

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
10/4/2022
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 08-2022 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 08-2022 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 114,755.92
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 78,347.01
<input type="checkbox"/> Sara Robison	Family:	\$ 96,479.56
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 14,234.13
<u>Excused:</u>	HCV:	\$ 96,177.30
	Brentwood:	\$ 31,146.72
	Prairieland:	\$ 28,495.95
<u>Others Present:</u>	Capital Fund 2019:	\$ 0.00
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00

Public Comment

Old Business None

New Business None

board agenda

Reports

Executive Director's Report – 08-2022

Derek Antoine

KCHA Legal Counsel Report – 09-2022

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
August 30, 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
 Joseph Riley
 Sara Robison

EXCUSED: Lomac Payton
 Joey Range
 Dena May Turner

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:01 p.m. and declared that a quorum was present.

Chairperson Hawkinson then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Riley made a motion to approve the July 2022 as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

July 2022 claims against the HA Administration in the sum of \$593,720.05; Central Office Cost Center in the sum of \$161,938.16; Moon Towers in the sum of \$91,392.94; Family in the sum of \$95,048.85; Bluebell in the sum of \$22,871.97; Housing Choice Voucher Program in the sum of \$80,271.30; Brentwood (A.H.P.) in the sum of \$35,811.12; Prairieland (A.H.P.) in the sum of \$36,806.29; Capital Fund '19 in the sum of \$0.00; Capital Fund '20 in the sum of \$69,579.42 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 July 2022; Commissioner Robison seconded. Roll call

was taken as follows:

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

Motion Carried, 4-0.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #11 from Hein Construction Brentwood Balcony Repair. Mr. Antoine reviewed the scope of work as outlined in the board memo. It is anticipated that this project will start in September 2022 and be completed by January 2023. Commissioner Riley asked about the 10% retainage. Mr. Antoine replied that the retainage is the amount held back until the project is complete. Alliance Architects has reviewed and signed approval for pay request #1. After brief discussion, Commissioner Carson made a motion to approve Pay Request #1 from Hein Construction for Brentwood Balcony Repairs in the amount of \$3,313.06; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to review and adopt Resolution 2022-06 Capital Fund Program (CFP) Annual and Five-Year Plan Submission. Mr. Antoine referred to the resolution and annual and five-year plans in the board packet. The agency anticipates \$1,467,361.00 in funding for the 2022 grant. Chairperson Hawkinson asked if there were monies included for video surveillance and other security measure; Mr. Antoine responded that monies are indeed included for such projects. After brief discussion, Commissioner Carson made a motion to adopt Resolution 2022-06 Capital Fund Program (CFP) Annual and Five-Year Plan Submission; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

REPORTS

Mr. Antoine provided the July report. Mr. Antoine highlighted the following financial information: there were three pay period in July; coding issues have been identified between Moon Towers and HCV; there are some adjustments to be made for maintenance billing; and HUD-held reserves for HCV.

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

OTHER BUSINESS

Chairperson Hawkinson asked that a Public Comment section be added to future agendas.

Commissioner Robison challenged commissioners to complete the open meetings and FOIA trainings by the next meeting. Mr. Antoine will send an email with links to the online training sessions.

ADJOURNMENT

Commissioner Carson made a motion to adjourn the meeting at 4:35 p.m.; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Aug-22</u>	<u>Current YTD</u>		
Operating Income	\$110,054.63	\$490,640.57		
Operating Expenses	\$116,376.11	\$561,613.37		
Net Revenue Income/(Loss)	(\$6,321.48)	(\$70,972.80)	COCC - Cash, Investments, A/R, & A/P	\$1,198,892

<u>MOON TOWERS</u>	<u>Aug-22</u>	<u>Current YTD</u>		
Operating Income	\$75,696.38	\$367,332.07	Moon - Cash, Investments, A/R, & A/P	\$ 697,572
Operating Expenses	\$78,347.01	\$339,053.84	Minimum Reserve Position	\$ 271,243
Net Revenue Income/(Loss)	(\$2,650.63)	\$28,278.23	Over/(Under) Minimum Reserve Position	\$426,329

<u>FAMILY SITES</u>	<u>Aug-22</u>	<u>Current YTD</u>		
Operating Income	\$91,497.41	\$477,155.37	Family - Cash, Investments, A/R, & A/P	\$ 955,343
Operating Expenses	\$96,682.72	\$385,185.14	Minimum Reserve Position	\$ 308,148
Net Revenue Income/(Loss)	(\$5,185.31)	\$91,970.23	Over/(Under) Minimum Reserve Position	\$647,195

<u>BLUEBELL</u>	<u>Aug-22</u>	<u>Current YTD</u>		
Operating Income	\$20,783.34	\$96,427.06	Bluebell - Cash, Investments, A/R, & A/P	\$ 227,136
Operating Expenses	\$14,234.13	\$96,383.69	Minimum Reserve Position	\$ 77,107
Net Revenue Income/(Loss)	\$6,549.21	\$43.37	Over/(Under) Minimum Reserve Position	\$150,029

Monthly Notes:

- For income: COCC received \$49,365.50 from inspections and maintenance charges along with \$10,600 in maintenance fees. The amps received \$121,323 in subsidy from HUD with Moon Towers receiving \$39,161; Family \$76,196; and Bluebell \$5,966.
- Other Income is up for COCC and for Maintenance - Contracts for the amps versus the prior months due to dialing in and correcting work orders and procedures so they are being entered timely, correctly, and billed properly each month.
- AS for expenses: COCC's suffered a power outage that AMP fixed due to the construction going on outside for the library totalling \$6,204.90. Contract and some supply expenses were up as mentioned in previous comment. Extra labor and expenses that incurred for getting Family Sites ready for the inspection.
- Overall Bluebell is the only amp in the black for the month and black year-to-date along with Moon and Family. COCC remains in the red for both month and year-to-date as per budgeted.

AHP

<u>BRENTWOOD</u>	<u>Aug-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Aug-22</u>	<u>Current YTD</u>
Operating Income	\$36,797.27	\$173,245.12	Operating Income	\$31,205.00	\$153,307.44
Operating Expenses	\$31,162.70	\$147,437.43	Operating Expenses	\$29,411.30	\$137,346.02
Net Revenue Income/(Loss)	\$5,634.57	\$25,807.69	Net Revenue Income/(Loss)	\$1,793.70	\$15,961.42
Brentwood's Cash, Investments, A/R, & A/P	\$159,771.09		Prairieland's Cash, Investments, A/R, & A/P	\$138,472.21	
			Restricted Cash (Sec. Dep., Reserve, Receipts)	(\$279,057.39)	
			PL's Total Cash	(\$140,585.18)	

Monthly Notes:

- For Income: Brentwood received \$35,015.50 in tenant income and Prairieland's tenant income was \$26,305.
- As for expenses: nothing out of the ordinary for the month for both properties.
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- Both Brentwood and Prairieland's income increased the month and both remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Aug-22</u>	<u>Current YTD</u>
Operating Income	\$13,181.13	\$68,527.27
Operating Expenses	\$11,935.45	\$63,509.89
Net Revenue Income/(Loss)	\$1,245.68	\$5,017.38

Unrestricted Net Position (UNP)

Prior Month Balance	\$45,199.97
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$119.13
<i>Transfer to NRP or Adjustment</i>	
UNP Ending Balance Per VMS	\$45,319.10

Monthly Notes:

- HCV received \$12,037 in administrative fee subsidy from HUD and shows a increase in revenue of \$1,245.68 for the month with unrestricted net position showing a balance of \$45,319.10.

<u>HAP</u>	<u>Aug-22</u>	<u>Current YTD</u>
Operating Income	\$82,466.00	\$378,424.00
Operating Expenses	\$74,918.00	\$368,897.51
Net Revenue Income/(Loss)	\$7,548.00	\$9,526.49

Restricted Net Position (RNP)

Prior Month Balance	\$30,022.55
Investment in Fixed Assets	\$0.00
Monthly HCV HAP Revenue - Gain/(Loss)	\$6,611.00
<i>Transfer from UNP or Adjustment</i>	
RNP Ending Balance per VMS	\$36,633.55

Monthly Notes:

- HCV received \$81,327 in HAP subsidy from HUD and shows an increase in revenue of \$7,548 for the month with restricted net position showing a balance of \$36,633.55.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Aug-22</u>	<u>Current YTD</u>
Operating Income	\$ 100.00	\$ 2,126.00
Operating Expenses	\$ 2,389.85	\$ 11,256.10
Net Revenue Income/(Loss)	(\$2,289.85)	(\$9,130.10)

EHV (UNP)

Prior Month Balance	\$ 7,455.31
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (2,289.85)
EHV UNP Ending Balance	\$5,165.46

Monthly Notes:

- EHV received \$100 in admin fee subsidy from HUD and had an decrease in revenue of \$2,289.85 for the month.

<u>HAP</u>	<u>Aug-22</u>	<u>Current YTD</u>
Operating Income	\$ 7,080.00	\$ 13,746.00
Operating Expenses	\$ 6,934.00	\$ 28,883.00
Net Revenue Income/(Loss)	\$146.00	(\$15,137.00)

Prior Month Balance	\$ 934.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 146.00
RNP Ending Balance per VMS	\$1,080.00

Monthly Notes:

- EHV received \$7,080.00 in HAP subsidy and had a increase in revenue of \$146.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Aug-22</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 71,138.20
Family Sites	\$ -	\$ 257,532.08
Bluebell	\$ -	\$ 7,025.76
Brentwood	\$ -	\$ 32,771.34
Prairieland	\$ -	\$ 32,940.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$0.00	\$446,397.54

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Aug-22</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 8,470.09
Family Sites	\$ 35.40	\$ 79,364.23
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,246.20
Prairieland	\$ -	\$ 9,260.89
Housing Choice Voucher	\$ -	\$ 12,623.10
Total	\$35.40	\$120,064.51

Tenant Online Payments

<u>Property Sites</u>	<u>Aug-22</u>	<u>FYE 2023</u>
Moon Towers	\$ -	\$ 9,667.50
Family Sites	\$ -	\$ 21,106.25
Bluebell	\$ -	\$ 1,560.00
Brentwood	\$ -	\$ 14,263.00
Prairieland	\$ -	\$ 8,831.95
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$0.00	\$55,428.70

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,102,154.48

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$120,064.51	\$ 62,899.52
16.60%	10.89%	5.71%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,179.72	-41,301.00	1,121.28	-206,505.00	-203,424.29	-495,612.00	-58.95
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	-100,000.00	-100.00
Total Line 70710	-40,179.72	-41,301.00	1,121.28	-206,505.00	-203,424.29	-595,612.00	-65.85
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,595.00	-5,652.00	57.00	-28,260.00	-28,260.00	-67,824.00	-58.33
Total Line 70730	-5,595.00	-5,652.00	57.00	-28,260.00	-28,260.00	-67,824.00	-58.33
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-50.00	0.00	-50.00	0.00	-450.00	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	-53,000.00	-53,200.00	-127,200.00	-58.18
Total Line 70750	-10,650.00	-10,600.00	-50.00	-53,000.00	-53,650.00	-127,200.00	-57.82
70700 TOTAL FEE REVENUE	-60,664.72	-61,793.00	1,128.28	-308,965.00	-306,534.29	-841,516.00	-63.57
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	-24.41	-8.00	-16.41	-40.00	-146.74	-96.00	52.85
Total Line 71100	-24.41	-8.00	-16.41	-40.00	-146.74	-96.00	52.85
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	0.00	-1,300.00	1,300.00	-6,500.00	-1,500.00	-15,600.00	-90.38
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-4,240.00	4,240.00	-21,200.00	-12,800.25	-50,880.00	-74.84
10-1-000-000-3850.020 Htg & Cooling Inc	-2,672.50	-1,433.00	-1,239.50	-7,169.00	-7,011.75	-17,200.00	-59.23
10-1-000-000-3850.030 Snow Removal Inc	0.00	-50.00	50.00	-250.00	0.00	-600.00	-100.00
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-75.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-8,789.00	-5,500.00	-3,289.00	-26,850.00	-26,984.00	-37,200.00	-27.46
10-1-000-000-3850.060 Unit Turnaround Inc	-814.50	-385.00	-429.50	-1,925.00	-1,729.00	-4,620.00	-62.58
10-1-000-000-3850.070 Electrical Inc	-4,907.25	-1,675.00	-3,232.25	-8,375.00	-9,383.00	-20,100.00	-53.32
10-1-000-000-3850.080 Plumbing Inc	-4,359.25	-3,100.00	-1,259.25	-15,500.00	-13,956.29	-37,200.00	-62.48
10-1-000-000-3850.090 Exterminator Inc	0.00	-30.00	30.00	-150.00	-336.00	-360.00	-6.67
10-1-000-000-3850.100 Janitorial Inc	-2,256.00	-2,825.00	569.00	-14,125.00	-15,249.50	-33,900.00	-55.02
10-1-000-000-3850.110 Routine Maint Inc	-25,567.00	-22,700.00	-2,867.00	-113,500.00	-94,292.75	-272,400.00	-65.38
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-150.00	-183.00	-360.00	-49.17
Total Line 71500	-49,365.50	-43,283.00	-6,082.50	-215,769.00	-183,959.54	-490,600.00	-62.50
TOTAL OTHER REVENUE	-49,389.91	-43,291.00	-6,098.91	-215,809.00	-184,106.28	-490,696.00	-62.48
70000 TOTAL REVENUE	-110,054.63	-105,084.00	-4,970.63	-524,774.00	-490,640.57	-1,332,212.00	-63.17

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
August, 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	37,120.14	34,904.00	2,216.14	191,972.00	186,394.03	453,752.00	-58.92
10-1-000-000-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	37,120.14	34,904.00	2,216.14	191,972.00	186,394.03	453,752.00	-58.92
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	2,900.00	3,000.00	-3.33
Total Line 91200	0.00	0.00	0.00	0.00	2,900.00	3,000.00	-3.33
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	55.06	50.00	5.06	250.00	55.06	600.00	-90.82
Total Line 91400	55.06	50.00	5.06	250.00	55.06	600.00	-90.82
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,384.92	12,250.00	134.92	67,375.00	61,744.30	159,250.00	-61.23
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.	0.00	550.00	-550.00	2,750.00	2,364.48	6,600.00	-64.17
Total Line 91500	12,384.92	12,800.00	-415.08	70,125.00	64,108.78	165,850.00	-61.35
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	0.00	0.00	3,250.00	239.00	9,100.00	-97.37
10-1-000-000-4180.000 Telephone	473.15	600.00	-126.85	3,000.00	2,296.17	7,200.00	-68.11
10-1-000-000-4190.000 Other Sundry	36.44	100.00	-63.56	500.00	269.44	1,200.00	-77.55
10-1-000-000-4190.050 Office Rent Exp	300.00	300.00	0.00	1,500.00	1,500.00	3,600.00	-58.33
10-1-000-000-4190.100 Postage	-180.06	200.00	-380.06	1,000.00	765.68	2,400.00	-68.10
10-1-000-000-4190.200 Office Supplies	0.00	100.00	-100.00	500.00	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	0.00	50.00	-50.00	250.00	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	1,375.85	150.00	1,225.85	750.00	1,375.85	1,800.00	-23.56
10-1-000-000-4190.500 Printer/Copier Sup Cont	334.86	200.00	134.86	1,000.00	892.80	2,400.00	-62.80
10-1-000-000-4190.550 Computers	0.00	0.00	0.00	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	1,500.00	1,600.00	-100.00	1,600.00	1,261.10	8,550.00	-85.25
10-1-000-000-4190.800 Internet Services	200.36	250.00	-49.64	1,250.00	1,323.49	3,000.00	-55.88
10-1-000-000-4190.850 IT Support	0.00	300.00	-300.00	1,500.00	1,642.50	3,600.00	-54.38
Total Line 91600	4,040.60	3,850.00	190.60	17,600.00	14,142.46	46,750.00	-69.75
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	800.00	-800.00	4,000.00	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	0.00	800.00	-800.00	4,000.00	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	0.00	0.00	0.00	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
August, 2022

