

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
9/26/2023
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 07-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 07-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 102,755.44
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 83,687.28
<input type="checkbox"/> Sara Robison	Family:	\$ 106,080.49
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 24,422.21
<u>Excused:</u>	HCV:	\$ 110,171.58
	Brentwood:	\$ 27,218.96
	Prairieland:	\$ 22,232.15
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Review/Ratify 08-2023 Financial Reports	Chairperson Hawkinson
	Review/Ratify 08-2023 Claims and Bills	Chairperson Hawkinson
	COCC:	\$ 120,323.62
	Moon Towers:	\$ 96,365.54
	Family:	\$ 184,867.71
	Bluebell:	\$ 20,301.91
	HCV:	\$ 104,846.54
	Brentwood:	\$ 31,188.80
	Prairieland:	\$ 31,120.25
	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00

Public Comment

Open

board agenda

Old Business	None	
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New Business	Review/Approve Contract Extension – Legal Services	Derek Antoine
	Review/Approve Disposition of 525/527 Iowa Ct.	Derek Antoine
	Review/Approve Pay Request #2 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Pay Request #1 to Hein Construction – CCP Drainage Project	Derek Antoine
	Review/Approve Resolution 2023-08 Adoption of LIPH Utility Allowance Schedule for FFY 2024	Derek Antoine
	Review/Approve Resolution 2023-09 Adoption of HCVP Utility Allowance Schedule for FFY 2024	Derek Antoine
	Review/Approve Resolution 2023-10 Adoption of Public Hosing Flat Rent Schedule FFY 2024	Derek Antoine
	Review/Approve Resolution 2023-11 Adoption of Housing Choice Voucher Payment Standard Schedule FFY 2024	Derek Antoine

Reports	Executive Director’s Report – 08-2023	Derek Antoine
	KCHA Legal Counsel Report – 09-2023	Jack Ball

Other Business	Commissioner/Resident Commissioner	Derek Antoine
	Executive Director Performance Appraisal	Chairperson Hawkinson

Executive Session	Personnel Discussion	
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Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
July 25, 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: Jared Hawkinson
 Joey Range
 Joseph Riley
 Sara Robison
 Dena May Turner

EXCUSED: LaToya Carson

ABSENT:

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

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

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

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

Motion Carried, 5-0.

Chairperson Hawkinson then requested the Board review and ratify the June 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for June 2023 as presented; Commissioner Turner seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

May 2023 claims against the HA Administration in the sum of \$876,479.99; Central Office Cost Center in the sum of \$198,775.40; Moon Towers in the sum of \$88,978.97; Family in the sum of \$170,279.06; Bluebell in the sum of \$22,058.98; Housing Choice Voucher Program in the sum of \$112,294.34; Brentwood (A.H.P.) in the sum of \$65,467.60; Prairieland (A.H.P.) in the sum of \$35,526.97; Capital Fund '20 in the sum of \$100,192.67; Capital Fund '21 in the sum of \$47,550.00; and Capital Fund '22 in the sum of \$35,356.00 were presented for approval. Commissioner Riley made a motion

to ratify the claims and bills for May 2023; Commissioner Turner seconded.

Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Range - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Turner - aye

Motion Carried, 5-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

Chairperson Hawkinson asked Mr. Ball to oversee the nominations and election for the KCHA Board of Commissioners Officers. Commissioner Robison nominated Jared Hawkinson to serve as Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Riley made a motion to close nominations and cast a unanimous ballot for Commissioner Hawkinson to serve as Chairperson for the Board of Commissioners; Commissioner Turner seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Range - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Turner - aye

Motion Carried, 5-0.

Then, Chairperson Hawkinson nominated Sara Robison to serve as Vice-Chairperson for the Board of Commissioners. No other nominations were made. After brief discussion, Commissioner Turner made a motion to close nominations and cast a unanimous ballot for Commissioner Robison to serve as Vice-Chairperson for the Board of Commissioners; Commissioner Riley seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Range - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Turner - aye

Motion Carried, 5-0.

Mr. Antoine asked the Board to review and adopt Resolution 2023-06 Q1 Uncollectible Debt Charge-Offs for Period Ending 03/31/2024. After brief discussion, Commissioner Riley made a motion to adopt Resolution 2023-06 Q1 Uncollectible Debt Charge-Offs for the Period Ending 03/31/2024 in the amount of \$31,596.46; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Range - aye

Commissioner Riley - aye

Commissioner Robison - aye

Commissioner Turner - aye
Motion Carried, 5-0.

REPORTS

In his Executive Director's Report, Mr. Antoine highlighted that Phase 4 construction has started including work at the playgrounds and highlighted the report from Alliance Architecture regarding necessary brick work that is upcoming at Moon Towers.

The Legal Counsel Report was emailed prior to the meeting. Mr. Ball reviewed the report at the meeting.

OTHER BUSINESS

Mr. Antoine reported that he had spoken to Lomac Payton regarding a reception to honor his long service to the board of commissioners. Mr. Payton told Mr. Antoine that he will call him in September to set something up. Memorial plaques will be prepared for former commissioners Wayne Allen and Paul Stewart.

Mr. Antoine stated that the Board will need to fill the opening for Resident He then introduced Deloris Buford as the potential resident commissioner appointee. After introductions and a brief discussion, Commissioner Riley made a motion that Deloris Buford be recommended for commissioner appointment to the Knox County Board; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

The Executive Director performance appraisal will be scheduled for August 29. Chairperson Hawkinson will send out all the documents related to the appraisal process.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:48 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$126,418.75	\$475,245.60		
Operating Expenses	\$128,539.10	\$534,692.69		
Net Revenue Income/(Loss)	(\$2,120.35)	(\$59,447.09)	COCC - Cash, Investments, A/R, & A/P	\$896,696
<hr/>				
<u>MOON TOWERS</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$85,879.31	\$364,908.74	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$83,687.28	\$309,270.70	Minimum Reserve Position	\$ 309,271
Net Revenue Income/(Loss)	\$2,192.03	\$55,638.04	Over/(Under) Minimum Reserve Position	\$370,698
<hr/>				
<u>FAMILY SITES</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$98,344.13	\$412,233.28	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$106,080.49	\$467,962.01	Minimum Reserve Position	\$ 467,962
Net Revenue Income/(Loss)	(\$7,736.36)	(\$55,728.73)	Over/(Under) Minimum Reserve Position	\$534,993
<hr/>				
<u>BLUEBELL</u>	<u>Jul-23</u>	<u>Current YTD</u>		
Operating Income	\$25,185.43	\$109,799.17	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$24,660.30	\$79,170.60	Minimum Reserve Position	\$ 79,171
Net Revenue Income/(Loss)	\$525.13	\$30,628.57	Over/(Under) Minimum Reserve Position	\$136,941

Monthly Notes:

- For income: COCC billed out \$51,131.09 for maintenance labor charges and received \$74,216.77 from fees: \$41,716.77 for management fees, \$4,240 for asset management fees; \$5,820 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$128,843 in subsidy from HUD with Moon receiving \$45,291; Family \$74,863; and Bluebell \$8,689.
- Expenses/adjustments worth noting are the reclassification of the Safety/Security Manager's salaries and benefits that were accrued April-June. We created Safety/Security payroll accounts for the manager's payroll to be coded to and they are located in protective services. So \$13,896.75 was moved out of COCC admin salaries, \$943.69 from admin benefits, and \$6,236.54 from maintenance benefits and applied to Safety/Security salary and benefits. Purchased flooring along with water leak and furnace repairs at family sites.
- Moon and Bluebell were in the black for the month with Family and in the red. Moon and Bluebell remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Jul-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$35,205.23	\$142,212.51	Operating Income	\$31,456.00	\$127,494.66
Operating Expenses	\$27,943.96	\$165,575.62	Operating Expenses	\$22,887.15	\$107,232.14
Net Revenue Income/(Loss)	\$7,261.27	(\$23,363.11)	Net Revenue Income/(Loss)	\$8,568.85	\$20,262.52
Brentwood's Cash, Investments, A/R, & A/P	\$ 255,761.41		Prairieland's Cash, Investments, A/R, & A/P	\$ (123,561.14)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 128,433.45		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 268,889.68	
BW's Available Cash	\$ 127,327.96		PL's Available Cash	\$145,328.54	

Monthly Notes:

- For Income: Brentwood received \$34,952.75 in tenant income while Prairieland's received \$25,866 in tenant income.
- Expenses: Nothing really out the norm for both Brentwood and Prairieland this month.
- Both properties show in the black for the month and Prairieland remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$12,428.34	\$50,177.68
Operating Expenses	\$20,075.37	\$67,536.00
Net Revenue Income/(Loss)	(\$7,647.03)	(\$17,358.32)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$10,389.07
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (7,647.03)
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$2,742.04

Monthly Notes:

- HCV received \$12,425 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,647.038 for the month with unrestricted net position showing a balance of \$2,742.04 for the month.

<u>HAP</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$82,649.00	\$320,185.00
Operating Expenses	\$90,132.20	\$355,237.00
Net Revenue Income/(Loss)	(\$7,483.20)	(\$35,052.00)

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ 1.00
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (5,781.00)
Transfer from UNP or Adjustment	\$ 5,781.00
RNP Ending Balance per VMS	\$ 1.00

Monthly Notes:

- HCV received \$82,649 in HAP subsidy and had a decrease in revenue of \$7,483.2. Restricted Net Position shows a balance of \$1. RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,321.00	\$ 4,469.00
Operating Expenses	\$ 533.82	\$ 2,473.66
Net Revenue Income/(Loss)	\$787.18	\$1,995.34

<u>EHV (UNP)</u>	
Prior Month Balance	\$18,235.98
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 787.18
EHV UNP Ending Balance	\$19,023.16

Monthly Notes:

- EHV received \$1,321 in admin fee subsidy from HUD and an increase in revenue of \$787.18 for the month.

<u>HAP</u>	<u>Jul-23</u>	<u>Current YTD</u>
Operating Income	\$ 4,046.00	\$ 28,535.00
Operating Expenses	\$ 7,734.00	\$ 29,434.00
Net Revenue Income/(Loss)	(\$3,688.00)	(\$899.00)

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 6,250.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (3,688.00)
RNP Ending Balance per VMS	\$2,562.00

Monthly Notes:

- EHV received \$4,046 in HAP subsidy and had an decrease in revenue of \$3,688.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jul-23</u>	<u>Historical</u>
Moon Towers	\$ 14,138.20	\$ 98,649.11
Family Sites	\$ 14,445.35	\$ 291,601.35
Bluebell	\$ 472.52	\$ 7,607.28
Brentwood	\$ 2,540.39	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ 31,596.46	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Jul-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,815.50	\$ 13,244.00
Family Sites	\$ 5,020.00	\$ 20,319.15
Bluebell	\$ 945.00	\$ 3,612.00
Brentwood	\$ -	\$ 18,440.00
Prairieland	\$ 2,650.00	\$ 12,514.00
Housing Choice Voucher	\$ 7,061.00	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,491.50	\$ 75,190.15

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jul-23</u>	<u>Historical</u>
Moon Towers	\$ 87.52	\$ 9,031.21
Family Sites	\$ 475.31	\$ 82,590.04
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ 79.00	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,294.10
Total	\$ 641.83	\$ 125,331.05

Monthly Bad Debt Reported	\$31,596.46	
Historical Bad Debt	\$1,156,840.22	
	By IDROP	By Debtor
Historical Bad Debt Collected	\$125,331.05	\$ 28,223.75
13.27%	10.83%	2.44%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	60.00	60.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,716.77	-45,700.00	3,983.23	-182,800.00	-166,260.76	-548,400.00	-69.68
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-50,499.00	0.00	-151,497.00	-100.00
Total Line 70710	-41,716.77	-58,324.75	16,607.98	-233,299.00	-166,260.76	-699,897.00	-76.24
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-16,960.00	-16,960.00	-50,880.00	-66.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,820.00	-5,822.00	2.00	-23,288.00	-23,227.50	-69,864.00	-66.75
Total Line 70730	-5,820.00	-5,822.00	2.00	-23,288.00	-23,227.50	-69,864.00	-66.75
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-360.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-42,400.00	-42,400.00	-127,200.00	-66.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-23,580.00	-23,560.00	-70,740.00	-66.69
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-18,100.00	-5,890.00	-54,300.00	-89.15
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-84,080.00	-72,210.00	-252,240.00	-71.37
70700 TOTAL FEE REVENUE	-74,216.77	-89,406.75	15,189.98	-357,627.00	-278,658.26	-1,072,881.00	-74.03
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,070.74	-20.83	-1,049.91	-83.32	-1,281.28	-250.00	412.51
10-1-000-000-3610.023 Interest Income - HRA	-0.15	0.00	-0.15	0.00	-0.15	0.00	
Total Line 71100	-1,070.89	-20.83	-1,050.06	-83.32	-1,281.43	-250.00	412.57
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-800.00	0.00	-2,400.00	-100.00
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	-14.77	-1,833.33	1,818.56	-7,333.32	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	-1,815.65	-2,125.00	309.35	-8,500.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-36.68	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	-10,111.04	-4,845.83	-5,265.21	-19,383.32	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	-2,250.70	-1,220.83	-1,029.87	-4,883.32	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	-3,803.63	-1,637.50	-2,166.13	-6,550.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	-2,624.01	-3,600.00	975.99	-14,400.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	-341.00	-250.00	-91.00	-1,000.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	-6,733.38	-4,854.17	-1,879.21	-19,416.68	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Mailing Inc	-23,436.91	-27,912.50	4,475.59	-111,650.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-120.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-51,131.09	-48,518.33	-2,612.76	-194,073.32	-195,305.91	-582,220.00	-66.45
TOTAL OTHER REVENUE	-52,201.98	-48,539.16	-3,662.82	-194,156.64	-196,587.34	-582,470.00	-66.25
70000 TOTAL REVENUE	-126,418.75	-137,945.91	11,527.16	-551,783.64	-475,245.60	-1,655,351.00	-71.29

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	20,954.25	37,000.00	-16,045.75	148,000.00	138,789.80	444,000.00	-68.74
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	14,333.32	2,000.00	43,000.00	-95.35
Total Line 91100	20,954.25	40,583.33	-19,629.08	162,333.32	140,789.80	487,000.00	-71.09
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	333.32	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	333.32	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	10,017.64	12,058.33	-2,040.69	48,233.32	53,329.37	144,700.00	-63.14
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	2,200.00	2,318.94	6,600.00	-64.86
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	2,166.68	0.00	6,500.00	-100.00
Total Line 91500	10,597.67	13,150.00	-2,552.33	52,600.00	55,648.31	157,800.00	-64.73
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	3,333.32	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	541.76	625.00	-83.24	2,500.00	2,208.00	7,500.00	-70.56
10-1-000-000-4190.000 Other Sundry	445.29	1,000.00	-554.71	4,000.00	1,739.07	12,000.00	-85.51
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	2,400.00	1,950.00	7,200.00	-72.92
10-1-000-000-4190.100 Postage	-165.18	250.00	-415.18	1,000.00	769.19	3,000.00	-74.36
10-1-000-000-4190.200 Office Supplies	59.46	166.67	-107.21	666.68	146.82	2,000.00	-92.66
10-1-000-000-4190.250 Office Furniture	260.05	166.67	93.38	666.68	510.05	2,000.00	-74.50
10-1-000-000-4190.300 Paper Supplies	562.81	62.50	500.31	250.00	651.79	750.00	-13.09
10-1-000-000-4190.400 Printing/printers	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	600.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	800.00	557.94	2,400.00	-76.75
10-1-000-000-4190.550 Computers	1,546.00	166.67	1,379.33	666.68	3,552.90	2,000.00	77.65
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	337.00	250.00	87.00	1,000.00	2,012.00	3,000.00	-32.93
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,000.00	843.91	3,000.00	-71.87
10-1-000-000-4190.850 IT Support	2,637.75	1,500.00	1,137.75	6,000.00	2,894.25	18,000.00	-83.92
Total Line 91600	7,221.68	6,341.67	880.01	25,366.68	18,074.92	76,100.00	-76.25
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	3,200.00	3,200.00	9,600.00	-66.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	3,200.00	3,200.00	9,600.00	-66.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	4,000.00	7,361.57	12,000.00	-38.65
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	3,000.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91800	0.00	1,750.00	-1,750.00	7,000.00	8,476.97	21,000.00	-59.63
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	0.00	200.00	-200.00	800.00	818.89	2,400.00	-65.88
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-73.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,648.17	0.00	1,648.17	0.00	4,837.68	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	24.62	0.00	
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00

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Knox County Housing Authority
FDS Income Statement - COCC
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	1,066.68	15,384.20	3,200.00	380.76
Total Line 91900	1,648.17	741.67	906.50	2,966.68	20,992.36	8,900.00	135.87
91000 TOTAL OPERATING EXPENSE - Admin	41,221.77	63,700.00	-22,478.23	254,800.00	247,232.36	764,400.00	-67.66
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	100.00	61.84	300.00	-79.39
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	60.00	47.96	180.00	-73.36
10-1-000-000-4320.000 Electric	341.24	375.00	-33.76	1,500.00	846.68	4,500.00	-81.18
10-1-000-000-4330.000 Gas	0.00	200.00	-200.00	800.00	295.15	2,400.00	-87.70
Total Line 93100, 93200, 93300, 93600	375.45	615.00	-239.55	2,460.00	1,251.63	7,380.00	-83.04
93000 TOTAL UTILITIES EXPENSES	375.45	615.00	-239.55	2,460.00	1,251.63	7,380.00	-83.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,447.80	38,166.67	-718.87	152,666.68	149,418.51	458,000.00	-67.38
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	21,033.32	22,230.70	63,100.00	-64.77
10-1-000-000-4410.100 Maint Labor - OT	2,429.70	1,575.00	854.70	6,300.00	6,238.20	18,900.00	-66.99
Total Line 94100	45,262.10	45,000.00	262.10	180,000.00	177,887.41	540,000.00	-67.06
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	40.00	0.00	120.00	-100.00
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	67.78	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	79.22	0.00	79.22	0.00	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	442.09	20.83	421.26	83.32	442.09	250.00	76.84
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	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	133.32	175.92	400.00	-56.02
Total Line 94200	521.31	84.99	436.32	339.96	1,213.46	1,020.00	18.97
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	150.00	184.80	450.00	-58.93
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
Total Line 94300 - (sub acct)	92.40	79.17	13.23	316.68	184.80	950.00	-80.55
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	7,810.76	13,375.00	-5,564.24	53,500.00	55,642.03	160,500.00	-65.33
10-1-000-000-4410.510 Maint Admin Benefits	2,592.62	2,625.00	-32.38	10,500.00	10,409.46	31,500.00	-66.95
Total Line 94500	10,403.38	16,000.00	-5,596.62	64,000.00	66,051.49	192,000.00	-65.60
94000 TOTAL MAINTENANCE EXPENSE	56,279.19	61,164.16	-4,884.97	244,656.64	245,337.16	733,970.00	-66.57
TOTAL PROTECTIVE SERVICES EXPENSE							

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Knox County Housing Authority
FDS Income Statement - COCC
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	17,867.25	4,166.67	13,700.58	16,666.68	17,867.25	50,000.00	-64.27
10-1-000-000-4481.500 Safety/Security Benefits	9,440.16	2,375.00	7,065.16	9,500.00	9,440.16	28,500.00	-66.88
Total Line 95100	27,307.41	6,541.67	20,765.74	26,166.68	27,307.41	78,500.00	-65.21
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	122.63	75.00	47.63	300.00	633.53	900.00	-29.61
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	122.63	75.00	47.63	300.00	633.53	900.00	-29.61
95000 TOTAL PROTECTIVE SERVICES EXP	27,430.04	6,616.67	20,813.37	26,466.68	27,940.94	79,400.00	-64.81
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	392.00	379.00	1,176.00	-67.77
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	150.00	145.68	450.00	-67.63
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	9,420.00	9,241.44	28,260.00	-67.30
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	9,962.00	9,766.12	29,886.00	-67.32
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	64.00	59.40	192.00	-69.06
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	3,000.00	2,905.08	9,000.00	-67.72
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	204.00	200.00	612.00	-67.32
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	3,268.00	3,164.48	9,804.00	-67.72
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	13,230.00	12,930.60	39,690.00	-67.42
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	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	1,666.68	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	128,539.10	135,820.00	-7,280.90	543,280.00	534,692.69	1,629,840.00	-67.19
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	2,120.35	-2,125.91	4,246.26	-8,503.64	59,447.09	-25,511.00	-333.03

