.07</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
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	0.00	727.13	0.00	
10-1-000-006-4480.500 Security Contract	0.00	354.17	-354.17	1,062.51	0.00	4,250.00	-100.00
Total Line 95200	0.00	354.17	-354.17	1,062.51	727.13	4,250.00	-82.89
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>0.00</b>	<b>354.17</b>	<b>-354.17</b>	<b>1,062.51</b>	<b>727.13</b>	<b>4,250.00</b>	<b>-82.89</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,122.56	1,144.00	-21.44	3,432.00	3,367.68	13,728.00	-75.47
10-1-000-006-4510.020 Liability Insurance	124.11	127.00	-2.89	381.00	372.33	1,524.00	-75.57
10-1-000-006-4510.030 Work Comp	59.90	61.00	-1.10	183.00	179.70	732.00	-75.45
Total Line 96110 96120 96130	1,306.57	1,332.00	-25.43	3,996.00	3,919.71	15,984.00	-75.48
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	45.00	-1.32	135.00	131.04	540.00	-75.73
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.08	-0.94	24.24	21.42	97.00	-77.92
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	53.08	-2.26	159.24	152.46	637.00	-76.07
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,357.39</b>	<b>1,385.08</b>	<b>-27.69</b>	<b>4,155.24</b>	<b>4,072.17</b>	<b>16,621.00</b>	<b>-75.50</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 3 Bluebell**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
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	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,415.70	1,161.25	254.45	3,483.75	3,866.02	13,935.00	-72.26
Total Line 96300	1,415.70	1,161.25	254.45	3,483.75	3,866.02	13,935.00	-72.26
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	428.53	83.33	345.20	249.99	76.74	1,000.00	-92.33
Total Line 96400	428.53	83.33	345.20	249.99	76.74	1,000.00	-92.33
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	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,844.23</b>	<b>1,244.58</b>	<b>599.65</b>	<b>3,733.74</b>	<b>3,942.76</b>	<b>14,935.00</b>	<b>-73.60</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>13,045.53</b>	<b>24,053.42</b>	<b>-11,007.89</b>	<b>72,160.26</b>	<b>59,277.59</b>	<b>288,641.00</b>	<b>-79.46</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-6,920.84</b>	<b>581.33</b>	<b>-7,502.17</b>	<b>1,743.99</b>	<b>2,417.75</b>	<b>6,976.00</b>	<b>-65.34</b>
<b>MISCELLANEOUS EXPENSE</b>							
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	7,060.00	8,650.00	-1,590.00	25,950.00	21,180.00	103,800.00	-79.60
Total Line 97400	7,060.00	8,650.00	-1,590.00	25,950.00	21,180.00	103,800.00	-79.60
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	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>7,060.00</b>	<b>8,650.00</b>	<b>-1,590.00</b>	<b>25,950.00</b>	<b>21,180.00</b>	<b>103,800.00</b>	<b>-79.60</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
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	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	139.16	581.33	-442.17	1,743.99	23,597.75	6,976.00	238.27

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,207.00	-27,209.00	1,002.00	-81,627.00	-77,990.00	-326,508.00	-76.11
60-1-000-000-5125.000 PHA Rent	-6,763.00	-6,231.00	-532.00	-18,693.00	-21,042.00	-74,772.00	-71.86
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	-10.00	0.00	-10.00	0.00	-81.00	0.00	
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	-32,980.00	-33,440.00	460.00	-100,320.00	-99,113.00	-401,280.00	-75.30
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-444.50	-733.00	288.50	-2,199.00	-1,530.25	-8,796.00	-82.60
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	-210.00	-600.00	390.00	-1,800.00	-1,129.00	-7,200.00	-84.32
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	-128.00	-125.00	-3.00	-375.00	-158.00	-1,500.00	-89.47
60-1-000-000-5926.000 Violation Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-782.50	-1,458.00	675.50	-4,374.00	-2,817.25	-17,496.00	-83.90
<b>70500 TOTAL TENANT REVENUE</b>	<b>-33,762.50</b>	<b>-34,898.00</b>	<b>1,135.50</b>	<b>-104,694.00</b>	<b>-101,930.25</b>	<b>-418,776.00</b>	<b>-75.66</b>
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	-7.69	-10.00	2.31	-30.00	-20.73	-120.00	-82.73
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-7.69	-10.00	2.31	-30.00	-20.73	-120.00	-82.73
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	-11.25	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	-11.25	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	
<b>70000 TOTAL REVENUE</b>	<b>-33,770.19</b>	<b>-34,908.00</b>	<b>1,137.81</b>	<b>-104,724.00</b>	<b>-101,962.23</b>	<b>-418,896.00</b>	<b>-75.66</b>



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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,200.00	1,343.33	-143.33	4,029.99	3,161.10	16,120.00	-80.39
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,708.33	-208.57	8,124.99	6,617.05	32,500.00	-79.64
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.76	4,051.66	-351.90	12,154.98	9,778.15	48,620.00	-79.89
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	96.67	-96.67	290.01	0.00	1,160.00	-100.00
Total Line 91200	0.00	96.67	-96.67	290.01	0.00	1,160.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	11,232.00	11,076.00	44,928.00	-75.35
Total Line 91300	3,692.00	3,744.00	-52.00	11,232.00	11,076.00	44,928.00	-75.35
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	1,620.00	1,597.50	6,480.00	-75.35
Total Line 91310	532.50	540.00	-7.50	1,620.00	1,597.50	6,480.00	-75.35
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	37.50	-27.87	112.50	229.72	450.00	-48.95
Total Line 91400	9.63	37.50	-27.87	112.50	229.72	450.00	-48.95
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	597.43	652.17	-54.74	1,956.51	1,587.72	7,826.00	-79.71
60-1-000-000-6330.500 Manager's Benefits	866.09	487.50	378.59	1,462.50	2,268.09	5,850.00	-61.23
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,463.52	1,139.67	323.85	3,419.01	3,855.81	13,676.00	-71.81
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	85.00	176.00	-91.00	528.00	323.00	2,112.00	-84.71
60-1-000-000-6311.000 Office Exp - BW	4.24	165.00	-160.76	495.00	19.43	1,980.00	-99.02
60-1-000-000-6311.050 Office Rental Exp	235.00	238.33	-3.33	714.99	705.00	2,860.00	-75.35
60-1-000-000-6311.100 Phone/Internet Exp	0.00	140.00	-140.00	420.00	259.67	1,680.00	-84.54
60-1-000-000-6311.150 IT Support	146.38	55.00	91.38	165.00	192.28	660.00	-70.87
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
Total Line 91600	470.62	791.00	-320.38	2,373.00	1,499.38	9,492.00	-84.20
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	0.00	141.67	-141.67	425.01	423.76	1,700.00	-75.07
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	122.57	100.00	22.57	300.00	265.99	1,200.00	-77.83
Total Line 91800	122.57	241.67	-119.10	725.01	689.75	2,900.00	-76.22
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	160.83	-160.83	482.49	0.00	1,930.00	-100.00
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	0.00	1,166.67	-1,166.67	3,500.01	3,800.00	14,000.00	-72.86
60-1-000-000-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	12.00	-12.00	36.00	20.84	144.00	-85.53
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	225.00	111.02	900.00	-87.66
Total Line 91900	0.00	1,414.50	-1,414.50	4,243.50	3,931.86	16,974.00	-76.84
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>9,990.60</b>	<b>12,056.67</b>	<b>-2,066.07</b>	<b>36,170.01</b>	<b>32,658.17</b>	<b>144,680.00</b>	<b>-77.43</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	957.85	870.00	87.85	2,610.00	1,960.27	10,440.00	-81.22
Total Line 93100	957.85	870.00	87.85	2,610.00	1,960.27	10,440.00	-81.22
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	392.57	350.00	42.57	1,050.00	2,117.20	4,200.00	-49.59
Total Line 93200	392.57	350.00	42.57	1,050.00	2,117.20	4,200.00	-49.59
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	77.24	165.00	-87.76	495.00	384.44	1,980.00	-80.58
Total Line 93300	77.24	165.00	-87.76	495.00	384.44	1,980.00	-80.58
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	1,844.14	1,441.00	403.14	4,323.00	3,758.22	17,292.00	-78.27
Total Line 93600	1,844.14	1,441.00	403.14	4,323.00	3,758.22	17,292.00	-78.27
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>3,271.80</b>	<b>2,826.00</b>	<b>445.80</b>	<b>8,478.00</b>	<b>8,220.13</b>	<b>33,912.00</b>	<b>-75.76</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	4,580.80	4,847.92	-267.12	14,543.76	12,052.60	58,175.00	-79.28
60-1-000-000-6510.100 OT Maintenance	0.00	83.00	-83.00	249.00	0.00	996.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,580.80	4,930.92	-350.12	14,792.76	12,052.60	59,171.00	-79.63
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	100.00	-100.00	300.00	8.16	1,200.00	-99.32
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
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	69.99	250.00	-180.01	750.00	341.07	3,000.00	-88.63
60-1-000-000-6515.070 Electrical Supplies	0.00	155.00	-155.00	465.00	0.00	1,860.00	-100.00
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	1,200.00	479.11	4,800.00	-90.02
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	65.79	105.00	-39.21	315.00	1,083.49	1,260.00	-14.01
60-1-000-000-6515.110 Routine Maint. Supplies	281.76	670.00	-388.24	2,010.00	923.20	8,040.00	-88.52
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	420.00	571.86	1,680.00	-65.96
60-1-000-000-6515.115 Refrigerators	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	54.17	-54.17	162.51	2.71	650.00	-99.58
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	417.54	2,199.17	-1,781.63	6,597.51	3,409.60	26,390.00	-87.08
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	854.92	1,150.00	-295.08	3,450.00	3,275.55	13,800.00	-76.26
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
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	179.00	666.67	-487.67	2,000.01	179.00	8,000.00	-97.76
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	195.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	500.00	-500.00	1,500.00	0.00	6,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	212.67	-212.67	638.01	0.00	2,552.00	-100.00
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	281.25	225.00	1,125.00	-80.00
60-1-000-000-6520.110 Routine Maint. Contract	19.50	170.00	-150.50	510.00	220.50	2,040.00	-89.19
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	666.67	-666.67	2,000.01	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	10,533.33	-10,533.33	31,599.99	0.00	126,400.00	-100.00

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	1,053.42	14,458.09	-13,404.67	43,374.27	3,900.05	173,497.00	-97.75
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,155.77	2,329.17	-173.40	6,987.51	5,730.33	27,950.00	-79.50
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,155.77	2,329.17	-173.40	6,987.51	5,730.33	27,950.00	-79.50
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>8,207.53</b>	<b>23,917.35</b>	<b>-15,709.82</b>	<b>71,752.05</b>	<b>25,092.58</b>	<b>287,008.00</b>	<b>-91.26</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
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	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,060.77	1,085.00	-24.23	3,255.00	3,182.31	13,020.00	-75.56
Total Line 96110	1,060.77	1,085.00	-24.23	3,255.00	3,182.31	13,020.00	-75.56
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	180.00	-4.29	540.00	527.13	2,160.00	-75.60
Total Line 96120	175.71	180.00	-4.29	540.00	527.13	2,160.00	-75.60
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	285.00	-6.62	855.00	835.14	3,420.00	-75.58
Total Line 96130	278.38	285.00	-6.62	855.00	835.14	3,420.00	-75.58
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	65.00	-3.17	195.00	185.49	780.00	-76.22
60-1-000-000-6721.500 PE & PO Insurance	88.52	91.00	-2.48	273.00	265.56	1,092.00	-75.68
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	156.00	-5.65	468.00	451.05	1,872.00	-75.91
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,665.21</b>	<b>1,706.00</b>	<b>-40.79</b>	<b>5,118.00</b>	<b>4,995.63</b>	<b>20,472.00</b>	<b>-75.60</b>
<b>GENERAL EXPENSES</b>							
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 Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,485.41	1,500.00	-14.59	4,500.00	4,544.64	18,000.00	-74.75
Total Line 96300	1,485.41	1,500.00	-14.59	4,500.00	4,544.64	18,000.00	-74.75
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-435.30	135.00	-570.30	405.00	-63.35	1,620.00	-103.91
Total Line 96400	-435.30	135.00	-570.30	405.00	-63.35	1,620.00	-103.91
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,050.11</b>	<b>1,676.67</b>	<b>-626.56</b>	<b>5,030.01</b>	<b>4,481.29</b>	<b>20,120.00</b>	<b>-77.73</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Expense Payable	1,670.43	1,760.00	-89.57	5,280.00	4,994.55	21,120.00	-76.35



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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,508.00	-23,248.33	1,740.33	-69,744.99	-66,355.00	-278,980.00	-76.22
60-1-000-001-5125.000 PHA Rent	-2,123.00	-2,000.00	-123.00	-6,000.00	-6,633.00	-24,000.00	-72.36
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	-802.00	40.00	-842.00	120.00	-2,547.00	480.00	-630.63
60-1-000-001-5970.000 Excess Rent	-1,050.00	-920.00	-130.00	-2,760.00	-3,078.00	-11,040.00	-72.12
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	-25,483.00	-26,128.33	645.33	-78,384.99	-78,613.00	-313,540.00	-74.93
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	0.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-324.00	-450.00	126.00	-1,350.00	-1,048.00	-5,400.00	-80.59
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	-220.00	-200.00	-20.00	-600.00	-326.00	-2,400.00	-86.42
60-1-000-001-5926.000 Violation Charges	-470.00	0.00	-470.00	0.00	-470.00	0.00	
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,014.00	-650.00	-364.00	-1,950.00	-1,844.00	-7,800.00	-76.36
<b>70500 TOTAL TENANT REVENUE</b>	<b>-26,497.00</b>	<b>-26,778.33</b>	<b>281.33</b>	<b>-80,334.99</b>	<b>-80,457.00</b>	<b>-321,340.00</b>	<b>-74.96</b>
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-2,342.00	-3,440.00	1,098.00	-10,320.00	-9,667.00	-41,280.00	-76.58
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-2,342.00	-3,440.00	1,098.00	-10,320.00	-9,667.00	-41,280.00	-76.58
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	-6.13	-1.33	-4.80	-3.99	-6.13	-16.00	-61.69
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-6.13	-1.33	-4.80	-3.99	-6.13	-16.00	-61.69
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	-237.08	2.08	-711.24	-705.00	-2,845.00	-75.22
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	-297.31	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	-237.08	2.08	-711.24	-1,002.31	-2,845.00	-64.77
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5450.000 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	
<b>70000 TOTAL REVENUE</b>	<b>-29,080.13</b>	<b>-30,456.74</b>	<b>1,376.61</b>	<b>-91,370.22</b>	<b>-91,132.44</b>	<b>-365,481.00</b>	<b>-75.07</b>