	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	5,500.00	6,461.70	13,200.00	-51.05
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	1,292.34	1,100.00	192.34	7,300.00	7,180.18	16,200.00	-55.68
91000 TOTAL OPERATING EXPENSE - Admin	54,893.06	53,504.00	1,389.06	302,497.00	283,472.49	723,502.00	-60.82
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.06	25.00	-5.94	125.00	76.24	300.00	-74.59
10-1-000-000-4315.000 Sewer	11.61	15.00	-3.39	75.00	46.44	180.00	-74.20
10-1-000-000-4320.000 Electric	568.93	350.00	218.93	1,750.00	1,130.37	4,200.00	-73.09
10-1-000-000-4330.000 Gas	28.42	175.00	-146.58	875.00	439.57	2,100.00	-79.07
Total Line 93100, 93200, 93300, 93600	628.02	565.00	63.02	2,825.00	1,692.62	6,780.00	-75.04
93000 TOTAL UTILITIES EXPENSES	628.02	565.00	63.02	2,825.00	1,692.62	6,780.00	-75.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	30,293.73	30,802.00	-508.27	169,435.00	152,322.90	400,474.00	-61.96
10-1-000-000-4410.010 Maint Admin Salary	5,000.00	5,000.00	0.00	27,500.00	25,680.88	65,000.00	-60.49
10-1-000-000-4410.100 Maint Labor - OT	1,080.17	1,000.00	80.17	5,500.00	6,123.48	13,000.00	-52.90
Total Line 94100	36,373.90	36,802.00	-428.10	202,435.00	184,127.26	478,474.00	-61.52
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.070 Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.080 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	32.48	0.00	
10-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	183.11	0.00	
Total Line 94200	0.00	0.00	0.00	0.00	296.83	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	96.96	0.00	96.96	0.00	189.36	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	6,204.90	0.00	6,204.90	0.00	6,204.90	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	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 accts)	6,301.86	0.00	6,301.86	0.00	4,085.42	0.00	
94500 Maintenance - Ordinary/Benefits							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4410.500 Maint Emp Benefit	12,352.56	13,462.00	-1,109.44	74,041.00	59,545.10	175,006.00	-65.98
10-1-000-000-4410.510 Maint Admin Benefits	2,484.71	2,538.00	-53.29	13,959.00	12,126.61	32,994.00	-63.25
Total Line 94500	14,837.27	16,000.00	-1,162.73	88,000.00	71,671.71	208,000.00	-65.54
94000 TOTAL MAINTENANCE EXPENSE	57,513.03	52,802.00	4,711.03	290,435.00	260,181.22	686,474.00	-62.10
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	415.00	411.95	996.00	-58.64
10-1-000-000-4510.020 Liability Insurance	36.25	37.00	-0.75	185.00	181.25	444.00	-59.18
10-1-000-000-4510.030 Work Comp Insurance	2,325.67	2,333.00	-7.33	11,665.00	11,628.35	27,996.00	-58.46
Total Line 96110, 96120, 96130	2,444.31	2,453.00	-8.69	12,265.00	12,221.55	29,436.00	-58.48
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	12.76	13.00	-0.24	65.00	63.80	156.00	-59.10
10-1-000-000-4510.025 PE & PO Insurance	726.27	727.00	-0.73	3,635.00	3,631.35	8,724.00	-58.38
10-1-000-000-4510.035 Auto Insurance	47.92	48.00	-0.08	240.00	239.60	576.00	-58.40
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	3,940.00	3,934.75	9,456.00	-58.39
96100 TOTAL INSURANCE PREMIUM EXP	3,231.26	3,241.00	-9.74	16,205.00	16,156.30	38,892.00	-58.46
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	116,265.37	110,112.00	6,153.37	611,962.00	561,502.63	1,463,148.00	-61.62
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	6,210.74	5,028.00	1,182.74	87,188.00	70,862.06	130,936.00	-45.88

MISCELLANEOUS EXPENSE
97100 Extraordinary Maintenance

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Knox County Housing Authority
FDS Income Statement - COCC
August, 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	3,825.00	3,800.00	9,180.00	-58.61
Total Line 97400	760.00	765.00	-5.00	3,825.00	3,800.00	9,180.00	-58.61
TOTAL MISCELLANEOUS EXPENSE	760.00	765.00	-5.00	3,825.00	3,800.00	9,180.00	-58.61
90000 TOTAL EXPENSES	117,136.11	110,877.00	6,259.11	615,787.00	565,413.37	1,472,328.00	-61.60
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	7,081.48	5,028.00	2,053.48	87,188.00	74,772.80	130,936.00	-42.89

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 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	-35,022.00	-33,807.00	-1,215.00	-169,035.00	-164,001.00	-405,684.00	-59.57
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-35,022.00	-33,807.00	-1,215.00	-169,035.00	-164,001.00	-405,684.00	-59.57
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-75.00	75.00	-375.00	3,593.96	-900.00	-499.33
10-1-000-001-3690.100 Late Fees	-125.00	-317.00	192.00	-1,584.00	-2,350.00	-3,800.00	-38.16
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	-25.00	0.00	-25.00	-25.00	-100.00	-100.00	0.00
10-1-000-001-3690.150 Laundry Income	-693.00	-1,100.00	407.00	-5,500.00	-5,349.75	-13,200.00	-59.47
10-1-000-001-3690.160 Vending Machine Inc	-335.94	-125.00	-210.94	-625.00	-668.73	-1,500.00	-55.42
10-1-000-001-3690.180 Labor	-161.00	0.00	-161.00	0.00	-2,598.25	0.00	
10-1-000-001-3690.200 Materials	0.00	0.00	0.00	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	-1,339.94	-1,617.00	277.06	-8,109.00	-7,953.04	-19,500.00	-59.22
70500 TOTAL TENANT REVENUE	-36,361.94	-35,424.00	-937.94	-177,144.00	-171,954.04	-425,184.00	-59.56
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-39,161.00	-35,580.00	-3,581.00	-177,900.00	-194,514.00	-426,962.00	-54.44
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	-39,161.00	-35,580.00	-3,581.00	-177,900.00	-194,514.00	-426,962.00	-54.44
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	-23.44	-20.00	-3.44	-100.00	-114.03	-240.00	-52.49
Total Line 71100	-23.44	-20.00	-3.44	-100.00	-114.03	-240.00	-52.49
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	-150.00	-150.00	0.00	-750.00	-750.00	-1,800.00	-58.33
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-750.00	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	-5,525.00	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	-150.00	-1,405.00	1,255.00	-7,025.00	-750.00	-16,860.00	-95.55
70000 TOTAL REVENUE	-75,696.38	-72,429.00	-3,267.38	-417,169.00	-367,332.07	-924,246.00	-60.26

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 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	7,008.00	7,050.00	-42.00	38,775.00	37,386.90	91,650.00	-59.21
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	7,008.00	7,050.00	-42.00	38,775.00	37,386.90	91,650.00	-59.21
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.00	-254.00	1,269.00	3,045.00	3,045.00	0.00
Total Line 91200	0.00	254.00	-254.00	1,269.00	3,045.00	3,045.00	0.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	12,984.03	13,306.00	-321.97	66,530.00	66,059.10	159,672.00	-58.63
Total Line 91300	12,984.03	13,306.00	-321.97	66,530.00	66,059.10	159,672.00	-58.63
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,282.50	1,315.00	-32.50	6,575.00	6,525.00	15,780.00	-58.65
Total Line 91310	1,282.50	1,315.00	-32.50	6,575.00	6,525.00	15,780.00	-58.65
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,859.86	2,900.00	-40.14	15,950.00	14,552.18	37,700.00	-61.40
Total Line 91500	2,859.86	2,900.00	-40.14	15,950.00	14,552.18	37,700.00	-61.40
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	262.18	100.00	162.18	500.00	1,120.42	1,200.00	-6.63
10-1-000-001-4190.100 Postage	69.03	75.00	-5.97	375.00	238.48	900.00	-73.50
10-1-000-001-4190.200 Office Supplies	0.00	42.00	-42.00	209.00	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	0.00	54.00	-54.00	270.00	214.01	650.00	-67.08
10-1-000-001-4190.400 Printing/printers	0.00	542.00	-542.00	2,709.00	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	0.00	100.00	-100.00	500.00	229.73	1,200.00	-80.86
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	563.00	-563.00	2,813.00	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	325.88	104.00	221.88	520.00	782.70	1,250.00	-37.38
10-1-000-001-4190.800 Internet Services	87.11	90.00	-2.89	450.00	522.66	1,080.00	-51.61
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	625.00	477.00	1,500.00	-68.20
Total Line 91600	744.20	1,795.00	-1,050.80	9,401.00	3,897.77	23,920.00	-83.70
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	14.91	0.00	14.91	0.00	41.24	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4140.010 Training-Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	1,844.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	8.00	-8.00	41.00	270.01	100.00	170.01
10-1-000-001-4190.950 Background Verification	11.63	59.00	-47.37	295.00	114.86	710.00	-83.82
Total Line 91900	26.54	436.00	-409.46	2,180.00	426.11	5,235.00	-91.86
91000 TOTAL OPERATING EXPENSE - Admin	24,905.13	27,056.00	-2,150.87	140,973.00	132,741.68	341,238.00	-61.10

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	8,850.00	8,850.00	21,240.00	-58.33
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>8,850.00</u>	<u>8,850.00</u>	<u>21,240.00</u>	<u>-58.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>8,850.00</u>	<u>8,850.00</u>	<u>21,240.00</u>	<u>-58.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	83.00	-83.00	416.00	329.80	1,000.00	-67.02
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	17.00	-17.00	84.00	10.34	200.00	-94.83
10-1-000-001-4220.110 Ten Ser-Recreation	24.86	20.00	4.86	710.00	24.86	850.00	-97.08
10-1-000-001-4220.120 Ten Ser-Education	0.00	17.00	-17.00	84.00	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	<u>24.86</u>	<u>137.00</u>	<u>-112.14</u>	<u>1,294.00</u>	<u>365.00</u>	<u>2,250.00</u>	<u>-83.78</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>24.86</u>	<u>137.00</u>	<u>-112.14</u>	<u>1,294.00</u>	<u>365.00</u>	<u>2,250.00</u>	<u>-83.78</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,584.32	1,208.00	376.32	6,041.00	5,703.80	14,500.00	-60.66
10-1-000-001-4315.000 Sewer	3,717.01	3,000.00	717.01	12,900.00	13,872.44	32,400.00	-57.18
10-1-000-001-4320.000 Electric	3,811.75	2,000.00	1,811.75	9,500.00	8,015.40	23,500.00	-65.89
10-1-000-001-4330.000 Gas	682.05	4,500.00	-3,817.95	22,500.00	10,549.50	54,000.00	-80.46
Total Line 93100, 93200, 93300, 93600	<u>9,795.13</u>	<u>10,708.00</u>	<u>-912.87</u>	<u>50,941.00</u>	<u>38,141.14</u>	<u>124,400.00</u>	<u>-69.34</u>
93000 TOTAL UTILITIES EXPENSES	<u>9,795.13</u>	<u>10,708.00</u>	<u>-912.87</u>	<u>50,941.00</u>	<u>38,141.14</u>	<u>124,400.00</u>	<u>-69.34</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	22,125.00	22,125.00	53,100.00	-58.33
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>22,125.00</u>	<u>22,125.00</u>	<u>53,100.00</u>	<u>-58.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	50.00	250.02	100.00	150.02
10-1-000-001-4420.020 Heating&Cooling Supp	127.47	0.00	127.47	3,250.00	131.55	6,500.00	-97.98
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	0.00	0.00	0.00	2,700.00	534.33	2,700.00	-80.21
10-1-000-001-4420.070 Electrical Supplies	9.53	100.00	-90.47	500.00	373.02	1,100.00	-66.09
10-1-000-001-4420.080 Plumbing Supplies	110.61	100.00	10.61	500.00	804.86	1,200.00	-32.93
10-1-000-001-4420.090 Extermination Supplies	311.88	0.00	311.88	750.00	891.19	1,500.00	-40.59
10-1-000-001-4420.100 Janitorial Supplies	1,156.80	125.00	1,031.80	625.00	1,870.03	1,500.00	24.67
10-1-000-001-4420.110 Routine Maint. Supplies	1,398.17	1,200.00	198.17	6,000.00	8,290.80	14,400.00	-42.43
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	1,440.00	0.00	3,456.00	-100.00
10-1-000-001-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	-248.25	0.00	
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>3,114.46</u>	<u>1,813.00</u>	<u>1,301.46</u>	<u>15,815.00</u>	<u>12,897.55</u>	<u>32,656.00</u>	<u>-60.50</u>
94300 Maintenance - Contracts							

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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 %
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	62,500.00	2,679.00	150,000.00	-98.21
10-1-000-001-4430.010 Garbage & Trash Con	406.06	425.00	-18.94	2,125.00	3,923.18	5,100.00	-23.07
10-1-000-001-4430.020 Heating & Cooling Cont	258.00	625.00	-367.00	3,125.00	1,505.50	7,500.00	-79.93
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	24.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,112.16	4,250.00	-137.84	8,500.00	8,224.32	18,500.00	-55.54
10-1-000-001-4430.050 Landscape & Grds Cont	371.00	225.00	146.00	8,175.00	2,910.17	8,400.00	-65.36
10-1-000-001-4430.060 Unit Turnaround Cont	636.50	0.00	636.50	0.00	1,056.50	0.00	
10-1-000-001-4430.070 Electrical Contracts	155.50	0.00	155.50	1,400.00	1,999.07	2,800.00	-28.60
10-1-000-001-4430.080 Plumbing Contracts	632.75	1,000.00	-367.25	2,000.00	3,944.54	4,000.00	-1.39
10-1-000-001-4430.090 Extermination Contracts	7,550.00	2,500.00	5,050.00	10,850.00	14,133.50	18,000.00	-21.48
10-1-000-001-4430.100 Janitorial Contracts	2,188.00	0.00	2,188.00	0.00	12,904.07	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	10,223.60	1,250.00	8,973.60	6,250.00	32,688.95	15,000.00	117.93
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	83.00	-83.00	416.00	55.00	1,000.00	-94.50
10-1-000-001-4430.121 Laundry Equip Contract	0.00	208.00	-208.00	1,041.00	200.00	2,500.00	-92.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	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	26,533.57	23,066.00	3,467.57	106,582.00	86,597.80	233,200.00	-62.87
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	34,073.03	29,304.00	4,769.03	144,522.00	121,620.35	318,956.00	-61.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	819.51	800.00	19.51	1,600.00	1,561.02	3,200.00	-51.22
10-1-000-001-4480.100 ADT Contract	0.00	0.00	0.00	0.00	233.71	0.00	
10-1-000-001-4480.500 Security Contract	0.00	833.00	-833.00	4,166.00	1,160.20	10,000.00	-88.40
Total Line 95200	819.51	1,633.00	-813.49	5,766.00	2,954.93	13,200.00	-77.61
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	819.51	1,633.00	-813.49	5,766.00	2,954.93	13,200.00	-77.61
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	17,575.00	17,250.40	42,180.00	-59.10
10-1-000-001-4510.020 Liability Insurance	430.90	439.00	-8.10	2,195.00	2,154.50	5,268.00	-59.10
10-1-000-001-4510.030 Work Comp Insurance	179.71	183.00	-3.29	915.00	898.55	2,196.00	-59.08
Total Line 96110, 96120, 96130	4,060.69	4,137.00	-76.31	20,685.00	20,303.45	49,644.00	-59.10
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	155.00	-3.36	775.00	758.20	1,860.00	-59.24
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	325.00	319.05	780.00	-59.10
10-1-000-001-4510.035 Auto Insurance	47.92	50.00	-2.08	250.00	239.60	600.00	-60.07
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	1,350.00	1,316.85	3,240.00	-59.36
96100 TOTAL INSURANCE PREMIUMS EXP	4,324.06	4,407.00	-82.94	22,035.00	21,620.30	52,884.00	-59.12

