

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
1/31/2023
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 12-2022 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> Lomac Payton	Review/Ratify 12-2022 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 172,662.41
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 67,473.18
<input type="checkbox"/> Sara Robison	Family:	\$ 85,496.42
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 15,897.15
<u>Excused:</u>	HCV:	\$ 104,676.72
	Brentwood:	\$ 90,271.47
	Prairieland:	\$ 29,158.03
<u>Others Present:</u>	Capital Fund 2020:	\$ 3,300.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00

Public Comment

Old Business None

New Business	Review/Approve Pay Request #17 to Hein Construction – 504 Modification Phase 3	Derek Antoine
	Review/Approve Selection of Contractor for 504 Modification/Rehabilitation – Phase 4	Derek Antoine
	Review/Approve Selection of Contractor for CCP Drainage Project	Derek Antoine
	Review/Approve Provider/Rates for CY 2023 Employee Group Medical/Dental/Vision	Derek Antoine
	Review/Adopt Resolution 2023-01 - Approval of Bad Debt Charge-Offs for the period ending December 31, 2022	Derek Antoine

board agenda

Reports

Executive Director's Report – 12-2022

Derek Antoine

KCHA Legal Counsel Report – 01-2023

Jack Ball

Other Business

None

Chairperson Hawkinson

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
January 5, 2023**

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
 Dena May Turner

EXCUSED: Lomac Payton
 Joey Range

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 4:05 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 November 2022 minutes as presented; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

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

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

Motion Carried, 5-0.

November 2022 claims against the HA Administration in the sum of \$521,356.02; Central Office Cost Center in the sum of \$113,179.52; Moon Towers in the sum of \$67,260.21; Family in the sum of \$100,241.42; Bluebell in the sum of \$14,219.06; Housing Choice Voucher Program in the sum of \$101,759.24; Brentwood (A.H.P.) in the sum of \$47,387.22; Prairieland (A.H.P.) in the sum of \$27,147.05; Capital Fund '20 in the sum of \$50,162.30; Capital Fund '21 in the sum of \$0.00; and Capital Fund '22 in

the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for November 2022; Commissioner Turner seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Pay Request #4 from Hein Construction Brentwood Balcony Repair. Mr. Antoine reviewed the current work as outlined in the board memo. Alliance Architects has reviewed and signed approval for pay request #4. After brief discussion, Commissioner Robison made a motion to approve Pay Request #4 from Hein Construction for Brentwood Balcony Repair in the amount of \$114,129.00; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-08 for Adoption of Public Housing Flat Rent Schedule FFY 2023. Mr. Antoine reviewed the process as outlined in the Board memo. After brief discussion, Commissioner Carson made a motion to approve Resolution 2022-08 for Public Housing Flat Rent Schedule FFY 2023; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-09 for Approval of Housing Choice Voucher Program Payment Standard Schedule FFY 2023. Mr. Antoine reviewed the process as outlined in the Board memo. After brief discussion, Commissioner Riley made a motion to approve Resolution 2022-09 for Housing Choice Voucher Program Payment Standard Schedule FFY 2023; Commissioner Robison seconded. Roll call was taken as follows:

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

Commissioner Robison - aye
Commissioner Turner - aye
Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-10 Adoption of LIPH Utility Allowance Schedule for FFY 2023. Mr. Antoine highlighted the board memo that outlined the process for utility allowances and the changes to the schedule for the year. After brief discussion, Commissioner Carson made a motion to approve Resolution 2022-10 Adoption of LIPH Utility Allowance Schedule for FFY 2023; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-11 Adoption of HCVP Utility Allowance Schedule for FFY 2023. Mr. Antoine highlighted the board memo that outlined the process for utility allowances and the changes to the schedule for the year. After brief discussion, Commissioner Robison made a motion to approve Resolution 2022-11 Adoption of HCVP Utility Allowance Schedule for FFY 2023; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-12 Revision to Capital Fund Program (CFP) Annual and 5-Year Plan Submission. Mr. Antoine highlighted the changes that will be made in the CFP submissions as outlined in the resolution. After brief discussion, Commissioner Carson made a motion to approve Resolution 2022-12 Revision to Capital Fund Program (CFP) Annual and 5-Year Plan Submission; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Resolution 2022-13 Adoption of Certifications of Compliance with PHA Plan Submission. Mr. Antoine highlighted points from the resolution and that the complete annual plan was included in the board packet. He stated that the plan must be submitted by January 16. After brief discussion, Commissioner Riley made a motion to approve Resolution 2022-13 Adoption of Certifications of Compliance with PHA Plan Submission; Commissioner Carson seconded. Roll call was taken as follows:

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

Commissioner Robison - aye
Commissioner Turner - aye
Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Contract Extension - Legal Services. Mr. Antoine stated that Mr. Ball has served the agency well and recommended an allowable one-year contract extension. After brief discussion, Commissioner Riley made a motion to approve Contract Extension - Legal Services with Jack P. Ball, Esq. for one additional year for the period of 10/01/2022 to 09/30/2023 at the expense of \$800.00 monthly/\$9,600.00 annually; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and approve Purchase of Smoke/CO Detectors in Compliance with PIH 2022-01. Mr. Antoine stated per changes in HUD and code requirements, the agency must purchase 570 detectors to be in full compliance. After brief discussion, Commissioner Riley made a motion to approve Purchase of Smoke/CO Detectors in Compliance with PIH 2022-01 in the amount of \$23,077.40; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

REPORTS

There was no Executive Director report for the month.

The Legal Counsel Report was provided. Mr. Ball provided an overview of the current cases and also reported that there will be a new judge effective January 2023 that will hear agency cases.

Commissioner Carson departed from the meeting.

OTHER BUSINESS

Chairperson Hawkinson reported that the NELROD Conference will be held in April in Las Vegas, NV and that there is a training track for commissioners.

Chairperson Hawkinson asked Mr. Antoine to follow up on FOIA/Open Meetings, Ethics and Sexual Harassment Prevention training for commissioners.

Chairperson Hawkinson reported that security systems and panic buttons have been installed at all properties.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:51 p.m.;
Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Turner - aye

Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Dec-22</u>	<u>Current YTD</u>		
Operating Income	\$108,820.12	\$917,937.88		
Operating Expenses	\$173,084.77	\$1,080,078.40		
Net Revenue Income/(Loss)	(\$64,264.65)	(\$162,140.52)	COCC - Cash, Investments, A/R, & A/P	\$1,117,716

<u>MOON TOWERS</u>	<u>Dec-22</u>	<u>Current YTD</u>		
Operating Income	\$77,686.97	\$673,555.88	Moon - Cash, Investments, A/R, & A/P	\$ 706,172
Operating Expenses	\$67,473.18	\$636,685.20	Minimum Reserve Position	\$ 282,971
Net Revenue Income/(Loss)	\$10,213.79	\$36,870.68	Over/(Under) Minimum Reserve Position	\$423,201

<u>FAMILY SITES</u>	<u>Dec-22</u>	<u>Current YTD</u>		
Operating Income	\$105,327.13	\$884,047.72	Family - Cash, Investments, A/R, & A/P	\$ 974,129
Operating Expenses	\$85,496.42	\$763,466.29	Minimum Reserve Position	\$ 339,318
Net Revenue Income/(Loss)	\$19,830.71	\$120,581.43	Over/(Under) Minimum Reserve Position	\$634,811

<u>BLUEBELL</u>	<u>Dec-22</u>	<u>Current YTD</u>		
Operating Income	\$21,305.50	\$177,880.79	Bluebell - Cash, Investments, A/R, & A/P	\$ 231,036
Operating Expenses	\$15,897.15	\$174,531.06	Minimum Reserve Position	\$ 77,569
Net Revenue Income/(Loss)	\$5,408.35	\$3,349.73	Over/(Under) Minimum Reserve Position	\$153,467

Monthly Notes:

- For income: COCC received \$42,090.01 from maintenance charges along with \$66,710.72 in fees: \$40,275.72 from management fees, \$4,240 from asset management fees; \$5,662.50 from bookkeeping fees; \$10,600 from maintenance fees and \$5,890 from safety/security fees.
- The amps received \$123,788 in subsidy from HUD with Moon Towers receiving \$39,958; Family \$77,742; and Bluebell \$6,088. Family sites received a \$5,420 check from ahrma for fence and pillar repairs.
- Expenses worth noting for the month: there was three payroll plus the additional payroll and expenses of the warming shelter (which we will be reimbursed from the city), purchased logo wear for staff, and the start of the new safety/security position.
- Overall, all three amps are in the black for the month and year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Dec-22</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Dec-22</u>	<u>Current YTD</u>
Operating Income	\$35,130.21	\$311,550.17	Operating Income	\$32,132.19	\$279,793.82
Operating Expenses	\$91,005.38	\$351,070.44	Operating Expenses	\$29,817.66	\$251,284.75
Net Revenue Income/(Loss)	(\$55,875.17)	(\$39,520.27)	Net Revenue Income/(Loss)	\$2,314.53	\$28,509.07
Brentwood's Cash, Investments, A/R, & A/P		\$97,110.75	Prairieland's Cash, Investments, A/R, & A/P		\$130,369.25
			Restricted Cash (Sec. Dep., Reserve, Receipts)		(\$284,927.65)
			PL's Total Cash		(\$154,558.40)

Monthly Notes:

- For Income: Brentwood received \$35,116 in tenant income and Prairieland's received \$27,862 in tenant income.
- For expenses, along with the three payrolls mentioned above, a payment of \$61,047.29 was made for the balcony replacement project at Brentwood which will be moves out of expenses and recorded as a fixed asset at year-end.
- Overall, Prairieland remains in the black with Brentwood showing in the red for the month and year-to-date due to the balcony project expenses.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Dec-22</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Dec-22</u>	<u>Current YTD</u>
Operating Income	\$14,064.23	\$124,290.34	Operating Income	\$79,268.00	\$672,676.00
Operating Expenses	\$16,097.97	\$118,457.04	Operating Expenses	\$78,899.00	\$683,407.49
Net Revenue Income/(Loss)	(\$2,033.74)	\$5,833.30	Net Revenue Income/(Loss)	\$369.00	(\$10,731.49)
Unrestricted Net Position (UNP)			Restricted Net Position (RNP)		
Prior Month Balance		\$45,218.91	Prior Month Balance		\$15,571.57
Investment in Fixed Assets			Investment in Fixed Assets		\$0.00
Monthly HCV Admin Revenue - Gain/(Loss)		-\$1,953.24	Monthly HCV HAP Revenue - Gain/(Loss)		\$1,211.00
<i>Transfer to NRP or Adjustment</i>			<i>Transfer from UNP or Adjustment</i>		
UNP Ending Balance Per VMS		\$43,265.67	RNP Ending Balance per VMS		\$16,782.57

Monthly Notes:

- HCV received \$14,057 in admin fee subsidy from HUD and shows a decrease in revenue of \$2,033.74 for the month with unrestricted net position showing a balance of \$43,265.67.

Monthly Notes:

- HCV received \$79,268 in HAP subsidy from HUD and shows an increase in revenue of \$369 for the month with restricted net position showing a balance of \$16,782.57.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Dec-22</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Dec-22</u>	<u>Current YTD</u>
Operating Income	\$ 14,105.00	\$ 20,148.00	Operating Income	\$ 9,287.00	\$ 49,060.00
Operating Expenses	\$ 975.75	\$ 20,613.94	Operating Expenses	\$ 8,984.00	\$ 61,751.00
Net Revenue Income/(Loss)	\$13,129.25	(\$465.94)	Net Revenue Income/(Loss)	\$303.00	(\$12,691.00)
EHV (UNP)			EHV (RNP)		
Prior Month Balance		\$ 700.37	Prior Month Balance		\$ 3,223.00
Monthly EHV Admin Revenue - Gain/(Loss)		\$ 13,129.25	Monthly EHV HAP Revenue - Gain/(Loss)		\$ 303.00
EHV UNP Ending Balance		\$13,829.62	RNP Ending Balance per VMS		\$3,526.00

Monthly Notes:

- EHV received \$14,105 in admin fee subsidy from HUD and an increase in revenue of \$13,129.25 for the month.

Monthly Notes:

- EHV received \$9,287 in HAP subsidy and had an increase in revenue of \$303.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Dec-22</u>	<u>Historical</u>
Moon Towers	\$ 5,686.53	\$ 82,503.17
Family Sites	\$ 3,638.79	\$ 268,068.44
Bluebell	\$ 109.00	\$ 7,134.76
Brentwood	\$ 1,619.01	\$ 34,390.35
Prairieland	\$ 3,962.00	\$ 40,151.68
Housing Choice Voucher		\$ 44,989.48
Total	\$15,015.33	\$477,237.88

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Dec-22</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 8,470.09
Family Sites	\$ 74.62	\$ 79,722.95
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,246.20
Prairieland	\$ -	\$ 9,260.89
Housing Choice Voucher	\$ -	\$ 12,623.10
Total	\$74.62	\$120,423.23

Tenant Online Payments

<u>Property Sites</u>	<u>Dec-22</u>	<u>FYE 2023</u>
Moon Towers	\$ 2,880.00	\$ 22,329.66
Family Sites	\$ 6,618.75	\$ 43,105.75
Bluebell	\$ 655.00	\$ 4,541.00
Brentwood	\$ 7,545.00	\$ 43,579.31
Prairieland	\$ 2,561.00	\$ 24,453.95
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$20,259.75	\$138,009.67

Monthly Bad Debt Reported	\$15,015.33	
Historical Bad Debt	\$155,126.03	
Historical Bad Debt Collected	\$120,423.23	\$ 62,981.17
118.23%	77.63%	40.60%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	135.00	135.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-40,275.72	-41,301.00	1,025.28	-371,709.00	-363,791.45	-495,612.00	-26.60
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	-40,275.72	-41,301.00	1,025.28	-371,709.00	-363,791.45	-595,612.00	-38.92
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,655.00	-5,652.00	-3.00	-50,868.00	-50,730.00	-67,824.00	-25.20
Total Line 70730	-5,655.00	-5,652.00	-3.00	-50,868.00	-50,730.00	-67,824.00	-25.20
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-50.00	0.00	-50.00	0.00	-650.00	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	-95,400.00	-95,600.00	-127,200.00	-24.84
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	0.00	-5,890.00	0.00	-5,890.00	0.00	
Total Line 70750	-16,540.00	-10,600.00	-5,940.00	-95,400.00	-102,140.00	-127,200.00	-19.70
70700 TOTAL FEE REVENUE	-66,710.72	-61,793.00	-4,917.72	-556,137.00	-554,821.45	-841,516.00	-34.07
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	-19.39	-8.00	-11.39	-72.00	-231.88	-96.00	141.54
Total Line 71100	-19.39	-8.00	-11.39	-72.00	-231.88	-96.00	141.54
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	-1,849.00	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	-11,700.00	-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	-38,160.00	-16,670.25	-50,880.00	-67.24
10-1-000-000-3850.020 Htg & Cooling Inc	-1,078.25	-1,433.00	354.75	-12,901.00	-14,764.75	-17,200.00	-14.16
10-1-000-000-3850.030 Snow Removal Inc	-100.00	-50.00	-50.00	-450.00	-100.00	-600.00	-83.33
10-1-000-000-3850.040 Elevator Maint Inc	0.00	-15.00	15.00	-135.00	0.00	-180.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-2,589.75	0.00	-2,589.75	-37,200.00	-39,130.25	-37,200.00	5.19
10-1-000-000-3850.060 Unit Turnaround Inc	-3,044.00	-385.00	-2,659.00	-3,465.00	-8,642.75	-4,620.00	87.07
10-1-000-000-3850.070 Electrical Inc	-949.00	-1,675.00	726.00	-15,075.00	-13,096.00	-20,100.00	-34.85
10-1-000-000-3850.080 Plumbing Inc	-3,443.25	-3,100.00	-343.25	-27,900.00	-27,155.79	-37,200.00	-27.00
10-1-000-000-3850.090 Exterminator Inc	-200.00	-30.00	-170.00	-270.00	-1,477.25	-360.00	310.35
10-1-000-000-3850.100 Janitorial Inc	-4,364.50	-2,825.00	-1,539.50	-25,425.00	-38,387.50	-33,900.00	13.24
10-1-000-000-3850.110 Routine Maint Inc	-26,321.26	-22,700.00	-3,621.26	-204,300.00	-199,928.01	-272,400.00	-26.60
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-270.00	-183.00	-360.00	-49.17
Total Line 71500	-42,090.01	-37,783.00	-4,307.01	-377,251.00	-362,884.55	-490,600.00	-26.03
TOTAL OTHER REVENUE	-42,109.40	-37,791.00	-4,318.40	-377,323.00	-363,116.43	-490,696.00	-26.00
70000 TOTAL REVENUE	-108,820.12	-99,584.00	-9,236.12	-933,460.00	-917,937.88	-1,332,212.00	-31.10

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
December, 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	62,769.84	52,356.00	10,413.84	349,040.00	359,548.02	453,752.00	-20.76
10-1-001-000-4110.000 Warm Shelter Salaries	7,367.71	0.00	7,367.71	0.00	7,367.71	0.00	
Total Line 91100	70,137.55	52,356.00	17,781.55	349,040.00	366,915.73	453,752.00	-19.14
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	0.00	50.00	-50.00	450.00	-255.29	600.00	-142.55
Total Line 91400	0.00	50.00	-50.00	450.00	-255.29	600.00	-142.55
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	17,746.19	18,375.00	-628.81	122,500.00	116,527.71	159,250.00	-26.83
10-1-000-000-4110.550 Benefit - Life Ins.	0.00	550.00	-550.00	4,950.00	4,792.72	6,600.00	-27.38
10-1-001-000-4110.500 Warm Shelter Benefits	578.32	0.00	578.32	0.00	578.32	0.00	
Total Line 91500	18,324.51	18,925.00	-600.49	127,450.00	121,898.75	165,850.00	-26.50
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	200.00	250.00	-50.00	7,050.00	2,240.50	9,100.00	-75.38
10-1-000-000-4180.000 Telephone	0.00	600.00	-600.00	5,400.00	4,562.66	7,200.00	-36.63
10-1-000-000-4190.000 Other Sundry	7,267.61	100.00	7,167.61	900.00	8,888.02	1,200.00	640.67
10-1-000-000-4190.050 Office Rent Exp	450.00	300.00	150.00	2,700.00	3,000.00	3,600.00	-16.67
10-1-000-000-4190.100 Postage	-268.95	200.00	-468.95	1,800.00	1,528.69	2,400.00	-36.30
10-1-000-000-4190.200 Office Supplies	0.00	100.00	-100.00	900.00	1,001.58	1,200.00	-16.54
10-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	300.00	0.00	600.00	-100.00
10-1-000-000-4190.300 Paper Supplies	0.00	50.00	-50.00	450.00	943.85	600.00	57.31
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	1,350.00	1,574.85	1,800.00	-12.51
10-1-000-000-4190.500 Printer/Copier Sup Cont	188.87	200.00	-11.13	1,800.00	1,652.73	2,400.00	-31.14
10-1-000-000-4190.550 Computers	199.00	0.00	199.00	1,500.00	5,494.94	1,500.00	266.33
10-1-000-000-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.700 Member Dues/Fees	16.00	0.00	16.00	5,800.00	2,637.10	8,550.00	-69.16
10-1-000-000-4190.800 Internet Services	0.00	250.00	-250.00	2,250.00	1,934.60	3,000.00	-35.51
10-1-000-000-4190.850 IT Support	112.50	300.00	-187.50	2,700.00	3,180.58	3,600.00	-11.65
Total Line 91600	8,165.03	2,500.00	5,665.03	34,900.00	38,640.10	46,750.00	-17.35
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	1,600.00	800.00	800.00	7,200.00	7,200.00	9,600.00	-25.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	1,600.00	800.00	800.00	7,200.00	7,200.00	9,600.00	-25.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	195.00	1,500.00	-1,305.00	18,650.00	6,554.60	18,650.00	-64.85
10-1-000-000-4150.010 Travel - Commissioners	0.00	600.00	-600.00	9,100.00	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	195.00	2,100.00	-1,905.00	27,750.00	7,402.10	27,750.00	-73.33
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	315.12	0.00	315.12	0.00	1,753.88	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	1,200.00	-1,200.00	3,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,292.34	1,100.00	192.34	9,900.00	11,631.06	13,200.00	-11.89
Total Line 91900	1,607.46	2,300.00	-692.54	12,900.00	13,384.94	16,200.00	-17.38
91000 TOTAL OPERATING EXPENSE - Admin	100,029.55	79,031.00	20,998.55	559,690.00	558,086.33	723,502.00	-22.86