MISCELLANEOUS EXPENSE

97100 Extraordinary Maintenance

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Knox County Housing Authority
FDS Income Statement - COCC
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-000-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
Total Line 97400	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	3,060.00	3,042.00	9,180.00	-66.86
90000 TOTAL EXPENSES	129,299.60	136,585.00	-7,285.40	546,340.00	537,734.69	1,639,020.00	-67.19
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	2,880.85	-5,777.58	8,658.43	-23,110.32	73,246.85	-69,331.00	-205.65

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	708.00	708.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,823.00	-33,583.33	-3,239.67	-134,333.32	-148,155.00	-403,000.00	-63.24
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,823.00	-33,583.33	-3,239.67	-134,333.32	-148,155.00	-403,000.00	-63.24
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	-291.67	291.67	-1,166.68	115.02	-3,500.00	-103.29
10-1-000-001-3690.100 Late Fees	-825.00	-375.00	-450.00	-1,500.00	-2,475.00	-4,500.00	-45.00
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	-4.17	4.17	-16.68	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-532.25	-1,041.67	509.42	-4,166.68	-3,319.75	-12,500.00	-73.44
10-1-000-001-3690.160 Vending Machine Inc	0.00	-125.00	125.00	-500.00	-265.99	-1,500.00	-82.27
10-1-000-001-3690.180 Labor	-791.25	-1,000.00	208.75	-4,000.00	-2,406.25	-12,000.00	-79.95
10-1-000-001-3690.200 Materials	-74.60	-300.00	225.40	-1,200.00	-1,137.52	-3,600.00	-68.40
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	-2,223.10	-3,137.51	914.41	-12,550.04	-9,489.49	-37,650.00	-74.80
70500 TOTAL TENANT REVENUE	-39,046.10	-36,720.84	-2,325.26	-146,883.36	-157,644.49	-440,650.00	-64.22
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,291.00	-47,495.83	2,204.83	-189,983.32	-204,877.00	-569,950.00	-64.05
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	-45,291.00	-47,495.83	2,204.83	-189,983.32	-204,877.00	-569,950.00	-64.05
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-33,333.32	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-1,242.21	-20.83	-1,221.38	-83.32	-1,637.25	-250.00	554.90
Total Line 71100	-1,242.21	-20.83	-1,221.38	-83.32	-1,637.25	-250.00	554.90
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	-300.00	-300.00	0.00	-1,200.00	-750.00	-3,600.00	-79.17
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
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	-300.00	-300.00	0.00	-1,200.00	-750.00	-3,600.00	-79.17
70000 TOTAL REVENUE	-85,879.31	-92,870.83	6,991.52	-371,483.32	-364,908.74	-1,114,450.00	-67.26

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	24,666.68	28,325.97	74,000.00	-61.72
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	24,666.68	28,325.97	74,000.00	-61.72
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,016.68	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,016.68	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,371.17	13,681.00	-309.83	54,724.00	54,103.00	164,172.00	-67.04
Total Line 91300	13,371.17	13,681.00	-309.83	54,724.00	54,103.00	164,172.00	-67.04
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,297.50	1,328.00	-30.50	5,312.00	5,250.00	15,936.00	-67.06
Total Line 91310	1,297.50	1,328.00	-30.50	5,312.00	5,250.00	15,936.00	-67.06
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.42	2,083.33	725.09	8,333.32	11,781.07	25,000.00	-52.88
Total Line 91500	2,808.42	2,083.33	725.09	8,333.32	11,781.07	25,000.00	-52.88
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.37	270.83	8.54	1,083.32	1,088.59	3,250.00	-66.50
10-1-000-001-4190.100 Postage	79.92	66.67	13.25	266.68	223.68	800.00	-72.04
10-1-000-001-4190.200 Office Supplies	0.00	58.33	-58.33	233.32	290.24	700.00	-58.54
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	100.00	-100.00	400.00	313.31	1,200.00	-73.89
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	362.68	116.22	1,088.00	-89.32
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	1,000.00	720.79	3,000.00	-75.97
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	416.68	347.57	1,250.00	-72.19
10-1-000-001-4190.850 IT Support	318.00	41.67	276.33	166.68	318.00	500.00	-36.40
Total Line 91600	912.40	1,240.67	-328.27	4,962.68	3,418.40	14,888.00	-77.04
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	0.00	1,662.97	0.00	
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	75.00	-75.00	300.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	300.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	7.49	29.17	-21.68	116.68	48.07	350.00	-86.27
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	7,080.00	1,770.00	21,240.00	-91.67
10-1-000-001-4160.000 Consulting Services	1,500.00	0.00	1,500.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	66.68	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	1,061.47	350.00	711.47	1,400.00	2,833.92	4,200.00	-32.53
Total Line 91900	4,338.96	2,165.84	2,173.12	8,663.36	6,198.05	25,990.00	-76.15
91000 TOTAL OPERATING EXPENSE - Admin	29,583.75	26,994.68	2,589.07	107,978.72	110,739.46	323,936.00	-65.81

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	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	7,080.00	7,080.00	21,240.00	-66.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>7,080.00</u>	<u>7,080.00</u>	<u>21,240.00</u>	<u>-66.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>7,080.00</u>	<u>7,080.00</u>	<u>21,240.00</u>	<u>-66.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	66.00	87.50	-21.50	350.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	83.32	0.00	250.00	-100.00
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
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>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,600.00</u>	<u>264.00</u>	<u>4,800.00</u>	<u>-94.50</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>66.00</u>	<u>400.00</u>	<u>-334.00</u>	<u>1,600.00</u>	<u>264.00</u>	<u>4,800.00</u>	<u>-94.50</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,534.88	1,458.33	76.55	5,833.32	4,551.04	17,500.00	-73.99
10-1-000-001-4315.000 Sewer	4,203.52	3,291.67	911.85	13,166.68	12,520.42	39,500.00	-68.30
10-1-000-001-4320.000 Electric	7,243.49	2,666.67	4,576.82	10,666.68	10,291.55	32,000.00	-67.84
10-1-000-001-4330.000 Gas	0.00	4,333.33	-4,333.33	17,333.32	3,759.80	52,000.00	-92.77
Total Line 93100, 93200, 93300, 93600	<u>12,981.89</u>	<u>11,750.00</u>	<u>1,231.89</u>	<u>47,000.00</u>	<u>31,122.81</u>	<u>141,000.00</u>	<u>-77.93</u>
93000 TOTAL UTILITIES EXPENSES	<u>12,981.89</u>	<u>11,750.00</u>	<u>1,231.89</u>	<u>47,000.00</u>	<u>31,122.81</u>	<u>141,000.00</u>	<u>-77.93</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	17,700.00	17,700.00	53,100.00	-66.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>53,100.00</u>	<u>-66.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	133.32	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	2,000.00	16.32	6,000.00	-99.73
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-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	182.99	208.33	-25.34	833.32	10,960.82	2,500.00	338.43
10-1-000-001-4420.070 Electrical Supplies	59.54	100.00	-40.46	400.00	196.27	1,200.00	-83.64
10-1-000-001-4420.080 Plumbing Supplies	94.87	125.00	-30.13	500.00	426.60	1,500.00	-71.56
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	666.68	455.80	2,000.00	-77.21
10-1-000-001-4420.100 Janitorial Supplies	529.77	541.67	-11.90	2,166.68	1,947.77	6,500.00	-70.03
10-1-000-001-4420.110 Routine Maint. Supplies	3,196.66	1,666.67	1,529.99	6,666.68	5,537.94	20,000.00	-72.31
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	333.32	1,305.00	1,000.00	30.50
10-1-000-001-4420.121 Flooring 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	187.03	166.67	20.36	666.68	482.65	2,000.00	-75.87
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>4,250.86</u>	<u>3,616.67</u>	<u>634.19</u>	<u>14,466.68</u>	<u>21,457.92</u>	<u>43,400.00</u>	<u>-50.56</u>

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
July, 2023

	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	12,659.39	15,881.17	-3,221.78	63,524.68	46,983.36	190,574.00	-75.35
10-1-000-001-4430.010 Garbage & Trash Con	1,061.10	416.67	644.43	1,666.68	3,395.60	5,000.00	-32.09
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	2,666.68	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	440.00	1,791.67	-1,351.67	7,166.68	4,685.84	21,500.00	-78.21
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	6,500.00	-30.00	19,500.00	-100.15
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	2,666.67	-2,666.67	10,666.68	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	1,500.00	118.20	4,500.00	-97.37
10-1-000-001-4430.090 Extermination Contracts	4,797.50	2,375.00	2,422.50	9,500.00	14,364.50	28,500.00	-49.60
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	933.05	1,041.67	-108.62	4,166.68	4,170.05	12,500.00	-66.64
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	500.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	80.00	41.67	38.33	166.68	375.00	500.00	-25.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	166.68	6.00	500.00	-98.80
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	19,971.04	27,047.86	-7,076.82	108,191.44	80,471.60	324,574.00	-75.21
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	28,646.90	35,089.53	-6,442.63	140,358.12	119,629.52	421,074.00	-71.59
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	1,037.34	254.17	783.17	1,016.68	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	7,080.00	7,080.00	21,240.00	-66.67
10-1-000-001-4480.100 ADT Contract	141.97	200.00	-58.03	800.00	1,070.73	2,400.00	-55.39
10-1-000-001-4480.500 Other Security Contract	1,795.00	1,291.67	503.33	5,166.68	2,120.00	15,500.00	-86.32
Total Line 95200	4,744.31	3,515.84	1,228.47	14,063.36	11,308.07	42,190.00	-73.20
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,744.31	3,515.84	1,228.47	14,063.36	11,308.07	42,190.00	-73.20
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	15,866.68	15,576.68	47,600.00	-67.28
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	1,758.32	1,720.24	5,275.00	-67.39
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	833.32	817.72	2,500.00	-67.29
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	18,458.32	18,114.64	55,375.00	-67.29
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	716.68	701.40	2,150.00	-67.38
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	266.68	255.24	800.00	-68.10
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	208.32	200.00	625.00	-68.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	1,191.68	1,156.64	3,575.00	-67.65
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	19,650.00	19,271.28	58,950.00	-67.31

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,384.11	2,438.33	-54.22	9,753.32	11,703.22	29,260.00	-60.00
Total Line 96300	2,384.11	2,438.33	-54.22	9,753.32	11,703.22	29,260.00	-60.00
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	-1,307.50	833.33	-2,140.83	3,333.32	-1,847.66	10,000.00	-118.48
Total Line 96400	-1,307.50	833.33	-2,140.83	3,333.32	-1,847.66	10,000.00	-118.48
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	1,076.61	3,271.66	-2,195.05	13,086.64	9,855.56	39,260.00	-74.90
96900 TOTAL OPERATING EXPENSE	83,687.28	87,704.21	-4,016.93	350,816.84	309,270.70	1,052,450.00	-70.61
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-2,192.03	-5,166.62	2,974.59	-20,666.48	-55,638.04	-62,000.00	-10.26
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	10,849.00	13,750.00	-2,901.00	55,000.00	43,396.00	165,000.00	-73.70
Total Line 97400	10,849.00	13,750.00	-2,901.00	55,000.00	43,396.00	165,000.00	-73.70
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	10,849.00	13,750.00	-2,901.00	55,000.00	43,396.00	165,000.00	-73.70

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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)	8,656.97	8,843.38	-186.41	35,373.52	-12,242.04	106,120.00	-111.54

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	784.00	784.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-19,884.00	-17,500.00	-2,384.00	-70,000.00	-77,772.00	-210,000.00	-62.97
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-19,884.00	-17,500.00	-2,384.00	-70,000.00	-77,772.00	-210,000.00	-62.97
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	0.00	-333.33	333.33	-1,333.32	-303.03	-4,000.00	-92.42
10-1-000-002-3690.100 Late Fees	-775.00	-625.00	-150.00	-2,500.00	-3,175.00	-7,500.00	-57.67
10-1-000-002-3690.120 Violation Fees	40.00	-345.00	385.00	-1,380.00	-2,965.00	-4,140.00	-28.38
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	-4.17	4.17	-16.68	-25.00	-50.00	-50.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-559.75	-1,666.67	1,106.92	-6,666.68	-4,684.75	-20,000.00	-76.58
10-1-000-002-3690.200 Materials	-351.26	-750.00	398.74	-3,000.00	-1,649.15	-9,000.00	-81.68
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	-1,646.01	-3,724.17	2,078.16	-14,896.68	-12,801.93	-44,690.00	-71.35
70500 TOTAL TENANT REVENUE	-21,530.01	-21,224.17	-305.84	-84,896.68	-90,573.93	-254,690.00	-64.44
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-74,863.00	-77,521.58	2,658.58	-310,086.32	-318,174.00	-930,259.00	-65.80
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	-74,863.00	-77,521.58	2,658.58	-310,086.32	-318,174.00	-930,259.00	-65.80
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-40,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-40,000.00	0.00	-120,000.00	-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	-1,526.12	-22.92	-1,503.20	-91.68	-2,054.94	-275.00	647.25
Total Line 71100	-1,526.12	-22.92	-1,503.20	-91.68	-2,054.94	-275.00	647.25
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-1,200.00	-1,200.00	-3,600.00	-66.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-500.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-425.00	-425.00	0.00	-1,700.00	-1,430.41	-5,100.00	-71.95
70000 TOTAL REVENUE	-98,344.13	-109,193.67	10,849.54	-436,774.68	-412,233.28	-1,310,324.00	-68.54

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	38,100.00	28,503.15	114,300.00	-75.06
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	38,100.00	28,503.15	114,300.00	-75.06
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	916.68	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,685.10	15,149.00	-463.90	60,596.00	57,271.89	181,788.00	-68.50
Total Line 91300	14,685.10	15,149.00	-463.90	60,596.00	57,271.89	181,788.00	-68.50
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,425.00	1,470.00	-45.00	5,880.00	5,557.50	17,640.00	-68.49
Total Line 91310	1,425.00	1,470.00	-45.00	5,880.00	5,557.50	17,640.00	-68.49
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,346.57	3,100.00	-753.43	12,400.00	9,702.76	37,200.00	-73.92
Total Line 91500	2,346.57	3,100.00	-753.43	12,400.00	9,702.76	37,200.00	-73.92
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,000.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.26	279.17	-48.91	1,116.68	916.04	3,350.00	-72.66
10-1-000-002-4190.100 Postage	182.07	150.00	32.07	600.00	758.07	1,800.00	-57.89
10-1-000-002-4190.200 Office Supplies	241.49	33.33	208.16	133.32	334.13	400.00	-16.47
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	88.98	41.67	47.31	166.68	730.79	500.00	46.16
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	162.05	147.92	14.13	591.68	466.08	1,775.00	-73.74
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	764.48	600.00	164.48	2,400.00	2,366.44	7,200.00	-67.13
10-1-000-002-4190.850 IT Support	535.50	194.17	341.33	776.68	678.00	2,330.00	-70.90
Total Line 91600	2,204.83	1,762.93	441.90	7,051.72	6,398.55	21,155.00	-69.75
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	41.67	-41.67	166.68	86.26	500.00	-82.75
10-1-000-002-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4150.100 Mileage - Admin	0.00	150.00	-150.00	600.00	128.31	1,800.00	-92.87
Total Line 91800	0.00	191.67	-191.67	766.68	214.57	2,300.00	-90.67
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	9.63	233.33	-223.70	933.32	47.16	2,800.00	-98.32
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	7,840.00	1,960.00	23,520.00	-91.67
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	300.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	1,706.66	404.17	1,302.49	1,616.68	2,789.50	4,850.00	-42.48
Total Line 91900	3,676.29	2,672.50	1,003.79	10,690.00	4,852.57	32,070.00	-84.87
91000 TOTAL OPERATING EXPENSE - Admin	31,233.29	34,100.27	-2,866.98	136,401.08	112,500.99	409,203.00	-72.51

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>7,840.00</u>	<u>7,840.00</u>	<u>23,520.00</u>	<u>-66.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>7,840.00</u>	<u>7,840.00</u>	<u>23,520.00</u>	<u>-66.67</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	16.67	-16.67	66.68	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	510.00	41.67	468.33	166.68	510.00	500.00	2.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	133.32	0.00	400.00	-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>510.00</u>	<u>91.67</u>	<u>418.33</u>	<u>366.68</u>	<u>542.63</u>	<u>1,100.00</u>	<u>-50.67</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>510.00</u>	<u>91.67</u>	<u>418.33</u>	<u>366.68</u>	<u>542.63</u>	<u>1,100.00</u>	<u>-50.67</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	169.81	100.00	69.81	400.00	529.23	1,200.00	-55.90
10-1-000-002-4315.000 Sewer	90.81	45.83	44.98	183.32	263.51	550.00	-52.09
10-1-000-002-4320.000 Electric	449.70	1,583.33	-1,133.63	6,333.32	2,253.78	19,000.00	-88.14
10-1-000-002-4330.000 Gas	336.17	1,208.33	-872.16	4,833.32	2,011.11	14,500.00	-86.13
Total Line 93100 93200 93300 93600	<u>1,046.49</u>	<u>2,937.49</u>	<u>-1,891.00</u>	<u>11,749.96</u>	<u>5,057.63</u>	<u>35,250.00</u>	<u>-85.65</u>
93000 TOTAL UTILITIES EXPENSES	<u>1,046.49</u>	<u>2,937.49</u>	<u>-1,891.00</u>	<u>11,749.96</u>	<u>5,057.63</u>	<u>35,250.00</u>	<u>-85.65</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	19,600.00	19,600.00	58,800.00	-66.67
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>19,600.00</u>	<u>19,600.00</u>	<u>58,800.00</u>	<u>-66.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	16.99	0.00	16.99	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	283.89	333.33	-49.44	1,333.32	11,953.88	4,000.00	198.85
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	769.14	250.00	519.14	1,000.00	2,254.29	3,000.00	-24.86
10-1-000-002-4420.070 Electrical Supplies	102.86	500.00	-397.14	2,000.00	1,043.68	6,000.00	-82.61
10-1-000-002-4420.080 Plumbing Supplies	2,026.30	1,050.00	976.30	4,200.00	3,687.65	12,600.00	-70.73
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	66.68	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	1,433.00	283.33	1,149.67	1,133.32	2,857.68	3,400.00	-15.95
10-1-000-002-4420.110 Routine Maint. Supplies	10,655.95	3,750.00	6,905.95	15,000.00	29,557.43	45,000.00	-34.32
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.125 Mileage	20.44	0.00	20.44	0.00	20.44	0.00	
10-1-000-002-4420.126 Vehicle Supplies	662.30	458.33	203.97	1,833.32	2,335.46	5,500.00	-57.54
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>15,970.87</u>	<u>6,724.99</u>	<u>9,245.88</u>	<u>26,899.96</u>	<u>54,646.00</u>	<u>80,700.00</u>	<u>-32.29</u>

