

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
8/30/2022
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 07-2022 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 07-2022 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 161,938.16
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 91,392.94
<input type="checkbox"/> Sara Robison	Family:	\$ 95,048.85
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 22,871.97
<u>Excused:</u>	HCV:	\$ 80,271.30
	Brentwood:	\$ 35,811.12
	Prairieland:	\$ 36,806.29
<u>Others Present:</u>	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 69,579.42
	Capital Fund 2021:	\$ 0.00

Old Business	None	
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New Business	Review/Approve Pay Request #1 to Hein Construction – Brentwood Balcony Repair	Derek Antoine
	Review/Adopt Resolution 2022-06 Capital Fund Program (CFP) Annual and 5-Year Plan Submission	Derek Antoine

board agenda

Reports

Executive Director's Report – 07-2022

Derek Antoine

KCHA Legal Counsel Report – 08-2022

Jack Ball

Other Business

None

Executive Session

Personnel

Chairperson Hawkinson

Adjournment

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

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

PRESENT: LaToya Carson
 Jared Hawkinson
 Lomac Payton
 Joey Range
 Joseph Riley
 Sara Robison
 Dena May Turner (via Zoom)

EXCUSED:

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 4:00 p.m.

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

Chairperson Payton then requested the Board review and ratify the June 2022 financial reports. After brief discussion, Commissioner Hawkinson made a motion to ratify the financial reports for June 2022 as presented; 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.

June 2022 claims against the HA Administration in the sum of \$462,653.09; Central Office Cost Center in the sum of \$105,211.66; Moon Towers in the sum of \$45,851.49; Family in the sum of \$68,550.40; Bluebell in the sum of \$13,045.53; Housing Choice Voucher Program in the sum of \$98,752.23; Brentwood (A.H.P.) in the sum of \$25,855.68; Prairieland (A.H.P.) in the sum of \$24,636.11; Capital Fund '19 in the sum of \$31,565.47; Capital Fund '20 in the sum of \$49,184.52 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 June 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.

OLD BUSINESS

Mr. Antoine asked the Board to review and approve Personnel Policy—Voluntary Separation Incentive Program (VSIP). Mr. Antoine referred to the Board Memo. The policy revision was made to 2.07 and was posted for the 30-day comment and review period. After brief discussion, Commissioner Hawkinson made a motion to approve Personnel Policy—Voluntary Separation Incentive Program (VSIP); 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.

NEW BUSINESS

Chairperson Payton asked Mr. Ball to oversee the nominations and election for the KCHA Board of Commissioners Officers. Commissioner Payton nominated Commissioner Hawkinson as Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Payton made a motion to close nominations and cast a unanimous ballot for Commissioner Hawkinson to serve as Chairperson for the Board of Commissioners; 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.

Then, Commissioner Hawkinson nominated Commissioner Robison to serve as Vice-Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Hawkinson made a motion to close nominations and cast a unanimous ballot for Commissioner Robison to serve as Vice-Chairperson for the Board of Commissioners; Commissioner Payton 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.

Commissioner Riley arrived at the meeting.

Mr. Antoine asked the Board to review and approve Pay Request #15 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 #15. After brief discussion, Commissioner Carson made a motion to approve Pay Request #15 from Hein Construction for 504 Modification Project Phase 3 in the amount of \$53,223.72; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve IFB No. B23002 HVAC Equipment. Mr. Antoine referred to the memo that outlined the bid process. He said that this would be a requirements contract for HVAC equipment only. After brief discussion, Commissioner Carson made a motion to approve a contract with J.P. Benbow Plumbing and Heating for the purchase of HVAC Equipment not to exceed a total contract amount of \$134,265.00 for 30 furnaces and air conditioners; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-05 1st Quarter Uncollectible Debt Charge-Offs. After brief discussion, Commissioner Payton made a motion to approve Resolution 2022-05 1st Quarter Uncollectible Debt Charge-Offs in the amount of \$8,870.10; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 7-0.

REPORTS

Mr. Antoine provided the May and June reports. Mr. Antoine stated that agency operations were running well. While the COCC budget is tracking in the red, he explained that was due to billing of maintenance and the participant engagement position. Blue Bell Tower was also tracking in the red due to replacement of shower valves. Chairperson Hawkinson reminded the Board that there are required training for commissioners including FOIA and Open Meeting Act trainings.

The Legal Counsel Report was handed out at the meeting. Mr. Ball provided an update about activities for the month and provided a review of the court grant process for rental assistance.

OTHER BUSINESS

Mr. Antoine said that two upcoming meetings would need to be rescheduled: the September 27 meeting to October 4 and the October 25 meeting to November 1.

Mr. Hawkinson said that the Executive Director appraisal would be forthcoming.

ADJOURNMENT

Commissioner Payton made a motion to adjourn the meeting at 4:41 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 7-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jul-22</u>	<u>Current YTD</u>		
Operating Income	\$94,105.80	\$380,585.94		
Operating Expenses	\$161,948.05	\$445,237.26		
Net Revenue Income/(Loss)	(\$67,842.25)	(\$64,651.32)		
			COCC - Cash, Investments, A/R, & A/P	\$1,200,690

<u>MOON TOWERS</u>	<u>Jul-22</u>	<u>Current YTD</u>		
Operating Income	\$69,950.05	\$291,635.69		
Operating Expenses	\$91,392.94	\$260,706.83		
Net Revenue Income/(Loss)	(\$21,442.89)	\$30,928.86		
			Moon - Cash, Investments, A/R, & A/P	\$ 705,502
			Minimum Reserve Position	\$ 260,707
			Over/(Under) Minimum Reserve Position	\$444,795

<u>FAMILY SITES</u>	<u>Jul-22</u>	<u>Current YTD</u>		
Operating Income	\$99,215.47	\$385,657.96		
Operating Expenses	\$95,252.01	\$288,502.42		
Net Revenue Income/(Loss)	\$3,963.46	\$97,155.54		
			Family - Cash, Investments, A/R, & A/P	\$ 960,531
			Minimum Reserve Position	\$ 288,502
			Over/(Under) Minimum Reserve Position	\$672,028

<u>BLUEBELL</u>	<u>Jul-22</u>	<u>Current YTD</u>		
Operating Income	\$18,783.88	\$75,643.72		
Operating Expenses	\$22,871.97	\$82,149.56		
Net Revenue Income/(Loss)	(\$4,088.09)	(\$6,505.84)		
			Bluebell - Cash, Investments, A/R, & A/P	\$ 224,320
			Minimum Reserve Position	\$ 82,150
			Over/(Under) Minimum Reserve Position	\$142,171

Monthly Notes:

- For income: COCC received \$32,908.9 from inspections and maintenance charges along with \$10,600 in maintenance fees. The amps received \$122,387 in subsidy from HUD with Moon Towers receiving \$38,839; Family \$79,247; and Bluebell \$4,301.
- For the month, there were three payrolls. COCC's payroll totaled \$144,902.48 versus \$93,553.30 in June. This contributes to \$51,349.18 of July's deficit. If you look at the budget, we budgeted a deficit of \$53,679 and July's actual deficit was \$67,842.25 which is over the budget by \$14,163.25. When budgeting we knew the two months with three payrolls would show large deficits. There was also payroll adjustments for COCC totalling \$6,633.28, Moon Towers \$13,053.26, and Housing Choice Voucher -\$19,686.54 due to a coding issue in the payroll distribution for HCV. I had Harper's Payroll create a detail report to show who and what is being distributed to each pay code and saw that there where staff from COCC and MT being coded to HCV. That has been fixed in their software. Other expenses for COCC and the amps were auditor fees for FYE 2021's audit along with maintenance of units and properties.
- Overall Family was the only amp in the black and Family along with Moon are showing in the black year-to-date. Bluebell and COCC are showing in the red for the month and year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Jul-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jul-22</u>	<u>Current YTD</u>
Operating Income	\$34,485.62	\$136,447.85	Operating Income	\$30,970.00	\$122,102.44
Operating Expenses	\$35,832.38	\$116,274.73	Operating Expenses	\$36,820.13	\$107,934.72
Net Revenue Income/(Loss)	(\$1,346.76)	\$20,173.12	Net Revenue Income/(Loss)	(\$5,850.13)	\$14,167.72
Brentwood's Cash, Investments, A/R, & A/P	\$152,830.36		Prairieland's Cash, Investments, A/R, & A/P	\$138,943.99	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$277,299.67)	
			PL's Total Cash	(\$138,355.68)	

Monthly Notes:

- Brentwood's revenue shows a decreased of \$1,346.76 and Prairieland's decreased \$5,850.13 for the month.
- As it was for Low Rent, three payroll and paid the auditor helped contribute to both Brentwood and Prairieland losses this month.
- Brentwood and Prairieland both remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jul-22</u>	<u>Current YTD</u>
Operating Income	\$12,042.33	\$55,346.14
Operating Expenses	(\$1,101.72)	\$51,574.44
Net Revenue Income/(Loss)	\$13,144.05	\$3,771.70

<u>Unrestricted Net Position (UNP)</u>	
Beginning Balance	\$45,194.64
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$5.33
Transfer to NRP or Adjustment	
UNP Ending Balance Per VMS	\$45,199.97

Monthly Notes:

- HCV received \$12,037 in administrative fee subsidy from HUD and shows a increase in revenue of \$13,144.05 for the month due to the payroll distribution corrections mentioned above.

<u>HAP</u>	<u>Jul-22</u>	<u>Current YTD</u>
Operating Income	\$76,790.00	\$295,958.00
Operating Expenses	\$73,069.00	\$293,979.51
Net Revenue Income/(Loss)	\$3,721.00	\$1,978.49

<u>Restricted Net Position (RNP)</u>	
Beginning Balance	\$26,240.55
Investment in Fixed Assets	\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)	\$3,782.00
Transfer from UNP or Adjustment	
RNP Ending Balance per VMS	\$30,022.55

Monthly Notes:

- HCV received \$76,790 in HAP subsidy from HUD and the program shows an increase in revenue of \$3,721 for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jul-22</u>	<u>Current YTD</u>
Operating Income	\$ 910.00	\$ 2,026.00
Operating Expenses	\$ 2,571.02	\$ 8,866.25
Net Revenue Income/(Loss)	(\$1,661.02)	(\$6,840.25)

<u>EHV (UNP)</u>	
Beginning Balance	\$ 9,116.33
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (1,661.02)
EHV UNP Ending Balance	\$7,455.31

Monthly Notes:

- EHV received \$910 admin fee subsidy from HUD and had an decrease in revenue of \$1,661.02 for the month.

<u>HAP</u>	<u>Jul-22</u>	<u>Current YTD</u>
Operating Income	\$ 6,666.00	\$ 6,666.00
Operating Expenses	\$ 5,733.00	\$ 21,949.00
Net Revenue Income/(Loss)	\$933.00	(\$15,283.00)

<u>EHV (RNP)</u>	
Beginning Balance	\$ 1.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 933.00
RNP Ending Balance per VMS	\$934.00

Monthly Notes:

- EHV received \$6,666.00 in HAP subsidy and had a increase in revenue of \$933.

MISCELLANEOUS

Tenant Online Payments

<u>Property Sites</u>	<u>Jul-22</u>	<u>FYE 2023</u>
Moon Towers	\$ 6,031.66	\$ 15,699.16
Family Sites	\$ 4,061.00	\$ 25,167.25
Bluebell	\$ 361.00	\$ 1,921.00
Brentwood	\$ 6,076.00	\$ 20,339.00
Prairieland	\$ 2,554.00	\$ 11,385.95
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$19,083.66	\$74,512.36

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

IDROP Bad Debt Collection

<u>Property Sites</u>	<u>Jul-22</u>	<u>FYE 2023</u>
Moon Towers	\$ 42.33	\$ 3,481.15
Family Sites	\$ -	\$ 2,748.34
Bluebell	\$ -	\$ -
Brentwood	\$ 357.00	\$ 888.03
Prairieland	\$ -	\$ 222.00
Housing Choice Voucher	\$ -	\$ 309.42
Fiscal Year 2022 Total	\$399.33	\$7,648.94

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$0.00	\$ 62,896.17
	16.10%	10.43%
		5.67%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	60.00	60.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,647.23	-41,301.00	653.77	-165,204.00	-163,244.57	-495,612.00	-67.06
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	-100,000.00	0.00	-100,000.00	-100.00
Total Line 70710	-40,647.23	-41,301.00	653.77	-265,204.00	-163,244.57	-595,612.00	-72.59
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,632.50	-5,652.00	19.50	-22,608.00	-22,665.00	-67,824.00	-66.58
Total Line 70730	-5,632.50	-5,652.00	19.50	-22,608.00	-22,665.00	-67,824.00	-66.58
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-50.00	0.00	-50.00	0.00	-400.00	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	-10,600.00	-10,600.00	0.00	-42,400.00	-42,600.00	-127,200.00	-66.51
Total Line 70750	-10,650.00	-10,600.00	-50.00	-42,400.00	-43,000.00	-127,200.00	-66.19
70700 TOTAL FEE REVENUE	-61,169.73	-61,793.00	623.27	-347,172.00	-245,869.57	-841,516.00	-70.78
OTHER REVENUE							
70800 Other Government Grants							
10-1-000-000-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-27.17	-8.00	-19.17	-32.00	-122.33	-96.00	27.43
Total Line 71100	-27.17	-8.00	-19.17	-32.00	-122.33	-96.00	27.43
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	-450.00	-1,300.00	850.00	-5,200.00	-1,500.00	-15,600.00	-90.38
10-1-000-000-3850.010 Garb & Trash Inc	-2,751.00	-4,240.00	1,489.00	-16,960.00	-12,800.25	-50,880.00	-74.84
10-1-000-000-3850.020 Htg & Cooling Inc	-941.25	-1,434.00	492.75	-5,736.00	-4,339.25	-17,200.00	-74.77
10-1-000-000-3850.030 Snow Removal Inc	0.00	-50.00	50.00	-200.00	0.00	-600.00	-100.00
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-60.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-4,450.50	-5,500.00	1,049.50	-21,350.00	-18,195.00	-37,200.00	-51.09
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-385.00	385.00	-1,540.00	-914.50	-4,620.00	-80.21
10-1-000-000-3850.070 Electrical Inc	-557.25	-1,675.00	1,117.75	-6,700.00	-4,475.75	-20,100.00	-77.73
10-1-000-000-3850.080 Plumbing Inc	-2,253.65	-3,100.00	846.35	-12,400.00	-9,597.04	-37,200.00	-74.20
10-1-000-000-3850.090 Exterminator Inc	-336.00	-30.00	-306.00	-120.00	-336.00	-360.00	-6.67
10-1-000-000-3850.100 Janitorial Inc	-6,260.50	-2,825.00	-3,435.50	-11,300.00	-12,993.50	-33,900.00	-61.67
10-1-000-000-3850.110 Routine Maint Inc	-14,908.75	-22,700.00	7,791.25	-90,800.00	-68,725.75	-272,400.00	-74.77
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-120.00	-183.00	-360.00	-49.17
Total Line 71500	-32,908.90	-43,284.00	10,375.10	-172,486.00	-134,594.04	-490,600.00	-72.57
TOTAL OTHER REVENUE	-32,936.07	-43,292.00	10,355.93	-172,518.00	-134,716.37	-490,696.00	-72.55
70000 TOTAL REVENUE	-94,105.80	-105,085.00	10,979.20	-519,690.00	-380,585.94	-1,332,212.00	-71.43

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	58,289.56	52,356.00	5,933.56	157,068.00	149,273.89	453,752.00	-67.10
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	58,289.56	52,356.00	5,933.56	157,068.00	149,273.89	453,752.00	-67.10
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	2,900.00	0.00	2,900.00	0.00	2,900.00	3,000.00	-3.33
Total Line 91200	2,900.00	0.00	2,900.00	0.00	2,900.00	3,000.00	-3.33
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
Total Line 91400	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	18,705.12	18,375.00	330.12	55,125.00	49,359.38	159,250.00	-69.01
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.	583.96	550.00	33.96	2,200.00	2,364.48	6,600.00	-64.17
Total Line 91500	19,289.08	18,925.00	364.08	57,325.00	51,723.86	165,850.00	-68.81
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	250.00	-250.00	3,250.00	239.00	9,100.00	-97.37
10-1-000-000-4180.000 Telephone	748.11	600.00	148.11	2,400.00	1,823.02	7,200.00	-74.68
10-1-000-000-4190.000 Other Sundry	84.07	100.00	-15.93	400.00	233.00	1,200.00	-80.58
10-1-000-000-4190.050 Office Rent Exp	1,200.00	300.00	900.00	1,200.00	1,200.00	3,600.00	-66.67
10-1-000-000-4190.100 Postage	811.45	200.00	611.45	800.00	945.74	2,400.00	-60.59
10-1-000-000-4190.200 Office Supplies	41.34	100.00	-58.66	400.00	251.37	1,200.00	-79.05
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	600.00	-100.00
10-1-000-000-4190.300 Paper Supplies	83.98	50.00	33.98	200.00	418.86	600.00	-30.19
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	600.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	800.00	557.94	2,400.00	-76.75
10-1-000-000-4190.550 Computers	146.30	0.00	146.30	1,500.00	1,906.20	1,500.00	27.08
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	10.00	0.00	10.00	0.00	-238.90	8,550.00	-102.79
10-1-000-000-4190.800 Internet Services	200.36	250.00	-49.64	1,000.00	1,123.13	3,000.00	-62.56
10-1-000-000-4190.850 IT Support	1,590.00	300.00	1,290.00	1,200.00	1,642.50	3,600.00	-54.38
Total Line 91600	5,101.59	2,500.00	2,601.59	13,750.00	10,101.86	46,750.00	-78.39
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	800.00	800.00	3,200.00	3,200.00	9,600.00	-66.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,600.00	800.00	800.00	3,200.00	3,200.00	9,600.00	-66.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	0.00	0.00	7,750.00	4,644.48	18,650.00	-75.10
10-1-000-000-4150.010 Travel - Commissioners	0.00	0.00	0.00	3,500.00	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	0.00	0.00	11,250.00	5,491.98	27,750.00	-80.21
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	628.22	0.00	628.22	0.00	718.48	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	0.00	0.00	1,800.00	0.00	3,000.00	-100.00