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.06	25.00	-5.94	225.00	149.89	300.00	-50.04
10-1-000-000-4315.000 Sewer	11.61	15.00	-3.39	135.00	88.77	180.00	-50.68
10-1-000-000-4320.000 Electric	0.00	350.00	-350.00	3,150.00	2,942.75	4,200.00	-29.93
10-1-000-000-4330.000 Gas	172.50	175.00	-2.50	1,575.00	786.05	2,100.00	-62.57
Total Line 93100, 93200, 93300, 93600	203.17	565.00	-361.83	5,085.00	3,967.46	6,780.00	-41.48
93000 TOTAL UTILITIES EXPENSES	203.17	565.00	-361.83	5,085.00	3,967.46	6,780.00	-41.48
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	44,258.67	46,227.00	-1,968.33	308,068.00	289,253.27	400,474.00	-27.77
10-1-000-000-4410.010 Maint Admin Salary	7,500.00	7,500.00	0.00	50,000.00	48,180.88	65,000.00	-25.88
10-1-000-000-4410.100 Maint Labor - OT	3,873.02	1,500.00	2,373.02	10,000.00	13,386.73	13,000.00	2.97
Total Line 94100	55,631.69	55,227.00	404.69	368,068.00	350,820.88	478,474.00	-26.68
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	54.99	0.00	54.99	0.00	54.99	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	357.19	0.00	
Total Line 94200	54.99	0.00	54.99	0.00	525.90	0.00	
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	0.00	0.00	0.00	281.76	0.00	
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	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	1,765.70	0.00	1,765.70	0.00	-1,338.50	0.00	
Total Line 94300 - (sub acct)	1,765.70	0.00	1,765.70	0.00	6,023.16	0.00	
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	17,056.31	20,193.00	-3,136.69	134,620.00	116,880.52	175,006.00	-33.21
10-1-000-000-4410.510 Maint Admin Benefits	3,058.13	3,807.00	-748.87	25,380.00	22,638.84	32,994.00	-31.38
Total Line 94500	20,114.44	24,000.00	-3,885.56	160,000.00	139,519.36	208,000.00	-32.92
94000 TOTAL MAINTENANCE EXPENSE	77,566.82	79,227.00	-1,660.18	528,068.00	496,889.30	686,474.00	-27.62

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	747.00	741.51	996.00	-25.55
10-1-000-000-4510.020 Liability Insurance	36.25	37.00	-0.75	333.00	326.25	444.00	-26.52
10-1-000-000-4510.030 Work Comp Insurance	2,325.67	2,333.00	-7.33	20,997.00	20,931.03	27,996.00	-25.24
Total Line 96110, 96120, 96130	2,444.31	2,453.00	-8.69	22,077.00	21,998.79	29,436.00	-25.27
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	12.76	13.00	-0.24	117.00	114.84	156.00	-26.38
10-1-000-000-4510.025 PE & PO Insurance	726.27	727.00	-0.73	6,543.00	6,536.43	8,724.00	-25.08
10-1-000-000-4510.035 Auto Insurance	47.92	48.00	-0.08	432.00	431.28	576.00	-25.13
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	7,092.00	7,082.55	9,456.00	-25.10
96100 TOTAL INSURANCE PREMIUM EXP	3,231.26	3,241.00	-9.74	29,169.00	29,081.34	38,892.00	-25.23
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	181,030.80	162,064.00	18,966.80	1,122,012.00	1,088,024.43	1,463,148.00	-25.64
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	72,210.68	62,480.00	9,730.68	188,552.00	170,086.55	130,936.00	29.90

MISCELLANEOUS EXPENSE

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
97100 Extraordinary Maintenance							
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.00	765.00	-5.00	6,885.00	6,840.00	9,180.00	-25.49
Total Line 97400	760.00	765.00	-5.00	6,885.00	6,840.00	9,180.00	-25.49
TOTAL MISCELLANEOUS EXPENSE	760.00	765.00	-5.00	6,885.00	6,840.00	9,180.00	-25.49
90000 TOTAL EXPENSES	173,844.77	162,829.00	11,015.77	1,128,897.00	1,086,918.40	1,472,328.00	-26.18
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	65,024.65	62,480.00	2,544.65	188,552.00	168,980.52	130,936.00	29.06

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,593.00	1,593.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,984.00	-33,807.00	-177.00	-304,263.00	-299,699.50	-405,684.00	-26.12
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,984.00	-33,807.00	-177.00	-304,263.00	-299,699.50	-405,684.00	-26.12
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	-675.00	3,743.96	-900.00	-516.00
10-1-000-001-3690.100 Late Fees	-675.00	-316.00	-359.00	-2,850.00	-4,775.00	-3,800.00	25.66
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-25.00	25.00	-75.00	-150.00	-100.00	50.00
10-1-000-001-3690.150 Laundry Income	-2,573.75	-1,100.00	-1,473.75	-9,900.00	-9,289.68	-13,200.00	-29.62
10-1-000-001-3690.160 Vending Machine Inc	-162.91	-125.00	-37.91	-1,125.00	-1,265.40	-1,500.00	-15.64
10-1-000-001-3690.180 Labor	-790.25	0.00	-790.25	0.00	-6,864.25	0.00	
10-1-000-001-3690.200 Materials	-338.39	0.00	-338.39	0.00	-908.33	0.00	
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,540.30	-1,641.00	-2,899.30	-14,625.00	-19,508.70	-19,500.00	0.04
70500 TOTAL TENANT REVENUE	-38,524.30	-35,448.00	-3,076.30	-318,888.00	-319,208.20	-425,184.00	-24.92
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-38,991.00	-35,580.00	-3,411.00	-320,221.00	-352,795.00	-426,962.00	-17.37
10-1-000-001-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-38,991.00	-35,580.00	-3,411.00	-320,221.00	-352,795.00	-426,962.00	-17.37
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	-21.67	-20.00	-1.67	-180.00	-202.68	-240.00	-15.55
Total Line 71100	-21.67	-20.00	-1.67	-180.00	-202.68	-240.00	-15.55
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	-1,350.00	-1,350.00	-1,800.00	-25.00
10-1-000-001-3190.100 Beauty Shop Rent	0.00	-150.00	150.00	-1,350.00	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	-9,945.00	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	-12,645.00	-1,350.00	-16,860.00	-91.99
70000 TOTAL REVENUE	-77,686.97	-72,453.00	-5,233.97	-706,934.00	-673,555.88	-924,246.00	-27.12

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
December, 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	11,064.63	10,575.00	489.63	70,500.00	69,475.53	91,650.00	-24.19
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	11,064.63	10,575.00	489.63	70,500.00	69,475.53	91,650.00	-24.19
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.00	-254.00	2,284.00	3,045.00	3,045.00	0.00
Total Line 91200	0.00	254.00	-254.00	2,284.00	3,045.00	3,045.00	0.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,059.96	13,306.00	-246.04	119,754.00	117,995.22	159,672.00	-26.10
Total Line 91300	13,059.96	13,306.00	-246.04	119,754.00	117,995.22	159,672.00	-26.10
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,315.00	-25.00	11,835.00	11,655.00	15,780.00	-26.14
Total Line 91310	1,290.00	1,315.00	-25.00	11,835.00	11,655.00	15,780.00	-26.14
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	4,090.36	4,350.00	-259.64	29,000.00	27,222.12	37,700.00	-27.79
Total Line 91500	4,090.36	4,350.00	-259.64	29,000.00	27,222.12	37,700.00	-27.79
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	0.00	0.00	1,450.00	375.00	2,390.00	-84.31
10-1-000-001-4180.000 Telephone	0.00	100.00	-100.00	900.00	2,076.23	1,200.00	73.02
10-1-000-001-4190.100 Postage	28.41	75.00	-46.59	675.00	463.54	900.00	-48.50
10-1-000-001-4190.200 Office Supplies	0.00	41.00	-41.00	375.00	295.13	500.00	-40.97
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	487.00	868.01	650.00	33.54
10-1-000-001-4190.400 Printing/printers	0.00	541.00	-541.00	4,875.00	40.00	6,500.00	-99.38
10-1-000-001-4190.401 Printing Supplies	0.00	100.00	-100.00	900.00	760.46	1,200.00	-36.63
10-1-000-001-4190.500 Printer/Copier Sup Cont	0.00	563.00	-563.00	5,063.00	0.00	6,750.00	-100.00
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	662.82	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	601.82	104.00	497.82	937.00	2,770.17	1,250.00	121.61
10-1-000-001-4190.800 Internet Services	0.00	90.00	-90.00	810.00	783.99	1,080.00	-27.41
10-1-000-001-4190.850 IT Support	0.00	125.00	-125.00	1,125.00	768.71	1,500.00	-48.75
Total Line 91600	630.23	1,793.00	-1,162.77	17,597.00	9,864.06	23,920.00	-58.76
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	2,411.00	1,189.38	4,236.00	-71.92
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	2,411.00	1,189.38	4,236.00	-71.92
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	7.42	0.00	7.42	0.00	969.05	0.00	
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	2,898.75	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	369.00	-369.00	3,319.00	0.00	4,425.00	-100.00
10-1-000-001-4190.000 Other Sundry	35.00	9.00	26.00	75.00	305.01	100.00	205.01
10-1-000-001-4190.950 Background Verification	0.00	59.00	-59.00	532.00	357.96	710.00	-49.58
Total Line 91900	42.42	437.00	-394.58	3,926.00	4,530.77	5,235.00	-13.45
91000 TOTAL OPERATING EXPENSE - Admin	30,177.60	32,030.00	-1,852.40	257,307.00	244,977.08	341,238.00	-28.21

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
December, 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	15,930.00	15,930.00	21,240.00	-25.00
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>15,930.00</u>	<u>15,930.00</u>	<u>21,240.00</u>	<u>-25.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>15,930.00</u>	<u>15,930.00</u>	<u>21,240.00</u>	<u>-25.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	82.45	84.00	-1.55	750.00	659.60	1,000.00	-34.04
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	16.00	-16.00	150.00	10.34	200.00	-94.83
10-1-000-001-4220.110 Ten Ser-Recreation	0.66	20.00	-19.34	790.00	36.74	850.00	-95.68
10-1-000-001-4220.120 Ten Ser-Education	0.00	16.00	-16.00	150.00	0.00	200.00	-100.00
10-1-000-001-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	64.00	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>83.11</u>	<u>136.00</u>	<u>-52.89</u>	<u>1,840.00</u>	<u>770.68</u>	<u>2,250.00</u>	<u>-65.75</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>83.11</u>	<u>136.00</u>	<u>-52.89</u>	<u>1,840.00</u>	<u>770.68</u>	<u>2,250.00</u>	<u>-65.75</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,257.98	1,209.00	48.98	10,875.00	10,884.87	14,500.00	-24.93
10-1-000-001-4315.000 Sewer	3,198.64	3,000.00	198.64	24,400.00	26,893.27	32,400.00	-17.00
10-1-000-001-4320.000 Electric	100.39	2,000.00	-1,899.61	17,500.00	20,660.63	23,500.00	-12.08
10-1-000-001-4330.000 Gas	4,037.42	4,500.00	-462.58	40,500.00	18,762.52	54,000.00	-65.25
Total Line 93100, 93200, 93300, 93600	<u>8,594.43</u>	<u>10,709.00</u>	<u>-2,114.57</u>	<u>93,275.00</u>	<u>77,201.29</u>	<u>124,400.00</u>	<u>-37.94</u>
93000 TOTAL UTILITIES EXPENSES	<u>8,594.43</u>	<u>10,709.00</u>	<u>-2,114.57</u>	<u>93,275.00</u>	<u>77,201.29</u>	<u>124,400.00</u>	<u>-37.94</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	39,825.00	39,825.00	53,100.00	-25.00
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>39,825.00</u>	<u>39,825.00</u>	<u>53,100.00</u>	<u>-25.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	75.00	352.50	100.00	252.50
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	0.00	0.00	4,875.00	131.55	6,500.00	-97.98
10-1-000-001-4420.030 Snow Removal Supplies	0.00	50.00	-50.00	100.00	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	647.18	2,700.00	-76.03
10-1-000-001-4420.070 Electrical Supplies	36.30	100.00	-63.70	900.00	480.39	1,100.00	-56.33
10-1-000-001-4420.080 Plumbing Supplies	23.67	100.00	-76.33	900.00	1,032.68	1,200.00	-13.94
10-1-000-001-4420.090 Extermination Supplies	0.00	0.00	0.00	1,125.00	2,246.36	1,500.00	49.76
10-1-000-001-4420.100 Janitorial Supplies	220.37	125.00	95.37	1,125.00	3,816.68	1,500.00	154.45
10-1-000-001-4420.110 Routine Maint. Supplies	807.69	1,200.00	-392.31	10,800.00	10,895.70	14,400.00	-24.34
10-1-000-001-4420.120 Other Misc Supplies	0.00	288.00	-288.00	2,592.00	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	119.80	0.00	
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>1,088.03</u>	<u>1,863.00</u>	<u>-774.97</u>	<u>25,192.00</u>	<u>19,722.84</u>	<u>32,656.00</u>	<u>-39.60</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	9,920.25	12,500.00	-2,579.75	112,500.00	107,270.50	150,000.00	-28.49
10-1-000-001-4430.010 Garbage & Trash Con	37.20	425.00	-387.80	3,825.00	3,588.17	5,100.00	-29.64
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	625.00	-625.00	5,625.00	0.00	7,500.00	-100.00
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	0.00	0.00	0.00	13,500.00	14,762.80	18,500.00	-20.20
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	8,400.00	1,546.09	8,400.00	-81.59
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	0.00	0.00	2,100.00	151.57	2,800.00	-94.59
10-1-000-001-4430.080 Plumbing Contracts	218.13	0.00	218.13	3,000.00	434.17	4,000.00	-89.15
10-1-000-001-4430.090 Extermination Contracts	0.00	1,050.00	-1,050.00	14,950.00	23,984.00	18,000.00	33.24
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	669.57	0.00	
10-1-000-001-4430.110 Routine Mainten Cont	316.65	1,250.00	-933.35	11,250.00	6,097.75	15,000.00	-59.35
10-1-000-001-4430.120 Other Misc Cont Cost	75.00	84.00	-9.00	750.00	185.00	1,000.00	-81.50
10-1-000-001-4430.121 Laundry Equip Contract	0.00	209.00	-209.00	1,875.00	432.00	2,500.00	-82.72
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	300.00	498.12	400.00	24.53
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	10,567.23	16,143.00	-5,575.77	178,075.00	159,643.74	233,200.00	-31.54
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	16,080.26	22,431.00	-6,350.74	243,092.00	219,191.58	318,956.00	-31.28
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	0.00	0.00	2,400.00	2,417.96	3,200.00	-24.44
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	0.00	1,770.00	0.00	1,770.00	0.00	
10-1-000-001-4480.100 ADT Contract	233.71	0.00	233.71	0.00	701.13	0.00	
10-1-000-001-4480.500 Security Contract	693.00	834.00	-141.00	7,500.00	4,167.05	10,000.00	-58.33
Total Line 95200	2,696.71	834.00	1,862.71	9,900.00	9,056.14	13,200.00	-31.39
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,696.71	834.00	1,862.71	9,900.00	9,056.14	13,200.00	-31.39
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	31,635.00	31,050.72	42,180.00	-26.39
10-1-000-001-4510.020 Liability Insurance	430.90	439.00	-8.10	3,951.00	3,878.10	5,268.00	-26.38
10-1-000-001-4510.030 Work Comp Insurance	179.71	183.00	-3.29	1,647.00	1,617.39	2,196.00	-26.35
Total Line 96110, 96120, 96130	4,060.69	4,137.00	-76.31	37,233.00	36,546.21	49,644.00	-26.38
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	151.64	155.00	-3.36	1,395.00	1,364.76	1,860.00	-26.63
10-1-000-001-4510.025 PE & PO Insurance	63.81	65.00	-1.19	585.00	574.29	780.00	-26.37
10-1-000-001-4510.035 Auto Insurance	47.92	50.00	-2.08	450.00	431.28	600.00	-28.12
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	2,430.00	2,370.33	3,240.00	-26.84
96100 TOTAL INSURANCE PREMIUMS EXP	4,324.06	4,407.00	-82.94	39,663.00	38,916.54	52,884.00	-26.41
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							
10-1-000-001-4590.000 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 Absenses							
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	2,538.96	2,310.00	228.96	21,100.00	22,249.82	28,130.00	-20.90
Total Line 96300	2,538.96	2,310.00	228.96	21,100.00	22,249.82	28,130.00	-20.90
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	1,208.05	0.00	1,208.05	0.00	8,392.07	0.00	
Total Line 96400	1,208.05	0.00	1,208.05	0.00	8,392.07	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	3,747.01	2,310.00	1,437.01	21,100.00	30,641.89	28,130.00	8.93
96900 TOTAL OPERATING EXPENSE	67,473.18	74,627.00	-7,153.82	682,107.00	636,685.20	902,298.00	-29.44
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-10,213.79	2,174.00	-12,387.79	-24,827.00	-36,870.68	-21,948.00	67.99
 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	121,500.00	120,600.00	162,000.00	-25.56
Total Line 97400	13,400.00	13,500.00	-100.00	121,500.00	120,600.00	162,000.00	-25.56
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	121,500.00	120,600.00	162,000.00	-25.56

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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 %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,186.21	2,174.00	1,012.21	-24,827.00	83,729.32	-21,948.00	-481.49

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,764.00	1,764.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-25,730.00	-15,583.00	-10,147.00	-140,250.00	-152,120.00	-187,000.00	-18.65
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,730.00	-15,583.00	-10,147.00	-140,250.00	-152,120.00	-187,000.00	-18.65
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-10.00	-333.00	323.00	-2,997.00	-231.22	-3,996.00	-94.21
10-1-000-002-3690.100 Late Fees	-750.00	-750.00	0.00	-6,750.00	-4,925.00	-9,000.00	-45.28
10-1-000-002-3690.120 Violation Fees	-370.00	-670.00	300.00	-6,030.00	-3,420.00	-8,040.00	-57.46
10-1-000-002-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.140 Returned Check Charge	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-1,639.75	0.00	-1,639.75	0.00	-12,026.25	0.00	
10-1-000-002-3690.200 Materials	-507.75	0.00	-507.75	0.00	-6,777.13	0.00	
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,277.50	-1,753.00	-1,524.50	-15,777.00	-27,379.60	-21,036.00	30.16
70500 TOTAL TENANT REVENUE	-29,007.50	-17,336.00	-11,671.50	-156,027.00	-179,499.60	-208,036.00	-13.72
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,866.00	-69,229.00	-6,637.00	-623,061.00	-701,511.00	-830,748.00	-15.56
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	-75,866.00	-69,229.00	-6,637.00	-623,061.00	-701,511.00	-830,748.00	-15.56
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	-28.63	-25.00	-3.63	-225.00	-262.12	-300.00	-12.63
Total Line 71100	-28.63	-25.00	-3.63	-225.00	-262.12	-300.00	-12.63
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	-300.00	-150.00	-150.00	-1,350.00	-1,650.00	-1,800.00	-8.33
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	-125.00	-125.00	0.00	-1,125.00	-1,125.00	-1,500.00	-25.00
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-425.00	-275.00	-150.00	-2,475.00	-2,775.00	-3,300.00	-15.91
70000 TOTAL REVENUE	-105,327.13	-86,865.00	-18,462.13	-884,788.00	-884,047.72	-1,145,384.00	-22.82