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,200.00	1,343.33	-143.33	4,029.99	3,161.10	16,120.00	-80.39
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,708.33	-208.59	8,124.99	6,617.00	32,500.00	-79.64
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.74	4,051.66	-351.92	12,154.98	9,778.10	48,620.00	-79.89
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	84.58	-84.58	253.74	0.00	1,015.00	-100.00
Total Line 91200	0.00	84.58	-84.58	253.74	0.00	1,015.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	10,140.00	9,984.00	40,560.00	-75.38
Total Line 91300	3,328.00	3,380.00	-52.00	10,140.00	9,984.00	40,560.00	-75.38
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	1,464.00	1,440.00	5,856.00	-75.41
Total Line 91310	480.00	488.00	-8.00	1,464.00	1,440.00	5,856.00	-75.41
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	37.50	-27.88	112.50	212.86	450.00	-52.70
Total Line 91400	9.62	37.50	-27.88	112.50	212.86	450.00	-52.70
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	597.43	595.83	1.60	1,787.49	1,587.69	7,150.00	-77.79
60-1-000-001-6330.500 Manager's Benefits	866.09	975.00	-108.91	2,925.00	2,268.07	11,700.00	-80.61
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,463.52	1,570.83	-107.31	4,712.49	3,855.76	18,850.00	-79.55
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	17.00	100.00	-83.00	300.00	-34.00	1,200.00	-102.83
60-1-000-001-6311.000 Office Exp - PL	4.24	160.00	-155.76	480.00	19.43	1,920.00	-98.99
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	0.00	140.00	-140.00	420.00	259.62	1,680.00	-84.55
60-1-000-001-6311.150 IT Support	146.37	55.00	91.37	165.00	192.26	660.00	-70.87
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	167.61	455.00	-287.39	1,365.00	437.31	5,460.00	-91.99
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	0.00	141.67	-141.67	425.01	423.74	1,700.00	-75.07
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	122.55	100.00	22.55	300.00	265.93	1,200.00	-77.84
Total Line 91800	122.55	241.67	-119.12	725.01	689.67	2,900.00	-76.22
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	160.83	-160.83	482.49	0.00	1,930.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	10.00	-10.00	30.00	8.49	120.00	-92.93
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91900	0.00	270.83	-270.83	812.49	8.49	3,250.00	-99.74
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>9,271.04</b>	<b>10,580.07</b>	<b>-1,309.03</b>	<b>31,740.21</b>	<b>26,406.19</b>	<b>126,961.00</b>	<b>-79.20</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	853.18	850.00	3.18	2,550.00	1,838.45	10,200.00	-81.98
Total Line 93100	853.18	850.00	3.18	2,550.00	1,838.45	10,200.00	-81.98
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	64.07	300.00	-235.93	900.00	1,097.21	3,600.00	-69.52
Total Line 93200	64.07	300.00	-235.93	900.00	1,097.21	3,600.00	-69.52
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	102.52	160.00	-57.48	480.00	476.08	1,920.00	-75.20
Total Line 93300	102.52	160.00	-57.48	480.00	476.08	1,920.00	-75.20
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	1,741.54	1,600.00	141.54	4,800.00	3,692.90	19,200.00	-80.77
Total Line 93600	1,741.54	1,600.00	141.54	4,800.00	3,692.90	19,200.00	-80.77
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>2,761.31</b>	<b>2,910.00</b>	<b>-148.69</b>	<b>8,730.00</b>	<b>7,104.64</b>	<b>34,920.00</b>	<b>-79.65</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	4,580.80	4,847.92	-267.12	14,543.76	12,052.60	58,175.00	-79.28
60-1-000-001-6510.100 OT Maintenance	0.00	75.00	-75.00	225.00	0.00	900.00	-100.00
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,580.80	4,922.92	-342.12	14,768.76	12,052.60	59,075.00	-79.60
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	306.36	170.00	136.36	510.00	306.36	2,040.00	-84.98
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
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	0.00	250.00	-250.00	750.00	178.44	3,000.00	-94.05
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	300.00	26.58	1,200.00	-97.79
60-1-000-001-6515.080 Plumbing Supplies	-65.13	341.67	-406.80	1,025.01	1,024.93	4,100.00	-75.00
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	10.13	80.00	-69.87	240.00	67.24	960.00	-93.00
60-1-000-001-6515.110 Routine Maint. Supplies	151.96	666.67	-514.71	2,000.01	984.91	8,000.00	-87.69
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	555.00	44.20	2,220.00	-98.01
60-1-000-001-6515.115 Refrigerators	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	399.99	0.00	1,600.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	37.98	83.33	-45.35	249.99	69.71	1,000.00	-93.03
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	441.30	2,260.00	-1,818.70	6,780.00	2,702.37	27,120.00	-90.04
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	505.03	726.00	-220.97	2,178.00	1,935.00	8,712.00	-77.79
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
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	341.67	-341.67	1,025.01	0.00	4,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	1,650.00	0.00	6,600.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	179.17	-179.17	537.51	0.00	2,150.00	-100.00
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	50.00	-50.00	150.00	18.00	600.00	-97.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	375.00	-375.00	1,125.00	0.00	4,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	505.03	2,513.51	-2,008.48	7,540.53	1,953.00	30,162.00	-93.52
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,155.75	2,329.17	-173.42	6,987.51	5,730.29	27,950.00	-79.50
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,155.75	2,329.17	-173.42	6,987.51	5,730.29	27,950.00	-79.50
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>7,682.88</b>	<b>12,025.60</b>	<b>-4,342.72</b>	<b>36,076.80</b>	<b>22,438.26</b>	<b>144,307.00</b>	<b>-84.45</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
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	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,071.07	1,095.00	-23.93	3,285.00	3,213.21	13,140.00	-75.55
Total Line 96110	1,071.07	1,095.00	-23.93	3,285.00	3,213.21	13,140.00	-75.55
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	165.00	-7.42	495.00	472.74	1,980.00	-76.12
Total Line 96120	157.58	165.00	-7.42	495.00	472.74	1,980.00	-76.12
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	285.00	-6.62	855.00	835.14	3,420.00	-75.58
Total Line 96130	278.38	285.00	-6.62	855.00	835.14	3,420.00	-75.58
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	58.00	-2.54	174.00	166.38	696.00	-76.09
60-1-000-001-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	273.00	265.56	1,092.00	-75.68
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	149.00	-5.02	447.00	431.94	1,788.00	-75.84
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,651.01</b>	<b>1,694.00</b>	<b>-42.99</b>	<b>5,082.00</b>	<b>4,953.03</b>	<b>20,328.00</b>	<b>-75.63</b>
<b>GENERAL EXPENSES</b>							
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	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,212.44	1,275.00	-62.56	3,825.00	3,940.12	15,300.00	-74.25
Total Line 96300	1,212.44	1,275.00	-62.56	3,825.00	3,940.12	15,300.00	-74.25
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	387.00	320.00	67.00	960.00	1,277.80	3,840.00	-66.72
Total Line 96400	387.00	320.00	67.00	960.00	1,277.80	3,840.00	-66.72
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,599.44</b>	<b>1,636.67</b>	<b>-37.23</b>	<b>4,910.01</b>	<b>5,217.92</b>	<b>19,640.00</b>	<b>-73.43</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Expense Payable	1,670.43	1,730.00	-59.57	5,190.00	4,994.55	20,760.00	-75.94





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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	840.00	840.00	3,360.00	0.00
<b>ADMIN REVENUE</b>							
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,037.00	-11,255.00	-782.00	-33,765.00	-42,801.00	-135,060.00	-68.31
Total Admin Fee Subsidy	-12,037.00	-11,255.00	-782.00	-33,765.00	-42,801.00	-135,060.00	-68.31
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-4.68	-7.00	2.32	-21.00	-13.81	-84.00	-83.56
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-4.68	-7.00	2.32	-21.00	-13.81	-84.00	-83.56
<b>Other Income</b>							
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	-100.00	100.00	-300.00	-489.00	-1,200.00	-59.25
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	-100.00	100.00	-300.00	-489.00	-1,200.00	-59.25
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-12,041.68</b>	<b>-11,362.00</b>	<b>-679.68</b>	<b>-34,086.00</b>	<b>-43,303.81</b>	<b>-136,344.00</b>	<b>-68.24</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	10,204.03	5,416.67	4,787.36	16,250.01	26,388.73	65,000.00	-59.40
Total Admin Salaries	10,204.03	5,416.67	4,787.36	16,250.01	26,388.73	65,000.00	-59.40
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	147.08	-147.08	441.24	0.00	1,765.00	-100.00
Total Audit Fee Expense	0.00	147.08	-147.08	441.24	0.00	1,765.00	-100.00
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,352.00	2,640.00	-288.00	7,920.00	7,152.00	31,680.00	-77.42
30-1-000-000-4120.300 Bookkeep. Fees	1,470.00	1,650.00	-180.00	4,950.00	4,470.00	19,800.00	-77.42
Total Fees Expense	3,822.00	4,290.00	-468.00	12,870.00	11,622.00	51,480.00	-77.42
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	3,874.08	3,304.17	569.91	9,912.51	9,990.44	39,650.00	-74.80
Total Benefit Contribution Exp	3,874.08	3,304.17	569.91	9,912.51	9,990.44	39,650.00	-74.80
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	0.00	64.33	-64.33	192.99	167.97	772.00	-78.24
30-1-000-000-4190.100 Postage	219.26	154.17	65.09	462.51	533.61	1,850.00	-71.16
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing/Printers	0.00	15.83	-15.83	47.49	0.00	190.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	31.00	-31.00	93.00	0.00	372.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	17.92	-17.92	53.76	0.00	215.00	-100.00
Total Office Expense	219.26	283.25	-63.99	849.75	701.58	3,399.00	-79.36

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>Legal Expense</b>							
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	
<b>Travel Expense</b>							
30-1-000-000-4150.000 Travel - Staff	0.00	85.42	-85.42	256.26	425.87	1,025.00	-58.45
Total Travel Expense	0.00	85.42	-85.42	256.26	425.87	1,025.00	-58.45
<b>Other Expense</b>							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	120.83	-120.83	362.49	99.00	1,450.00	-93.17
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	415.50	-415.50	1,246.50	0.00	4,986.00	-100.00
30-1-000-000-4160.500 Translating/Interp Serv.	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.000 Other Sundry	0.00	30.92	-30.92	92.76	580.52	371.00	56.47
30-1-000-000-4190.200 Inspection Exp	425.00	458.33	-33.33	1,374.99	1,200.00	5,500.00	-78.18
30-1-000-000-4190.950 Background Verification	0.00	50.00	-50.00	150.00	0.00	600.00	-100.00
30-1-000-000-4420.126 Vehicle Supplies	0.00	2.50	-2.50	7.50	58.21	30.00	94.03
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Expense	425.00	1,078.08	-653.08	3,234.24	1,937.73	12,937.00	-85.02
<b>TOTAL ADMIN EXPENSE</b>	<b>18,544.37</b>	<b>14,604.67</b>	<b>3,939.70</b>	<b>43,814.01</b>	<b>51,066.35</b>	<b>175,256.00</b>	<b>-70.86</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	162.00	159.48	648.00	-75.39
30-1-000-000-4510.030 Work Comp Insurance	190.28	194.00	-3.72	582.00	570.84	2,328.00	-75.48
30-1-000-000-4510.035 Auto Insurance	47.92	50.00	-2.08	150.00	143.76	600.00	-76.04
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	298.00	-6.64	894.00	874.08	3,576.00	-75.56
<b>TOTAL INSURANCE EXPENSE</b>	<b>291.36</b>	<b>298.00</b>	<b>-6.64</b>	<b>894.00</b>	<b>874.08</b>	<b>3,576.00</b>	<b>-75.56</b>
<b>General Expense</b>							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	-8.33	8.33	-24.99	-113.10	-100.00	13.10
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	304.51	317.00	-12.49	951.00	848.83	3,804.00	-77.69
Total General Expense	304.51	308.67	-4.16	926.01	735.73	3,704.00	-80.14
<b>TOTAL GENERAL EXPENSE</b>	<b>304.51</b>	<b>308.67</b>	<b>-4.16</b>	<b>926.01</b>	<b>735.73</b>	<b>3,704.00</b>	<b>-80.14</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>19,140.24</b>	<b>15,211.34</b>	<b>3,928.90</b>	<b>45,634.02</b>	<b>52,676.16</b>	<b>182,536.00</b>	<b>-71.14</b>
<b>ADMIN (Profit)/Loss</b>	<b>7,098.56</b>	<b>3,849.34</b>	<b>3,249.22</b>	<b>11,548.02</b>	<b>9,372.35</b>	<b>46,192.00</b>	<b>-79.71</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Surplus Adj &amp; Provision</b>							
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	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
Total Depreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
<b>TOTAL MISC EXPENSE</b>	<b>464.00</b>	<b>465.00</b>	<b>-1.00</b>	<b>1,395.00</b>	<b>1,392.00</b>	<b>5,580.00</b>	<b>-75.05</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - HCV (ADMIN & HAP)**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL ADMIN EXPENSES w/ DEPR EXP	19,604.24	15,676.34	3,927.90	47,029.02	54,068.16	188,116.00	-71.26
ADMIN (Profit)/Loss w/ Depreciation	7,562.56	4,314.34	3,248.22	12,943.02	10,764.35	51,772.00	-79.21
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-100.00	100.00	-300.00	-489.00	-1,200.00	-59.25
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	-63,038.00	-80,225.50	17,187.50	-240,676.50	-218,679.00	-962,706.00	-77.28
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-63,038.00	-80,325.50	17,287.50	-240,976.50	-219,168.00	-963,906.00	-77.26
<b>TOTAL HAP INCOME</b>	<b>-63,038.00</b>	<b>-80,325.50</b>	<b>17,287.50</b>	<b>-240,976.50</b>	<b>-219,168.00</b>	<b>-963,906.00</b>	<b>-77.26</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	64,081.00	73,000.00	-8,919.00	219,000.00	197,389.00	876,000.00	-77.47
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,532.00	2,550.00	-18.00	7,650.00	8,113.00	30,600.00	-73.49
30-1-000-000-4715.050 HAP Homeownership	0.00	131.25	-131.25	393.75	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	5,907.00	12,250.00	-6,343.00	36,750.00	15,435.11	147,000.00	-89.50
Total HAP Expenses	72,520.00	87,931.25	-15,411.25	263,793.75	220,937.11	1,055,175.00	-79.06
<b>TOTAL HAP EXPENSE</b>	<b>72,520.00</b>	<b>87,931.25</b>	<b>-15,411.25</b>	<b>263,793.75</b>	<b>220,937.11</b>	<b>1,055,175.00</b>	<b>-79.06</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	0.00	8.33	-8.33	24.99	-26.60	100.00	-126.60
Total General HAP Expenses	0.00	8.33	-8.33	24.99	-26.60	100.00	-126.60
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>0.00</b>	<b>8.33</b>	<b>-8.33</b>	<b>24.99</b>	<b>-26.60</b>	<b>100.00</b>	<b>-126.60</b>
<b>Prior Year Adj - HAP</b>							
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	
<b>TOTAL HAP EXPENSES</b>	<b>72,520.00</b>	<b>87,939.58</b>	<b>-15,419.58</b>	<b>263,818.74</b>	<b>220,910.51</b>	<b>1,055,275.00</b>	<b>-79.07</b>
Remaining HAP (to)/from Reserve	9,482.00	7,614.08	1,867.92	22,842.24	1,742.51	91,369.00	-98.09