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	90.69	8.33	82.36	33.32	261.32	100.00	161.32
10-1-000-002-4430.000 Maint Labor Contract	31,135.28	26,800.92	4,334.36	107,203.68	104,502.41	321,611.00	-67.51
10-1-000-002-4430.010 Garbage&Trash Cont	364.80	250.00	114.80	1,000.00	1,055.00	3,000.00	-64.83
10-1-000-002-4430.020 Heating&Cooling Cont	1,530.00	600.00	930.00	2,400.00	38,213.89	7,200.00	430.75
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	31.80	333.33	-301.53	1,333.32	5,319.36	4,000.00	32.98
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	25.00	-25.00	100.00	70.00	300.00	-76.67
10-1-000-002-4430.080 Plumbing Contracts	3,803.00	1,000.00	2,803.00	4,000.00	4,713.82	12,000.00	-60.72
10-1-000-002-4430.090 Extermination Contracts	1,100.00	1,291.67	-191.67	5,166.68	2,929.00	15,500.00	-81.10
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 Cont	0.00	9,916.67	-9,916.67	39,666.68	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	76,030.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-6,039.80	0.00	
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	63.70	508.33	-444.63	2,033.32	339.70	6,100.00	-94.43
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	38,119.27	40,734.25	-2,614.98	162,937.00	227,514.70	488,811.00	-53.46
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	58,990.14	52,359.24	6,630.90	209,436.96	301,760.70	628,311.00	-51.97
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	1,148.71	308.33	840.38	1,233.32	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	7,840.00	7,840.00	23,520.00	-66.67
10-1-000-002-4480.100 ADT Contract	269.82	277.50	-7.68	1,110.00	766.56	3,330.00	-76.98
10-1-000-002-4480.500 Other Security Contract	930.00	375.00	555.00	1,500.00	1,894.80	4,500.00	-57.89
Total Line 95200	4,308.53	2,920.83	1,387.70	11,683.32	11,650.07	35,050.00	-66.76
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	4,308.53	2,920.83	1,387.70	11,683.32	11,650.07	35,050.00	-66.76
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	16,741.68	16,434.16	50,225.00	-67.28
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	1,941.68	1,905.16	5,825.00	-67.29
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	858.32	843.08	2,575.00	-67.26
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	19,541.68	19,182.40	58,625.00	-67.28
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	791.68	776.80	2,375.00	-67.29
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	291.68	283.36	875.00	-67.62
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	816.68	800.00	2,450.00	-67.35
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	1,900.04	1,860.16	5,700.00	-67.37
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	21,441.72	21,042.56	64,325.00	-67.29

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,874.69	1,768.67	106.02	7,074.68	7,245.31	21,224.00	-65.86
Total Line 96300	1,874.69	1,768.67	106.02	7,074.68	7,245.31	21,224.00	-65.86
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	896.71	1,250.00	-353.29	5,000.00	322.12	15,000.00	-97.85
Total Line 96400	896.71	1,250.00	-353.29	5,000.00	322.12	15,000.00	-97.85
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	2,771.40	3,018.67	-247.27	12,074.68	7,567.43	36,224.00	-79.11
96900 TOTAL OPERATING EXPENSE	106,080.49	102,748.60	3,331.89	410,994.40	467,962.01	1,232,983.00	-62.05
97000 NET REVENUE/EXPENSE (-Gain/Loss)	7,736.36	-6,445.07	14,181.43	-25,780.28	55,728.73	-77,341.00	-172.06
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	28,510.00	31,000.00	-2,490.00	124,000.00	114,040.00	372,000.00	-69.34
Total Line 97400	28,510.00	31,000.00	-2,490.00	124,000.00	114,040.00	372,000.00	-69.34
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	28,510.00	31,000.00	-2,490.00	124,000.00	114,040.00	372,000.00	-69.34

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
July, 2023

	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)	36,246.36	24,554.93	11,691.43	98,219.72	169,768.73	294,659.00	-42.38

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	204.00	204.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,198.00	-14,000.00	-1,198.00	-56,000.00	-60,303.00	-168,000.00	-64.11
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,198.00	-14,000.00	-1,198.00	-56,000.00	-60,303.00	-168,000.00	-64.11
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-6.25	-18.75	-25.00	-50.00	-75.00	-33.33
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-16.68	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	-100.00	-125.00	25.00	-500.00	-300.00	-1,500.00	-80.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-16.68	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-695.05	-458.33	-236.72	-1,833.32	-2,985.05	-5,500.00	-45.73
10-1-000-006-3690.160 Vending Machine Inc	-18.12	-37.50	19.38	-150.00	-59.73	-450.00	-86.73
10-1-000-006-3690.180 Labor	-25.00	-166.67	141.67	-666.68	-210.00	-2,000.00	-89.50
10-1-000-006-3690.200 Materials	0.00	-41.67	41.67	-166.68	-30.72	-500.00	-93.86
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	-863.17	-843.76	-19.41	-3,375.04	-3,635.50	-10,125.00	-64.09
70500 TOTAL TENANT REVENUE	-16,061.17	-14,843.76	-1,217.41	-59,375.04	-63,938.50	-178,125.00	-64.10
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,689.00	-8,997.58	308.58	-35,990.32	-45,292.00	-107,971.00	-58.05
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	-8,689.00	-8,997.58	308.58	-35,990.32	-45,292.00	-107,971.00	-58.05
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-10,000.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-10,000.00	0.00	-30,000.00	-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	-435.26	-6.25	-429.01	-25.00	-568.67	-75.00	658.23
Total Line 71100	-435.26	-6.25	-429.01	-25.00	-568.67	-75.00	658.23
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 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	-25,185.43	-26,347.59	1,162.16	-105,390.36	-109,799.17	-316,171.00	-65.27

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	6,916.68	3,147.33	20,750.00	-84.83
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	6,916.68	3,147.33	20,750.00	-84.83
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	333.32	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	15,768.00	15,689.87	47,304.00	-66.83
Total Line 91300	3,864.50	3,942.00	-77.50	15,768.00	15,689.87	47,304.00	-66.83
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	1,532.00	1,522.50	4,596.00	-66.87
Total Line 91310	375.00	383.00	-8.00	1,532.00	1,522.50	4,596.00	-66.87
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.04	595.83	-283.79	2,383.32	1,309.04	7,150.00	-81.69
Total Line 91500	312.04	595.83	-283.79	2,383.32	1,309.04	7,150.00	-81.69
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	188.32	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	379.61	353.00	26.61	1,412.00	1,514.21	4,236.00	-64.25
10-1-000-006-4190.100 Postage	3.75	6.25	-2.50	25.00	24.15	75.00	-67.80
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	16.68	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	16.67	-16.67	66.68	0.00	200.00	-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	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier Sup Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	416.68	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	916.68	947.60	2,750.00	-65.54
10-1-000-006-4190.850 IT Support	159.00	41.67	117.33	166.68	159.00	500.00	-68.20
Total Line 91600	779.26	810.51	-31.25	3,242.04	2,644.96	9,726.00	-72.81
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	73.33	-73.33	293.32	0.00	880.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	25.00	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	318.32	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	2.14	4.17	-2.03	16.68	9.86	50.00	-80.28
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	2,040.00	510.00	6,120.00	-91.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	50.00	12.31	150.00	-91.79
Total Line 91900	512.14	551.67	-39.53	2,206.68	587.66	6,620.00	-91.12
91000 TOTAL OPERATING EXPENSE - Admin	6,604.64	8,175.09	-1,570.45	32,700.36	24,901.36	98,101.00	-74.62

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
Total Line 92000	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>2,040.00</u>	<u>2,040.00</u>	<u>6,120.00</u>	<u>-66.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>510.00</u>	<u>510.00</u>	<u>0.00</u>	<u>2,040.00</u>	<u>2,040.00</u>	<u>6,120.00</u>	<u>-66.67</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	333.33	-333.33	1,333.32	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	33.32	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
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>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>2,366.64</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>591.66</u>	<u>-591.66</u>	<u>2,366.64</u>	<u>0.00</u>	<u>7,100.00</u>	<u>-100.00</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	316.54	304.17	12.37	1,216.68	1,226.74	3,650.00	-66.39
10-1-000-006-4315.000 Sewer	253.78	254.17	-0.39	1,016.68	1,019.83	3,050.00	-66.56
10-1-000-006-4320.000 Electric	0.00	1,333.33	-1,333.33	5,333.32	1,810.37	16,000.00	-88.69
10-1-000-006-4330.000 Gas	124.90	958.33	-833.43	3,833.32	1,000.11	11,500.00	-91.30
Total Line 93100 93200 93300 93600	<u>695.22</u>	<u>2,850.00</u>	<u>-2,154.78</u>	<u>11,400.00</u>	<u>5,057.05</u>	<u>34,200.00</u>	<u>-85.21</u>
93000 TOTAL UTILITIES EXPENSES	<u>695.22</u>	<u>2,850.00</u>	<u>-2,154.78</u>	<u>11,400.00</u>	<u>5,057.05</u>	<u>34,200.00</u>	<u>-85.21</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	5,100.00	5,100.00	15,300.00	-66.67
Total Line 94100	<u>1,275.00</u>	<u>1,275.00</u>	<u>0.00</u>	<u>5,100.00</u>	<u>5,100.00</u>	<u>15,300.00</u>	<u>-66.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	104.73	300.00	-195.27	1,200.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	33.32	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	208.33	-208.33	833.32	120.00	2,500.00	-95.20
10-1-000-006-4420.070 Electrical Supplies	4.14	125.00	-120.86	500.00	124.58	1,500.00	-91.69
10-1-000-006-4420.080 Plumbing Supplies	114.75	208.33	-93.58	833.32	117.35	2,500.00	-95.31
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	68.50	141.67	-73.17	566.68	725.05	1,700.00	-57.35
10-1-000-006-4420.110 Routine Maint.Supplies	84.25	833.33	-749.08	3,333.32	892.04	10,000.00	-91.08
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 Flooring Supplies	238.09	0.00	238.09	0.00	238.09	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	94.13	8.33	85.80	33.32	197.38	100.00	97.38
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>708.59</u>	<u>1,887.49</u>	<u>-1,178.90</u>	<u>7,549.96</u>	<u>2,519.22</u>	<u>22,650.00</u>	<u>-88.88</u>

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 2023

	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	7,336.42	5,606.17	1,730.25	22,424.68	15,678.18	67,274.00	-76.70
10-1-000-006-4430.010 Garbage & Trash Cont	373.50	275.00	98.50	1,100.00	1,240.50	3,300.00	-62.41
10-1-000-006-4430.020 Heating & Cooling Cont	360.00	1,250.00	-890.00	5,000.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	75.00	416.67	-341.67	1,666.68	75.00	5,000.00	-98.50
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	333.32	2,346.00	1,000.00	134.60
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	104.17	-104.17	416.68	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	450.00	666.67	-216.67	2,666.68	630.00	8,000.00	-92.13
10-1-000-006-4430.090 Extermination Contracts	450.00	208.33	241.67	833.32	450.00	2,500.00	-82.00
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	666.67	-666.67	2,666.68	1,786.20	8,000.00	-77.67
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	1,440.00	83.33	1,356.67	333.32	1,664.00	1,000.00	66.40
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	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	10,484.92	9,702.01	782.91	38,808.04	23,974.16	116,424.00	-79.41
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	12,468.51	12,864.50	-395.99	51,458.00	31,593.38	154,374.00	-79.53
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	510.00	0.00	2,040.00	2,040.00	6,120.00	-66.67
10-1-000-006-4480.100 ADT Contract	870.65	145.83	724.82	583.32	2,172.66	1,750.00	24.15
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	2,166.68	0.00	6,500.00	-100.00
Total Line 95200	1,380.65	1,197.50	183.15	4,790.00	4,212.66	14,370.00	-70.68
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,380.65	1,197.50	183.15	4,790.00	4,212.66	14,370.00	-70.68
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	5,116.68	5,016.96	15,350.00	-67.32
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	508.32	498.72	1,525.00	-67.30
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	116.68	108.36	350.00	-69.04
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	5,741.68	5,624.04	17,225.00	-67.35
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	208.32	203.32	625.00	-67.47
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	33.32	28.56	100.00	-71.44
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	57.97	60.41	-2.44	241.64	231.88	725.00	-68.02
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	5,983.32	5,855.92	17,950.00	-67.38

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,450.28	1,144.42	305.86	4,577.68	5,524.60	13,733.00	-59.77
Total Line 96300	1,450.28	1,144.42	305.86	4,577.68	5,524.60	13,733.00	-59.77
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	87.02	0.00	87.02	0.00	-14.37	0.00	
Total Line 96400	87.02	0.00	87.02	0.00	-14.37	0.00	
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	1,537.30	1,144.42	392.88	4,577.68	5,510.23	13,733.00	-59.88
96900 TOTAL OPERATING EXPENSE	24,660.30	28,829.00	-4,168.70	115,316.00	79,170.60	345,948.00	-77.11
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-525.13	2,481.41	-3,006.54	9,925.64	-30,628.57	29,777.00	-202.86
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	4,435.00	8,750.00	-4,315.00	35,000.00	17,740.00	105,000.00	-83.10
Total Line 97400	4,435.00	8,750.00	-4,315.00	35,000.00	17,740.00	105,000.00	-83.10
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	4,435.00	8,750.00	-4,315.00	35,000.00	17,740.00	105,000.00	-83.10

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
July, 2023

	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)	3,909.87	11,231.41	-7,321.54	44,925.64	-12,888.57	134,777.00	-109.56

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Knox County Housing Authority
FDS Income Statement - Brentwood
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	288.00	288.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-24,706.00	-28,220.00	3,514.00	-112,880.00	-99,227.00	-338,640.00	-70.70
60-1-000-000-5125.000 PHA Rent	-9,814.00	-7,500.00	-2,314.00	-30,000.00	-39,005.00	-90,000.00	-56.66
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	402.00	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	-34,520.00	-35,720.00	1,200.00	-142,880.00	-137,830.00	-428,640.00	-67.84
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-332.75	-660.00	327.25	-2,640.00	-2,195.25	-7,920.00	-72.28
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	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	-40.00	-600.00	560.00	-2,400.00	-1,439.00	-7,200.00	-80.01
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	-60.00	-80.00	20.00	-320.00	-316.00	-960.00	-67.08
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-161.68	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-432.75	-1,380.42	947.67	-5,521.68	-4,010.25	-16,565.00	-75.79
70500 TOTAL TENANT REVENUE	-34,952.75	-37,100.42	2,147.67	-148,401.68	-141,840.25	-445,205.00	-68.14
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	-182.23	-120.00	-62.23	-480.00	-213.82	-1,440.00	-85.15
60-1-000-000-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	-182.23	-120.00	-62.23	-480.00	-213.82	-1,440.00	-85.15
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	-70.25	-8.33	-61.92	-33.32	-158.44	-100.00	58.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-333.32	0.00	-1,000.00	-100.00
Total Line 71500	-70.25	-91.66	21.41	-366.64	-158.44	-1,100.00	-85.60
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	-35,205.23	-37,312.08	2,106.85	-149,248.32	-142,212.51	-447,745.00	-68.24

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	5,383.32	5,595.00	16,150.00	-65.36
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	11,216.68	10,249.02	33,650.00	-69.54
Total Line 91100	3,849.76	4,150.00	-300.24	16,600.00	15,844.02	49,800.00	-68.18
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	14,976.00	14,924.00	44,928.00	-66.78
Total Line 91300	3,744.00	3,744.00	0.00	14,976.00	14,924.00	44,928.00	-66.78
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	2,160.00	2,152.50	6,480.00	-66.78
Total Line 91310	540.00	540.00	0.00	2,160.00	2,152.50	6,480.00	-66.78
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	133.32	28.89	400.00	-92.78
Total Line 91400	9.63	33.33	-23.70	133.32	28.89	400.00	-92.78
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	1,333.32	1,412.73	4,000.00	-64.68
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	3,383.32	3,766.49	10,150.00	-62.89
Total Line 91500	1,244.26	1,179.16	65.10	4,716.64	5,179.22	14,150.00	-63.40
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	60.00	176.00	-116.00	704.00	273.75	2,112.00	-87.04
60-1-000-000-6311.000 Office Exp - BW	7.76	165.00	-157.24	660.00	240.49	1,980.00	-87.85
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,002.00	972.00	3,006.00	-67.66
60-1-000-000-6311.100 Phone/Internet Exp	90.52	125.00	-34.48	500.00	419.57	1,500.00	-72.03
60-1-000-000-6311.150 IT Support	264.75	136.00	128.75	544.00	317.85	1,632.00	-80.52
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	66.68	148.77	200.00	-25.62
Total Line 91600	666.03	869.17	-203.14	3,476.68	2,372.43	10,430.00	-77.25
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	100.00	-100.00	400.00	218.22	1,200.00	-81.82
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	93.45	110.00	-16.55	440.00	279.46	1,320.00	-78.83
Total Line 91800	93.45	210.00	-116.55	840.00	497.68	2,520.00	-80.25
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	720.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	5.00	0.00	5.00	0.00	5.00	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
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	14.98	18.00	-3.02	72.00	84.57	216.00	-60.85
60-1-000-000-6399.000 Other Administrative	37.50	100.00	-62.50	400.00	78.21	1,200.00	-93.48
Total Line 91900	777.48	1,618.00	-840.52	6,472.00	887.78	19,416.00	-95.43
91000 TOTAL OPERATING EXPENSE - Admin	10,924.61	12,443.66	-1,519.05	49,774.64	41,886.52	149,324.00	-71.95
UTILITIES							