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4160.000 Consulting Services	1,292.34	1,100.00	192.34	4,400.00	5,169.36	13,200.00	-60.84
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	1,920.56	1,100.00	820.56	6,200.00	5,887.84	16,200.00	-63.66
91000 TOTAL OPERATING EXPENSE - Admin	89,100.79	75,731.00	13,369.79	248,993.00	228,579.43	723,502.00	-68.41
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.06	25.00	-5.94	100.00	57.18	300.00	-80.94
10-1-000-000-4315.000 Sewer	11.61	15.00	-3.39	60.00	34.83	180.00	-80.65
10-1-000-000-4320.000 Electric	360.74	350.00	10.74	1,400.00	561.44	4,200.00	-86.63
10-1-000-000-4330.000 Gas	157.39	175.00	-17.61	700.00	411.15	2,100.00	-80.42
Total Line 93100, 93200, 93300, 93600	548.80	565.00	-16.20	2,260.00	1,064.60	6,780.00	-84.30
93000 TOTAL UTILITIES EXPENSES	548.80	565.00	-16.20	2,260.00	1,064.60	6,780.00	-84.30
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	41,543.00	46,227.00	-4,684.00	138,633.00	122,029.17	400,474.00	-69.53
10-1-000-000-4410.010 Maint Admin Salary	7,500.00	7,500.00	0.00	22,500.00	20,680.88	65,000.00	-68.18
10-1-000-000-4410.100 Maint Labor - OT	1,736.61	1,500.00	236.61	4,500.00	5,043.31	13,000.00	-61.21
Total Line 94100	50,779.61	55,227.00	-4,447.39	165,633.00	147,753.36	478,474.00	-69.12
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	79.92	0.00	79.92	0.00	81.24	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	19.61	0.00	19.61	0.00	32.48	0.00	
10-1-000-000-4420.126 Vehicle Supplies	92.47	0.00	92.47	0.00	183.11	0.00	
Total Line 94200	192.00	0.00	192.00	0.00	296.83	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	0.00	92.40	0.00	92.40	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	875.00	0.00	875.00	0.00	875.00	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)	967.40	0.00	967.40	0.00	-2,216.44	0.00	
94500 Maintenance - Ordinary/Benefits							

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4410.500 Maint Emp Benefit	14,070.05	20,193.00	-6,122.95	60,579.00	47,192.54	175,006.00	-73.03
10-1-000-000-4410.510 Maint Admin Benefits	3,058.14	3,807.00	-748.86	11,421.00	9,641.90	32,994.00	-70.78
Total Line 94500	17,128.19	24,000.00	-6,871.81	72,000.00	56,834.44	208,000.00	-72.68
94000 TOTAL MAINTENANCE EXPENSE	69,067.20	79,227.00	-10,159.80	237,633.00	202,668.19	686,474.00	-70.48
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.500 Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	82.39	83.00	-0.61	332.00	329.56	996.00	-66.91
10-1-000-000-4510.020 Liability Insurance	36.25	37.00	-0.75	148.00	145.00	444.00	-67.34
10-1-000-000-4510.030 Work Comp Insurance	2,325.67	2,333.00	-7.33	9,332.00	9,302.68	27,996.00	-66.77
Total Line 96110, 96120, 96130	2,444.31	2,453.00	-8.69	9,812.00	9,777.24	29,436.00	-66.78
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	12.76	13.00	-0.24	52.00	51.04	156.00	-67.28
10-1-000-000-4510.025 PE & PO Insurance	726.27	727.00	-0.73	2,908.00	2,905.08	8,724.00	-66.70
10-1-000-000-4510.035 Auto Insurance	47.92	48.00	-0.08	192.00	191.68	576.00	-66.72
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	786.95	788.00	-1.05	3,152.00	3,147.80	9,456.00	-66.71
96100 TOTAL INSURANCE PREMIUM EXP	3,231.26	3,241.00	-9.74	12,964.00	12,925.04	38,892.00	-66.77
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	0.00	0.00	0.00	0.00	7,500.00	-100.00
96900 TOTAL OPERATING EXPENSE	161,948.05	158,764.00	3,184.05	501,850.00	445,237.26	1,463,148.00	-69.57
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	67,842.25	53,679.00	14,163.25	-17,840.00	64,651.32	130,936.00	-50.62

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.00	765.00	-5.00	3,060.00	3,040.00	9,180.00	-66.88
Total Line 97400	760.00	765.00	-5.00	3,060.00	3,040.00	9,180.00	-66.88
TOTAL MISCELLANEOUS EXPENSE	760.00	765.00	-5.00	3,060.00	3,040.00	9,180.00	-66.88
90000 TOTAL EXPENSES	162,708.05	159,529.00	3,179.05	504,910.00	448,277.26	1,472,328.00	-69.55
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	68,602.25	53,679.00	14,923.25	-17,840.00	67,691.32	130,936.00	-48.30

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-30,869.00	-33,807.00	2,938.00	-135,228.00	-128,979.00	-405,684.00	-68.21
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-30,869.00	-33,807.00	2,938.00	-135,228.00	-128,979.00	-405,684.00	-68.21
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	3,623.96	-75.00	3,698.96	-300.00	3,593.96	-900.00	-499.33
10-1-000-001-3690.100 Late Fees	-875.00	-317.00	-558.00	-1,267.00	-2,225.00	-3,800.00	-41.45
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	0.00	0.00	-25.00	-75.00	-100.00	-25.00
10-1-000-001-3690.150 Laundry Income	-1,638.75	-1,100.00	-538.75	-4,400.00	-4,656.75	-13,200.00	-64.72
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-500.00	-332.79	-1,500.00	-77.81
10-1-000-001-3690.180 Labor	-685.00	0.00	-685.00	0.00	-2,437.25	0.00	
10-1-000-001-3690.200 Materials	-43.89	0.00	-43.89	0.00	-480.27	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	381.32	-1,617.00	1,998.32	-6,492.00	-6,613.10	-19,500.00	-66.09
70500 TOTAL TENANT REVENUE	-30,487.68	-35,424.00	4,936.32	-141,720.00	-135,592.10	-425,184.00	-68.11
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,839.00	-35,580.00	-3,259.00	-142,320.00	-155,353.00	-426,962.00	-63.61
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	-38,839.00	-35,580.00	-3,259.00	-142,320.00	-155,353.00	-426,962.00	-63.61
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	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
Total Line 70800	0.00	0.00	0.00	-55,000.00	0.00	-55,000.00	-100.00
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-23.37	-20.00	-3.37	-80.00	-90.59	-240.00	-62.25
Total Line 71100	-23.37	-20.00	-3.37	-80.00	-90.59	-240.00	-62.25
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-600.00	-150.00	-450.00	-600.00	-600.00	-1,800.00	-66.67
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-600.00	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	-4,420.00	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	-600.00	-1,405.00	805.00	-5,620.00	-600.00	-16,860.00	-96.44
70000 TOTAL REVENUE	-69,950.05	-72,429.00	2,478.95	-344,740.00	-291,635.69	-924,246.00	-68.45

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	22,643.25	10,575.00	12,068.25	31,725.00	30,378.90	91,650.00	-66.85
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	22,643.25	10,575.00	12,068.25	31,725.00	30,378.90	91,650.00	-66.85
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	3,045.00	253.00	2,792.00	1,015.00	3,045.00	3,045.00	0.00
Total Line 91200	3,045.00	253.00	2,792.00	1,015.00	3,045.00	3,045.00	0.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,211.82	13,306.00	-94.18	53,224.00	53,075.07	159,672.00	-66.76
Total Line 91300	13,211.82	13,306.00	-94.18	53,224.00	53,075.07	159,672.00	-66.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,315.00	-10.00	5,260.00	5,242.50	15,780.00	-66.78
Total Line 91310	1,305.00	1,315.00	-10.00	5,260.00	5,242.50	15,780.00	-66.78
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	4,885.54	4,350.00	535.54	13,050.00	11,692.32	37,700.00	-68.99
Total Line 91500	4,885.54	4,350.00	535.54	13,050.00	11,692.32	37,700.00	-68.99
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	0.00	0.00	430.00	0.00	2,390.00	-100.00
10-1-000-001-4180.000 Telephone	257.46	100.00	157.46	400.00	858.24	1,200.00	-28.48
10-1-000-001-4190.100 Postage	26.15	75.00	-48.85	300.00	169.45	900.00	-81.17
10-1-000-001-4190.200 Office Supplies	67.99	42.00	25.99	167.00	272.77	500.00	-45.45
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	-67.99	54.00	-121.99	216.00	214.01	650.00	-67.08
10-1-000-001-4190.400 Printing/printers	0.00	542.00	-542.00	2,167.00	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	0.00	100.00	-100.00	400.00	229.73	1,200.00	-80.86
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	562.00	-562.00	2,250.00	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	456.82	104.00	352.82	416.00	456.82	1,250.00	-63.45
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	360.00	435.55	1,080.00	-59.67
10-1-000-001-4190.850 IT Support	477.00	125.00	352.00	500.00	477.00	1,500.00	-68.20
Total Line 91600	1,304.54	1,794.00	-489.46	7,606.00	3,153.57	23,920.00	-86.82
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	0.00	0.00	293.00	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	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	0.00	0.00	293.00	849.62	4,236.00	-79.94
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	20.12	0.00	20.12	0.00	26.33	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	368.00	-368.00	1,475.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	159.84	8.00	151.84	33.00	270.01	100.00	170.01
10-1-000-001-4190.950 Background Verification	22.48	59.00	-36.52	236.00	103.23	710.00	-85.46
Total Line 91900	202.44	435.00	-232.56	1,744.00	399.57	5,235.00	-92.37

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
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	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
91000 TOTAL OPERATING EXPENSE - Admin	46,597.59	32,028.00	14,569.59	113,917.00	107,836.55	341,238.00	-68.40
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
Total Line 92000	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	164.90	83.00	81.90	333.00	329.80	1,000.00	-67.02
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	17.00	-17.00	67.00	10.34	200.00	-94.83
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	150.00	-150.00	690.00	0.00	850.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	17.00	-17.00	67.00	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	164.90	267.00	-102.10	1,157.00	340.14	2,250.00	-84.88
92500 TOTAL TENANT SERVICES EXPENSE	164.90	267.00	-102.10	1,157.00	340.14	2,250.00	-84.88
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,299.42	1,208.00	91.42	4,833.00	4,119.48	14,500.00	-71.59
10-1-000-001-4315.000 Sewer	3,264.47	2,200.00	1,064.47	9,900.00	10,155.43	32,400.00	-68.66
10-1-000-001-4320.000 Electric	2,514.74	2,000.00	514.74	7,500.00	4,203.65	23,500.00	-82.11
10-1-000-001-4330.000 Gas	3,777.35	4,500.00	-722.65	18,000.00	9,867.45	54,000.00	-81.73
Total Line 93100, 93200, 93300, 93600	10,855.98	9,908.00	947.98	40,233.00	28,346.01	124,400.00	-77.21
93000 TOTAL UTILITIES EXPENSES	10,855.98	9,908.00	947.98	40,233.00	28,346.01	124,400.00	-77.21
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	17,700.00	17,700.00	53,100.00	-66.67
Total Line 94100	4,425.00	4,425.00	0.00	17,700.00	17,700.00	53,100.00	-66.67
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	250.02	25.00	225.02	50.00	250.02	100.00	150.02
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	1,625.00	-1,625.00	3,250.00	4.08	6,500.00	-99.94
10-1-000-001-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	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	418.73	0.00	418.73	2,700.00	534.33	2,700.00	-80.21
10-1-000-001-4420.070 Electrical Supplies	177.07	100.00	77.07	400.00	363.49	1,100.00	-66.96
10-1-000-001-4420.080 Plumbing Supplies	23.94	100.00	-76.06	400.00	694.25	1,200.00	-42.15
10-1-000-001-4420.090 Extermination Supplies	0.00	375.00	-375.00	750.00	579.31	1,500.00	-61.38
10-1-000-001-4420.100 Janitorial Supplies	31.80	125.00	-93.20	500.00	713.23	1,500.00	-52.45
10-1-000-001-4420.110 Routine Maint. Supplies	884.65	1,200.00	-315.35	4,800.00	6,892.63	14,400.00	-52.13
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	1,152.00	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	121.66	0.00	121.66	0.00	-248.25	0.00	
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,907.87	3,838.00	-1,930.13	14,002.00	9,783.09	32,656.00	-70.04

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	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	50,000.00	2,679.00	150,000.00	-98.21
10-1-000-001-4430.010 Garbage & Trash Con	981.73	425.00	556.73	1,700.00	3,517.12	5,100.00	-31.04
10-1-000-001-4430.020 Heating & Cooling Cont	393.00	625.00	-232.00	2,500.00	1,247.50	7,500.00	-83.37
10-1-000-001-4430.030 Snow Removal Contract	24.00	0.00	24.00	0.00	24.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	0.00	0.00	0.00	4,250.00	4,112.16	18,500.00	-77.77
10-1-000-001-4430.050 Landscape & Grds Cont	694.00	0.00	694.00	7,950.00	2,539.17	8,400.00	-69.77
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	379.57	700.00	-320.43	1,400.00	1,843.57	2,800.00	-34.16
10-1-000-001-4430.080 Plumbing Contracts	860.29	0.00	860.29	1,000.00	3,311.79	4,000.00	-17.21
10-1-000-001-4430.090 Extermination Contracts	2,833.50	2,500.00	333.50	8,350.00	6,583.50	18,000.00	-63.43
10-1-000-001-4430.100 Janitorial Contracts	5,056.50	0.00	5,056.50	0.00	10,716.07	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	4,540.40	1,250.00	3,290.40	5,000.00	22,465.35	15,000.00	49.77
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	83.00	-83.00	333.00	55.00	1,000.00	-94.50
10-1-000-001-4430.121 Laundry Equip Contract	200.00	208.00	-8.00	833.00	200.00	2,500.00	-92.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	100.00	-100.00	200.00	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	15,962.99	18,391.00	-2,428.01	83,516.00	60,064.23	233,200.00	-74.24
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	22,295.86	26,654.00	-4,358.14	115,218.00	87,547.32	318,956.00	-72.55
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	800.00	741.51	3,200.00	-76.83
10-1-000-001-4480.100 ADT Contract	233.71	0.00	233.71	0.00	233.71	0.00	
10-1-000-001-4480.500 Security Contract	1,160.20	833.00	327.20	3,333.00	1,160.20	10,000.00	-88.40
Total Line 95200	1,393.91	833.00	560.91	4,133.00	2,135.42	13,200.00	-83.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,393.91	833.00	560.91	4,133.00	2,135.42	13,200.00	-83.82
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,450.08	3,515.00	-64.92	14,060.00	13,800.32	42,180.00	-67.28
10-1-000-001-4510.020 Liability Insurance	430.90	439.00	-8.10	1,756.00	1,723.60	5,268.00	-67.28
10-1-000-001-4510.030 Work Comp Insurance	179.71	183.00	-3.29	732.00	718.84	2,196.00	-67.27
Total Line 96110, 96120, 96130	4,060.69	4,137.00	-76.31	16,548.00	16,242.76	49,644.00	-67.28
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	155.00	-3.36	620.00	606.56	1,860.00	-67.39
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	260.00	255.24	780.00	-67.28
10-1-000-001-4510.035 Auto Insurance	47.92	50.00	-2.08	200.00	191.68	600.00	-68.05
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	1,080.00	1,053.48	3,240.00	-67.49
96100 TOTAL INSURANCE PREMIUMS EXP	4,324.06	4,407.00	-82.94	17,628.00	17,296.24	52,884.00	-67.29

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
90000 TOTAL MISCELLANEOUS EXPENSE	13,400.00	13,500.00	-100.00	54,000.00	53,600.00	162,000.00	-66.91
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	34,842.89	5,828.00	29,014.89	-35,874.00	22,671.14	-21,948.00	-203.29

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-16,837.00	-15,584.00	-1,253.00	-62,334.00	-56,765.00	-187,000.00	-69.64
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,837.00	-15,584.00	-1,253.00	-62,334.00	-56,765.00	-187,000.00	-69.64
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	151.00	-333.00	484.00	-1,332.00	-61.00	-3,996.00	-98.47
10-1-000-002-3690.100 Late Fees	-650.00	-750.00	100.00	-3,000.00	-1,800.00	-9,000.00	-80.00
10-1-000-002-3690.120 Violation Fees	-895.00	-670.00	-225.00	-2,680.00	-2,810.00	-8,040.00	-65.05
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	-681.00	0.00	-681.00	0.00	-4,071.25	0.00	
10-1-000-002-3690.200 Materials	-301.35	0.00	-301.35	0.00	-1,949.40	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	-2,376.35	-1,753.00	-623.35	-7,012.00	-10,691.65	-21,036.00	-49.17
70500 TOTAL TENANT REVENUE	-19,213.35	-17,337.00	-1,876.35	-69,346.00	-67,456.65	-208,036.00	-67.57
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-79,247.00	-69,229.00	-10,018.00	-276,916.00	-316,988.00	-830,748.00	-61.84
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	-276,916.00	-316,988.00	-830,748.00	-61.84
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
Total Line 70610	0.00	0.00	0.00	-103,000.00	0.00	-103,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-30.12	-25.00	-5.12	-100.00	-113.31	-300.00	-62.23
Total Line 71100	-30.12	-25.00	-5.12	-100.00	-113.31	-300.00	-62.23
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-600.00	-150.00	-450.00	-600.00	-600.00	-1,800.00	-66.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-500.00	-500.00	-1,500.00	-66.67
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	-725.00	-275.00	-450.00	-1,100.00	-1,100.00	-3,300.00	-66.67
70000 TOTAL REVENUE	-99,215.47	-86,866.00	-12,349.47	-450,462.00	-385,657.96	-1,145,384.00	-66.33