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*June, 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	45.00	0.00	0.00
<b>EHV - HAP INCOME STATEMENT</b>							
<b>HAP INCOME - EHV</b>							
<b><u>HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HAP EXPENSE - EHV</b>							
<b><u>HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,292.00	0.00	5,292.00	0.00	14,977.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	416.00	0.00	416.00	0.00	1,239.00	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	5,708.00	0.00	5,708.00	0.00	16,216.00	0.00	
<b>TOTAL HAP EXPENSE</b>	<b>5,708.00</b>	<b>0.00</b>	<b>5,708.00</b>	<b>0.00</b>	<b>16,216.00</b>	<b>0.00</b>	
<b>EHV HAP (to)/from Reserve</b>	<b>5,708.00</b>	<b>0.00</b>	<b>5,708.00</b>	<b>0.00</b>	<b>16,216.00</b>	<b>0.00</b>	
<b>EHV - ADMIN INCOME STATEMENT</b>							
<b>ADMIN INCOME - EHV</b>							
<b><u>EHV - ADMIN INCOME</u></b>							
<b>Admin Fee Subsidy</b>							
30-1-000-001-8026.500 EHV Admim Subsidy	-416.00	0.00	-416.00	0.00	-416.00	0.00	
30-1-000-001-8026.501 EHV Prelim Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	-700.00	0.00	
Total Admin Fee Subsidy	-416.00	0.00	-416.00	0.00	-1,116.00	0.00	
<b>Interest Income</b>							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Income</b>							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EHV ADMIN INCOME</b>	<b>-416.00</b>	<b>0.00</b>	<b>-416.00</b>	<b>0.00</b>	<b>-1,116.00</b>	<b>0.00</b>	

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
*June, 2022*

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN EXPENSES - EHV</b>							
<b><u>PRELIMINARY FEE EXPENSES</u></b>							
<b>Preliminary Fee Expenses</b>							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	50.00	0.00	50.00	0.00	100.00	0.00	
Total Preliminary Fee Expenses	50.00	0.00	50.00	0.00	100.00	0.00	
<b>TOTAL PRELIMINARY FEE EXPENSES</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	
<b><u>PLACEMENT/ISSUANCE EXPENSES</u></b>							
<b>Admin Placement/Issuance Fee Exp</b>							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PLACEMENT/ISSUANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>ONGOING ADMINISTRATIVE EXPENSES</u></b>							
<b>Ongoing Admin Expenses</b>							
30-1-000-001-4110.000 EHV Salary Exp	318.47	0.00	318.47	0.00	1,380.02	0.00	
30-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4110.500 EHV Emp Benefit Exp	201.02	0.00	201.02	0.00	871.07	0.00	
30-1-000-001-4120.100 EHV Management Fee	132.00	0.00	132.00	0.00	384.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	82.50	0.00	82.50	0.00	240.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	50.00	0.00	50.00	0.00	567.48	0.00	
Total Ongoing Admin Expenses	783.99	0.00	783.99	0.00	3,442.57	0.00	
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>783.99</b>	<b>0.00</b>	<b>783.99</b>	<b>0.00</b>	<b>3,442.57</b>	<b>0.00</b>	
<b><u>SERVICE FEE EXPENSES</u></b>							
<b>Housing Search Assistance Exps</b>							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Security/Utility/Holding Deposits</b>							
30-1-000-001-4130.300 EHV Deposit Expenses	550.00	0.00	550.00	0.00	773.00	0.00	
Total Security/Utility/Holding Deposits	550.00	0.00	550.00	0.00	773.00	0.00	
<b>Owner Incentive Expense</b>							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Eligible Expenses</b>							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	1,979.66	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	1,979.66	0.00	
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>550.00</b>	<b>0.00</b>	<b>550.00</b>	<b>0.00</b>	<b>2,752.66</b>	<b>0.00</b>	
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>1,383.99</b>	<b>0.00</b>	<b>1,383.99</b>	<b>0.00</b>	<b>6,295.23</b>	<b>0.00</b>	
<b>EHV ADMINI (Profit)/Loss</b>	<b>967.99</b>	<b>0.00</b>	<b>967.99</b>	<b>0.00</b>	<b>5,179.23</b>	<b>0.00</b>	

**Knox County Housing Authority**  
**BOARD - COCC CASH FLOW STATEMENT**  
**June 30, 2022**

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	94,319.15	111,017.66	-16,698.51	286,480.14	1,332,212.00	-78.50
<b>TOTAL OPERATING INCOME</b>	<b>94,319.15</b>	<b>111,017.66</b>	<b>-16,698.51</b>	<b>286,480.14</b>	<b>1,332,212.00</b>	<b>-78.50</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	49,531.52	60,291.83	-10,760.31	139,478.64	723,502.00	-80.72
Total Tenant Service Expenses	-18.80	0.00	-18.80	0.00	0.00	
Total Utility Expenses	30.67	565.00	-534.33	515.80	6,780.00	-92.39
Total Maintenance Expenses	51,038.88	57,254.16	-6,215.28	133,600.99	687,050.00	-80.55
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.26	3,866.00	-634.74	9,693.78	46,392.00	-79.10
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>103,813.53</b>	<b>121,976.99</b>	<b>-18,163.46</b>	<b>283,289.21</b>	<b>1,463,724.00</b>	<b>-80.65</b>
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	-765.00	765.00	0.00	-9,180.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>103,813.53</b>	<b>121,211.99</b>	<b>-17,398.46</b>	<b>283,289.21</b>	<b>1,454,544.00</b>	<b>-80.52</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>	<b>-9,494.38</b>	<b>-10,194.33</b>	<b>699.95</b>	<b>3,190.93</b>	<b>-122,332.00</b>	<b>-102.61</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	760.00	765.00	-5.00	2,280.00	9,180.00	-75.16
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-10,254.38</b>	<b>-10,959.33</b>	<b>704.95</b>	<b>910.93</b>	<b>-131,512.00</b>	<b>-100.69</b>

**Knox County Housing Authority**  
**BOARD - AMP001 CASH FLOW STATEMENT**  
**June 30, 2022**

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	75,615.16	77,002.17	-1,387.01	221,685.64	924,026.00	-76.01
<b>TOTAL OPERATING INCOME</b>	<b>75,615.16</b>	<b>77,002.17</b>	<b>-1,387.01</b>	<b>221,685.64</b>	<b>924,026.00</b>	<b>-76.01</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	22,052.80	30,210.69	-8,157.89	66,548.96	362,528.00	-81.64
Total Tenant Service Expenses	0.00	187.50	-187.50	175.24	2,250.00	-92.21
Total Utility Expenses	4,510.25	10,366.66	-5,856.41	17,490.03	124,400.00	-85.94
Total Maintenance Expenses	12,603.43	26,579.66	-13,976.23	65,251.46	318,956.00	-79.54
Total Protective Service Expenses	0.00	1,100.00	-1,100.00	741.51	13,200.00	-94.38
General Expenses	6,685.01	7,205.17	-520.16	19,106.69	86,462.00	-77.90
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>45,851.49</b>	<b>75,649.68</b>	<b>-29,798.19</b>	<b>169,313.89</b>	<b>907,796.00</b>	<b>-81.35</b>
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	-13,500.00	13,500.00	0.00	-162,000.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>45,851.49</b>	<b>62,149.68</b>	<b>-16,298.19</b>	<b>169,313.89</b>	<b>745,796.00</b>	<b>-77.30</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>29,763.67</b>	<b>14,852.49</b>	<b>14,911.18</b>	<b>52,371.75</b>	<b>178,230.00</b>	<b>-70.62</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	40,200.00	162,000.00	-75.19
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>16,363.67</b>	<b>1,352.49</b>	<b>15,011.18</b>	<b>12,171.75</b>	<b>16,230.00</b>	<b>-25.00</b>



**Knox County Housing Authority**  
**BOARD - AMP002 CASH FLOW STATEMENT**  
**June 30, 2022**

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	95,615.32	95,448.66	166.66	286,442.49	1,145,384.00	-74.99
<b>TOTAL OPERATING INCOME</b>	<b>95,615.32</b>	<b>95,448.66</b>	<b>166.66</b>	<b>286,442.49</b>	<b>1,145,384.00</b>	<b>-74.99</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	27,350.07	30,287.76	-2,937.69	79,999.18	363,453.00	-77.99
Total Tenant Service Expenses	0.00	286.67	-286.67	10.34	3,440.00	-99.70
Total Utility Expenses	95.88	2,610.00	-2,514.12	2,338.90	31,320.00	-92.53
Total Maintenance Expenses	35,276.90	39,025.00	-3,748.10	95,664.49	468,300.00	-79.57
Total Protective Service Expenses	0.00	776.66	-776.66	507.78	9,320.00	-94.55
General Expenses	5,827.55	6,232.50	-404.95	14,729.72	74,790.00	-80.31
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>68,550.40</b>	<b>79,218.59</b>	<b>-10,668.19</b>	<b>193,250.41</b>	<b>950,623.00</b>	<b>-79.67</b>
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	
<b>TOTAL OPERATING EXPENSES</b>	<b>68,550.40</b>	<b>48,218.59</b>	<b>20,331.81</b>	<b>193,250.41</b>	<b>578,623.00</b>	<b>-66.60</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>27,064.92</b>	<b>47,230.07</b>	<b>-20,165.15</b>	<b>93,192.08</b>	<b>566,761.00</b>	<b>-83.56</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	91,890.00	372,000.00	-75.30
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-3,565.08</b>	<b>16,230.07</b>	<b>-19,795.15</b>	<b>1,302.08</b>	<b>194,761.00</b>	<b>-99.33</b>

**Knox County Housing Authority**  
**BOARD - AMP003 CASH FLOW STATEMENT**  
**June 30, 2022**

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	19,966.37	23,472.09	-3,505.72	56,859.84	281,665.00	-79.81
<b>TOTAL OPERATING INCOME</b>	<b>19,966.37</b>	<b>23,472.09</b>	<b>-3,505.72</b>	<b>56,859.84</b>	<b>281,665.00</b>	<b>-79.81</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	4,915.25	6,832.51	-1,917.26	15,499.18	81,990.00	-81.10
Total Tenant Service Expenses	0.00	358.33	-358.33	0.00	4,300.00	-100.00
Total Utility Expenses	0.00	2,335.42	-2,335.42	3,269.64	28,025.00	-88.33
Total Maintenance Expenses	4,928.66	11,543.33	-6,614.67	31,766.71	138,520.00	-77.07
Total Protective Service Expenses	0.00	354.17	-354.17	727.13	4,250.00	-82.89
General Expenses	3,201.62	2,629.66	571.96	8,014.93	31,556.00	-74.60
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>13,045.53</b>	<b>24,053.42</b>	<b>-11,007.89</b>	<b>59,277.59</b>	<b>288,641.00</b>	<b>-79.46</b>
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	-8,650.00	8,650.00	0.00	-103,800.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>13,045.53</b>	<b>15,403.42</b>	<b>-2,357.89</b>	<b>59,277.59</b>	<b>184,841.00</b>	<b>-67.93</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>6,920.84</b>	<b>8,068.67</b>	<b>-1,147.83</b>	<b>-2,417.75</b>	<b>96,824.00</b>	<b>-102.50</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	21,180.00	103,800.00	-79.60
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-139.16</b>	<b>-581.33</b>	<b>442.17</b>	<b>-23,597.75</b>	<b>-6,976.00</b>	<b>238.27</b>

**Knox County Housing Authority**  
**BOARD - HCV CASH FLOW STATEMENT**  
**June 30, 2022**

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	12,041.68	11,362.00	679.68	43,303.81	136,344.00	-68.24
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>12,041.68</b>	<b>11,362.00</b>	<b>679.68</b>	<b>43,303.81</b>	<b>136,344.00</b>	<b>-68.24</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	14,722.37	10,165.09	4,557.28	39,386.14	121,981.00	-67.71
Total Fees Expenses	3,822.00	4,437.08	-615.08	11,622.00	53,245.00	-78.17
Total General Expenses	595.87	609.17	-13.30	1,668.02	7,310.00	-77.18
<b>TOTAL OPERATING EXPENSES</b>	<b>19,140.24</b>	<b>15,211.34</b>	<b>3,928.90</b>	<b>52,676.16</b>	<b>182,536.00</b>	<b>-71.14</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>19,140.24</b>	<b>15,211.34</b>	<b>3,928.90</b>	<b>52,676.16</b>	<b>182,536.00</b>	<b>-71.14</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-7,098.56</b>	<b>-3,849.34</b>	<b>-3,249.22</b>	<b>-9,372.35</b>	<b>-46,192.00</b>	<b>-79.71</b>
Total Depreciation Expense	464.00	465.00	-1.00	1,392.00	5,580.00	-75.05
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-7,562.56</b>	<b>-4,314.34</b>	<b>-3,248.22</b>	<b>-10,764.35</b>	<b>-51,772.00</b>	<b>-79.21</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	63,038.00	80,325.50	-17,287.50	219,168.00	963,906.00	-77.26
<b>TOTAL HAP INCOME</b>	<b>63,038.00</b>	<b>80,325.50</b>	<b>-17,287.50</b>	<b>219,168.00</b>	<b>963,906.00</b>	<b>-77.26</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	72,520.00	87,931.25	-15,411.25	220,937.11	1,055,175.00	-79.06
Total General HAP Expenses	0.00	8.33	-8.33	-26.60	100.00	-126.60
<b>TOTAL HAP EXPENSES</b>	<b>72,520.00</b>	<b>87,939.58</b>	<b>-15,419.58</b>	<b>220,910.51</b>	<b>1,055,275.00</b>	<b>-79.07</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>-9,482.00</b>	<b>-7,614.08</b>	<b>-1,867.92</b>	<b>-1,742.51</b>	<b>-91,369.00</b>	<b>-98.09</b>

**Knox County Housing Authority**  
**BOARD - BRENTWOOD CASH FLOW STATEMENT**  
**June 30, 2022**

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	33,770.19	34,908.00	-1,137.81	101,962.23	418,896.00	-75.66
<b>TOTAL OPERATING INCOME</b>	<b><u>33,770.19</u></b>	<b><u>34,908.00</u></b>	<b><u>-1,137.81</u></b>	<b><u>101,962.23</u></b>	<b><u>418,896.00</u></b>	<b><u>-75.66</u></b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,330.80	7,907.67	-2,576.87	19,921.32	94,892.00	-79.01
Total Fee Expenses	4,224.50	4,284.00	-59.50	12,673.50	51,408.00	-75.35
Total Utilities Expenses	3,271.80	2,826.00	445.80	8,220.13	33,912.00	-75.76
Total Maintenance Expenses	8,207.53	23,917.35	-15,709.82	25,092.58	287,008.00	-91.26
Total Taxes & Insurance Expense	3,150.62	3,247.67	-97.05	9,540.27	38,972.00	-75.52
Total Financial Expenses	1,670.43	1,760.00	-89.57	4,994.55	21,120.00	-76.35
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b><u>25,855.68</u></b>	<b><u>43,942.69</u></b>	<b><u>-18,087.01</u></b>	<b><u>80,442.35</u></b>	<b><u>527,312.00</u></b>	<b><u>-84.74</u></b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Capital Expenditures	0.00	-8,300.00	8,300.00	0.00	-99,600.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b><u>25,855.68</u></b>	<b><u>35,642.69</u></b>	<b><u>-9,787.01</u></b>	<b><u>80,442.35</u></b>	<b><u>427,712.00</u></b>	<b><u>-81.19</u></b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b><u>7,914.51</u></b>	<b><u>-734.69</u></b>	<b><u>8,649.20</u></b>	<b><u>21,519.88</u></b>	<b><u>-8,816.00</u></b>	<b><u>-344.10</u></b>
<b>Total Depreciation Expense</b>						
	8,286.00	8,300.00	-14.00	24,858.00	99,600.00	-75.04
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b><u>-371.49</u></b>	<b><u>-9,034.69</u></b>	<b><u>8,663.20</u></b>	<b><u>-3,338.12</u></b>	<b><u>-108,416.00</u></b>	<b><u>-96.92</u></b>