Date:
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Knox County Housing Authority
FDS Income Statement - Brentwood
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	568.41	425.00	143.41	1,700.00	1,407.87	5,100.00	-72.39
60-1-000-000-6451.000 Utilities - Water	0.00	1,000.00	-1,000.00	4,000.00	2,986.94	12,000.00	-75.11
60-1-000-000-6452.000 Utilities - Gas	71.11	180.00	-108.89	720.00	209.44	2,160.00	-90.30
60-1-000-000-6453.000 Utilities - Sewer	0.00	1,800.00	-1,800.00	7,200.00	6,450.51	21,600.00	-70.14
Total Line 93100, 93200, 93300, 93600	639.52	3,405.00	-2,765.48	13,620.00	11,054.76	40,860.00	-72.94
93000 TOTAL UTILITIES EXPENSES	639.52	3,405.00	-2,765.48	13,620.00	11,054.76	40,860.00	-72.94
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	20,283.32	15,714.08	60,850.00	-74.18
60-1-000-000-6510.100 OT Maintenance	117.94	85.00	32.94	340.00	311.37	1,020.00	-69.47
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,894.74	5,155.83	-1,261.09	20,623.32	16,025.45	61,870.00	-74.10
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	380.97	150.00	230.97	600.00	408.93	1,800.00	-77.28
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	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	33.40	250.00	-216.60	1,000.00	162.65	3,000.00	-94.58
60-1-000-000-6515.070 Electrical Supplies	147.78	135.00	12.78	540.00	219.28	1,620.00	-86.46
60-1-000-000-6515.080 Plumbing Supplies	360.42	400.00	-39.58	1,600.00	602.26	4,800.00	-87.45
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	55.98	175.00	-119.02	700.00	296.90	2,100.00	-85.86
60-1-000-000-6515.110 Routine Maint. Supplies	721.13	670.00	51.13	2,680.00	1,510.35	8,040.00	-81.21
60-1-000-000-6515.114 Painting Supplies - BW	-74.76	140.00	-214.76	560.00	50.19	1,680.00	-97.01
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	733.32	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	400.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	75.38	62.50	12.88	250.00	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,700.30	2,324.16	-623.86	9,296.64	5,198.83	27,890.00	-81.36
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	23.70	1,150.00	-1,126.30	4,600.00	3,338.40	13,800.00	-75.81
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	600.00	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	250.00	-250.00	1,000.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	260.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	562.00	416.67	145.33	1,666.68	562.00	5,000.00	-88.76
60-1-000-000-6520.090 Extermination Contract	1,338.00	383.33	954.67	1,533.32	2,088.00	4,600.00	-54.61
60-1-000-000-6520.100 Janitorial Contract	225.00	93.75	131.25	375.00	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	1,392.39	216.67	1,175.72	866.68	1,540.39	2,600.00	-40.75
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	3,500.00	2,125.00	10,500.00	-79.76
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	26,866.68	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	3,541.09	10,567.09	-7,026.00	42,268.36	61,668.37	126,805.00	-51.37
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,582.78	1,783.33	-200.55	7,133.32	6,449.78	21,400.00	-69.86
Total Line 94500	1,582.78	1,783.33	-200.55	7,133.32	6,449.78	21,400.00	-69.86
94000 TOTAL MAINTENANCE EXPENSES	10,718.91	19,830.41	-9,111.50	79,321.64	89,342.43	237,965.00	-62.46
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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**Knox County Housing Authority
FDS Income Statement - Brentwood
July, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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/Sec Labor Fee	738.00	720.00	18.00	2,880.00	2,916.00	8,640.00	-66.25
60-1-000-000-6580.100 ADT Contract	79.49	99.00	-19.51	396.00	372.04	1,188.00	-68.68
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	166.68	540.55	500.00	8.11
Total Line 95200	817.49	860.67	-43.18	3,442.68	3,828.59	10,328.00	-62.93
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	817.49	860.67	-43.18	3,442.68	3,828.59	10,328.00	-62.93
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	5,058.00	4,964.84	15,174.00	-67.28
Total Line 96110	1,241.21	1,264.50	-23.29	5,058.00	4,964.84	15,174.00	-67.28
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	714.00	700.44	2,142.00	-67.30
Total Line 96120	175.11	178.50	-3.39	714.00	700.44	2,142.00	-67.30
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
Total Line 96130	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	291.00	285.60	873.00	-67.29
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	360.68	354.08	1,082.00	-67.28
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	651.68	639.68	1,955.00	-67.28
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	7,586.68	7,446.40	22,760.00	-67.28
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	41.67	-41.67	166.68	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	166.68	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,694.02	2,036.08	-342.06	8,144.32	6,338.76	24,433.00	-74.06
Total Line 96300	1,694.02	2,036.08	-342.06	8,144.32	6,338.76	24,433.00	-74.06
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	-165.28	100.42	-265.70	401.68	-310.13	1,205.00	-125.74
Total Line 96400	-165.28	100.42	-265.70	401.68	-310.13	1,205.00	-125.74
96000 TOTAL OTHER GENERAL EXPENSES	1,528.74	2,178.17	-649.43	8,712.68	6,028.63	26,138.00	-76.94
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
96700 TOTAL INTEREST EXP & AMORT	1,453.09	1,500.00	-46.91	6,000.00	5,988.29	18,000.00	-66.73
96900 TOTAL OPERATING EXPENSE	27,943.96	42,114.58	-14,170.62	168,458.32	165,575.62	505,375.00	-67.24
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-7,261.27	4,802.50	-12,063.77	19,210.00	23,363.11	57,630.00	-59.46
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - Prairieland
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	288.00	260.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-21,109.00	-23,635.00	2,526.00	-94,540.00	-86,744.00	-283,620.00	-69.42
60-1-000-001-5125.000 PHA Rent	-3,447.00	-2,500.00	-947.00	-10,000.00	-13,601.00	-30,000.00	-54.66
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	312.00	0.00	312.00	0.00	-1,469.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,437.00	-1,083.33	-353.67	-4,333.32	-5,686.00	-13,000.00	-56.26
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-25,681.00	-27,218.33	1,537.33	-108,873.32	-107,500.00	-326,620.00	-67.09
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	-40.00	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	-77.00	-583.33	506.33	-2,333.32	-2,392.00	-7,000.00	-65.83
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	-108.00	-167.00	59.00	-668.00	-342.00	-2,004.00	-82.93
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-161.68	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-185.00	-790.75	605.75	-3,163.00	-3,244.00	-9,489.00	-65.81
70500 TOTAL TENANT REVENUE	-25,866.00	-28,009.08	2,143.08	-112,036.32	-110,744.00	-336,109.00	-67.05
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,347.00	-4,000.00	-1,347.00	-16,000.00	-15,772.00	-48,000.00	-67.14
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,347.00	-4,000.00	-1,347.00	-16,000.00	-15,772.00	-48,000.00	-67.14
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71100	0.00	0.00	0.00	0.00	0.00	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-1,006.00	-972.00	-3,018.00	-67.79
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-1,006.00	-972.00	-3,018.00	-67.79
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-78.32	-5.30	-235.00	-97.74
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-18.00	-1.36	-54.00	-97.48
Total Line 72000	0.00	-24.08	24.08	-96.32	-6.66	-289.00	-97.70
70000 TOTAL REVENUE	-31,456.00	-32,284.66	828.66	-129,138.64	-127,494.66	-387,416.00	-67.09

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Knox County Housing Authority
FDS Income Statement - Prairieland
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	5,383.32	5,595.00	16,150.00	-65.36
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	11,216.68	10,248.93	33,650.00	-69.54
Total Line 91100	3,849.74	4,150.00	-300.26	16,600.00	15,843.93	49,800.00	-68.18
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	13,520.00	13,364.00	40,560.00	-67.05
Total Line 91300	3,328.00	3,380.00	-52.00	13,520.00	13,364.00	40,560.00	-67.05
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	1,952.00	1,927.50	5,856.00	-67.09
Total Line 91310	480.00	488.00	-8.00	1,952.00	1,927.50	5,856.00	-67.09
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	133.32	28.86	400.00	-92.79
Total Line 91400	9.62	33.33	-23.71	133.32	28.86	400.00	-92.79
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	1,333.32	1,412.79	4,000.00	-64.68
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	3,383.32	3,766.48	10,150.00	-62.89
Total Line 91500	1,244.28	1,179.16	65.12	4,716.64	5,179.27	14,150.00	-63.40
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	120.00	100.00	20.00	400.00	216.87	1,200.00	-81.93
60-1-000-001-6311.000 Office Exp - PL	7.75	160.00	-152.25	640.00	227.32	1,920.00	-88.16
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	90.50	125.00	-34.50	500.00	419.51	1,500.00	-72.03
60-1-000-001-6311.150 IT Support	264.75	136.00	128.75	544.00	317.85	1,632.00	-80.52
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	483.00	521.00	-38.00	2,084.00	1,330.32	6,252.00	-78.72
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	100.00	-100.00	400.00	218.21	1,200.00	-81.82
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	93.43	110.00	-16.57	440.00	303.42	1,320.00	-77.01
Total Line 91800	93.43	210.00	-116.57	840.00	521.63	2,520.00	-79.30
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	650.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	5.00	0.00	5.00	0.00	5.00	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	666.68	0.00	2,000.00	-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	100.00	-100.00	400.00	0.00	1,200.00	-100.00
60-1-000-001-6380.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6380.500 Translating Services	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6390.000 Fee for Service Exp	5.35	10.00	-4.65	40.00	59.96	120.00	-50.03
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	400.00	19.79	1,200.00	-98.35
Total Line 91900	660.35	376.67	283.68	1,506.68	734.75	4,520.00	-83.74
91000 TOTAL OPERATING EXPENSE - Admin	10,148.42	10,438.16	-289.74	41,752.64	38,930.26	125,258.00	-68.92
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Prairieland
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	527.72	380.00	147.72	1,520.00	1,187.12	4,560.00	-73.97
60-1-000-001-6451.000 Utilities Water	0.00	900.00	-900.00	3,600.00	3,597.27	10,800.00	-66.69
60-1-000-001-6452.000 Utilities Gas	113.14	160.00	-46.86	640.00	342.39	1,920.00	-82.17
60-1-000-001-6453.000 Utilities Sewer	0.00	1,790.00	-1,790.00	7,160.00	7,648.34	21,480.00	-64.39
Total Line 93100, 93200, 93300, 93600	640.86	3,230.00	-2,589.14	12,920.00	12,775.12	38,760.00	-67.04
93000 TOTAL UTILITIES EXPENSES	640.86	3,230.00	-2,589.14	12,920.00	12,775.12	38,760.00	-67.04
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	20,283.32	15,714.08	60,850.00	-74.18
60-1-000-001-6510.100 OT Maintenance	117.95	85.00	32.95	340.00	311.38	1,020.00	-69.47
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,894.75	5,155.83	-1,261.08	20,623.32	16,025.46	61,870.00	-74.10
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	345.75	185.00	160.75	740.00	345.75	2,220.00	-84.43
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	233.32	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	57.52	266.67	-209.15	1,066.68	677.39	3,200.00	-78.83
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	400.00	167.49	1,200.00	-86.04
60-1-000-001-6515.080 Plumbing Supplies	519.00	340.00	179.00	1,360.00	2,895.55	4,080.00	-29.03
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	320.00	93.76	960.00	-90.23
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	666.67	-666.67	2,666.68	1,878.35	8,000.00	-76.52
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	740.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	733.32	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	533.32	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	47.56	83.33	-35.77	333.32	220.30	1,000.00	-77.97
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	969.83	2,306.66	-1,336.83	9,226.64	8,235.00	27,680.00	-70.25
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	23.70	710.00	-686.30	2,840.00	2,062.40	8,520.00	-75.79
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	200.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	500.00	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	1,341.67	-1,341.67	5,366.68	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	66.68	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	2,200.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	535.50	283.33	252.17	1,133.32	535.50	3,400.00	-84.25
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	55.00	-55.00	220.00	0.00	660.00	-100.00
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	4,133.32	0.00	12,400.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	5,333.32	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	559.20	5,498.33	-4,939.13	21,993.32	3,137.90	65,980.00	-95.24
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,582.79	1,783.33	-200.54	7,133.32	6,449.87	21,400.00	-69.86
Total Line 94500	1,582.79	1,783.33	-200.54	7,133.32	6,449.87	21,400.00	-69.86
94000 TOTAL MAINTENANCE EXPENSES	7,006.57	14,744.15	-7,737.58	58,976.60	33,848.23	176,930.00	-80.87
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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**Knox County Housing Authority
FDS Income Statement - Prairieland
July, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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/Sec Labor Fee	667.99	650.00	17.99	2,600.00	2,635.98	7,800.00	-66.21
60-1-000-001-6580.100 ADT Contract	79.48	99.00	-19.52	396.00	446.84	1,188.00	-62.39
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	40.00	91.60	120.00	-23.67
Total Line 95200	747.47	759.00	-11.53	3,036.00	3,174.42	9,108.00	-65.15
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	747.47	759.00	-11.53	3,036.00	3,174.42	9,108.00	-65.15
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	5,096.68	5,002.72	15,290.00	-67.28
Total LIne 96110	1,250.68	1,274.17	-23.49	5,096.68	5,002.72	15,290.00	-67.28
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	645.00	633.20	1,935.00	-67.28
Total Line 96120	158.30	161.25	-2.95	645.00	633.20	1,935.00	-67.28
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
Total Line 96130	285.36	290.75	-5.39	1,163.00	1,141.44	3,489.00	-67.28
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	263.00	258.16	789.00	-67.28
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	360.68	354.08	1,082.00	-67.28
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	623.68	612.24	1,871.00	-67.28
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	7,528.36	7,389.60	22,585.00	-67.28
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	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,459.65	1,238.92	220.73	4,955.68	5,289.14	14,867.00	-64.42
Total Line 96300	1,459.65	1,238.92	220.73	4,955.68	5,289.14	14,867.00	-64.42
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-416.30	266.67	-682.97	1,066.68	-162.90	3,200.00	-105.09
Total Line 96400	-416.30	266.67	-682.97	1,066.68	-162.90	3,200.00	-105.09
96000 TOTAL OTHER GENERAL EXPENSES	1,043.35	1,505.59	-462.24	6,022.36	5,126.24	18,067.00	-71.63
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
96700 TOTAL INTEREST EXP & AMORT	1,453.08	1,500.00	-46.92	6,000.00	5,988.27	18,000.00	-66.73
96900 TOTAL OPERATING EXPENSE	22,887.15	34,058.99	-11,171.84	136,235.96	107,232.14	408,708.00	-73.76
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-8,568.85	1,774.33	-10,343.18	7,097.32	-20,262.52	21,292.00	-195.16
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,120.00	1,120.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-12,425.00	-12,766.00	341.00	-51,064.00	-50,165.00	-153,192.00	-67.25
Total Admin Fee Subsidy	-12,425.00	-12,766.00	341.00	-51,064.00	-50,165.00	-153,192.00	-67.25
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.34	-5.25	1.91	-21.00	-12.68	-63.00	-79.87
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	-3.34	-5.25	1.91	-21.00	-12.68	-63.00	-79.87
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	-54.17	54.17	-216.68	0.00	-650.00	-100.00
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	-54.17	54.17	-216.68	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-12,428.34	-12,825.42	397.08	-51,301.68	-50,177.68	-153,905.00	-67.40
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,973.09	8,666.67	306.42	34,666.68	30,034.00	104,000.00	-71.12
Total Admin Salaries	8,973.09	8,666.67	306.42	34,666.68	30,034.00	104,000.00	-71.12
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	750.00	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	750.00	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,580.00	2,460.00	120.00	9,840.00	10,296.00	29,520.00	-65.12
30-1-000-000-4120.300 Bookkeep. Fees	1,612.50	1,538.00	74.50	6,152.00	6,435.00	18,456.00	-65.13
Total Fees Expense	4,192.50	3,998.00	194.50	15,992.00	16,731.00	47,976.00	-65.13
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,946.28	4,183.33	-237.05	16,733.32	15,035.32	50,200.00	-70.05
Total Benefit Contribution Exp	3,946.28	4,183.33	-237.05	16,733.32	15,035.32	50,200.00	-70.05
Office Expense							
30-1-000-000-4180.000 Telephone	95.86	76.67	19.19	306.68	380.97	920.00	-58.59
30-1-000-000-4190.100 Postage	144.60	154.17	-9.57	616.68	626.76	1,850.00	-66.12
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	22.08	-22.08	88.32	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	123.32	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	318.00	25.00	293.00	100.00	370.50	300.00	23.50
Total Office Expense	558.46	308.75	249.71	1,235.00	1,378.23	3,705.00	-62.80
Legal Expense							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	125.00	-125.00	500.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	500.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	0.00	0.00	0.00	0.00	83.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,140.00	280.00	3,420.00	-91.81
30-1-000-000-4140.000 Training - Staff	239.00	125.00	114.00	500.00	191.00	1,500.00	-87.27
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	275.00	-275.00	1,100.00	0.00	3,300.00	-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	337.34	16.67	320.67	66.68	615.79	200.00	207.90
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	1,166.68	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	622.06	308.33	313.73	1,233.32	1,335.47	3,700.00	-63.91
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	1,292.00	1,120.00	3,876.00	-71.10
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	143.96	0.00	
Total Other Expense	1,794.39	1,624.67	169.72	6,498.68	3,769.76	19,496.00	-80.66
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	100.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	50.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	150.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	19,464.72	19,131.42	333.30	76,525.68	67,768.53	229,577.00	-70.48
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	216.68	212.64	650.00	-67.29
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	796.32	781.16	2,389.00	-67.30
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	206.68	200.00	620.00	-67.74
Total Insurance Premium Expenses	298.45	304.92	-6.47	1,219.68	1,193.80	3,659.00	-67.37
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	1,219.68	1,193.80	3,659.00	-67.37
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	2.00	41.67	-39.67	166.68	-2,461.70	500.00	-592.34
30-1-000-000-4590.010 Admin Gen Exp-Port	310.20	283.33	26.87	1,133.32	1,035.37	3,400.00	-69.55
Total General Expense	312.20	325.00	-12.80	1,300.00	-1,426.33	3,900.00	-136.57
TOTAL GENERAL EXPENSE	312.20	325.00	-12.80	1,300.00	-1,426.33	3,900.00	-136.57
TOTAL EXPENSES - ADMIN	20,075.37	19,761.34	314.03	79,045.36	67,536.00	237,136.00	-71.52
ADMIN (Profit)/Loss	7,647.03	6,935.92	711.11	27,743.68	17,358.32	83,231.00	-79.14
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
Total Depreciation Expense	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
TOTAL MISC EXPENSE	464.00	465.00	-1.00	1,860.00	1,856.00	5,580.00	-66.74
TOTAL ADMIN EXPENSES w/ DEPR EXP	20,539.37	20,226.34	313.03	80,905.36	69,392.00	242,716.00	-71.41
ADMIN (Profit)/Loss w/ Depreciation	8,111.03	7,400.92	710.11	29,603.68	19,214.32	88,811.00	-78.36

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
July, 2023

	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	-54.17	54.17	-216.68	0.00	-650.00	-100.00
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	-82,649.00	-82,237.50	-411.50	-328,950.00	-320,185.00	-986,850.00	-67.55
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,649.00	-82,291.67	-357.33	-329,166.68	-320,185.00	-987,500.00	-67.58
TOTAL HAP INCOME	-82,649.00	-82,291.67	-357.33	-329,166.68	-320,185.00	-987,500.00	-67.58
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	78,172.00	71,916.67	6,255.33	287,666.68	313,431.00	863,000.00	-63.68
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	4,315.00	3,333.33	981.67	13,333.32	16,337.00	40,000.00	-59.16
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	7,643.00	7,000.00	643.00	28,000.00	25,806.00	84,000.00	-69.28
Total HAP Expenses	90,130.00	82,250.00	7,880.00	329,000.00	355,574.00	987,000.00	-63.97
TOTAL HAP EXPENSE	90,130.00	82,250.00	7,880.00	329,000.00	355,574.00	987,000.00	-63.97
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
Total General HAP Expenses	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
TOTAL GENERAL HAP EXPENSES	2.20	41.67	-39.47	166.68	-337.00	500.00	-167.40
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	90,132.20	82,291.67	7,840.53	329,166.68	355,237.00	987,500.00	-64.03
Remaining HAP (to)/from Reserve	7,483.20	0.00	7,483.20	0.00	35,052.00	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	60.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
Total HAP Income	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
TOTAL HAP INCOME	-4,046.00	-5,395.83	1,349.83	-21,583.32	-28,535.00	-64,750.00	-55.93
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	7,325.00	5,320.83	2,004.17	21,283.32	27,638.00	63,850.00	-56.71
30-1-000-001-4715.040 EHV HAP Utility Pmts	409.00	75.00	334.00	300.00	1,796.00	900.00	99.56
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	7,734.00	5,395.83	2,338.17	21,583.32	29,434.00	64,750.00	-54.54
TOTAL HAP EXPENSE	7,734.00	5,395.83	2,338.17	21,583.32	29,434.00	64,750.00	-54.54
EHV HAP (to)/from Reserve	3,688.00	0.00	3,688.00	0.00	899.00	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	-1,321.00	-775.00	-546.00	-3,100.00	-4,469.00	-9,300.00	-51.95
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	0.00	-1,166.67	1,166.67	-4,666.68	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-166.68	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-166.68	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-1,321.00	-2,025.01	704.01	-8,100.04	-4,469.00	-24,300.00	-81.61
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	-1,321.00	-2,025.01	704.01	-8,100.04	-4,469.00	-24,300.00	-81.61