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	9,474.75	9,675.00	-200.25	64,500.00	60,883.66	83,850.00	-27.39
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	9,474.75	9,675.00	-200.25	64,500.00	60,883.66	83,850.00	-27.39
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	131,256.00	125,740.08	175,008.00	-28.15
Total Line 91300	13,819.26	14,584.00	-764.74	131,256.00	125,740.08	175,008.00	-28.15
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,365.00	1,455.00	-90.00	13,095.00	12,420.00	17,460.00	-28.87
Total Line 91310	1,365.00	1,455.00	-90.00	13,095.00	12,420.00	17,460.00	-28.87
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,870.45	3,375.00	-504.55	22,500.00	20,102.50	29,250.00	-31.27
Total Line 91500	2,870.45	3,375.00	-504.55	22,500.00	20,102.50	29,250.00	-31.27
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	0.00	0.00	1,850.00	1,007.00	2,450.00	-58.90
10-1-000-002-4180.000 Telephone	0.00	196.00	-196.00	1,764.00	1,655.24	2,352.00	-29.62
10-1-000-002-4190.100 Postage	150.91	175.00	-24.09	1,575.00	1,175.84	2,100.00	-44.01
10-1-000-002-4190.200 Office Supplies	0.00	50.00	-50.00	450.00	136.58	600.00	-77.24
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	86.25	50.00	36.25	450.00	1,137.86	600.00	89.64
10-1-000-002-4190.400 Printing/printers	0.00	0.00	0.00	1,328.00	322.52	1,328.00	-75.71
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	621.00	0.00	828.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	185.00	-36.12	1,665.00	596.94	2,220.00	-73.11
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	899.72	0.00	
10-1-000-002-4190.600 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	1,502.59	150.00	1,352.59	1,350.00	2,324.21	1,800.00	29.12
10-1-000-002-4190.800 Internet Services	172.48	526.00	-353.52	4,734.00	4,765.86	6,312.00	-24.50
10-1-000-002-4190.850 IT Support	60.00	40.00	20.00	360.00	1,547.17	480.00	222.33
Total Line 91600	2,121.11	1,372.00	749.11	16,147.00	15,568.94	21,070.00	-26.11
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	3,090.00	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	91.96	0.00	91.96	0.00	417.65	0.00	
Total Line 91800	91.96	0.00	91.96	3,090.00	1,267.27	4,260.00	-70.25
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	12.84	10.00	2.84	90.00	1,064.50	120.00	787.08
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4160.000 Consulting Services	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	3,672.00	500.00	4,896.00	-89.79
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	623.78	0.00	
10-1-000-002-4190.950 Background Verification	0.00	57.00	-57.00	513.00	349.81	684.00	-48.86
Total Line 91900	12.84	475.00	-462.16	4,275.00	2,538.09	5,700.00	-55.47
91000 TOTAL OPERATING EXPENSE - Admin	29,755.37	30,936.00	-1,180.63	254,863.00	241,855.54	339,933.00	-28.85

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>17,640.00</u>	<u>17,640.00</u>	<u>23,520.00</u>	<u>-25.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>17,640.00</u>	<u>17,640.00</u>	<u>23,520.00</u>	<u>-25.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	200.00	-200.00	2,000.00	10.34	2,000.00	-99.48
10-1-000-002-4220.110 Ten Ser-Recreation	0.66	0.00	0.66	840.00	403.88	840.00	-51.92
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	0.00	0.00	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	<u>0.66</u>	<u>200.00</u>	<u>-199.34</u>	<u>3,440.00</u>	<u>414.22</u>	<u>3,440.00</u>	<u>-87.96</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.66</u>	<u>200.00</u>	<u>-199.34</u>	<u>3,440.00</u>	<u>414.22</u>	<u>3,440.00</u>	<u>-87.96</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	105.13	200.00	-94.87	1,800.00	636.17	2,400.00	-73.49
10-1-000-002-4315.000 Sewer	38.51	35.00	3.51	315.00	316.55	420.00	-24.63
10-1-000-002-4320.000 Electric	505.70	1,000.00	-494.30	10,400.00	10,346.61	15,000.00	-31.02
10-1-000-002-4330.000 Gas	774.04	1,200.00	-425.96	7,200.00	4,981.64	13,500.00	-63.10
Total Line 93100 93200 93300 93600	<u>1,423.38</u>	<u>2,435.00</u>	<u>-1,011.62</u>	<u>19,715.00</u>	<u>16,280.97</u>	<u>31,320.00</u>	<u>-48.02</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,423.38</u>	<u>2,435.00</u>	<u>-1,011.62</u>	<u>19,715.00</u>	<u>16,280.97</u>	<u>31,320.00</u>	<u>-48.02</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	44,100.00	44,250.00	58,800.00	-24.74
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>44,100.00</u>	<u>44,250.00</u>	<u>58,800.00</u>	<u>-24.74</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	43.85	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	46.00	250.00	-204.00	2,250.00	1,510.46	3,000.00	-49.65
10-1-000-002-4420.030 Snow Removal Supplies	0.00	500.00	-500.00	1,250.00	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	0.00	0.00	0.00	3,250.00	2,035.44	3,250.00	-37.37
10-1-000-002-4420.070 Electrical Supplies	699.20	400.00	299.20	3,600.00	3,481.49	4,800.00	-27.47
10-1-000-002-4420.080 Plumbing Supplies	1,188.16	575.00	613.16	5,175.00	7,092.21	6,900.00	2.79
10-1-000-002-4420.090 Extermination Supplies	0.00	100.00	-100.00	900.00	133.64	1,200.00	-88.86
10-1-000-002-4420.100 Janitorial Supplies	352.78	250.00	102.78	2,250.00	1,897.47	3,000.00	-36.75
10-1-000-002-4420.110 Routine Maint. Supplies	2,481.73	2,930.00	-448.27	26,363.00	34,483.83	35,150.00	-1.90
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	3,267.31	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	35.62	0.00	
10-1-000-002-4420.126 Vehicle Supplies	0.00	0.00	0.00	0.00	4,550.08	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	<u>4,767.87</u>	<u>5,005.00</u>	<u>-237.13</u>	<u>45,038.00</u>	<u>58,555.40</u>	<u>59,300.00</u>	<u>-1.26</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	13.29	0.00	13.29	0.00	45.00	0.00	
10-1-000-002-4430.000 Maint Labor Contract	29,585.76	21,250.00	8,335.76	191,250.00	227,551.05	255,000.00	-10.76
10-1-000-002-4430.010 Garbage&Trash Cont	462.00	250.00	212.00	2,250.00	1,632.60	3,000.00	-45.58
10-1-000-002-4430.020 Heating&Cooling Cont	87.25	500.00	-412.75	4,500.00	5,258.77	6,000.00	-12.35
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	-5,146.51	0.00	-5,146.51	21,000.00	7,841.40	21,000.00	-62.66
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	100.00	-100.00	900.00	87.25	1,200.00	-92.73
10-1-000-002-4430.080 Plumbing Contracts	3,708.72	1,250.00	2,458.72	11,250.00	7,236.87	15,000.00	-51.75
10-1-000-002-4430.090 Extermination Contracts	1,650.00	500.00	1,150.00	4,500.00	9,279.00	6,000.00	54.65
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	0.00	100.00	-100.00	900.00	74,620.00	1,200.00	6,118.33
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	3,350.00	-3,350.00	30,150.00	-37,310.00	40,200.00	-192.81
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	28.73	400.00	-371.27	1,200.00	4,461.52	1,600.00	178.85
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	30,389.24	27,700.00	2,689.24	267,900.00	300,703.46	350,200.00	-14.13
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	40,057.11	37,605.00	2,452.11	357,038.00	403,508.86	468,300.00	-13.84
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	0.00	0.00	1,650.00	1,856.47	2,200.00	-15.62
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	0.00	1,960.00	0.00	1,960.00	0.00	
10-1-000-002-4480.100 ADT Contract	507.78	0.00	507.78	1,470.00	1,523.34	1,960.00	-22.28
10-1-000-002-4480.500 Security Contract	0.00	430.00	-430.00	3,870.00	2,171.35	5,160.00	-57.92
Total Line 95200	2,467.78	430.00	2,037.78	6,990.00	7,511.16	9,320.00	-19.41
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,467.78	430.00	2,037.78	6,990.00	7,511.16	9,320.00	-19.41
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	32,265.00	31,606.83	43,020.00	-26.53
10-1-000-002-4510.020 Liability Ins	469.95	485.00	-15.05	4,365.00	4,229.55	5,820.00	-27.33
10-1-000-002-4510.030 Work Comp Insurance	211.43	220.00	-8.57	1,980.00	1,902.87	2,640.00	-27.92
Total Line 96110 96120 96130	4,193.25	4,290.00	-96.75	38,610.00	37,739.25	51,480.00	-26.69
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	165.38	170.00	-4.62	1,530.00	1,488.42	2,040.00	-27.04
10-1-000-002-4510.025 PE & PO Insurance	70.84	75.00	-4.16	675.00	637.56	900.00	-29.16
10-1-000-002-4510.035 Auto Insurance	191.67	200.00	-8.33	1,800.00	1,725.03	2,400.00	-28.12
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	4,005.00	3,851.01	5,340.00	-27.88
96100 TOTAL INSURANCE PREMIUMS EXP	4,621.14	4,735.00	-113.86	42,615.00	41,590.26	56,820.00	-26.80
GENERAL EXPENSES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	2,429.33	1,315.00	1,114.33	12,015.00	13,579.40	15,570.00	-12.78
Total Line 96300	2,429.33	1,315.00	1,114.33	12,015.00	13,579.40	15,570.00	-12.78
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	2,781.65	200.00	2,581.65	1,800.00	21,085.88	2,400.00	778.58
Total Line 96400	2,781.65	200.00	2,581.65	1,800.00	21,085.88	2,400.00	778.58
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	5,210.98	1,515.00	3,695.98	13,815.00	34,665.28	17,970.00	92.91
96900 TOTAL OPERATING EXPENSE	85,496.42	79,816.00	5,680.42	716,116.00	763,466.29	950,623.00	-19.69
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-19,830.71	-7,049.00	-12,781.71	-168,672.00	-120,581.43	-194,761.00	-38.09
 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	279,000.00	275,670.00	372,000.00	-25.90
Total Line 97400	30,630.00	31,000.00	-370.00	279,000.00	275,670.00	372,000.00	-25.90
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	279,000.00	275,670.00	372,000.00	-25.90

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	10,799.29	-7,049.00	17,848.29	-168,672.00	155,088.57	-194,761.00	-179.63

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
December, 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	-14,037.00	-13,948.00	-89.00	-125,532.00	-124,446.80	-167,376.00	-25.65
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,037.00	-13,948.00	-89.00	-125,532.00	-124,446.80	-167,376.00	-25.65
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	0.00	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	-30.00	0.00	-30.00	0.00	-30.00	0.00	
10-1-000-006-3690.100 Late Fees	-100.00	-100.00	0.00	-900.00	-900.00	-1,200.00	-25.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	-25.00	0.00	-25.00	-50.00	-75.00	-50.00	50.00
10-1-000-006-3690.150 Laundry Income	-1,100.00	-460.00	-640.00	-4,140.00	-3,822.00	-5,520.00	-30.76
10-1-000-006-3690.160 Vending Machine Inc	-41.24	-25.00	-16.24	-225.00	-396.87	-300.00	32.29
10-1-000-006-3690.180 Labor	-25.00	0.00	-25.00	0.00	-648.25	0.00	
10-1-000-006-3690.200 Materials	0.00	0.00	0.00	0.00	-131.63	0.00	
10-1-000-006-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,321.24	-585.00	-736.24	-5,390.00	-6,078.75	-7,145.00	-14.92
70500 TOTAL TENANT REVENUE	-15,358.24	-14,533.00	-825.24	-130,922.00	-130,525.55	-174,521.00	-25.21
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-5,940.00	-5,420.00	-520.00	-48,780.00	-47,288.00	-65,045.00	-27.30
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	-5,940.00	-5,420.00	-520.00	-48,780.00	-47,288.00	-65,045.00	-27.30
10010 Operating Transfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,500.00	3,500.00	-31,500.00	0.00	-42,000.00	-100.00
Total Line 70610	0.00	-3,500.00	3,500.00	-31,500.00	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	-7.26	-9.00	1.74	-73.00	-67.24	-99.00	-32.08
Total Line 71100	-7.26	-9.00	1.74	-73.00	-67.24	-99.00	-32.08
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 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	-21,305.50	-23,462.00	2,156.50	-211,275.00	-177,880.79	-281,665.00	-36.85

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4110.200 Admin Exp - Amps	0.00	1,105.00	-1,105.00	9,945.00	0.00	13,260.00	-100.00
Total Line 91100	0.00	1,105.00	-1,105.00	9,945.00	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	3,796.50	3,834.00	-37.50	34,506.00	34,548.15	46,008.00	-24.91
Total Line 91300	3,796.50	3,834.00	-37.50	34,506.00	34,548.15	46,008.00	-24.91
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	379.00	-4.00	3,411.00	3,412.50	4,548.00	-24.97
Total Line 91310	375.00	379.00	-4.00	3,411.00	3,412.50	4,548.00	-24.97
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	400.00	0.00	660.00	-100.00
10-1-000-006-4180.000 Telephone	0.00	325.00	-325.00	2,925.00	2,705.69	3,900.00	-30.62
10-1-000-006-4190.100 Postage	2.85	7.00	-4.15	63.00	44.36	84.00	-47.19
10-1-000-006-4190.200 Office Supplies	0.00	0.00	0.00	50.00	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	250.00	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	150.00	0.00	150.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	425.90	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	320.00	20.00	300.00	180.00	920.00	240.00	283.33
10-1-000-006-4190.800 Internet Services	485.11	201.00	284.11	1,815.00	2,015.57	2,420.00	-16.71
10-1-000-006-4190.850 IT Support	0.00	0.00	0.00	375.00	407.39	500.00	-18.52
Total Line 91600	807.96	553.00	254.96	6,208.00	6,518.91	8,254.00	-21.02
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	667.00	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	56.00	0.00	75.00	-100.00
Total Line 91800	0.00	6.00	-6.00	723.00	0.00	1,475.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.14	3.00	-0.86	27.00	270.39	36.00	651.08
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4160.000 Consulting Services	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	957.00	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	108.00	0.00	144.00	-100.00
Total Line 91900	2.14	122.00	-119.86	1,092.00	270.39	1,455.00	-81.42
91000 TOTAL OPERATING EXPENSE - Admin	4,981.60	5,999.00	-1,017.40	55,885.00	45,619.95	75,870.00	-39.87

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	4,590.00	4,590.00	6,120.00	-25.00
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>4,590.00</u>	<u>4,590.00</u>	<u>6,120.00</u>	<u>-25.00</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>4,590.00</u>	<u>4,590.00</u>	<u>6,120.00</u>	<u>-25.00</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	3,000.00	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.66	100.00	-99.34	100.00	112.88	100.00	12.88
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	<u>0.66</u>	<u>100.00</u>	<u>-99.34</u>	<u>3,300.00</u>	<u>112.88</u>	<u>4,300.00</u>	<u>-97.37</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.66</u>	<u>100.00</u>	<u>-99.34</u>	<u>3,300.00</u>	<u>112.88</u>	<u>4,300.00</u>	<u>-97.37</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	389.14	325.00	64.14	3,000.00	2,594.09	3,925.00	-33.91
10-1-000-006-4315.000 Sewer	316.14	225.00	91.14	2,350.00	2,096.49	3,050.00	-31.26
10-1-000-006-4320.000 Electric	0.00	1,200.00	-1,200.00	9,250.00	10,435.38	12,000.00	-13.04
10-1-000-006-4330.000 Gas	771.82	1,150.00	-378.18	3,875.00	3,823.45	9,050.00	-57.75
Total Line 93100 93200 93300 93600	<u>1,477.10</u>	<u>2,900.00</u>	<u>-1,422.90</u>	<u>18,475.00</u>	<u>18,949.41</u>	<u>28,025.00</u>	<u>-32.38</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,477.10</u>	<u>2,900.00</u>	<u>-1,422.90</u>	<u>18,475.00</u>	<u>18,949.41</u>	<u>28,025.00</u>	<u>-32.38</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	1,275.00	1,275.00	0.00	11,475.00	11,525.00	15,300.00	-24.67
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>11,475.00</u>	<u>11,525.00</u>	<u>15,300.00</u>	<u>-24.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	150.00	0.00	200.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	0.00	0.00	2,000.00	115.69	3,000.00	-96.14
10-1-000-006-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	25.00	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	0.00	0.00	1,000.00	1,015.85	1,000.00	1.59
10-1-000-006-4420.070 Electrical Supplies	4.94	35.00	-30.06	315.00	1,009.87	420.00	140.45
10-1-000-006-4420.080 Plumbing Supplies	0.00	75.00	-75.00	675.00	1,676.41	900.00	86.27
10-1-000-006-4420.090 Extermination Supplies	0.00	0.00	0.00	100.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	100.00	-100.00	900.00	650.24	1,200.00	-45.81
10-1-000-006-4420.110 Routine Maint.Supplies	416.86	634.00	-217.14	5,700.00	2,792.01	7,600.00	-63.26
10-1-000-006-4420.120 Other Misc Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	0.00	25.00	-25.00	75.00	0.00	100.00	-100.00
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>421.80</u>	<u>894.00</u>	<u>-472.20</u>	<u>10,940.00</u>	<u>7,260.07</u>	<u>14,670.00</u>	<u>-50.51</u>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,584.00	4,100.00	-1,516.00	36,900.00	30,034.00	49,200.00	-38.96
10-1-000-006-4430.010 Garbage & Trash Cont	0.00	300.00	-300.00	2,700.00	2,207.98	3,600.00	-38.67
10-1-000-006-4430.020 Heating & Cooling Cont	103.40	1,250.00	-1,146.60	11,250.00	8,235.96	15,000.00	-45.09
10-1-000-006-4430.030 Snow Removal Contract	0.00	150.00	-150.00	150.00	0.00	800.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	0.00	0.00	3,300.00	3,387.78	4,400.00	-23.01
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	3,400.00	767.00	3,400.00	-77.44
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	0.00	0.00	3,750.00	0.00	5,000.00	-100.00
10-1-000-006-4430.080 Plumbing Contracts	862.63	0.00	862.63	9,375.00	7,212.48	12,500.00	-42.30
10-1-000-006-4430.090 Extermination Contracts	0.00	600.00	-600.00	1,725.00	861.00	2,250.00	-61.73
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	0.00	866.00	-866.00	7,800.00	5,081.32	10,400.00	-51.14
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	84.00	-84.00	750.00	200.00	1,000.00	-80.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	0.00	0.00	750.00	723.75	1,000.00	-27.63
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	3,550.03	7,350.00	-3,799.97	81,850.00	58,711.27	108,550.00	-45.91
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	5,246.83	9,519.00	-4,272.17	104,265.00	77,496.34	138,520.00	-44.05
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	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	0.00	510.00	0.00	510.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	0.00	0.00	0.00	2,181.39	0.00	
10-1-000-006-4480.500 Security Contract	450.00	200.00	250.00	3,300.00	2,535.10	4,250.00	-40.35
Total Line 95200	960.00	200.00	760.00	3,300.00	5,226.49	4,250.00	22.98
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	960.00	200.00	760.00	3,300.00	5,226.49	4,250.00	22.98
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	10,296.00	10,103.04	13,728.00	-26.41
10-1-000-006-4510.020 Liability Insurance	124.11	127.00	-2.89	1,143.00	1,116.99	1,524.00	-26.71
10-1-000-006-4510.030 Work Comp	59.90	61.00	-1.10	549.00	539.10	732.00	-26.35
Total Line 96110 96120 96130	1,306.57	1,332.00	-25.43	11,988.00	11,759.13	15,984.00	-26.43
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	43.68	45.00	-1.32	405.00	393.12	540.00	-27.20
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.00	-0.86	72.00	64.26	97.00	-33.75
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	477.00	457.38	637.00	-28.20
96100 TOTAL INSURANCE PREMIUMS EXP	1,357.39	1,385.00	-27.61	12,465.00	12,216.51	16,621.00	-26.50
GENERAL EXPENSES							

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

	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 Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,255.99	1,105.00	150.99	10,706.00	10,549.74	13,935.00	-24.29
Total Line 96300	1,255.99	1,105.00	150.99	10,706.00	10,549.74	13,935.00	-24.29
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	107.58	84.00	23.58	750.00	-230.26	1,000.00	-123.03
Total Line 96400	107.58	84.00	23.58	750.00	-230.26	1,000.00	-123.03
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,363.57	1,189.00	174.57	11,456.00	10,319.48	14,935.00	-30.90
96900 TOTAL OPERATING EXPENSE	15,897.15	21,802.00	-5,904.85	213,736.00	174,531.06	288,641.00	-39.53
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-5,408.35	-1,660.00	-3,748.35	2,461.00	-3,349.73	6,976.00	-148.02
 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	77,850.00	63,540.00	103,800.00	-38.79
Total Line 97400	7,060.00	8,650.00	-1,590.00	77,850.00	63,540.00	103,800.00	-38.79
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	7,060.00	8,650.00	-1,590.00	77,850.00	63,540.00	103,800.00	-38.79