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	9,474.75	9,675.00	-200.25	29,025.00	26,142.91	83,850.00	-68.82
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	9,474.75	9,675.00	-200.25	29,025.00	26,142.91	83,850.00	-68.82
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	3,335.00	0.00	3,335.00	0.00	3,335.00	3,335.00	0.00
Total Line 91200	3,335.00	0.00	3,335.00	0.00	3,335.00	3,335.00	0.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,122.98	14,584.00	-461.02	58,336.00	56,719.71	175,008.00	-67.59
Total Line 91300	14,122.98	14,584.00	-461.02	58,336.00	56,719.71	175,008.00	-67.59
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,395.00	1,455.00	-60.00	5,820.00	5,602.50	17,460.00	-67.91
Total Line 91310	1,395.00	1,455.00	-60.00	5,820.00	5,602.50	17,460.00	-67.91
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,870.45	3,375.00	-504.55	10,125.00	8,638.24	29,250.00	-70.47
Total Line 91500	2,870.45	3,375.00	-504.55	10,125.00	8,638.24	29,250.00	-70.47
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	728.00	0.00	728.00	550.00	1,007.00	2,450.00	-58.90
10-1-000-002-4180.000 Telephone	203.16	196.00	7.16	784.00	609.61	2,352.00	-74.08
10-1-000-002-4190.100 Postage	120.91	175.00	-54.09	700.00	391.61	2,100.00	-81.35
10-1-000-002-4190.200 Office Supplies	46.24	50.00	-3.76	200.00	46.24	600.00	-92.29
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	0.00	50.00	-50.00	200.00	464.43	600.00	-22.60
10-1-000-002-4190.400 Printing/printers	0.00	0.00	0.00	1,328.00	0.00	1,328.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	207.00	-207.00	414.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	185.00	-36.12	740.00	148.88	2,220.00	-93.29
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	140.94	150.00	-9.06	600.00	440.79	1,800.00	-75.51
10-1-000-002-4190.800 Internet Services	742.88	526.00	216.88	2,104.00	2,494.11	6,312.00	-60.49
10-1-000-002-4190.850 IT Support	967.73	40.00	927.73	160.00	967.73	480.00	101.61
Total Line 91600	3,098.74	1,579.00	1,519.74	7,780.00	6,570.40	21,070.00	-68.82
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	0.00	0.00	375.00	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	48.75	0.00	48.75	0.00	48.75	0.00	
Total Line 91800	48.75	0.00	48.75	375.00	898.37	4,260.00	-78.91
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	23.54	10.00	13.54	40.00	34.24	120.00	-71.47
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	0.00	408.00	-408.00	1,632.00	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	56.20	57.00	-0.80	228.00	103.22	684.00	-84.91
Total Line 91900	79.74	475.00	-395.26	1,900.00	637.46	5,700.00	-88.82

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
91000 TOTAL OPERATING EXPENSE - Admin	34,425.41	31,143.00	3,282.41	113,361.00	108,544.59	339,933.00	-68.07
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
Total Line 92000	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	200.00	-200.00	1,000.00	10.34	2,000.00	-99.48
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	840.00	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	550.00	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	250.00	-250.00	2,390.00	10.34	3,440.00	-99.70
92500 TOTAL TENANT SERVICES EXPENSE	0.00	250.00	-250.00	2,390.00	10.34	3,440.00	-99.70
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	73.65	200.00	-126.35	800.00	236.24	2,400.00	-90.16
10-1-000-002-4315.000 Sewer	42.33	35.00	7.33	140.00	125.16	420.00	-70.20
10-1-000-002-4320.000 Electric	1,632.36	1,300.00	332.36	4,000.00	2,434.24	15,000.00	-83.77
10-1-000-002-4330.000 Gas	887.53	600.00	287.53	2,400.00	2,147.42	13,500.00	-84.09
Total Line 93100 93200 93300 93600	2,635.87	2,135.00	500.87	7,340.00	4,943.06	31,320.00	-84.22
93000 TOTAL UTILITIES EXPENSES	2,635.87	2,135.00	500.87	7,340.00	4,943.06	31,320.00	-84.22
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	19,600.00	19,750.00	58,800.00	-66.41
Total Line 94100	4,900.00	4,900.00	0.00	19,600.00	19,750.00	58,800.00	-66.41
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	60.99	250.00	-189.01	1,000.00	376.51	3,000.00	-87.45
10-1-000-002-4420.030 Snow Removal Supplies	24.00	0.00	24.00	0.00	24.00	2,000.00	-98.80
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	1,023.12	500.00	523.12	1,750.00	1,678.72	3,250.00	-48.35
10-1-000-002-4420.070 Electrical Supplies	3.12	400.00	-396.88	1,600.00	241.00	4,800.00	-94.98
10-1-000-002-4420.080 Plumbing Supplies	252.29	575.00	-322.71	2,300.00	2,338.57	6,900.00	-66.11
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	320.99	250.00	70.99	1,000.00	793.69	3,000.00	-73.54
10-1-000-002-4420.110 Routine Maint. Supplies	2,198.62	2,930.00	-731.38	11,717.00	10,546.34	35,150.00	-70.00
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	1,487.87	0.00	1,487.87	0.00	2,569.00	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	5,371.00	5,005.00	366.00	19,767.00	18,567.83	59,300.00	-68.69

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	10.00	-10.00	40.00	31.71	120.00	-73.58
10-1-000-002-4430.000 Maint Labor Contract	0.00	9.00	-9.00	36.00	28.45	108.00	-73.66
10-1-000-002-4430.010 Garbage&Trash Cont	2,505.80	3,026.00	-520.20	12,104.00	11,343.05	36,312.00	-68.76
10-1-000-002-4430.020 Heating&Cooling Cont	4,394.35	1,565.00	2,829.35	6,260.00	7,785.27	18,780.00	-58.54
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	3,832.50	3,000.00	832.50	12,000.00	15,782.22	21,000.00	-24.85
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	155.00	-155.00	620.00	494.50	1,860.00	-73.41
10-1-000-002-4430.070 Electrical Contracts	164.75	667.00	-502.25	2,668.00	1,970.75	8,004.00	-75.38
10-1-000-002-4430.080 Plumbing Contracts	3,233.60	3,071.00	162.60	12,284.00	7,599.63	36,852.00	-79.38
10-1-000-002-4430.090 Extermination Contracts	0.00	500.00	-500.00	2,000.00	3,330.00	6,000.00	-44.50
10-1-000-002-4430.100 Reg Contracts	168.00	0.00	168.00	0.00	168.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	17,789.25	11,485.00	6,304.25	45,940.00	47,773.50	137,820.00	-65.34
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	6,812.00	-6,812.00	27,248.00	183.00	81,744.00	-99.78
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	400.00	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	32,088.25	30,300.00	1,788.25	121,600.00	99,737.62	350,200.00	-71.52
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	42,359.25	40,205.00	2,154.25	160,967.00	138,055.45	468,300.00	-70.52
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	550.00	-550.00	1,100.00	0.00	2,200.00	-100.00
10-1-000-002-4480.100 ADT Contract	0.00	0.00	0.00	490.00	507.78	1,960.00	-74.09
10-1-000-002-4480.500 Security Contract	1,270.10	430.00	840.10	1,720.00	1,270.10	5,160.00	-75.39
Total Line 95200	1,270.10	980.00	290.10	3,310.00	1,777.88	9,320.00	-80.92
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,270.10	980.00	290.10	3,310.00	1,777.88	9,320.00	-80.92
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	3,511.87	3,585.00	-73.13	14,340.00	14,047.48	43,020.00	-67.35
10-1-000-002-4510.020 Liability Ins	469.95	485.00	-15.05	1,940.00	1,879.80	5,820.00	-67.70
10-1-000-002-4510.030 Work Comp Insurance	211.43	220.00	-8.57	880.00	845.72	2,640.00	-67.97
Total Line 96110 96120 96130	4,193.25	4,290.00	-96.75	17,160.00	16,773.00	51,480.00	-67.42
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	170.00	-4.62	680.00	661.52	2,040.00	-67.57
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	300.00	283.36	900.00	-68.52
10-1-000-002-4510.035 Auto Insurance	191.67	200.00	-8.33	800.00	766.68	2,400.00	-68.06
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	1,780.00	1,711.56	5,340.00	-67.95
96100 TOTAL INSURANCE PREMIUMS EXP	4,621.14	4,735.00	-113.86	18,940.00	18,484.56	56,820.00	-67.47

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

	<u>Monthly Amt</u>	<u>Monthly Budget</u>	<u>Variance</u>	<u>YTD Budget</u>	<u>Current YTD</u>	<u>Budget</u>	<u>Variance %</u>
90000 TOTAL MISCELLANEOUS EXPENSE	30,630.00	31,000.00	-370.00	124,000.00	122,520.00	372,000.00	-67.06
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	26,666.54	-3,913.00	30,579.54	-130,054.00	25,364.46	-194,761.00	-113.02

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-13,549.00	-13,948.00	399.00	-55,792.00	-55,478.80	-167,376.00	-66.85
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-13,549.00	-13,948.00	399.00	-55,792.00	-55,478.80	-167,376.00	-66.85
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-25.00	0.00	-50.00	-50.00	-75.00	-33.33
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	-125.00	-100.00	-25.00	-400.00	-525.00	-1,200.00	-56.25
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	0.00	0.00	-25.00	-50.00	-50.00	0.00
10-1-000-006-3690.150 Laundry Income	-684.75	-460.00	-224.75	-1,840.00	-1,686.75	-5,520.00	-69.44
10-1-000-006-3690.160 Vending Machine Inc	-37.72	-25.00	-12.72	-100.00	-82.15	-300.00	-72.62
10-1-000-006-3690.180 Labor	-36.00	0.00	-36.00	0.00	-417.25	0.00	
10-1-000-006-3690.200 Materials	-18.00	0.00	-18.00	0.00	-122.63	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	-926.47	-610.00	-316.47	-2,415.00	-2,933.78	-7,145.00	-58.94
70500 TOTAL TENANT REVENUE	-14,475.47	-14,558.00	82.53	-58,207.00	-58,412.58	-174,521.00	-66.53
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,301.00	-5,420.00	1,119.00	-21,680.00	-17,201.00	-65,045.00	-73.56
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	-4,301.00	-5,420.00	1,119.00	-21,680.00	-17,201.00	-65,045.00	-73.56
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-14,000.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-14,000.00	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	-7.41	-8.00	0.59	-32.00	-30.14	-99.00	-69.56
Total Line 71100	-7.41	-8.00	0.59	-32.00	-30.14	-99.00	-69.56
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	
70000 TOTAL REVENUE	-18,783.88	-23,486.00	4,702.12	-93,919.00	-75,643.72	-281,665.00	-73.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
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	4,420.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	4,420.00	0.00	13,260.00	-100.00
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	870.00	0.00	870.00	0.00	870.00	870.00	0.00
Total Line 91200	870.00	0.00	870.00	0.00	870.00	870.00	0.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,872.43	3,834.00	38.43	15,336.00	15,413.79	46,008.00	-66.50
Total Line 91300	3,872.43	3,834.00	38.43	15,336.00	15,413.79	46,008.00	-66.50
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	1,516.00	1,522.50	4,548.00	-66.52
Total Line 91310	382.50	379.00	3.50	1,516.00	1,522.50	4,548.00	-66.52
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	0.00	0.00	120.00	0.00	660.00	-100.00
10-1-000-006-4180.000 Telephone	342.37	325.00	17.37	1,300.00	1,212.24	3,900.00	-68.92
10-1-000-006-4190.100 Postage	5.58	7.00	-1.42	28.00	20.42	84.00	-75.69
10-1-000-006-4190.200 Office Supplies	0.00	0.00	0.00	25.00	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	0.00	0.00	125.00	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	0.00	0.00	75.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	20.00	-20.00	80.00	0.00	240.00	-100.00
10-1-000-006-4190.800 Internet Services	410.51	202.00	208.51	807.00	810.41	2,420.00	-66.51
10-1-000-006-4190.850 IT Support	0.00	125.00	-125.00	250.00	0.00	500.00	-100.00
Total Line 91600	758.46	679.00	79.46	2,810.00	2,043.07	8,254.00	-75.25
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	0.00	0.00	83.00	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	7.00	-7.00	25.00	0.00	75.00	-100.00
Total Line 91800	0.00	7.00	-7.00	108.00	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	1.07	3.00	-1.93	12.00	4.28	36.00	-88.11
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.100 Inspection Expense	0.00	106.00	-106.00	425.00	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	48.00	0.00	144.00	-100.00
Total Line 91900	1.07	121.00	-119.93	485.00	4.28	1,455.00	-99.71
91000 TOTAL OPERATING EXPENSE - Admin	5,884.46	6,125.00	-240.54	24,675.00	19,853.64	75,870.00	-73.83

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
Total Line 92000	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	1,000.00	-1,000.00	2,000.00	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	0.00	0.00	0.00	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	0.00	0.00	200.00	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	1,000.00	-1,000.00	2,200.00	0.00	4,300.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	1,000.00	-1,000.00	2,200.00	0.00	4,300.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	319.91	325.00	-5.09	1,325.00	857.53	3,925.00	-78.15
10-1-000-006-4315.000 Sewer	257.60	275.00	-17.40	1,025.00	692.64	3,050.00	-77.29
10-1-000-006-4320.000 Electric	1,282.07	1,000.00	282.07	3,400.00	2,370.10	12,000.00	-80.25
10-1-000-006-4330.000 Gas	818.92	325.00	493.92	1,725.00	2,027.87	9,050.00	-77.59
Total Line 93100 93200 93300 93600	2,678.50	1,925.00	753.50	7,475.00	5,948.14	28,025.00	-78.78
93000 TOTAL UTILITIES EXPENSES	2,678.50	1,925.00	753.50	7,475.00	5,948.14	28,025.00	-78.78
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	5,100.00	5,150.00	15,300.00	-66.34
Total Line 94100	1,275.00	1,275.00	0.00	5,100.00	5,150.00	15,300.00	-66.34
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	25.00	-25.00	75.00	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	1,000.00	70.47	3,000.00	-97.65
10-1-000-006-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	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	183.04	175.00	8.04	600.00	756.64	1,000.00	-24.34
10-1-000-006-4420.070 Electrical Supplies	212.51	35.00	177.51	140.00	592.19	420.00	41.00
10-1-000-006-4420.080 Plumbing Supplies	37.58	75.00	-37.42	300.00	1,592.96	900.00	77.00
10-1-000-006-4420.090 Extermination Supplies	0.00	25.00	-25.00	50.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	100.00	-100.00	400.00	2.52	1,200.00	-99.79
10-1-000-006-4420.110 Routine Maint.Supplies	166.38	633.00	-466.62	2,533.00	1,013.56	7,600.00	-86.66
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	0.00	0.00	25.00	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	599.51	1,568.00	-968.49	5,123.00	4,028.34	14,670.00	-72.54

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	0.00	0.00	0.00	0.00	2,451.00	0.00	
10-1-000-006-4430.010 Garbage & Trash Cont	264.75	300.00	-35.25	1,200.00	1,096.35	3,600.00	-69.55
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	5,000.00	8,245.31	15,000.00	-45.03
10-1-000-006-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	800.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	1,100.00	1,067.70	4,400.00	-75.73
10-1-000-006-4430.050 Landscape & Grds Cont	308.00	100.00	208.00	3,300.00	1,976.00	3,400.00	-41.88
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	164.50	1,250.00	-1,085.50	2,500.00	906.25	5,000.00	-81.88
10-1-000-006-4430.080 Plumbing Contracts	952.94	3,125.00	-2,172.06	6,250.00	5,924.71	12,500.00	-52.60
10-1-000-006-4430.090 Extermination Contracts	0.00	0.00	0.00	600.00	0.00	2,250.00	-100.00
10-1-000-006-4430.100 Janitorial Contracts	1,036.00	0.00	1,036.00	0.00	2,779.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	5,138.82	4,967.00	171.82	19,867.00	7,270.82	59,600.00	-87.80
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	83.00	-83.00	333.00	0.00	1,000.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	250.00	-250.00	500.00	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	7,865.01	11,325.00	-3,459.99	40,650.00	32,327.89	108,550.00	-70.22
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	9,739.52	14,168.00	-4,428.48	50,873.00	41,506.23	138,520.00	-70.04
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	727.13	0.00	727.13	0.00	1,454.26	0.00	
10-1-000-006-4480.500 Security Contract	820.00	650.00	170.00	1,950.00	820.00	4,250.00	-80.71
Total Line 95200	1,547.13	650.00	897.13	1,950.00	2,274.26	4,250.00	-46.49
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,547.13	650.00	897.13	1,950.00	2,274.26	4,250.00	-46.49
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,122.56	1,144.00	-21.44	4,576.00	4,490.24	13,728.00	-67.29
10-1-000-006-4510.020 Liability Insurance	124.11	127.00	-2.89	508.00	496.44	1,524.00	-67.43
10-1-000-006-4510.030 Work Comp	59.90	61.00	-1.10	244.00	239.60	732.00	-67.27
Total Line 96110 96120 96130	1,306.57	1,332.00	-25.43	5,328.00	5,226.28	15,984.00	-67.30
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	45.00	-1.32	180.00	174.72	540.00	-67.64
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.00	-0.86	32.00	28.56	97.00	-70.56
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	53.00	-2.18	212.00	203.28	637.00	-68.09
96100 TOTAL INSURANCE PREMIUMS EXP	1,357.39	1,385.00	-27.61	5,540.00	5,429.56	16,621.00	-67.33

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	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	1,087.05	1,202.00	-114.95	4,832.00	4,953.07	13,935.00	-64.46
Total Line 96300	1,087.05	1,202.00	-114.95	4,832.00	4,953.07	13,935.00	-64.46
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	67.92	83.00	-15.08	333.00	144.66	1,000.00	-85.53
Total Line 96400	67.92	83.00	-15.08	333.00	144.66	1,000.00	-85.53
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,154.97	1,285.00	-130.03	5,165.00	5,097.73	14,935.00	-65.87
96900 TOTAL OPERATING EXPENSE	22,871.97	27,048.00	-4,176.03	99,918.00	82,149.56	288,641.00	-71.54
97000 NET REVENUE/EXPENSE (-Gain/Loss)	4,088.09	3,562.00	526.09	5,999.00	6,505.84	6,976.00	-6.74
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	7,060.00	8,650.00	-1,590.00	34,600.00	28,240.00	103,800.00	-72.79
Total Line 97400	7,060.00	8,650.00	-1,590.00	34,600.00	28,240.00	103,800.00	-72.79
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	7,060.00	8,650.00	-1,590.00	34,600.00	28,240.00	103,800.00	-72.79

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	11,148.09	3,562.00	7,586.09	5,999.00	34,745.84	6,976.00	398.08