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
July, 2023

	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	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	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	152.16	291.67	-139.51	1,166.68	710.08	3,500.00	-79.71
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	87.66	261.67	-174.01	1,046.68	409.08	3,140.00	-86.97
30-1-000-001-4120.100 EHV Management Fee	144.00	180.00	-36.00	720.00	612.00	2,160.00	-71.67
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	112.50	-22.50	450.00	382.50	1,350.00	-71.67
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	400.00	360.00	1,200.00	-70.00
Total Ongoing Admin Expenses	533.82	1,154.17	-620.35	4,616.68	2,473.66	13,850.00	-82.14
TOTAL ONGOING ADMIN EXPENSES	533.82	1,154.17	-620.35	4,616.68	2,473.66	13,850.00	-82.14
<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	208.33	-208.33	833.32	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	833.32	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	400.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	2,250.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	2,250.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	3,483.32	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	533.82	2,025.00	-1,491.18	8,100.00	2,473.66	24,300.00	-89.82
EHV ADMINI (Profit)/Loss	-787.18	-0.01	-787.17	-0.04	-1,995.34	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
July 31, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	126,418.75	137,945.91	-11,527.16	475,245.60	1,655,351.00	-71.29
TOTAL OPERATING INCOME	126,418.75	137,945.91	-11,527.16	475,245.60	1,655,351.00	-71.29
OPERATING EXPENSE						
Total Administration Expenses	41,221.77	63,700.00	-22,478.23	247,232.36	764,400.00	-67.66
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	375.45	615.00	-239.55	1,251.63	7,380.00	-83.04
Total Maintenance Expenses	56,279.19	61,164.16	-4,884.97	245,337.16	733,970.00	-66.57
Total Protective Expenses	27,430.04	6,616.67	20,813.37	27,940.94	79,400.00	-64.81
General Expenses	3,232.65	3,724.17	-491.52	12,930.60	44,690.00	-71.07
TOTAL ROUTINE OPERATING EXPENSES	128,539.10	135,820.00	-7,280.90	534,692.69	1,629,840.00	-67.19
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	128,539.10	135,820.00	-7,280.90	534,692.69	1,629,840.00	-67.19
NET REVENUE/-EXPENSE PROFIT/-LOSS	-2,120.35	2,125.91	-4,246.26	-59,447.09	25,511.00	-333.03
Total Depreciation Expense	760.50	765.00	-4.50	3,042.00	9,180.00	-66.86
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-2,880.85	1,360.91	-4,241.76	-62,489.09	16,331.00	-482.64

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
July 31, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	85,879.31	92,870.83	-6,991.52	364,908.74	1,114,450.00	-67.26
TOTAL OPERATING INCOME	85,879.31	92,870.83	-6,991.52	364,908.74	1,114,450.00	-67.26
OPERATING EXPENSE						
Total Administration Expenses	31,353.75	29,024.68	2,329.07	117,819.46	348,296.00	-66.17
Total Tenant Service Expenses	66.00	400.00	-334.00	264.00	4,800.00	-94.50
Total Utility Expenses	12,981.89	11,750.00	1,231.89	31,122.81	141,000.00	-77.93
Total Maintenance Expenses	28,646.90	35,089.53	-6,442.63	119,629.52	421,074.00	-71.59
Total Protective Service Expenses	4,744.31	3,515.84	1,228.47	11,308.07	42,190.00	-73.20
General Expenses	5,894.43	8,184.16	-2,289.73	29,126.84	98,210.00	-70.34
TOTAL ROUTINE OPERATING EXPENSES	83,687.28	87,964.21	-4,276.93	309,270.70	1,055,570.00	-70.70
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	83,687.28	87,964.21	-4,276.93	309,270.70	1,055,570.00	-70.70
NET REVENUE/EXPENSE PROFIT/-LOSS						
	2,192.03	4,906.62	-2,714.59	55,638.04	58,880.00	-5.51
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	43,396.00	165,000.00	-73.70
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-8,656.97	-8,843.38	186.41	12,242.04	-106,120.00	-111.54

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
July 31, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	98,344.13	109,193.67	-10,849.54	412,233.28	1,310,324.00	-68.54
TOTAL OPERATING INCOME	98,344.13	109,193.67	-10,849.54	412,233.28	1,310,324.00	-68.54
OPERATING EXPENSE						
Total Administration Expenses	33,193.29	36,060.27	-2,866.98	120,340.99	432,723.00	-72.19
Total Tenant Service Expenses	510.00	91.67	418.33	542.63	1,100.00	-50.67
Total Utility Expenses	1,137.18	2,945.82	-1,808.64	5,318.95	35,350.00	-84.95
Total Maintenance Expenses	58,899.45	52,350.91	6,548.54	301,499.38	628,211.00	-52.01
Total Protective Service Expenses	4,308.53	2,920.83	1,387.70	11,650.07	35,050.00	-66.76
General Expenses	8,032.04	8,379.10	-347.06	28,609.99	100,549.00	-71.55
TOTAL ROUTINE OPERATING EXPENSES	106,080.49	102,748.60	3,331.89	467,962.01	1,232,983.00	-62.05
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	106,080.49	102,748.60	3,331.89	467,962.01	1,232,983.00	-62.05
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,736.36	6,445.07	-14,181.43	-55,728.73	77,341.00	-172.06
Total Depreciation Expense						
	28,510.00	31,000.00	-2,490.00	114,040.00	372,000.00	-69.34
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-36,246.36	-24,554.93	-11,691.43	-169,768.73	-294,659.00	-42.38

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
July 31, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,185.43	26,347.59	-1,162.16	109,799.17	316,171.00	-65.27
TOTAL OPERATING INCOME	25,185.43	26,347.59	-1,162.16	109,799.17	316,171.00	-65.27
OPERATING EXPENSE						
Total Administration Expenses	7,114.64	8,685.09	-1,570.45	26,941.36	104,221.00	-74.15
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	695.22	2,850.00	-2,154.78	5,057.05	34,200.00	-85.21
Total Maintenance Expenses	12,468.51	12,864.50	-395.99	31,593.38	154,374.00	-79.53
Total Protective Service Expenses	1,380.65	1,197.50	183.15	4,212.66	14,370.00	-70.68
General Expenses	3,001.28	2,640.25	361.03	11,366.15	31,683.00	-64.13
TOTAL ROUTINE OPERATING EXPENSES	24,660.30	28,829.00	-4,168.70	79,170.60	345,948.00	-77.11
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	24,660.30	28,829.00	-4,168.70	79,170.60	345,948.00	-77.11
NET REVENUE/EXPENSE PROFIT/-LOSS						
	525.13	-2,481.41	3,006.54	30,628.57	-29,777.00	-202.86
Total Depreciation Expense						
	4,435.00	8,750.00	-4,315.00	17,740.00	105,000.00	-83.10
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-3,909.87	-11,231.41	7,321.54	12,888.57	-134,777.00	-109.56

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
July 31, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	12,428.34	12,825.42	-397.08	50,177.68	153,905.00	-67.40
TOTAL ADMIN OPERATING INCOME	12,428.34	12,825.42	-397.08	50,177.68	153,905.00	-67.40
OPERATING EXPENSES						
Total Admin Expenses	14,676.23	14,300.42	375.81	49,410.03	171,605.00	-71.21
Total Fees Expenses	4,472.50	4,470.50	2.00	17,094.54	53,646.00	-68.13
Total General Expenses	926.64	990.42	-63.78	1,031.43	11,885.00	-91.32
TOTAL OPERATING EXPENSES	20,075.37	19,761.34	314.03	67,536.00	237,136.00	-71.52
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	20,075.37	19,761.34	314.03	67,536.00	237,136.00	-71.52
NET REVENUE PROFIT/-LOSS	-7,647.03	-6,935.92	-711.11	-17,358.32	-83,231.00	-79.14
Total Depreciation Expense	464.00	465.00	-1.00	1,856.00	5,580.00	-66.74
NET REVENUE w/Depreciation PROFIT/-LOSS	-8,111.03	-7,400.92	-710.11	-19,214.32	-88,811.00	-78.36

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,649.00	82,291.67	357.33	320,185.00	987,500.00	-67.58
TOTAL HAP INCOME	82,649.00	82,291.67	357.33	320,185.00	987,500.00	-67.58
HAP EXPENSES						
Total HAP Expenses	90,130.00	82,250.00	7,880.00	355,574.00	987,000.00	-63.97
Total General HAP Expenses	2.20	41.67	-39.47	-337.00	500.00	-167.40
TOTAL HAP EXPENSES	90,132.20	82,291.67	7,840.53	355,237.00	987,500.00	-64.03
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-7,483.20	0.00	-7,483.20	-35,052.00	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
July 31, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	35,205.23	37,317.08	-2,111.85	142,212.51	447,805.00	-68.24
TOTAL OPERATING INCOME	35,205.23	37,317.08	-2,111.85	142,212.51	447,805.00	-68.24
OPERATING EXPENSE						
Total Administration Expenses	6,470.33	8,260.08	-1,789.75	24,494.89	99,121.00	-75.29
Total Fee Expenses	4,289.00	4,284.00	5.00	17,081.50	51,408.00	-66.77
Total Utilities Expenses	639.52	3,405.00	-2,765.48	11,054.76	40,860.00	-72.94
Total Maintenance Expenses	11,536.40	20,691.08	-9,154.68	93,171.02	248,293.00	-62.48
Total Taxes & Insurance Expense	3,555.62	3,974.42	-418.80	13,785.16	47,693.00	-71.10
Total Financial Expenses	1,453.09	1,500.00	-46.91	5,988.29	18,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	27,943.96	42,114.58	-14,170.62	165,575.62	505,375.00	-67.24
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	27,943.96	42,114.58	-14,170.62	165,575.62	505,375.00	-67.24
NET REVENUE PROFIT/-LOSS						
	7,261.27	-4,797.50	12,058.77	-23,363.11	-57,570.00	-59.42
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	33,224.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-1,044.73	-4,797.50	3,752.77	-56,587.11	-57,570.00	-1.71

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
July 31, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	31,456.00	32,287.41	-831.41	127,494.66	387,449.00	-67.09
TOTAL OPERATING INCOME	31,456.00	32,287.41	-831.41	127,494.66	387,449.00	-67.09
OPERATING EXPENSE						
Total Administration Expenses	5,919.12	6,836.83	-917.71	23,470.86	82,042.00	-71.39
Total Fee Expenses	3,813.00	3,868.00	-55.00	15,296.50	46,416.00	-67.04
Total Utilities Expenses	640.86	3,230.00	-2,589.14	12,775.12	38,760.00	-67.04
Total Maintenance Expenses	7,754.04	15,503.15	-7,749.11	37,022.65	186,038.00	-80.10
Total Taxes & Insurance Expense	3,307.05	3,121.01	186.04	12,678.74	37,452.00	-66.15
Total Financial Expenses	1,453.08	1,500.00	-46.92	5,988.27	18,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	22,887.15	34,058.99	-11,171.84	107,232.14	408,708.00	-73.76
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	22,887.15	34,058.99	-11,171.84	107,232.14	408,708.00	-73.76
NET REVENUE PROFIT/-LOSS						
	8,568.85	-1,771.58	10,340.43	20,262.52	-21,259.00	-195.31
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	28,842.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	1,358.35	-1,771.58	3,129.93	-8,579.48	-21,259.00	-59.64

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
July 31, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	335,827.62	366,358.00	-30,530.38	1,334,044.83	4,396,296.00	-69.66
TOTAL OPERATING INCOME	335,827.62	366,358.00	-30,530.38	1,334,044.83	4,396,296.00	-69.66
OPERATING EXPENSE						
Total Administration Expenses	112,883.45	133,053.37	-20,169.92	494,949.97	1,596,640.00	-69.00
Total Tenant Service Expenses	576.00	1,083.33	-507.33	806.63	13,000.00	-93.80
Total Utility Expenses	15,189.74	18,160.82	-2,971.08	42,750.44	217,930.00	-80.38
Total Maintenance Expenses	156,294.05	161,469.10	-5,175.05	698,059.44	1,937,629.00	-63.97
Total Protective Service Expenses	37,863.53	14,250.84	23,612.69	55,111.74	171,010.00	-67.77
General Expenses	20,160.40	22,927.68	-2,767.28	82,033.58	275,132.00	-70.18
TOTAL ROUTINE OPERATING EXPENSES	342,967.17	350,945.14	-7,977.97	1,373,711.80	4,211,341.00	-67.38
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	342,967.17	350,945.14	-7,977.97	1,373,711.80	4,211,341.00	-67.38
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,139.55	15,412.86	-22,552.41	-39,666.97	184,955.00	-121.45
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	178,218.00	651,180.00	-72.63
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-51,694.05	-38,852.14	-12,841.91	-217,884.97	-466,225.00	-53.27

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
July 31, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	66,661.23	69,604.49	-2,943.26	269,707.17	835,254.00	-67.71
TOTAL OPERATING INCOME	66,661.23	69,604.49	-2,943.26	269,707.17	835,254.00	-67.71
OPERATING EXPENSE						
Total Administration Expenses	12,389.45	15,096.91	-2,707.46	47,965.75	181,163.00	-73.52
Total Fee Expenses	8,102.00	8,152.00	-50.00	32,378.00	97,824.00	-66.90
Total Utilities Expenses	1,280.38	6,635.00	-5,354.62	23,829.88	79,620.00	-70.07
Total Maintenance Expenses	19,290.44	36,194.23	-16,903.79	130,193.67	434,331.00	-70.02
Total Taxes & Insurance Expense	6,862.67	7,095.43	-232.76	26,463.90	85,145.00	-68.92
Total Financial Expenses	2,906.17	3,000.00	-93.83	11,976.56	36,000.00	-66.73
TOTAL ROUTINE OPERATING EXPENSE	50,831.11	76,173.57	-25,342.46	272,807.76	914,083.00	-70.16
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	50,831.11	76,173.57	-25,342.46	272,807.76	914,083.00	-70.16
NET REVENUE PROFIT/-LOSS						
	15,830.12	-6,569.08	22,399.20	-3,100.59	-78,829.00	-96.07
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	62,066.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	313.62	-6,569.08	6,882.70	-65,166.59	-78,829.00	-17.33

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
July, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.72	27,528.79	-17,865.07	40,107.04
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,216.16	16,306.94	1,909.22	68,251.39
Administrative Expenses	3,473.87	4,531.86	-1,057.99	9,461.03
Tenant Services	66.00	164.90	-98.90	264.00
Utilities	12,981.89	10,855.98	2,125.91	31,122.81
Maint/Protective Serv - Supplies/Conts	33,391.21	23,689.77	9,701.44	130,937.59
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	5,894.43	8,314.70	-2,420.27	29,126.84
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	83,687.28	91,392.94	-7,705.66	309,270.70
AMP002 - FAMILY				
Salaries	9,242.07	12,345.20	-3,103.13	38,205.91
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,039.73	17,501.52	2,538.21	72,676.58
Administrative Expenses	3,911.49	6,593.75	-2,682.26	9,458.50
Tenant Services	510.00	0.00	510.00	542.63
Utilities	1,137.18	2,635.87	-1,498.69	5,318.95
Maint/Protective Serv - Supplies/Conts	63,187.54	43,629.35	19,558.19	313,129.01
Mileage	20.44	0.00	20.44	20.44
Insurance & General Expenses	8,032.04	12,546.32	-4,514.28	28,609.99
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	106,080.49	95,252.01	10,828.48	467,962.01
AMP003 - BLUEBELL				
Salaries	1,073.74	0.00	1,073.74	4,456.37
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,261.64	4,766.00	495.64	19,772.23
Administrative Expenses	779.26	1,628.46	-849.20	2,712.76
Tenant Services	0.00	0.00	0.00	0.00
Utilities	695.22	2,678.50	-1,983.28	5,057.05
Maint/Protective Serv - Supplies/Conts	13,611.07	11,286.65	2,324.42	35,567.95
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,001.28	2,512.36	488.92	11,366.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	24,422.21	22,871.97	1,550.24	78,932.51
COCC				
Salaries	87,217.40	145,486.44	-58,269.04	440,377.01
Employee W/H Payments	1,523.75	-9.89	1,533.64	-806.36
Fee Expenses	0.00	628.22	-628.22	818.89
Administrative Expenses	9,669.85	10,893.93	-1,224.08	49,975.36
Tenant Services	0.00	0.00	0.00	0.00
Utilities	375.45	548.80	-173.35	1,251.63
Maint/Protective Serv - Supplies/Conts	736.34	1,139.79	-403.45	2,031.79
Mileage	0.00	19.61	-19.61	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	12,930.60
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	102,755.44	161,938.16	-59,182.72	506,578.92
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	107,196.93	185,360.43	-78,163.50	523,146.33
Employee W/H Payments	1,523.75	-9.89	1,533.64	-806.36
Fee Expenses	43,517.53	39,202.68	4,314.85	161,446.06
Administrative Expenses	61,352.00	62,850.68	-1,498.68	233,126.74
Tenant Services	576.00	164.90	411.10	806.63
Utilities	15,189.74	16,719.15	-1,529.41	42,750.44
Maint/Protective Serv - Supplies/Conts	110,926.16	79,745.56	31,180.60	481,666.34
Mileage	20.44	19.61	0.83	20.44
Insurance & General Expenses	20,160.40	26,604.64	-6,444.24	82,033.58
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	360,462.95	410,657.76	-50,194.81	1,524,190.20

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
July, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,571.54	17,084.50	-6,512.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	5,252.50	-968.50
Administrative Expenses	656.31	2,025.00	-1,368.69
Utilities	639.52	3,796.64	-3,157.12
Maintenance Supplies/Contracts	5,241.39	2,959.67	2,281.72
Security, Tax, & Insurance Expenses	4,373.11	3,109.53	1,263.58
Finacial Expenses	1,453.09	1,604.54	-151.45
TOTAL BRENTWOOD CLAIMS	<u>27,218.96</u>	<u>35,832.38</u>	<u>-8,613.42</u>
PRAIRIELAND			
Salaries	10,571.56	17,084.42	-6,512.86
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	4,895.50	-1,087.50
Administrative Expenses	175.10	3,376.71	-3,201.61
Utilities	640.86	3,523.10	-2,882.24
Maintenance Supplies/Contracts	1,529.03	3,396.47	-1,867.44
Security, Taxes, & Insurance Expenses	4,054.52	2,939.40	1,115.12
Financial Expenses	1,453.08	1,604.53	-151.45
TOTAL PRAIRIELAND CLAIMS	<u>22,232.15</u>	<u>36,820.13</u>	<u>-14,587.98</u>
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	21,143.10	34,168.92	-13,025.82
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	10,148.00	-2,056.00
Administrative Expenses	831.41	5,401.71	-4,570.30
Utilities	1,280.38	7,319.74	-6,039.36
Maintenance Supplies	6,770.42	6,356.14	414.28
Security, Tax, & Insurance Expenses	8,427.63	6,048.93	2,378.70
Financial Expenses	2,906.17	3,209.07	-302.90
TOTAL AHP CLAIMS	<u>49,451.11</u>	<u>72,652.51</u>	<u>-23,201.40</u>
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,919.37	-9,102.50	22,021.87
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,752.50	5,958.00	-1,205.50
Administrative Expenses	1,756.86	1,446.91	309.95
General Expense-Admin	610.65	595.87	14.78
Total HCV Expenses	<u>20,039.38</u>	<u>-1,101.72</u>	<u>21,141.10</u>
HAP Expenses	90,130.00	73,069.00	17,061.00
General Expenses	2.20	0.00	2.20
Total HAP Expenses	<u>90,132.20</u>	<u>73,069.00</u>	<u>17,063.20</u>
TOTAL HCV CLAIMS	<u>110,171.58</u>	<u>71,967.28</u>	<u>38,204.30</u>

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
July, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	35,356.00	63,744.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	35,356.00	363,744.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	47,550.00	47,550.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	47,550.00	347,550.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	69,579.42	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	0.00	69,579.42	136,133.63	815,397.10
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	69,579.42	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
July, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
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<u>LOW RENT</u>				
AMP001 - MOON TOWERS	83,687.28	91,392.94	-7,705.66	309,270.70
AMP002 - FAMILY	106,080.49	95,252.01	10,828.48	467,962.01
AMP003 - BLUEBELL	24,660.30	22,871.97	1,788.33	79,170.60
COCC	130,062.85	161,938.17	-31,875.32	533,886.33
TOTAL LOW RENT	344,490.92	371,455.09	-26,964.17	1,390,289.64
<u>A.H.P.</u>				
BRENTWOOD	27,943.96	35,832.38	-7,888.42	165,575.62
PRAIRIELAND	22,887.15	36,820.13	-13,932.98	107,232.14
TOTAL A.H.P.	50,831.11	72,652.51	-21,821.40	272,807.76
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	20,039.38	-1,101.72	21,141.10	67,392.04
TOTAL HCV	20,039.38	-1,101.72	21,141.10	67,392.04
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	35,356.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	47,550.00
CAPITAL FUND GRANT 2020	0.00	69,579.42	-69,579.42	136,133.63
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	69,579.42	-69,579.42	219,039.63
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TOTAL CLAIMS FOR MONTH	415,361.41	512,585.30	-97,223.89	1,949,529.07