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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 %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,522.69	2,310.00	212.69	11,810.00	12,585.99	28,130.00	-55.26
Total Line 96300	2,522.69	2,310.00	212.69	11,810.00	12,585.99	28,130.00	-55.26
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	112.60	0.00	112.60	0.00	174.45	0.00	
Total Line 96400	112.60	0.00	112.60	0.00	174.45	0.00	
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	2,635.29	2,310.00	325.29	11,810.00	12,760.44	28,130.00	-54.64
96900 TOTAL OPERATING EXPENSE	78,347.01	77,325.00	1,022.01	386,191.00	339,053.84	902,298.00	-62.42
97000 NET REVENUE/EXPENSE (-Gain/Loss)	2,650.63	4,896.00	-2,245.37	-30,978.00	-28,278.23	-21,948.00	28.84
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	13,400.00	13,500.00	-100.00	67,500.00	67,000.00	162,000.00	-58.64
Total Line 97400	13,400.00	13,500.00	-100.00	67,500.00	67,000.00	162,000.00	-58.64
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	13,400.00	13,500.00	-100.00	67,500.00	67,000.00	162,000.00	-58.64
OTHER FINANCING SOURCES (USES)							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	0.00	0.00	0.00	0.00	0.00	
SOURCES-USES							
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	16,050.63	4,896.00	11,154.63	-30,978.00	38,721.77	-21,948.00	-276.43

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 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	-12,856.00	-15,583.00	2,727.00	-77,917.00	-69,621.00	-187,000.00	-62.77
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-12,856.00	-15,583.00	2,727.00	-77,917.00	-69,621.00	-187,000.00	-62.77
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	-170.22	-333.00	162.78	-1,665.00	-231.22	-3,996.00	-94.21
10-1-000-002-3690.100 Late Fees	-475.00	-750.00	275.00	-3,750.00	-2,275.00	-9,000.00	-74.72
10-1-000-002-3690.120 Violation Fees	-150.00	-670.00	520.00	-3,350.00	-2,960.00	-8,040.00	-63.18
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-585.50	0.00	-585.50	0.00	-4,656.75	0.00	
10-1-000-002-3690.200 Materials	-883.45	0.00	-883.45	0.00	-2,832.85	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	-2,264.17	-1,753.00	-511.17	-8,765.00	-12,955.82	-21,036.00	-38.41
70500 TOTAL TENANT REVENUE	-15,120.17	-17,336.00	2,215.83	-86,682.00	-82,576.82	-208,036.00	-60.31
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-76,196.00	-69,229.00	-6,967.00	-346,145.00	-393,184.00	-830,748.00	-52.67
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	-76,196.00	-69,229.00	-6,967.00	-346,145.00	-393,184.00	-830,748.00	-52.67
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	-31.24	-25.00	-6.24	-125.00	-144.55	-300.00	-51.82
Total Line 71100	-31.24	-25.00	-6.24	-125.00	-144.55	-300.00	-51.82
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	-150.00	-150.00	0.00	-750.00	-750.00	-1,800.00	-58.33
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	0.00	-125.00	125.00	-625.00	-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	-150.00	-275.00	125.00	-1,375.00	-1,250.00	-3,300.00	-62.12
70000 TOTAL REVENUE	-91,497.41	-86,865.00	-4,632.41	-537,327.00	-477,155.37	-1,145,384.00	-58.34

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,316.50	6,450.00	-133.50	35,475.00	32,459.41	83,850.00	-61.29
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,316.50	6,450.00	-133.50	35,475.00	32,459.41	83,850.00	-61.29
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	0.00	0.00	0.00	3,335.00	3,335.00	0.00
Total Line 91200	0.00	0.00	0.00	0.00	3,335.00	3,335.00	0.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	13,819.26	14,584.00	-764.74	72,920.00	70,538.97	175,008.00	-59.69
Total Line 91300	13,819.26	14,584.00	-764.74	72,920.00	70,538.97	175,008.00	-59.69
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,365.00	1,455.00	-90.00	7,275.00	6,967.50	17,460.00	-60.09
Total Line 91310	1,365.00	1,455.00	-90.00	7,275.00	6,967.50	17,460.00	-60.09
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,148.45	2,250.00	-101.55	12,375.00	10,786.69	29,250.00	-63.12
Total Line 91500	2,148.45	2,250.00	-101.55	12,375.00	10,786.69	29,250.00	-63.12
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	0.00	0.00	550.00	1,007.00	2,450.00	-58.90
10-1-000-002-4180.000 Telephone	203.16	196.00	7.16	980.00	812.77	2,352.00	-65.44
10-1-000-002-4190.100 Postage	125.85	175.00	-49.15	875.00	517.46	2,100.00	-75.36
10-1-000-002-4190.200 Office Supplies	0.00	50.00	-50.00	250.00	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	250.00	464.43	600.00	-22.60
10-1-000-002-4190.400 Printing/printers	57.70	0.00	57.70	1,328.00	57.70	1,328.00	-95.66
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	414.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	185.00	-185.00	925.00	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	0.00	150.00	-150.00	750.00	440.79	1,800.00	-75.51
10-1-000-002-4190.800 Internet Services	397.95	526.00	-128.05	2,630.00	2,892.06	6,312.00	-54.18
10-1-000-002-4190.850 IT Support	0.00	40.00	-40.00	200.00	967.73	480.00	101.61
Total Line 91600	784.66	1,372.00	-587.34	9,152.00	7,355.06	21,070.00	-65.09
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	111.74	0.00	111.74	0.00	160.49	0.00	
Total Line 91800	111.74	0.00	111.74	375.00	1,010.11	4,260.00	-76.29
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	5.35	10.00	-4.65	50.00	39.59	120.00	-67.01
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	2,040.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	623.78	0.00	623.78	0.00	623.78	0.00	
10-1-000-002-4190.950 Background Verification	63.18	57.00	6.18	285.00	166.40	684.00	-75.67
Total Line 91900	692.31	475.00	217.31	2,375.00	1,329.77	5,700.00	-76.67

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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	25,237.92	26,586.00	-1,348.08	139,947.00	133,782.51	339,933.00	-60.64
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	9,800.00	9,800.00	23,520.00	-58.33
Total Line 92000	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
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	400.00	-400.00	1,400.00	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	600.00	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	450.00	-450.00	2,840.00	10.34	3,440.00	-99.70
92500 TOTAL TENANT SERVICES EXPENSE	0.00	450.00	-450.00	2,840.00	10.34	3,440.00	-99.70
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	79.03	200.00	-120.97	1,000.00	315.27	2,400.00	-86.86
10-1-000-002-4315.000 Sewer	34.11	35.00	-0.89	175.00	159.27	420.00	-62.08
10-1-000-002-4320.000 Electric	1,479.21	1,500.00	-20.79	5,500.00	3,913.45	15,000.00	-73.91
10-1-000-002-4330.000 Gas	285.50	600.00	-314.50	3,000.00	2,432.92	13,500.00	-81.98
Total Line 93100 93200 93300 93600	1,877.85	2,335.00	-457.15	9,675.00	6,820.91	31,320.00	-78.22
93000 TOTAL UTILITIES EXPENSES	1,877.85	2,335.00	-457.15	9,675.00	6,820.91	31,320.00	-78.22
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	24,500.00	24,650.00	58,800.00	-58.08
Total Line 94100	4,900.00	4,900.00	0.00	24,500.00	24,650.00	58,800.00	-58.08
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	195.39	250.00	-54.61	1,250.00	571.90	3,000.00	-80.94
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	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	79.41	500.00	-420.59	2,250.00	1,758.13	3,250.00	-45.90
10-1-000-002-4420.070 Electrical Supplies	1,172.06	400.00	772.06	2,000.00	1,413.06	4,800.00	-70.56
10-1-000-002-4420.080 Plumbing Supplies	1,401.41	575.00	826.41	2,875.00	3,739.98	6,900.00	-45.80
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
10-1-000-002-4420.100 Janitorial Supplies	137.59	250.00	-112.41	1,250.00	931.28	3,000.00	-68.96
10-1-000-002-4420.110 Routine Maint. Supplies	6,803.78	2,929.00	3,874.78	14,646.00	17,350.12	35,150.00	-50.64
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	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	9,789.64	5,004.00	4,785.64	24,771.00	28,357.47	59,300.00	-52.18

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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							
10-1-000-002-4330.010 Refuse	0.00	10.00	-10.00	50.00	31.71	120.00	-73.58
10-1-000-002-4430.000 Maint Labor Contract	0.00	9.00	-9.00	45.00	28.45	108.00	-73.66
10-1-000-002-4430.010 Garbage&Trash Cont	178.80	3,026.00	-2,847.20	15,130.00	11,521.85	36,312.00	-68.27
10-1-000-002-4430.020 Heating&Cooling Cont	2,553.50	1,565.00	988.50	7,825.00	10,338.77	18,780.00	-44.95
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	8,619.00	3,000.00	5,619.00	15,000.00	24,401.22	21,000.00	16.20
10-1-000-002-4430.060 Unit Turnaround Cont	178.00	155.00	23.00	775.00	672.50	1,860.00	-63.84
10-1-000-002-4430.070 Electrical Contracts	4,709.75	667.00	4,042.75	3,335.00	6,680.50	8,004.00	-16.54
10-1-000-002-4430.080 Plumbing Contracts	4,657.73	3,071.00	1,586.73	15,355.00	12,257.36	36,852.00	-66.74
10-1-000-002-4430.090 Extermination Contracts	1,829.00	500.00	1,329.00	2,500.00	5,159.00	6,000.00	-14.02
10-1-000-002-4430.100 Reg Contracts	68.00	0.00	68.00	0.00	236.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	20,469.75	11,485.00	8,984.75	57,425.00	68,243.25	137,820.00	-50.48
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	6,812.00	-6,812.00	34,060.00	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	-250.00	0.00	-250.00	400.00	2,997.54	1,600.00	87.35
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	43,013.53	30,300.00	12,713.53	151,900.00	142,751.15	350,200.00	-59.24
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	57,703.17	40,204.00	17,499.17	201,171.00	195,758.62	468,300.00	-58.20
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	907.53	0.00	907.53	1,100.00	907.53	2,200.00	-58.75
10-1-000-002-4480.100 ADT Contract	507.78	490.00	17.78	980.00	1,015.56	1,960.00	-48.19
10-1-000-002-4480.500 Security Contract	0.00	430.00	-430.00	2,150.00	1,270.10	5,160.00	-75.39
Total Line 95200	1,415.31	920.00	495.31	4,230.00	3,193.19	9,320.00	-65.74
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,415.31	920.00	495.31	4,230.00	3,193.19	9,320.00	-65.74
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	17,925.00	17,559.35	43,020.00	-59.18
10-1-000-002-4510.020 Liability Ins	469.95	485.00	-15.05	2,425.00	2,349.75	5,820.00	-59.63
10-1-000-002-4510.030 Work Comp Insurance	211.43	220.00	-8.57	1,100.00	1,057.15	2,640.00	-59.96
Total Line 96110 96120 96130	4,193.25	4,290.00	-96.75	21,450.00	20,966.25	51,480.00	-59.27
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	170.00	-4.62	850.00	826.90	2,040.00	-59.47
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	375.00	354.20	900.00	-60.64
10-1-000-002-4510.035 Auto Insurance	191.67	200.00	-8.33	1,000.00	958.35	2,400.00	-60.07
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	2,225.00	2,139.45	5,340.00	-59.94
96100 TOTAL INSURANCE PREMIUMS EXP	4,621.14	4,735.00	-113.86	23,675.00	23,105.70	56,820.00	-59.34

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,097.82	1,325.00	-227.18	6,785.00	6,276.84	15,570.00	-59.69
Total Line 96300	1,097.82	1,325.00	-227.18	6,785.00	6,276.84	15,570.00	-59.69
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	2,769.51	200.00	2,569.51	1,000.00	6,381.97	2,400.00	165.92
Total Line 96400	2,769.51	200.00	2,569.51	1,000.00	6,381.97	2,400.00	165.92
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,867.33	1,525.00	2,342.33	7,785.00	12,658.81	17,970.00	-29.56
96900 TOTAL OPERATING EXPENSE	96,682.72	78,715.00	17,967.72	399,123.00	385,130.08	950,623.00	-59.49
97000 NET REVENUE/EXPENSE (-Gain/Loss)	5,185.31	-8,150.00	13,335.31	-138,204.00	-92,025.29	-194,761.00	-52.75
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	30,630.00	31,000.00	-370.00	155,000.00	153,150.00	372,000.00	-58.83
Total Line 97400	30,630.00	31,000.00	-370.00	155,000.00	153,150.00	372,000.00	-58.83
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	30,630.00	31,000.00	-370.00	155,000.00	153,150.00	372,000.00	-58.83

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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							
10-1-000-002-9111.000 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)	35,815.31	-8,150.00	43,965.31	-138,204.00	61,179.77	-194,761.00	-131.41

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
August, 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	-14,106.00	-13,948.00	-158.00	-69,740.00	-69,584.80	-167,376.00	-58.43
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,106.00	-13,948.00	-158.00	-69,740.00	-69,584.80	-167,376.00	-58.43
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-25.00	0.00	-75.00	-75.00	-75.00	0.00
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	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	-50.00	-100.00	50.00	-500.00	-575.00	-1,200.00	-52.08
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	-557.00	-460.00	-97.00	-2,300.00	-2,243.75	-5,520.00	-59.35
10-1-000-006-3690.160 Vending Machine Inc	-71.69	-25.00	-46.69	-125.00	-153.84	-300.00	-48.72
10-1-000-006-3690.180 Labor	0.00	0.00	0.00	0.00	-417.25	0.00	
10-1-000-006-3690.200 Materials	0.00	0.00	0.00	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	-703.69	-610.00	-93.69	-3,025.00	-3,637.47	-7,145.00	-49.09
70500 TOTAL TENANT REVENUE	-14,809.69	-14,558.00	-251.69	-72,765.00	-73,222.27	-174,521.00	-58.04
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-5,966.00	-5,420.00	-546.00	-27,100.00	-23,167.00	-65,045.00	-64.38
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	-5,966.00	-5,420.00	-546.00	-27,100.00	-23,167.00	-65,045.00	-64.38
10010 Operating Transfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-17,500.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-17,500.00	0.00	-42,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-7.65	-8.00	0.35	-40.00	-37.79	-99.00	-61.83
Total Line 71100	-7.65	-8.00	0.35	-40.00	-37.79	-99.00	-61.83
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	-20,783.34	-23,486.00	2,702.66	-117,405.00	-96,427.06	-281,665.00	-65.77