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	1,651.65	-1,660.00	3,311.65	2,461.00	60,190.27	6,976.00	762.82

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Knox County Housing Authority
FDS Income Statement - Brentwood
December, 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	-25,147.00	-27,209.00	2,062.00	-244,881.00	-232,828.00	-326,508.00	-28.69
60-1-000-000-5125.000 PHA Rent	-7,878.00	-6,231.00	-1,647.00	-56,079.00	-64,958.00	-74,772.00	-13.13
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	-1,080.00	0.00	-1,080.00	0.00	34.00	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	-34,105.00	-33,440.00	-665.00	-300,960.00	-297,752.00	-401,280.00	-25.80
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-742.00	-733.00	-9.00	-6,597.00	-5,928.75	-8,796.00	-32.60
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-229.00	-600.00	371.00	-5,400.00	-4,104.49	-7,200.00	-42.99
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	-40.00	-125.00	85.00	-1,125.00	-589.00	-1,500.00	-60.73
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	-1,011.00	-1,458.00	447.00	-13,122.00	-10,972.24	-17,496.00	-37.29
70500 TOTAL TENANT REVENUE	-35,116.00	-34,898.00	-218.00	-314,082.00	-308,724.24	-418,776.00	-26.28
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	-14.21	-10.00	-4.21	-90.00	-94.19	-120.00	-21.51
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-14.21	-10.00	-4.21	-90.00	-94.19	-120.00	-21.51
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	-71.74	0.00	
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-2,660.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	-2,731.74	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	-35,130.21	-34,908.00	-222.21	-314,172.00	-311,550.17	-418,896.00	-25.63

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,800.00	1,860.00	-60.00	12,400.00	11,561.10	16,120.00	-28.28
60-1-000-000-6330.000 Manager Salaries	4,150.67	3,750.00	400.67	25,000.00	24,516.40	32,500.00	-24.56
60-1-000-000-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,950.67	5,610.00	340.67	37,400.00	36,077.50	48,620.00	-25.80
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	33,696.00	32,708.00	44,928.00	-27.20
Total Line 91300	3,640.00	3,744.00	-104.00	33,696.00	32,708.00	44,928.00	-27.20
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	525.00	540.00	-15.00	4,860.00	4,717.50	6,480.00	-27.20
Total Line 91310	525.00	540.00	-15.00	4,860.00	4,717.50	6,480.00	-27.20
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	38.00	-28.37	338.00	287.50	450.00	-36.11
Total Line 91400	9.63	38.00	-28.37	338.00	287.50	450.00	-36.11
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	728.50	903.00	-174.50	6,020.00	5,407.93	7,826.00	-30.90
60-1-000-000-6330.500 Manager's Benefits	1,264.10	1,350.00	-85.90	9,000.00	8,245.18	11,700.00	-29.53
60-1-000-000-6330.501 Wellness - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,992.60	2,253.00	-260.40	15,020.00	13,653.11	19,526.00	-30.08
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	176.00	-176.00	1,584.00	827.34	2,112.00	-60.83
60-1-000-000-6311.000 Office Exp - BW	57.53	165.00	-107.47	1,485.00	1,143.05	1,980.00	-42.27
60-1-000-000-6311.050 Office Rental Exp	243.00	243.00	0.00	2,131.00	2,139.00	2,860.00	-25.21
60-1-000-000-6311.100 Phone/Internet Exp	267.86	140.00	127.86	1,260.00	1,614.43	1,680.00	-3.90
60-1-000-000-6311.150 IT Support	48.01	55.00	-6.99	495.00	1,359.92	660.00	106.05
60-1-000-000-6311.200 Office Furniture	0.00	0.00	0.00	200.00	0.00	200.00	-100.00
Total Line 91600	616.40	779.00	-162.60	7,155.00	7,083.74	9,492.00	-25.37
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	85.32	100.00	-14.68	900.00	848.26	1,200.00	-29.31
Total Line 91800	85.32	100.00	-14.68	2,600.00	1,272.02	2,900.00	-56.14
91900 Other Expense							
60-1-000-000-6360.000 Training - Staff	0.00	130.00	-130.00	1,540.00	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	7,800.00	14,000.00	-44.29
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	13.91	12.00	1.91	108.00	110.51	144.00	-23.26
60-1-000-000-6399.000 Other Administrative	0.00	75.00	-75.00	675.00	165.25	900.00	-81.64
Total Line 91900	13.91	217.00	-203.09	16,323.00	8,075.76	16,974.00	-52.42
91000 TOTAL OPERATING EXPENSE - Admin	12,833.53	13,281.00	-447.47	117,392.00	104,962.63	150,530.00	-30.27
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-000-6451.000 Utilities - Water	418.06	870.00	-451.94	7,830.00	7,597.47	10,440.00	-27.23
Total Line 93100	418.06	870.00	-451.94	7,830.00	7,597.47	10,440.00	-27.23
93200 Electricity							
60-1-000-000-6450.000 Utilites - Electric	800.43	350.00	450.43	3,150.00	5,186.12	4,200.00	23.48
Total Line 93200	800.43	350.00	450.43	3,150.00	5,186.12	4,200.00	23.48
93300 Gas							
60-1-000-000-6452.000 Utilities - Gas	384.12	165.00	219.12	1,485.00	1,556.68	1,980.00	-21.38
Total Line 93300	384.12	165.00	219.12	1,485.00	1,556.68	1,980.00	-21.38
93600 Sewer							
60-1-000-000-6453.000 Utilities - Sewer	825.39	1,441.00	-615.61	12,969.00	14,519.41	17,292.00	-16.03
Total Line 93600	825.39	1,441.00	-615.61	12,969.00	14,519.41	17,292.00	-16.03
93000 TOTAL UTILITIES EXPENSES	2,428.00	2,826.00	-398.00	25,434.00	28,859.68	33,912.00	-14.90
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	5,220.72	6,712.00	-1,491.28	44,750.00	42,467.72	58,175.00	-27.00
60-1-000-000-6510.100 OT Maintenance	544.70	83.00	461.70	747.00	964.28	996.00	-3.18
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	5,765.42	6,795.00	-1,029.58	45,497.00	43,432.00	59,171.00	-26.60
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	200.00	-200.00	600.00	715.23	1,200.00	-40.40
60-1-000-000-6515.030 Snow Removal Supplies	0.00	325.00	-325.00	325.00	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	260.00	-260.00	2,860.00	722.36	3,000.00	-75.92
60-1-000-000-6515.070 Electrical Supplies	0.00	155.00	-155.00	1,395.00	332.78	1,860.00	-82.11
60-1-000-000-6515.080 Plumbing Supplies	114.52	400.00	-285.48	3,600.00	2,000.11	4,800.00	-58.33
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.100 Janitorial Supplies	0.00	105.00	-105.00	945.00	1,734.03	1,260.00	37.62
60-1-000-000-6515.110 Routine Maint. Supplies	115.63	670.00	-554.37	6,030.00	2,742.40	8,040.00	-65.89
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	1,260.00	790.35	1,680.00	-52.96
60-1-000-000-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	1,569.00	2,000.00	-21.55
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	207.08	0.00	207.08	650.00	560.58	650.00	-13.76
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	437.23	2,255.00	-1,817.77	20,865.00	11,166.84	26,390.00	-57.69
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	0.00	1,150.00	-1,150.00	10,350.00	8,833.20	13,800.00	-35.99
60-1-000-000-6520.020 Heat/Cool Contract	0.00	2,500.00	-2,500.00	3,000.00	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	0.00	0.00	0.00	8,000.00	2,616.00	8,000.00	-67.30
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	585.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	600.00	-600.00	5,100.00	113.00	6,000.00	-98.12
60-1-000-000-6520.090 Extermination Contract	0.00	463.00	-463.00	1,739.00	2,026.00	2,552.00	-20.61
60-1-000-000-6520.100 Janitorial Contract	0.00	0.00	0.00	900.00	675.00	1,125.00	-40.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	170.00	-170.00	1,530.00	600.00	2,040.00	-70.59
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	6,000.00	0.00	8,000.00	-100.00
60-1-000-000-6520.120 Misc. Other Contracts	61,047.29	0.00	61,047.29	126,400.00	83,101.42	126,400.00	-34.26

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	61,047.29	4,948.00	56,099.29	163,604.00	97,964.62	173,497.00	-43.54
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,363.85	3,225.00	-1,861.15	21,500.00	18,440.90	27,950.00	-34.02
60-1-000-000-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	1,363.85	3,225.00	-1,861.15	21,500.00	18,440.90	27,950.00	-34.02
94000 TOTAL MAINTENANCE EXPENSES	68,613.79	17,223.00	51,390.79	251,466.00	171,004.36	287,008.00	-40.42
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Security Labor	720.00	0.00	720.00	0.00	720.00	0.00	
Total Line 95200	720.00	0.00	720.00	0.00	720.00	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	720.00	0.00	720.00	0.00	720.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,060.77	1,085.00	-24.23	9,765.00	9,546.93	13,020.00	-26.67
Total Line 96110	1,060.77	1,085.00	-24.23	9,765.00	9,546.93	13,020.00	-26.67
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.71	180.00	-4.29	1,620.00	1,581.39	2,160.00	-26.79
Total Line 96120	175.71	180.00	-4.29	1,620.00	1,581.39	2,160.00	-26.79
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	278.38	285.00	-6.62	2,565.00	2,505.42	3,420.00	-26.74
Total Line 96130	278.38	285.00	-6.62	2,565.00	2,505.42	3,420.00	-26.74
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	61.83	65.00	-3.17	585.00	556.47	780.00	-28.66
60-1-000-000-6721.500 PE & PO Insurance	88.52	91.00	-2.48	819.00	796.68	1,092.00	-27.04
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	1,404.00	1,353.15	1,872.00	-27.72
96100 TOTAL INSURANCE PREMIUMS EXP	1,665.21	1,706.00	-40.79	15,354.00	14,986.89	20,472.00	-26.79
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.00	-41.00	375.00	0.00	500.00	-100.00
Total Line 96210	0.00	41.00	-41.00	375.00	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,583.85	1,500.00	83.85	13,500.00	13,444.62	18,000.00	-25.31
Total Line 96300	1,583.85	1,500.00	83.85	13,500.00	13,444.62	18,000.00	-25.31
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	36.90	135.00	-98.10	1,215.00	916.24	1,620.00	-43.44
Total Line 96400	36.90	135.00	-98.10	1,215.00	916.24	1,620.00	-43.44
96000 TOTAL OTHER GENERAL EXPENSES	1,620.75	1,676.00	-55.25	15,090.00	14,360.86	20,120.00	-28.62
INTEREST & AMORTIZATION EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,335.00	-23,400.00	1,065.00	-208,780.00	-198,784.00	-278,980.00	-28.75
60-1-000-001-5125.000 PHA Rent	-2,943.00	-2,000.00	-943.00	-18,000.00	-21,813.00	-24,000.00	-9.11
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	260.00	40.00	220.00	360.00	-1,801.00	480.00	-475.21
60-1-000-001-5970.000 Excess Rent	-1,375.00	-920.00	-455.00	-8,280.00	-10,331.00	-11,040.00	-6.42
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-26,393.00	-26,280.00	-113.00	-234,700.00	-232,729.00	-313,540.00	-25.77
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	-928.00	-450.00	-478.00	-4,050.00	-4,536.00	-5,400.00	-16.00
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	-151.00	-200.00	49.00	-1,800.00	-1,079.00	-2,400.00	-55.04
60-1-000-001-5926.000 Violation Charges	-390.00	0.00	-390.00	0.00	-860.00	0.00	
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,469.00	-650.00	-819.00	-5,850.00	-6,475.00	-7,800.00	-16.99
70500 TOTAL TENANT REVENUE	-27,862.00	-26,930.00	-932.00	-240,550.00	-239,204.00	-321,340.00	-25.56
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,021.00	-3,440.00	-581.00	-30,960.00	-35,875.00	-41,280.00	-13.09
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,021.00	-3,440.00	-581.00	-30,960.00	-35,875.00	-41,280.00	-13.09
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	-6.19	-4.00	-2.19	-12.00	-18.51	-16.00	15.69
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-6.19	-4.00	-2.19	-12.00	-18.51	-16.00	15.69
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	-243.00	-240.00	-3.00	-2,125.00	-2,139.00	-2,845.00	-24.82
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	102.69	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-2,660.00	0.00	
Total Line 71500	-243.00	-240.00	-3.00	-2,125.00	-4,696.31	-2,845.00	65.07
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	-32,132.19	-30,614.00	-1,518.19	-273,647.00	-279,793.82	-365,481.00	-23.45

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,800.00	1,860.00	-60.00	12,400.00	11,561.10	16,120.00	-28.28
60-1-000-001-6330.000 Manager's Salaries	4,150.64	3,750.00	400.64	25,000.00	24,516.21	32,500.00	-24.57
60-1-000-001-6330.200 Admin from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,950.64	5,610.00	340.64	37,400.00	36,077.31	48,620.00	-25.80
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	30,420.00	30,108.00	40,560.00	-25.77
Total Line 91300	3,380.00	3,380.00	0.00	30,420.00	30,108.00	40,560.00	-25.77
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	4,392.00	4,342.50	5,856.00	-25.85
Total Line 91310	487.50	488.00	-0.50	4,392.00	4,342.50	5,856.00	-25.85
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	10.00	-0.38	420.00	270.58	450.00	-39.87
Total Line 91400	9.62	10.00	-0.38	420.00	270.58	450.00	-39.87
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	728.51	903.00	-174.49	6,020.00	5,407.94	7,826.00	-30.90
60-1-000-001-6330.500 Manager's Benefits	1,264.08	1,350.00	-85.92	9,000.00	8,245.08	11,700.00	-29.53
60-1-000-001-6330.501 Wellness - Manager	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91500	1,992.59	2,253.00	-260.41	15,020.00	13,653.02	19,526.00	-30.08
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	900.00	493.33	1,200.00	-58.89
60-1-000-001-6311.000 Office Exp - PL	57.51	160.00	-102.49	1,440.00	1,154.66	1,920.00	-39.86
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	35.97	140.00	-104.03	1,260.00	1,150.51	1,680.00	-31.52
60-1-000-001-6311.150 IT Support	48.01	55.00	-6.99	495.00	1,359.89	660.00	106.04
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91600	141.49	455.00	-313.51	4,095.00	4,158.39	5,460.00	-23.84
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	85.30	100.00	-14.70	900.00	848.09	1,200.00	-29.33
Total Line 91800	85.30	100.00	-14.70	2,600.00	1,271.83	2,900.00	-56.14
91900 Other Expense							
60-1-000-001-6360.000 Training - Staff	0.00	130.00	-130.00	1,540.00	0.00	1,930.00	-100.00
60-1-000-001-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.000 Consulting Services	0.00	0.00	0.00	0.00	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	9.63	10.00	-0.37	90.00	62.99	120.00	-47.51
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	900.00	33.04	1,200.00	-97.25
Total Line 91900	9.63	240.00	-230.37	2,530.00	1,006.03	3,250.00	-69.05
91000 TOTAL OPERATING EXPENSE - Admin	12,056.77	12,536.00	-479.23	96,877.00	91,975.16	127,637.00	-27.94
UTILITIES							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water							
60-1-000-001-6451.000 Utilities Water	822.10	850.00	-27.90	7,650.00	7,356.24	10,200.00	-27.88
Total Line 93100	822.10	850.00	-27.90	7,650.00	7,356.24	10,200.00	-27.88
93200 Electricity							
60-1-000-001-6450.000 Utilities Electric	268.01	300.00	-31.99	2,700.00	3,470.79	3,600.00	-3.59
Total Line 93200	268.01	300.00	-31.99	2,700.00	3,470.79	3,600.00	-3.59
93300 Gas							
60-1-000-001-6452.000 Utilities Gas	5.41	160.00	-154.59	1,440.00	982.82	1,920.00	-48.81
Total Line 93300	5.41	160.00	-154.59	1,440.00	982.82	1,920.00	-48.81
93600 Sewer							
60-1-000-001-6453.000 Utilities Sewer	1,692.17	1,600.00	92.17	14,400.00	14,814.08	19,200.00	-22.84
Total Line 93600	1,692.17	1,600.00	92.17	14,400.00	14,814.08	19,200.00	-22.84
93000 TOTAL UTILITIES EXPENSES	2,787.69	2,910.00	-122.31	26,190.00	26,623.93	34,920.00	-23.76
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	5,220.73	6,712.00	-1,491.27	44,750.00	42,467.73	58,175.00	-27.00
60-1-000-001-6510.100 OT Maintenance	544.69	75.00	469.69	675.00	964.27	900.00	7.14
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	5,765.42	6,787.00	-1,021.58	45,425.00	43,432.00	59,075.00	-26.48
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	81.13	500.00	-418.87	2,040.00	1,712.83	2,040.00	-16.04
60-1-000-001-6515.030 Snow Removal Supplies	0.00	50.00	-50.00	300.00	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	0.00	0.00	3,000.00	1,018.59	3,000.00	-66.05
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	900.00	333.16	1,200.00	-72.24
60-1-000-001-6515.080 Plumbing Supplies	295.38	300.00	-4.62	3,050.00	2,360.68	4,100.00	-42.42
60-1-000-001-6515.090 Extermination Supplies	0.00	100.00	-100.00	300.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	720.00	177.06	960.00	-81.56
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	650.00	-650.00	6,050.00	2,876.60	8,000.00	-64.04
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,665.00	909.64	2,220.00	-59.03
60-1-000-001-6515.115 Refrigerators	0.00	0.00	0.00	2,000.00	541.00	2,000.00	-72.95
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	0.00	0.00	900.00	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	376.51	1,965.00	-1,588.49	22,525.00	10,120.50	27,120.00	-62.68
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	0.00	726.00	-726.00	6,534.00	5,247.23	8,712.00	-39.77
60-1-000-001-6520.020 Heat/Cool Contract	0.00	0.00	0.00	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	200.00	99.00	200.00	-50.50
60-1-000-001-6520.080 Plumbing Contract	0.00	0.00	0.00	6,600.00	2,659.18	6,600.00	-59.71
60-1-000-001-6520.090 Extermin Contract	0.00	450.00	-450.00	1,700.00	1,921.00	2,150.00	-10.65
60-1-000-001-6520.100 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.110 Routine Main. Contract	0.00	50.00	-50.00	450.00	345.00	600.00	-42.50
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	0.00	0.00	3,000.00	0.00	4,500.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94300 - (sub accts)	0.00	1,326.00	-1,326.00	23,884.00	10,271.41	30,162.00	-65.95
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,363.86	3,225.00	-1,861.14	21,500.00	18,441.15	27,950.00	-34.02
60-1-000-001-6510.501 Wellness - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	1,363.86	3,225.00	-1,861.14	21,500.00	18,441.15	27,950.00	-34.02
94000 TOTAL MAINTENANCE EXPENSES	7,505.79	13,303.00	-5,797.21	113,334.00	82,265.06	144,307.00	-42.99
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							
60-1-000-001-6580.006 Safety/Security Labor	650.00	0.00	650.00	0.00	650.00	0.00	
Total Line 95200	650.00	0.00	650.00	0.00	650.00	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	650.00	0.00	650.00	0.00	650.00	0.00	
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,071.07	1,095.00	-23.93	9,855.00	9,639.63	13,140.00	-26.64
Total Line 96110	1,071.07	1,095.00	-23.93	9,855.00	9,639.63	13,140.00	-26.64
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	157.58	165.00	-7.42	1,485.00	1,418.22	1,980.00	-28.37
Total Line 96120	157.58	165.00	-7.42	1,485.00	1,418.22	1,980.00	-28.37
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	278.38	285.00	-6.62	2,565.00	2,505.42	3,420.00	-26.74
Total Line 96130	278.38	285.00	-6.62	2,565.00	2,505.42	3,420.00	-26.74
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	55.46	58.00	-2.54	522.00	499.14	696.00	-28.28
60-1-000-001-6721.500 PE & PO Insurance	88.52	91.00	-2.48	819.00	796.68	1,092.00	-27.04
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	1,341.00	1,295.82	1,788.00	-27.53
96100 TOTAL INSURANCE PREMIUMS EXP	1,651.01	1,694.00	-42.99	15,246.00	14,859.09	20,328.00	-26.90
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	1,324.71	1,275.00	49.71	11,475.00	11,689.40	15,300.00	-23.60
Total Line 96300	1,324.71	1,275.00	49.71	11,475.00	11,689.40	15,300.00	-23.60
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	717.60	320.00	397.60	2,880.00	7,046.12	3,840.00	83.49
Total Line 96400	717.60	320.00	397.60	2,880.00	7,046.12	3,840.00	83.49
96000 TOTAL OTHER GENERAL EXPENSES	2,042.31	1,595.00	447.31	14,355.00	18,735.52	19,640.00	-4.61
INTEREST & AMORTIZATION EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,520.00	2,520.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,057.00	-11,255.00	-2,802.00	-101,295.00	-122,527.00	-135,060.00	-9.28
Total Admin Fee Subsidy	-14,057.00	-11,255.00	-2,802.00	-101,295.00	-122,527.00	-135,060.00	-9.28
Interest Income							
30-1-000-000-3300.000 Int Reserve	-7.23	-7.00	-0.23	-63.00	-51.34	-84.00	-38.88
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	-7.23	-7.00	-0.23	-63.00	-51.34	-84.00	-38.88
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-100.00	100.00	-900.00	-1,712.00	-1,200.00	42.67
30-1-000-000-3300.170 Admin Fees Port	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3690.100 Other Income - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income	0.00	-100.00	100.00	-900.00	-1,712.00	-1,200.00	42.67
TOTAL ADMIN OPERATING INCOME	-14,064.23	-11,362.00	-2,702.23	-102,258.00	-124,290.34	-136,344.00	-8.84
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,399.82	7,500.00	-100.18	50,000.00	42,671.05	65,000.00	-34.35
Total Admin Salaries	7,399.82	7,500.00	-100.18	50,000.00	42,671.05	65,000.00	-34.35
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	2,400.00	2,640.00	-240.00	23,760.00	21,348.00	31,680.00	-32.61
30-1-000-000-4120.300 Bookkeep. Fees	1,500.00	1,650.00	-150.00	14,850.00	13,342.50	19,800.00	-32.61
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	0.00	280.00	0.00	280.00	0.00	
Total Fees Expense	4,180.00	4,290.00	-110.00	38,610.00	34,970.50	51,480.00	-32.07
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,491.78	4,575.00	-1,083.22	30,500.00	24,710.09	39,650.00	-37.68
Total Benefit Contribution Exp	3,491.78	4,575.00	-1,083.22	30,500.00	24,710.09	39,650.00	-37.68
Office Expense							
30-1-000-000-4180.000 Telephone	0.00	81.00	-81.00	609.00	688.06	772.00	-10.87
30-1-000-000-4190.100 Postage	92.79	160.00	-67.21	1,380.00	1,417.40	1,850.00	-23.38
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	938.72	0.00	
30-1-000-000-4190.850 IT Support	0.00	54.00	-54.00	161.00	705.69	215.00	228.23
Total Office Expense	92.79	295.00	-202.21	2,431.00	3,749.87	3,399.00	10.32