**Knox County Housing Authority**  
**BOARD - PRAIRIELAND CASH FLOW STATEMENT**  
**June 30, 2022**

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	29,080.13	30,456.74	-1,376.61	91,132.44	365,481.00	-75.07
<b>TOTAL OPERATING INCOME</b>	<b>29,080.13</b>	<b>30,456.74</b>	<b>-1,376.61</b>	<b>91,132.44</b>	<b>365,481.00</b>	<b>-75.07</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	5,850.04	7,032.07	-1,182.03	16,259.99	84,385.00	-80.73
Total Fee Expenses	3,808.00	3,868.00	-60.00	11,424.00	46,416.00	-75.39
Total Utilities Expenses	2,761.31	2,910.00	-148.69	7,104.64	34,920.00	-79.65
Total Maintenance Expenses	7,682.88	12,025.60	-4,342.72	22,438.26	144,307.00	-84.45
Total Taxes & Insurance Expense	2,863.45	3,010.67	-147.22	8,893.15	36,128.00	-75.38
Total Financial Expenses	1,670.43	1,730.00	-59.57	4,994.55	20,760.00	-75.94
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>24,636.11</b>	<b>30,576.34</b>	<b>-5,940.23</b>	<b>71,114.59</b>	<b>366,916.00</b>	<b>-80.62</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Capital Expenditures	0.00	-7,275.00	7,275.00	0.00	-87,300.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>24,636.11</b>	<b>23,301.34</b>	<b>1,334.77</b>	<b>71,114.59</b>	<b>279,616.00</b>	<b>-74.57</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>4,444.02</b>	<b>7,155.40</b>	<b>-2,711.38</b>	<b>20,017.85</b>	<b>85,865.00</b>	<b>-76.69</b>
<b>Total Depreciation Expense</b>						
	7,240.00	7,275.00	-35.00	21,720.00	87,300.00	-75.12
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-2,795.98</b>	<b>-119.60</b>	<b>-2,676.38</b>	<b>-1,702.15</b>	<b>-1,435.00</b>	<b>18.62</b>

**Knox County Housing Authority**  
**BOARD - LOW RENT CASH FLOW STATEMENT**  
**June 30, 2022**

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	285,516.00	306,940.58	-21,424.58	851,468.11	3,683,287.00	-76.88
<b>TOTAL OPERATING INCOME</b>	<b>285,516.00</b>	<b>306,940.58</b>	<b>-21,424.58</b>	<b>851,468.11</b>	<b>3,683,287.00</b>	<b>-76.88</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	103,849.64	127,622.79	-23,773.15	301,525.96	1,531,473.00	-80.31
Total Tenant Service Expenses	-18.80	832.50	-851.30	185.58	9,990.00	-98.14
Total Utility Expenses	4,636.80	15,877.08	-11,240.28	23,614.37	190,525.00	-87.61
Total Maintenance Expenses	103,847.87	134,402.15	-30,554.28	326,283.65	1,612,826.00	-79.77
Total Protective Service Expenses	0.00	2,230.83	-2,230.83	1,976.42	26,770.00	-92.62
General Expenses	18,945.44	19,933.33	-987.89	51,545.12	239,200.00	-78.45
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>231,260.95</b>	<b>300,898.68</b>	<b>-69,637.73</b>	<b>705,131.10</b>	<b>3,610,784.00</b>	<b>-80.47</b>
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	-53,915.00	53,915.00	0.00	-646,980.00	-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	
<b>TOTAL OPERATING EXPENSES</b>	<b>231,260.95</b>	<b>246,983.68</b>	<b>-15,722.73</b>	<b>705,131.10</b>	<b>2,963,804.00</b>	<b>-76.21</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>54,255.05</b>	<b>59,956.90</b>	<b>-5,701.85</b>	<b>146,337.01</b>	<b>719,483.00</b>	<b>-79.66</b>
<b>Total Depreciation Expense</b>						
	51,850.00	53,915.00	-2,065.00	155,550.00	646,980.00	-75.96
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>2,405.05</b>	<b>6,041.90</b>	<b>-3,636.85</b>	<b>-9,212.99</b>	<b>72,503.00</b>	<b>-112.71</b>

**Knox County Housing Authority**  
**BOARD - AHP CASH FLOW STATEMENT**  
**June 30, 2022**

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	62,850.32	65,364.74	-2,514.42	193,094.67	784,377.00	-75.38
<b>TOTAL OPERATING INCOME</b>	<b>62,850.32</b>	<b>65,364.74</b>	<b>-2,514.42</b>	<b>193,094.67</b>	<b>784,377.00</b>	<b>-75.38</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	11,180.84	14,939.74	-3,758.90	36,181.31	179,277.00	-79.82
Total Fee Expenses	8,032.50	8,152.00	-119.50	24,097.50	97,824.00	-75.37
Total Utilities Expenses	6,033.11	5,736.00	297.11	15,324.77	68,832.00	-77.74
Total Maintenance Expenses	15,890.41	35,942.95	-20,052.54	47,530.84	431,315.00	-88.98
Total Taxes & Insurance Expense	6,014.07	6,258.34	-244.27	18,433.42	75,100.00	-75.45
Total Financial Expenses	3,340.86	3,490.00	-149.14	9,989.10	41,880.00	-76.15
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>50,491.79</b>	<b>74,519.03</b>	<b>-24,027.24</b>	<b>151,556.94</b>	<b>894,228.00</b>	<b>-83.05</b>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Capital Expenditures	0.00	-15,575.00	15,575.00	0.00	-186,900.00	-100.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>50,491.79</b>	<b>58,944.03</b>	<b>-8,452.24</b>	<b>151,556.94</b>	<b>707,328.00</b>	<b>-78.57</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>12,358.53</b>	<b>6,420.71</b>	<b>5,937.82</b>	<b>41,537.73</b>	<b>77,049.00</b>	<b>-46.09</b>
<b>Total Depreciation Expense</b>						
	15,526.00	15,575.00	-49.00	46,578.00	186,900.00	-75.08
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-3,167.47</b>	<b>-9,154.29</b>	<b>5,986.82</b>	<b>-5,040.27</b>	<b>-109,851.00</b>	<b>-95.41</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
*June, 2022*

	Current Period	Last Year Same	Variance	Current Year
<b>AMP001 - MOON TOWERS</b>				
Salaries	10,001.96	21,087.44	-11,085.48	27,817.43
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,370.25	16,543.11	-172.86	49,116.96
Administrative Expenses	205.59	539.24	-333.65	2,889.57
Tenant Services	0.00	120.71	-120.71	175.24
Utilities	4,510.25	7,645.18	-3,134.93	17,490.03
Maintenance Supplies/Contracts	8,078.43	8,421.26	-342.83	52,717.97
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,685.01	7,502.97	-817.96	19,106.69
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>45,851.49</b>	<b>61,859.91</b>	<b>-16,008.42</b>	<b>169,313.89</b>
<b>AMP002 - FAMILY</b>				
Salaries	13,921.66	38,890.83	-24,969.17	37,285.95
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,394.55	18,318.28	-923.73	52,694.93
Administrative Expenses	1,483.86	807.40	676.46	4,461.85
Tenant Services	0.00	0.00	0.00	10.34
Utilities	95.88	223.28	-127.40	2,338.90
Maintenance Supplies/Contracts	29,826.90	18,289.29	11,537.61	81,322.27
Mileage	0.00	0.00	0.00	0.00
General Expenses	5,827.55	7,209.24	-1,381.69	14,729.72
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>68,550.40</b>	<b>83,738.32</b>	<b>-15,187.92</b>	<b>192,843.96</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	1,325.00	6,744.24	-5,419.24	3,875.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,681.50	4,766.93	-85.43	14,214.57
Administrative Expenses	233.75	1,137.96	-904.21	1,284.61
Tenant Services	0.00	0.00	0.00	0.00
Utilities	0.00	356.96	-356.96	3,269.64
Maintenance Supplies/Contracts	3,603.66	411.94	3,191.72	28,618.84
Mileage	0.00	0.00	0.00	0.00
General Expenses	3,201.62	2,750.98	450.64	8,014.93
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>13,045.53</b>	<b>16,169.01</b>	<b>-3,123.48</b>	<b>59,277.59</b>
<b>COCC</b>				
Salaries	97,913.52	92,349.85	5,563.67	260,099.11
Employee W/H Payments	1,398.13	-0.01	1,398.14	213.26
Management Fees	90.26	7.50	82.76	90.26
Administrative Expenses	2,553.09	7,525.32	-4,972.23	15,969.27
Tenant Services	-18.80	0.00	-18.80	0.00
Utilities	30.67	410.41	-379.74	515.80
Maintenance Supplies/Contracts	0.66	51.72	-51.06	-3,091.88
Mileage	12.87	0.00	12.87	12.87
General Expenses	3,231.26	1,594.29	1,636.97	9,693.78
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>105,211.66</b>	<b>101,939.08</b>	<b>3,272.58</b>	<b>283,502.47</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	123,162.14	159,072.36	-35,910.22	329,077.49
Employee W/H Payments	1,398.13	-0.01	1,398.14	213.26
Management Fees	38,536.56	39,635.82	-1,099.26	116,116.72
Administrative Expenses	4,476.29	10,401.98	-5,925.69	25,011.75
Tenant Services	-18.80	120.71	-139.51	185.58
Utilities	4,636.80	8,635.83	-3,999.03	23,614.37
Maintenance Supplies	41,509.65	27,174.21	14,335.44	159,567.20
Mileage	12.87	0.00	12.87	12.87
General Expenses	18,945.44	19,057.48	-112.04	51,545.12
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>232,659.08</b>	<b>264,098.38</b>	<b>-31,439.30</b>	<b>705,344.36</b>



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

	<b>Current Period</b>	<b>Last Year Same Period</b>	<b>Variance</b>
<b>BRENTWOOD</b>			
Salaries	11,899.85	10,893.13	1,006.72
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,224.50	0.00
Administrative Expenses	167.52	1,307.79	-1,140.27
Utilities	3,271.80	2,632.96	638.84
Maintenance Supplies/Contracts	1,470.96	3,146.52	-1,675.56
Tax & Insurance Expenses	3,150.62	2,976.67	173.95
Finacial Expenses	1,670.43	1,816.16	-145.73
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>25,855.68</b>	<b>26,997.73</b>	<b>-1,142.05</b>
<b>PRAIRIELAND</b>			
Salaries	11,899.81	10,892.96	1,006.85
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	3,867.50	-59.50
Administrative Expenses	686.78	834.99	-148.21
Utilities	2,761.31	2,874.09	-112.78
Maintenance Supplies/Contracts	946.33	3,852.60	-2,906.27
Taxes & Insurance Expenses	2,863.45	2,705.40	158.05
Financial Expenses	1,670.43	1,816.16	-145.73
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>24,636.11</b>	<b>26,843.70</b>	<b>-2,207.59</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	23,799.66	21,786.09	2,013.57
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	8,092.00	-59.50
Administrative Expenses	854.30	2,142.78	-1,288.48
Utilities	6,033.11	5,507.05	526.06
Maintenance Supplies	2,417.29	6,999.12	-4,581.83
Taxes & Insurance Expenses	6,014.07	5,682.07	332.00
Financial Expenses	3,340.86	3,632.32	-291.46
<b>TOTAL AHP CLAIMS</b>	<b>50,491.79</b>	<b>53,841.43</b>	<b>-3,349.64</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	14,597.60	7,351.19	7,246.41
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,036.50	3,961.00	75.50
Administrative Expenses	1,294.26	355.79	938.47
General Expense-Admin	595.87	633.33	-37.46
<b>Total HCV Expenses</b>	<b>20,524.23</b>	<b>12,301.31</b>	<b>8,222.92</b>
HAP Expenses	78,228.00	78,314.68	-86.68
General Expenses	0.00	0.00	0.00
<b>Total HAP Expenses</b>	<b>78,228.00</b>	<b>78,314.68</b>	<b>-86.68</b>
<b>TOTAL HCV CLAIMS</b>	<b>98,752.23</b>	<b>90,615.99</b>	<b>8,136.24</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*June, 2022*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2021 -</b>				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2021 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300,000.00</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	49,184.52	0.00	49,184.52	49,184.52
<b>TOTAL CFG 2020 CLAIMS</b>	<b>49,184.52</b>	<b>0.00</b>	<b>49,184.52</b>	<b>349,184.52</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	31,565.47	98,869.22	139,408.21	783,874.00
<b>TOTAL CFG 2019 CLAIMS</b>	<b>31,565.47</b>	<b>98,869.22</b>	<b>139,408.21</b>	<b>1,083,874.00</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>80,749.99</b>	<b>98,869.22</b>	<b>188,592.73</b>	<b>1,733,058.52</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*June, 2022*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	45,851.49	61,859.91	-16,008.42	169,313.89
AMP002 - FAMILY	68,550.40	84,130.38	-15,579.98	193,250.41
AMP003 - BLUEBELL	13,045.53	16,169.01	-3,123.48	59,277.59
COCC	105,211.67	101,939.09	3,272.58	281,502.50
<b>TOTAL LOW RENT</b>	<b>232,659.09</b>	<b>264,098.39</b>	<b>-31,439.30</b>	<b>703,344.39</b>
<u>A.H.P.</u>				
BRENTWOOD	25,855.68	27,007.73	-1,152.05	80,442.35
PRAIRIELAND	24,636.11	26,863.70	-2,227.59	71,114.59
<b>TOTAL A.H.P.</b>	<b>50,491.79</b>	<b>53,871.43</b>	<b>-3,379.64</b>	<b>151,556.94</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	20,524.23	12,301.31	8,222.92	58,913.18
<b>TOTAL HCV</b>	<b>20,524.23</b>	<b>12,301.31</b>	<b>8,222.92</b>	<b>58,913.18</b>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	49,184.52	0.00	49,184.52	49,184.52
CAPITAL FUND GRANT 2019	31,565.47	98,869.22	-67,303.75	139,408.21
<b>TOTAL GRANTS</b>	<b>80,749.99</b>	<b>98,869.22</b>	<b>-18,119.23</b>	<b>188,592.73</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>384,425.10</b>	<b>429,140.35</b>	<b>-44,715.25</b>	<b>1,102,407.24</b>

# BOARD MEMO

216 W. Simmons St.  
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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/22/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 07/26/2022

**SUBJECT:** Voluntary Service Incentive Program (VSIP) Policy – FINAL APPROVAL

---

## Executive Summary

The Knox County Housing Authority (KCHA) would like to implement a Voluntary Separation Incentive Program (VSIP) as an employee-centered strategy for making appropriate workforce adjustments and creating opportunities for organizational renewal and invention. This initiative is appropriate given the changing organizational operating environment resulting from the COVID-19 pandemic and other evolving dynamics affecting public housing agencies in general.

The VSIP gives the agency the option to offer its employees a financial incentive to voluntarily separate from service through either retirement or resignation. The policy aims to reduce salary costs and FTE usage, as well as to facilitate re-organization, delayering, and other efforts to make more effective use of staffing resources.

In researching and developing this draft policy, several resources were referenced – VSIP policies in place, other governmental agency policies (OPM, DoD, US Army), State of Illinois regulations, federal regulations, and various human resources websites.

At the 06/28/2022 regular meeting, a revision to the draft policy was suggested and agreed upon during general discussion. It was determined the draft policy would be revised and posted for public review/comment. The revised policy, which was posted on 06/29/2022, is attached to this memo. To date, no public comments have been received.

## Fiscal Impact

VSIP payments will come from appropriate program funds.

## Recommendation

It is the recommendation of the Executive Director the Board approve the revised Voluntary Separation Incentive Program (VSIP) policy as presented, effective 08/01/2022.