EXPENSES

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	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	5,525.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	5,525.00	0.00	13,260.00	-100.00
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	0.00	0.00	0.00	870.00	870.00	0.00
Total Line 91200	0.00	0.00	0.00	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	19,170.00	19,286.22	46,008.00	-58.08
Total Line 91300	3,872.43	3,834.00	38.43	19,170.00	19,286.22	46,008.00	-58.08
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	379.00	3.50	1,895.00	1,905.00	4,548.00	-58.11
Total Line 91310	382.50	379.00	3.50	1,895.00	1,905.00	4,548.00	-58.11
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	328.90	325.00	3.90	1,625.00	1,541.14	3,900.00	-60.48
10-1-000-006-4190.100 Postage	5.70	7.00	-1.30	35.00	26.12	84.00	-68.90
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	100.00	0.00	240.00	-100.00
10-1-000-006-4190.800 Internet Services	229.95	202.00	27.95	1,009.00	1,040.36	2,420.00	-57.01
10-1-000-006-4190.850 IT Support	0.00	0.00	0.00	250.00	0.00	500.00	-100.00
Total Line 91600	564.55	554.00	10.55	3,364.00	2,607.62	8,254.00	-68.41
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	6.00	-6.00	31.00	0.00	75.00	-100.00
Total Line 91800	0.00	6.00	-6.00	114.00	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	15.00	5.35	36.00	-85.14
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	107.00	-107.00	532.00	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	60.00	0.00	144.00	-100.00
Total Line 91900	1.07	122.00	-120.93	607.00	5.35	1,455.00	-99.63
91000 TOTAL OPERATING EXPENSE - Admin	4,820.55	6,000.00	-1,179.45	30,675.00	24,674.19	75,870.00	-67.48

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	317.38	300.00	17.38	1,500.00	1,413.73	3,600.00	-60.73
10-1-000-006-4430.020 Heating & Cooling Cont	56.00	1,250.00	-1,194.00	6,250.00	8,301.31	15,000.00	-44.66
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	1,067.70	1,100.00	-32.30	2,200.00	2,135.40	4,400.00	-51.47
10-1-000-006-4430.050 Landscape & Grds Cont	44.00	100.00	-56.00	3,400.00	2,020.00	3,400.00	-40.59
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	42.00	0.00	42.00	2,500.00	948.25	5,000.00	-81.04
10-1-000-006-4430.080 Plumbing Contracts	627.39	0.00	627.39	6,250.00	6,552.10	12,500.00	-47.58
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	0.00	0.00	0.00	0.00	2,779.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	260.50	4,967.00	-4,706.50	24,834.00	7,531.32	59,600.00	-87.36
10-1-000-006-4430.120 Other Misc. Cont Cost	200.00	83.00	117.00	416.00	200.00	1,000.00	-80.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	0.00	0.00	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	2,614.97	7,800.00	-5,185.03	48,450.00	34,942.86	108,550.00	-67.81
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	4,672.46	10,093.00	-5,420.54	60,966.00	46,178.69	138,520.00	-66.66
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	0.00	0.00	0.00	1,454.26	0.00	
10-1-000-006-4480.500 Security Contract	0.00	200.00	-200.00	2,150.00	820.00	4,250.00	-80.71
Total Line 95200	0.00	200.00	-200.00	2,150.00	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	0.00	200.00	-200.00	2,150.00	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	5,720.00	5,612.80	13,728.00	-59.11
10-1-000-006-4510.020 Liability Insurance	124.11	127.00	-2.89	635.00	620.55	1,524.00	-59.28
10-1-000-006-4510.030 Work Comp	59.90	61.00	-1.10	305.00	299.50	732.00	-59.08
Total Line 96110 96120 96130	1,306.57	1,332.00	-25.43	6,660.00	6,532.85	15,984.00	-59.13
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	45.00	-1.32	225.00	218.40	540.00	-59.56
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.00	-0.86	40.00	35.70	97.00	-63.20
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	265.00	254.10	637.00	-60.11
96100 TOTAL INSURANCE PREMIUMS EXP	1,357.39	1,385.00	-27.61	6,925.00	6,786.95	16,621.00	-59.17
GENERAL EXPENSES							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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 Absenses							
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	1,133.49	1,195.00	-61.51	6,027.00	6,086.56	13,935.00	-56.32
Total Line 96300	1,133.49	1,195.00	-61.51	6,027.00	6,086.56	13,935.00	-56.32
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-1,030.80	83.00	-1,113.80	416.00	-886.14	1,000.00	-188.61
Total Line 96400	-1,030.80	83.00	-1,113.80	416.00	-886.14	1,000.00	-188.61
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	102.69	1,278.00	-1,175.31	6,443.00	5,200.42	14,935.00	-65.18
96900 TOTAL OPERATING EXPENSE	14,234.13	21,466.00	-7,231.87	121,384.00	96,383.69	288,641.00	-66.61
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-6,549.21	-2,020.00	-4,529.21	3,979.00	-43.37	6,976.00	-100.62
 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	43,250.00	35,300.00	103,800.00	-65.99
Total Line 97400	7,060.00	8,650.00	-1,590.00	43,250.00	35,300.00	103,800.00	-65.99
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	43,250.00	35,300.00	103,800.00	-65.99

OTHER FINANCING SOURCES (USES)

10010 Operating Transfer In

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	0.00	0.00	0.00	0.00	0.00	0.00	
SOURCES-USES							
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	510.79	-2,020.00	2,530.79	3,979.00	35,256.63	6,976.00	405.40

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Knox County Housing Authority
FDS Income Statement - Brentwood
August, 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	-26,537.00	-27,209.00	672.00	-136,045.00	-130,720.00	-326,508.00	-59.96
60-1-000-000-5125.000 PHA Rent	-7,438.00	-6,231.00	-1,207.00	-31,155.00	-35,358.00	-74,772.00	-52.71
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	485.00	0.00	485.00	0.00	792.00	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	-33,490.00	-33,440.00	-50.00	-167,200.00	-165,286.00	-401,280.00	-58.81
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-989.50	-733.00	-256.50	-3,665.00	-3,229.00	-8,796.00	-63.29
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	-457.00	-600.00	143.00	-3,000.00	-2,312.00	-7,200.00	-67.89
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	-79.00	-125.00	46.00	-625.00	-245.00	-1,500.00	-83.67
60-1-000-000-5926.000 Violation Charges	0.00	0.00	0.00	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	-1,525.50	-1,458.00	-67.50	-7,290.00	-6,136.00	-17,496.00	-64.93
70500 TOTAL TENANT REVENUE	-35,015.50	-34,898.00	-117.50	-174,490.00	-171,422.00	-418,776.00	-59.07
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	-10.77	-10.00	-0.77	-50.00	-40.87	-120.00	-65.94
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-10.77	-10.00	-0.77	-50.00	-40.87	-120.00	-65.94
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	-1,771.00	0.00	-1,771.00	0.00	-1,771.00	0.00	
Total Line 71500	-1,771.00	0.00	-1,771.00	0.00	-1,782.25	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	-36,797.27	-34,908.00	-1,889.27	-174,540.00	-173,245.12	-418,896.00	-58.64

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Knox County Housing Authority
FDS Income Statement - Brentwood
August, 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	1,200.00	1,240.00	-40.00	6,820.00	6,161.10	16,120.00	-61.78
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,500.00	-0.24	13,750.00	12,866.45	32,500.00	-60.41
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.76	3,740.00	-40.24	20,570.00	19,027.55	48,620.00	-60.86
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	0.00	0.00	0.00	1,087.50	1,160.00	-6.25
Total Line 91200	0.00	0.00	0.00	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	18,720.00	18,356.00	44,928.00	-59.14
Total Line 91300	3,640.00	3,744.00	-104.00	18,720.00	18,356.00	44,928.00	-59.14
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	2,700.00	2,647.50	6,480.00	-59.14
Total Line 91310	525.00	540.00	-15.00	2,700.00	2,647.50	6,480.00	-59.14
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	38.00	-28.37	188.00	248.98	450.00	-44.67
Total Line 91400	9.63	38.00	-28.37	188.00	248.98	450.00	-44.67
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	590.80	602.00	-11.20	3,311.00	2,907.03	7,826.00	-62.85
60-1-000-000-6330.500 Manager's Benefits	885.23	450.00	435.23	2,475.00	4,325.39	5,850.00	-26.06
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,476.03	1,052.00	424.03	5,786.00	7,232.42	13,676.00	-47.12
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	17.00	176.00	-159.00	880.00	759.34	2,112.00	-64.05
60-1-000-000-6311.000 Office Exp - BW	62.12	165.00	-102.88	825.00	828.09	1,980.00	-58.18
60-1-000-000-6311.050 Office Rental Exp	235.00	235.00	0.00	1,175.00	1,175.00	2,860.00	-58.92
60-1-000-000-6311.100 Phone/Internet Exp	181.41	140.00	41.41	700.00	674.33	1,680.00	-59.86
60-1-000-000-6311.150 IT Support	102.42	55.00	47.42	275.00	615.70	660.00	-6.71
60-1-000-000-6311.200 Office Furniture	0.00	200.00	-200.00	200.00	0.00	200.00	-100.00
Total Line 91600	597.95	971.00	-373.05	4,055.00	4,052.46	9,492.00	-57.31
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	0.00	0.00	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	108.13	100.00	8.13	500.00	474.16	1,200.00	-60.49
Total Line 91800	108.13	100.00	8.13	2,200.00	897.92	2,900.00	-69.04
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	130.00	-130.00	1,020.00	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	0.00	0.00	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	15.98	12.00	3.98	60.00	58.08	144.00	-59.67
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	375.00	119.72	900.00	-86.70
Total Line 91900	15.98	217.00	-201.02	15,455.00	3,977.80	16,974.00	-76.57
91000 TOTAL OPERATING EXPENSE - Admin	10,072.48	10,402.00	-329.52	69,674.00	57,528.13	144,680.00	-60.24
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	1,040.73	870.00	170.73	4,350.00	4,096.07	10,440.00	-60.77
Total Line 93100	1,040.73	870.00	170.73	4,350.00	4,096.07	10,440.00	-60.77
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	473.45	350.00	123.45	1,750.00	3,012.32	4,200.00	-28.28
Total Line 93200	473.45	350.00	123.45	1,750.00	3,012.32	4,200.00	-28.28
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	152.99	165.00	-12.01	825.00	722.96	1,980.00	-63.49
Total Line 93300	152.99	165.00	-12.01	825.00	722.96	1,980.00	-63.49
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	1,975.79	1,441.00	534.79	7,205.00	7,828.38	17,292.00	-54.73
Total Line 93600	1,975.79	1,441.00	534.79	7,205.00	7,828.38	17,292.00	-54.73
93000 TOTAL UTILITIES EXPENSES	3,642.96	2,826.00	816.96	14,130.00	15,659.73	33,912.00	-53.82
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	4,580.80	4,475.00	105.80	24,613.00	23,504.60	58,175.00	-59.60
60-1-000-000-6510.100 OT Maintenance	109.71	83.00	26.71	415.00	182.85	996.00	-81.64
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,690.51	4,558.00	132.51	25,028.00	23,687.45	59,171.00	-59.97
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	223.97	0.00	223.97	0.00	232.13	1,200.00	-80.66
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	0.00	200.00	-200.00	2,000.00	621.59	3,000.00	-79.28
60-1-000-000-6515.070 Electrical Supplies	147.26	155.00	-7.74	775.00	210.74	1,860.00	-88.67
60-1-000-000-6515.080 Plumbing Supplies	392.64	400.00	-7.36	2,000.00	1,014.09	4,800.00	-78.87
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	114.78	105.00	9.78	525.00	1,271.35	1,260.00	0.90
60-1-000-000-6515.110 Routine Maint. Supplies	878.26	670.00	208.26	3,350.00	2,022.16	8,040.00	-74.85
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	700.00	571.86	1,680.00	-65.96
60-1-000-000-6515.115 Refrigerators	541.00	0.00	541.00	2,000.00	541.00	2,000.00	-72.95
60-1-000-000-6515.116 Stoves	0.00	0.00	0.00	1,200.00	0.00	1,200.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	195.59	0.00	195.59	500.00	198.30	650.00	-69.49
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,493.50	1,670.00	823.50	13,050.00	6,683.22	26,390.00	-74.68
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,115.55	1,150.00	-34.45	5,750.00	5,506.65	13,800.00	-60.10
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	1,900.00	3,000.00	-1,100.00	8,000.00	2,258.00	8,000.00	-71.78
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	325.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	600.00	-600.00	3,300.00	0.00	6,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	0.00	0.00	813.00	588.00	2,552.00	-76.96
60-1-000-000-6520.100 Janitorial Contract	0.00	0.00	0.00	450.00	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	120.00	170.00	-50.00	850.00	412.50	2,040.00	-79.78
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	2,000.00	-2,000.00	4,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	0.00	36,000.00	-36,000.00	108,000.00	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)	3,135.55	42,985.00	-39,849.45	131,488.00	9,215.15	173,497.00	-94.69
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,169.50	2,150.00	19.50	11,825.00	10,589.77	27,950.00	-62.11
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,169.50	2,150.00	19.50	11,825.00	10,589.77	27,950.00	-62.11
94000 TOTAL MAINTENANCE EXPENSES	12,489.06	51,363.00	-38,873.94	181,391.00	50,175.59	287,008.00	-82.52
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	5,425.00	5,303.85	13,020.00	-59.26
Total Line 96110	1,060.77	1,085.00	-24.23	5,425.00	5,303.85	13,020.00	-59.26
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	180.00	-4.29	900.00	878.55	2,160.00	-59.33
Total Line 96120	175.71	180.00	-4.29	900.00	878.55	2,160.00	-59.33
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,425.00	1,391.90	3,420.00	-59.30
Total Line 96130	278.38	285.00	-6.62	1,425.00	1,391.90	3,420.00	-59.30
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	65.00	-3.17	325.00	309.15	780.00	-60.37
60-1-000-000-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	455.00	442.60	1,092.00	-59.47
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	780.00	751.75	1,872.00	-59.84
96100 TOTAL INSURANCE PREMIUMS EXP	1,665.21	1,706.00	-40.79	8,530.00	8,326.05	20,472.00	-59.33
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	209.00	0.00	500.00	-100.00
Total Line 96210	0.00	42.00	-42.00	209.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,492.35	1,500.00	-7.65	7,500.00	7,481.31	18,000.00	-58.44
Total Line 96300	1,492.35	1,500.00	-7.65	7,500.00	7,481.31	18,000.00	-58.44
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	155.40	135.00	20.40	675.00	22.29	1,620.00	-98.62
Total Line 96400	155.40	135.00	20.40	675.00	22.29	1,620.00	-98.62
96000 TOTAL OTHER GENERAL EXPENSES	1,647.75	1,677.00	-29.25	8,384.00	7,503.60	20,120.00	-62.71
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Expense Payable	1,645.24	1,760.00	-114.76	8,800.00	8,244.33	21,120.00	-60.96