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
December, 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	1,025.00	425.87	1,025.00	-58.45
Total Travel Expense	0.00	0.00	0.00	1,025.00	425.87	1,025.00	-58.45
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	0.00	0.00	1,450.00	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	4,986.00	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	443.85	0.00	443.85	300.00	2,741.13	371.00	638.85
30-1-000-000-4190.200 Inspection Exp	0.00	459.00	-459.00	4,125.00	1,600.00	5,500.00	-70.91
30-1-000-000-4190.950 Background Verification	0.00	50.00	-50.00	450.00	199.43	600.00	-66.76
30-1-000-000-4420.126 Vehicle Supplies	0.00	0.00	0.00	20.00	58.21	30.00	94.03
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	15.92	0.00	
Total Other Expense	443.85	509.00	-65.15	11,331.00	4,952.69	12,937.00	-61.72
TOTAL ADMIN EXPENSE	15,608.24	17,169.00	-1,560.76	133,897.00	113,655.07	175,256.00	-35.15
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.00	-0.84	486.00	478.44	648.00	-26.17
30-1-000-000-4510.030 Work Comp Insurance	190.28	194.00	-3.72	1,746.00	1,712.52	2,328.00	-26.44
30-1-000-000-4510.035 Auto Insurance	47.92	50.00	-2.08	450.00	431.28	600.00	-28.12
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	2,682.00	2,622.24	3,576.00	-26.67
TOTAL INSURANCE EXPENSE	291.36	298.00	-6.64	2,682.00	2,622.24	3,576.00	-26.67
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-4.50	0.00	-4.50	-100.00	-73.40	-100.00	-26.60
30-1-000-000-4590.010 Admin Gen Exp-Port	202.87	317.00	-114.13	2,853.00	2,253.13	3,804.00	-40.77
Total General Expense	198.37	317.00	-118.63	2,753.00	2,179.73	3,704.00	-41.15
TOTAL GENERAL EXPENSE	198.37	317.00	-118.63	2,753.00	2,179.73	3,704.00	-41.15
TOTAL EXPENSES - ADMIN	16,097.97	17,784.00	-1,686.03	139,332.00	118,457.04	182,536.00	-35.10
ADMIN (Profit)/Loss	2,033.74	6,422.00	-4,388.26	37,074.00	-5,833.30	46,192.00	-112.63
MISCELLANEOUS EXPENSE							
Surplus Adj & Provision							
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	4,185.00	4,176.00	5,580.00	-25.16
Total Depreciation Expense	464.00	465.00	-1.00	4,185.00	4,176.00	5,580.00	-25.16
TOTAL MISC EXPENSE	464.00	465.00	-1.00	4,185.00	4,176.00	5,580.00	-25.16
TOTAL ADMIN EXPENSES w/ DEPR EXP	16,561.97	18,249.00	-1,687.03	143,517.00	122,633.04	188,116.00	-34.81
ADMIN (Profit)/Loss w/ Depreciation	2,497.74	6,887.00	-4,389.26	41,259.00	-1,657.30	51,772.00	-103.20

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-100.00	100.00	-900.00	-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	-79,268.00	-80,226.00	958.00	-722,030.00	-671,048.00	-962,706.00	-30.30
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-79,268.00	-80,326.00	1,058.00	-722,930.00	-672,676.00	-963,906.00	-30.21
TOTAL HAP INCOME	-79,268.00	-80,326.00	1,058.00	-722,930.00	-672,676.00	-963,906.00	-30.21
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	70,967.00	73,000.00	-2,033.00	657,000.00	605,709.98	876,000.00	-30.86
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	3,288.00	2,550.00	738.00	22,950.00	27,101.00	30,600.00	-11.43
30-1-000-000-4715.050 HAP Homeownership	0.00	175.00	-175.00	1,050.00	0.00	1,575.00	-100.00
30-1-000-000-4715.070 HAP Port Out Pmts	4,648.00	12,250.00	-7,602.00	110,250.00	50,533.11	147,000.00	-65.62
Total HAP Expenses	78,903.00	87,975.00	-9,072.00	791,250.00	683,344.09	1,055,175.00	-35.24
TOTAL HAP EXPENSE	78,903.00	87,975.00	-9,072.00	791,250.00	683,344.09	1,055,175.00	-35.24
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-4.00	0.00	-4.00	100.00	63.40	100.00	-36.60
Total General HAP Expenses	-4.00	0.00	-4.00	100.00	63.40	100.00	-36.60
TOTAL GENERAL HAP EXPENSES	-4.00	0.00	-4.00	100.00	63.40	100.00	-36.60
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	78,899.00	87,975.00	-9,076.00	791,350.00	683,407.49	1,055,275.00	-35.24
Remaining HAP (to)/from Reserve	-369.00	7,649.00	-8,018.00	68,420.00	10,731.49	91,369.00	-88.25

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	135.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-9,287.00	0.00	-9,287.00	0.00	-49,060.00	0.00	
Total HAP Income	-9,287.00	0.00	-9,287.00	0.00	-49,060.00	0.00	
TOTAL HAP INCOME	-9,287.00	0.00	-9,287.00	0.00	-49,060.00	0.00	
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	8,533.00	0.00	8,533.00	0.00	57,294.00	0.00	
30-1-000-001-4715.040 EHV HAP Utility Pmts	451.00	0.00	451.00	0.00	4,457.00	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	8,984.00	0.00	8,984.00	0.00	61,751.00	0.00	
TOTAL HAP EXPENSE	8,984.00	0.00	8,984.00	0.00	61,751.00	0.00	
EHV HAP (to)/from Reserve	-303.00	0.00	-303.00	0.00	12,691.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-980.00	0.00	-980.00	0.00	-6,023.00	0.00	
30-1-000-001-8026.501 EHV Preliminary Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.502 EHV Service Fee Inc	-13,125.00	0.00	-13,125.00	0.00	-13,125.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	-500.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	-500.00	0.00	
Total Admin Fee Subsidy	-14,105.00	0.00	-14,105.00	0.00	-20,148.00	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	-14,105.00	0.00	-14,105.00	0.00	-20,148.00	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
December, 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	82.57	0.00	82.57	0.00	2,877.99	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	52.12	0.00	52.12	0.00	1,816.59	0.00	
30-1-000-001-4120.100 EHV Management Fee	180.00	0.00	180.00	0.00	1,344.00	0.00	
30-1-000-001-4120.300 EHV Bookkeeping Fee	112.50	0.00	112.50	0.00	840.00	0.00	
30-1-000-001-4130.200 EHV Other Ongoing	50.00	0.00	50.00	0.00	912.48	0.00	
Total Ongoing Admin Expenses	477.19	0.00	477.19	0.00	7,791.06	0.00	
TOTAL ONGOING ADMIN EXPENSES	477.19	0.00	477.19	0.00	7,791.06	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	2,572.84	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	2,572.84	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive	0.00	0.00	0.00	0.00	841.00	0.00	
Exp							
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	841.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	498.56	0.00	498.56	0.00	9,259.04	0.00	
Total Other Eligible Expenses	498.56	0.00	498.56	0.00	9,259.04	0.00	
TOTAL SERVICE FEE EXPENSES	498.56	0.00	498.56	0.00	12,672.88	0.00	
TOTAL EHV ADMIN EXPENSES	975.75	0.00	975.75	0.00	20,613.94	0.00	
EHV ADMINI (Profit)/Loss	-13,129.25	0.00	-13,129.25	0.00	465.94	0.00	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	108,820.12	99,584.00	9,236.12	917,937.88	1,332,212.00	-31.10
TOTAL OPERATING INCOME	108,820.12	99,584.00	9,236.12	917,937.88	1,332,212.00	-31.10
OPERATING EXPENSE						
Total Administration Expenses	92,083.52	79,031.00	13,052.52	550,140.30	723,502.00	-23.96
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	203.17	565.00	-361.83	3,967.46	6,780.00	-41.48
Total Maintenance Expenses	77,566.82	79,227.00	-1,660.18	496,889.30	686,474.00	-27.62
Total Protective Expenses	0.00	0.00	0.00	0.00	0.00	
General Expenses	3,231.26	3,241.00	-9.74	29,081.34	46,392.00	-37.31
TOTAL ROUTINE OPERATING EXPENSES	173,084.77	162,064.00	11,020.77	1,080,078.40	1,463,148.00	-26.18
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-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	173,084.77	161,299.00	11,785.77	1,080,078.40	1,453,968.00	-25.72
NET REVENUE/-EXPENSE PROFIT/-LOSS	-64,264.65	-61,715.00	-2,549.65	-162,140.52	-121,756.00	33.17
Total Depreciation Expense						
Total Depreciation Expense	760.00	765.00	-5.00	6,840.00	9,180.00	-25.49
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-65,024.65	-62,480.00	-2,544.65	-168,980.52	-130,936.00	29.06

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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	77,686.97	72,453.00	5,233.97	673,555.88	924,246.00	-27.12
TOTAL OPERATING INCOME	77,686.97	72,453.00	5,233.97	673,555.88	924,246.00	-27.12
OPERATING EXPENSE						
Total Administration Expenses	31,947.60	33,800.00	-1,852.40	260,907.08	362,478.00	-28.02
Total Tenant Service Expenses	83.11	136.00	-52.89	770.68	2,250.00	-65.75
Total Utility Expenses	8,594.43	10,709.00	-2,114.57	77,201.29	124,400.00	-37.94
Total Maintenance Expenses	16,080.26	22,431.00	-6,350.74	219,191.58	318,956.00	-31.28
Total Protective Service Expenses	2,696.71	834.00	1,862.71	9,056.14	13,200.00	-31.39
General Expenses	8,071.07	6,717.00	1,354.07	69,558.43	81,014.00	-14.14
TOTAL ROUTINE OPERATING EXPENSES	67,473.18	74,627.00	-7,153.82	636,685.20	902,298.00	-29.44
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	67,473.18	61,127.00	6,346.18	636,685.20	740,298.00	-14.00
NET REVENUE/EXPENSE PROFIT/-LOSS						
	10,213.79	11,326.00	-1,112.21	36,870.68	183,948.00	-79.96
Total Depreciation Expense						
Total Depreciation Expense	13,400.00	13,500.00	-100.00	120,600.00	162,000.00	-25.56
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-3,186.21	-2,174.00	-1,012.21	-83,729.32	21,948.00	-481.49

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	105,327.13	86,865.00	18,462.13	884,047.72	1,145,384.00	-22.82
TOTAL OPERATING INCOME	105,327.13	86,865.00	18,462.13	884,047.72	1,145,384.00	-22.82
OPERATING EXPENSE						
Total Administration Expenses	31,715.37	32,896.00	-1,180.63	259,495.54	363,453.00	-28.60
Total Tenant Service Expenses	0.66	200.00	-199.34	414.22	3,440.00	-87.96
Total Utility Expenses	1,436.67	2,435.00	-998.33	16,325.97	31,320.00	-47.87
Total Maintenance Expenses	40,043.82	37,605.00	2,438.82	403,463.86	468,300.00	-13.85
Total Protective Service Expenses	2,467.78	430.00	2,037.78	7,511.16	9,320.00	-19.41
General Expenses	9,832.12	6,250.00	3,582.12	76,255.54	74,790.00	1.96
TOTAL ROUTINE OPERATING EXPENSES	85,496.42	79,816.00	5,680.42	763,466.29	950,623.00	-19.69
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-31,000.00	31,000.00	0.00	-372,000.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	85,496.42	48,816.00	36,680.42	763,466.29	578,623.00	31.95
NET REVENUE/EXPENSE PROFIT/-LOSS						
	19,830.71	38,049.00	-18,218.29	120,581.43	566,761.00	-78.72
Total Depreciation Expense						
Total Depreciation Expense	30,630.00	31,000.00	-370.00	275,670.00	372,000.00	-25.90
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-10,799.29	7,049.00	-17,848.29	-155,088.57	194,761.00	-179.63

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

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	21,305.50	23,462.00	-2,156.50	177,880.79	281,665.00	-36.85
TOTAL OPERATING INCOME	21,305.50	23,462.00	-2,156.50	177,880.79	281,665.00	-36.85
OPERATING EXPENSE						
Total Administration Expenses	5,491.60	6,509.00	-1,017.40	50,209.95	81,990.00	-38.76
Total Tenant Service Expenses	0.66	100.00	-99.34	112.88	4,300.00	-97.37
Total Utility Expenses	1,477.10	2,900.00	-1,422.90	18,949.41	28,025.00	-32.38
Total Maintenance Expenses	5,246.83	9,519.00	-4,272.17	77,496.34	138,520.00	-44.05
Total Protective Service Expenses	960.00	200.00	760.00	5,226.49	4,250.00	22.98
General Expenses	2,720.96	2,574.00	146.96	22,535.99	31,556.00	-28.58
TOTAL ROUTINE OPERATING EXPENSES	15,897.15	21,802.00	-5,904.85	174,531.06	288,641.00	-39.53
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-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	15,897.15	13,152.00	2,745.15	174,531.06	184,841.00	-5.58
NET REVENUE/EXPENSE PROFIT/-LOSS	5,408.35	10,310.00	-4,901.65	3,349.73	96,824.00	-96.54
Total Depreciation Expense						
Total Depreciation Expense	7,060.00	8,650.00	-1,590.00	63,540.00	103,800.00	-38.79
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-1,651.65	1,660.00	-3,311.65	-60,190.27	-6,976.00	762.82

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	14,064.23	11,362.00	2,702.23	124,290.34	136,344.00	-8.84
TOTAL ADMIN OPERATING INCOME	14,064.23	11,362.00	2,702.23	124,290.34	136,344.00	-8.84
OPERATING EXPENSES						
Total Admin Expenses	11,428.24	12,879.00	-1,450.76	76,435.44	121,981.00	-37.34
Total Fees Expenses	3,900.00	4,290.00	-390.00	36,865.50	53,245.00	-30.76
Total General Expenses	769.73	615.00	154.73	5,156.10	7,310.00	-29.47
TOTAL OPERATING EXPENSES	16,097.97	17,784.00	-1,686.03	118,457.04	182,536.00	-35.10
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	16,097.97	17,784.00	-1,686.03	118,457.04	182,536.00	-35.10
NET REVENUE PROFIT/-LOSS	-2,033.74	-6,422.00	4,388.26	5,833.30	-46,192.00	-112.63
Total Depreciation Expense	464.00	465.00	-1.00	4,176.00	5,580.00	-25.16
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,497.74	-6,887.00	4,389.26	1,657.30	-51,772.00	-103.20

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	79,268.00	80,326.00	-1,058.00	672,676.00	963,906.00	-30.21
TOTAL HAP INCOME	79,268.00	80,326.00	-1,058.00	672,676.00	963,906.00	-30.21
HAP EXPENSES						
Total HAP Expenses	78,903.00	87,975.00	-9,072.00	683,344.09	1,055,175.00	-35.24
Total General HAP Expenses	-4.00	0.00	-4.00	63.40	100.00	-36.60
TOTAL HAP EXPENSES	78,899.00	87,975.00	-9,076.00	683,407.49	1,055,275.00	-35.24
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	369.00	-7,649.00	8,018.00	-10,731.49	-91,369.00	-88.25

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	35,130.21	34,908.00	222.21	311,550.17	418,896.00	-25.63
TOTAL OPERATING INCOME	35,130.21	34,908.00	222.21	311,550.17	418,896.00	-25.63
OPERATING EXPENSE						
Total Administration Expenses	8,705.43	9,132.00	-426.57	68,453.37	100,742.00	-32.05
Total Fee Expenses	4,165.00	4,284.00	-119.00	37,425.50	51,408.00	-27.20
Total Utilities Expenses	2,428.00	2,826.00	-398.00	28,859.68	33,912.00	-14.90
Total Maintenance Expenses	69,333.79	17,223.00	52,110.79	171,724.36	287,008.00	-40.17
Total Taxes & Insurance Expense	3,249.06	3,247.00	2.06	28,431.51	38,972.00	-27.05
Total Financial Expenses	3,124.10	1,760.00	1,364.10	16,176.02	21,120.00	-23.41
TOTAL ROUTINE OPERATING EXPENSE	91,005.38	38,472.00	52,533.38	351,070.44	533,162.00	-34.15
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	91,005.38	30,172.00	60,833.38	351,070.44	433,562.00	-19.03
NET REVENUE PROFIT/-LOSS						
	-55,875.17	4,736.00	-60,611.17	-39,520.27	-14,666.00	169.47
Total Depreciation Expense						
	8,286.00	8,300.00	-14.00	74,574.00	99,600.00	-25.13
NET REVENUE w/Depreciation PROFIT/-LOSS	-64,161.17	-3,564.00	-60,597.17	-114,094.27	-114,266.00	-0.15

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	32,132.19	30,614.00	1,518.19	279,793.82	365,481.00	-23.45
TOTAL OPERATING INCOME	32,132.19	30,614.00	1,518.19	279,793.82	365,481.00	-23.45
OPERATING EXPENSE						
Total Administration Expenses	8,906.87	8,988.00	-81.13	64,570.78	85,061.00	-24.09
Total Fee Expenses	3,867.50	3,868.00	-0.50	34,450.50	46,416.00	-25.78
Total Utilities Expenses	2,787.69	2,910.00	-122.31	26,623.93	34,920.00	-23.76
Total Maintenance Expenses	8,155.79	13,303.00	-5,147.21	82,915.06	144,307.00	-42.54
Total Taxes & Insurance Expense	2,975.72	2,969.00	6.72	26,548.49	36,128.00	-26.52
Total Financial Expenses	3,124.09	1,730.00	1,394.09	16,175.99	20,760.00	-22.08
TOTAL ROUTINE OPERATING EXPENSE	29,817.66	33,768.00	-3,950.34	251,284.75	367,592.00	-31.64
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	29,817.66	26,493.00	3,324.66	251,284.75	280,292.00	-10.35
NET REVENUE PROFIT/-LOSS						
	2,314.53	4,121.00	-1,806.47	28,509.07	85,189.00	-66.53
Total Depreciation Expense						
	7,240.00	7,275.00	-35.00	65,160.00	87,300.00	-25.36
NET REVENUE w/Depreciation PROFIT/-LOSS	-4,925.47	-3,154.00	-1,771.47	-36,650.93	-2,111.00	1,636.19