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,193.00	-27,209.00	1,016.00	-108,836.00	-104,183.00	-326,508.00	-68.09
60-1-000-000-5125.000 PHA Rent	-6,878.00	-6,231.00	-647.00	-24,924.00	-27,920.00	-74,772.00	-62.66
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	388.00	0.00	388.00	0.00	307.00	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	-32,683.00	-33,440.00	757.00	-133,760.00	-131,796.00	-401,280.00	-67.16
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-709.25	-733.00	23.75	-2,932.00	-2,239.50	-8,796.00	-74.54
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	-726.00	-600.00	-126.00	-2,400.00	-1,855.00	-7,200.00	-74.24
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	-8.00	-125.00	117.00	-500.00	-166.00	-1,500.00	-88.93
60-1-000-000-5926.000 Violation Charges	-350.00	0.00	-350.00	0.00	-350.00	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	-1,793.25	-1,458.00	-335.25	-5,832.00	-4,610.50	-17,496.00	-73.65
70500 TOTAL TENANT REVENUE	-34,476.25	-34,898.00	421.75	-139,592.00	-136,406.50	-418,776.00	-67.43
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	-9.37	-10.00	0.63	-40.00	-30.10	-120.00	-74.92
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-9.37	-10.00	0.63	-40.00	-30.10	-120.00	-74.92
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	
70000 TOTAL REVENUE	-34,485.62	-34,908.00	422.38	-139,632.00	-136,447.85	-418,896.00	-67.43

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,800.00	1,860.00	-60.00	5,580.00	4,961.10	16,120.00	-69.22
60-1-000-000-6330.000 Manager Salaries	3,749.64	3,750.00	-0.36	11,250.00	10,366.69	32,500.00	-68.10
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,549.64	5,610.00	-60.36	16,830.00	15,327.79	48,620.00	-68.47
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	1,087.50	0.00	1,087.50	0.00	1,087.50	1,160.00	-6.25
Total Line 91200	1,087.50	0.00	1,087.50	0.00	1,087.50	1,160.00	-6.25
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,640.00	3,744.00	-104.00	14,976.00	14,716.00	44,928.00	-67.25
Total Line 91300	3,640.00	3,744.00	-104.00	14,976.00	14,716.00	44,928.00	-67.25
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	2,160.00	2,122.50	6,480.00	-67.25
Total Line 91310	525.00	540.00	-15.00	2,160.00	2,122.50	6,480.00	-67.25
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	37.00	-27.37	150.00	239.35	450.00	-46.81
Total Line 91400	9.63	37.00	-27.37	150.00	239.35	450.00	-46.81
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	728.51	903.00	-174.49	2,709.00	2,316.23	7,826.00	-70.40
60-1-000-000-6330.500 Manager's Benefits	1,172.07	675.00	497.07	2,025.00	3,440.16	5,850.00	-41.19
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,900.58	1,578.00	322.58	4,734.00	5,756.39	13,676.00	-57.91
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	419.34	176.00	243.34	704.00	742.34	2,112.00	-64.85
60-1-000-000-6311.000 Office Exp - BW	746.54	165.00	581.54	660.00	765.97	1,980.00	-61.31
60-1-000-000-6311.050 Office Rental Exp	235.00	235.00	0.00	940.00	940.00	2,860.00	-67.13
60-1-000-000-6311.100 Phone/Internet Exp	233.25	140.00	93.25	560.00	492.92	1,680.00	-70.66
60-1-000-000-6311.150 IT Support	321.00	55.00	266.00	220.00	513.28	660.00	-22.23
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	200.00	-100.00
Total Line 91600	1,955.13	771.00	1,184.13	3,084.00	3,454.51	9,492.00	-63.61
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	200.00	-200.00	1,700.00	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	100.04	100.00	0.04	400.00	366.03	1,200.00	-69.50
Total Line 91800	100.04	300.00	-199.96	2,100.00	789.79	2,900.00	-72.77
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	130.00	-130.00	890.00	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	10,000.00	-10,000.00	14,000.00	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	21.26	12.00	9.26	48.00	42.10	144.00	-70.76
60-1-000-000-6399.000 Other Administrative	8.70	75.00	-66.30	300.00	119.72	900.00	-86.70
Total Line 91900	29.96	10,217.00	-10,187.04	15,238.00	3,961.82	16,974.00	-76.66
91000 TOTAL OPERATING EXPENSE - Admin	14,797.48	22,797.00	-7,999.52	59,272.00	47,455.65	144,680.00	-67.20
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	1,095.07	870.00	225.07	3,480.00	3,055.34	10,440.00	-70.73
Total Line 93100	1,095.07	870.00	225.07	3,480.00	3,055.34	10,440.00	-70.73
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	421.67	350.00	71.67	1,400.00	2,538.87	4,200.00	-39.55
Total Line 93200	421.67	350.00	71.67	1,400.00	2,538.87	4,200.00	-39.55
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	185.53	165.00	20.53	660.00	569.97	1,980.00	-71.21
Total Line 93300	185.53	165.00	20.53	660.00	569.97	1,980.00	-71.21
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	2,094.37	1,441.00	653.37	5,764.00	5,852.59	17,292.00	-66.15
Total Line 93600	2,094.37	1,441.00	653.37	5,764.00	5,852.59	17,292.00	-66.15
93000 TOTAL UTILITIES EXPENSES	3,796.64	2,826.00	970.64	11,304.00	12,016.77	33,912.00	-64.56
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	6,871.20	6,713.00	158.20	20,138.00	18,923.80	58,175.00	-67.47
60-1-000-000-6510.100 OT Maintenance	73.14	83.00	-9.86	332.00	73.14	996.00	-92.66
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	6,944.34	6,796.00	148.34	20,470.00	18,996.94	59,171.00	-67.89
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	0.00	0.00	0.00	8.16	1,200.00	-99.32
60-1-000-000-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	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	280.52	200.00	80.52	1,800.00	621.59	3,000.00	-79.28
60-1-000-000-6515.070 Electrical Supplies	63.48	155.00	-91.52	620.00	63.48	1,860.00	-96.59
60-1-000-000-6515.080 Plumbing Supplies	142.34	400.00	-257.66	1,600.00	621.45	4,800.00	-87.05
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	73.08	105.00	-31.92	420.00	1,156.57	1,260.00	-8.21
60-1-000-000-6515.110 Routine Maint. Supplies	220.70	670.00	-449.30	2,680.00	1,143.90	8,040.00	-85.77
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	560.00	571.86	1,680.00	-65.96
60-1-000-000-6515.115 Refrigerators	0.00	2,000.00	-2,000.00	2,000.00	0.00	2,000.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	1,200.00	-1,200.00	1,200.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	150.00	-150.00	500.00	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	780.12	5,020.00	-4,239.88	11,380.00	4,189.72	26,390.00	-84.12
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,115.55	1,150.00	-34.45	4,600.00	4,391.10	13,800.00	-68.18
60-1-000-000-6520.020 Heat/Cool Contract	0.00	0.00	0.00	0.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	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	5,000.00	-4,821.00	5,000.00	358.00	8,000.00	-95.53
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	260.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	400.00	-400.00	2,700.00	0.00	6,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	588.00	350.00	238.00	813.00	588.00	2,552.00	-76.96
60-1-000-000-6520.100 Janitorial Contract	225.00	225.00	0.00	450.00	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	72.00	170.00	-98.00	680.00	292.50	2,040.00	-85.66
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	2,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	36,000.00	-36,000.00	72,000.00	0.00	126,400.00	-100.00

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	2,179.55	43,360.00	-41,180.45	88,503.00	6,079.60	173,497.00	-96.50
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,689.94	3,225.00	-535.06	9,675.00	8,420.27	27,950.00	-69.87
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,689.94	3,225.00	-535.06	9,675.00	8,420.27	27,950.00	-69.87
94000 TOTAL MAINTENANCE EXPENSES	12,593.95	58,401.00	-45,807.05	130,028.00	37,686.53	287,008.00	-86.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,060.77	1,085.00	-24.23	4,340.00	4,243.08	13,020.00	-67.41
Total Line 96110	1,060.77	1,085.00	-24.23	4,340.00	4,243.08	13,020.00	-67.41
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	180.00	-4.29	720.00	702.84	2,160.00	-67.46
Total Line 96120	175.71	180.00	-4.29	720.00	702.84	2,160.00	-67.46
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,140.00	1,113.52	3,420.00	-67.44
Total Line 96130	278.38	285.00	-6.62	1,140.00	1,113.52	3,420.00	-67.44
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	65.00	-3.17	260.00	247.32	780.00	-68.29
60-1-000-000-6721.500 PE & PO Insurance	88.52	91.00	-2.48	364.00	354.08	1,092.00	-67.58
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	624.00	601.40	1,872.00	-67.87
96100 TOTAL INSURANCE PREMIUMS EXP	1,665.21	1,706.00	-40.79	6,824.00	6,660.84	20,472.00	-67.46
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-000-6795.000 Compensated Absences	0.00	42.00	-42.00	167.00	0.00	500.00	-100.00
Total Line 96210	0.00	42.00	-42.00	167.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,444.32	1,500.00	-55.68	6,000.00	5,988.96	18,000.00	-66.73
Total Line 96300	1,444.32	1,500.00	-55.68	6,000.00	5,988.96	18,000.00	-66.73
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-69.76	135.00	-204.76	540.00	-133.11	1,620.00	-108.22
Total Line 96400	-69.76	135.00	-204.76	540.00	-133.11	1,620.00	-108.22
96000 TOTAL OTHER GENERAL EXPENSES	1,374.56	1,677.00	-302.44	6,707.00	5,855.85	20,120.00	-70.90
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Expense Payable	1,604.54	1,760.00	-155.46	7,040.00	6,599.09	21,120.00	-68.75

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,345.00	-23,140.00	795.00	-92,560.00	-88,700.00	-278,980.00	-68.21
60-1-000-001-5125.000 PHA Rent	-2,048.00	-2,000.00	-48.00	-8,000.00	-8,681.00	-24,000.00	-63.83
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	613.00	40.00	573.00	160.00	-1,934.00	480.00	-502.92
60-1-000-001-5970.000 Excess Rent	-1,041.00	-920.00	-121.00	-3,680.00	-4,119.00	-11,040.00	-62.69
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	-24,821.00	-26,020.00	1,199.00	-104,080.00	-103,434.00	-313,540.00	-67.01
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	-587.00	-450.00	-137.00	-1,800.00	-1,635.00	-5,400.00	-69.72
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	-51.00	-200.00	149.00	-800.00	-377.00	-2,400.00	-84.29
60-1-000-001-5926.000 Violation Charges	0.00	0.00	0.00	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	-638.00	-650.00	12.00	-2,600.00	-2,482.00	-7,800.00	-68.18
70500 TOTAL TENANT REVENUE	-25,459.00	-26,670.00	1,211.00	-106,680.00	-105,916.00	-321,340.00	-67.04
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,276.00	-3,440.00	-1,836.00	-13,760.00	-14,943.00	-41,280.00	-63.80
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,276.00	-3,440.00	-1,836.00	-13,760.00	-14,943.00	-41,280.00	-63.80
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	0.00	0.00	0.00	-4.00	-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	0.00	0.00	0.00	-4.00	-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	-235.00	0.00	-940.00	-940.00	-2,845.00	-66.96
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	-235.00	0.00	-940.00	-1,237.31	-2,845.00	-56.51
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	
70000 TOTAL REVENUE	-30,970.00	-30,345.00	-625.00	-121,384.00	-122,102.44	-365,481.00	-66.59

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,800.00	1,860.00	-60.00	5,580.00	4,961.10	16,120.00	-69.22
60-1-000-001-6330.000 Manager's Salaries	3,749.61	3,750.00	-0.39	11,250.00	10,366.61	32,500.00	-68.10
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,549.61	5,610.00	-60.39	16,830.00	15,327.71	48,620.00	-68.47
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	1,087.50	0.00	1,087.50	0.00	1,087.50	1,015.00	7.14
Total Line 91200	1,087.50	0.00	1,087.50	0.00	1,087.50	1,015.00	7.14
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	13,520.00	13,312.00	40,560.00	-67.18
Total Line 91300	3,328.00	3,380.00	-52.00	13,520.00	13,312.00	40,560.00	-67.18
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	1,952.00	1,920.00	5,856.00	-67.21
Total Line 91310	480.00	488.00	-8.00	1,952.00	1,920.00	5,856.00	-67.21
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	10.00	-0.38	250.00	222.48	450.00	-50.56
Total Line 91400	9.62	10.00	-0.38	250.00	222.48	450.00	-50.56
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	728.50	825.00	-96.50	2,475.00	2,316.19	7,150.00	-67.61
60-1-000-001-6330.500 Manager's Benefits	1,172.05	1,350.00	-177.95	4,050.00	3,440.12	11,700.00	-70.60
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,900.55	2,175.00	-274.45	6,525.00	5,756.31	18,850.00	-69.46
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	213.44	100.00	113.44	400.00	179.44	1,200.00	-85.05
60-1-000-001-6311.000 Office Exp - PL	746.52	160.00	586.52	640.00	765.95	1,920.00	-60.11
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	233.21	140.00	93.21	560.00	492.83	1,680.00	-70.66
60-1-000-001-6311.150 IT Support	321.00	55.00	266.00	220.00	513.26	660.00	-22.23
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	1,514.17	455.00	1,059.17	1,820.00	1,951.48	5,460.00	-64.26
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	0.00	0.00	1,700.00	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	100.02	100.00	0.02	400.00	365.95	1,200.00	-69.50
Total Line 91800	100.02	100.00	0.02	2,100.00	789.69	2,900.00	-72.77
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	130.00	-130.00	890.00	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	13.84	10.00	3.84	40.00	22.33	120.00	-81.39
60-1-000-001-6399.000 Other Administrative	33.04	100.00	-66.96	400.00	33.04	1,200.00	-97.25
Total Line 91900	46.88	240.00	-193.12	1,330.00	55.37	3,250.00	-98.30
91000 TOTAL OPERATING EXPENSE - Admin	14,016.35	12,458.00	1,558.35	44,327.00	40,422.54	126,961.00	-68.16
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	920.37	850.00	70.37	3,400.00	2,758.82	10,200.00	-72.95
Total Line 93100	920.37	850.00	70.37	3,400.00	2,758.82	10,200.00	-72.95
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	627.02	300.00	327.02	1,200.00	1,724.23	3,600.00	-52.10
Total Line 93200	627.02	300.00	327.02	1,200.00	1,724.23	3,600.00	-52.10
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	88.82	160.00	-71.18	640.00	564.90	1,920.00	-70.58
Total Line 93300	88.82	160.00	-71.18	640.00	564.90	1,920.00	-70.58
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	1,886.89	1,600.00	286.89	6,400.00	5,579.79	19,200.00	-70.94
Total Line 93600	1,886.89	1,600.00	286.89	6,400.00	5,579.79	19,200.00	-70.94
93000 TOTAL UTILITIES EXPENSES	3,523.10	2,910.00	613.10	11,640.00	10,627.74	34,920.00	-69.57
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	6,871.20	6,713.00	158.20	20,138.00	18,923.80	58,175.00	-67.47
60-1-000-001-6510.100 OT Maintenance	73.14	75.00	-1.86	300.00	73.14	900.00	-91.87
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	6,944.34	6,788.00	156.34	20,438.00	18,996.94	59,075.00	-67.84
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	397.82	290.00	107.82	290.00	704.18	2,040.00	-65.48
60-1-000-001-6515.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	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	766.55	250.00	516.55	2,000.00	944.99	3,000.00	-68.50
60-1-000-001-6515.070 Electrical Supplies	14.80	100.00	-85.20	400.00	41.38	1,200.00	-96.55
60-1-000-001-6515.080 Plumbing Supplies	103.30	350.00	-246.70	1,400.00	1,128.23	4,100.00	-72.48
60-1-000-001-6515.090 Extermination Supplies	0.00	0.00	0.00	100.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	31.80	80.00	-48.20	320.00	99.04	960.00	-89.68
60-1-000-001-6515.110 Routine Maint. Supplies	628.58	700.00	-71.42	2,650.00	1,613.49	8,000.00	-79.83
60-1-000-001-6515.114 Painting Supplies - PL	19.19	185.00	-165.81	740.00	63.39	2,220.00	-97.14
60-1-000-001-6515.115 Refrigerators	0.00	2,000.00	-2,000.00	2,000.00	0.00	2,000.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	1,600.00	-1,600.00	1,600.00	0.00	1,600.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	121.23	200.00	-78.77	600.00	190.94	1,000.00	-80.91
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,083.27	5,755.00	-3,671.73	12,100.00	4,785.64	27,120.00	-82.35
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	668.70	726.00	-57.30	2,904.00	2,603.70	8,712.00	-70.11
60-1-000-001-6520.020 Heat/Cool Contract	0.00	200.00	-200.00	200.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	1,500.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	0.00	0.00	4,100.00	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	99.00	0.00	99.00	0.00	99.00	200.00	-50.50
60-1-000-001-6520.080 Plumbing Contract	0.00	300.00	-300.00	6,300.00	0.00	6,600.00	-100.00
60-1-000-001-6520.090 Extermin Contract	535.50	0.00	535.50	450.00	535.50	2,150.00	-75.09
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	10.00	50.00	-40.00	200.00	28.00	600.00	-95.33
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,500.00	-1,500.00	1,500.00	0.00	4,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	1,313.20	2,876.00	-1,562.80	16,054.00	3,266.20	30,162.00	-89.17
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,689.92	3,225.00	-535.08	9,675.00	8,420.21	27,950.00	-69.87
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,689.92	3,225.00	-535.08	9,675.00	8,420.21	27,950.00	-69.87
94000 TOTAL MAINTENANCE EXPENSES	13,030.73	18,644.00	-5,613.27	58,267.00	35,468.99	144,307.00	-75.42
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
Total Line 95200	0.00	0.00	0.00	0.00	0.00	0.00	
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	0.00	0.00	0.00	0.00	0.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,071.07	1,095.00	-23.93	4,380.00	4,284.28	13,140.00	-67.40
Total Line 96110	1,071.07	1,095.00	-23.93	4,380.00	4,284.28	13,140.00	-67.40
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	165.00	-7.42	660.00	630.32	1,980.00	-68.17
Total Line 96120	157.58	165.00	-7.42	660.00	630.32	1,980.00	-68.17
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,140.00	1,113.52	3,420.00	-67.44
Total Line 96130	278.38	285.00	-6.62	1,140.00	1,113.52	3,420.00	-67.44
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	58.00	-2.54	232.00	221.84	696.00	-68.13
60-1-000-001-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	364.00	354.08	1,092.00	-67.58
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	596.00	575.92	1,788.00	-67.79
96100 TOTAL INSURANCE PREMIUMS EXP	1,651.01	1,694.00	-42.99	6,776.00	6,604.04	20,328.00	-67.51
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
Total Line 96210	0.00	0.00	0.00	0.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,288.39	1,275.00	13.39	5,100.00	5,228.51	15,300.00	-65.83
Total Line 96300	1,288.39	1,275.00	13.39	5,100.00	5,228.51	15,300.00	-65.83
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	1,706.02	320.00	1,386.02	1,280.00	2,983.82	3,840.00	-22.30
Total Line 96400	1,706.02	320.00	1,386.02	1,280.00	2,983.82	3,840.00	-22.30
96000 TOTAL OTHER GENERAL EXPENSES	2,994.41	1,595.00	1,399.41	6,380.00	8,212.33	19,640.00	-58.19
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Expense Payable	1,604.53	1,730.00	-125.47	6,920.00	6,599.08	20,760.00	-68.21