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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 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	-21,936.00	-23,140.00	1,204.00	-115,700.00	-110,636.00	-278,980.00	-60.34
60-1-000-001-5125.000 PHA Rent	-2,611.00	-2,000.00	-611.00	-10,000.00	-11,292.00	-24,000.00	-52.95
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	-100.00	40.00	-140.00	200.00	-2,034.00	480.00	-523.75
60-1-000-001-5970.000 Excess Rent	-1,199.00	-920.00	-279.00	-4,600.00	-5,318.00	-11,040.00	-51.83
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,846.00	-26,020.00	174.00	-130,100.00	-129,280.00	-313,540.00	-58.77
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	-349.00	-450.00	101.00	-2,250.00	-1,984.00	-5,400.00	-63.26
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	-110.00	-200.00	90.00	-1,000.00	-487.00	-2,400.00	-79.71
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	-459.00	-650.00	191.00	-3,250.00	-2,941.00	-7,800.00	-62.29
70500 TOTAL TENANT REVENUE	-26,305.00	-26,670.00	365.00	-133,350.00	-132,221.00	-321,340.00	-58.85
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-3,294.00	-3,440.00	146.00	-17,200.00	-18,237.00	-41,280.00	-55.82
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-3,294.00	-3,440.00	146.00	-17,200.00	-18,237.00	-41,280.00	-55.82
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	-1,175.00	-1,175.00	-2,845.00	-58.70
60-1-000-001-5900.000 Other Income	400.00	0.00	400.00	0.00	102.69	0.00	
60-1-000-001-5901.000 Income - LR Amps	-1,771.00	0.00	-1,771.00	0.00	-1,771.00	0.00	
Total Line 71500	-1,606.00	-235.00	-1,371.00	-1,175.00	-2,843.31	-2,845.00	-0.06
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	-31,205.00	-30,345.00	-860.00	-151,729.00	-153,307.44	-365,481.00	-58.05

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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 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	1,200.00	1,240.00	-40.00	6,820.00	6,161.10	16,120.00	-61.78
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,500.00	-0.26	13,750.00	12,866.35	32,500.00	-60.41
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	3,699.74	3,740.00	-40.26	20,570.00	19,027.45	48,620.00	-60.86
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	0.00	0.00	0.00	1,087.50	1,015.00	7.14
Total Line 91200	0.00	0.00	0.00	0.00	1,087.50	1,015.00	7.14
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	16,900.00	16,692.00	40,560.00	-58.85
Total Line 91300	3,380.00	3,380.00	0.00	16,900.00	16,692.00	40,560.00	-58.85
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	2,440.00	2,407.50	5,856.00	-58.89
Total Line 91310	487.50	488.00	-0.50	2,440.00	2,407.50	5,856.00	-58.89
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	130.00	-120.38	380.00	232.10	450.00	-48.42
Total Line 91400	9.62	130.00	-120.38	380.00	232.10	450.00	-48.42
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	590.81	550.00	40.81	3,025.00	2,907.00	7,150.00	-59.34
60-1-000-001-6330.500 Manager's Benefits	885.22	900.00	-14.78	4,950.00	4,325.34	11,700.00	-63.03
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,476.03	1,450.00	26.03	7,975.00	7,232.34	18,850.00	-61.63
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	17.00	100.00	-83.00	500.00	196.44	1,200.00	-83.63
60-1-000-001-6311.000 Office Exp - PL	62.11	160.00	-97.89	800.00	828.06	1,920.00	-56.87
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	181.38	140.00	41.38	700.00	674.21	1,680.00	-59.87
60-1-000-001-6311.150 IT Support	102.42	55.00	47.42	275.00	615.68	660.00	-6.72
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	362.91	455.00	-92.09	2,275.00	2,314.39	5,460.00	-57.61
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	108.12	100.00	8.12	500.00	474.07	1,200.00	-60.49
Total Line 91800	108.12	100.00	8.12	2,200.00	897.81	2,900.00	-69.04
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	130.00	-130.00	1,020.00	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	910.00	0.00	910.00	0.00	910.00	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	5.35	10.00	-4.65	50.00	27.68	120.00	-76.93
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	500.00	33.04	1,200.00	-97.25
Total Line 91900	915.35	240.00	675.35	1,570.00	970.72	3,250.00	-70.13
91000 TOTAL OPERATING EXPENSE - Admin	10,439.27	9,983.00	456.27	54,310.00	50,861.81	126,961.00	-59.94
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	993.04	850.00	143.04	4,250.00	3,751.86	10,200.00	-63.22
Total Line 93100	993.04	850.00	143.04	4,250.00	3,751.86	10,200.00	-63.22
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	416.72	300.00	116.72	1,500.00	2,140.95	3,600.00	-40.53
Total Line 93200	416.72	300.00	116.72	1,500.00	2,140.95	3,600.00	-40.53
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	121.66	160.00	-38.34	800.00	686.56	1,920.00	-64.24
Total Line 93300	121.66	160.00	-38.34	800.00	686.56	1,920.00	-64.24
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	1,963.70	1,600.00	363.70	8,000.00	7,543.49	19,200.00	-60.71
Total Line 93600	1,963.70	1,600.00	363.70	8,000.00	7,543.49	19,200.00	-60.71
93000 TOTAL UTILITIES EXPENSES	3,495.12	2,910.00	585.12	14,550.00	14,122.86	34,920.00	-59.56
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	4,580.80	4,475.00	105.80	24,613.00	23,504.60	58,175.00	-59.60
60-1-000-001-6510.100 OT Maintenance	109.71	75.00	34.71	375.00	182.85	900.00	-79.68
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,690.51	4,550.00	140.51	24,988.00	23,687.45	59,075.00	-59.90
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	66.84	500.00	-433.16	790.00	771.02	2,040.00	-62.20
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	0.00	250.00	-250.00	2,250.00	944.99	3,000.00	-68.50
60-1-000-001-6515.070 Electrical Supplies	14.55	100.00	-85.45	500.00	55.93	1,200.00	-95.34
60-1-000-001-6515.080 Plumbing Supplies	0.00	350.00	-350.00	1,750.00	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	0.00	80.00	-80.00	400.00	99.04	960.00	-89.68
60-1-000-001-6515.110 Routine Maint. Supplies	154.66	700.00	-545.34	3,350.00	1,768.15	8,000.00	-77.90
60-1-000-001-6515.114 Painting Supplies - PL	266.08	185.00	81.08	925.00	329.47	2,220.00	-85.16
60-1-000-001-6515.115 Refrigerators	1,569.00	0.00	1,569.00	2,000.00	1,569.00	2,000.00	-21.55
60-1-000-001-6515.116 Stoves	0.00	0.00	0.00	1,600.00	0.00	1,600.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	200.00	-200.00	800.00	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	2,071.13	2,365.00	-293.87	14,465.00	6,856.77	27,120.00	-74.72
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	668.70	726.00	-57.30	3,630.00	3,272.40	8,712.00	-62.44
60-1-000-001-6520.020 Heat/Cool Contract	0.00	200.00	-200.00	400.00	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	0.00	0.00	0.00	0.00	99.00	200.00	-50.50
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	6,300.00	0.00	6,600.00	-100.00
60-1-000-001-6520.090 Extermin Contract	850.00	0.00	850.00	450.00	1,385.50	2,150.00	-35.56
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	251.00	50.00	201.00	250.00	279.00	600.00	-53.50
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	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	500.00	0.00	1,200.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	1,769.70	1,076.00	693.70	17,130.00	5,035.90	30,162.00	-83.30
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,169.57	2,150.00	19.57	11,825.00	10,589.78	27,950.00	-62.11
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	2,169.57	2,150.00	19.57	11,825.00	10,589.78	27,950.00	-62.11
94000 TOTAL MAINTENANCE EXPENSES	10,700.91	10,141.00	559.91	68,408.00	46,169.90	144,307.00	-68.01
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	5,475.00	5,355.35	13,140.00	-59.24
Total Line 96110	1,071.07	1,095.00	-23.93	5,475.00	5,355.35	13,140.00	-59.24
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	165.00	-7.42	825.00	787.90	1,980.00	-60.21
Total Line 96120	157.58	165.00	-7.42	825.00	787.90	1,980.00	-60.21
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	285.00	-6.62	1,425.00	1,391.90	3,420.00	-59.30
Total Line 96130	278.38	285.00	-6.62	1,425.00	1,391.90	3,420.00	-59.30
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	58.00	-2.54	290.00	277.30	696.00	-60.16
60-1-000-001-6721.500 PE & PO Insuranace	88.52	91.00	-2.48	455.00	442.60	1,092.00	-59.47
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	745.00	719.90	1,788.00	-59.74
96100 TOTAL INSURANCE PREMIUMS EXP	1,651.01	1,694.00	-42.99	8,470.00	8,255.05	20,328.00	-59.39
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	1,234.05	1,275.00	-40.95	6,375.00	6,462.56	15,300.00	-57.76
Total Line 96300	1,234.05	1,275.00	-40.95	6,375.00	6,462.56	15,300.00	-57.76
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	245.70	320.00	-74.30	1,600.00	3,229.52	3,840.00	-15.90
Total Line 96400	245.70	320.00	-74.30	1,600.00	3,229.52	3,840.00	-15.90
96000 TOTAL OTHER GENERAL EXPENSES	1,479.75	1,595.00	-115.25	7,975.00	9,692.08	19,640.00	-50.65
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Expense Payable	1,645.24	1,730.00	-84.76	8,650.00	8,244.32	20,760.00	-60.29

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,400.00	1,400.00	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	-56,275.00	-66,875.00	-135,060.00	-50.48
Total Admin Fee Subsidy	-12,037.00	-11,255.00	-782.00	-56,275.00	-66,875.00	-135,060.00	-50.48
Interest Income							
30-1-000-000-3300.000 Int Reserve	-6.13	-7.00	0.87	-35.00	-25.27	-84.00	-69.92
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-6.13	-7.00	0.87	-35.00	-25.27	-84.00	-69.92
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	-1,138.00	-100.00	-1,038.00	-500.00	-1,627.00	-1,200.00	35.58
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	-1,138.00	-100.00	-1,038.00	-500.00	-1,627.00	-1,200.00	35.58
TOTAL ADMIN OPERATING INCOME	-13,181.13	-11,362.00	-1,819.13	-56,810.00	-68,527.27	-136,344.00	-49.74
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	3,933.12	5,000.00	-1,066.88	27,500.00	21,132.10	65,000.00	-67.49
Total Admin Salaries	3,933.12	5,000.00	-1,066.88	27,500.00	21,132.10	65,000.00	-67.49
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	0.00	0.00	0.00	2,175.00	1,765.00	23.23
Total Audit Fee Expense	0.00	0.00	0.00	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	13,200.00	11,808.00	31,680.00	-62.73
30-1-000-000-4120.300 Bookkeep. Fees	1,455.00	1,650.00	-195.00	8,250.00	7,380.00	19,800.00	-62.73
Total Fees Expense	3,783.00	4,290.00	-507.00	21,450.00	19,188.00	51,480.00	-62.73
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	2,738.57	3,050.00	-311.43	16,775.00	12,816.26	39,650.00	-67.68
Total Benefit Contribution Exp	2,738.57	3,050.00	-311.43	16,775.00	12,816.26	39,650.00	-67.68
Office Expense							
30-1-000-000-4180.000 Telephone	85.07	41.00	44.07	325.00	336.99	772.00	-56.35
30-1-000-000-4190.100 Postage	204.48	150.00	54.48	760.00	853.31	1,850.00	-53.88
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	0.00	0.00	0.00	54.00	318.00	215.00	47.91
Total Office Expense	289.55	191.00	98.55	1,420.00	1,508.30	3,399.00	-55.63

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
August, 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	239.00	0.00	239.00	1,100.00	338.00	1,450.00	-76.69
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	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	259.65	0.00	259.65	200.00	1,279.99	371.00	245.01
30-1-000-000-4190.200 Inspection Exp	0.00	458.00	-458.00	2,291.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	11.63	50.00	-38.37	250.00	101.55	600.00	-83.08
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	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	510.28	508.00	2.28	6,261.00	3,377.75	12,937.00	-73.89
TOTAL ADMIN EXPENSE	11,254.52	13,039.00	-1,784.48	74,156.00	60,623.28	175,256.00	-65.41
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	270.00	265.80	648.00	-58.98
30-1-000-000-4510.030 Work Comp Insurance	190.28	194.00	-3.72	970.00	951.40	2,328.00	-59.13
30-1-000-000-4510.035 Auto Insurance	47.92	50.00	-2.08	250.00	239.60	600.00	-60.07
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	1,490.00	1,456.80	3,576.00	-59.26
TOTAL INSURANCE EXPENSE	291.36	298.00	-6.64	1,490.00	1,456.80	3,576.00	-59.26
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	102.20	0.00	102.20	-100.00	-10.90	-100.00	-89.10
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	287.37	317.00	-29.63	1,585.00	1,440.71	3,804.00	-62.13
Total General Expense	389.57	317.00	72.57	1,485.00	1,429.81	3,704.00	-61.40
TOTAL GENERAL EXPENSE	389.57	317.00	72.57	1,485.00	1,429.81	3,704.00	-61.40
TOTAL EXPENSES - ADMIN	11,935.45	13,654.00	-1,718.55	77,131.00	63,509.89	182,536.00	-65.21
ADMIN (Profit)/Loss	-1,245.68	2,292.00	-3,537.68	20,321.00	-5,017.38	46,192.00	-110.86
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	2,325.00	2,320.00	5,580.00	-58.42
Total Depreciation Expense	464.00	465.00	-1.00	2,325.00	2,320.00	5,580.00	-58.42
TOTAL MISC EXPENSE	464.00	465.00	-1.00	2,325.00	2,320.00	5,580.00	-58.42

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL ADMIN EXPENSES w/ DEPR EXP	12,399.45	14,119.00	-1,719.55	79,456.00	65,829.89	188,116.00	-65.01
ADMIN (Profit)/Loss w/ Depreciation	-781.68	2,757.00	-3,538.68	22,646.00	-2,697.38	51,772.00	-105.21
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-1,139.00	-100.00	-1,039.00	-500.00	-1,628.00	-1,200.00	35.67
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	-81,327.00	-80,226.00	-1,101.00	-401,128.00	-376,796.00	-962,706.00	-60.86
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,466.00	-80,326.00	-2,140.00	-401,628.00	-378,424.00	-963,906.00	-60.74
TOTAL HAP INCOME	-82,466.00	-80,326.00	-2,140.00	-401,628.00	-378,424.00	-963,906.00	-60.74
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	65,889.00	73,000.00	-7,111.00	365,000.00	327,621.00	876,000.00	-62.60
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	3,024.00	2,550.00	474.00	12,750.00	13,956.00	30,600.00	-54.39
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	350.00	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	5,902.00	12,250.00	-6,348.00	61,250.00	27,244.11	147,000.00	-81.47
Total HAP Expenses	74,815.00	87,975.00	-13,160.00	439,350.00	368,821.11	1,055,175.00	-65.05
TOTAL HAP EXPENSE	74,815.00	87,975.00	-13,160.00	439,350.00	368,821.11	1,055,175.00	-65.05
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	103.00	0.00	103.00	100.00	76.40	100.00	-23.60
Total General HAP Expenses	103.00	0.00	103.00	100.00	76.40	100.00	-23.60
TOTAL GENERAL HAP EXPENSES	103.00	0.00	103.00	100.00	76.40	100.00	-23.60
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	74,918.00	87,975.00	-13,057.00	439,450.00	368,897.51	1,055,275.00	-65.04
Remaining HAP (to)/from Reserve	-7,548.00	7,649.00	-15,197.00	37,822.00	-9,526.49	91,369.00	-110.43