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	313,139.72	282,364.00	30,775.72	2,653,422.27	3,683,507.00	-27.96
TOTAL OPERATING INCOME	313,139.72	282,364.00	30,775.72	2,653,422.27	3,683,507.00	-27.96
OPERATING EXPENSE						
Total Administration Expenses	161,238.09	152,236.00	9,002.09	1,120,752.87	1,531,423.00	-26.82
Total Tenant Service Expenses	84.43	436.00	-351.57	1,297.78	9,990.00	-87.01
Total Utility Expenses	11,711.37	16,609.00	-4,897.63	116,444.13	190,525.00	-38.88
Total Maintenance Expenses	138,937.73	148,782.00	-9,844.27	1,197,041.08	1,612,250.00	-25.75
Total Protective Service Expenses	6,124.49	1,464.00	4,660.49	21,793.79	26,770.00	-18.59
General Expenses	23,855.41	18,782.00	5,073.41	197,431.30	233,752.00	-15.54
TOTAL ROUTINE OPERATING EXPENSES	341,951.52	338,309.00	3,642.52	2,654,760.95	3,604,710.00	-26.35
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	341,951.52	284,394.00	57,557.52	2,654,760.95	2,957,730.00	-10.24
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-28,811.80	-2,030.00	-26,781.80	-1,338.68	725,777.00	-100.18
Total Depreciation Expense						
	51,850.00	53,915.00	-2,065.00	466,650.00	646,980.00	-27.87
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-80,661.80	-55,945.00	-24,716.80	-467,988.68	78,797.00	-693.92

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	67,262.40	65,522.00	1,740.40	591,343.99	784,377.00	-24.61
TOTAL OPERATING INCOME	67,262.40	65,522.00	1,740.40	591,343.99	784,377.00	-24.61
OPERATING EXPENSE						
Total Administration Expenses	17,612.30	18,120.00	-507.70	133,024.15	185,803.00	-28.41
Total Fee Expenses	8,032.50	8,152.00	-119.50	71,876.00	97,824.00	-26.53
Total Utilities Expenses	5,215.69	5,736.00	-520.31	55,483.61	68,832.00	-19.39
Total Maintenance Expenses	77,489.58	30,526.00	46,963.58	254,639.42	431,315.00	-40.96
Total Taxes & Insurance Expense	6,224.78	6,216.00	8.78	54,980.00	75,100.00	-26.79
Total Financial Expenses	6,248.19	3,490.00	2,758.19	32,352.01	41,880.00	-22.75
TOTAL ROUTINE OPERATING EXPENSE	120,823.04	72,240.00	48,583.04	602,355.19	900,754.00	-33.13
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	120,823.04	56,665.00	64,158.04	602,355.19	713,854.00	-15.62
NET REVENUE PROFIT/-LOSS						
	-53,560.64	8,857.00	-62,417.64	-11,011.20	70,523.00	-115.61
Total Depreciation Expense						
	15,526.00	15,575.00	-49.00	139,734.00	186,900.00	-25.24
NET REVENUE w/Depreciation PROFIT/-LOSS	-69,086.64	-6,718.00	-62,368.64	-150,745.20	-116,377.00	29.53

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	19,579.99	13,372.19	6,207.80	136,522.65
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	16,127.38	16,375.25	-247.87	146,549.27
Administrative Expenses	665.23	1,218.21	-552.98	17,660.16
Tenant Services	83.11	77.45	5.66	770.68
Utilities	8,594.43	11,418.93	-2,824.50	77,201.29
Maintenance Supplies/Contracts	14,351.97	24,944.77	-10,592.80	188,422.72
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,071.07	8,103.50	-32.43	69,558.43
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	67,473.18	75,510.30	-8,037.12	636,685.20
AMP002 - FAMILY				
Salaries	17,245.20	11,926.61	5,318.59	125,236.16
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	17,157.10	17,742.27	-585.17	156,864.58
Administrative Expenses	2,213.07	1,112.72	1,100.35	19,989.56
Tenant Services	0.66	0.00	0.66	414.22
Utilities	1,436.67	2,150.45	-713.78	16,325.97
Maintenance Supplies/Contracts	37,611.60	43,010.70	-5,399.10	366,689.40
Mileage	0.00	0.00	0.00	35.62
General Expenses	9,832.12	9,125.54	706.58	76,255.54
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	85,496.42	85,068.29	428.13	761,811.05
AMP003 - BLUEBELL				
Salaries	1,275.00	204.90	1,070.10	11,525.00
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,683.64	4,683.50	0.14	42,821.04
Administrative Expenses	807.96	318.47	489.49	7,388.91
Tenant Services	0.66	35.99	-35.33	112.88
Utilities	1,477.10	2,642.67	-1,165.57	18,949.41
Maintenance Supplies/Contracts	4,931.83	7,620.02	-2,688.19	71,197.83
Mileage	0.00	0.00	0.00	0.00
General Expenses	2,720.96	2,814.07	-93.11	22,535.99
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	15,897.15	18,319.62	-2,422.47	174,531.06
COCC				
Salaries	156,262.16	128,987.78	27,274.38	971,208.69
Employee W/H Payments	-422.36	-1,366.35	943.99	-413.11
Management Fees	315.12	0.00	315.12	1,753.88
Administrative Expenses	11,252.37	5,788.60	5,463.77	67,517.97
Tenant Services	0.00	0.00	0.00	0.00
Utilities	203.17	418.63	-215.46	3,967.46
Maintenance Supplies/Contracts	1,820.69	434.08	1,386.61	6,516.58
Mileage	0.00	0.00	0.00	32.48
General Expenses	3,231.26	1,594.29	1,636.97	29,081.34
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	172,662.41	135,857.03	36,805.38	1,079,665.29
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	194,362.35	154,491.48	39,870.87	1,244,492.50
Employee W/H Payments	-422.36	-1,366.35	943.99	-413.11
Management Fees	38,283.24	38,801.02	-517.78	347,988.77
Administrative Expenses	14,938.63	8,633.41	6,305.22	114,211.84
Tenant Services	84.43	113.44	-29.01	1,297.78
Utilities	11,711.37	16,630.68	-4,919.31	116,444.13
Maintenance Supplies	58,716.09	76,009.57	-17,293.48	632,826.53
Mileage	0.00	0.00	0.00	68.10
General Expenses	23,855.41	21,637.40	2,218.01	197,431.30
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	341,529.16	314,950.65	26,578.51	2,654,347.84

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	15,072.54	15,851.24	-778.70
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,165.00	4,165.00	0.00
Administrative Expenses	748.25	1,483.18	-734.93
Utilities	2,428.00	2,361.57	66.43
Maintenance Supplies/Contracts	61,484.52	7,164.50	54,320.02
Tax & Insurance Expenses	3,249.06	2,990.53	258.53
Finacial Expenses	3,124.10	1,688.67	1,435.43
TOTAL BRENTWOOD CLAIMS	90,271.47	35,704.69	54,566.78
PRAIRIELAND			
Salaries	15,072.51	15,850.99	-778.48
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,748.50	119.00
Administrative Expenses	954.01	832.08	121.93
Utilities	2,787.69	2,639.41	148.28
Maintenance Supplies/Contracts	376.51	5,919.58	-5,543.07
Taxes & Insurance Expenses	2,975.72	2,814.73	160.99
Financial Expenses	3,124.09	1,688.67	1,435.42
TOTAL PRAIRIELAND CLAIMS	29,158.03	33,493.96	-4,335.93
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	30,145.05	31,702.23	-1,557.18
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,032.50	7,913.50	119.00
Administrative Expenses	1,702.26	2,315.26	-613.00
Utilities	5,215.69	5,000.98	214.71
Maintenance Supplies	61,861.03	13,084.08	48,776.95
Taxes & Insurance Expenses	6,224.78	5,805.26	419.52
Financial Expenses	6,248.19	3,377.34	2,870.85
TOTAL AHP CLAIMS	119,429.50	69,198.65	50,230.85
HOUSING CHOICE VOUCHER - HCV			
Salaries	11,026.29	10,007.74	1,018.55
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,192.50	3,919.50	273.00
Administrative Expenses	1,085.20	4,471.14	-3,385.94
General Expense-Admin	489.73	666.95	-177.22
Total HCV Expenses	16,793.72	19,065.33	-2,271.61
HAP Expenses	87,887.00	77,803.00	10,084.00
General Expenses	-4.00	80.20	-84.20
Total HAP Expenses	87,883.00	77,883.20	9,999.80
TOTAL HCV CLAIMS	104,676.72	96,948.53	7,728.19

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

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	16,393.00	16,393.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	16,393.00	16,393.00
CFG 2021 - \$1,209,310				
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	3,300.00	0.00	172,226.24	172,226.24
TOTAL CFG 2020 CLAIMS	3,300.00	0.00	172,226.24	472,226.24
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	99,722.45	139,408.21	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	99,722.45	139,408.21	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	3,300.00	99,722.45	328,027.45	1,872,493.24

Knox County Housing Authority
CLAIMS REPORT TOTALS
December, 2022

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	67,473.18	75,510.30	-8,037.12	636,685.20
AMP002 - FAMILY	85,496.42	85,263.70	232.72	763,466.29
AMP003 - BLUEBELL	15,897.15	18,319.62	-2,422.47	174,531.06
COCC	172,923.75	135,857.04	37,066.71	1,077,726.71
TOTAL LOW RENT	341,790.50	314,950.66	26,839.84	2,652,409.26
<u>A.H.P.</u>				
BRENTWOOD	91,005.38	35,714.69	55,290.69	351,070.44
PRAIRIELAND	29,817.66	33,498.96	-3,681.30	251,284.75
TOTAL A.H.P.	120,823.04	69,213.65	51,609.39	602,355.19
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	16,793.72	19,065.33	-2,271.61	138,716.85
TOTAL HCV	16,793.72	19,065.33	-2,271.61	138,716.85
<u>GRANTS</u>				
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	16,393.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2020	3,300.00	0.00	3,300.00	172,226.24
CAPITAL FUND GRANT 2019	0.00	99,722.45	-99,722.45	139,408.21
TOTAL GRANTS	3,300.00	99,722.45	-96,422.45	328,027.45
<hr/>				
TOTAL CLAIMS FOR MONTH	482,707.26	502,952.09	-20,244.83	3,721,508.75

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/19/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/26/2023

SUBJECT: Application for Payment #17 – Hein Construction

Executive Summary

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

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

The following units are completed:

- 1561 and 1563 McKnight Street
- 2077 and 2083 E. Knox Street
- 527 Iowa Avenue
- 954 W. South Street
- 1578 McKnight Street

There are three remaining units to be modified—523 Iowa Avenue, 1580 McKnight Street and 1055 W. Berrien Street. It is anticipated that demolition in these units will start within two weeks.

Work is still also in process at the three Family Sites community center buildings and at the Moon Towers community room. Fire/smoke alarms still need to be installed in the two restrooms at Moon Towers.

The elevator work is now underway at Blue Bell Tower as of the first week of January 2023.

Alliance Architecture has reviewed and signed approval for Pay Request #17.

Fiscal Impact

This application for payment will be paid from 2019 and 2020 Capital Fund grants as approved at the 02/23/2021 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #17 from Hein Construction in the amount of \$69,489.53 for the period to 01/31/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF 4 PAGES

TO OWNER:	Knox Co. Housing Authority 255 W Tompkins St Galesburg, Il 61401	PROJECT:	KCHA-504 Modifications-PH 3 Various Sites Galesburg, Il 61401	APPLICATION NO:	17	Distribution to:	<input checked="" type="checkbox"/> OWNER
FROM		VIA CONTRACTOR:	Hein Construction Co., Inc 56 N. Cedar St. Galesburg, Il 61401	PERIOD TO:	1/31/2023		<input checked="" type="checkbox"/> CONSTRUCTION MANAGER
Sub-Contractor	Hein Construction Co., Inc. 56 N. Cedar St. Galesburg, Il 61401			CONTRACT DATE:			<input checked="" type="checkbox"/> ARCHITECT
CONTRACT FOR:	General Contractor	VIA ARCHITECT:	Alliance Architects	PROJECT NO:	21-2144		<input type="checkbox"/> CONTRACTOR
							<input type="checkbox"/> FIELD
							<input type="checkbox"/> OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

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

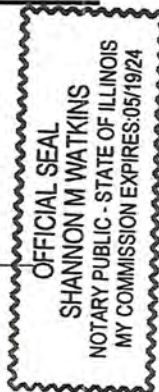
1. ORIGINAL CONTRACT SUM	\$	<u>1,262,000.00</u>
2. NET CHANGES IN THE WORK	\$	<u> </u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>1,262,000.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>985,927.53</u>
5. RETAINAGE:		
a. <u>10</u> % of Completed Work	\$	<u>98,592.75</u>
(Column D + E on G703)		
b. <u>10</u> % of Stored Material	\$	<u> </u>
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703)	\$	<u>98,592.75</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	<u>887,334.78</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>817,845.25</u>
8. CURRENT PAYMENT DUE	\$	<u>69,489.53</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	<u>374,665.22</u>

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

CONTRACTOR: **HEIN CONSTRUCTION CO., INC.**

By: [Signature] Date: 1/17/23

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 17 day of January, 2023
 Notary Public: Shannon M Watkins
 My Commission expires: 5/19/24



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 69,489.53

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

CONSTRUCTION MANAGER:
 By: _____ Date: _____
 ARCHITECT: (NOTE: If multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
 By: [Signature] **Alliance Architecture** Date: 1-18-2023

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

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

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/20/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/26/2023

SUBJECT: Review/Approve Contractor for 504 Modifications – Phase 4

Executive Summary

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

In 2012, James Childs Architects of South Bend, Indiana (now Alliance Architecture) conducted a 504 Compliance Review to determine if the buildings and designated apartments are in conformance with Section 504 of the Rehabilitation Act of 1973 (Section 504) and Americans with Disabilities Act (ADA). The Section 504 compliance study focused on the accessibility of the project site, entrances, accessible routes, common areas and individual units. The Section 504 accessibility standard is the Uniform Federal Accessibility Standard (UFAS), which is referenced in Section 504 CFR 8.32(a), as well as the Americans with Disabilities Act (ADA).

According to the Section 504 requirement under 24 CFR 8.22 and 8.23, “five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments” (accessible units) and an additional “two percent of the units (but not less than one unit) in such a project shall be accessible for persons with hearing of vision impairments” (sensory-impaired units). Also, “common areas or parts of facilities that affect accessibility of existing housing facilities shall, to the maximum extent feasible, be made to be accessible to and usable by individuals with handicaps.”

The Section 504 requirement under 24 CFR 8.26 states that “accessible dwelling units required...shall, to the maximum extent feasible and subject to reasonable

health and safety requirements, be distributed throughout projects and sites and shall be available in a sufficient range of sizes and amenities so that a qualified individual with handicaps' choice of living arrangements is, as a whole, comparable to that of other persons eligible for housing assistance under that same program.”

Based on these requirements, the KCHA is taking action to ensure that it is fully compliant with Section 504. The remaining 504-related project is to install fully accessible playgrounds at the three Family Sites.

504 Modifications – Phase 1, Phase 2 and Phase 3 included the following:

- Moon Towers: Minor renovations to 10 handicapped units and 4 visual/hearing impaired units;
- Blue Bell Tower: Significant renovations to 3 handicapped units, minor renovations to 2 visual/hearing impaired units and replacement of cabinets at the community room kitchen;
- Construction of two 3-bedroom buildings (4 dwelling units total);
- Construction of one 4-bedroom buildings (2 dwelling units total);
- Rehabilitation of one existing 5-bedroom unit by building an addition onto the dwelling unit;
- Development/upgrade of hearing and vision impaired equipment in 4 dwelling units
- Modifications throughout the agency common areas;
- Elevator modernization at Bluebell Tower; and
- Interior and site modifications to 10 two-bedroom units at the Family Sites.

Additionally, this project will also contain non-504 work including installation of new roofs at Moon Towers and the Central Office Cost Center, site work to address drainage issues and the construction of a new pavilion at Blue Bell Tower.

Outreach efforts for the 504 Modifications – Phase 3 Project were as follows:

- 1316 total vendors notified by the eProcurement System;
- 22 vendors viewed the online solicitation;
- Alliance Architecture contacted contractors directly;
- Project Manual sent to four plan houses;
- Local area vendors notified of the solicitation via an advertisement in the Register-Mail;
- 2 general contractors and 3 subcontractors attended the pre-bid meeting on 01/05/2023;
- 1 bid submitted by:
 - Hein Construction Company, Inc.

The deadline for bid submission was 01/19/2023.

Mark Burrell of Alliance Architecture has completed a full review of the bid submission and has made a recommendation for selection. The bid tabulation and recommendation letter from Mr. Burrell are attached to this memo.

Fiscal Impact

This project will be funded through Capital Fund Program years 2021 and 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board follow the recommendation of Alliance Architecture and approve selection of Hein Construction Company, Inc. on the basis of their lowest base bid for a total contract amount of \$1,735,000.00.

BID TABULATION

PROJECT: 504 MODIFICATIONS - PHASE 4
Knox County Housing Authority
Galesburg, Illinois

DATE/TIME: January 19, 2023
1:00 p.m. (Local Time)

BIDDERS		Hein Construction, Inc.
Base Bid on Proposal Form		\$1,735,000
Alternate No. 1: Delete all work related to new playground at Whispering Hollow.		Deduct \$190,000
Alternate No. 2: State the amount to be deducted from the Base Bid to install a Rhinobond- fastened TPO membrane roof system in lieu of the specified fully adhered system.		Deduct \$ 89,000
Completion Time (in calendar days):		Base Bid 300
		Alternate No. 1 N/A
		Alternate No. 2 N/A
Acknowledgment of Addenda:		
	Addendum No. 1 (1/11/23)	Yes
	Clarification No. 1 (1/18/23)	Yes
Unit Price A:	State the amount to install new 4" thick by 4'-0" wide concrete sidewalk at new location (Min. 40 s.f.).	\$ 9.80 / s.f.
Unit Price B:	State the amount to replace existing sidewalk with new 4" thick by 4'-0" wide concrete sidewalk in existing location (Min. 40 s.f.).	\$ 11.50 / s.f.
Non-Collusive Affidavit		Yes
EEO/Affirmative Action Statement of Policy		Yes
Bid Bond / Bid Guarantee		Yes
Certificate as to Corp. Principal (if bid submitted by Corp.)		Yes
MBE/WBE Clause Certification		Yes
MBE/WBE Clause Certification: Schedule of Intended Participation		Yes (42%)
MBE/WBE Clause Certification: Certificate of Good Faith Efforts		Yes
Statement of Bidders Qualifications:		Yes
	- Current Contracts on Hand	Yes
	- Company Personnel Resume	Yes
	- Related Work Experience	Yes
	- Written Evidence of Line of Credit	Yes
	- Financial Statement	Yes (12/31/22)

PROJECT: 504 MODIFICATIONS - PHASE 4
 Knox County Housing Authority
 Galesburg, Illinois

BIDDERS	Hein Construction, Inc.
Representations, Certifications, and Other Statements of Bidders HUD-5369-A	Yes
Non-Debarred Certification	Yes
Proposed Subcontractors and Suppliers	Yes
Section 3 Certification	Yes
Proposed Wage Rates for Unlisted Classifications	Yes
Evidence of Active and Current Status under System for Award Management (Sam)	Yes *
Remarks:	* Received 1/20/23.

ALLIANCE

ARCHITECTURE

January 23, 2023

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

VIA E-MAIL

RE: 504 MODIFICATIONS - PHASE 4
Knox County Housing Authority
Galesburg, Illinois

Dear Derek:

As you are aware, a single bid was received on January 19, 2023, for the above-referenced project in accordance with the attached Bid Tabulation.

After review, the bid appears to be complete, and we believe it should be considered for award.