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,120.00	1,120.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,037.00	-11,255.00	-782.00	-45,020.00	-54,838.00	-135,060.00	-59.40
Total Admin Fee Subsidy	-12,037.00	-11,255.00	-782.00	-45,020.00	-54,838.00	-135,060.00	-59.40
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.33	-7.00	1.67	-28.00	-19.14	-84.00	-77.21
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	-5.33	-7.00	1.67	-28.00	-19.14	-84.00	-77.21
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-100.00	100.00	-400.00	-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	-400.00	-489.00	-1,200.00	-59.25
TOTAL ADMIN OPERATING INCOME	-12,042.33	-11,362.00	-680.33	-45,448.00	-55,346.14	-136,344.00	-59.41
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	-9,189.75	7,500.00	-16,689.75	22,500.00	17,198.98	65,000.00	-73.54
Total Admin Salaries	-9,189.75	7,500.00	-16,689.75	22,500.00	17,198.98	65,000.00	-73.54
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	2,175.00	0.00	2,175.00	0.00	2,175.00	1,765.00	23.23
Total Audit Fee Expense	2,175.00	0.00	2,175.00	0.00	2,175.00	1,765.00	23.23
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,328.00	2,640.00	-312.00	10,560.00	9,480.00	31,680.00	-70.08
30-1-000-000-4120.300 Bookkeep. Fees	1,455.00	1,650.00	-195.00	6,600.00	5,925.00	19,800.00	-70.08
Total Fees Expense	3,783.00	4,290.00	-507.00	17,160.00	15,405.00	51,480.00	-70.08
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	87.25	4,575.00	-4,487.75	13,725.00	10,077.69	39,650.00	-74.58
Total Benefit Contribution Exp	87.25	4,575.00	-4,487.75	13,725.00	10,077.69	39,650.00	-74.58
Office Expense							
30-1-000-000-4180.000 Telephone	83.95	81.00	2.95	284.00	251.92	772.00	-67.37
30-1-000-000-4190.100 Postage	115.22	150.00	-34.78	610.00	648.83	1,850.00	-64.93
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	0.00	0.00	95.00	0.00	190.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	186.00	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	318.00	0.00	318.00	54.00	318.00	215.00	47.91
Total Office Expense	517.17	231.00	286.17	1,229.00	1,218.75	3,399.00	-64.14

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Legal Expense							
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	0.00	0.00	750.00	425.87	1,025.00	-58.45
Total Travel Expense	0.00	0.00	0.00	750.00	425.87	1,025.00	-58.45
Other Expense							
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	0.00	0.00	1,100.00	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	2,410.00	-2,410.00	2,410.00	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	439.82	100.00	339.82	200.00	1,020.34	371.00	175.02
30-1-000-000-4190.200 Inspection Exp	400.00	458.00	-58.00	1,833.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	89.92	50.00	39.92	200.00	89.92	600.00	-85.01
30-1-000-000-4420.126 Vehicle Supplies	0.00	10.00	-10.00	10.00	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	929.74	3,028.00	-2,098.26	5,753.00	2,867.47	12,937.00	-77.84
TOTAL ADMIN EXPENSE	-1,697.59	19,624.00	-21,321.59	61,117.00	49,368.76	175,256.00	-71.83
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	216.00	212.64	648.00	-67.19
30-1-000-000-4510.030 Work Comp Insurance	190.28	194.00	-3.72	776.00	761.12	2,328.00	-67.31
30-1-000-000-4510.035 Auto Insurance	47.92	50.00	-2.08	200.00	191.68	600.00	-68.05
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	1,192.00	1,165.44	3,576.00	-67.41
TOTAL INSURANCE EXPENSE	291.36	298.00	-6.64	1,192.00	1,165.44	3,576.00	-67.41
General Expense							
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	0.00	0.00	-100.00	-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	1,268.00	1,153.34	3,804.00	-69.68
Total General Expense	304.51	317.00	-12.49	1,168.00	1,040.24	3,704.00	-71.92
TOTAL GENERAL EXPENSE	304.51	317.00	-12.49	1,168.00	1,040.24	3,704.00	-71.92
TOTAL EXPENSES - ADMIN	-1,101.72	20,239.00	-21,340.72	63,477.00	51,574.44	182,536.00	-71.75
ADMIN (Profit)/Loss	-13,144.05	8,877.00	-22,021.05	18,029.00	-3,771.70	46,192.00	-108.17
MISCELLANEOUS EXPENSE							
Surplus Adj & Provision							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	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	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
Total Depreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
TOTAL MISC EXPENSE	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL ADMIN EXPENSES w/ DEPR EXP	-637.72	20,704.00	-21,341.72	65,337.00	53,430.44	188,116.00	-71.60
ADMIN (Profit)/Loss w/ Depreciation	-12,680.05	9,342.00	-22,022.05	19,889.00	-1,915.70	51,772.00	-103.70
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-100.00	100.00	-400.00	-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	-76,790.00	-80,225.00	3,435.00	-320,902.00	-295,469.00	-962,706.00	-69.31
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-76,790.00	-80,325.00	3,535.00	-321,302.00	-295,958.00	-963,906.00	-69.30
TOTAL HAP INCOME	-76,790.00	-80,325.00	3,535.00	-321,302.00	-295,958.00	-963,906.00	-69.30
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	64,343.00	73,000.00	-8,657.00	292,000.00	261,732.00	876,000.00	-70.12
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	2,819.00	2,550.00	269.00	10,200.00	10,932.00	30,600.00	-64.27
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	175.00	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	49,000.00	21,342.11	147,000.00	-85.48
Total HAP Expenses	73,069.00	87,975.00	-14,906.00	351,375.00	294,006.11	1,055,175.00	-72.14
TOTAL HAP EXPENSE	73,069.00	87,975.00	-14,906.00	351,375.00	294,006.11	1,055,175.00	-72.14
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	0.00	0.00	100.00	-26.60	100.00	-126.60
Total General HAP Expenses	0.00	0.00	0.00	100.00	-26.60	100.00	-126.60
TOTAL GENERAL HAP EXPENSES	0.00	0.00	0.00	100.00	-26.60	100.00	-126.60
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	73,069.00	87,975.00	-14,906.00	351,475.00	293,979.51	1,055,275.00	-72.14
Remaining HAP (to)/from Reserve	-3,721.00	7,650.00	-11,371.00	30,173.00	-1,978.49	91,369.00	-102.17

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 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	60.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
HAP INCOME - EHV							
<u>HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-6,666.00	0.00	-6,666.00	0.00	-6,666.00	0.00	
Total HAP Income	-6,666.00	0.00	-6,666.00	0.00	-6,666.00	0.00	
TOTAL HAP INCOME	-6,666.00	0.00	-6,666.00	0.00	-6,666.00	0.00	
HAP EXPENSE - EHV							
<u>HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,279.00	0.00	5,279.00	0.00	20,256.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	454.00	0.00	454.00	0.00	1,693.00	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	5,733.00	0.00	5,733.00	0.00	21,949.00	0.00	
TOTAL HAP EXPENSE	5,733.00	0.00	5,733.00	0.00	21,949.00	0.00	
EHV HAP (to)/from Reserve	-933.00	0.00	-933.00	0.00	15,283.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Admim Subsidy	-910.00	0.00	-910.00	0.00	-1,326.00	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	-910.00	0.00	-910.00	0.00	-2,026.00	0.00	
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-910.00	0.00	-910.00	0.00	-2,026.00	0.00	

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	50.00	0.00	50.00	0.00	150.00	0.00	
Total Preliminary Fee Expenses	50.00	0.00	50.00	0.00	150.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	50.00	0.00	50.00	0.00	150.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	306.67	0.00	306.67	0.00	1,686.69	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	193.57	0.00	193.57	0.00	1,064.64	0.00	
30-1-000-001-4120.100 EHV Management Fee	144.00	0.00	144.00	0.00	528.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	0.00	90.00	0.00	330.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	50.00	0.00	50.00	0.00	617.48	0.00	
Total Ongoing Admin Expenses	784.24	0.00	784.24	0.00	4,226.81	0.00	
TOTAL ONGOING ADMIN EXPENSES	784.24	0.00	784.24	0.00	4,226.81	0.00	
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	821.06	0.00	821.06	0.00	1,594.06	0.00	
Total Security/Utility/Holding Deposits	821.06	0.00	821.06	0.00	1,594.06	0.00	
Owner Incentive Expense							
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	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	915.72	0.00	915.72	0.00	2,895.38	0.00	
Total Other Eligible Expenses	915.72	0.00	915.72	0.00	2,895.38	0.00	
TOTAL SERVICE FEE EXPENSES	1,736.78	0.00	1,736.78	0.00	4,489.44	0.00	
TOTAL EHV ADMIN EXPENSES	2,571.02	0.00	2,571.02	0.00	8,866.25	0.00	
EHV ADMINI (Profit)/Loss	1,661.02	0.00	1,661.02	0.00	6,840.25	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	94,105.80	105,085.00	-10,979.20	380,585.94	1,332,212.00	-71.43
TOTAL OPERATING INCOME	94,105.80	105,085.00	-10,979.20	380,585.94	1,332,212.00	-71.43
OPERATING EXPENSE						
Total Administration Expenses	89,100.79	75,731.00	13,369.79	228,579.43	723,502.00	-68.41
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	548.80	565.00	-16.20	1,064.60	6,780.00	-84.30
Total Maintenance Expenses	69,067.20	79,227.00	-10,159.80	202,668.19	686,474.00	-70.48
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.26	3,241.00	-9.74	12,925.04	46,392.00	-72.14
TOTAL ROUTINE OPERATING EXPENSES	161,948.05	158,764.00	3,184.05	445,237.26	1,463,148.00	-69.57
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	
TOTAL OPERATING EXPENSES	161,948.05	157,999.00	3,949.05	445,237.26	1,453,968.00	-69.38
NET REVENUE/-EXPENSE PROFIT/-LOSS	-67,842.25	-52,914.00	-14,928.25	-64,651.32	-121,756.00	-46.90
Total Depreciation Expense						
Total Depreciation Expense	760.00	765.00	-5.00	3,040.00	9,180.00	-66.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-68,602.25	-53,679.00	-14,923.25	-67,691.32	-130,936.00	-48.30

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,950.05	72,429.00	-2,478.95	291,635.69	924,246.00	-68.45
TOTAL OPERATING INCOME	69,950.05	72,429.00	-2,478.95	291,635.69	924,246.00	-68.45
OPERATING EXPENSE						
Total Administration Expenses	48,367.59	33,798.00	14,569.59	114,916.55	362,478.00	-68.30
Total Tenant Service Expenses	164.90	267.00	-102.10	340.14	2,250.00	-84.88
Total Utility Expenses	10,855.98	9,908.00	947.98	28,346.01	124,400.00	-77.21
Total Maintenance Expenses	22,295.86	26,654.00	-4,358.14	87,547.32	318,956.00	-72.55
Total Protective Service Expenses	1,393.91	833.00	560.91	2,135.42	13,200.00	-83.82
General Expenses	8,314.70	6,797.00	1,517.70	27,421.39	81,014.00	-66.15
TOTAL ROUTINE OPERATING EXPENSES	91,392.94	78,257.00	13,135.94	260,706.83	902,298.00	-71.11
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-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	
TOTAL OPERATING EXPENSES	91,392.94	64,757.00	26,635.94	260,706.83	740,298.00	-64.78
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-21,442.89	7,672.00	-29,114.89	30,928.86	183,948.00	-83.19
Total Depreciation Expense						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	53,600.00	162,000.00	-66.91
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-34,842.89	-5,828.00	-29,014.89	-22,671.14	21,948.00	-203.29

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	99,215.47	86,866.00	12,349.47	385,657.96	1,145,384.00	-66.33
TOTAL OPERATING INCOME	99,215.47	86,866.00	12,349.47	385,657.96	1,145,384.00	-66.33
OPERATING EXPENSE						
Total Administration Expenses	36,440.47	33,103.00	3,337.47	116,439.65	363,453.00	-67.96
Total Tenant Service Expenses	0.00	250.00	-250.00	10.34	3,440.00	-99.70
Total Utility Expenses	2,635.87	2,145.00	490.87	4,974.77	31,440.00	-84.18
Total Maintenance Expenses	42,359.25	40,195.00	2,164.25	138,023.74	468,180.00	-70.52
Total Protective Service Expenses	1,270.10	980.00	290.10	1,777.88	9,320.00	-80.92
General Expenses	12,546.32	6,280.00	6,266.32	27,276.04	74,790.00	-63.53
TOTAL ROUTINE OPERATING EXPENSES	95,252.01	82,953.00	12,299.01	288,502.42	950,623.00	-69.65
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	95,252.01	51,953.00	43,299.01	288,502.42	578,623.00	-50.14
NET REVENUE/EXPENSE PROFIT/-LOSS	3,963.46	34,913.00	-30,949.54	97,155.54	566,761.00	-82.86
Total Depreciation Expense						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	122,520.00	372,000.00	-67.06
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-26,666.54	3,913.00	-30,579.54	-25,364.46	194,761.00	-113.02

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	18,783.88	23,486.00	-4,702.12	75,643.72	281,665.00	-73.14
TOTAL OPERATING INCOME	18,783.88	23,486.00	-4,702.12	75,643.72	281,665.00	-73.14
OPERATING EXPENSE						
Total Administration Expenses	6,394.46	6,635.00	-240.54	21,893.64	81,990.00	-73.30
Total Tenant Service Expenses	0.00	1,000.00	-1,000.00	0.00	4,300.00	-100.00
Total Utility Expenses	2,678.50	1,925.00	753.50	5,948.14	28,025.00	-78.78
Total Maintenance Expenses	9,739.52	14,168.00	-4,428.48	41,506.23	138,520.00	-70.04
Total Protective Service Expenses	1,547.13	650.00	897.13	2,274.26	4,250.00	-46.49
General Expenses	2,512.36	2,670.00	-157.64	10,527.29	31,556.00	-66.64
TOTAL ROUTINE OPERATING EXPENSES	22,871.97	27,048.00	-4,176.03	82,149.56	288,641.00	-71.54
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	
TOTAL OPERATING EXPENSES	22,871.97	18,398.00	4,473.97	82,149.56	184,841.00	-55.56
NET REVENUE/EXPENSE PROFIT/-LOSS	-4,088.09	5,088.00	-9,176.09	-6,505.84	96,824.00	-106.72
Total Depreciation Expense						
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	28,240.00	103,800.00	-72.79
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-11,148.09	-3,562.00	-7,586.09	-34,745.84	-6,976.00	398.08

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,042.33	11,362.00	680.33	55,346.14	136,344.00	-59.41
TOTAL ADMIN OPERATING INCOME	12,042.33	11,362.00	680.33	55,346.14	136,344.00	-59.41
OPERATING EXPENSES						
Total Admin Expenses	-7,655.59	15,324.00	-22,979.59	31,730.55	121,981.00	-73.99
Total Fees Expenses	5,958.00	4,290.00	1,668.00	17,580.00	53,245.00	-66.98
Total General Expenses	595.87	625.00	-29.13	2,263.89	7,310.00	-69.03
TOTAL OPERATING EXPENSES	-1,101.72	20,239.00	-21,340.72	51,574.44	182,536.00	-71.75
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	
TOTAL EXPENSES	-1,101.72	20,239.00	-21,340.72	51,574.44	182,536.00	-71.75
NET REVENUE PROFIT/-LOSS	13,144.05	-8,877.00	22,021.05	3,771.70	-46,192.00	-108.17
Total Depreciation Expense	464.00	465.00	-1.00	1,856.00	5,580.00	-66.74
NET REVENUE w/Deprecitation PROFIT/-LOSS	12,680.05	-9,342.00	22,022.05	1,915.70	-51,772.00	-103.70

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	76,790.00	80,325.00	-3,535.00	295,958.00	963,906.00	-69.30
TOTAL HAP INCOME	76,790.00	80,325.00	-3,535.00	295,958.00	963,906.00	-69.30
HAP EXPENSES						
Total HAP Expenses	73,069.00	87,975.00	-14,906.00	294,006.11	1,055,175.00	-72.14
Total General HAP Expenses	0.00	0.00	0.00	-26.60	100.00	-126.60
TOTAL HAP EXPENSES	73,069.00	87,975.00	-14,906.00	293,979.51	1,055,275.00	-72.14
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	3,721.00	-7,650.00	11,371.00	1,978.49	-91,369.00	-102.17

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	34,485.62	34,908.00	-422.38	136,447.85	418,896.00	-67.43
TOTAL OPERATING INCOME	34,485.62	34,908.00	-422.38	136,447.85	418,896.00	-67.43
OPERATING EXPENSE						
Total Administration Expenses	10,562.72	18,648.00	-8,085.28	30,484.04	94,892.00	-67.88
Total Fee Expenses	4,165.00	4,284.00	-119.00	16,838.50	51,408.00	-67.25
Total Utilities Expenses	3,796.64	2,826.00	970.64	12,016.77	33,912.00	-64.56
Total Maintenance Expenses	12,593.95	58,401.00	-45,807.05	37,686.53	287,008.00	-86.87
Total Taxes & Insurance Expense	3,109.53	3,248.00	-138.47	12,649.80	38,972.00	-67.54
Total Financial Expenses	1,604.54	1,760.00	-155.46	6,599.09	21,120.00	-68.75
TOTAL ROUTINE OPERATING EXPENSE	35,832.38	89,167.00	-53,334.62	116,274.73	527,312.00	-77.95
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	35,832.38	80,867.00	-45,034.62	116,274.73	427,712.00	-72.81
NET REVENUE PROFIT/-LOSS						
	-1,346.76	-45,959.00	44,612.24	20,173.12	-8,816.00	-328.82
Total Depreciation Expense						
	8,286.00	8,300.00	-14.00	33,144.00	99,600.00	-66.72
NET REVENUE w/Depreciation PROFIT/-LOSS	-9,632.76	-54,259.00	44,626.24	-12,970.88	-108,416.00	-88.04