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
August, 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	75.00	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	-7,080.00	0.00	-7,080.00	0.00	-13,746.00	0.00	
Total HAP Income	-7,080.00	0.00	-7,080.00	0.00	-13,746.00	0.00	
TOTAL HAP INCOME	-7,080.00	0.00	-7,080.00	0.00	-13,746.00	0.00	
HAP EXPENSE - EHV							
<u>HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,368.00	0.00	6,368.00	0.00	26,624.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	566.00	0.00	566.00	0.00	2,259.00	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	6,934.00	0.00	6,934.00	0.00	28,883.00	0.00	
TOTAL HAP EXPENSE	6,934.00	0.00	6,934.00	0.00	28,883.00	0.00	
EHV HAP (to)/from Reserve	-146.00	0.00	-146.00	0.00	15,137.00	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	-100.00	0.00	-100.00	0.00	-1,426.00	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	-100.00	0.00	-100.00	0.00	-2,126.00	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	-100.00	0.00	-100.00	0.00	-2,126.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
August, 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	0.00	0.00	0.00	0.00	150.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	150.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	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	283.08	0.00	283.08	0.00	1,969.77	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	178.68	0.00	178.68	0.00	1,243.32	0.00	
30-1-000-001-4120.100 EHV Management Fee	156.00	0.00	156.00	0.00	684.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	0.00	97.50	0.00	427.50	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	95.00	0.00	95.00	0.00	712.48	0.00	
Total Ongoing Admin Expenses	810.26	0.00	810.26	0.00	5,037.07	0.00	
TOTAL ONGOING ADMIN EXPENSES	810.26	0.00	810.26	0.00	5,037.07	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	0.00	0.00	0.00	0.00	1,594.06	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	1,594.06	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	116.00	0.00	116.00	0.00	116.00	0.00	
Total Owner Incentive Expenses	116.00	0.00	116.00	0.00	116.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	1,463.59	0.00	1,463.59	0.00	4,358.97	0.00	
Total Other Eligible Expenses	1,463.59	0.00	1,463.59	0.00	4,358.97	0.00	
TOTAL SERVICE FEE EXPENSES	1,579.59	0.00	1,579.59	0.00	6,069.03	0.00	
TOTAL EHV ADMIN EXPENSES	2,389.85	0.00	2,389.85	0.00	11,256.10	0.00	
EHV ADMINI (Profit)/Loss	2,289.85	0.00	2,289.85	0.00	9,130.10	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	110,054.63	105,084.00	4,970.63	490,640.57	1,332,212.00	-63.17
TOTAL OPERATING INCOME	110,054.63	105,084.00	4,970.63	490,640.57	1,332,212.00	-63.17
OPERATING EXPENSE						
Total Administration Expenses	54,893.06	53,504.00	1,389.06	283,472.49	723,502.00	-60.82
Total Tenant Service Expenses	110.74	0.00	110.74	110.74	0.00	
Total Utility Expenses	628.02	565.00	63.02	1,692.62	6,780.00	-75.04
Total Maintenance Expenses	57,513.03	52,802.00	4,711.03	260,181.22	686,474.00	-62.10
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.26	3,241.00	-9.74	16,156.30	46,392.00	-65.17
TOTAL ROUTINE OPERATING EXPENSES	116,376.11	110,112.00	6,264.11	561,613.37	1,463,148.00	-61.62
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	116,376.11	109,347.00	7,029.11	561,613.37	1,453,968.00	-61.37
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-6,321.48	-4,263.00	-2,058.48	-70,972.80	-121,756.00	-41.71
Total Depreciation Expense						
	760.00	765.00	-5.00	3,800.00	9,180.00	-58.61
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-7,081.48	-5,028.00	-2,053.48	-74,772.80	-130,936.00	-42.89

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	75,696.38	72,429.00	3,267.38	367,332.07	924,246.00	-60.26
TOTAL OPERATING INCOME	75,696.38	72,429.00	3,267.38	367,332.07	924,246.00	-60.26
OPERATING EXPENSE						
Total Administration Expenses	26,675.13	28,826.00	-2,150.87	141,591.68	362,478.00	-60.94
Total Tenant Service Expenses	24.86	137.00	-112.14	365.00	2,250.00	-83.78
Total Utility Expenses	9,795.13	10,708.00	-912.87	38,141.14	124,400.00	-69.34
Total Maintenance Expenses	34,073.03	29,304.00	4,769.03	121,620.35	318,956.00	-61.87
Total Protective Service Expenses	819.51	1,633.00	-813.49	2,954.93	13,200.00	-77.61
General Expenses	6,959.35	6,717.00	242.35	34,380.74	81,014.00	-57.56
TOTAL ROUTINE OPERATING EXPENSES	78,347.01	77,325.00	1,022.01	339,053.84	902,298.00	-62.42
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	78,347.01	63,825.00	14,522.01	339,053.84	740,298.00	-54.20
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-2,650.63	8,604.00	-11,254.63	28,278.23	183,948.00	-84.63
Total Depreciation Expense						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	67,000.00	162,000.00	-58.64
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-16,050.63	-4,896.00	-11,154.63	-38,721.77	21,948.00	-276.43

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,497.41	86,865.00	4,632.41	477,155.37	1,145,384.00	-58.34
TOTAL OPERATING INCOME	91,497.41	86,865.00	4,632.41	477,155.37	1,145,384.00	-58.34
OPERATING EXPENSE						
Total Administration Expenses	27,197.92	28,546.00	-1,348.08	143,637.57	363,453.00	-60.48
Total Tenant Service Expenses	0.00	450.00	-450.00	10.34	3,440.00	-99.70
Total Utility Expenses	1,877.85	2,345.00	-467.15	6,852.62	31,440.00	-78.20
Total Maintenance Expenses	57,703.17	40,194.00	17,509.17	195,726.91	468,180.00	-58.19
Total Protective Service Expenses	1,415.31	920.00	495.31	3,193.19	9,320.00	-65.74
General Expenses	8,488.47	6,260.00	2,228.47	35,764.51	74,790.00	-52.18
TOTAL ROUTINE OPERATING EXPENSES	96,682.72	78,715.00	17,967.72	385,185.14	950,623.00	-59.48
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	96,682.72	47,715.00	48,967.72	385,185.14	578,623.00	-33.43
NET REVENUE/EXPENSE PROFIT/-LOSS	-5,185.31	39,150.00	-44,335.31	91,970.23	566,761.00	-83.77
Total Depreciation Expense						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	153,150.00	372,000.00	-58.83
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-35,815.31	8,150.00	-43,965.31	-61,179.77	194,761.00	-131.41

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	20,783.34	23,486.00	-2,702.66	96,427.06	281,665.00	-65.77
TOTAL OPERATING INCOME	20,783.34	23,486.00	-2,702.66	96,427.06	281,665.00	-65.77
OPERATING EXPENSE						
Total Administration Expenses	5,330.55	6,510.00	-1,179.45	27,224.19	81,990.00	-66.80
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	4,300.00	-100.00
Total Utility Expenses	2,771.04	2,000.00	771.04	8,719.18	28,025.00	-68.89
Total Maintenance Expenses	4,672.46	10,093.00	-5,420.54	46,178.69	138,520.00	-66.66
Total Protective Service Expenses	0.00	200.00	-200.00	2,274.26	4,250.00	-46.49
General Expenses	1,460.08	2,663.00	-1,202.92	11,987.37	31,556.00	-62.01
TOTAL ROUTINE OPERATING EXPENSES	14,234.13	21,466.00	-7,231.87	96,383.69	288,641.00	-66.61
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	14,234.13	12,816.00	1,418.13	96,383.69	184,841.00	-47.86
NET REVENUE/EXPENSE PROFIT/-LOSS	6,549.21	10,670.00	-4,120.79	43.37	96,824.00	-99.96
Total Depreciation Expense						
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	35,300.00	103,800.00	-65.99
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-510.79	2,020.00	-2,530.79	-35,256.63	-6,976.00	405.40

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,181.13	11,362.00	1,819.13	68,527.27	136,344.00	-49.74
TOTAL ADMIN OPERATING INCOME	13,181.13	11,362.00	1,819.13	68,527.27	136,344.00	-49.74
OPERATING EXPENSES						
Total Admin Expenses	7,471.52	8,749.00	-1,277.48	39,202.07	121,981.00	-67.86
Total Fees Expenses	3,783.00	4,290.00	-507.00	21,363.00	53,245.00	-59.88
Total General Expenses	680.93	615.00	65.93	2,944.82	7,310.00	-59.72
TOTAL OPERATING EXPENSES	11,935.45	13,654.00	-1,718.55	63,509.89	182,536.00	-65.21
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	11,935.45	13,654.00	-1,718.55	63,509.89	182,536.00	-65.21
NET REVENUE PROFIT/-LOSS	1,245.68	-2,292.00	3,537.68	5,017.38	-46,192.00	-110.86
Total Depreciation Expense	464.00	465.00	-1.00	2,320.00	5,580.00	-58.42
NET REVENUE w/Deprecitation PROFIT/-LOSS	781.68	-2,757.00	3,538.68	2,697.38	-51,772.00	-105.21

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,466.00	80,326.00	2,140.00	378,424.00	963,906.00	-60.74
TOTAL HAP INCOME	82,466.00	80,326.00	2,140.00	378,424.00	963,906.00	-60.74
HAP EXPENSES						
Total HAP Expenses	74,815.00	87,975.00	-13,160.00	368,821.11	1,055,175.00	-65.05
Total General HAP Expenses	103.00	0.00	103.00	76.40	100.00	-23.60
TOTAL HAP EXPENSES	74,918.00	87,975.00	-13,057.00	368,897.51	1,055,275.00	-65.04
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	7,548.00	-7,649.00	15,197.00	9,526.49	-91,369.00	-110.43

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	36,797.27	34,908.00	1,889.27	173,245.12	418,896.00	-58.64
TOTAL OPERATING INCOME	36,797.27	34,908.00	1,889.27	173,245.12	418,896.00	-58.64
OPERATING EXPENSE						
Total Administration Expenses	6,062.88	6,253.00	-190.12	36,546.92	94,892.00	-61.49
Total Fee Expenses	4,165.00	4,284.00	-119.00	21,003.50	51,408.00	-59.14
Total Utilities Expenses	3,642.96	2,826.00	816.96	15,659.73	33,912.00	-53.82
Total Maintenance Expenses	12,489.06	51,363.00	-38,873.94	50,175.59	287,008.00	-82.52
Total Taxes & Insurance Expense	3,157.56	3,248.00	-90.44	15,807.36	38,972.00	-59.44
Total Financial Expenses	1,645.24	1,760.00	-114.76	8,244.33	21,120.00	-60.96
TOTAL ROUTINE OPERATING EXPENSE	31,162.70	69,734.00	-38,571.30	147,437.43	527,312.00	-72.04
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	31,162.70	61,434.00	-30,271.30	147,437.43	427,712.00	-65.53
NET REVENUE PROFIT/-LOSS						
	5,634.57	-26,526.00	32,160.57	25,807.69	-8,816.00	-392.74
Total Depreciation Expense						
	8,286.00	8,300.00	-14.00	41,430.00	99,600.00	-58.40
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,651.43	-34,826.00	32,174.57	-15,622.31	-108,416.00	-85.59

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	31,205.00	30,345.00	860.00	153,307.44	365,481.00	-58.05
TOTAL OPERATING INCOME	31,205.00	30,345.00	860.00	153,307.44	365,481.00	-58.05
OPERATING EXPENSE						
Total Administration Expenses	6,817.47	6,435.00	382.47	34,991.83	84,385.00	-58.53
Total Fee Expenses	3,867.50	3,868.00	-0.50	19,099.50	46,416.00	-58.85
Total Utilities Expenses	3,495.12	2,910.00	585.12	14,122.86	34,920.00	-59.56
Total Maintenance Expenses	10,700.91	10,141.00	559.91	46,169.90	144,307.00	-68.01
Total Taxes & Insurance Expense	2,885.06	2,969.00	-83.94	14,717.61	36,128.00	-59.26
Total Financial Expenses	1,645.24	1,730.00	-84.76	8,244.32	20,760.00	-60.29
TOTAL ROUTINE OPERATING EXPENSE	29,411.30	28,053.00	1,358.30	137,346.02	366,916.00	-62.57
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	29,411.30	20,778.00	8,633.30	137,346.02	279,616.00	-50.88
NET REVENUE PROFIT/-LOSS						
	1,793.70	9,567.00	-7,773.30	15,961.42	85,865.00	-81.41
Total Depreciation Expense						
	7,240.00	7,275.00	-35.00	36,200.00	87,300.00	-58.53
NET REVENUE w/Depreciation PROFIT/-LOSS	-5,446.30	2,292.00	-7,738.30	-20,238.58	-1,435.00	1,310.35

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	298,031.76	287,864.00	10,167.76	1,431,555.07	3,683,507.00	-61.14
TOTAL OPERATING INCOME	298,031.76	287,864.00	10,167.76	1,431,555.07	3,683,507.00	-61.14
OPERATING EXPENSE						
Total Administration Expenses	114,096.66	117,386.00	-3,289.34	595,925.93	1,531,423.00	-61.09
Total Tenant Service Expenses	135.60	587.00	-451.40	486.08	9,990.00	-95.13
Total Utility Expenses	15,072.04	15,618.00	-545.96	55,405.56	190,645.00	-70.94
Total Maintenance Expenses	153,961.69	132,393.00	21,568.69	623,707.17	1,612,130.00	-61.31
Total Protective Service Expenses	2,234.82	2,753.00	-518.18	8,422.38	26,770.00	-68.54
General Expenses	20,139.16	18,881.00	1,258.16	98,288.92	233,752.00	-57.95
TOTAL ROUTINE OPERATING EXPENSES	305,639.97	287,618.00	18,021.97	1,382,236.04	3,604,710.00	-61.65
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	-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	305,639.97	233,703.00	71,936.97	1,382,236.04	2,957,730.00	-53.27
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,608.21	54,161.00	-61,769.21	49,319.03	725,777.00	-93.20
Total Depreciation Expense						
Total Depreciation Expense	51,850.00	53,915.00	-2,065.00	259,250.00	646,980.00	-59.93
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-59,458.21	246.00	-59,704.21	-209,930.97	78,797.00	-366.42

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	68,002.27	65,253.00	2,749.27	326,552.56	784,377.00	-58.37
TOTAL OPERATING INCOME	68,002.27	65,253.00	2,749.27	326,552.56	784,377.00	-58.37
OPERATING EXPENSE						
Total Administration Expenses	12,880.35	12,688.00	192.35	71,538.75	179,277.00	-60.10
Total Fee Expenses	8,032.50	8,152.00	-119.50	40,103.00	97,824.00	-59.00
Total Utilities Expenses	7,138.08	5,736.00	1,402.08	29,782.59	68,832.00	-56.73
Total Maintenance Expenses	23,189.97	61,504.00	-38,314.03	96,345.49	431,315.00	-77.66
Total Taxes & Insurance Expense	6,042.62	6,217.00	-174.38	30,524.97	75,100.00	-59.35
Total Financial Expenses	3,290.48	3,490.00	-199.52	16,488.65	41,880.00	-60.63
TOTAL ROUTINE OPERATING EXPENSE	60,574.00	97,787.00	-37,213.00	284,783.45	894,228.00	-68.15
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	60,574.00	82,212.00	-21,638.00	284,783.45	707,328.00	-59.74
NET REVENUE PROFIT/-LOSS						
	7,428.27	-16,959.00	24,387.27	41,769.11	77,049.00	-45.79
Total Depreciation Expense						
	15,526.00	15,575.00	-49.00	77,630.00	186,900.00	-58.46
NET REVENUE w/Depreciation PROFIT/-LOSS	-8,097.73	-32,534.00	24,436.27	-35,860.89	-109,851.00	-67.35