We recommend that the project be awarded to Hein Construction for their total base bid for a total Contract amount of \$1,735,000.

Please advise us of your decision with regard to contractor acceptance, and at the appropriate time, we will send out notification to Hein Construction.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

ALLIANCE ARCHITECTURE



Mark A. Burrell

MAB/bf

Attachment

cc: Ms. Cheryl Lefler, via e-mail

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 01/20/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 01/26/2023

SUBJECT: Review/Approve Contractor for Cedar Creek Place Drainage and Unit Renovation Project

Executive Summary

The tenant residing at 1554 McKnight Street was transferred from the unit in June 2022 due to the results of an indoor air quality investigation indicating indoor air samples had spore counts in the high range according to the National Allergy Bureau. The tenant had reported mold growth on the tile floor one of the bedrooms. Upon inspection by agency staff, this mold growth was confirmed. Additionally, staff found water under the tile. Further inspection by maintenance staff and the agency contracted plumber found no leaks resulting from plumbing issues.

The agency then requested that Alliance Architecture conduct an inspection to determine a course of action to address the issue. Upon inspection, it was thought that there was a drainage issue resulting in water infiltrating the unit. Subsequently, surveyors conducted a topographic survey. Upon review of the survey, the architects recommended construction of a concrete swale that will dump directly into an existing inlet. This will ensure that water flows away from the unit. This project will include site work as well as interior renovations in the unit.

Outreach efforts for the Cedar Creek Place Drainage and Unit Renovation Project were as follows:

- 1314 total vendors notified by the eProcurement System;
- 16 vendors viewed the online solicitation;
- Alliance Architecture contacted contractors directly;
- Project Manual sent to four plan houses;
- Local area vendors notified of the solicitation via an advertisement in the Register-Mail;
- 2 proposals submitted by:
 - Hein Construction Company, Inc.
 - Laverdiere Construction, Inc.

The deadline for proposal submission was 01/04/2023.

Mark Burrell of Alliance Architecture has completed a full review of the proposal submissions and has made a recommendation for selection. The proposal tabulation and recommendation letter from Mr. Burrell are attached to this memo.

Fiscal Impact

This project will be funded through Capital Fund 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director the Board follow the recommendation of Alliance Architecture and approve selection of Hein Construction Company, Inc. on the basis of their lowest base bid for a total contract amount of \$72,600.00.

ALLIANCE

ARCHITECTURE

January 19, 2023

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

VIA E-MAIL

RE: CEDAR CREEK DRAINAGE & UNIT RENOVATION
Knox County Housing Authority
Galesburg, Illinois

Dear Derek:

As you are aware, two proposals were received on January 4, 2023, for the above-referenced project in accordance with the attached Proposal Tabulation. Copies of both proposals are included herewith for your reference.

Our review of the proposals determined both to be complete, and we believe both should be considered for award.

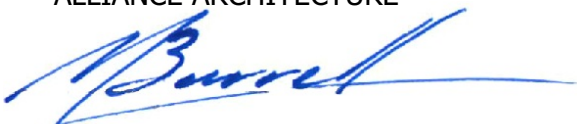
We recommend that the project be awarded to Hein Construction on basis of their lowest base bid for a total contract amount of \$72,600.

If you are in agreement, please sign Hein's proposal and return to our office. We will, in turn, send out notification to both bidders and instruct Hein Construction to begin work immediately.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

ALLIANCE ARCHITECTURE



Mark A. Burrell

MAB/bf

Attachments

cc: Ms. Cheryl Lefler, via e-mail

PROPOSAL TABULATION

PROJECT: CEDAR CREEK DRAINAGE & UNIT RENOVATION
Knox County Housing Authority
Galesburg, Illinois

DATE/TIME: January 4, 2023
2:00 p.m. (Local Time)

BIDDERS	Hein Construction, Inc.	Laverdiere Construction, Inc.
Base Bid on Proposal Form	\$72,600.00	\$92,241.00
Completion Time (in calendar days): Base Bid	180	180
Acknowledgment of Addenda: Addendum No. 1 (12/28/21)	Yes	Yes
Remarks:	See proposal for additional wage rates for unlisted classifications.	See proposal for additional wage rates for unlisted classifications.

BOARD MEMO


216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 1/24/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 1/26/2023

SUBJECT: KCHA Group Insurance Plans – REVISION – CY 2023

Executive Summary

Brian Jablonski, representative from CBIZ Benefits and Insurance Services of Illinois, had provided the agency with rates for employee group medical, dental, and vision insurance for calendar year (CY) 2023. The agency's current plan with Health Alliance expired on 12/31/2022. The initial recommendation was for approval of the IHP Ultimate Plan for group medical and renewed dental and vision through Delta. This slate of coverage was presented to the Board of Commissioners at the November 2022 regular meeting and was subsequently approved.

Employee processing for the transition of group medical coverage from Health Alliance to IHP began in December 2022. Near the end of December, we were notified the provider administering the IHP plan had capped, or limited, the number of new group additions for 2023, and the Knox County Housing Authority employee group was not processed. With the new coverage year just days away, the agency was forced to renew Health Alliance group medical for the month of January 2023 to allow time to process additional options.

A few additional alternative options from Blue Cross Blue Shield of Illinois were then presented by Mr. Jablonksi - the Preferred PPO 107 Gold plan, the Preferred PPO 113 Gold HAS, and the Blue Choice Preferred HRA (health reimbursement arrangement) Option plan. All three plans are included with this memo.

The Preferred PPO 107 Gold option represented a cost reduction compared to the Health Alliance renewal, though the coverage (specifically the maximum employee out of pocket expense as well as the coinsurance coverage) is viewed as unfavorable – \$6,250/\$12,500 (BCBS) vs. \$2,500/\$7,500 (HA). Additionally, the Preferred PPO 113 Gold HSA was favorable in cost, though delivery of benefits could negatively impact one group more so than another.

The Blue Choice Preferred HRA (health reimbursement arrangement) Option plan gives the agency the option to operate much in the same way as the current Health Alliance plan in terms of deductibles and coverages, with reimbursements made to the

employees out of an employer-funded account. Under this plan option, the agency would establish an HRA fund to reimburse employees once they reach an agency-established threshold. The framework for this fund would be based on the savings realized between the Health Alliance renewal rates and the proposed BCBS HRA rates. This data is represented in the tables below:

	Health Alliance (RENEWAL)				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
E	264	\$ 769.00	0	\$ 1,116.00	\$ 203,016.00	\$ 769.00	\$ 203,016.00	\$ -
E+SP	12	\$ 881.00	0	\$ 2,197.00	\$ 10,572.00	\$ 617.00	\$ 7,404.00	\$ 3,168.00
E+CH	0	\$ 1,425.00	0	\$ 2,075.00	\$ -	\$ 998.00	\$ -	\$ -
FAM	36	\$ 2,467.00	0	\$ 3,590.00	\$ 88,812.00	\$ 1,727.00	\$ 62,172.00	\$ 26,640.00
Total	312	\$ 302,400.00	0	\$ -	\$ 302,400.00		\$ 272,592.00	\$ 29,808.00

	BCBS Blue Choice Preferred PPO				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PHCS		HDHP				KCHA	EMP
E	264	\$ 631.00	0	\$ -	\$ 166,584.00	\$ 631.00	\$ 166,584.00	\$ -
E+SP	12	\$ 1,261.00	0	\$ -	\$ 15,132.00	\$ 883.00	\$ 10,596.00	\$ 4,536.00
E+CH	0	\$ 1,167.00	0	\$ -	\$ -	\$ 817.00	\$ -	\$ -
FAM	36	\$ 1,797.00	0	\$ -	\$ 64,692.00	\$ 1,258.00	\$ 45,288.00	\$ 19,404.00
Total	312	\$ 246,408.00	0	\$ -	\$ 246,408.00		\$ 222,468.00	\$ 23,940.00

HEALTH FUND POTENTIAL			
COV.	HA	BCBS	HEALTH FUND
E	\$ 203,016.00	\$ 166,584.00	\$ 36,432.00
E+SP	\$ 7,404.00	\$ 10,596.00	\$ (3,192.00)
E+CH	\$ -	\$ -	\$ -
FAM	\$ 62,172.00	\$ 45,288.00	\$ 16,884.00
Total	\$ 272,592.00	\$ 222,468.00	\$ 50,124.00

As represented in the tables above, the difference in agency cost between the Health Alliance and BCBS plans is \$50,124 (approximated based on anticipated employee coverage elections). Basically, the proposal under this plan would be for the agency to fund rate coverage equal to what's provided under the Health Alliance renewal, and deposit the difference into the HRA reimbursement account. This account is then used to reimburse employees once they reach agency established thresholds.

The threshold for reimbursement is established by the agency. The table below represents agency impact at different threshold levels:

	SINGLE COVERAGE			
	\$2,000	\$2,500	\$3,000	\$3,500
10%	\$34,784	\$36,084	\$37,384	\$38,684
20%	\$19,444	\$22,044	\$24,644	\$27,244
30%	\$4,104	\$8,004	\$11,904	\$15,804
40%	(\$11,236)	(\$6,036)	(\$836)	\$4,364
50%	(\$26,576)	(\$20,076)	(\$13,576)	(\$7,076)

	FAMILY COVERAGE			
	\$7,500	\$8,500	\$9,500	\$10,000
10%	\$35,018	\$36,838	\$38,658	\$39,568
20%	\$19,912	\$23,552	\$27,192	\$29,012
30%	\$4,806	\$10,266	\$15,726	\$18,456
40%	(\$10,300)	(\$3,020)	\$4,260	\$7,900
50%	(\$25,406)	(\$16,306)	(\$7,206)	(\$2,656)

In the tables above, the percentages listed along the left side of the table represent employee usage. It's estimated 26 employees will opt for employer coverage under these plans (22 employee-only, 1 employee plus spouse, and 3 employee plus family). The amounts listed at the top of the tables represent potential deductible/MAX-OOP levels which could be utilized to determine the baseline to which an employee would be reimbursed from the HRA reimbursement account. Those numbers would then be subtracted from the BCBS Blue Choice Preferred PPO plan deductible amounts (\$7,900 for employee-only coverage, and \$15,800 for all other coverages) to establish the maximum allowable reimbursement to an employee from the HRA account. For the family coverage table, the Board approved 70/30 cost allocation is applied to the difference between the BCBS deductible/MAX-OOP amounts and the threshold listed. In both tables, the negative numbers represent additional cost to the agency should more than the listed percent of employees be reimbursed up to the threshold.

For reference, the following assumptions are considered for determining employee full-reimbursement usage:

	EMPLOYEES
10%	3
20%	5
30%	8
40%	10
50%	13

Mr. Jablonski advised that he personally has offered HRA options to his clients for years, and never has an agency exceeded 40% usage. While that is no guarantee, it offers historical basis to forecast similar performance at this agency.

Any amounts left over in the fund at the end of the calendar year would then carry over into the next year for the agency to utilize for future health care benefit consideration. This is advantageous to the agency, as it allows us to pool funds allocated on a year-over-year basis which could then be utilized to offset future cost increases or provide more competitive benefits (attracting and retaining quality employees). The use of this fund would require board approval towards such. Mr. Jablonski had indicated at one of his client agencies the fund has grown to over \$200,000, and number which – if attained – could benefit this agency greatly in future calendar year insurance considerations.

Fiscal Impact

Employee insurance costs are a program and project level expense. Group medical, dental, and vision insurance is budgeted for and paid from operations accounts.

The following table represents an UPDATED five-year comparison based on rates paid by the agency from 2018 through 2022, and the recommendation for proposed rates with BCBS for 2023.

	MED	DENTAL	VISION	TOTAL	+/-
2023	\$ 272,592.00	\$ 14,650.00	\$ 1,900.00	\$ 289,142.00	22.34%
2022	\$ 219,820.00	\$ 14,260.00	\$ 2,254.00	\$ 236,334.00	23.77%
2021	\$ 177,764.00	\$ 11,477.00	\$ 1,699.00	\$ 190,940.00	-1.78%
2020	\$ 181,372.00	\$ 11,243.00	\$ 1,779.00	\$ 194,394.00	2.21%
2019	\$ 175,909.00	\$ 12,398.00	\$ 1,891.00	\$ 190,198.00	12.27%
2018	\$ 155,160.00	\$ 12,353.00	\$ 1,891.00	\$ 169,404.00	

This plan change would not alter the cost allocation model previously approved by the Board:

- Employee-only 100%
- Employee + Spouse 70%/30%
- Employee + Child 70%/30%
- Family 70%/30%

The agency shall examine the fiscal impact of this benefit structure on an annual basis. National trends indicate that on average, employers cover 83% of insurance premiums, with employees responsible for the remaining 17%. For CY 2022, using the coverage structure above, the agency portion was 87.8%, and the employees’ portion was 12.2%.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the following plans/rate options for employee group medical, dental, and vision insurance coverage for calendar year 2023:

- Group Medical – Blue Cross Blue Shield PPO – HRA

Additionally, the following thresholds are recommended to establish the maximum amount for which an employee could be reimbursed:

- Employee-only: \$3,500 (\$4,400 maximum reimbursement)
- Employee-Family: \$9,500 (\$4,410 maximum reimbursement)

January 1, 2023

CURRENT

RENEWAL

ALTERNATIVES

	Health Alliance				Health Alliance				BCBS			
	PPO \$2500		HDHP \$2000		PPO \$2500		HDHP \$2000		Preferred PPO 107 Gold		Preferred PPO 113 GOLD HSA	
	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)
Individual Deductible	\$2,500 / \$5,000	\$2,000 / \$4,000	\$2,500 / \$5,000	\$2,000 / \$4,000	\$1,500 / \$3,000	\$3,000 / \$6,000						
Family Deductible	\$7,500 / \$15,000	\$4,000 / \$8,000	\$7,500 / \$15,000	\$4,000 / \$8,000	\$3,000 / \$6,000	\$9,000 / \$18,000						
Coinsurance	100% / 50%	100% / 50%	100% / 50%	100% / 50%	80% / 50%	90% / 60%						
Out-Of-Pocket (Inc. Ded.)	\$2,500 / \$15,000	\$2,000 / \$10,000	\$2,500 / \$15,000	\$2,000 / \$10,000	\$6,250 / Unlimited	\$3,600 / Unlimited						
Family OOP (Inc. Ded.)	\$7,500 / \$30,000	\$4,000 / \$20,000	\$7,500 / \$30,000	\$4,000 / \$20,000	\$12,500 / Unlimited	\$10,800 / Unlimited						
In Network Physicians Svcs.	\$40 Copay	Ded then Coins	\$40 Copay	Ded then Coins	\$40 Copay	Ded then Coins			\$40 Copay	Ded then Coins		
Specialist Services	\$65 Copay	Ded then Coins	\$65 Copay	Ded then Coins	\$60 Copay	Ded then Coins			\$60 Copay	Ded then Coins		
Emergency Room	\$250 Copay	Ded then Coins	\$250 Copay	Ded then Coins	\$400 Copay the Ded + 20%	Ded then Coins			\$400 Copay the Ded + 20%	Ded then Coins		
Inpatient Hospital Services	\$500 Copay then 80%	Ded then Coins	\$500 Copay then 80%	Ded then Coins	\$200 Copay the Ded + 20%	Ded then Coins			\$200 Copay the Ded + 20%	Ded then Coins		
Outpatient Surgery	\$250 Copay then 80%	Ded then Coins	\$250 Copay then 80%	Ded then Coins	\$150 Copay the Ded + 20%	Ded then Coins			\$150 Copay the Ded + 20%	Ded then Coins		
Preventive Care	100% / 50%	100% / 50%	100% / 50%	100% / 50%	100% / 50%	100% / 50%			100% / 50%	100% / 50%		
Rx Copay (Generic/Formulary/Non-Formulary)	\$7 / \$25 / \$50	Ded then Coins	\$7 / \$25 / \$50	Ded then Coins	\$0/\$20/\$50/\$70/\$120/\$250	Ded then 0/10%/30%/40%/50%/50%			\$0/\$20/\$50/\$70/\$120/\$250	Ded then 0/10%/30%/40%/50%/50%		
EE:	18	\$599.00	2	\$670.00	18	\$768.83	2	\$1,116.00	18	\$723.00	2	\$704.00
EE+Sp:	2	\$686.00	0	\$1,319.00	2	\$880.88	0	\$2,196.95	2	\$1,445.00	0	\$1,407.00
EE+Ch:	0	\$1,100.00	0	\$1,246.00	0	\$1,425.60	0	\$2,075.23	0	\$1,337.00	0	\$1,301.00
Family:	3	\$1,921.00	0	\$2,156.00	3	\$2,466.78	0	\$3,589.37	3	\$2,059.00	0	\$2,004.00
Total Monthly	23	\$17,917.00	2	\$1,340.00	23	\$23,001.04	2	\$2,232.00	23	\$22,081.00	2	\$1,408.00
Total Monthly	25			\$19,257	25			\$25,233	25			\$23,489
Total Annually				\$231,084				\$302,796				\$281,868
								<i>Vs Inforce</i>				<i>Vs Inforce</i>
Annual Difference								\$71,712				\$50,784
Percent Difference								31.03%				21.98%

*This spreadsheet is for comparison purposes only. Refer to your contract for actual benefits

CBIZ has made every effort to supply you with an accurate and comprehensive proposal, however, we will not be bound by any typographical errors or omissions contained herein.

January 1, 2023

RENEWAL

HRA Option BCBS

HRA Plan

Health Alliance		BCBS		HRA Reimburses all employees after they exceed a \$3500 Deductible	
	PPO \$2500	HDHP \$2000	PPO Preferred 105 Silver		
	(In/Out of Network)	(In/Out of Network)	(In/Out of Network)		
Individual Deductible	\$2,500 / \$5,000	\$2,000 / \$4,000	\$7,900 / \$15,800	Renewal Plan Yearly Premium	\$272,592
Family Deductible	\$7,500 / \$15,000	\$4,000 / \$8,000	\$15,800 / \$31,600	BCBS HRA Option	\$222,468
Coinsurance	100% / 50%	100% / 50%	100% / 100%	Difference	\$50,124
Out-Of-Pocket (Inc. Ded.)	\$2,500 / \$15,000	\$2,000 / \$10,000	\$7,900 / \$15,800	Total Subscribers	26
Family OOP (Inc. Ded.)	\$7,500 / \$30,000	\$4,000 / \$20,000	\$15,800 / \$31,600	HRA at 10% Usage	\$38,684
In Network Physicians Svcs.	\$40 Copay	Ded then Coins	\$45 Copay	HRA at 20% Usage	\$27,244
Specialist Services	\$65 Copay	Ded then Coins	\$65 Copay	HRA at 30% Usage	\$15,804
Emergency Room	\$250 Copay	Ded then Coins	\$500 Copay the Ded	HRA at 40% Usage	\$4,364
Inpatient Hospital Services	\$500 Copay then 80%	Ded then Coins	\$250 Copay the Ded	HRA at 50% Usage	-\$7,076
Outpatient Surgery	\$250 Copay then 80%	Ded then Coins	\$200 Copay the Ded		
Preventive Care	100% / 50%	100% / 50%	100% / 100%		
Rx Copay (Generic/Formulary/Non-Formulary)	\$7 / \$25 / \$50	Ded then Coins	\$0/\$20/\$50/\$70/\$120/\$250		
EE:	18 \$768.83	2 \$1,116.00	20 \$631.00		
EE+Sp:	2 \$880.88	0 \$2,196.95	2 \$1,261.00		
EE+Ch:	0 \$1,425.60	0 \$2,075.23	0 \$1,167.00		
Family:	3 \$2,466.78	0 \$3,589.37	3 \$1,797.00		
Total Monthly	23 \$23,001.04	2 \$2,232.00	25 \$20,533.00		
Total Monthly	25	\$25,233	25	\$20,533	\$0
Total Annually		\$302,796		\$246,396	\$0
				<i>Vs Inforce</i>	<i>Vs Inforce</i>
Annual Difference				-\$56,400	-\$302,796
Percent Difference				-18.63%	-100.00%

*This spreadsheet is for comparison purposes only. Refer to your contract for actual benefits

CBIZ has made every effort to supply you with an accurate and comprehensive proposal, however, we will not be bound by any typographical errors or omissions contained herein.

RESOLUTION 2023-01

1/26/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2022.

Article I. Background

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

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

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

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

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve the presented debts in the amount of \$15,015.33 effective for the period ending December 31, 2022.