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	30,970.00	30,345.00	625.00	122,102.44	365,481.00	-66.59
TOTAL OPERATING INCOME	30,970.00	30,345.00	625.00	122,102.44	365,481.00	-66.59
OPERATING EXPENSE						
Total Administration Expenses	11,914.37	8,910.00	3,004.37	28,174.36	84,385.00	-66.61
Total Fee Expenses	3,808.00	3,868.00	-60.00	15,232.00	46,416.00	-67.18
Total Utilities Expenses	3,523.10	2,910.00	613.10	10,627.74	34,920.00	-69.57
Total Maintenance Expenses	13,030.73	18,644.00	-5,613.27	35,468.99	144,307.00	-75.42
Total Taxes & Insurance Expense	2,939.40	2,969.00	-29.60	11,832.55	36,128.00	-67.25
Total Financial Expenses	1,604.53	1,730.00	-125.47	6,599.08	20,760.00	-68.21
TOTAL ROUTINE OPERATING EXPENSE	36,820.13	39,031.00	-2,210.87	107,934.72	366,916.00	-70.58
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	36,820.13	31,756.00	5,064.13	107,934.72	279,616.00	-61.40
NET REVENUE PROFIT/-LOSS						
	-5,850.13	-1,411.00	-4,439.13	14,167.72	85,865.00	-83.50
Total Depreciation Expense						
	7,240.00	7,275.00	-35.00	28,960.00	87,300.00	-66.83
NET REVENUE w/Depreciation PROFIT/-LOSS	-13,090.13	-8,686.00	-4,404.13	-14,792.28	-1,435.00	930.82

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	282,055.20	287,866.00	-5,810.80	1,133,523.31	3,683,507.00	-69.23
TOTAL OPERATING INCOME	282,055.20	287,866.00	-5,810.80	1,133,523.31	3,683,507.00	-69.23
OPERATING EXPENSE						
Total Administration Expenses	180,303.31	149,267.00	31,036.31	481,829.27	1,531,423.00	-68.54
Total Tenant Service Expenses	164.90	1,517.00	-1,352.10	350.48	9,990.00	-96.49
Total Utility Expenses	16,719.15	14,543.00	2,176.15	40,333.52	190,645.00	-78.84
Total Maintenance Expenses	143,461.83	160,244.00	-16,782.17	469,745.48	1,612,130.00	-70.86
Total Protective Service Expenses	4,211.14	2,463.00	1,748.14	6,187.56	26,770.00	-76.89
General Expenses	26,604.64	18,988.00	7,616.64	78,149.76	233,752.00	-66.57
TOTAL ROUTINE OPERATING EXPENSES	371,464.97	347,022.00	24,442.97	1,076,596.07	3,604,710.00	-70.13
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	
TOTAL OPERATING EXPENSES	371,464.97	293,107.00	78,357.97	1,076,596.07	2,957,730.00	-63.60
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-89,409.77	-5,241.00	-84,168.77	56,927.24	725,777.00	-92.16
Total Depreciation Expense						
Total Depreciation Expense	51,850.00	53,915.00	-2,065.00	207,400.00	646,980.00	-67.94
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-141,259.77	-59,156.00	-82,103.77	-150,472.76	78,797.00	-290.96

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	65,455.62	65,253.00	202.62	258,550.29	784,377.00	-67.04
TOTAL OPERATING INCOME	65,455.62	65,253.00	202.62	258,550.29	784,377.00	-67.04
OPERATING EXPENSE						
Total Administration Expenses	22,477.09	27,558.00	-5,080.91	58,658.40	179,277.00	-67.28
Total Fee Expenses	7,973.00	8,152.00	-179.00	32,070.50	97,824.00	-67.22
Total Utilities Expenses	7,319.74	5,736.00	1,583.74	22,644.51	68,832.00	-67.10
Total Maintenance Expenses	25,624.68	77,045.00	-51,420.32	73,155.52	431,315.00	-83.04
Total Taxes & Insurance Expense	6,048.93	6,217.00	-168.07	24,482.35	75,100.00	-67.40
Total Financial Expenses	3,209.07	3,490.00	-280.93	13,198.17	41,880.00	-68.49
TOTAL ROUTINE OPERATING EXPENSE	72,652.51	128,198.00	-55,545.49	224,209.45	894,228.00	-74.93
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	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	72,652.51	112,623.00	-39,970.49	224,209.45	707,328.00	-68.30
NET REVENUE PROFIT/-LOSS						
	-7,196.89	-47,370.00	40,173.11	34,340.84	77,049.00	-55.43
Total Depreciation Expense						
	15,526.00	15,575.00	-49.00	62,104.00	186,900.00	-66.77
NET REVENUE w/Depreciation PROFIT/-LOSS	-22,722.89	-62,945.00	40,222.11	-27,763.16	-109,851.00	-74.73

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	31,953.79	-24,417.69	56,371.48	59,771.22
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,306.94	16,554.05	-247.11	65,423.90
Administrative Expenses	4,531.86	2,436.43	2,095.43	7,421.43
Tenant Services	164.90	77.45	87.45	340.14
Utilities	10,855.98	8,723.51	2,132.47	28,346.01
Maintenance Supplies/Contracts	19,264.77	60,509.14	-41,244.37	71,982.74
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,314.70	7,254.30	1,060.40	27,421.39
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	91,392.94	71,137.19	20,255.75	260,706.83
AMP002 - FAMILY				
Salaries	17,245.20	-72,281.00	89,526.20	54,531.15
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,501.52	18,084.33	-582.81	70,196.45
Administrative Expenses	6,390.59	3,956.51	2,434.08	10,852.44
Tenant Services	0.00	0.00	0.00	10.34
Utilities	2,635.87	2,452.42	183.45	4,974.77
Maintenance Supplies/Contracts	38,729.35	116,552.97	-77,823.62	120,051.62
Mileage	0.00	0.00	0.00	0.00
General Expenses	12,546.32	6,475.05	6,071.27	27,276.04
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	95,048.85	75,240.28	19,808.57	287,892.81
AMP003 - BLUEBELL				
Salaries	1,275.00	-14,856.66	16,131.66	5,150.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,766.00	4,793.78	-27.78	18,980.57
Administrative Expenses	1,628.46	542.20	1,086.26	2,913.07
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,678.50	3,270.31	-591.81	5,948.14
Maintenance Supplies/Contracts	10,011.65	24,216.12	-14,204.47	38,630.49
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,512.36	2,785.88	-273.52	10,527.29
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	22,871.97	20,751.63	2,120.34	82,149.56
COCC				
Salaries	145,486.44	129,002.87	16,483.57	405,585.55
Employee W/H Payments	-9.89	-0.01	-9.88	203.37
Management Fees	628.22	302.64	325.58	718.48
Administrative Expenses	10,893.93	5,884.84	5,009.09	26,863.20
Tenant Services	0.00	0.00	0.00	0.00
Utilities	548.80	449.61	99.19	1,064.60
Maintenance Supplies/Contracts	1,139.79	96.02	1,043.77	-1,952.09
Mileage	19.61	0.00	19.61	32.48
General Expenses	3,231.26	1,594.29	1,636.97	12,925.04
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	161,938.16	137,330.26	24,607.90	445,440.63
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	195,960.43	17,447.52	178,512.91	525,037.92
Employee W/H Payments	-9.89	-0.01	-9.88	203.37
Management Fees	39,202.68	39,734.80	-532.12	155,319.40
Administrative Expenses	23,648.00	13,016.01	10,631.99	48,659.75
Tenant Services	164.90	77.45	87.45	350.48
Utilities	16,719.15	14,895.85	1,823.30	40,333.52
Maintenance Supplies	69,145.56	201,374.25	-132,228.69	228,712.76
Mileage	19.61	0.00	19.61	32.48
General Expenses	26,604.64	18,109.52	8,495.12	78,149.76
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	371,455.08	304,655.39	66,799.69	1,076,799.44

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	17,084.50	15,427.15	1,657.35
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,252.50	4,224.50	1,028.00
Administrative Expenses	2,003.74	1,377.38	626.36
Utilities	3,796.64	3,525.25	271.39
Maintenance Supplies/Contracts	2,959.67	3,361.46	-401.79
Tax & Insurance Expenses	3,109.53	2,933.74	175.79
Finacial Expenses	1,604.54	1,746.36	-141.82
TOTAL BRENTWOOD CLAIMS	35,811.12	32,595.84	3,215.28
PRAIRIELAND			
Salaries	17,084.42	15,426.97	1,657.45
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,895.50	3,867.50	1,028.00
Administrative Expenses	3,362.87	1,888.42	1,474.45
Utilities	3,523.10	2,821.69	701.41
Maintenance Supplies/Contracts	3,396.47	3,335.30	61.17
Taxes & Insurance Expenses	2,939.40	2,726.56	212.84
Financial Expenses	1,604.53	1,746.35	-141.82
TOTAL PRAIRIELAND CLAIMS	36,806.29	31,812.79	4,993.50
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	34,168.92	30,854.12	3,314.80
Employee W/H Payments	0.00	0.00	0.00
Management Fees	10,148.00	8,092.00	2,056.00
Administrative Expenses	5,366.61	3,265.80	2,100.81
Utilities	7,319.74	6,346.94	972.80
Maintenance Supplies	6,356.14	6,696.76	-340.62
Taxes & Insurance Expenses	6,048.93	5,660.30	388.63
Financial Expenses	3,209.07	3,492.71	-283.64
TOTAL AHP CLAIMS	72,617.41	64,408.63	8,208.78
HOUSING CHOICE VOUCHER - HCV			
Salaries	-8,602.26	10,007.74	-18,610.00
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,192.00	4,031.17	2,160.83
Administrative Expenses	3,283.69	1,253.50	2,030.19
General Expense-Admin	595.87	575.56	20.31
Total HCV Expenses	1,469.30	15,867.97	-14,398.67
HAP Expenses	78,802.00	75,431.32	3,370.68
General Expenses	0.00	0.00	0.00
Total HAP Expenses	78,802.00	75,431.32	3,370.68
TOTAL HCV CLAIMS	80,271.30	91,299.29	-11,027.99

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2021 -				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	0.00	300,000.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	300,000.00	0.00	300,000.00
General CFP Activity	69,579.42	0.00	118,763.94	118,763.94
TOTAL CFG 2020 CLAIMS	69,579.42	300,000.00	118,763.94	418,763.94
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	66,198.18	139,408.21	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	66,198.18	139,408.21	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	69,579.42	366,198.18	258,172.15	1,802,637.94

Knox County Housing Authority
CLAIMS REPORT TOTALS
July, 2022

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	91,392.94	71,137.19	20,255.75	260,706.83
AMP002 - FAMILY	95,252.01	75,436.31	19,815.70	288,502.42
AMP003 - BLUEBELL	22,871.97	20,751.63	2,120.34	82,149.56
COCC	161,938.17	137,330.27	24,607.90	443,440.67
TOTAL LOW RENT	371,455.09	304,655.40	66,799.69	1,074,799.48
<u>A.H.P.</u>				
BRENTWOOD	35,832.38	32,718.07	3,114.31	116,274.73
PRAIRIELAND	36,820.13	31,823.79	4,996.34	107,934.72
TOTAL A.H.P.	72,652.51	64,541.86	8,110.65	224,209.45
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	1,469.30	15,867.97	-14,398.67	60,382.48
TOTAL HCV	1,469.30	15,867.97	-14,398.67	60,382.48
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	69,579.42	300,000.00	-230,420.58	118,763.94
CAPITAL FUND GRANT 2019	0.00	66,198.18	-66,198.18	139,408.21
TOTAL GRANTS	69,579.42	366,198.18	-296,618.76	258,172.15
<hr/>				
TOTAL CLAIMS FOR MONTH	515,156.32	751,263.41	-236,107.09	1,617,563.56

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 8/26/2022

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 08/30/2022

SUBJECT: Application for Payment #1 – Hein Construction

Executive Summary

At the 05/31/2022 Board meeting, a contract was approved with Hein Construction to complete Balcony Repairs at Brentwood Manor. Seven balconies will be replaced as they have started to experience failure in recent months.

The project is scheduled to start on 09/06/2022 and tentatively be completed by 01/09/2023 pending tenant relocation and weather.

Alliance Architecture has reviewed and signed approval for Pay Request #1.

Fiscal Impact

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

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #1 for Brentwood Manor Balcony Repairs from Hein Construction in the amount of \$3,313.06 for the period to 07/31/2022.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, IL 61401	PROJECT:	KCHA-Brentwood Balconies Galesburg, IL 61401	APPLICATION NO: 1	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> CONSTRUCTION MANAGER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, IL 61401	PERIOD TO: 7/31/2022	
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, IL 61401	VIA ARCHITECT:	Alliance Architects	CONTRACT DATE:	
CONTRACT FOR:	General Contractor			PROJECT NO: 22-2252	

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	\$	256,445.00
2. NET CHANGES IN THE WORK	\$	_____
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	256,445.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	3,681.18
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	368.12
b. _____ % of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	368.12
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	3,313.06
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	_____
8. CURRENT PAYMENT DUE	\$	3,313.06
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	253,131.94

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

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC.

By: [Signature] Date: 7/22/22

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 22 day of July, 2022
 Notary Public: [Signature]
 My Commission expires: 8/26/25

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 \$ 3,313.06

(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: 7.26.2022

This Certificate is not negotiable. The AIA® G732™, Certificate for Payment is payable only to the Contractor named herein. Issuance of this Certificate for Payment is without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 4 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

APPLICATION NO: 1

APPLICATION DATE: 7/20/22

PERIOD TO: 7/31/22

PROJECT NO: 2252

KCHA-Brentwood Balcony Repairs

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 10 %
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	General Requirements								
	General Conditions	\$15,940.00		\$3,324.00		\$3,324.00	20.85%	\$12,616.00	\$332.40
	General Allowance	\$10,000.00				\$0.00	0.00%	\$10,000.00	\$0.00
	OH&P	\$27,475.00		\$357.18		\$357.18	1.30%	\$27,117.82	\$35.72
2	Selective Demolition								
	Material and Labor -Hein	\$37,800.00				\$0.00	0.00%	\$37,800.00	\$0.00
3	Concrete								
	Material-Hein	\$4,100.00				\$0.00	0.00%	\$4,100.00	\$0.00
	Labor -Hein	\$32,288.00				\$0.00	0.00%	\$32,288.00	\$0.00
4	Masonry-MR Mason L&M	\$53,221.00				\$0.00	0.00%	\$53,221.00	\$0.00
5	Steel								
	Material-Birdsell	\$27,125.00				\$0.00	0.00%	\$27,125.00	\$0.00
	Labor-Hein	\$28,896.00				\$0.00	0.00%	\$28,896.00	\$0.00
9	Painting								
	Scott Decorating	\$16,100.00				\$0.00	0.00%	\$16,100.00	\$0.00
16	Electrical								
	Hein	\$3,500.00				\$0.00	0.00%	\$3,500.00	\$0.00
	GRAND TOTALS	\$256,445.00	\$0.00	\$3,681.18	\$0.00	\$3,681.18	1.44%	\$252,763.82	\$368.12

RESOLUTION 2022-06

08/30/2022

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Capital Fund Submission FFY 2022

Article I. Background

Under the Capital Fund Program (CFP) Final Rule, The Capital Fund Plan submission has been decoupled from the PHA plan submission and therefore must be separately transmitted to the Department of Housing and Urban Development.

The Knox County Housing Authority anticipates CFP funding in the amount of \$1,467,361.00 for calendar year 2022. This funding will be utilized to upgrade interior and exterior lighting, concrete and asphalt work, upgrade and expand video surveillance, HVAC equipment (furnaces and air conditioners) and gazebo construction. Additionally, FFY 2022 CFP money has been budgeted for A&E Services. Further, as permitted by regulations, the KCHA may allocate limited portions of the projected CFP funding for administration, operations, and management improvements. Refer to the Capital Fund Program – Five-Year Action Plan (HUD-50075.2) for a breakdown of anticipated expenses. This document represents somewhat of a “wish-list” of modernization and rehabilitation projects the agency has deemed a priority for CFP fund use. While we do not anticipate receiving funds sufficient to fund every project listed, the list is all inclusive of projects the agency wishes to complete. Preparing such an exhaustive list allows the agency to move projects around between funding years, a concept referred to as fungibility. Projecting CFP funding to the agency, the KCHA realistically expects to receive approximately \$6,000,000.00 over the next five years.

In developing the Annual and Five-Year plans, the agency engaged property managers and staff and collaborated with residents convened through a Resident Advisory Board to solicit recommendations towards property upkeep and improvement. Information obtained through these processes was utilized by the KCHA in assessing priorities and formulating the projected budgets. The completed plans were posted on the KCHA website and made available for 45 days for review as part of the FYE 03/31/2023 KCHA Annual Plan process. Additionally, both documents have been prepared through analysis of year over year modernization/rehabilitation activities (appliances, flooring) and the Green Physical Needs Assessment (GPNA) conducted in September of 2014. While both documents are fluid, they represent capital needs that have been prioritized to the best of agency ability and resource.

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to adopt the KCHA Annual and Revised Capital Fund 5-Year Plan submission for FFY 2021-2025 as presented.