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	14,292.86	6,051.09	8,241.77	74,064.08
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,051.44	16,365.31	-313.87	81,475.34
Administrative Expenses	755.83	478.71	277.12	8,177.26
Tenant Services	24.86	156.86	-132.00	365.00
Utilities	9,795.13	7,082.59	2,712.54	38,141.14
Maintenance Supplies/Contracts	30,467.54	25,177.19	5,290.35	102,450.28
Mileage	0.00	0.00	0.00	0.00
General Expenses	6,959.35	10,941.75	-3,982.40	34,380.74
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	78,347.01	66,253.50	12,093.51	339,053.84
AMP002 - FAMILY				
Salaries	13,364.95	-212.33	13,577.28	67,896.10
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,149.61	17,818.75	-669.14	87,346.06
Administrative Expenses	1,380.20	2,394.55	-1,014.35	12,232.64
Tenant Services	0.00	0.00	0.00	10.34
Utilities	1,877.85	1,956.68	-78.83	6,852.62
Maintenance Supplies/Contracts	54,218.48	41,367.78	12,850.70	174,270.10
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,488.47	6,077.81	2,410.66	35,764.51
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	96,479.56	69,403.24	27,076.32	384,372.37
AMP003 - BLUEBELL				
Salaries	1,275.00	-709.08	1,984.08	6,425.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,766.00	4,739.08	26.92	23,746.57
Administrative Expenses	564.55	708.37	-143.82	3,477.62
Tenant Services	0.00	166.12	-166.12	0.00
Utilities	2,771.04	1,976.75	794.29	8,719.18
Maintenance Supplies/Contracts	3,397.46	6,271.31	-2,873.85	42,027.95
Mileage	0.00	0.00	0.00	0.00
General Expenses	1,460.08	4,747.26	-3,287.18	11,987.37
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	14,234.13	17,899.81	-3,665.68	96,383.69
COCC				
Salaries	100,716.23	102,067.52	-1,351.29	506,301.78
Employee W/H Payments	-1,620.19	45.11	-1,665.30	-1,416.82
Management Fees	0.00	-302.64	302.64	718.48
Administrative Expenses	5,388.00	4,613.39	774.61	32,251.20
Tenant Services	110.74	0.00	110.74	110.74
Utilities	628.02	379.49	248.53	1,692.62
Maintenance Supplies/Contracts	6,301.86	13.99	6,287.87	4,349.77
Mileage	0.00	0.00	0.00	32.48
General Expenses	3,231.26	9,396.96	-6,165.70	16,156.30
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	114,755.92	116,213.82	-1,457.90	560,196.55
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	129,649.04	107,197.20	22,451.84	654,686.96
Employee W/H Payments	-1,620.19	45.11	-1,665.30	-1,416.82
Management Fees	37,967.05	38,620.50	-653.45	193,286.45
Administrative Expenses	8,291.74	8,390.98	-99.24	56,951.49
Tenant Services	135.60	322.98	-187.38	486.08
Utilities	15,072.04	11,395.51	3,676.53	55,405.56
Maintenance Supplies	94,385.34	72,830.27	21,555.07	323,098.10
Mileage	0.00	0.00	0.00	32.48
General Expenses	20,139.16	31,163.78	-11,024.62	98,288.92
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	304,019.78	269,966.33	34,053.45	1,380,819.22

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	12,035.80	10,782.90	1,252.90
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,165.00	4,224.50	-59.50
Administrative Expenses	871.11	710.11	161.00
Utilities	3,642.96	3,264.62	378.34
Maintenance Supplies/Contracts	5,629.05	5,965.01	-335.96
Tax & Insurance Expenses	3,157.56	-821.87	3,979.43
Finacial Expenses	1,645.24	1,792.58	-147.34
TOTAL BRENTWOOD CLAIMS	31,146.72	25,917.85	5,228.87
PRAIRIELAND			
Salaries	12,035.85	10,782.74	1,253.11
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,748.50	119.00
Administrative Expenses	726.35	-307.77	1,034.12
Utilities	3,495.12	3,094.27	400.85
Maintenance Supplies/Contracts	3,840.83	4,809.02	-968.19
Taxes & Insurance Expenses	2,885.06	-1,122.96	4,008.02
Financial Expenses	1,645.24	1,792.58	-147.34
TOTAL PRAIRIELAND CLAIMS	28,495.95	22,796.38	5,699.57
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	24,071.65	21,565.64	2,506.01
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	7,973.00	59.50
Administrative Expenses	1,597.46	402.34	1,195.12
Utilities	7,138.08	6,358.89	779.19
Maintenance Supplies	9,469.88	10,774.03	-1,304.15
Taxes & Insurance Expenses	6,042.62	-1,944.83	7,987.45
Financial Expenses	3,290.48	3,585.16	-294.68
TOTAL AHP CLAIMS	59,642.67	48,714.23	10,928.44
HOUSING CHOICE VOUCHER - HCV			
Salaries	7,133.45	9,027.44	-1,893.99
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,036.50	3,905.33	131.17
Administrative Expenses	2,474.42	1,110.96	1,363.46
General Expense-Admin	680.93	578.85	102.08
Total HCV Expenses	14,325.30	14,622.58	-297.28
HAP Expenses	81,749.00	78,151.00	3,598.00
General Expenses	103.00	0.00	103.00
Total HAP Expenses	81,852.00	78,151.00	3,701.00
TOTAL HCV CLAIMS	96,177.30	92,773.58	3,403.72

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
August, 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	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	118,763.94	118,763.94
TOTAL CFG 2020 CLAIMS	0.00	0.00	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	52,706.31	139,408.21	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	52,706.31	139,408.21	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	52,706.31	258,172.15	1,802,637.94

Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2022

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	78,347.01	66,253.50	12,093.51	339,053.84
AMP002 - FAMILY	96,682.72	69,599.20	27,083.52	385,185.14
AMP003 - BLUEBELL	14,234.13	17,899.81	-3,665.68	96,383.69
COCC	114,755.93	116,213.83	-1,457.90	558,196.60
TOTAL LOW RENT	304,019.79	269,966.34	34,053.45	1,378,819.27
<hr/>				
<u>A.H.P.</u>				
BRENTWOOD	31,162.70	25,817.62	5,345.08	147,437.43
PRAIRIELAND	29,411.30	22,803.38	6,607.92	137,346.02
TOTAL A.H.P.	60,574.00	48,621.00	11,953.00	284,783.45
<hr/>				
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,325.30	14,622.58	-297.28	74,707.78
TOTAL HCV	14,325.30	14,622.58	-297.28	74,707.78
<hr/>				
<u>GRANTS</u>				
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	118,763.94
CAPITAL FUND GRANT 2019	0.00	52,706.31	-52,706.31	139,408.21
TOTAL GRANTS	0.00	52,706.31	-52,706.31	258,172.15
<hr/>				
TOTAL CLAIMS FOR MONTH	378,919.09	385,916.23	-6,997.14	1,996,482.65
<hr/>				

EXECUTIVE DIRECTOR REPORT

August 2022

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, October 4, 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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
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	\$ 4,166.67	54.35%	\$ (1,902.17)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

The table below details required commissioner training, and the agency's compliance results:

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
Hawkinson, Jared (C)		1	1	1	1	80.0%
Robison, Sara (VC)		1	1	1		60.0%
Payton, Lomac						0.0%
Riley, Joseph						0.0%
Carson, LaToya						0.0%
Turner, Dena						0.0%
Range, Joey						0.0%
Antoine, Derek (ED)	1	1	1	1		80.0%
Total Authority	1	3	3	3	1	27.5%

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	%
Hawkinson, Jared (C)		1	1	1	1	1	1	1					87.5%
Robison, Sara (VC)	1		1	1		1	1	1					75.0%
Payton, Lomac	1	1	1	1	1	1	1						87.5%
Riley, Joseph		1	1	1	1		1	1					75.0%
Carson, LaToya	1	1	1	1	1	1	1	1					100.0%
Turner, Dena						1	1						66.7%
Range, Joey						1	1						66.7%
Antoine, Derek (ED)	1	1	1	1	1	1	1						87.5%

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:	8	8	Meets requirement
Average meeting attendance:	80.0	83.3%	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

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

LOW RENT

July 2022 saw three of the four low-rent cost centers (COCC, AMP1, and AMP2) operate at a deficit for the month. The COCC will generally reflect a deficit each month and for the fiscal year until the transfer from reserves is completed. This is due to the planned expenditure of COCC reserve funds for additional payroll.

AMP 01 (Moon Towers) and AMP 02 (Family) also showed deficits for the month, due to restructuring of work order billing for COCC funded maintenance positions. Despite the deficit for the month, both AMPs – along with AMP 03 (Bluebell Tower) – reflect positive cash flow for the fiscal year.

All low-rent cost centers (COCC, AMP 01, AMP 02, AMP 03) reflect a healthy reserve position. In the coming months, additional funds shall be required from reserves as the agency considers the addition of a safety and security administrative position, affecting approximately half of the remainder of FYE 03/31/2023. Accordingly, a budget revision will need to be completed and approved by the Board at some point to reflect the change.

AHP

Brentwood Manor and Prairieland Townhouse Apartments reported surplus cash flow for the month of August and continue to reflect strong income/expense results for the fiscal year. Work will soon begin at Brentwood for balcony repairs, which will directly impact the property's reserve position.

HOUSING CHOICE VOUCHER

Administrative income outpaced expense for the HCV program, and the program is currently performing at a surplus cash flow for FYE 2023. This is most likely due to reduction in payroll, due to a staff position absence due to surgery. It is anticipated the surplus won't be adequate to carry through the remainder of the FYE, and the program will again operate at a deficit for the FY.

Housing assistance payment (HAP) expenses were not sufficient to cover HAP income, thus a total of \$7,548 was added to the agency's net-restricted position (NRP) balance, bringing the total to \$36,633.55 through August. This represents approximately a little less than ½ a month of HAP expenditures. Ideally, the agency would operate with very little NRP, as these funds are direct overflow from funding that should go directly to landlords to assist families. Higher NRP means the agency has an opportunity to house more families.

EXECUTIVE SUMMARY

The emergency housing vouchers (EHV) continue to trend well for the agency. There are 14 EHV currently leased, out of the 15 HUD has allotted to the agency. There are currently 8 voucher holders searching for a unit, which will be filled on a first come, first served basis. For the month, the agency has expended \$7,500 in HAP and utility payments, with annual expenditures totaling \$31,142. Average HAP for an EHV is \$495.00, an increase of approximately 44% over a standard Knox County voucher. This is due largely to the lack of resources the EHV families have, this affecting their ability to cover any portion of their rent.

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 deadline (OED), and is 100% expended ahead of the expenditure deadline (EED) of 04/15/2025. This grant is now closed out and submitted to HUD for pre-audit approval.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

Illinois HB5574 amended the Illinois Housing Authorities Act (310 ILCS 10) in a variety of ways. Specifically, HB5574 requires every housing authority to collect:

- the number of applications submitted for admission to federally assisted housing;
- the number of applications submitted for admission to federally assisted housing by individuals with a criminal history record, if the authority is conducting criminal history records checks of applicants or other household members;
- the number of applications for admission to federally assisted housing that were denied on the basis of a criminal history record, if the housing authority is conducting criminal history records checks of applicants or other household members; and other matters.

Further, HB5574 prohibits housing authorities from considering certain information when determining whether to rent or lease to an applicant for housing, including:

- an arrest or detention;
- criminal charges or indictments, and the nature of any disposition arising therefrom, that do not result in a conviction;
- a conviction that has been vacated, ordered, expunged, sealed, or impounded by a court;
- matters under the jurisdiction of the Illinois Juvenile Court;
- the amount of time since the applicant or other household member completed his or her sentence in prison or jail or was released from prison or jail; or
- convictions occurring more than 180 days prior to the date the applicant submitted his or her application for housing.

Previously, screening policies at the KCHA required consideration of criminal backgrounds for a period of twenty-four (24) months, or two years. This had been revised from the previous requirement of thirty-six (36) months, or three years. Additionally, the agency routinely considers all circumstances pertaining to behavior which would be cause for either an application denial or termination of assistance. PHAs were directed to consider a preponderance of the evidence when evaluating information pertinent to denial/termination, and to demonstrate due process throughout the course of action.

While the KCHA recognizes the inherent fair housing considerations regarding the use of criminal background screening when determining an applicant's suitability for housing programs or a participants eligibility for continued occupancy, the agency is seeing some negative effects as a result of implementation of the Housing Authorities Act provisions. Specifically there has been a dramatic rise in proposed terminations of assistance to participants in their initial lease term, specifically for violent or drug-related criminal activity. This is provided as information to the Board, as it is anticipated the challenges to the agency created by this amendment and its provisions will persist.

EXECUTIVE SUMMARY

LEGISLATIVE/ADVOCACY

Fair Market Rents (FMRs) are a gross rent estimate that includes the base rent, as well as any essential utilities that the tenant would be responsible for paying, such as gas or electric. FMRs are used by the Housing Choice Voucher (HCV) program to determine the payment standard, which is used to calculate the amount of rental assistance a family in the program may receive in a certain area. FMRs are also used in calculating public housing flat rents. Since 2008 HUD has used one-year estimates from the American Community Survey (ACS) conducted annually by the U.S. Census Bureau.

HUD has traditionally calculated FMRs by:

1. Estimating a base 2-bedroom rent using 5-year ACS data,
2. Adjusting that estimate for rents paid by recent movers using 1-year ACS data,
3. Adjusting for inflation using CPI data,
4. Trending outcomes to account for inflation in the coming year,
5. Calculating a minimum FMR for each state using the median FMR for non-metropolitan areas in the state,
6. Adjusting calculated 2-bedroom FMRs for different bedroom sizes, and
7. Limiting any decreases in calculated FMRs to 10 percent.

Earlier this year, the Census Bureau announced that, due to the COVID-19 pandemic's impact on data collection, ACS results failed to meet data quality standards and they would not publish annual estimates in 2022 – thus creating a need for an updated data source.

On 07/18/2022, HUD published a notice concerning changes it was proposing to use for its calculation of FY 2023 FMRs. HUD proposed to use private sector datasets (e.g., Zillow, Apartment List, Moody's Analytics and others) where at least three (3) such resources are available for a locality, to supplement consumer price index (CPI) inflation trends with the growth rates reflected by private data sets, and to use recent movers in ACS 5-year data. In the past, HUD had used components of the CPI to inflate results derived from ACS data to reflect rents in the coming year. The stated concern was that the CPI is a lagging indicator which does not adequately capture rent inflation since 2020. HUD's notice acknowledged that some private data sources offer more timely and geographically specific rent trends, but also expressed concerns that, "the nature of the proprietary data does not allow HUD the same level of visibility into its soundness of methodology and samples," or in other words, lacking transparency. Comments received and published by HUD tended to be supportive of an updated methodology.

On 09/01/2022, HUD published a notice in the Federal Register announcing the new FMRS for 2023, based on this methodology. PHAs are required to adjust their payment standard and flat rent schedules to reflect the changes no later than three (3) months following the effective date of the published FMRs (12/01/2022). The KCHA Flat Rent Schedule (PH) and the Payment Standard Schedule (HCVP) will be presented to the Board of Commissioners at the October 2022 regular meeting.

EXECUTIVE SUMMARY

PUBLIC RELATIONS

Agency representatives were on hand to participate in National Night Out on 08/02/2022. National Night Out is a community-building campaign that police departments nationwide host on the first Tuesday in August each year. It is designed to promote police-community partnerships by bringing law enforcement and neighbors together under positive circumstances.

The agency was forced to cancel its scheduled “KCHA All Star Saturday” event scheduled for 08/20/2022. A 3-on-3 basketball tournament, lay-up contest, Galesburg Fire Department touch-a-truck, and other activities were planned, though lack of participant registration ultimately led to the decision to cancel and reschedule.