# Voluntary Separation Incentive Policy

Knox County Housing Authority  
216 W. Simmons St.  
Galesburg, IL 61401  
[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

## Article I. Purpose/Scope of the Policy

**Section 1.01** The Knox County Housing Authority (KCHA) is implementing a Voluntary Separation Incentive Program (VSIP) as an employee-centered strategy for making appropriate workforce adjustments and creating opportunities for organizational renewal and invention. This initiative is appropriate given the changing organizational operating environment resulting from the COVID-19 pandemic and other evolving dynamics affecting public housing agencies in general.

**Section 1.02** The VSIP gives the agency the option to offer its employees a financial incentive to voluntarily separate from service through either retirement or resignation. The policy aims to reduce salary costs and FTE usage, as well as to facilitate re-organization, delayering, and other efforts to make more effective use of staffing resources.

**Section 1.03** This is not an early retirement program. It is not to be used to target employees on the basis of individual or personal factors.

**Section 1.04** The agency has the discretion to design an incentive formula and process that best meets its business needs and objectives, provided that the program is consistent with the basic provisions outlined below.

**Section 1.05** This incentive policy becomes effective upon adoption by the Knox County Housing Authority Board of Commissioners.

## Article II. General Provisions

**Section 2.01** The KCHA Executive Director shall have full responsibility for VSIP communication and administration, validating employee eligibility, determining incentive compensation, and providing final approval of employee into the VSIP.

**Section 2.02** The incentive program is a management tool, not an employee right or benefit. No employee will have a contractual right to a financial incentive offered through this program.

**Section 2.03** Each eligible employee is invited to evaluate and consider the VSIP, along with its associated benefits, and determine whether the VSIP is a beneficial and desired action. No KCHA official/supervisor can require or direct any eligible employee to apply for the VSIP or prohibit them from doing so. Applying to participate in the VSIP is a voluntary, employee-initiated action only. Submitting a VSIP application does not in any way change an employee's current employment status or conditions at KCHA and may not be used as retaliation against an employee with respect to future terms and conditions of employment.

**Section 2.04** Incentive programs must be cost neutral or result in cost savings.

**Section 2.05** The maximum incentive amount that may be offered is \$40,000, subject to standard employment taxes and withholdings.

- (a) Incentive amount to be paid shall not exceed a participating employee's remaining annual base pay plus benefit compensation as of the effective date of a separation incentive program agreement.

- (b) This incentive amount may be taken in the following forms:
- (i) Lump sum payment;
  - (ii) Bi-weekly payments;
  - (iii) Standard base salary or wage earnings;
    - 1) Base salary does NOT include overtime pay, stipends, temporary rates/salaries, one-time payments, or supplements.
    - 2) For hourly employees, base salary is the calculated annual pay based on the employee's established hourly rate of pay for the number of hours customarily worked for such position in a fiscal year period.
  - (iv) Benefit contributions (i.e. medical insurance, retirement);
  - (v) Any combination thereof.

**Section 2.06** A program will commence on the date of approval unless the agency specifies a later commencement date in its program. Cost recovery must be completed within two years of the effective date of an employee's approved participation.

**Section 2.07** Employee Eligibility

- (a) To be minimally eligible for a separation incentive, an employee must:
- (i) Have full-time employment status in good standing;
    - 1) "Good Standing" means, on the applicable date, the employee:
      - a) Is actively employed by the KCHA;
      - b) Has not tendered written notice of intent to resign or retire effective as of, on, or before, the applicable date; and
      - c) Has not behaved in a manner that would be grounds for termination for cause, per KCHA Personnel Policy.
  - (ii) Be of the minimum age of 55;
  - (iii) Have completed 20 continuous years of service with the Knox County Housing Authority;
    - 1) Each full-time year of service shall be counted as one full year of credited service toward this benefit. A partial year of service shall be prorated. For purposes of this policy only, a break in service (excluding an approved medical leave of absence, periods of military leave, short-term absences due to illness, or maternity leave, which are not considered a break in service), will not be counted.
    - 2) Any years where an employee worked part-time, but was at least 20 hours weekly, will be counted as one-half year of credit. Years where service averaged less than twenty hours weekly will not be counted for service toward this benefit. Years of service as a substitute or temporary employee will not count toward this benefit.
  - (iv) Have not received a previous separation incentive.

**Section 2.08** Individuals offered an incentive will be given sufficient time from the date of receiving accurate and complete information about the offer to then make a decision. Employees choosing to accept an incentive offer will sign a form indicating that their decision to participate is entirely voluntary.

**Section 2.09** Employees accepting a separation incentive are ineligible for unemployment compensation.

**Section 2.10** All accruals of and eligibility for paid time off shall cease as of the effective date of the VSIP.

**Section 2.11** Regarding an employee who receives VSIP separation pay and accepts reemployment with the KCHA within five years after the date of the separation on which payment of the separation pay is based, benefits under this program shall immediately cease, and the employee must repay the entire amount of the separation pay received to the KCHA.

### **Article III. Process**

**Section 3.01** Availability of this incentive program shall be communicated to all KCHA employees at the following manner:

- (a) Earliest possible date of convenience following adoption by the KCHA Board of Commissioners;
- (b) To all new hires of the agency;
- (c) At adoptions, automatically amends and becomes part of the KCHA Personnel Policy.

**Section 3.02** KCHA intends to allow as many eligible and interested employees as possible to participate in the VSIP; however, KCHA reserves the right to limit the total number of participants to preserve vital programs and services, critical talent and maintain the agency's financial resources while achieving the core objectives of the VSIP.

**Section 3.03** KCHA, at its discretion, may amend or terminate the VSIP Program, provided that such amendment or termination will not change any rights or interests of any eligible employee who may have made a qualified election under the program prior to such amendment or termination.

**Section 3.04** After the effective date of this policy, any employee meeting the above eligibility requirements may submit a request for a voluntary separation incentive program to the Executive Director.

**Section 3.05** To apply for the VSIP, an eligible employee must submit a KCHA VSIP Notice of Interest Application to the Executive Director.

**Section 3.06** The Executive Director shall review the request and have responsibility to determine the following:

- (a) Employee eligibility for benefits under this incentive program;
- (b) Total amount of compensation available to employee under this incentive program.

**Section 3.07** KCHA Executive Director shall issue a written notice of said determination:

- (a) For approvals – Acknowledgment of eligibility; date of approval; total amount of compensation available
- (b) For denials – Reasons for and date of denial.

**Section 3.08** All discrepancies concerning eligibility shall be determined solely by the Executive Director and are not subject to review or formal appeal through any agency process.

**Section 3.09** VSIP applicants who are approved as VSIP participants will be provided with a VSIP Voluntary Separation Waiver and General Release Agreement which must be signed by each VSIP participant in order to be eligible for the VSIP incentive and benefits.

- (a) By signing the Agreement, employees waive all claims and all rights to make a legal claim against KCHA, the KCHA Board of Commissioners, or agents of the authority regarding the terms or conditions of their voluntary separation.
- (b) The Waiver and General Release Agreement covers any claims arising under federal, state and local laws, including, but not limited to, the Age Discrimination in Employment Act (ADEA) and the Older Workers Benefit Protection Act (OWBPA).
- (c) The Agreement does not apply to rights or claims that arise after an employee has signed the Agreement and separated from employment.

**Section 3.10** A proposed VSIP participant may revoke (withdraw) a previously submitted VSIP Voluntary Separation Waiver and General Release Agreement within seven (7) days from the date the Agreement is executed.

- (a) An employee who wishes to withdraw from the VSIP must submit written notice as such. The written notice must be dated and signed by the employee.
- (b) The receipt of a written notice from the employee will result in the immediate removal of the employee from the VSIP Program. No incentive or benefits (as described in this policy) will be provided to the employee

**Section 3.11** Prior to filing a VSIP application, employees are strongly advised to consult with an attorney of their choosing to carefully review VSIP documents and the legal conditions associated with VSIP acceptance. Similarly, employees are advised to attain advice from a financial and tax advisor to fully understand the financial benefits and any implications of accepting benefits of the VSIP.

**Section 3.12** The KCHA reserves the right to collect from the affected employee or beneficiary any payments or benefits awarded in error by mistake of fact or contrary to the terms of the VSIP.

**Section 3.13** Employees who elect and who are approved as VSIP participants shall continue to meet job performance standards and all other expectations normally associated with continuing employment through their VSIP separation date. An employee who separates from employment prior to the scheduled separation date for any reason other than in accordance with terms of the VSIP shall not be eligible for the incentive payment and benefits as described in this VSIP document.

**Section 3.14** The VSIP shall not offer real or implied employment rights to any employee.

- (a) No employee shall retain rights of employment by virtue of the VSIP.
- (b) Disciplinary action may be taken, as appropriate, against a person who has applied for and been accepted as a VSIP participant just as employees who are not VSIP applicants/participants.
- (c) Any employee who is subject to disciplinary action after signing the VSIP agreement, but before the VSIP effective date (June 30, 2021), shall have the VSIP incentive payment and benefits suspended until the disciplinary action is resolved.
- (d) Any termination for gross misconduct will result in non-payment of the VSIP incentive and benefits.

**Section 3.15** Eligible employees who enter into a VSIP shall not have the right to assign, transfer, pledge or otherwise convey the right to receive the VSIP incentive and benefits which are payable under this policy. No such assignment shall be recognized by the KCHA.



**Section 3.16** Should an employee, who has entered into a VSIP, die before the effective date of the VSIP, the entire VSIP incentive and benefits will be made to the employee's designated beneficiary as indicated within the Waiver and General Release Agreement as executed by the VSIP participant.

**Section 3.17** VSIP participants retain all rights related to benefit program options at separation from employment, as noted in agency personnel policy.

**Section 3.18** Record Retention

- (a) The KCHA is authorized to and shall maintain VSIP documentation in the employee file.
- (b) The KCHA's record retention policy will determine the length of time former employee files shall be maintained.

**Article IV. Severability.**

**Section 4.01** If any provision of the KCHA VSIP is found, held or deemed by a court of competent jurisdiction to be void, unlawful or unenforceable under any applicable statute or controlling law, the remainder of the VSIP shall continue to be implemented and effective.

## BOARD MEMO

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[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/22/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 07/26/2022

**SUBJECT:** Election of Officers for FYE 03/31/2023

---

### Executive Summary

Section 3.02 of the Knox County Housing Authority Board of Commissioner By-Laws requires election of officers at the Authority's annual meeting. The by-laws provide for the election of a Chairperson and a Vice Chairperson, and elected officials hold office for a one-year term, or as long as the Board deems necessary.

The Knox County Housing Authority will hold its annual election of officers at the 04/26/2016 regular meeting of the Board of Commissioners. KCHA Legal counsel Jack Ball will officiate the election of officers. Nominations will be solicited prior to and during the meeting.

Nominations prior to the meeting may be sent to the Executive Director at [dantoine@knoxhousing.org](mailto:dantoine@knoxhousing.org) or to KCHA Legal Counsel Jack Ball at [jackball@grics.net](mailto:jackball@grics.net).

Board action will be required to install the elected officials.

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/22/2022

**FROM:** Derek Antoine   
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**SUBJECT:** Election of Officers for FYE 03/31/2023

---

### Executive Summary

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Board action will be required to install the elected officials.

## BOARD MEMO


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Galesburg, IL 61401

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/21/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 07/26/2022

**SUBJECT:** Application for Payment #15 – 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 countertops)
- 2077 and 2083 E. Knox Street (waiting countertops)
- 527 Iowa Avenue (waiting on countertops)
- 954 W. South Street (waiting on countertops)
- 1578 McKnight Street (undergoing construction and waiting on countertops)

Hein Construction is still waiting on countertops to arrive and hope to have them on site by the end of July. Supply chain concerns remain an issue for this project as the contractor continues to experience delays in getting materials. Once the units listed above are complete, 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. Fire/smoke alarms still need to be installed in the two restrooms at Moon Towers.

The elevator work at Bluebell Tower may tentatively start in August.

Alliance Architecture has reviewed and signed approval for Pay Request #15.

**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 #15 from Hein Construction in the amount of \$53,223.72 for the period to 07/31/2022.

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 3** APPLICATION NO: 15  
 255 W Tompkins St Various Sites  
 Galesburg, IL 61401 Galesburg, IL 61401 PERIOD TO: 7/31/2022

FROM: **Hein Construction Co., Inc.** VIA CONTRACTOR: **Hein Construction Co., Inc**  
 56 N. Cedar St. 56 N. Cedar St. Galesburg, IL 61401 CONTRACT DATE:

CONTRACT FOR: **General Contractor** VIA ARCHITECT: **Alliance Architects** PROJECT NO: 21-2144

Distribution to:  
 OWNER  
 CONSTRUCTION MANAGER  
 ARCHITECT  
 CONTRACTOR  
 FIELD  
 OTHER

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 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 \$ 852,981.05 ✓  
 (Column G on G703)

5. RETAINAGE:  
 a. 10 % of Completed Work \$ 85,298.11 ✓  
 (Column D + E on G703)  
 b. 10 % of Stored Material \$ \_\_\_\_\_  
 (Column F on G703)  
 Total Retainage (Lines 5a + 5b or  
 Total in Column I of G703) \$ 85,298.11 ✓

6. TOTAL EARNED LESS RETAINAGE \$ 767,682.94 ✓  
 (Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR \$ 714,459.22 ✓  
 PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 53,223.72 ✓

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 494,317.06 ✓  
 (Line 3 minus Line 6)

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: D. K. [Signature] Date: 7/15/22  
 State of: Illinois County of: Knox  
 Subscribed and sworn to before me this 15 day of July, 2022  
 Notary Public: Kimberly Inness  
 My Commission expires: 7/26/25

**KIMBERLY INNESS**  
 Official Seal  
 Notary Public - State of Illinois  
 My Commission Expires Aug 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 \$ 53,223.72

(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: 07-21-2022  
 929 Lincolnway East Suite 800  
 South Bend, Indiana 46601

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

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

Use Column 1 on Contracts where variable retainage for line items may apply.