RESOLUTION 2022-06

08/30/2022

Board of Commissioners

Derek Antoine, Executive Director

Approval of Capital Fund Submission FFY 2022

WHEREAS, the Knox County Housing Authority (KCHA) has prepared its Capital Fund Program (CFP) Annual Plan and its Revised 5-Year Action Plan for the period FFY 2021 – FFY 2025 describing capital improvements needed to ensure long-term viability of KCHA's public housing developments; and

WHEREAS, under the new Capital Fund Final Rule, the Capital Fund Plan submission is decoupled from the PHA Plan submission and therefore, KCHA's CFP Action Plan is separately transmitted to HUD in conjunction with authorization by the KCHA Board of Commissioners; and

WHEREAS, KCHA's CFP Action Plan contemplates, subject to Congressional Appropriation, approximately \$1,467,361.00 in FFY 2022 HUD capital grants bringing the total projected 5-year budget to approximately \$6,000,000.00, and all proposed work items are outlined in the HUD prescribed format attached in Form 50075.2 which will be updated yearly on a rolling basis; and

WHEREAS, funding for the CFP Plan is essentially derived from the Capital Fund Program (CFP) grant which KCHA uses primarily for modernization and rehabilitation work including interior/exterior renovations and repairs; and

WHEREAS, as permitted by regulations, KCHA has allocated limited portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds dedicated to capital work items; and

WHEREAS, prior to developing the CFP Annual and 5-Year Action Plan, KCHA engaged all property managers and collaborated with residents at their respective sites to provide recommendations on necessary property improvements; and information obtained through the process was used by KCHA in assessing priorities and formulating the Action Plans; and

WHEREAS, the CFP Plan and associated documentation was posted on KCHA's website and made available for review for a 45-day period; and KCHA held a consultation meeting with the Resident Advisory Board (RAB) on December 16, 2021 and conducted a public hearing in December 2021; all comments received through RAB consultation and through written correspondence were carefully considered; and

WHEREAS, the agency's Annual Plan was submitted to Illinois Housing Development Association officials for review and certification of consistency with the Consolidated Plan.

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RESOLUTION 2022-06

08/30/2022

Board of Commissioners

Derek Antoine, Executive Director

Approval of Capital Fund Submission FFY 2022

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Capital Fund Program Annual Plan for FFY 2022 and the Revised Five-Year Action Plan for FFY 2021 – FFY 2025.
3. The data collection and methodology used in developing the KCHA Capital Fund Program plans are compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such plans.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective immediately.

RESOLVED: August 30, 2022

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Knox County Housing Authority			Locality (City/County & State)			
PHA Number: IL085			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	MOON TOWERS (IL085000001)	\$570,000.00	\$481,000.00	\$220,000.00	\$120,000.00	\$747,000.00
	FAMILY HOUSING (IL085000002)	\$487,310.00	\$660,000.00	\$737,310.00	\$932,310.00	\$253,000.00
	BLUE BELL TOWER (IL085000003)	\$52,000.00	\$226,361.00	\$152,000.00	\$57,000.00	\$109,310.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0001	Administration(Administration (1410)-Salaries)	COCC-Administration		\$100,000.00
	MOON TOWERS (IL085000001)			\$570,000.00
ID0002	Operations(Operations (1406))	Moon Towers Operations		\$55,000.00
ID0005	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Moon Towers Architect and Engineering Services		\$15,000.00
ID0038	Moon Towers Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace roof at towers, community room and penthouses including membrane, insulation and flashing		\$500,000.00
	FAMILY HOUSING (IL085000002)			\$487,310.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0003	Operations(Operations (1406))	Family Sites Operations		\$103,000.00
ID0006	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Family Sites Architect and Engineering Services		\$50,000.00
ID0039	Phase 4 - 504 Modifications(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace equipment & ensure accessibility at 3 family sites playgrounds		\$234,310.00
ID0040	Convenience Modifications(Dwelling Unit-Interior (1480)-Other)	Interior modifications to two 2-bedroom units		\$100,000.00
	BLUE BELL TOWER (IL085000003)			\$52,000.00
ID0004	Operations(Operations (1406))	Bluebell Tower Operations		\$42,000.00
ID0007	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Bluebell Towers Architect and Engineering Services		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0009	Administration(Administration (1410)-Salaries)	COCC Administration		\$100,000.00
	MOON TOWERS (IL085000001)			\$481,000.00
ID0010	Operations(Operations (1406))	Moon Towers Operations		\$55,000.00
ID0013	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Moon Towers Architect and Engineering Services		\$30,000.00
ID0044	Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Replacement of interior (common areas, hallways and offices) and exterior (parking lots and common areas) lighting fixtures; install additional light fixtures as necessary		\$200,000.00
ID0047	Parking Lots(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Mill, resurface, seal asphalt and restripe parking lots at Moon Towers		\$111,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0054	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replacement/installation of video surveillance cameras and related equipment at Moon Towers		\$50,000.00
ID0057	Concrete Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete work at Moon Towers		\$10,000.00
ID0073	Exterior door security(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Installation of security equipment at exterior doors including chimes/alarms, etc.		\$25,000.00
	FAMILY HOUSING (IL085000002)			\$660,000.00
ID0011	Operations(Operations (1406))	Family Sites Operations		\$103,000.00
ID0014	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Family Sites Architect and Engineering Services		\$50,000.00
ID0045	Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Replacement of interior (common areas, hallways and offices) and exterior (parking lots and common areas) lighting fixtures; install additional light fixtures as necessary		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0049	Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Mill, resurface, seal asphalt driveways, parking lots and basketball court at Family Sites; restripe areas as needed		\$90,000.00
ID0055	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replacement/installation of video surveillance cameras and related equipment at Family Sites		\$100,000.00
ID0058	Concrete Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete Work at Family Sites		\$12,000.00
ID0059	Concrete Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Concrete work at Bluebell Tower		\$5,000.00
ID0072	Replace HVAC Equipment(Non-Dwelling Interior (1480)-Mechanical)	Replace furnaces and air conditioners		\$100,000.00
	BLUE BELL TOWER (IL085000003)			\$226,361.00
ID0012	Operations(Operations (1406))	Bluebell Tower Operations		\$42,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0015	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Bluebell Tower Architect and Engineering Services		\$10,000.00
ID0046	Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Replacement of interior (common areas, hallways and offices) and exterior (parking lots and common areas) lighting fixtures; install additional light fixtures as necessary		\$30,000.00
ID0052	Asphalt(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Mill, resurface, seal asphalt driveway		\$11,000.00
ID0053	Gazebo(Non-Dwelling Construction-New Construction (1480)-Other)	Demolition of existing gazebo and construction of new gazebo at Bluebell Tower		\$108,361.00
ID0056	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replacement/installation of video surveillance cameras and related equipment at Bluebell Tower		\$25,000.00
	Subtotal of Estimated Cost			\$1,467,361.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0017	Administration(Administration (1410)-Salaries)	COCC Administration		\$100,000.00
	MOON TOWERS (IL085000001)			\$220,000.00
ID0018	Operations(Operations (1406))	Moon Towers Operations		\$55,000.00
ID0021	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Moon Towers Architect and Engineering Services		\$15,000.00
ID0066	Fire Suppression System(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade fire suppression system at Moon Towers		\$100,000.00
ID0069	Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom renovations at Moon Towers		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAMILY HOUSING (IL085000002)			\$737,310.00
ID0019	Operations(Operations (1406))	Family Sites Operations		\$103,000.00
ID0022	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Family Sites Architect and Engineering Services		\$50,000.00
ID0050	Furnaces (Dwelling Unit-Interior (1480)-Mechanical)	Furnace replacement at 190 units		\$475,000.00
ID0068	Unit Exteriors(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Replace vinyl siding, clean and reseal brick veneer, tuckpointing, replace fascia, gutters and downspouts		\$50,000.00
ID0071	Bathroom and Kitchen Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom and Kitchen Renovations at Family Sites		\$59,310.00
	BLUE BELL TOWER (IL085000003)			\$152,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0020	Operations(Operations (1406))	Bluebell Tower Operations		\$42,000.00
ID0023	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Bluebell Tower Architect and Engineering Services		\$10,000.00
ID0067	Fire Suppression System(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade fire suppression system at Bluebell Tower		\$50,000.00
ID0070	Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Renovations at Bluebell Tower		\$50,000.00
	Subtotal of Estimated Cost			\$1,209,310.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAMILY HOUSING (IL085000002)			\$932,310.00
ID0026	Operations(Operations (1406))	Family Sites Operations		\$103,000.00
ID0029	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Family Sites Architect and Engineering Services		\$50,000.00
ID0048	Unit Exteriors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Mail Facilities)	Installation of new storm doors, replacement of unit mailboxes and unit numbers at Family Sites		\$165,000.00
ID0051	Central Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Replacement of central air conditioning condensers at Family Sites		\$602,000.00
ID0061	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Landscaping work at Family Sites		\$12,310.00
	BLUE BELL TOWER (IL085000003)			\$57,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0031	Administration(Administration (1410)-Salaries)	COCC Administration		\$100,000.00
	MOON TOWERS (IL085000001)			\$747,000.00
ID0032	Operations(Operations (1406))	Moon Towers Operations		\$55,000.00
ID0035	A&E Services(Contract Administration (1480)-Other Fees and Costs)	Moon Towers Architect and Engineering Services		\$15,000.00
ID0042	Carpet replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Installation of new carpet at Moon Towers		\$45,000.00
ID0063	Window Replacement(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Window replacement of windows at Moon Towers		\$632,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00

EXECUTIVE DIRECTOR REPORT

JULY 2022

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, August 30, 2022
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

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

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

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-22	2	26.0	\$ 2,264.50	\$ 87.10	\$ 833.33	271.74%	\$ 1,431.17
May-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	\$ 3,333.33	67.94%	\$ (1,068.83)

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%
Carson, LaToya						0.0%
Robison, Sara				1		20.0%
Riley, Joseph						0.0%
Turner, Dena						0.0%
Range, Joey						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	1						85.7%
Hawkinson, Jared (VC)	1		1	1		1	1						71.4%
Robison, Sara	1	1	1	1	1	1	1						100.0%
Riley, Joseph		1	1	1	1		1						71.4%
Carson, LaToya	1	1	1	1	1	1	1						100.0%
Turner, Dena						1	1						100.0%
Range, Joey						1	1						100.0%
Antoine, Derek (ED)	1	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:	7	7	Meets requirement
Average meeting attendance:	80.0	89.1%	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.

July 2022 saw three of the four low-rent cost centers (COCC, AMP1, and AMP3) operate at a deficit for the month. Along with an extra payroll period, a few factors caused this:

- Planned (budgeted) offset of COCC reserves to fund the Participant Engagement Manager position. This will eventually be funded without use of the reserves, effective 04/01/2023.
- Maintenance payroll will need to be examined closely, as the expense to the COCC outpaces projections.
- Harper's Payroll Services had incorrectly coded payroll for Moon Towers and the Housing Choice Voucher Program, resulting in additional expense to Moon Towers to resolve for the fiscal year.
- Auditor's fees for the FYE 2021 audit hit the financials as well.
-

AHP

As with the low-rent program, Brentwood Manor and Prairieland Townhouse Apartments also reported in the red for the Month of July. Both properties show strong income/expense results for the fiscal year, however.

HOUSING CHOICE VOUCHER

Correcting the payroll coding issue has led to much lower than average expense for the month of July, though a return to normal expenditure is anticipated for August.

Of additional concern are the vast fluctuations in HUD-held reserve funding. Simply explained, HUD-held reserve is accrued when HUD disburses less housing assistance payment (HAP) funding than agency budget authority (formula income) – the difference of which is accumulated in a HUD-held account. This "rain day" fund is accessible in the event agency HAP funding falls short of monthly expenses. While a contingency fund represents a safety-net for shortfall funding, carrying too much HHR is indicative of an agency failing to properly expend budgeted HAP.

The table below represents HUD-reported HHR, KCHA HHR accounting, the month-over-month fluctuation, and the variance between HUD and KCHA numbers.

EXECUTIVE SUMMARY

Month/Year	HHR (HUD reported)	Fluctuation	HUD v. KCHA
2-Mar-21	\$ 144,486.00	\$ -	\$ 300.00
2-Apr-21	\$ 219,907.00	\$ 75,421.00	\$ 76,996.00
28-May-21	\$ 459,296.00	\$ 239,389.00	\$ 303,524.00
6-Aug-21	\$ 295,282.00	\$ (164,014.00)	\$ 154,288.00
1-Oct-21	\$ 136,587.00	\$ (158,695.00)	\$ 2,087.00
18-Nov-21	\$ 131,358.00	\$ (5,229.00)	\$ (528.00)
3-Jan-22	\$ 195,843.00	\$ 64,485.00	\$ 63,857.00
2-Feb-22	\$ 218,381.00	\$ 22,538.00	\$ 82,862.00
24-Feb-22	\$ 135,901.00	\$ (82,480.00)	\$ 382.00
14-Apr-22	\$ 220,906.00	\$ 85,005.00	\$ 82,634.00
13-May-22	\$ 220,906.00	\$ -	\$ 78,848.00
6-Jun-22	\$ 460,656.00	\$ 239,750.00	\$ 306,964.25
11-Jul-22	\$ 383,866.00	\$ (76,790.00)	\$ 232,292.50
14-Aug-22	\$ 302,539.00	\$ (81,327.00)	\$ 157,620.75

As the table shows, there are large variations in HUD's numbers, and in relation to agency accounting, with no explanation from HUD. The agency will conduct more research and report back to the Board at an upcoming meeting.

The emergency housing vouchers (EHV) continue to trend well for the agency. There are 14 EHV's currently leased, out of the 15 HUD has allotted to the agency. There are currently seven (7) voucher holders searching for a unit, which will be filled on a first come, first served basis.

EXECUTIVE SUMMARY

GRANT STATUS/PERFORMANCE

2021 CFP Grant IL01P08550121

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

CFP Budget by Line Item

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

CFP Planned Work Items

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

Allotments and transfers for operations (1406) and administration (1410) have been made, thus obligations/expenditures sit at 24.8%. Budgeted activities include operational transfers, playground renovation at the family sites, convenience mods to the family 2-bedroom units, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 24.8% obligated, and must be at 90% (contracts for work signed) by 02/22/2023. This grant must be fully expended by 02/22/2025.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

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

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 918,959.00	\$ 868,267.00	\$ 680,486.00	78.4%	\$ 118,763.94	13.7%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,218,959.00	\$ 1,168,267.00	\$ 980,486.00	83.9%	\$ 418,763.94	35.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ -	\$ -	0.0%	\$ -	0.0%
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%	\$ 118,763.94	20.8%
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%
Total Capital Fund Program	\$ 918,959.00	\$ 868,267.00	\$ 680,486.00	78.4%	\$ 118,763.94	13.7%

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, 35.8% of the grant (\$418,763.94) 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%
Total Capital Fund Program	\$ 1,133,806.00	\$ 1,083,874.00	\$ 1,083,874.00	100.0%	\$ 1,083,874.00	100.0%

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%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 783,874.00	\$ 783,874.00	\$ 783,874.00	100.0%	\$ 783,874.00	100.0%

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

CFP Grant IL01P08550119 is 100% obligated (contracts for work signed) ahead of the 04/16/2023 obligation expenditure deadline (OED). 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

Several opportunities exist for commissioners to get involved in advocacy for the agency and its stakeholders. With the 2023 funding cycle rapidly approaching, there are a few areas of critical importance to housing authorities.

- Provide robust funding levels that match or exceed the House-approved Fiscal Year 2023 Transportation-HUD spending bill: Congress should provide full funding, through regular Congressional order, of affordable housing and community development programs.
- Ensure passage of the Fiscal Year 2023 Transportation-HUD spending bill prior to the beginning of the fiscal year on 10/01/2022: The lateness of final spending bills on an annual basis has been an unnecessary challenge to already difficult work.
- Provide at full funding to fill the PH Capital Fund backlog: Chronic underfunding of the PH Capital Fund program has placed housing inventories at risk, and Capital Fund appropriations lag well behind accruing modernization needs at agencies.

Below is a table representing the White House proposed, House passed, and Senate proposed versions of the HUD appropriations bill:

FY 23 Budget Table for Selected HUD Accounts

	FY 22 ENACTED	PHADA RECOMMENDED	FY 23 WHITE HOUSE	FY 23 HOUSE PASSED	FY 23 SENATE PROPOSED
Public Housing Operating Fund	\$5.039 B	\$5.039 B ¹	\$5.000 B	\$5.039 B	\$5.039 B
Public Housing Capital Fund	\$3.200 B	\$5.000 B ²	\$3.200 B	\$3.400 B	\$3.225 B
Voucher Contract Renewals	\$24.095 B	\$25.000 B	\$25.000 B	\$26.184 B	\$26.184 B
Voucher Administrative Fees (less fees for special purposes)	\$2.411 B	\$3.046 B	\$3.014 B	\$2.756 B	\$2.802 B
Project Based Rental Assistance	\$13.940 B	\$15.000 B	\$15.000 B	\$14.940 B	\$14.687 B
Choice Neighborhoods	\$350 M	\$500 M	\$250 M	\$450 M	\$250 M

PHADA Advocate, 08/24/2022

A few items of note to supplement the information in the table above:

- The House bill proposes level funding for the Public Housing Operating Fund at \$5.039 billion, which is \$39 million more than the White House and which HUD has stated represents a 100 %

EXECUTIVE SUMMARY

pro-ration. This proposal, however, fails to account for a current inflation factor and is based on rents charged rather than rents collected, and as such is problematic.