LOW RENT

<u>COCC</u>	<u>Aug-23</u>	<u>Current YTD</u>		
Operating Income	\$131,307.39	\$606,552.99		
Operating Expenses	\$126,504.24	\$661,196.93		
Net Revenue Income/(Loss)	\$4,803.15	(\$54,643.94)	COCC - Cash, Investments, A/R, & A/P	\$896,696
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<u>MOON TOWERS</u>	<u>Aug-23</u>	<u>Current YTD</u>		
Operating Income	\$89,149.47	\$454,058.21	Moon - Cash, Investments, A/R, & A/P	\$ 679,968
Operating Expenses	\$96,365.54	\$405,636.24	<i>Minimum Reserve Position</i>	\$ 324,509
Net Revenue Income/(Loss)	(\$7,216.07)	\$48,421.97	Over/(Under) Minimum Reserve Position	\$355,459
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<u>FAMILY SITES</u>	<u>Aug-23</u>	<u>Current YTD</u>		
Operating Income	\$105,332.41	\$517,565.69	Family - Cash, Investments, A/R, & A/P	\$ 1,002,955
Operating Expenses	\$186,083.34	\$654,045.35	<i>Minimum Reserve Position</i>	\$ 523,236
Net Revenue Income/(Loss)	(\$80,750.93)	(\$136,479.66)	Over/(Under) Minimum Reserve Position	\$479,719
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<u>BLUEBELL</u>	<u>Aug-23</u>	<u>Current YTD</u>		
Operating Income	\$26,033.70	\$135,832.87	Bluebell - Cash, Investments, A/R, & A/P	\$ 216,111
Operating Expenses	\$20,301.91	\$99,472.51	<i>Minimum Reserve Position</i>	\$ 79,578
Net Revenue Income/(Loss)	\$5,731.79	\$36,360.36	Over/(Under) Minimum Reserve Position	\$136,533

Monthly Notes:

- For income: COCC billed out \$55,914.10 for maintenance labor charges and received \$74,223.56 from fees: \$41,746.06 for management fees, \$4,240 for asset management fees; \$5,820 for bookkeeping fees; \$10,600 for maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The properties received \$134,236 in subsidy from HUD with Moon receiving \$47,140; Family \$78,053; and Bluebell \$9,043.
- Expenses worth noting was the purchase of a second server for the remote sites (Family - \$4631.12; BB - \$926.22), quarterly payment of the elevator maintenance contract, pest control treatments of 12 new units (11 at MT - \$6,450, 1 - Family - \$750), Installation and removal of flooring at Moon (unit 522 - \$5065) and at Family (installation for units 520 & 528 Michigan, 535 Iowa, removal at 1550 & 1572 McKnight - \$34,390.08), purchase of 13 new furnaces - \$32,487 and 1 ac - \$1,347, and installation of 3 furnaces - \$6,702. These expenses will be offset once the operations draw down from CFP 2023 is done.
- As for the month, Moon and Family ended up in the red with Bluebell and COCC staying in the black. Overall Moon and Bluebell remain in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Aug-23</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Aug-23</u>	<u>Current YTD</u>
Operating Income	\$38,117.56	\$180,330.07	Operating Income	\$31,453.43	\$158,948.09
Operating Expenses	\$31,908.94	\$197,484.56	Operating Expenses	\$31,770.38	\$139,002.52
Net Revenue Income/(Loss)	\$6,208.62	(\$17,154.49)	Net Revenue Income/(Loss)	(\$316.95)	\$19,945.57
Brentwood's Cash, Investments, A/R, & A/P	\$ 296,769.53		Prairieland's Cash, Investments, A/R, & A/P	\$ (122,868.55)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 163,969.74		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 268,493.22	
BW's Available Cash	\$ 132,799.79		PL's Available Cash	\$145,624.67	

Monthly Notes:

- For Income: Brentwood received \$37,826.75 in tenant income while Prairieland's received \$25,692 in tenant income.
- Expenses worth noting for the month was the purchase of the second server for the remote sites as mention about with Brentwood's portion being \$1,713.83 and Prairieland's being \$1,713.83. Plus the payment of both July and August monthly Waste Management contract.
- Both properties show in the black for the month and Prairieland remains in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Aug-23</u>	<u>Current YTD</u>
Operating Income	\$18,349.98	\$68,527.66
Operating Expenses	\$19,202.73	\$86,738.73
Net Revenue Income/(Loss)	(\$852.75)	(\$18,211.07)

<u>HAP</u>	<u>Aug-23</u>	<u>Current YTD</u>
Operating Income	\$82,649.00	\$402,834.00
Operating Expenses	\$85,679.80	\$440,916.80
Net Revenue Income/(Loss)	(\$3,030.80)	(\$38,082.80)

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$2,742.04
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	\$ (712.75)
Transfer to NRP or Adjustment	\$ -
UNP Ending Balance Per VMS	\$2,029.29

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ 1.00
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$ (3,010.00)
Transfer from UNP or Adjustment	\$ 3,010.00
RNP Ending Balance per VMS	\$ 1.00

Monthly Notes:

- HCV received \$18,346 in admin fee subsidy from HUD and shows an decrease in revenue of \$852.75 for the month with unrestricted net position showing a balance of \$2,029.29.

Monthly Notes:

- HCV received \$82,649 in HAP subsidy and had a decrease in revenue of \$3,030.80. Restricted Net Position shows a balance of \$1. RNP has been offset by UNP and the agency is working with HUD on utilizing our HUD Held Reserves to help fund the program.

EMERGENCY HOUSING VOUCHERS (EHV)

<u>ADMINISTRATIVE</u>	<u>Aug-23</u>	<u>Current YTD</u>
Operating Income	\$ 436.00	\$ 4,905.00
Operating Expenses	\$ 573.79	\$ 3,047.45
Net Revenue Income/(Loss)	(\$137.79)	\$1,857.55

<u>HAP</u>	<u>Aug-23</u>	<u>Current YTD</u>
Operating Income	\$ 8,146.00	\$ 36,681.00
Operating Expenses	\$ 6,017.00	\$ 35,451.00
Net Revenue Income/(Loss)	\$2,129.00	\$1,230.00

<u>EHV (UNP)</u>	
Prior Month Balance	\$19,023.16
Monthly EHV Admin Revenue - Gain/(Loss)	\$ (137.79)
EHV UNP Ending Balance	\$18,885.37

<u>EHV (RNP)</u>	
Prior Month Balance	\$ 2,562.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 2,129.00
RNP Ending Balance per VMS	\$4,691.00

Monthly Notes:

- EHV received \$436 in admin fee subsidy from HUD and an decrease in revenue of \$137.79 for the month.

Monthly Notes:

- EHV received \$8,146 in HAP subsidy and had an increase in revenue of \$2,129.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Aug-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 98,649.11
Family Sites	\$ -	\$ 291,601.35
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,116.74
Prairieland	\$ -	\$ 43,845.68
Housing Choice Voucher	\$ -	\$ 44,989.48
Total	\$ -	\$ 523,809.64

Tenant Online Payments

<u>Property Sites</u>	<u>Aug-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,507.25	\$ 15,751.25
Family Sites	\$ 4,771.00	\$ 25,090.15
Bluebell	\$ 1,534.00	\$ 5,146.00
Brentwood	\$ 6,341.00	\$ 24,781.00
Prairieland	\$ 3,078.00	\$ 15,592.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 18,231.25	\$ 93,421.40

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Aug-23</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 9,031.21
Family Sites	\$ 511.77	\$ 83,101.81
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,294.10
Total	\$ 511.77	\$ 125,842.82

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,188,436.68

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$125,842.82	\$ 28,774.75
	13.01%	2.42%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	75.00	75.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,746.06	-45,700.00	3,953.94	-228,500.00	-208,006.82	-548,400.00	-62.07
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-63,123.75	0.00	-151,497.00	-100.00
Total Line 70710	-41,746.06	-58,324.75	16,578.69	-291,623.75	-208,006.82	-699,897.00	-70.28
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-21,200.00	-21,200.00	-50,880.00	-58.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,797.50	-5,822.00	24.50	-29,110.00	-29,025.00	-69,864.00	-58.45
Total Line 70730	-5,797.50	-5,822.00	24.50	-29,110.00	-29,025.00	-69,864.00	-58.45
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-420.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-53,000.00	-53,000.00	-127,200.00	-58.33
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-29,475.00	-29,450.00	-70,740.00	-58.37
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-22,625.00	-11,780.00	-54,300.00	-78.31
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-105,100.00	-94,650.00	-252,240.00	-62.48
70700 TOTAL FEE REVENUE	-74,223.56	-89,406.75	15,183.19	-447,033.75	-352,881.82	-1,072,881.00	-67.11
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,169.47	-20.83	-1,148.64	-104.15	-2,450.75	-250.00	880.30
10-1-000-000-3610.023 Interest Income - HRA	-0.26	0.00	-0.26	0.00	-0.41	0.00	
Total Line 71100	-1,169.73	-20.83	-1,148.90	-104.15	-2,451.16	-250.00	880.46
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-1,000.00	0.00	-2,400.00	-100.00
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	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.001 Maint Labor Income	-55,914.10	0.00	-55,914.10	0.00	-55,914.10	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-9,166.65	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-10,625.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-45.85	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-24,229.15	-31,659.09	-58,150.00	-45.56
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	-1,220.83	1,220.83	-6,104.15	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-8,187.50	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-18,000.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-1,250.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-24,270.85	-20,991.72	-58,250.00	-63.96
10-1-000-000-3850.110 Routine Maint Inc	0.00	-27,912.50	27,912.50	-139,562.50	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-150.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-28,141.96	0.00	
Total Line 71500	-55,914.10	-48,518.33	-7,395.77	-242,591.65	-251,220.01	-582,220.00	-56.85
TOTAL OTHER REVENUE	-57,083.83	-48,539.16	-8,544.67	-242,695.80	-253,671.17	-582,470.00	-56.45
70000 TOTAL REVENUE	-131,307.39	-137,945.91	6,638.52	-689,729.55	-606,552.99	-1,655,351.00	-63.36

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	34,851.00	37,000.00	-2,149.00	185,000.00	173,640.80	444,000.00	-60.89
10-1-001-000-4110.000 Warm Shelter Salaries	0.00	3,583.33	-3,583.33	17,916.65	2,000.00	43,000.00	-95.35
Total Line 91100	34,851.00	40,583.33	-5,732.33	202,916.65	175,640.80	487,000.00	-63.93
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	416.65	50.00	1,000.00	-95.00
Total Line 91400	0.00	83.33	-83.33	416.65	50.00	1,000.00	-95.00
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	10,961.30	12,058.33	-1,097.03	60,291.65	64,290.67	144,700.00	-55.57
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	2,750.00	2,898.97	6,600.00	-56.08
10-1-001-000-4110.500 Warm Shelter Benefits	0.00	541.67	-541.67	2,708.35	0.00	6,500.00	-100.00
Total Line 91500	11,541.33	13,150.00	-1,608.67	65,750.00	67,189.64	157,800.00	-57.42
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	4,166.65	239.00	10,000.00	-97.61
10-1-000-000-4180.000 Telephone	526.78	625.00	-98.22	3,125.00	2,734.78	7,500.00	-63.54
10-1-000-000-4190.000 Other Sundry	865.91	1,000.00	-134.09	5,000.00	2,604.98	12,000.00	-78.29
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	3,000.00	2,550.00	7,200.00	-64.58
10-1-000-000-4190.100 Postage	456.58	250.00	206.58	1,250.00	1,225.77	3,000.00	-59.14
10-1-000-000-4190.200 Office Supplies	246.36	166.67	79.69	833.35	393.18	2,000.00	-80.34
10-1-000-000-4190.250 Office Furniture	225.00	166.67	58.33	833.35	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	150.57	62.50	88.07	312.50	802.36	750.00	6.98
10-1-000-000-4190.400 Printing/printers	41.00	100.00	-59.00	500.00	41.00	1,200.00	-96.58
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	750.00	0.00	1,800.00	-100.00
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,000.00	743.92	2,400.00	-69.00
10-1-000-000-4190.550 Computers	254.87	166.67	88.20	833.35	3,807.77	2,000.00	90.39
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	250.00	-250.00	1,250.00	2,012.00	3,000.00	-32.93
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	1,250.00	1,054.67	3,000.00	-64.84
10-1-000-000-4190.850 IT Support	138.75	1,500.00	-1,361.25	7,500.00	3,033.00	18,000.00	-83.15
Total Line 91600	3,902.56	6,341.67	-2,439.11	31,708.35	21,977.48	76,100.00	-71.12
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	0.00	800.00	-800.00	4,000.00	3,200.00	9,600.00	-66.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	0.00	800.00	-800.00	4,000.00	3,200.00	9,600.00	-66.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	513.50	1,000.00	-486.50	5,000.00	7,875.07	12,000.00	-34.37
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	3,750.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	49.52	0.00	49.52	0.00	49.52	0.00	
Total Line 91800	563.02	1,750.00	-1,186.98	8,750.00	9,039.99	21,000.00	-56.95
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	838.24	200.00	638.24	1,000.00	1,657.13	2,400.00	-30.95
10-1-000-000-4120.500 Other Fee Exp	15.00	0.00	15.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	5,900.85	0.00	
10-1-000-000-4190.950 Background Verif	24.62	0.00	24.62	0.00	49.24	0.00	

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	0.00	266.67	-266.67	1,333.35	15,384.20	3,200.00	380.76
Total Line 91900	1,941.03	741.67	1,199.36	3,708.35	22,933.39	8,900.00	157.68
91000 TOTAL OPERATING EXPENSE - Admin	52,798.94	63,700.00	-10,901.06	318,500.00	300,031.30	764,400.00	-60.75
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	125.00	81.56	300.00	-72.81
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	75.00	62.45	180.00	-65.31
10-1-000-000-4320.000 Electric	317.16	375.00	-57.84	1,875.00	1,163.84	4,500.00	-74.14
10-1-000-000-4330.000 Gas	54.95	200.00	-145.05	1,000.00	350.10	2,400.00	-85.41
Total Line 93100, 93200, 93300, 93600	406.32	615.00	-208.68	3,075.00	1,657.95	7,380.00	-77.53
93000 TOTAL UTILITIES EXPENSES	406.32	615.00	-208.68	3,075.00	1,657.95	7,380.00	-77.53
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	38,045.50	38,166.67	-121.17	190,833.35	187,464.01	458,000.00	-59.07
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	26,291.65	27,615.30	63,100.00	-56.24
10-1-000-000-4410.100 Maint Labor - OT	1,472.79	1,575.00	-102.21	7,875.00	7,710.99	18,900.00	-59.20
Total Line 94100	44,902.89	45,000.00	-97.11	225,000.00	222,790.30	540,000.00	-58.74
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	50.00	0.00	120.00	-100.00
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	67.78	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	527.67	0.00	
10-1-000-000-4420.110 Routine Maint. Supplies	29.97	20.83	9.14	104.15	472.06	250.00	88.82
10-1-000-000-4420.120 Other Misc Supply	1,730.00	0.00	1,730.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	104.15	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	166.65	175.92	400.00	-56.02
Total Line 94200	1,759.97	84.99	1,674.98	424.95	2,973.43	1,020.00	191.51
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	187.50	184.80	450.00	-58.93
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	642.00	0.00	642.00	0.00	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
Total Line 94300 - (sub accts)	642.00	79.17	562.83	395.85	826.80	950.00	-12.97
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	13,813.32	13,375.00	438.32	66,875.00	69,455.35	160,500.00	-56.73
10-1-000-000-4410.510 Maint Admin Benefits	2,586.74	2,625.00	-38.26	13,125.00	12,996.20	31,500.00	-58.74
Total Line 94500	16,400.06	16,000.00	400.06	80,000.00	82,451.55	192,000.00	-57.06
94000 TOTAL MAINTENANCE EXPENSE	63,704.92	61,164.16	2,540.76	305,820.80	309,042.08	733,970.00	-57.89

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Knox County Housing Authority
FDS Income Statement - COCC
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	20,833.35	21,837.75	50,000.00	-56.32
10-1-000-000-4481.500 Safety/Security Benefits	2,259.94	2,375.00	-115.06	11,875.00	11,700.10	28,500.00	-58.95
Total Line 95100	6,230.44	6,541.67	-311.23	32,708.35	33,537.85	78,500.00	-57.28
95200 Protective Services - Contract							
10-1-000-000-4480.000 Protective Service	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4480.100 ADT Contract	130.97	75.00	55.97	375.00	764.50	900.00	-15.06
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	130.97	75.00	55.97	375.00	764.50	900.00	-15.06
95000 TOTAL PROTECTIVE SERVICES EXP	6,361.41	6,616.67	-255.26	33,083.35	34,302.35	79,400.00	-56.80
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	490.00	473.75	1,176.00	-59.72
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	187.50	182.10	450.00	-59.53
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	11,775.00	11,551.80	28,260.00	-59.12
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	12,452.50	12,207.65	29,886.00	-59.15
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	80.00	74.25	192.00	-61.33
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	3,750.00	3,631.35	9,000.00	-59.65
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	255.00	250.00	612.00	-59.15
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	791.12	817.00	-25.88	4,085.00	3,955.60	9,804.00	-59.65
96100 TOTAL INSURANCE PREMIUM EXP	3,232.65	3,307.50	-74.85	16,537.50	16,163.25	39,690.00	-59.28
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	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	2,083.35	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	126,504.24	135,820.00	-9,315.76	679,100.00	661,196.93	1,629,840.00	-59.43
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	-4,803.15	-2,125.91	-2,677.24	-10,629.55	54,643.94	-25,511.00	-314.20

MISCELLANEOUS EXPENSE

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Knox County Housing Authority
FDS Income Statement - COCC
August, 2023

	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	760.50	765.00	-4.50	3,825.00	3,802.50	9,180.00	-58.58
Total Line 97400	760.50	765.00	-4.50	3,825.00	3,802.50	9,180.00	-58.58
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	3,825.00	3,802.50	9,180.00	-58.58
90000 TOTAL EXPENSES	127,264.74	136,585.00	-9,320.26	682,925.00	664,999.43	1,639,020.00	-59.43
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	-4,042.65	-5,777.58	1,734.93	-28,887.90	69,204.20	-69,331.00	-199.82