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	5321	97.0%	3.0%	177	175	98.9%	1.1%
Family Sites	5735	5592	97.5%	2.5%	185	183	98.9%	1.1%
Bluebell Tower	1581	1554	98.3%	1.7%	51	51	100.0%	0.0%
PH Total	12803	12467	97.4%	2.6%	413	409	99.0%	1.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Moon Towers	27081	26616	98.3%	1.7%	708	708	100.0%	0.0%
Family Sites	28642	28316	98.9%	1.1%	968	945	97.6%	2.4%
Bluebell Tower	7803	7742	99.2%	0.8%	255	255	100.0%	0.0%
PH Total	63526	62674	98.7%	1.3%	1931	1908	98.8%	1.2%

	CURRENT PERIOD					FISCAL YTD				
	#	DOWN	MAINT.	LEASING	TOTAL	#	DOWN	MAINT.	LEASING	TOTAL
Moon Towers	1	0	4	174	178	11	0	284	159	443
Averages		0.0	4.0	174.0	178.0		0.0	25.8	14.5	40.3
Family Sites	1	4	9	1	14	12	58	105	42	205
Averages		4.0	9.0	1.0	14.0		4.8	8.8	3.5	17.1
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	13	175	192	25	58	485	204	747
Averages		2.0	6.5	87.5	96.0		2.3	19.4	8.2	29.9

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	\$ (75,671.38)	\$ (72,429.00)	4.5%	\$ (374,419.99)	\$ (362,144.00)	3.4%
Expense	\$ 78,347.01	\$ 77,325.00	1.3%	\$ 339,513.84	\$ 386,192.00	-12.1%
(Revenue)/LOSS	\$ 2,675.63	\$ 4,896.00	-45.4%	\$ (34,906.15)	\$ 24,048.00	-245.2%
Family Sites						
Income	\$ (91,497.41)	\$ (86,865.00)	5.3%	\$ (477,155.37)	\$ (537,327.00)	-11.2%
Expense	\$ 96,682.73	\$ 78,715.00	22.8%	\$ 385,130.08	\$ 399,123.00	-3.5%
(Revenue)/LOSS	\$ 5,185.32	\$ (8,150.00)	163.6%	\$ (92,025.29)	\$ (138,204.00)	33.4%
Bluebell Tower						
Income	\$ (20,757.65)	\$ (23,533.00)	-11.8%	\$ (96,302.06)	\$ (117,305.00)	-17.9%
Expense	\$ 14,234.13	\$ 21,466.00	-33.7%	\$ 96,383.69	\$ 115,859.00	-16.8%
(Revenue)/LOSS	\$ (6,523.52)	\$ (2,067.00)	-215.6%	\$ 81.63	\$ (1,446.00)	105.6%
PH Total						
Income	\$ (187,926.44)	\$ (182,827.00)	2.8%	\$ (947,877.42)	\$ (1,016,776.00)	-6.8%
Expense	\$ 189,263.87	\$ 177,506.00	6.6%	\$ 821,027.61	\$ 901,174.00	-8.9%
(Revenue)/LOSS	\$ 1,337.43	\$ (5,321.00)	125.1%	\$ (126,849.81)	\$ (115,602.00)	-9.7%

	PROJ TEN REVENUE	A/R	TAR %
Moon Towers	\$ 414,489.70	\$ 24,500.36	5.91%
Family Sites	\$ 198,184.37	\$ 51,819.63	26.15%
Bluebell Tower	\$ 175,733.45	\$ 4,032.44	2.29%
PH Total	\$ 788,407.51	\$ 80,352.43	10.19%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Moon Towers	\$ 697,571.77	\$ 271,243.07	\$ 67,810.77	10.29	\$ 426,328.70
Family Sites	\$ 958,884.86	\$ 308,148.11	\$ 77,037.03	12.45	\$ 650,736.75
Bluebell Tower	\$ 227,135.75	\$ 77,106.95	\$ 19,276.74	11.78	\$ 150,028.80
PH Total	\$ 1,883,592.38	\$ 656,498.14	\$ 164,124.53	11.48	\$ 1,227,094.24

PUBLIC HOUSING PROGRAM

MAINTENANCE

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	46	46	100.0%	0.0%	105	2.28
Family Sites	224	221	98.7%	1.3%	609	2.76
Bluebell Tower	12	11	91.7%	8.3%	13	1.18
PH Total	282	278	98.6%	1.4%	727	2.62

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Moon Towers	359	359	100.0%	0.0%	897	2.50
Family Sites	559	556	99.5%	0.5%	1243	2.24
Bluebell Tower	146	145	99.3%	0.7%	300	2.07
PH Total	1064	1060	99.6%	0.4%	2440	2.30

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	3	3	100.0%	3	100.0%	0	0.0%
Family Sites	9	9	100.0%	9	100.0%	0	0.0%
Bluebell Tower	0	0	0.0%	0	0.0%	0	0.0%
PH Total	12	12	100.0%	12	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Moon Towers	37	37	100.0%	37	100.0%	0	0.0%
Family Sites	51	51	100.0%	51	100.0%	0	0.0%
Bluebell Tower	7	7	100.0%	7	100.0%	0	0.0%
PH Total	95	95	100.0%	95	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Moon Towers	195	5	171	24	87.7%	24	148	171	115.5%
Family Sites	424	0	179	245	42.2%	739	95	105	110.5%
Bluebell Tower	65	3	15	50	23.1%	110	15	15	100.0%
PH Total	684	8	365	319	53.4%	873	258	291	112.8%

PUBLIC HOUSING PROGRAM

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	1	0	0.00	4	4.00	4	4.00
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	13	6.50	17	8.50

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Moon Towers	11	0	0.00	284	25.82	284	25.82
Family Sites	12	58	4.83	105	8.75	163	13.58
Bluebell Tower	2	0	0.00	96	48.00	96	48.00
PH Total	25	58	2.32	485	19.40	543	21.72

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%	96.6%
Family Sites	71.4%	99.0%	74.5%	0.0%	100.0%	76.0%
Bluebell Tower	97.1%	0.0%	100.0%	0.0%	100.0%	53.2%

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>
Moon Towers	7	7	0	0	0	14
Family Sites	1	0	0	0	0	1
Bluebell Tower	0	1	0	0	0	1
PH Total	8	8	0	0	0	16

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>
Moon Towers	24	22	0	0	0	46	177	26.0%
Family Sites	2	16	0	2	0	20	185	10.8%
Bluebell Tower	0	1	0	0	0	1	51	2.0%
PH Total	26	39	0	2	0	67	413	16.2%

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>
Moon Towers	43	15	0	0	0	58.2	708	8.2%	8	74.38
Family Sites	3	69	0	3	0	74.5	968	7.7%	10	150.20
Bluebell Tower	0	0	0	0	0	0.3	255	0.1%	0	0.00
PH Total	46.5	83.6	0	2.86	0	133	1931	6.9%	18	74.86

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	3.55	3.15	2.25	2.60	2.50	3.75	2.96	STANDARD
Family Sites	3.40	3.80	1.50	1.90	2.50	3.50	2.77	STANDARD
Bluebell Tower	3.50	3.70	2.30	2.70	1.50	4.00	3.11	STANDARD
PH Total	3.47	3.52	1.91	2.29	2.38	3.66	2.89	STANDARD

0.11	0.25	0.15	0.05	0.15	1
0.5224	0.87916	0.47733	0.34327	0.11899	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	3.05	4.00	2.00	2.60	1.00	3.75	2.96	STANDARD
Family Sites	3.45	3.65	1.50	1.90	2.00	3.50	2.72	STANDARD
Bluebell Tower	3.05	4.00	2.30	2.10	1.00	4.00	3.00	STANDARD
PH Total	3.23	3.84	1.80	2.22	1.46	3.66	2.85	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	274	30	23	0		12	269	219.12
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		333	195	11	0	50		

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	8	12	2	0	0	1	7	10
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		48	18	1	1	1	28	

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	191	\$ 65,889.00	\$ 74,815.00	88.07%	\$ 344.97	\$ 357.03
SEPT						
OCT						
NOV						
DEC						
TOTAL	1533	\$ 547,433.00	\$ 608,978.00	89.89%	\$ 357.10	

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	5	\$ 5,902.00	\$ 74,815.00	7.89%	\$ 1,180.40	\$ 1,110.02
SEPT						
OCT						
NOV						
DEC						
TOTAL	48	\$ 52,712.00	\$ 608,978.00	8.66%	\$ 1,098.17	

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	280	196	70.00%	\$ 594,700.69	\$ 616,528.00	\$ 36,633.55	\$ 653,161.55	91.05%
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	0.0	20.0	0.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	110.0	130.0	84.62%
				SEMAP FORECAST		Standard Performer	

Based on current trending, the agency would score as **Standard 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	2170	97.2%	2.8%	72	72	100.0%	0.0%
Prairieland	2015	2015	100.0%	0.0%	65	65	100.0%	0.0%
AHP Total	4247	4185	98.5%	1.5%	137	137	100.0%	0.0%

FISCAL YTD	UNIT DAYS				UNIT MONTHS			
	UDA	UDL	OCC %	VAC %	UMA	UML	OCC %	VAC %
Brentwood	11016	10790	97.9%	2.1%	360	360	100.0%	0.0%
Prairieland	9945	9836	98.9%	1.1%	325	325	100.0%	0.0%
AHP Total	20961	20626	98.4%	1.6%	685	685	100.0%	0.0%

	#	CURRENT PERIOD				#	FISCAL YTD			
		DOWN	MAINT.	LEASING	TOTAL		DOWN	MAINT.	LEASING	TOTAL
Brentwood	1	11	14	0	25	7	163	42	83	288
Averages		11.0	14.0	0.0	25.0		23.3	6.0	11.9	41.1
Prairieland	1	2	5	9	16	7	39	42	37	118
Averages		2.0	5.0	9.0	16.0		5.6	6.0	5.3	16.9
PH Total	2	13	19	9	41	14	202	84	120	406
Averages		6.5	9.5	4.5	20.5		14.4	6.0	8.6	29.0

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	\$ (36,797.27)	\$ (34,908.00)	5.4%	\$ (173,245.12)	\$ (174,540.00)	-0.7%
Expense	\$ 31,162.70	\$ 69,734.00	-55.3%	\$ 147,437.43	\$ 290,909.00	-49.3%
Revenue/(LOSS)	\$ (5,634.57)	\$ 34,826.00	-116.2%	\$ (25,807.69)	\$ 116,369.00	-122.2%
Prairieland						
Income	\$ (31,205.00)	\$ (30,345.00)	2.8%	\$ (153,307.44)	\$ (151,729.00)	1.0%
Expense	\$ 29,411.30	\$ 28,053.00	4.8%	\$ 137,346.02	\$ 162,363.00	-15.4%
Revenue/(LOSS)	\$ (1,793.70)	\$ (2,292.00)	21.7%	\$ (15,961.42)	\$ 10,634.00	-250.1%
AHP Total						
Income	\$ (68,002.27)	\$ (65,253.00)	4.2%	\$ (326,552.56)	\$ (326,269.00)	0.1%
Expense	\$ 60,574.00	\$ 97,787.00	-38.1%	\$ 284,783.45	\$ 453,272.00	-37.2%
Revenue/(LOSS)	\$ (7,428.27)	\$ 32,534.00	-122.8%	\$ (41,769.11)	\$ 127,003.00	-132.9%

	PROJ TEN REVENUE	A/R	TAR %
Brentwood	\$ 411,439.80	\$ 7,950.01	1.93%
Prairieland	\$ 317,083.94	\$ 17,656.00	5.57%
AHP Total	\$ 728,523.74	\$ 25,606.01	3.51%

	CASH POSITION	MIN. RESERVE	AVG MTH EXP	MENAR	EXCESS CASH
Brentwood	\$ 140,379.65	\$ 117,949.94	\$ 29,487.49	4.76	\$ 22,429.71
Prairieland	\$ (157,393.15)	\$ 109,876.82	\$ 27,469.20	-5.73	\$ (267,269.97)
AHP Total	\$ (17,013.50)	\$ 227,826.76	\$ 56,956.69	-0.30	\$ (244,840.26)

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE REPORT

MAINTENANCE - ROUTINE WORK ORDERS

CURRENT PERIOD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	46	43	93.5%	6.5%	6.11	0.14
Prairieland	44	38	86.4%	13.6%	3.51	0.09
AHP Total	90	81	100.0%	0.0%	9.62	0.12

FISCAL YTD	REQ	COMP	COMP %	OPEN %	DAYS	AVG
Brentwood	164	161	98.2%	1.8%	22.96	0.14
Prairieland	154	148	96.1%	3.9%	26.13	0.18
AHP Total	318	309	100.0%	0.0%	49.09	0.16

MAINTENANCE - EMERGENCY WORK ORDERS

CURRENT PERIOD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	7	7	100.0%	7	100.0%	0	0.0%
Prairieland	8	8	100.0%	8	100.0%	0	0.0%
AHP Total	15	15	100.0%	15	100.0%	0	0.0%

FISCAL YTD	REQ	< 24	< 24 %	FX 72	FX 72 %	OPEN	OPEN %
Brentwood	20	20	100.0%	20	100.0%	0	0.0%
Prairieland	23	23	100.0%	23	100.0%	0	0.0%
AHP Total	43	43	100.0%	43	100.0%	0	0.0%

MAINTENANCE - ANNUAL INSPECTIONS

FISCAL YTD	TOTAL	MTD	YTD	REM	COMP	#	WO	DONE	%
Brentwood	96	8	38	58	39.6%	96	0	30	0.0%
Prairieland	102	7	43	59	42.2%	62	0	39	0.0%
AHP Total	198	15	81	117	40.9%	158	0	69	100.0%

AFFORDABLE HOUSING PRESERVATION (AHP)

MAINTENANCE - UNIT TURN

CURRENT PERIOD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	1	11	11.00	14	14.00	25	25.00
Prairieland	1	2	2.00	5	5.00	7	7.00
AHP Total	2	13	6.50	19	9.50	32	16.00

FISCAL YTD	#	DOWN	AVG	MAINT.	AVG	TOTAL	AVG
Brentwood	7	163	23.29	42	6.00	205	29.29
Prairieland	7	39	5.57	42	6.00	81	11.57
AHP Total	14	202	14.43	84	6.00	286	20.43

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	94.9%	100.0%	0.0%	65.5%	100.0%	68.3%
PrairieLand	89.7%	100.0%	25.0%	65.2%	100.0%	58.5%

MANAGEMENT - PEST CONTROL

NEW INFESTATIONS	<u>BB</u>	<u>CR</u>	<u>OI</u>	<u>ROD</u>	<u>VER</u>	<u>TOT</u>
Brentwood	1	4	0	0	0	5
PrairieLand	0	0	0	0	0	0
AHP Total	1	4	0	0	0	5

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	1	6	0	0	0	7	72	9.7%
PrairieLand	0	1	0	0	0	1	65	1.5%
AHP Total	1	7	0	0	0	8	137	5.8%

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	1	16	0	0	0	17.4	360	4.8%	1	27.00
PrairieLand	1	3	0	2	0	6.1	325	1.9%	3	31.33
AHP Total	2.4	19.2	0	1.91	0	24	685	3.4%	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	22.73	10.00	94.93	HIGH PERFORMER
Prairieland	98.00	39.20	21.00	2.00	10.00	74.20	STANDARD PERFORMER
AHP Total		39.20	22.04	12.81	10.00	84.06	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	3.05	3.80	3.70	3.30	3.00	3.75	3.54	HIGH
Prairieland	3.30	3.55	2.75	2.90	2.50	3.00	3.08	STANDARD
AHP Total	3.17	3.68	3.25	3.11	2.76	3.39	3.32	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	3.55	3.35	3.70	2.90	2.00	3.75	3.39	STANDARD
Prairieland	3.45	3.70	2.25	2.70	2.00	3.00	2.96	STANDARD
AHP Total	3.50	3.52	3.01	2.80	2.00	3.39	3.19	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.