KCHA- 504 Mod Phase 3

APPLICATION NO: 15

APPLICATION DATE: 7/15/22

PERIOD TO: 7/31/22

PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
<b>1</b>	<b>General Requirements</b>								
	General Conditions	\$102,076.25	\$64,063.06	\$4,562.81		\$68,625.87	67.23%	\$33,450.38	\$6,862.59
	Bonds and Insurance	\$18,000.00	\$18,000.00			\$18,000.00	100.00%	\$0.00	\$1,800.00
	General Allowance Bal 21,522.00	\$45,000.00	\$21,627.00			\$21,627.00	48.06%	\$23,373.00	\$2,162.70
	CE 1	(\$21,627.00)	(\$21,627.00)			(\$21,627.00)	100.00%	\$0.00	(\$2,162.70)
	CE 2	(\$1,851.00)				\$0.00	0.00%	(\$1,851.00)	\$0.00
	Fire Alarm Allowance	\$45,000.00				\$0.00	0.00%	\$45,000.00	\$0.00
<b>2</b>	<b>Selective Demolition</b>								
	Material and Labor -Hein	\$49,000.00	\$40,200.00			\$40,200.00	82.04%	\$8,800.00	\$4,020.00
<b>3</b>	<b>Concrete</b>								
	Material and labor-Hein	\$42,200.00	\$32,200.00			\$32,200.00	76.30%	\$10,000.00	\$3,220.00
<b>5</b>	<b>Misc Metals</b>								
	Material and labor-Hein	\$10,800.00	\$9,000.00			\$9,000.00	83.33%	\$1,800.00	\$900.00
<b>6</b>	<b>Carpentry</b>								
	Material-Hein	\$8,000.00	\$2,200.00			\$2,200.00	27.50%	\$5,800.00	\$220.00
	Labor-Hein	\$17,192.29	\$6,500.00			\$6,500.00	37.81%	\$10,692.29	\$650.00
<b>8</b>	<b>Doors</b>								
	Material-S&S Hardware	\$41,200.00	\$41,200.00			\$41,200.00	100.00%	\$0.00	\$4,120.00
	Labor-Hein	\$18,600.00	\$6,000.00	\$2,000.00		\$8,000.00	43.01%	\$10,600.00	\$800.00
									\$0.00
									\$0.00
									\$0.00
									\$0.00
	<b>GRAND TOTALS</b>	\$373,590.54	\$219,363.06	\$6,562.81	\$0.00	\$225,925.87	60.47%	\$147,664.67	\$22,592.59

# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 4 PAGES

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KCHA- 504 Mod Phase 3

APPLICATION NO: 15

APPLICATION DATE: 7/15/22

PERIOD TO: 7/31/22

PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
9	<b>Wall Assemblies</b>								
	Material	\$21,400.00	\$15,400.00	\$1,500.00		\$16,900.00	78.97%	\$4,500.00	\$1,690.00
	Labor- Hein Construction	\$57,000.00	\$45,000.00	\$2,000.00		\$47,000.00	82.46%	\$10,000.00	\$4,700.00
	<b>Flooring</b>								
	Union Flooring	\$52,200.00	\$47,300.00			\$47,300.00	90.61%	\$4,900.00	\$4,730.00
	<b>Painting and Taping</b>								
	Scott Decorating	\$68,488.00	\$35,500.00			\$35,500.00	51.83%	\$32,988.00	\$3,550.00
10	<b>Specialties</b>								
	<b>Corner Guards &amp; Range Hoods</b>								
	Material - CJ Dist	\$11,819.80	\$6,659.00			\$6,659.00	56.34%	\$5,160.80	\$665.90
	Labor- Hein	\$900.00	\$300.00			\$300.00	33.33%	\$600.00	\$30.00
	<b>Signage</b>								
	Material - Riverbend Sign Works	\$25,469.66		\$25,469.66		\$25,469.66	100.00%	\$0.00	\$2,546.97
	Labor- Hein	\$6,375.00				\$0.00	0.00%	\$6,375.00	\$0.00
12	<b>Casework</b>								
	Material- Rothan	\$19,040.00		\$19,040.00		\$19,040.00	100.00%	\$0.00	\$1,904.00
	Material- Cabinet Works Group	\$30,000.00	\$30,000.00			\$30,000.00	100.00%	\$0.00	\$3,000.00
	Labor- Hein	\$17,400.00	\$6,400.00			\$6,400.00	36.78%	\$11,000.00	\$640.00
14	<b>Elevators-Otis</b>	\$249,989.00	\$124,994.50			\$124,994.50	50.00%	\$124,994.50	\$12,499.45
15	<b>Plumbing-AMP</b>	\$148,000.00	\$132,398.40	\$1,575.00		\$133,973.40	90.52%	\$14,026.60	\$13,397.34
<b>GRAND TOTALS</b>		\$1,081,672.00	\$663,314.96	\$56,147.47	\$0.00	\$719,462.43	66.51%	\$362,209.57	\$71,946.24



# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 4 OF 4 PAGES

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KCHA- 504 Mod Phase 3

APPLICATION NO: 15  
 APPLICATION DATE: 7/15/22  
 PERIOD TO: 7/31/22  
 PROJECT NO: 2144

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
15	<b>HVAC-Benbow Plg &amp; Htg</b>								
	Mobilization	\$2,550.00	\$2,550.00			\$2,550.00	100.00%	\$0.00	\$255.00
	Remove & Reinstall Furnace								
	Material-Benbow	\$1,600.00	\$400.00			\$400.00	25.00%	\$1,200.00	\$40.00
	Labor-Benbow	\$11,540.00	\$9,655.00			\$9,655.00	83.67%	\$1,885.00	\$965.50
	EF1								
	Material-Benbow	\$2,000.00	\$1,250.00			\$1,250.00	62.50%	\$750.00	\$125.00
	Labor-Benbow	\$4,400.00	\$2,750.00			\$2,750.00	62.50%	\$1,650.00	\$275.00
	Supply and Return Grills								
	Material-Benbow	\$1,000.00	\$500.00			\$500.00	50.00%	\$500.00	\$50.00
	Labor-Benbow	\$1,800.00	\$1,800.00			\$1,800.00	100.00%	\$0.00	\$180.00
	EF1								
	Material-Benbow	\$2,000.00	\$222.00			\$222.00	11.10%	\$1,778.00	\$22.20
	Labor-Benbow	\$4,400.00	\$488.00			\$488.00	11.09%	\$3,912.00	\$48.80
Remove Reinstall Furnace									
Material-Benbow	\$2,400.00	\$800.00			\$800.00	33.33%	\$1,600.00	\$80.00	
Labor-Benbow	\$17,310.00	\$5,710.00			\$5,710.00	32.99%	\$11,600.00	\$571.00	
16	<b>Electrical- AMP</b>								
	Mobilization	\$8,385.00	\$8,385.00			\$8,385.00	100.00%	\$0.00	\$838.50
	Lighting Material	\$12,735.00	\$12,735.00			\$12,735.00	100.00%	\$0.00	\$1,273.50
	Lighting Labor	\$10,560.00	\$9,600.00	\$480.00		\$10,080.00	95.45%	\$480.00	\$1,008.00
	Fire Alarm Material	\$2,675.00	\$2,675.00			\$2,675.00	100.00%	\$0.00	\$267.50
	Fire Alarm Labor	\$2,590.00	\$2,350.00	\$120.00		\$2,470.00	95.37%	\$120.00	\$247.00
	Branch Circuit Labor/Material	\$37,975.00	\$34,500.00	\$2,000.00		\$36,500.00	96.12%	\$1,475.00	\$3,650.00
	Demolition	\$4,230.00	\$3,850.00	\$190.00		\$4,040.00	95.51%	\$190.00	\$404.00
Trim Out	\$4,700.00	\$4,300.00	\$200.00		\$4,500.00	95.74%	\$200.00	\$450.00	
ALT 2	<b>Automatic Operators-Bluebell</b>								\$0.00
	Materials-S&S Builders	\$17,475.00	\$14,284.62			\$14,284.62	81.74%	\$3,190.38	\$1,428.46
	Labor-Hein	\$4,525.00				\$0.00	0.00%	\$4,525.00	\$0.00
<b>GRAND TOTALS</b>		\$1,238,522.00	\$782,119.58	\$59,137.47	\$0.00	\$841,257.05	67.92%	\$397,264.95	\$84,125.71



**WAIVER OF LIEN TO DATE**


PR14  
 STATE OF ILLINOIS  
 COUNTY OF Knox S.S.  
 TO WHOM IT MAY CONCERN:

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

The undersigned, for and in consideration of Sixteen Thousand Three Hundred Fifty-five and 70/100 Dollars

\$16,355.70 Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished, furnished to this date by the undersigned for the above-described premises.  
 INCLUDING EXTRAS.\*

DATE 7/15/2022 COMPANY NAME Hein Construction Company, Inc.  
 ADDRESS 56 N. Cedar St. Galesburg, Il 61401

SIGNATURE AND TITLE 

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

**CONTRACTOR'S AFFIDAVIT**

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

The undersigned, being duly sworn,deposes and says that he is Vice President of Hein Construction Company, Inc. who is the contractor for the LABOR & MATERIAL work on the building located at KCHA 504 Modifications Phase 3 Various Locations owned by Knox Co. Housing Authority. That the total amount of the contract including extras is \$1,262,000.00 on which he has received payment of \$698,103.52 prior to this payment. That all waivers are true,correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties who have furnished material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

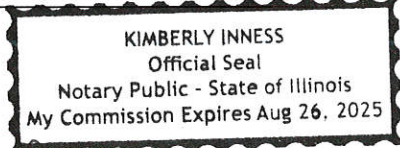
NAMES	WHAT FOR	CONTRACT AMOUNT	AMT. PAID	THIS PYMT.	BAL. DUE
Hein Construction	General Construction	\$ 498,031.00	\$ 275,935.92	\$ 13,925.70	\$ 208,169.38
Union Flooring	Flooring	\$ 52,200.00	\$ 40,140.00	\$ 2,430.00	\$ 9,630.00
Otis Elevators	Elevators	\$ 249,989.00	\$ 112,495.04		\$ 137,493.96
Benbow	HVAC	\$ 56,527.00	\$ 26,000.10		\$ 30,526.90
AMP Electrical	Electrical	\$ 83,850.00	\$ 70,555.50		\$ 13,294.50
AMP Mechanical	Plumbing	\$ 148,000.00	\$ 119,158.56		\$ 28,841.44
JJ Rothan	Material Only	\$ 19,040.00			\$ 19,040.00
SS Builders	Material Only	\$ 75,075.00	\$ 21,868.40		\$ 53,206.60
Scott Decorating	Painting/Taping	\$ 68,488.00	\$ 31,950.00		\$ 36,538.00
Titan Ind	Material Only	\$ 10,800.00			\$ 10,800.00
Total Labor/Mat'l To Complete		1,262,000.00	698,103.52	16,355.70	547,540.78

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

DATE 7/15/2022 SIGNATURE 

Subscribed and sworn to before me this 15 day of July, 2022

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



  
 NOTARY PUBLIC

CONTRACTOR'S CERTIFICATION

Date July 15,2022

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

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

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

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

Hein Construction Co. Inc.

Company

Name

Vice President, Project Manager

Title

July 15, 2022

Date

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

[www.knoxcountyhousing.org](http://www.knoxcountyhousing.org)

**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/21/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 07/26/2022

**SUBJECT:** Review/Approve Purchase of HVAC Equipment (Furnaces and Air Conditioners) on an as-needed basis

---

### Executive Summary

Recently the Agency has had an increase in service calls for air conditioning problems at the Family Sites. Temporary fixes have been made, but the recurring issues have necessitated seeking pricing for the replacement of furnaces and air conditioners. It has been deemed prudent to replace both furnaces and air conditioners due to their age and so that there is no duplication in work later if just the air conditioner is replaced at this time. These units are approximately 21 years old, having been purchased in 2001.

The purpose of this Invitation to Bid (IFB) is to retain a contractor to furnish HVAC Equipment, specifically furnaces and air condenser units to the Agency, on an as-needed basis. The Agency does not guarantee any minimum or maximum amount of work as a result of any award ensuing from this IFB, as the ensuing contract will be a Requirements Contract, in that the Agency shall retain one contractor only and shall retain the right to order from that contractor (successful bidder), on a task order basis, any amount of services the Agency requires.

Outreach efforts for the HVAC Equipment IFB were as follows:

- 1347 total vendors notified by the eProcurement System;
- 20 vendors viewed the online solicitation;
- KCHA staff contacted contractors directly;
- Local area vendors notified of the solicitation via an advertisement in the Register-Mail;
- Bid notice placed on KCHA website and Facebook page
- 4 bids submitted by:
  - o AMP Mechanical Services
  - o J.P Benbow Plumbing and Heating
  - o Midwest Star Construction
  - o Tiles in Style LLC
- The deadline for bid submission was 07/21/2022.

A bid opening was held on 07/21/2022 at 3:00 P.M. After determining an apparent low bidder, KCHA completed a full review of the bid submissions for contractor responsibility and responsiveness. Based on bids received, J.P. Benbow Plumbing and Heating has been determined to be the lowest responsible, responsive bidder.

Initially, the agency intends to purchase and install four (4) units from the list, Based on pricing from J.P. Benbow, the expected equipment cost for the initial purchase is approximately \$11,795. The installation of said units will be completed by AMP Mechanical Services, who are under contract to perform heating, ventilation, and air conditioning (HVAC) services. It's anticipated that additional units will need to be replaced, as age and wear/tear on the furnaces and air conditioners has rendered repair inefficient and ineffective. In total, if all units under this contract are purchased, the equipment cost the agency would not exceed \$134,265.

**Fiscal Impact**

This project will be funded through Family Operating Budget and/or Capital Fund Program monies.

**Recommendation**

It is the recommendation of the Executive Director the Board to select J.P Benbow Plumbing and Heating as the vendor from which to purchase HVAC Equipment (Furnaces and Air Conditioners) on an as-needed basis for the Family Sites according to the bid pricing outlined in the bid tab.

## HVAC Equipment (Furnaces and Air Conditioners) - B23002

	AMP Mechanical Services	J.P. Benbow Plumbing & Heating	Midwest Star Construction	Tiles In Style LLC
Form of Bid (Attachment A)	yes	yes	no	yes
Form HUD-5369-C (Attachment B)	yes	yes	no	yes
Profile of Firm Form (Attachment C)	yes	yes	no	yes
Form HUD-5369-B (Attachment D)	yes	yes	no	yes
Bid Submittal Form (pricing submitted on this form only)	yes	yes	no	yes
Manufacturer's Specifications included	no	yes	no	yes
Addendum #1 signed	yes	yes	yes	yes
40,000 BTU furnace, 18,000 BTU air condenser unit with A coil evaporator and 35-foot line set	\$2,405.00/\$12,028.00	\$2,299.00/\$11,495.00	\$13,000.00/\$65,000.00	\$5,475.00/\$27,375.00
60,000 BTU furnace, 2-ton air condenser unit with A coil evaporator and 35-foot line set	\$2,581.00/\$25,810.00	\$2,399.00/\$23,990.00	\$13,000.00/\$130,000.00	\$6,129.00/\$61,290.00
80,000 BTU furnace, 2.5-ton air condenser unit with A coil evaporator and 35-foot line set	\$2,804.00/\$28,040.00	\$2,499.00/\$24,990.00	\$13,000.00/\$130,000.00	\$6,853.00/\$68,530.00
85,000 BTU furnace, 2.5-ton air condenser unit with A coil evaporator and 35-foot line set	\$2,804.00/\$14,020.00	\$2,499.00/\$12,495.00	\$13,000.00/\$65,000.00	\$6,853.00/\$34,265.00
Additional Notes			Incomplete bid form-no model or warranty information	

## **RESOLUTION 2022-05**

7/26/2022

Board of Commissioners

Derek Antoine, Executive Director

**RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2022.**

### **Article I. Background**

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

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

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

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

### **Article II. Recommendation**

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$8,870.10 effective for the period ending June 30, 2022.





## RESOLUTION 2022-05

7/26/2022

Board of Commissioners

Derek Antoine, Executive Director

Approval of Bad Debt Charge-Offs for the period ending June 30, 2022.