RESOLUTION 2023-01

1/26/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2022.

3rd Quarter Charge-offs – FYE 2023

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 014-7		\$739.00
MT 020-16		\$1,548.28
MT 056-11		\$282.18
MT 094-13		\$843.92
MT 109-5		\$1,979.40
MT 111-8		\$293.75
		\$5,686.53
Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 233-17		\$185.54
FAM 303-16		\$2,666.00
FAM 202-19		\$536.50
FAM 382-26		\$250.75
		\$3,638.79
Bluebell		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB 437-5		\$109.00
		\$109.00
Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW H12-4		\$1,619.01
PL 48-3		\$3,738.00
PL 31-6		\$224.00
		\$5,581.01
		\$15,015.33

RESOLUTION 2023-01

1/26/2023

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2022.

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$15,015.33 for the period ending December 31, 2022.
3. The Executive Director or designate is hereby authorized to charge-off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of December 31, 2022.

RESOLVED: January 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

EXECUTIVE DIRECTOR REPORT

December 2022

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, January 31, 2023
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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-22	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-23			\$ -	\$ -		0.00%	
Feb-23			\$ -	\$ -		0.00%	
Mar-23			\$ -	\$ -		0.00%	
FYE 2023	2	26.0	\$ 2,264.50	\$ 87.10	\$ 7,500.00	30.19%	\$ (5,235.50)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

Commissioner List	PHA Governance	Sexual Harassment	FOIA - Current (State of Illinois)	Open Meetings (State of Illinois)	Ethics/Compliance (state of Illinois)	Compliance %
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		1	1	1	83.3%
Robison, Sara (VC)	1		1	1		1	1	1	1	1	1	1	83.3%
Payton, Lomac	1	1	1	1	1	1	1			1			66.7%
Riley, Joseph		1	1	1	1		1	1		1	1	1	75.0%
Carson, LaToya	1	1	1	1	1	1	1	1	1	1	1	1	100.0%
Turner, Dena						1	1		1	1		1	71.4%
Range, Joey						1	1						28.6%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1	1	1	100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	7	7	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	12	12	Meets requirement
Average meeting attendance:	80.0	79.1%	Fails Requirement
Methods of disseminating information about Board meetings and minutes.	YES	YES	Meets requirement
Role of Board in evaluating Executive Director performance and compensation	YES	YES	Meets requirement
Role of Board in reviewing financial statements/PHA's financial health.	YES	YES	Meets Requirement
Timeliness of budget adoption by Board.	3/31	03/29	Meets requirement
Are the results of quality control testing communicated to the Board?	YES	YES	Meets requirement

EXECUTIVE SUMMARY

CAPITAL GRANT STATUS/PERFORMANCE

2022 CFP Grant IL01P08550122

- Obligation End Date (OED): 04/22/2024
- Expenditure End Date (EED): 04/22/2026

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1408 Mgt. Improvements	\$ 25,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1410 CFP Administration	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 General Capital Activity	\$ 1,142,361.00	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,467,361.00	\$ -	\$ -	0.0%	\$ -	0.0%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 108,361.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Security Cameras	\$ 175,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 HVAC Replacement	\$ 100,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 A&E Services	\$ 90,000.00	\$ -	\$ -	0.0%	\$ -	0.0%
1480 Lighting	\$ 430,000.00	\$ -	\$ -		\$ -	
1480 Parking Lots/Concrete	\$ 239,000.00	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,142,361.00	\$ -	\$ -	0.0%	\$ -	0.0%

This grant will be used for physical improvements to the sites, with concrete, parking lots, lighting, and security camera work planned. Additionally, repairs are planned for the Bluebell Tower gazebo, which has been closed off due to structural integrity issues.

CFP Grant IL01P08550121 is 0.0% obligated, and must be at 90% (executed contracts) by 04/22/2024. This grant must be fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

- Obligation End Date (OED): 02/22/2024
- Expenditure End Date (EED): 02/22/2026

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	\$ 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% (executed contracts) by 02/22/2023. This grant must be fully expended by 02/22/2025.

EXECUTIVE SUMMARY

2020 CFP Grant IL01P08550120

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

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ 172,226.24	19.8%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,218,959.00	\$ 1,168,267.00	\$ 930,486.00	79.6%	\$ 472,226.24	40.4%

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%	\$ 168,926.24	29.6%
1480 A&E Services	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ 3,300.00	6.6%
1480 Floor Removal	\$ 59,125.00	\$ 59,125.00	\$ 59,125.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	0.0%
Total Capital Fund Program	\$ 918,959.00	\$ 868,267.00	\$ 630,486.00	72.6%	\$ 172,226.24	19.8%

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% (executed contracts) by 03/25/2024. This grant must be fully expended by 03/25/2026. Currently, 40.4% of the grant (\$472,226.24) has been expended ahead of the 03/25/2026 deadline.

EXECUTIVE SUMMARY

POLICY/OPERATIONS

No report this period.

LEGISLATIVE/ADVOCACY

No report this period.

PUBLIC RELATIONS

No report this period.

STRATEGIC PLANNING

No report this period.

PUBLIC HOUSING PROGRAM

PUBLIC HOUSING PROGRAM

MOON TOWERS

Moon Towers is comprised of 177 units of singles, elderly, and disabled housing centrally located in Galesburg, IL. The property has two high-rise towers, and is connected on the first floor.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	97.4%	3	98.0%	3
Unit-months leased (UML) - %	25.0%	98.0%	98.3%	4	100.0%	4
Average leasing days	10.0%	5.00	12.00	1	23.79	1
Adequacy of wait list (ratio)	10.0%	1.00	4.92	4	4.92	4
Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	115.8%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	97.8%	3	99.8%	4
Non-emergency WO - completion time	5.0%	2.00	1.16	4	2.49	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	44.25	1	17.45	1
Annual Inspections - complete %	10.0%	100.0%	89.2%	1	89.2%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 90.85	4	\$ 137.60	4

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	107.3%	4	103.3%	4
Expense - Actual to Budget %	15.0%	98.0%	90.4%	4	93.3%	4
14-day Notice efficiency	10.0%	98.0%	53.0%	1	65.3%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	8.0%	1	8.0%	1
Tenant collections %	15.0%	98.0%	105.1%	4	91.4%	2
Deposit collections %	10.0%	98.0%	93.3%	2	93.3%	2
Reserve position	20.0%	4.00	9.98	2	9.98	2

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.95	4	38.95	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	96.5%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	25.0%	1	25.0%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	60.0%	1	60.0%	1
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	85.3%	1
Unit-turnaround time (total)	15.0%	100.0%	19.00	2	26.68	1

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	135.2%	4	117.1%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	2.85	0.43	2.90	0.44
Occupancy	25.0%	4.00	3.45	0.86	3.45	0.86
Financial position	25.0%	4.00	2.65	0.66	2.35	0.59
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.10	0.32	1.95	0.29
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.03		2.94
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

The Family Sites are comprised of 190 units scattered among three developments in Galesburg, IL. Most generally associated with families with children, the Family Sites also has a number of accessible units for disabled individuals. Built in 1970, the Family Sites have been home to generations of individuals throughout its history.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.4%	4	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	99.5%	4	98.4%	4
Average leasing days	10.0%	5.00	2.38	3	2.57	3
Adequacy of wait list (ratio)	10.0%	1.00	3.09	4	3.09	4
Income targeting - % ELI admissions	10.0%	40.0%	62.5%	4	78.8%	4
Annual recertifications	20.0%	100.0%	100.0%	4	98.5%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	91.4%	2	99.3%	4
Non-emergency WO - completion time	5.0%	2.00	1.61	4	2.10	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	91.7%	1	99.1%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	12.50	2	17.82	1
Annual Inspections - complete %	10.0%	100.0%	42.2%	1	42.2%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 204.37	2	\$ 228.75	2

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	121.3%	4	99.9%	3
Expense - Actual to Budget %	15.0%	98.0%	107.1%	2	106.6%	2
14-day Notice efficiency	10.0%	98.0%	30.7%	1	58.3%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	27.5%	1	27.5%	1
Tenant collections %	15.0%	98.0%	154.9%	4	103.0%	4
Deposit collections %	10.0%	98.0%	97.1%	3	97.1%	3
Reserve position	20.0%	4.00	11.50	2.00	11.50	2.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.00	4	38.00	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	77.1%	1	75.2%	1
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	53.9%	1	55.8%	1
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	81.4%	1	81.4%	1
Staff development - hiring and retention	10.0%	3.00	3.43	3	3.43	3
Staff development - training/development	10.0%	100.0%	0.0%	1	98.7%	4
Unit-turnaround time (total)	15.0%	100.0%	14.88	3	19.37	2

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	151.4%	4	178.4%	4
Safety and security	50.0%	3.00	4	4	4	4
Total category score				4.00		4.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.35	0.35	2.95	0.44
Occupancy	10.0%	4.00	3.90	0.98	3.90	0.98
Financial position	10.0%	4.00	2.45	0.61	2.30	0.58
PHAS	10.0%	4.00	3.75	0.56	3.75	0.56
Management operations	10.0%	4.00	1.95	0.29	2.10	0.32
Tenant engagement	10.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.00		3.07
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

Constructed in 1983, Bluebell Tower is the newest development of the public housing portfolio. The property houses 51 units in a six-story high-rise nestled in downtown Abingdon, IL.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	97.4%	3	98.9%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	0.60	4
Adequacy of wait list (ratio)	10.0%	1.00	3.75	4	3.75	4
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	80.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	66.7%	1	99.1%	4
Non-emergency WO - completion time	5.0%	2.00	2.25	3	2.43	3
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	22.00	1	21.20	1
Annual Inspections - complete %	10.0%	100.0%	20.0%	1	20.0%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 102.88	4	\$ 168.84	3

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	90.6%	2	84.2%	1
Expense - Actual to Budget %	15.0%	98.0%	72.9%	4	81.7%	4
14-day Notice efficiency	10.0%	98.0%	91.4%	2	81.1%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	1.6%	2	1.6%	2
Tenant collections %	15.0%	98.0%	105.5%	4	99.0%	4
Deposit collections %	10.0%	98.0%	92.0%	2	92.0%	2
Reserve position	20.0%	4.00	11.93	2.00	11.93	2.00

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.92	4	39.92	4
Management assessment (MASS)	25.0%	25.00	23.00	4	23.00	4
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	100.0%	4	100.0%	4
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.08	3	3.08	3
Staff development - training/development	10.0%	100.0%	0.0%	1	40.0%	1
Unit-turnaround time (total)	15.0%	100.0%	22.00	1	20.40	1

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	68.6%	2	56.5%	2
Safety and security	50.0%	3.00	4	4	4	4
Total category score				3.00		3.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.60	0.39	2.80	0.42
Occupancy	10.0%	4.00	3.45	0.86	4.00	1.00
Financial position	10.0%	4.00	2.60	0.65	2.35	0.59
PHAS	10.0%	4.00	4.00	0.60	4.00	0.60
Management operations	10.0%	4.00	3.15	0.47	3.15	0.47
Tenant engagement	10.0%	4.00	3.00	0.15	3.00	0.15
Total SCORECARD				3.13		3.23
DESIGNATION				STANDARD		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	0	12	269	219.12
SEPT	269	20	59	5	0	4	221	219.33
OCT	221	36	40	4	0	10	203	217.70
NOV	203	38	17	2	0	10	212	217.18
DEC	212	13	23	2	0	2	198	215.58
TOTAL		440	334	24	0	76		

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	10	4	1	0	0	1	1	11
OCT	11	10	4	0	0	0	5	12
NOV	12	10	5	0	0	0	7	10
DEC	10	2	0	0	1	1	1	9
TOTAL		74	28	1	2	3	42	

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	192	\$ 66,754.00	\$ 76,001.00	87.83%	\$ 347.68	\$ 355.99
OCT	194	\$ 69,759.98	\$ 79,964.98	87.24%	\$ 359.59	\$ 356.35
NOV	195	\$ 70,611.00	\$ 79,654.00	88.65%	\$ 362.11	\$ 356.87
DEC	199	\$ 70,967.00	\$ 78,903.00	89.94%	\$ 356.62	\$ 356.85
TOTAL	2313	\$ 825,524.98	\$ 923,500.98	89.39%	\$ 356.91	

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	5	\$ 5,902.00	\$ 76,001.00	7.77%	\$ 1,180.40	\$ 1,117.84
OCT	6	\$ 7,022.00	\$ 79,964.98	8.78%	\$ 1,170.33	\$ 1,123.09
NOV	5	\$ 5,717.00	\$ 79,654.00	7.18%	\$ 1,143.40	\$ 1,124.94
DEC	4	\$ 4,648.00	\$ 78,903.00	5.89%	\$ 1,162.00	\$ 1,128.03
TOTAL	68	\$ 76,001.00	\$ 923,500.98	8.23%	\$ 1,117.66	

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	280	197	70.36%	\$ 673,520.69	\$ 693,594.00	\$ 37,695.00	\$ 731,289.00	92.10%
OCT	280	200	71.43%	\$ 753,485.67	\$ 770,660.00	\$ 36,688.00	\$ 807,348.00	93.33%
NOV	285	200	70.18%	\$ 833,139.67	\$ 847,726.00	\$ 15,571.57	\$ 863,297.57	96.51%
DEC	285	203	71.23%	\$ 912,038.67	\$ 924,791.00	\$ 16,782.57	\$ 941,573.57	96.86%

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

SEMAP FORECAST

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

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

AFFORDABLE HOUSING PRESERVATION (AHP)

AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

Brentwood Manor Apartments is located in Galesburg, Illinois right behind Galesburg High School. This apartment community is comprised of 72 units.

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.9%	4	97.1%	3
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	15.0%	5.00	80.33	1	32.60	1
Adequacy of wait list (ratio)	15.0%	1.00	4.47	4	4.47	4
Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	84.0%	1	97.5%	3
Non-emergency WO - completion time	5.0%	2.00	2.60	3	5.55	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	0.00	4	10.36	3
Annual Inspections - complete %	10.0%	100.0%	88.5%	1	88.5%	1
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 952.97	1	\$ 263.90	2

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	100.6%	4	99.2%	3
Expense - Actual to Budget %	15.0%	98.0%	236.5%	1	79.7%	4
14-day Notice efficiency	10.0%	98.0%	100.0%	4	96.5%	3
Tenant accounts receivable (TAR) %	15.0%	1.5%	2.7%	1	2.7%	1
Tenant collections %	15.0%	98.0%	100.6%	4	98.3%	4
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	1.63	1.00	1.63	1.00

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



Physical inspection (PASS)
 Management assessment (MASS)
 Financial assessment (FASS)
 Capital Fund assessment (CFP)

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
40.0%	40.00	39.20	4	39.20	4
25.0%	25.00	21.00	3	21.00	3
25.0%	25.00	17.46	2	17.46	2
10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



Appearance and marketing
 50058/50059 submissions
 Community service compliance
 EIV compliance
 Tenant file review compliance
 Pest control program effectiveness
 Staff development - hiring and retention
 Staff development - training/development
 Unit-turnaround time (total)

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
20.0%	100.0%	97.1%	4	95.0%	3
0.0%	100.0%	100.0%	4	100.0%	4
0.0%	100.0%	100.0%	4	100.0%	4
0.0%	100.0%	100.0%	4	100.0%	4
20.0%	100.0%	100.0%	4	91.2%	2
20.0%	100.0%	92.4%	2	92.4%	2
20.0%	3.00	3.49	3	3.49	3
20.0%	100.0%	300.0%	4	152.1%	4
15.0%	100.0%	14.33	3	14.20	3

TENANT RELATIONS



Tenant engagement
 Safety and security
 Total category score

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
50.0%	100.0%	84.8%	3	85.1%	3
50.0%	3.00	5	4	5	4
			3.50		3.50

SCORECARD



Maintenance of the property
 Occupancy
 Financial position
 PHAS
 Management operations
 Tenant engagement

VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
		ACTUAL	SCORE	ACTUAL	SCORE
10.0%	4.00	3.05	0.46	3.00	0.45
10.0%	4.00	3.55	0.89	3.30	0.83
10.0%	4.00	2.50	0.63	2.70	0.68
10.0%	4.00	3.25	0.49	3.25	0.49
10.0%	4.00	3.85	0.58	3.25	0.49
10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD			3.21		3.10
DESIGNATION			STANDARD		STANDARD

AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

Tucked away on the southeast side of Galesburg, Illinois, this development is off the beaten path. Home to 65 two-story units, this property also has 13 project-based vouchers (PBV).

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.1%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	0.00	4	3.67	3
Adequacy of wait list (ratio)	10.0%	1.00	12.87	4	12.87	4
Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	100.0%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	10.0%	100.0%	78.3%	1	96.2%	3
Non-emergency WO - completion time	5.0%	2.00	12.22	1	7.73	1
Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
Unit - average make-ready days	25.0%	10.00	15.00	2	10.50	3
Annual Inspections - complete %	10.0%	100.0%	92.2%	2	92.2%	2
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Maintenance cost - PUM	10.0%	\$ 150.00	\$ 113.72	4	\$ 138.49	4

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	15.0%	98.0%	105.0%	4	102.2%	4
Expense - Actual to Budget %	15.0%	98.0%	88.3%	4	89.2%	4
14-day Notice efficiency	10.0%	98.0%	76.8%	1	96.5%	3
Tenant accounts receivable (TAR) %	15.0%	1.5%	6.1%	1	6.1%	1
Tenant collections %	15.0%	98.0%	105.0%	4	101.3%	4
Deposit collections %	10.0%	98.0%	100.0%	4	100.0%	4
Reserve position	20.0%	4.00	-5.88	1.00	-5.88	1.00

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	94.3%	3	90.8%	3
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	20.0%	100.0%	100.0%	4	88.0%	1
Pest control program effectiveness	20.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	20.0%	3.00	3.49	3	3.49	3
Staff development - training/development	20.0%	100.0%	282.4%	4	143.1%	4
Unit-turnaround time (total)	15.0%	100.0%	15.00	3	14.17	3

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	81.9%	3	84.6%	3
Safety and security	50.0%	3.00	5	4	5	4
Total category score				3.50		3.5

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	10.0%	4.00	2.85	0.43	3.30	0.50
Occupancy	10.0%	4.00	4.00	1.00	3.90	0.98
Financial position	10.0%	4.00	2.65	0.66	2.85	0.71
PHAS	10.0%	4.00	3.00	0.45	3.00	0.45
Management operations	10.0%	4.00	4.05	0.61	3.45	0.52
Tenant engagement	10.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.32		3.33
DESIGNATION				STANDARD		STANDARD

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.





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January 26, 2023

Knox County Housing Authority
Board of Commissioners

Attorneys Report:

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

Glenn Thompson (170 S. West St.)	1 st Appr. - JD
Sarah Curtis (1501 McKnight St.)	1 st Appr. - CT 02/02/23 (ACBA pending)
Aaliy Keys (170 S. West St. #717)	1 st Appr. - STO
Jasmine Casey (540 Iowa Ave.)	1 st Appr. - CD
Patricia Briggs (1594 McKnight St.)	1 st Appr. - JD
Tasha Morris (1089 W. Berrien St.)	1 st Appr. - CD
Madison Simmons (1579 McKnight St.)	1 st Appr. - CD
Elisha Ehrhardt (170 S. West St. #417)	1 st Appr. - STO
Carmen Knight (1597 McKnight St.)	1 st Appr. - CT 02/03/23
Alexius Empson (962 W. South St.)	1 st Appr. - CD

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

Samantha Burton (1578 McKnight St.)	1 st Appr. - ASTI 02/02/23
Donya Hendrick (1574 McKnight St.)	1 st Appr. - CD
Janekia Wright (1539 McKnight St.)	1 st Appr. - JD
Melissa Sawy (1991 E. Knox St.)	1 st Appr. - JD
Susan Fox (170 S. West St. #212)	1 st Appr. - Trial 02/21/23
Daniel Morris (300 N. Jefferson #203)	1 st Appr. - 02/09/23
Amani Daniels (476 Michigan Ave.)	1 st Appr. 02/09/23
Mikayla Johnson (460 Iowa Ave.)	1 st Appr. - 02/02/23
Tanisha Bailey (1979 E. Knox St.)	1 st Appr. - 02/03/23
Ronetta Johnson (1535 McKnight St.)	1 st Appr. - 02/02/23
Janice Jackson (1587 McKnight St.)	1 st Appr. - 02/02/23

- 2 Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq., of JACK P. BALL, P.C.