- Proposed and passed Capital Fund (CFP) amounts continue to be higher than those enacted prior to 2022 appropriations, though still fall short of the backlog of modernizations needs at agencies. The Senate and House bills include funding for emergency capital needs, lead-based paint hazard reduction programs, ongoing physical assessment activities, and grants for troubled and substandard housing.
- The increase to HCV funding in both Senate and House bills is 8.7%, \$1.184 billion more than the White House budget and just over \$2 billion more than 2022 enacted levels. With market rents rising and more agencies needing to increase their payment standards to 120% of FMRs (Fair Market Rent), the amount needed to fully fund renewals is likely to continue to climb.
- Allocation of HCV administrative fee funding represents an increase of \$391 million more than FY 2022 (16%) and close to full funding at approximately a 98 % proration.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	5487	5322	97.0%	3.0%	177	174	98.3%	1.7%
Family Sites	6076	5733	94.4%	5.6%	196	186	94.9%	5.1%
Bluebell Tower	1581	1581	100.0%	0.0%	51	51	100.0%	0.0%
PH Total	13144	12636	96.1%	3.9%	424	411	96.9%	3.1%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	21594	21295	98.6%	1.4%	708	708	100.0%	0.0%
Family Sites	23912	22724	95.0%	5.0%	784	756	96.4%	3.6%
Bluebell Tower	6222	6188	99.5%	0.5%	204	204	100.0%	0.0%
PH Total	51728	50207	97.1%	2.9%	1696	1668	98.3%	1.7%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	144	174	318	10	0	101	159	260
Averages		0.0	144.0	174.0	318.0		0.0	10.1	15.9	26.0
Family Sites	1	4	9	0	13	11	54	96	41	191
Averages		4.0	9.0	0.0	13.0		4.9	8.7	3.7	17.4
Bluebell Tower	0	0	0	0	0	2	0	96	3	99
Averages		0.0	0.0	0.0	0.0		0.0	48.0	1.5	49.5
PH Total	2	4	153	174	331	23	54	293	203	550
Averages		2.0	76.5	87.0	165.5		2.3	12.7	8.8	23.9

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

PUBLIC HOUSING PROGRAM

FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
Moon Towers						
Income	\$ (69,950.05)	\$ (72,429.00)	-3.4%	\$ (298,748.61)	\$ (344,715.00)	-13.3%
Expense	\$ 91,392.94	\$ 78,257.00	16.8%	\$ 260,706.83	\$ 308,866.00	-15.6%
(Revenue)/LOSS	\$ 21,442.89	\$ 5,828.00	267.9%	\$ (38,041.78)	\$ (35,849.00)	-6.1%
Family Sites						
Income	\$ (99,215.47)	\$ (86,866.00)	14.2%	\$ (385,657.96)	\$ (450,462.00)	-14.4%
Expense	\$ 95,196.95	\$ 82,953.00	14.8%	\$ 288,447.36	\$ 320,408.00	-10.0%
(Revenue)/LOSS	\$ (4,018.52)	\$ (3,913.00)	-2.7%	\$ (97,210.60)	\$ (130,054.00)	25.3%
Bluebell Tower						
Income	\$ (18,783.88)	\$ (23,486.00)	-20.0%	\$ (75,593.72)	\$ (93,894.00)	-19.5%
Expense	\$ 22,871.97	\$ 27,048.00	-15.4%	\$ 82,149.56	\$ 99,918.00	-17.8%
(Revenue)/LOSS	\$ 4,088.09	\$ 3,562.00	14.8%	\$ 6,555.84	\$ 6,024.00	8.8%
PH Total						
Income	\$ (187,949.40)	\$ (182,781.00)	2.8%	\$ (760,000.29)	\$ (889,071.00)	-14.5%
Expense	\$ 209,461.86	\$ 188,258.00	11.3%	\$ 631,303.75	\$ 729,192.00	-13.4%
(Revenue)/LOSS	\$ 21,512.46	\$ 5,477.00	292.8%	\$ (128,696.54)	\$ (159,879.00)	19.5%

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 408,576.30	\$ 22,668.32	5.55%
Family Sites	\$ 202,369.95	\$ 42,458.78	20.98%
Bluebell Tower	\$ 163,237.74	\$ 3,978.44	2.44%
PH Total	\$ 774,183.99	\$ 69,105.54	8.93%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 705,502.06	\$ 260,706.83	\$ 65,176.71	10.82	\$ 444,795.23
Family Sites	\$ 960,530.61	\$ 288,502.42	\$ 72,125.61	13.32	\$ 672,028.19
Bluebell Tower	\$ 224,320.47	\$ 82,149.56	\$ 20,537.39	10.92	\$ 142,170.91
PH Total	\$ 1,890,353.14	\$ 631,358.81	\$ 157,839.70	11.98	\$ 1,258,994.33

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	44	42	95.5%	4.5%	90	2.14
Family Sites	64	64	100.0%	0.0%	124	1.94
Bluebell Tower	17	17	100.0%	0.0%	48	2.82
PH Total	125	123	98.4%	1.6%	262	2.13

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	313	310	99.0%	1.0%	789	2.55
Family Sites	335	335	100.0%	0.0%	634	1.89
Bluebell Tower	132	132	100.0%	0.0%	287	2.17
PH Total	780	777	99.6%	0.4%	1710	2.20

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	9	9	100.0%	9	100.0%	0	0.0%
Family Sites	11	11	100.0%	0	0.0%	0	0.0%
Bluebell Tower	1	1	100.0%	1	100.0%	0	0.0%
PH Total	21	21	100.0%	10	47.6%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	34	34	100.0%	34	100.0%	0	0.0%
Family Sites	42	42	100.0%	0	0.0%	0	0.0%
Bluebell Tower	7	7	100.0%	7	100.0%	0	0.0%
PH Total	83	83	100.0%	41	49.4%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	1	166	29	85.1%	0	143	166	116.1%
Family Sites	424	173	179	245	42.2%	0	0	0	0.0%
Bluebell Tower	65	2	12	53	18.5%	110	12	12	100.0%
PH Total	684	176	357	327	52.2%	110	155	178	114.8%

PUBLIC HOUSING PROGRAM

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	1	0	0.00	144	144.00	144	144.00
Family Sites	1	4	4.00	9	9.00	13	13.00
Bluebell Tower	0	0	0.00	0	0.00	0	0.00
PH Total	2	4	2.00	153	76.50	157	78.50

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	10	0	0.00	101	10.10	101	10.10
Family Sites	11	54	4.91	96	8.73	150	13.64
Bluebell Tower	2	0	0.00	96	48.00	96	48.00
PH Total	23	54	2.35	293	12.74	347	15.09

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%	88.2%
Family Sites	69.3%	98.5%	93.5%	0.0%	100.0%	80.0%
Bluebell Tower	97.1%	0.0%	31.3%	0.0%	100.0%	53.3%

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>
Moon Towers	0	2	0	0	0	2
Family Sites	0	2	0	0	0	2
Bluebell Tower	0	0	0	0	0	0
PH Total	0	4	0	0	0	4

<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>
Moon Towers	17	15	0	0	0	32	177	18.1%
Family Sites	1	16	0	0	0	17	196	8.7%
Bluebell Tower	0	0	0	0	0	0	51	0.0%
PH Total	18	31	0	0	0	49	424	11.6%

<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	41	13	0	0	0	54.3	708	7.7%	8	74.38
Family Sites	3	56	0	0	0	58.5	784	7.5%	9	157.67
Bluebell Tower	0	0	0	0	0	0.0	204	0.0%	0	0.00
PH Total	43.8	69	0	0	0	113	1696	6.7%	17	77.35

PUBLIC HOUSING PROGRAM

CRIME REPORTING

No notes for this period.

PUBLIC HOUSING PROGRAM

PHAS ASSESSMENT

PHAS ASSESSMENT

	<u>P - 100</u>	<u>P - 40</u>	<u>MASS</u>	<u>FASS</u>	<u>CFP</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	97.38	38.95	21.00	25.00	10.00	94.95	HIGH PERFORMER
Family Sites	95.00	38.00	17.00	25.00	10.00	90.00	HIGH PERFORMER
Bluebell Tower	99.80	39.92	23.00	25.00	10.00	97.92	HIGH PERFORMER
PH Total		38.63	19.39	25.00	10.00	93.02	HIGH PERFORMER

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	2.95	3.30	1.60	2.70	2.50	3.75	2.76	STANDARD
Family Sites	3.45	2.30	1.95	2.10	2.00	3.50	2.52	STANDARD
Bluebell Tower	3.55	3.70	1.65	2.70	1.50	4.00	2.95	STANDARD
PH Total	3.25	2.89	1.77	2.42	2.15	3.66	2.67	STANDARD

	0.10	0.25	0.15	0.05	0.15	0.15	0.15	0.15
	0.434	0.72146	0.44195	0.3634	0.10743	0.54968		

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Moon Towers	3.45	4.00	2.15	2.70	1.00	3.75	3.07	STANDARD
Family Sites	3.60	2.80	1.50	2.00	1.00	3.50	2.49	TROUBLED
Bluebell Tower	3.05	4.00	2.10	2.10	1.00	4.00	2.95	STANDARD
PH Total	3.47	3.45	1.84	2.30	1.00	3.66	2.79	STANDARD

HOUSING CHOICE VOUCHER PROGRAM

HOUSING CHOICE VOUCHER PROGRAM

APPLICATION/WAIT LIST

WAIT LIST	WL PRIOR	APPLICATIONS				VOU. ISSUED	WL CURRENT	WL AVG
		NEW	DENIED	INACTIVE	PURGED			
JAN	192	16	20	2	0	9	177	177.00
FEB	177	19	32	3	0	5	156	166.50
MAR	156	14	15	1	0	7	147	160.00
APR	147	89	17	2	0	9	208	172.00
MAY	208	58	10	2	0	3	251	187.80
JUN	251	74	52	1	0	1	271	201.67
JUL	271	33	26	0	0	4	274	212.00
AUG							0	
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		303	172	11	0	38		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	11	8	1	0	0	0	4	14
FEB	14	5	1	0	0	0	3	15
MAR	15	7	5	0	0	0	4	13
APR	13	9	1	0	0	0	3	18
MAY	18	2	4	1	1	0	2	12
JUN	12	1	1	0	0	0	3	9
JUL	9	4	3	0	0	0	2	8
AUG								0
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		36	16	1	1	0	21	

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	189	\$ 67,162.00	\$ 73,069.00	91.92%	\$ 355.35	\$ 358.75
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	1342	\$ 481,544.00	\$ 534,163.00	90.15%	\$ 358.83	

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	5	\$ 5,907.00	\$ 73,069.00	8.08%	\$ 1,181.40	\$ 1,099.97
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	43	\$ 46,810.00	\$ 534,163.00	8.76%	\$ 1,088.60	

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	\$ 15,532.00	\$ 92,597.92	80.74%
FEB	280	198	70.71%	\$ 151,669.00	\$ 154,132.00	\$ 19,550.00	\$ 173,682.00	87.33%
MAR	280	203	72.50%	\$ 235,616.00	\$ 231,198.00	\$ 24,223.00	\$ 255,421.00	92.25%
APR	280	202	72.14%	\$ 315,348.00	\$ 308,263.68	\$ 34,276.55	\$ 342,540.23	92.06%
MAY	280	197	70.36%	\$ 375,413.49	\$ 385,330.00	\$ 35,965.55	\$ 421,295.55	89.11%
JUN	280	194	69.29%	\$ 453,675.11	\$ 462,396.00	\$ 26,240.55	\$ 488,636.55	92.85%
JUL	280	194	69.29%	\$ 519,885.69	\$ 539,462.00	\$ 30,022.55	\$ 569,484.55	91.29%
AUG								
SEPT								
OCT								
NOV								
DEC								

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

SEMAP FORECAST

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

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

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

OCCUPANCY

CURRENT PERIOD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	2232	2183	97.8%	2.2%	72	72	100.0%	0.0%
Prairieland	2015	1973	97.9%	2.1%	65	65	100.0%	0.0%
AHP Total	4247	4156	97.9%	2.1%	137	137	100.0%	0.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	8784	8620	98.1%	1.9%	288	288	100.0%	0.0%
Prairieland	7930	7821	98.6%	1.4%	260	260	100.0%	0.0%
AHP Total	16714	16441	98.4%	1.6%	548	548	100.0%	0.0%

	#	CURRENT PERIOD				#	FISCAL YTD			
		DOWN	MAINT.	LEASING	TOTAL		DOWN	MAINT.	LEASING	TOTAL
Brentwood	2	4	12	63	79	6	152	28	83	263
Averages		2.0	6.0	31.5	39.5		25.3	4.7	13.8	43.8
Prairieland	1	6	5	15	26	6	37	37	28	102
Averages		6.0	5.0	15.0	26.0		6.2	6.2	4.7	17.0
PH Total	3	10	17	78	105	12	189	65	111	365
Averages		3.3	5.7	26.0	35.0		15.8	5.4	9.3	30.4

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

AFFORDABLE HOUSING PRESERVATION (AHP)

FINANCIAL ANALYSIS

	CURRENT PERIOD			FISCAL YTD		
	ACTUAL	BUDGET	VAR	ACTUAL	BUDGET	VAR
Brentwood						
Income	\$ (34,485.62)	\$ (34,908.00)	-1.2%	\$ (136,447.85)	\$ (139,632.00)	-2.3%
Expense	\$ 35,832.20	\$ 87,407.00	-59.0%	\$ 116,274.73	\$ 221,175.00	-47.4%
Revenue/(LOSS)	\$ 1,346.58	\$ 52,499.00	-97.4%	\$ (20,173.12)	\$ 81,543.00	-124.7%
Prairieland						
Income	\$ (30,970.00)	\$ (30,345.00)	2.1%	\$ (122,102.44)	\$ (121,384.00)	0.6%
Expense	\$ 36,820.13	\$ 39,031.00	-5.7%	\$ 101,335.60	\$ 127,390.00	-20.5%
Revenue/(LOSS)	\$ 5,850.13	\$ 8,686.00	-32.6%	\$ (20,766.84)	\$ 6,006.00	-445.8%
AHP Total						
Income	\$ (65,455.62)	\$ (65,253.00)	0.3%	\$ (258,550.29)	\$ (261,016.00)	-0.9%
Expense	\$ 72,652.33	\$ 126,438.00	-42.5%	\$ 217,610.33	\$ 348,565.00	-37.6%
Revenue/(LOSS)	\$ 7,196.71	\$ 61,185.00	-88.2%	\$ (40,939.96)	\$ 87,549.00	-146.8%

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 409,253.25	\$ 7,432.00	1.82%
Prairieland	\$ 318,639.93	\$ 16,837.00	5.28%
AHP Total	\$ 727,893.18	\$ 24,269.00	3.33%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 136,987.34	\$ 116,274.73	\$ 29,068.68	4.71	\$ 20,712.61
Prairieland	\$ (154,986.87)	\$ 107,934.72	\$ 26,983.68	-5.74	\$ (262,921.59)
AHP Total	\$ (17,999.53)	\$ 224,209.45	\$ 56,052.36	-0.32	\$ (242,208.98)

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	26	19	73.1%	26.9%	1.86	0.10
Prairieland	24	15	62.5%	37.5%	2.62	0.17
AHP Total	50	34	100.0%	0.0%	4.48	0.13

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	125	118	94.4%	5.6%	16.85	0.14
Prairieland	119	110	92.4%	7.6%	22.62	0.21
AHP Total	244	228	100.0%	0.0%	39.47	0.17

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	2	2	100.0%	2	100.0%	0	0.0%
Prairieland	1	1	100.0%	1	100.0%	0	0.0%
AHP Total	3	3	100.0%	3	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	13	13	100.0%	13	100.0%	0	0.0%
Prairieland	15	15	100.0%	15	100.0%	0	0.0%
AHP Total	28	28	100.0%	28	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	4	30	66	31.3%	61	0	30	0.0%
Prairieland	102	13	36	66	35.3%	22	0	27	0.0%
AHP Total	198	17	66	132	33.3%	83	0	57	100.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	2	4	2.00	12	6.00	16	8.00
Prairieland	1	6	6.00	5	5.00	11	11.00
AHP Total	3	10	3.33	17	5.67	27	9.00

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	6	152	25.33	28	4.67	180	30.00
Prairieland	6	37	6.17	37	6.17	74	12.33
AHP Total	12	189	15.75	65	5.42	254	21.17

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	95.0%	100.0%	0.0%	62.8%	100.0%	64.1%
PrairieLand	89.3%	100.0%	25.0%	65.8%	100.0%	63.6%

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>
Brentwood	0	0	0	0	0	0
PrairieLand	0	0	0	0	0	0
AHP Total	0	0	0	0	0	0

INFESTATIONS - CP	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>
Brentwood	0	2	0	0	0	2	72	2.8%
PrairieLand	0	1	0	0	0	1	65	1.5%
AHP Total	0	3	0	0	0	3	137	2.2%

INFESTATIONS - YTD	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>	<u>UNITS</u>	<u>% AFF</u>	<u>CLEAR</u>	<u>AVG DAYS</u>
Brentwood	0	8	0	0	0	8.1	288	2.8%	1	27.00
PrairieLand	1	2	0	2	0	4.9	260	1.9%	3	31.33
AHP Total	1.18	9.93	0	1.91	0	13	548	2.4%	4	29.17

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	22.99	10.00	95.19	HIGH PERFORMER
Prairieland	98.00	39.20	21.00	2.00	10.00	74.20	STANDARD PERFORMER
AHP Total		39.20	22.04	12.95	10.00	84.19	STANDARD PERFORMER

PROPERTY SCORECARDS

<u>CURRENT PERIOD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.30	3.35	3.60	3.00	2.50	3.75	3.37	STANDARD
Prairieland	3.15	3.05	2.95	2.50	2.50	3.00	2.92	STANDARD
AHP Total	3.23	3.21	3.29	2.76	2.50	3.39	3.16	STANDARD

<u>FISCAL YTD</u>	<u>MAINT</u>	<u>OCC</u>	<u>FINANCE</u>	<u>MGMT</u>	<u>TENANT</u>	<u>PHAS</u>	<u>OVERALL</u>	<u>DESIGNATION</u>
Brentwood	3.45	3.55	3.05	2.90	2.00	3.75	3.27	STANDARD
Prairieland	3.35	3.85	2.65	2.50	2.00	3.00	3.05	STANDARD
AHP Total	3.40	3.69	2.86	2.71	2.00	3.39	3.16	STANDARD

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

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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

August 29, 2022

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Kevin Livingston (301 Huston St. #48)	JD
Kathleen Beauprez (170 S. West St.)	CT - 09/06/22
Kristine Curtis (900 W. Dayton St. H12)	CT - 09/19/22
Exauce Mayemba (900 W. Dayton St., B6)	CD
Terri Pearman (170 S. West St. #520)	JD
Brittany Adams (1086 W. South St.)	1 st Appr. - 09/20/22
Will Perry (170 S. West St. #517)	1 st Appr. - 09/27/22
Joshua Brandenburg (170 S. West St. #414)	1 st Appr. - 09/27/22
Erica Carver (170 S. West St. #817)	1 st Appr. - 09/27/22
Debra Melton (170 S. West St. #819)	1 st Appr. - 09/27/22
Tina Mettlin (170 S. West St. #217)	1 st Appr. - 09/27/22
Tabitha Hoots (170 S. West St. #223)	1 st Appr. - 09/27/22

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

Sue McIntire (170 S. West St. #322) 1st Appr. - 09/27/22
John McCrery (170 S. West St. #814) 1st Appr. - 09/27/22
Kevin Haneghan (255 W. Tompkins St. #209) 1st Appr. - 09/27/22
Lawrence Johnson (255 W. Tompkins St.) 1st Appr. - 09/27/22
Christi Mann (255 W. Tompkins St. #701) 1st Appr. - 09/27/22
Cedrick Langston (255 W. Tompkins St.) 1st Appr. - 09/27/22
Tyise & Melaya Thomas (255 W. Tompkins St.) 1st Appr. - 09/27/22

2. Review email and attached small claims court complaint Jones v. KCHA
3. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.