### 1<sup>st</sup> Quarter Charge-offs – FYE 2023

AMP 1, Moon Towers				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Orlando	Walker	MT-179-15		\$722.75
Michael	Ryan	MT-184-5		\$16.00
Bryan	Dunphy	MT-009-09		\$437.00
Breanna	Wade	MT-089-11		\$175.42
<b>Total Moon Towers</b>				<b>\$1,351.17</b>

AMP 2, Family				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Samantha	LaPorte	Fam 371-15		\$98.85
Luz	Carrillo	Fam 378-20		\$40.50
Rakeisha	Cunningham	Fam 382-25		\$1,208.50
Shirley	Kruger	Fam 400-25		\$185.00
Jasmine	Pearson	Fam 238-26		\$936.95
Leslie	Dykeman	Fam 240-11	deceased	\$481.99
Nichola	Warrington	Fam 243-20	deceased	\$243.50
Tracey	Hobert	Fam 245-18		\$228.75
Thresia	Kuhlman	Fam 247-8		\$594.00
Kyra	McGill	Fam 249-13		\$359.75
Amber	Lester	Fam 270-19		\$51.18
Ashley	Wilmoth	Fam 300-25		\$370.50
Sabrina	Scott	Fam 307-13		\$406.75
Arricka	Howell	Fam 309-21		\$231.65
Dashia	Lewis	Fam 320-22		\$319.25
<b>Total Family</b>				<b>\$5,757.12</b>

AMP 3, Bluebell				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Briana	Ricketts	BB-423-6		\$286.25
<b>Total Bluebell</b>				<b>\$286.25</b>

Brentwood & Prairieland				
First Name	Last Name	Debt Identifier	Notes	Debt Owed
Courtney	Brown	PL 44-6		\$175.31
Breeanna	Gates	PL 6-9		\$564.00
Christopher	Harris	PL 16-3		\$590.00
Ladona	Mvuka	BW C6-9		\$146.25
<b>Total Brentwood &amp; Prairieland</b>				<b>\$1,475.56</b>

**Total 4th Qtr FYE 2022 Bad Debt Write-Offs** \$8,870.10

## **RESOLUTION 2022-05**

7/26/2022

Board of Commissioners

Derek Antoine, Executive Director

### **Approval of Bad Debt Charge-Offs for the period ending June 30, 2022.**

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$8,870.10 for the period ending June 30, 2022.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of June 30, 2022.

**RESOLVED: July 26, 2022**

---

Lomac Payton, Chairperson

---

Jared Hawkinson, Vice-Chairperson

---

Derek Antoine, Secretary/Executive Director (Attest)



# EXECUTIVE DIRECTOR REPORT

JUNE 2022

REGULAR MEETING  
KCHA BOARD OF COMMISSIONERS  
Tuesday, July 26, 2022  
Moon Towers Conference Room  
255 W. Tompkins St.  
Galesburg, IL 61401  
[knoxcountyhousing.org](http://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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	\$ 2,500.00	90.58%	\$ (235.50)

# 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	1	1							83.3%
Hawkinson, Jared (VC)	1		1	1		1							66.7%
Robison, Sara	1	1	1	1	1	1							100.0%
Riley, Joseph		1	1	1	1								66.7%
Carson, LaToya	1	1	1	1	1	1							100.0%
Turner, Dena						1							100.0%
Range, Joey						1							100.0%
Antoine, Derek (ED)	1	1	1	1	1	1							100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	6	6	Meets requirement
Average meeting attendance:	80.0	86.8%	Meets Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/29	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

# EXECUTIVE SUMMARY

## **FINANCIAL SUMMARY**

### **LOW RENT**

The financial summary notes have been included with the Board information packet.

The Central office Cost Center (COCC) continues to seek balance in financial performance for the year. We have been working with a new structure for maintenance costs, which are billed largely to each AMP. Under the new format, each AMP will also be billed a monthly maintenance fee, for tasks that are routine for each property – grounds and landscaping (including mowing and snow removal), trash pickup, daily janitorial, etc. This seemed to work for April, but May was again out of balance. This was due to training expenses hitting the financials, but also a few maintenance issues as well. Additionally, the COCC is seeing a higher spend due to the addition of the Participant Engagement/Section 3 Manager. This position was added in FYE 2022, and the results have been fantastic. The salary was known to be above and beyond anticipated income, with the deficit being made up from COCC reserves. As such, the income/expense report will be impacted until April of 2023, when COCC staff restructuring will occur.

Financial performance at the AMPS remained steady, though travel and training expense caused Moon Towers and Bluebell Tower to show “in the red.” Bluebell was also affected by unforeseen maintenance at the property which drove costs as well.

On the whole, the Low Rent program is tracking as expected for FYE 03/31/2023.

### **AHP**

Both Brentwood Manor and Prairieland Townhouse Apartments performed well for the Month of May. Both properties show strong income/expense results for the month as well as fiscal year.

### **HOUSING CHOICE VOUCHER**

As usual, the voucher program’s administrative expenses outpaced income for the program. While program income has increased v. previous years, the expenses of the program continue to deplete the unrestricted net position (UNP) reserves. Conversely, agency net-restricted position (NRP) continues to grow. NRP grows when the agency fails to spend housing assistance payment funds (HAP) it is sent. This year, HAP funding has outpaced payments, resulting in an ongoing NRP of \$35,965.55 (including unspent HAP from CY 2022). The goal is to spend this down to zero, as carrying NRP has a negative impact on our HCV utilization performance. The increase in NRP is due to several factors, but primarily the loss of leased vouchers (natural attrition, involuntary termination, lack of available housing) is a direct cause.

## EXECUTIVE SUMMARY

The emergency housing vouchers (EHV) continue to trend well for the agency. There are 13 EHV's currently leased, out of the 15 HUD has allotted to the agency. It's anticipated the remaining two will be leased by the end of July.



# 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%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>\$ 300,000.00</b>	<b>24.8%</b>	<b>\$ 300,000.00</b>	<b>24.8%</b>

#### 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%
<b>Total Capital Fund Program</b>	<b>\$ 909,310.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

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	\$ 680,486.00	78.4%	\$ 49,184.52	5.7%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,218,959.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 980,486.00</b>	<b>83.9%</b>	<b>\$ 349,184.52</b>	<b>29.9%</b>

### 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%	\$ 49,184.52	8.6%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	100.0%	\$ -	0.0%
1480 Floor Removal	\$ 59,125.00	\$ 59,125.00	\$ 59,125.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 918,959.00</b>	<b>\$ 868,267.00</b>	<b>\$ 680,486.00</b>	<b>78.4%</b>	<b>\$ 49,184.52</b>	<b>5.7%</b>

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 83.9% obligated and must be at 90% (contracts for work signed) by 03/25/2024. This grant must be fully expended by 03/25/2026. Currently, 29.9% of the grant (\$349,184.52) has been expended ahead of the 03/25/2026 deadline.

# 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%	\$ 783,874.00	100.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,133,806.00</b>	<b>\$ 1,083,874.00</b>	<b>\$ 1,083,874.00</b>	<b>100.0%</b>	<b>\$ 1,083,874.00</b>	<b>100.0%</b>

### 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%	\$ 83,335.00	89.4%
1480 504 Phase 3 - AMP 1	\$ 690,639.00	\$ 690,639.00	\$ 690,639.00	100.0%	\$ 700,539.00	101.4%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>\$ 783,874.00</b>	<b>100.0%</b>	<b>\$ 783,874.00</b>	<b>100.0%</b>

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). This period we've reached full expenditure of the grant (100.0%; \$1,083,874.00) well ahead of the 04/15/2025 deadline. This grant will now be closed out and submitted to HUD for pre-audit approval.

# EXECUTIVE SUMMARY

## **POLICY/OPERATIONS**

No report this period.

## **LEGISLATIVE/ADVOCACY**

No report this period.

## **PUBLIC RELATIONS**

No report this period.

## **STRATEGIC PLANNING**

No report this period.

# PUBLIC HOUSING PROGRAM

## PUBLIC HOUSING PROGRAM

### OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5310	5249	98.9%	1.1%	177	175	98.9%	1.1%
Family Sites	5880	5568	94.7%	5.3%	196	188	95.9%	4.1%
Bluebell Tower	1530	1509	98.6%	1.4%	51	51	100.0%	0.0%
<b>PH Total</b>	<b>12720</b>	<b>12326</b>	<b>96.9%</b>	<b>3.1%</b>	<b>424</b>	<b>414</b>	<b>97.6%</b>	<b>2.4%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	16107	15973	99.2%	0.8%	531	531	100.0%	0.0%
Family Sites	17836	16991	95.3%	4.7%	588	567	96.4%	3.6%
Bluebell Tower	4641	4607	99.3%	0.7%	51	51	100.0%	0.0%
<b>PH Total</b>	<b>38584</b>	<b>37571</b>	<b>97.4%</b>	<b>2.6%</b>	<b>1170</b>	<b>1149</b>	<b>98.2%</b>	<b>1.8%</b>

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	0	0	0	0	0	4	0	39	12	51
Averages		0.0	0.0	0.0	0.0		0.0	9.8	3.0	12.8
Family Sites	4	40	44	18	102	10	41	68	41	150
Averages		10.0	11.0	4.5	25.5		4.1	6.8	4.1	15.0
Bluebell Tower	1	0	56	0	56	2	0	66	3	69
Averages		0.0	56.0	0.0	56.0		0.0	33.0	1.5	34.5
<b>PH Total</b>	<b>5</b>	<b>40</b>	<b>100</b>	<b>18</b>	<b>158</b>	<b>16</b>	<b>41</b>	<b>173</b>	<b>56</b>	<b>270</b>
Averages		<b>8.0</b>	<b>20.0</b>	<b>3.6</b>	<b>31.6</b>		<b>2.6</b>	<b>10.8</b>	<b>3.5</b>	<b>16.9</b>

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

# PUBLIC HOUSING PROGRAM

## FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Moon Towers</b>						
Income	\$ 75,615.16	\$ 76,852.17	-1.6%	\$ 221,685.64	\$ 230,556.51	-3.8%
Expense	\$ 45,851.24	\$ 75,395.87	-39.2%	\$ 169,313.89	\$ 226,187.79	-25.1%
<b>Revenue/(LOSS)</b>	<b>\$ 29,763.92</b>	<b>\$ 1,456.30</b>	<b>1943.8%</b>	<b>\$ 52,371.75</b>	<b>\$ 4,368.72</b>	<b>1098.8%</b>
<b>Family Sites</b>						
Income	\$ 95,615.32	\$ 95,423.66	0.2%	\$ 286,442.49	\$ 286,271.98	0.1%
Expense	\$ 68,550.40	\$ 79,218.59	-13.5%	\$ 193,250.41	\$ 237,655.77	-18.7%
<b>Revenue/(LOSS)</b>	<b>\$ 27,064.92</b>	<b>\$ 16,205.07</b>	<b>67.0%</b>	<b>\$ 93,192.08</b>	<b>\$ 48,616.21</b>	<b>91.7%</b>
<b>Bluebell Tower</b>						
Income	\$ 19,966.37	\$ 23,472.09	-14.9%	\$ 56,859.84	\$ 70,416.27	-19.3%
Expense	\$ 13,045.53	\$ 23,980.92	-45.6%	\$ 59,277.59	\$ 72,160.26	-17.9%
<b>Revenue/(LOSS)</b>	<b>\$ 6,920.84</b>	<b>\$ (508.83)</b>	<b>1460.1%</b>	<b>\$ (2,417.75)</b>	<b>\$ (1,743.99)</b>	<b>-38.6%</b>
<b>PH Total</b>						
<b>Income</b>	<b>\$ 191,196.85</b>	<b>\$ 195,747.92</b>	<b>-2.3%</b>	<b>\$ 564,987.97</b>	<b>\$ 587,244.76</b>	<b>-3.8%</b>
<b>Expense</b>	<b>\$ 127,447.17</b>	<b>\$ 178,595.38</b>	<b>-28.6%</b>	<b>\$ 421,841.89</b>	<b>\$ 536,003.82</b>	<b>-21.3%</b>
<b>Revenue/(LOSS)</b>	<b>\$ 63,749.68</b>	<b>\$ 17,152.54</b>	<b>271.7%</b>	<b>\$ 143,146.08</b>	<b>\$ 51,240.94</b>	<b>179.4%</b>

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 420,417.68	\$ 20,400.01	4.85%
Family Sites	\$ 192,973.20	\$ 39,773.11	20.61%
Bluebell Tower	\$ 175,748.44	\$ 4,706.19	2.68%
<b>PH Total</b>	<b>\$ 789,139.32</b>	<b>\$ 64,879.31</b>	<b>8.22%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 730,952.95	\$ 225,751.85	\$ 56,437.96	12.95	\$ 505,201.10
Family Sites	\$ 962,879.27	\$ 257,667.21	\$ 64,416.80	14.95	\$ 705,212.06
Bluebell Tower	\$ 228,332.99	\$ 79,036.79	\$ 19,759.20	11.56	\$ 149,296.20
<b>PH Total</b>	<b>\$ 1,922,165.21</b>	<b>\$ 562,455.85</b>	<b>\$ 140,613.96</b>	<b>13.67</b>	<b>\$ 1,359,709.36</b>

# PUBLIC HOUSING PROGRAM

## MAINTENANCE

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	46	45	97.8%	2.2%	52	1.16
Family Sites	119	119	100.0%	0.0%	130	1.09
Bluebell Tower	22	22	100.0%	0.0%	35	1.59
<b>PH Total</b>	<b>187</b>	<b>186</b>	<b>99.5%</b>	<b>0.5%</b>	<b>217</b>	<b>1.17</b>

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	259	256	98.8%	1.2%	699	2.73
Family Sites	286	279	97.6%	2.4%	337	1.21
Bluebell Tower	113	113	100.0%	0.0%	239	2.12
<b>PH Total</b>	<b>658</b>	<b>648</b>	<b>98.5%</b>	<b>1.5%</b>	<b>1275</b>	<b>1.97</b>

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	11	11	100.0%	11	100.0%	0	0.0%
Family Sites	15	15	100.0%	15	100.0%	0	0.0%
Bluebell Tower	6	6	100.0%	6	100.0%	0	0.0%
<b>PH Total</b>	<b>32</b>	<b>32</b>	<b>100.0%</b>	<b>32</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	25	25	100.0%	25	100.0%	0	0.0%
Family Sites	31	31	100.0%	31	100.0%	0	0.0%
Bluebell Tower	10	10	100.0%	10	100.0%	0	0.0%
<b>PH Total</b>	<b>66</b>	<b>66</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

### MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	4	165	30	84.6%	0	142	142	100.0%
Family Sites	424	0	6	418	1.4%	0	0	0	0.0%
Bluebell Tower	65	0	0	65	0.0%	110	0	0	0.0%
<b>PH Total</b>	<b>684</b>	<b>4</b>	<b>171</b>	<b>513</b>	<b>25.0%</b>	<b>110</b>	<b>142</b>	<b>142</b>	<b>100.0%</b>

# PUBLIC HOUSING PROGRAM

## MAINTENANCE - UNIT TURN

<b>CURRENT PERIOD</b>	<b>#</b>	<b>DOWN</b>	<b>AVG</b>	<b>MAINT.</b>	<b>AVG</b>	<b>TOTAL</b>	<b>AVG</b>
Moon Towers	0	0	<b>0.00</b>	0	<b>0.00</b>	0	<b>0.00</b>
Family Sites	4	40	<b>10.00</b>	44	<b>11.00</b>	84	<b>21.00</b>
Bluebell Tower	1	0	<b>0.00</b>	56	<b>56.00</b>	56	<b>56.00</b>
<b>PH Total</b>	<b>5</b>	<b>40</b>	<b>8.00</b>	<b>100</b>	<b>20.00</b>	<b>140</b>	<b>28.00</b>

<b>FISCAL YTD</b>	<b>#</b>	<b>DOWN</b>	<b>AVG</b>	<b>MAINT.</b>	<b>AVG</b>	<b>TOTAL</b>	<b>AVG</b>
Moon Towers	4	0	<b>0.00</b>	39	<b>9.75</b>	39	<b>9.75</b>
Family Sites	9	50	<b>5.56</b>	76	<b>8.44</b>	126	<b>14.00</b>
Bluebell Tower	2	0	<b>0.00</b>	66	<b>33.00</b>	66	<b>33.00</b>
<b>PH Total</b>	<b>15</b>	<b>50</b>	<b>3.33</b>	<b>181</b>	<b>12.07</b>	<b>231</b>	<b>15.40</b>



# 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%	25.0%	0.0%	100.0%	86.9%
Family Sites	67.6%	100.0%	81.6%	0.0%	100.0%	60.0%
Bluebell Tower	97.1%	100.0%	25.0%	0.0%	100.0%	54.1%

### 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	7	12	0	0	0	19	16	<b>84.2%</b>
Family Sites	0	2	0	0	0	2	4	<b>200.0%</b>
Bluebell Tower	0	0	0	0	0	0	0	<b>100.0%</b>
<b>PH Total</b>	<b>7</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>20</b>	<b>95.2%</b>

<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	20	12	0	0	0	32	177	<b>18.1%</b>	3
Family Sites	1	8	0	0	0	9	196	<b>4.6%</b>	4
Bluebell Tower	0	0	0	0	0	0	51	<b>0.0%</b>	0
<b>PH Total</b>	<b>21</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>424</b>	<b>9.7%</b>	<b>7</b>

<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	48	13	0	0	0	61	531	<b>11.5%</b>	4	<b>96.25</b>
Family Sites	3	50	0	0	0	53	588	<b>9.0%</b>	9	<b>157.67</b>
Bluebell Tower	0	1	0	0	0	1	153	<b>0.7%</b>	0	<b>0.00</b>
<b>PH Total</b>	<b>51</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>115</b>	<b>1272</b>	<b>9.0%</b>	<b>13</b>	<b>84.64</b>

# PUBLIC HOUSING PROGRAM

## CRIME REPORTING

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	<b>HIGH PERFORMER</b>
Family Sites	95.00	38.00	17.00	25.00	10.00	90.00	<b>HIGH PERFORMER</b>
Bluebell Tower	99.80	39.92	21.00	25.00	10.00	95.92	<b>HIGH PERFORMER</b>
<b>PH Total</b>		<b>38.63</b>	<b>19.15</b>	<b>25.00</b>	<b>10.00</b>	<b>92.78</b>	<b>HIGH PERFORMER</b>

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2023.