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	885.00	885.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-36,825.00	-33,583.33	-3,241.67	-167,916.65	-184,980.00	-403,000.00	-54.10
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-36,825.00	-33,583.33	-3,241.67	-167,916.65	-184,980.00	-403,000.00	-54.10
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	-258.03	-291.67	33.64	-1,458.35	-143.01	-3,500.00	-95.91
10-1-000-001-3690.100 Late Fees	-600.00	-375.00	-225.00	-1,875.00	-3,075.00	-4,500.00	-31.67
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	-4.17	4.17	-20.85	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,232.50	-1,041.67	-190.83	-5,208.35	-4,552.25	-12,500.00	-63.58
10-1-000-001-3690.160 Vending Machine Inc	-176.22	-125.00	-51.22	-625.00	-442.21	-1,500.00	-70.52
10-1-000-001-3690.180 Labor	-1,318.00	-1,000.00	-318.00	-5,000.00	-3,724.25	-12,000.00	-68.96
10-1-000-001-3690.200 Materials	-143.03	-300.00	156.97	-1,500.00	-1,280.55	-3,600.00	-64.43
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	-3,727.78	-3,137.51	-590.27	-15,687.55	-13,217.27	-37,650.00	-64.89
70500 TOTAL TENANT REVENUE	-40,552.78	-36,720.84	-3,831.94	-183,604.20	-198,197.27	-440,650.00	-55.02
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-47,140.00	-47,495.83	355.83	-237,479.15	-252,017.00	-569,950.00	-55.78
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	-47,140.00	-47,495.83	355.83	-237,479.15	-252,017.00	-569,950.00	-55.78
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-41,666.65	0.00	-100,000.00	-100.00
Total Line 10010	0.00	-8,333.33	8,333.33	-41,666.65	0.00	-100,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-1,156.69	-20.83	-1,135.86	-104.15	-2,793.94	-250.00	1,017.58
Total Line 71100	-1,156.69	-20.83	-1,135.86	-104.15	-2,793.94	-250.00	1,017.58
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	-300.00	-300.00	0.00	-1,500.00	-1,050.00	-3,600.00	-70.83
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
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	-300.00	-300.00	0.00	-1,500.00	-1,050.00	-3,600.00	-70.83
70000 TOTAL REVENUE	-89,149.47	-92,870.83	3,721.36	-464,354.15	-454,058.21	-1,114,450.00	-59.26

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	30,833.35	35,181.27	74,000.00	-52.46
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	30,833.35	35,181.27	74,000.00	-52.46
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	1,270.85	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	1,270.85	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,603.04	13,681.00	-77.96	68,405.00	67,706.04	164,172.00	-58.76
Total Line 91300	13,603.04	13,681.00	-77.96	68,405.00	67,706.04	164,172.00	-58.76
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	6,640.00	6,570.00	15,936.00	-58.77
Total Line 91310	1,320.00	1,328.00	-8.00	6,640.00	6,570.00	15,936.00	-58.77
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,808.40	2,083.33	725.07	10,416.65	14,589.47	25,000.00	-41.64
Total Line 91500	2,808.40	2,083.33	725.07	10,416.65	14,589.47	25,000.00	-41.64
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	279.97	270.83	9.14	1,354.15	1,368.56	3,250.00	-57.89
10-1-000-001-4190.100 Postage	96.54	66.67	29.87	333.35	320.22	800.00	-59.97
10-1-000-001-4190.200 Office Supplies	164.53	58.33	106.20	291.65	454.77	700.00	-35.03
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	158.88	100.00	58.88	500.00	472.19	1,200.00	-60.65
10-1-000-001-4190.400 Printing/printers	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	110.99	90.67	20.32	453.35	227.21	1,088.00	-79.12
10-1-000-001-4190.500 Printer/Copier Sup Cont	152.49	250.00	-97.51	1,250.00	873.28	3,000.00	-70.89
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	520.85	434.68	1,250.00	-65.23
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	208.35	318.00	500.00	-36.40
Total Line 91600	1,050.51	1,240.67	-190.16	6,203.35	4,468.91	14,888.00	-69.98
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	0.00	1,662.97	0.00	
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	75.00	-75.00	375.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	375.00	1,662.97	900.00	84.77
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	71.92	29.17	42.75	145.85	119.99	350.00	-65.72
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	8,850.00	3,540.00	21,240.00	-83.33
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	83.35	45.74	200.00	-77.13
10-1-000-001-4190.950 Background Verification	794.87	350.00	444.87	1,750.00	3,628.79	4,200.00	-13.60
Total Line 91900	2,636.79	2,165.84	470.95	10,829.20	8,834.84	25,990.00	-66.01
91000 TOTAL OPERATING EXPENSE - Admin	28,274.04	26,994.68	1,279.36	134,973.40	139,013.50	323,936.00	-57.09

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	8,850.00	8,850.00	21,240.00	-58.33
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>8,850.00</u>	<u>8,850.00</u>	<u>21,240.00</u>	<u>-58.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>8,850.00</u>	<u>8,850.00</u>	<u>21,240.00</u>	<u>-58.33</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	437.50	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	35.64	20.83	14.81	104.15	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
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>35.64</u>	<u>400.00</u>	<u>-364.36</u>	<u>2,000.00</u>	<u>299.64</u>	<u>4,800.00</u>	<u>-93.76</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>35.64</u>	<u>400.00</u>	<u>-364.36</u>	<u>2,000.00</u>	<u>299.64</u>	<u>4,800.00</u>	<u>-93.76</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,639.40	1,458.33	181.07	7,291.65	6,190.44	17,500.00	-64.63
10-1-000-001-4315.000 Sewer	4,378.17	3,291.67	1,086.50	16,458.35	16,898.59	39,500.00	-57.22
10-1-000-001-4320.000 Electric	2,565.78	2,666.67	-100.89	13,333.35	12,857.33	32,000.00	-59.82
10-1-000-001-4330.000 Gas	1,318.72	4,333.33	-3,014.61	21,666.65	5,078.52	52,000.00	-90.23
Total Line 93100, 93200, 93300, 93600	<u>9,902.07</u>	<u>11,750.00</u>	<u>-1,847.93</u>	<u>58,750.00</u>	<u>41,024.88</u>	<u>141,000.00</u>	<u>-70.90</u>
93000 TOTAL UTILITIES EXPENSES	<u>9,902.07</u>	<u>11,750.00</u>	<u>-1,847.93</u>	<u>58,750.00</u>	<u>41,024.88</u>	<u>141,000.00</u>	<u>-70.90</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	22,125.00	22,125.00	53,100.00	-58.33
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>22,125.00</u>	<u>22,125.00</u>	<u>53,100.00</u>	<u>-58.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	166.65	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	21.99	500.00	-478.01	2,500.00	38.31	6,000.00	-99.36
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-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	96.78	208.33	-111.55	1,041.65	11,057.60	2,500.00	342.30
10-1-000-001-4420.070 Electrical Supplies	85.37	100.00	-14.63	500.00	281.64	1,200.00	-76.53
10-1-000-001-4420.080 Plumbing Supplies	220.94	125.00	95.94	625.00	647.54	1,500.00	-56.83
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	833.35	455.80	2,000.00	-77.21
10-1-000-001-4420.100 Janitorial Supplies	1,024.95	541.67	483.28	2,708.35	2,972.72	6,500.00	-54.27
10-1-000-001-4420.110 Routine Maint. Supplies	953.88	1,666.67	-712.79	8,333.35	6,491.82	20,000.00	-67.54
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	416.65	1,305.00	1,000.00	30.50
10-1-000-001-4420.121 Flooring 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	283.19	166.67	116.52	833.35	765.84	2,000.00	-61.71
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,687.10</u>	<u>3,616.67</u>	<u>-929.57</u>	<u>18,083.35</u>	<u>24,145.02</u>	<u>43,400.00</u>	<u>-44.37</u>

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	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	16,374.96	15,881.17	493.79	79,405.85	63,358.32	190,574.00	-66.75
10-1-000-001-4430.010 Garbage & Trash Con	594.70	416.67	178.03	2,083.35	3,990.30	5,000.00	-20.19
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	3,333.35	-261.75	8,000.00	-103.27
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,245.84	1,791.67	2,454.17	8,958.35	8,931.68	21,500.00	-58.46
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	8,125.00	-30.00	19,500.00	-100.15
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	2,666.67	-2,666.67	13,333.35	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	1,875.00	118.20	4,500.00	-97.37
10-1-000-001-4430.090 Extermination Contracts	6,450.00	2,375.00	4,075.00	11,875.00	20,814.50	28,500.00	-26.97
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	192.10	1,041.67	-849.57	5,208.35	4,362.15	12,500.00	-65.10
10-1-000-001-4430.111 Flooring Contract	5,065.00	0.00	5,065.00	0.00	5,065.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	625.00	6,664.80	1,500.00	344.32
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	208.35	375.00	500.00	-25.00
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	208.35	6.00	500.00	-98.80
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	32,922.60	27,047.86	5,874.74	135,239.30	113,394.20	324,574.00	-65.06
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	40,034.70	35,089.53	4,945.17	175,447.65	159,664.22	421,074.00	-62.08
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	1,270.85	1,037.34	3,050.00	-65.99
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	8,850.00	8,850.00	21,240.00	-58.33
10-1-000-001-4480.100 ADT Contract	194.96	200.00	-5.04	1,000.00	1,265.69	2,400.00	-47.26
10-1-000-001-4480.500 Other Security Contract	670.00	1,291.67	-621.67	6,458.35	2,790.00	15,500.00	-82.00
Total Line 95200	2,634.96	3,515.84	-880.88	17,579.20	13,943.03	42,190.00	-66.95
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,634.96	3,515.84	-880.88	17,579.20	13,943.03	42,190.00	-66.95
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	19,833.35	19,470.85	47,600.00	-59.09
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	2,197.90	2,150.30	5,275.00	-59.24
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,041.65	1,022.15	2,500.00	-59.11
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	23,072.90	22,643.30	55,375.00	-59.11
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	895.85	876.75	2,150.00	-59.22
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	333.35	319.05	800.00	-60.12
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	260.40	250.00	625.00	-60.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	289.16	297.92	-8.76	1,489.60	1,445.80	3,575.00	-59.56
96100 TOTAL INSURANCE PREMIUMS EXP	4,817.82	4,912.50	-94.68	24,562.50	24,089.10	58,950.00	-59.14

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	-990.21	2,438.33	-3,428.54	12,191.65	10,713.01	29,260.00	-63.39
Total Line 96300	-990.21	2,438.33	-3,428.54	12,191.65	10,713.01	29,260.00	-63.39
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	9,886.52	833.33	9,053.19	4,166.65	8,038.86	10,000.00	-19.61
Total Line 96400	9,886.52	833.33	9,053.19	4,166.65	8,038.86	10,000.00	-19.61
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	8,896.31	3,271.66	5,624.65	16,358.30	18,751.87	39,260.00	-52.24
96900 TOTAL OPERATING EXPENSE	96,365.54	87,704.21	8,661.33	438,521.05	405,636.24	1,052,450.00	-61.46
97000 NET REVENUE/EXPENSE (-Gain/Loss)	7,216.07	-5,166.62	12,382.69	-25,833.10	-48,421.97	-62,000.00	-21.90
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	10,849.00	13,750.00	-2,901.00	68,750.00	54,245.00	165,000.00	-67.12
Total Line 97400	10,849.00	13,750.00	-2,901.00	68,750.00	54,245.00	165,000.00	-67.12
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	10,849.00	13,750.00	-2,901.00	68,750.00	54,245.00	165,000.00	-67.12

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
August, 2023

	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)	18,065.07	8,843.38	9,221.69	44,216.90	5,823.03	106,120.00	-94.51

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	980.00	980.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-18,136.00	-17,500.00	-636.00	-87,500.00	-95,908.00	-210,000.00	-54.33
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-18,136.00	-17,500.00	-636.00	-87,500.00	-95,908.00	-210,000.00	-54.33
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	-303.28	-333.33	30.05	-1,666.65	-606.31	-4,000.00	-84.84
10-1-000-002-3690.100 Late Fees	-825.00	-625.00	-200.00	-3,125.00	-4,000.00	-7,500.00	-46.67
10-1-000-002-3690.120 Violation Fees	-2,700.00	-345.00	-2,355.00	-1,725.00	-5,665.00	-4,140.00	36.84
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	-4.17	4.17	-20.85	-25.00	-50.00	-50.00
10-1-000-002-3690.150 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.160 Vending Machine Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.180 Labor	-2,584.75	-1,666.67	-918.08	-8,333.35	-7,269.50	-20,000.00	-63.65
10-1-000-002-3690.200 Materials	-1,009.33	-750.00	-259.33	-3,750.00	-2,658.48	-9,000.00	-70.46
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	-7,422.36	-3,724.17	-3,698.19	-18,620.85	-20,224.29	-44,690.00	-54.75
70500 TOTAL TENANT REVENUE	-25,558.36	-21,224.17	-4,334.19	-106,120.85	-116,132.29	-254,690.00	-54.40
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-78,053.00	-77,521.58	-531.42	-387,607.90	-396,227.00	-930,259.00	-57.41
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	-78,053.00	-77,521.58	-531.42	-387,607.90	-396,227.00	-930,259.00	-57.41
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-50,000.00	0.00	-120,000.00	-100.00
Total Line 70610	0.00	-10,000.00	10,000.00	-50,000.00	0.00	-120,000.00	-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	-1,421.05	-22.92	-1,398.13	-114.60	-3,475.99	-275.00	1,164.00
Total Line 71100	-1,421.05	-22.92	-1,398.13	-114.60	-3,475.99	-275.00	1,164.00
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	-300.00	0.00	-1,500.00	-1,500.00	-3,600.00	-58.33
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-625.00	-500.00	-1,500.00	-66.67
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-300.00	-425.00	125.00	-2,125.00	-1,730.41	-5,100.00	-66.07
70000 TOTAL REVENUE	-105,332.41	-109,193.67	3,861.26	-545,968.35	-517,565.69	-1,310,324.00	-60.50

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	47,625.00	35,398.65	114,300.00	-69.03
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	47,625.00	35,398.65	114,300.00	-69.03
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	1,145.85	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,530.52	15,149.00	-618.48	75,745.00	71,802.41	181,788.00	-60.50
Total Line 91300	14,530.52	15,149.00	-618.48	75,745.00	71,802.41	181,788.00	-60.50
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,410.00	1,470.00	-60.00	7,350.00	6,967.50	17,640.00	-60.50
Total Line 91310	1,410.00	1,470.00	-60.00	7,350.00	6,967.50	17,640.00	-60.50
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,348.58	3,100.00	-751.42	15,500.00	12,051.34	37,200.00	-67.60
Total Line 91500	2,348.58	3,100.00	-751.42	15,500.00	12,051.34	37,200.00	-67.60
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	1,250.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.26	279.17	-48.91	1,395.85	1,146.30	3,350.00	-65.78
10-1-000-002-4190.100 Postage	258.93	150.00	108.93	750.00	1,017.00	1,800.00	-43.50
10-1-000-002-4190.200 Office Supplies	3.59	33.33	-29.74	166.65	337.72	400.00	-15.57
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	0.00	41.67	-41.67	208.35	730.79	500.00	46.16
10-1-000-002-4190.400 Printing/printers	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	152.18	147.92	4.26	739.60	618.26	1,775.00	-65.17
10-1-000-002-4190.550 Computers	4,631.12	0.00	4,631.12	0.00	4,631.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.800 Internet Services	591.61	600.00	-8.39	3,000.00	2,958.05	7,200.00	-58.92
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	970.85	678.00	2,330.00	-70.90
Total Line 91600	5,867.69	1,762.93	4,104.76	8,814.65	12,266.24	21,155.00	-42.02
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	41.67	-41.67	208.35	86.26	500.00	-82.75
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	151.17	150.00	1.17	750.00	279.48	1,800.00	-84.47
Total Line 91800	151.17	191.67	-40.50	958.35	365.74	2,300.00	-84.10
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	38.42	233.33	-194.91	1,166.65	85.58	2,800.00	-96.94
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.03	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	9,800.00	3,920.00	23,520.00	-83.33
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	375.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	610.45	404.17	206.28	2,020.85	3,399.95	4,850.00	-29.90
Total Line 91900	2,608.87	2,672.50	-63.63	13,362.50	7,461.44	32,070.00	-76.73
91000 TOTAL OPERATING EXPENSE - Admin	33,812.33	34,100.27	-287.94	170,501.35	146,313.32	409,203.00	-64.24

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 2023

	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	9,800.00	9,800.00	23,520.00	-58.33
Total Line 92000	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>9,800.00</u>	<u>9,800.00</u>	<u>23,520.00</u>	<u>-58.33</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,960.00</u>	<u>1,960.00</u>	<u>0.00</u>	<u>9,800.00</u>	<u>9,800.00</u>	<u>23,520.00</u>	<u>-58.33</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	16.67	-16.67	83.35	32.63	200.00	-83.69
10-1-000-002-4220.110 Ten Ser-Recreation	171.44	41.67	129.77	208.35	681.44	500.00	36.29
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	33.33	-33.33	166.65	0.00	400.00	-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>171.44</u>	<u>91.67</u>	<u>79.77</u>	<u>458.35</u>	<u>714.07</u>	<u>1,100.00</u>	<u>-35.08</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>171.44</u>	<u>91.67</u>	<u>79.77</u>	<u>458.35</u>	<u>714.07</u>	<u>1,100.00</u>	<u>-35.08</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	151.37	100.00	51.37	500.00	680.60	1,200.00	-43.28
10-1-000-002-4315.000 Sewer	86.90	45.83	41.07	229.15	350.41	550.00	-36.29
10-1-000-002-4320.000 Electric	2,870.82	1,583.33	1,287.49	7,916.65	5,124.60	19,000.00	-73.03
10-1-000-002-4330.000 Gas	359.46	1,208.33	-848.87	6,041.65	2,370.57	14,500.00	-83.65
Total Line 93100 93200 93300 93600	<u>3,468.55</u>	<u>2,937.49</u>	<u>531.06</u>	<u>14,687.45</u>	<u>8,526.18</u>	<u>35,250.00</u>	<u>-75.81</u>
93000 TOTAL UTILITIES EXPENSES	<u>3,468.55</u>	<u>2,937.49</u>	<u>531.06</u>	<u>14,687.45</u>	<u>8,526.18</u>	<u>35,250.00</u>	<u>-75.81</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	24,500.00	24,500.00	58,800.00	-58.33
Total Line 94100	<u>4,900.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>24,500.00</u>	<u>24,500.00</u>	<u>58,800.00</u>	<u>-58.33</u>
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	16.99	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	35,787.58	333.33	35,454.25	1,666.65	47,741.46	4,000.00	1,093.54
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	401.50	250.00	151.50	1,250.00	2,655.79	3,000.00	-11.47
10-1-000-002-4420.070 Electrical Supplies	1,115.09	500.00	615.09	2,500.00	2,158.77	6,000.00	-64.02
10-1-000-002-4420.080 Plumbing Supplies	555.32	1,050.00	-494.68	5,250.00	4,242.97	12,600.00	-66.33
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	83.35	918.50	200.00	359.25
10-1-000-002-4420.100 Janitorial Supplies	-47.77	283.33	-331.10	1,416.65	2,809.91	3,400.00	-17.36
10-1-000-002-4420.110 Routine Maint. Supplies	6,178.41	3,750.00	2,428.41	18,750.00	35,735.84	45,000.00	-20.59
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	1,215.63	0.00	1,215.63	0.00	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	20.44	0.00	
10-1-000-002-4420.126 Vehicle Supplies	878.14	458.33	419.81	2,291.65	3,213.60	5,500.00	-41.57
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>46,083.90</u>	<u>6,724.99</u>	<u>39,358.91</u>	<u>33,624.95</u>	<u>100,729.90</u>	<u>80,700.00</u>	<u>24.82</u>