## 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	3.60	3.70	2.10	2.50	3.50	3.75	<b>3.10</b>	<b>STANDARD</b>
Family Sites	3.35	2.80	1.80	2.20	3.00	3.50	<b>2.66</b>	<b>STANDARD</b>
Bluebell Tower	3.10	3.70	1.70	1.80	2.50	3.75	<b>2.77</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.42</b>	<b>3.28</b>	<b>1.91</b>	<b>2.28</b>	<b>3.15</b>	<b>3.63</b>	<b>2.86</b>	<b>STANDARD</b>

0.3343 -0.5417

<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	3.65	3.85	1.80	2.30	2.50	3.75	<b>2.99</b>	<b>STANDARD</b>
Family Sites	3.45	2.30	1.50	2.30	2.50	3.50	<b>2.46</b>	<b>TROUBLED</b>
Bluebell Tower	3.05	4.00	2.15	2.10	2.00	3.75	<b>2.97</b>	<b>STANDARD</b>
<b>PH Total</b>	<b>3.49</b>	<b>3.15</b>	<b>1.70</b>	<b>2.28</b>	<b>2.44</b>	<b>3.63</b>	<b>2.75</b>	<b>STANDARD</b>

# 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	208	58	10	2	0	3	251	187.80
JUN	251	74	52	1	0	1	271	201.67
JUL							0	
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		270	146	11	0	34		

### VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	25	9	2	2	0	1	1	28
FEB	28	7	1	2	0	1	2	29
MAR	29	7	5	0	0	0	6	25
APR	25	9	1	3	1	3	4	22
MAY	22	4	3	3	2	1	3	14
JUN	14	1	2	2	0	0	3	8
JUL								0
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		37	14	12	3	6	19	

# 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	192	\$ 69,365.00	\$ 78,244.00	88.65%	\$ 361.28	\$ 360.69
JUN	189	\$ 66,613.00	\$ 75,520.00	88.21%	\$ 352.45	\$ 359.32
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	1153	\$ 414,382.00	\$ 461,094.00	89.87%	\$ 359.39	

## 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	5	\$ 5,907.00	\$ 78,244.00	7.55%	\$ 1,181.40	\$ 1,067.39
JUN	5	\$ 5,907.00	\$ 75,520.00	7.82%	\$ 1,181.40	\$ 1,086.40
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	38	\$ 40,903.00	\$ 461,094.00	8.87%	\$ 1,076.39	

# 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	280	197	70.36%	\$ 375,413.49	\$ 385,330.00	\$ 16,825.43	\$ 402,155.43	93.35%
JUN	280	194	69.29%	\$ 453,675.11	\$ 462,396.00	\$ 26,240.55	\$ 488,636.55	92.85%
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%	<b>SEMAP FORECAST</b>	125.0	130.0	96.15%
				<b>SEMAP FORECAST</b>		<b>High Performer</b>	

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	2130	98.6%	1.4%	72	71	98.6%	1.4%
Prairieland	1950	1941	99.5%	0.5%	65	65	100.0%	0.0%
<b>AHP Total</b>	<b>4110</b>	<b>4071</b>	<b>99.1%</b>	<b>0.9%</b>	<b>137</b>	<b>136</b>	<b>99.3%</b>	<b>0.7%</b>

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	6552	6437	98.2%	1.8%	216	216	100.0%	0.0%
Prairieland	5915	5848	98.9%	1.1%	195	195	100.0%	0.0%
<b>AHP Total</b>	<b>12467</b>	<b>12285</b>	<b>98.5%</b>	<b>1.5%</b>	<b>411</b>	<b>411</b>	<b>100.0%</b>	<b>0.0%</b>

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Brentwood	0	0	0	0	0	4	148	16	20	184
Averages		0.0	0.0	0.0	0.0		37.0	4.0	5.0	46.0
Prairieland	2	12	15	1	28	7	31	32	13	76
Averages		6.0	7.5	0.5	14.0		4.4	4.6	1.9	10.9
<b>PH Total</b>	<b>2</b>	<b>12</b>	<b>15</b>	<b>1</b>	<b>28</b>	<b>11</b>	<b>179</b>	<b>48</b>	<b>33</b>	<b>260</b>
Averages		<b>6.0</b>	<b>7.5</b>	<b>0.5</b>	<b>14.0</b>		<b>16.3</b>	<b>4.4</b>	<b>3.0</b>	<b>23.6</b>

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

# AFFORDABLE HOUSING PRESERVATION (AHP)

## FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
<b>Brentwood</b>						
Income	\$ 33,770.19	\$ 34,908.00	-3.3%	\$ 101,962.23	\$ 104,724.00	-2.6%
Expense	\$ 25,855.68	\$ 43,942.69	-41.2%	\$ 81,442.35	\$ 131,828.07	-38.2%
<b>Revenue/(LOSS)</b>	<b>\$ 7,914.51</b>	<b>\$ (9,034.69)</b>	<b>187.6%</b>	<b>\$ 20,519.88</b>	<b>\$ (27,104.07)</b>	<b>175.7%</b>
<b>Prairieland</b>						
Income	\$ 29,080.13	\$ 30,456.74	-4.5%	\$ 91,132.44	\$ 91,370.22	-0.3%
Expense	\$ 24,636.11	\$ 30,576.34	-19.4%	\$ 71,114.59	\$ 91,729.02	-22.5%
<b>Revenue/(LOSS)</b>	<b>\$ 4,444.02</b>	<b>\$ (119.60)</b>	<b>3815.7%</b>	<b>\$ 20,017.85</b>	<b>\$ (358.80)</b>	<b>5679.1%</b>
<b>AHP Total</b>						
<b>Income</b>	<b>\$ 62,850.32</b>	<b>\$ 65,364.74</b>	<b>-3.8%</b>	<b>\$ 193,094.67</b>	<b>\$ 196,094.22</b>	<b>-1.5%</b>
<b>Expense</b>	<b>\$ 50,491.79</b>	<b>\$ 74,519.03</b>	<b>-32.2%</b>	<b>\$ 152,556.94</b>	<b>\$ 223,557.09</b>	<b>-31.8%</b>
<b>Revenue/(LOSS)</b>	<b>\$ 12,358.53</b>	<b>\$ (9,154.29)</b>	<b>235.0%</b>	<b>\$ 40,537.73</b>	<b>\$ (27,462.87)</b>	<b>247.6%</b>

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 407,766.00	\$ 6,962.02	1.71%
Prairieland	\$ 323,017.24	\$ 15,581.31	4.82%
<b>AHP Total</b>	<b>\$ 730,783.24</b>	<b>\$ 22,543.33</b>	<b>3.08%</b>

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 140,617.07	\$ 107,256.47	\$ 26,814.12	5.24	\$ 33,360.60
Prairieland	\$ (144,896.06)	\$ 94,819.45	\$ 23,704.86	-6.11	\$ (239,715.51)
<b>AHP Total</b>	<b>\$ (4,278.99)</b>	<b>\$ 202,075.92</b>	<b>\$ 50,518.98</b>	<b>-0.08</b>	<b>\$ (206,354.91)</b>



# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE REPORT

### MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	34	31	91.2%	8.8%	7.32	0.24
PrairieLand	48	43	89.6%	10.4%	6.04	0.14
<b>AHP Total</b>	<b>82</b>	<b>74</b>	<b>100.0%</b>	<b>0.0%</b>	<b>13.36</b>	<b>0.18</b>

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	102	99	97.1%	2.9%	14.99	0.15
PrairieLand	100	95	95.0%	5.0%	20	0.21
<b>AHP Total</b>	<b>202</b>	<b>194</b>	<b>100.0%</b>	<b>0.0%</b>	<b>34.99</b>	<b>0.18</b>

### MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	6	6	100.0%	6	100.0%	0	0.0%
PrairieLand	4	4	100.0%	4	100.0%	0	0.0%
<b>AHP Total</b>	<b>10</b>	<b>10</b>	<b>100.0%</b>	<b>10</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	11	11	100.0%	11	100.0%	0	0.0%
PrairieLand	14	14	100.0%	14	100.0%	0	0.0%
<b>AHP Total</b>	<b>25</b>	<b>25</b>	<b>100.0%</b>	<b>25</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

### MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	6	23	73	24.0%	19	0	17	0.0%
PrairieLand	102	5	23	79	22.5%	21	0	16	0.0%
<b>AHP Total</b>	<b>198</b>	<b>11</b>	<b>46</b>	<b>152</b>	<b>23.2%</b>	<b>40</b>	<b>0</b>	<b>33</b>	<b>100.0%</b>

# AFFORDABLE HOUSING PRESERVATION (AHP)

## MAINTENANCE - UNIT TURN

<b>CURRENT PERIOD</b>	<b>#</b>	<b>DOWN</b>	<b>AVG</b>	<b>MAINT.</b>	<b>AVG</b>	<b>TOTAL</b>	<b>AVG</b>
Brentwood	0	0	<b>0.00</b>	0	<b>0.00</b>	0	<b>0.00</b>
Prairieland	2	12	<b>6.00</b>	15	<b>7.50</b>	27	<b>13.50</b>
<b>AHP Total</b>	<b>2</b>	<b>12</b>	<b>6.00</b>	<b>15</b>	<b>7.50</b>	<b>27</b>	<b>13.50</b>

<b>FISCAL YTD</b>	<b>#</b>	<b>DOWN</b>	<b>AVG</b>	<b>MAINT.</b>	<b>AVG</b>	<b>TOTAL</b>	<b>AVG</b>
Brentwood	4	148	<b>37.00</b>	16	<b>4.00</b>	164	<b>41.00</b>
Prairieland	5	31	<b>6.20</b>	32	<b>6.40</b>	63	<b>12.60</b>
<b>AHP Total</b>	<b>9</b>	<b>179</b>	<b>19.89</b>	<b>48</b>	<b>5.33</b>	<b>227</b>	<b>25.22</b>

# 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	95.2%	0.0%	0.0%	76.2%	100.0%	84.4%
Prairieland	22.2%	100.0%	25.0%	31.3%	100.0%	81.6%

### MANAGEMENT - PEST CONTROL

<b>NEW INFESTATIONS</b>	<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	1	0	0	0	1	1	<b>100.0%</b>
Prairieland	1	1	0	0	0	2	2	<b>100.0%</b>
<b>AHP Total</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>100.0%</b>

<b>INFESTATIONS - CP</b>	<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	3	0	0	0	3	72	<b>4.2%</b>	0
Prairieland	2	1	0	0	0	3	66	<b>4.5%</b>	0
<b>AHP Total</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>138</b>	<b>4.3%</b>	<b>0</b>

<b>INFESTATIONS - YTD</b>	<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	11	0	0	0	11	216	<b>5.1%</b>	0	<b>0.00</b>
Prairieland	3	2	0	4	0	9	198	<b>4.5%</b>	2	<b>47.00</b>
<b>AHP Total</b>	<b>3</b>	<b>13</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>20</b>	<b>414</b>	<b>4.8%</b>	<b>2</b>	<b>23.50</b>

# AFFORDABLE HOUSING PRESERVATION (AHP)

## CRIME REPORTING

No report this period.

## OPERATIONS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	98.00	39.20	23.00	23.78	10.00	95.98	<b>HIGH PERFORMER</b>
Prairieland	98.00	39.20	21.00	2.00	10.00	74.20	<b>STANDARD PERFORMER</b>
<b>AHP Total</b>		39.20	22.04	13.36	10.00	84.61	<b>STANDARD PERFORMER</b>

## PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.50	4.00	3.45	3.00	3.00	4.00	<b>3.59</b>	<b>HIGH</b>
Prairieland	3.25	4.00	2.70	2.40	3.00	3.00	<b>3.12</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.38	4.00	3.09	2.71	3.00	3.52	<b>3.37</b>	<b>STANDARD</b>

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.45	3.70	3.45	2.80	2.00	4.00	<b>3.43</b>	<b>STANDARD</b>
Prairieland	3.45	4.00	2.25	2.70	2.00	3.00	<b>3.04</b>	<b>STANDARD</b>
<b>AHP Total</b>	3.45	3.84	2.88	2.75	2.00	3.52	<b>3.24</b>	<b>STANDARD</b>

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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July 28, 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 cases<sup>1</sup>:

Kevin Livingston (301 Huston St. #48)	Trial Set - 07/25/22 (CBRAP denied)
Kathleen Beauprez (170 S. West St.)	1 <sup>st</sup> Appr. - 07/26/22
Kristine Curtis (900 W. Dayton St. H12)	1 <sup>st</sup> Appr./Status Hrg - 08/02/22
Exauce Mayemba (900 W. Dayton St., B6)	1 <sup>st</sup> Appr. - 08/02/22

2. Review emails from Derek Antoine related to Breck Loos. Telephone conference w/Derek Antoine.

3. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.

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<sup>1</sup> 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.

# BOARD MEMO

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**TO:** Board of Commissioners  
Knox County Housing Authority

**DATE:** 07/22/2022

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 07/26/2022

**SUBJECT:** FYE 03/31/2023 KCHA Board Regular Meeting Schedule - REVISION

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## Executive Summary

Due to Executive Director travel in the months of September and October 2022, it's become necessary to reschedule the following regular meeting dates:

- September 27, 2022 – Rescheduled to 10/04/2022
- October 25, 2022 – Rescheduled to 11/01/2022

The above listed reschedule dates are tentative, and subject to Board approval.