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4430.010 Refuse	76.79	8.33	68.46	41.65	338.11	100.00	238.11
10-1-000-002-4430.000 Maint Labor Contract	34,390.08	26,800.92	7,589.16	134,004.60	138,892.49	321,611.00	-56.81
10-1-000-002-4430.010 Garbage&Trash Cont	216.00	250.00	-34.00	1,250.00	1,271.00	3,000.00	-57.63
10-1-000-002-4430.020 Heating&Cooling Cont	7,782.00	600.00	7,182.00	3,000.00	45,995.89	7,200.00	538.83
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	60.50	333.33	-272.83	1,666.65	5,379.86	4,000.00	34.50
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	25.00	-25.00	125.00	70.00	300.00	-76.67
10-1-000-002-4430.080 Plumbing Contracts	0.00	1,000.00	-1,000.00	5,000.00	4,713.82	12,000.00	-60.72
10-1-000-002-4430.090 Extermination Contracts	750.00	1,291.67	-541.67	6,458.35	3,679.00	15,500.00	-76.26
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 Cont	0.00	9,916.67	-9,916.67	49,583.35	120.00	119,000.00	-99.90
10-1-000-002-4430.111 Flooring Contract	34,257.00	0.00	34,257.00	0.00	110,287.00	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-6,039.80	0.00	
10-1-000-002-4430.121 Laundry Equip Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	0.00	508.33	-508.33	2,541.65	339.70	6,100.00	-94.43
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	77,532.37	40,734.25	36,798.12	203,671.25	305,047.07	488,811.00	-37.59
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	128,516.27	52,359.24	76,157.03	261,796.20	430,276.97	628,311.00	-31.52
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	1,541.65	1,148.71	3,700.00	-68.95
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	9,800.00	9,800.00	23,520.00	-58.33
10-1-000-002-4480.100 ADT Contract	269.82	277.50	-7.68	1,387.50	1,036.38	3,330.00	-68.88
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	1,875.00	1,894.80	4,500.00	-57.89
Total Line 95200	2,229.82	2,920.83	-691.01	14,604.15	13,879.89	35,050.00	-60.40
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,229.82	2,920.83	-691.01	14,604.15	13,879.89	35,050.00	-60.40
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	20,927.10	20,542.70	50,225.00	-59.10
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	2,427.10	2,381.45	5,825.00	-59.12
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,072.90	1,053.85	2,575.00	-59.07
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	24,427.10	23,978.00	58,625.00	-59.10
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	989.60	971.00	2,375.00	-59.12
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	364.60	354.20	875.00	-59.52
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,020.85	1,000.00	2,450.00	-59.18
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	465.04	475.01	-9.97	2,375.05	2,325.20	5,700.00	-59.21
96100 TOTAL INSURANCE PREMIUMS EXP	5,260.64	5,360.43	-99.79	26,802.15	26,303.20	64,325.00	-59.11

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	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	-354.54	1,768.67	-2,123.21	8,843.35	6,890.77	21,224.00	-67.53
Total Line 96300	-354.54	1,768.67	-2,123.21	8,843.35	6,890.77	21,224.00	-67.53
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	11,018.83	1,250.00	9,768.83	6,250.00	11,340.95	15,000.00	-24.39
Total Line 96400	11,018.83	1,250.00	9,768.83	6,250.00	11,340.95	15,000.00	-24.39
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	10,664.29	3,018.67	7,645.62	15,093.35	18,231.72	36,224.00	-49.67
96900 TOTAL OPERATING EXPENSE	186,083.34	102,748.60	83,334.74	513,743.00	654,045.35	1,232,983.00	-46.95
97000 NET REVENUE/EXPENSE (-Gain/Loss)	80,750.93	-6,445.07	87,196.00	-32,225.35	136,479.66	-77,341.00	-276.46
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	28,510.00	31,000.00	-2,490.00	155,000.00	142,550.00	372,000.00	-61.68
Total Line 97400	28,510.00	31,000.00	-2,490.00	155,000.00	142,550.00	372,000.00	-61.68
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	28,510.00	31,000.00	-2,490.00	155,000.00	142,550.00	372,000.00	-61.68

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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)	109,260.93	24,554.93	84,706.00	122,774.65	279,029.66	294,659.00	-5.30

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	255.00	255.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,159.00	-14,000.00	-2,159.00	-70,000.00	-76,462.00	-168,000.00	-54.49
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,159.00	-14,000.00	-2,159.00	-70,000.00	-76,462.00	-168,000.00	-54.49
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-31.25	-50.00	-75.00	-33.33
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	0.00	-4.17	4.17	-20.85	0.00	-50.00	-100.00
10-1-000-006-3690.100 Late Fees	-100.00	-125.00	25.00	-625.00	-400.00	-1,500.00	-73.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-20.85	0.00	-50.00	-100.00
10-1-000-006-3690.150 Laundry Income	-264.00	-458.33	194.33	-2,291.65	-3,249.05	-5,500.00	-40.93
10-1-000-006-3690.160 Vending Machine Inc	-21.91	-37.50	15.59	-187.50	-81.64	-450.00	-81.86
10-1-000-006-3690.180 Labor	-36.00	-166.67	130.67	-833.35	-246.00	-2,000.00	-87.70
10-1-000-006-3690.200 Materials	-4.50	-41.67	37.17	-208.35	-35.22	-500.00	-92.96
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	-426.41	-843.76	417.35	-4,218.80	-4,061.91	-10,125.00	-59.88
70500 TOTAL TENANT REVENUE	-16,585.41	-14,843.76	-1,741.65	-74,218.80	-80,523.91	-178,125.00	-54.79
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,043.00	-8,997.58	-45.42	-44,987.90	-54,335.00	-107,971.00	-49.68
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	-9,043.00	-8,997.58	-45.42	-44,987.90	-54,335.00	-107,971.00	-49.68
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-12,500.00	0.00	-30,000.00	-100.00
Total Line 70610	0.00	-2,500.00	2,500.00	-12,500.00	0.00	-30,000.00	-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	-405.29	-6.25	-399.04	-31.25	-973.96	-75.00	1,198.61
Total Line 71100	-405.29	-6.25	-399.04	-31.25	-973.96	-75.00	1,198.61
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	-26,033.70	-26,347.59	313.89	-131,737.95	-135,832.87	-316,171.00	-57.04

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	8,645.85	3,909.03	20,750.00	-81.16
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	761.70	1,729.17	-967.47	8,645.85	3,909.03	20,750.00	-81.16
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	416.65	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	19,710.00	19,554.37	47,304.00	-58.66
Total Line 91300	3,864.50	3,942.00	-77.50	19,710.00	19,554.37	47,304.00	-58.66
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	1,915.00	1,897.50	4,596.00	-58.71
Total Line 91310	375.00	383.00	-8.00	1,915.00	1,897.50	4,596.00	-58.71
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	312.08	595.83	-283.75	2,979.15	1,621.12	7,150.00	-77.33
Total Line 91500	312.08	595.83	-283.75	2,979.15	1,621.12	7,150.00	-77.33
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	235.40	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	379.61	353.00	26.61	1,765.00	1,893.82	4,236.00	-55.29
10-1-000-006-4190.100 Postage	5.04	6.25	-1.21	31.25	29.19	75.00	-61.08
10-1-000-006-4190.200 Office Supplies	58.42	4.17	54.25	20.85	58.42	50.00	16.84
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	16.67	-16.67	83.35	0.00	200.00	-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	8.33	-8.33	41.65	0.00	100.00	-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	926.22	0.00	926.22	0.00	926.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	520.85	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	1,145.85	1,184.50	2,750.00	-56.93
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	208.35	159.00	500.00	-68.20
Total Line 91600	1,606.19	810.51	795.68	4,052.55	4,251.15	9,726.00	-56.29
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	73.33	-73.33	366.65	0.00	880.00	-100.00
10-1-000-006-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4150.100 Mileage - Admin	0.00	6.25	-6.25	31.25	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	397.90	0.00	955.00	-100.00
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	35.85	4.17	31.68	20.85	45.71	50.00	-8.58
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	2,550.00	1,020.00	6,120.00	-83.33
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
10-1-000-006-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.49	0.00	
10-1-000-006-4190.950 Background Verification	0.00	12.50	-12.50	62.50	12.31	150.00	-91.79
Total Line 91900	545.85	551.67	-5.82	2,758.35	1,133.51	6,620.00	-82.88
91000 TOTAL OPERATING EXPENSE - Admin	7,465.32	8,175.09	-709.77	40,875.45	32,366.68	98,101.00	-67.01

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
Total Line 92000	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
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	333.33	-333.33	1,666.65	0.00	4,000.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	8.33	-8.33	41.65	0.00	100.00	-100.00
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	0.00	591.66	-591.66	2,958.30	0.00	7,100.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	591.66	-591.66	2,958.30	0.00	7,100.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	0.00	304.17	-304.17	1,520.85	1,226.74	3,650.00	-66.39
10-1-000-006-4315.000 Sewer	0.00	254.17	-254.17	1,270.85	1,019.83	3,050.00	-66.56
10-1-000-006-4320.000 Electric	2,534.74	1,333.33	1,201.41	6,666.65	4,345.11	16,000.00	-72.84
10-1-000-006-4330.000 Gas	127.68	958.33	-830.65	4,791.65	1,127.79	11,500.00	-90.19
Total Line 93100 93200 93300 93600	2,662.42	2,850.00	-187.58	14,250.00	7,719.47	34,200.00	-77.43
93000 TOTAL UTILITIES EXPENSES	2,662.42	2,850.00	-187.58	14,250.00	7,719.47	34,200.00	-77.43
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	6,375.00	6,375.00	15,300.00	-58.33
Total Line 94100	1,275.00	1,275.00	0.00	6,375.00	6,375.00	15,300.00	-58.33
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	300.00	-300.00	1,500.00	104.73	3,600.00	-97.09
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	41.65	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	129.31	208.33	-79.02	1,041.65	249.31	2,500.00	-90.03
10-1-000-006-4420.070 Electrical Supplies	11.54	125.00	-113.46	625.00	136.12	1,500.00	-90.93
10-1-000-006-4420.080 Plumbing Supplies	35.56	208.33	-172.77	1,041.65	152.91	2,500.00	-93.88
10-1-000-006-4420.090 Extermination Supplies	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	241.91	141.67	100.24	708.35	966.96	1,700.00	-43.12
10-1-000-006-4420.110 Routine Maint.Supplies	91.85	833.33	-741.48	4,166.65	983.89	10,000.00	-90.16
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 Flooring Supplies	0.00	0.00	0.00	0.00	238.09	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	64.46	8.33	56.13	41.65	261.84	100.00	161.84
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	574.63	1,887.49	-1,312.86	9,437.45	3,093.85	22,650.00	-86.34

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	5,149.06	5,606.17	-457.11	28,030.85	20,827.24	67,274.00	-69.04
10-1-000-006-4430.010 Garbage & Trash Cont	274.20	275.00	-0.80	1,375.00	1,514.70	3,300.00	-54.10
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	1,250.00	-1,250.00	6,250.00	360.00	15,000.00	-97.60
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	250.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	2,083.35	75.00	5,000.00	-98.50
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	83.33	14.67	416.65	2,444.00	1,000.00	144.40
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	104.17	-104.17	520.85	-261.72	1,250.00	-120.94
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	3,333.35	630.00	8,000.00	-92.13
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	1,041.65	450.00	2,500.00	-82.00
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	171.31	666.67	-495.36	3,333.35	1,957.51	8,000.00	-75.53
10-1-000-006-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	291.67	-291.67	1,458.35	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	416.65	1,664.00	1,000.00	66.40
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	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	5,692.57	9,702.01	-4,009.44	48,510.05	29,666.73	116,424.00	-74.52
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	7,542.20	12,864.50	-5,322.30	64,322.50	39,135.58	154,374.00	-74.65
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	510.00	0.00	2,550.00	2,550.00	6,120.00	-58.33
10-1-000-006-4480.100 ADT Contract	141.97	145.83	-3.86	729.15	2,314.63	1,750.00	32.26
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	2,708.35	0.00	6,500.00	-100.00
Total Line 95200	651.97	1,197.50	-545.53	5,987.50	4,864.63	14,370.00	-66.15
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	651.97	1,197.50	-545.53	5,987.50	4,864.63	14,370.00	-66.15
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	6,395.85	6,271.20	15,350.00	-59.15
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	635.40	623.40	1,525.00	-59.12
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	145.85	135.45	350.00	-61.30
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	7,177.10	7,030.05	17,225.00	-59.19
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	260.40	254.15	625.00	-59.34
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	41.65	35.70	100.00	-64.30
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	57.97	60.41	-2.44	302.05	289.85	725.00	-60.02
96100 TOTAL INSURANCE PREMIUMS EXP	1,463.98	1,495.83	-31.85	7,479.15	7,319.90	17,950.00	-59.22

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	-266.25	1,144.42	-1,410.67	5,722.10	5,258.35	13,733.00	-61.71
Total Line 96300	-266.25	1,144.42	-1,410.67	5,722.10	5,258.35	13,733.00	-61.71
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	272.27	0.00	272.27	0.00	257.90	0.00	
Total Line 96400	272.27	0.00	272.27	0.00	257.90	0.00	
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	6.02	1,144.42	-1,138.40	5,722.10	5,516.25	13,733.00	-59.83
96900 TOTAL OPERATING EXPENSE	20,301.91	28,829.00	-8,527.09	144,145.00	99,472.51	345,948.00	-71.25
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-5,731.79	2,481.41	-8,213.20	12,407.05	-36,360.36	29,777.00	-222.11
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	4,435.00	8,750.00	-4,315.00	43,750.00	22,175.00	105,000.00	-78.88
Total Line 97400	4,435.00	8,750.00	-4,315.00	43,750.00	22,175.00	105,000.00	-78.88
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	4,435.00	8,750.00	-4,315.00	43,750.00	22,175.00	105,000.00	-78.88

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
August, 2023

	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)	-1,296.79	11,231.41	-12,528.20	56,157.05	-14,185.36	134,777.00	-110.53

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Knox County Housing Authority
FDS Income Statement - Brentwood
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	360.00	360.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,281.00	-28,220.00	2,939.00	-141,100.00	-124,508.00	-338,640.00	-63.23
60-1-000-000-5125.000 PHA Rent	-10,914.00	-7,500.00	-3,414.00	-37,500.00	-49,919.00	-90,000.00	-44.53
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	45.00	0.00	45.00	0.00	447.00	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	-36,150.00	-35,720.00	-430.00	-178,600.00	-173,980.00	-428,640.00	-59.41
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-715.75	-660.00	-55.75	-3,300.00	-2,911.00	-7,920.00	-63.24
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	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	-955.00	-600.00	-355.00	-3,000.00	-2,394.00	-7,200.00	-66.75
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	-6.00	-80.00	74.00	-400.00	-322.00	-960.00	-66.46
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-202.10	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,676.75	-1,380.42	-296.33	-6,902.10	-5,687.00	-16,565.00	-65.67
70500 TOTAL TENANT REVENUE	-37,826.75	-37,100.42	-726.33	-185,502.10	-179,667.00	-445,205.00	-59.64
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	-290.29	-120.00	-170.29	-600.00	-504.11	-1,440.00	-64.99
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.52	0.00	-0.52	0.00	-0.52	0.00	
Total Line 71100	-290.81	-120.00	-170.81	-600.00	-504.63	-1,440.00	-64.96
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	-8.33	8.33	-41.65	-158.44	-100.00	58.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-416.65	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-458.30	-158.44	-1,100.00	-85.60
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	-38,117.56	-37,312.08	-805.48	-186,560.40	-180,330.07	-447,745.00	-59.72

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**Knox County Housing Authority
FDS Income Statement - Brentwood
August, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	6,729.15	6,945.00	16,150.00	-57.00
60-1-000-000-6330.000 Manager Salaries	3,502.88	2,804.17	698.71	14,020.85	13,751.90	33,650.00	-59.13
Total Line 91100	4,852.88	4,150.00	702.88	20,750.00	20,696.90	49,800.00	-58.44
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	18,720.00	18,668.00	44,928.00	-58.45
Total Line 91300	3,744.00	3,744.00	0.00	18,720.00	18,668.00	44,928.00	-58.45
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	2,700.00	2,692.50	6,480.00	-58.45
Total Line 91310	540.00	540.00	0.00	2,700.00	2,692.50	6,480.00	-58.45
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	9.63	33.33	-23.70	166.65	38.52	400.00	-90.37
Total Line 91400	9.63	33.33	-23.70	166.65	38.52	400.00	-90.37
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	326.13	333.33	-7.20	1,666.65	1,738.86	4,000.00	-56.53
60-1-000-000-6330.500 Manager's Benefits	918.13	845.83	72.30	4,229.15	4,684.62	10,150.00	-53.85
Total Line 91500	1,244.26	1,179.16	65.10	5,895.80	6,423.48	14,150.00	-54.60
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	40.00	176.00	-136.00	880.00	313.75	2,112.00	-85.14
60-1-000-000-6311.000 Office Exp - BW	47.79	165.00	-117.21	825.00	288.28	1,980.00	-85.44
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	1,252.50	1,215.00	3,006.00	-59.58
60-1-000-000-6311.100 Phone/Internet Exp	90.52	125.00	-34.48	625.00	510.09	1,500.00	-65.99
60-1-000-000-6311.150 IT Support	1,713.83	136.00	1,577.83	680.00	2,031.68	1,632.00	24.49
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	83.35	148.77	200.00	-25.62
Total Line 91600	2,135.14	869.17	1,265.97	4,345.85	4,507.57	10,430.00	-56.78
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	100.00	-100.00	500.00	218.22	1,200.00	-81.82
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	79.38	110.00	-30.62	550.00	358.84	1,320.00	-72.82
Total Line 91800	79.38	210.00	-130.62	1,050.00	577.06	2,520.00	-77.10
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	1,440.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.14	0.00	0.14	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-100.00
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	1,333.33	-1,333.33	6,666.65	0.00	16,000.00	-100.00
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	64.05	18.00	46.05	90.00	148.62	216.00	-31.19
60-1-000-000-6399.000 Other Administrative	49.49	100.00	-50.51	500.00	127.70	1,200.00	-89.36
Total Line 91900	833.68	1,618.00	-784.32	8,090.00	1,721.46	19,416.00	-91.13
91000 TOTAL OPERATING EXPENSE - Admin	13,438.97	12,443.66	995.31	62,218.30	55,325.49	149,324.00	-62.95
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Brentwood
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	434.63	425.00	9.63	2,125.00	1,842.50	5,100.00	-63.87
60-1-000-000-6451.000 Utilities - Water	1,076.94	1,000.00	76.94	5,000.00	4,063.88	12,000.00	-66.13
60-1-000-000-6452.000 Utilities - Gas	100.78	180.00	-79.22	900.00	310.22	2,160.00	-85.64
60-1-000-000-6453.000 Utilities - Sewer	2,286.31	1,800.00	486.31	9,000.00	8,736.82	21,600.00	-59.55
Total Line 93100, 93200, 93300, 93600	3,898.66	3,405.00	493.66	17,025.00	14,953.42	40,860.00	-63.40
93000 TOTAL UTILITIES EXPENSES	3,898.66	3,405.00	493.66	17,025.00	14,953.42	40,860.00	-63.40
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	25,354.15	19,490.88	60,850.00	-67.97
60-1-000-000-6510.100 OT Maintenance	0.00	85.00	-85.00	425.00	311.37	1,020.00	-69.47
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,776.80	5,155.83	-1,379.03	25,779.15	19,802.25	61,870.00	-67.99
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	150.00	-150.00	750.00	408.93	1,800.00	-77.28
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	291.65	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	51.03	250.00	-198.97	1,250.00	213.68	3,000.00	-92.88
60-1-000-000-6515.070 Electrical Supplies	23.08	135.00	-111.92	675.00	242.36	1,620.00	-85.04
60-1-000-000-6515.080 Plumbing Supplies	400.67	400.00	0.67	2,000.00	1,002.93	4,800.00	-79.11
60-1-000-000-6515.090 Extermination Supplies	14.19	0.00	14.19	0.00	14.19	0.00	
60-1-000-000-6515.100 Janitorial Supplies	0.00	175.00	-175.00	875.00	296.90	2,100.00	-85.86
60-1-000-000-6515.110 Routine Maint. Supplies	0.00	670.00	-670.00	3,350.00	1,510.35	8,040.00	-81.21
60-1-000-000-6515.114 Painting Supplies - BW	20.04	140.00	-119.96	700.00	70.23	1,680.00	-95.82
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	916.65	1,060.00	2,200.00	-51.82
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	500.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	312.50	158.27	750.00	-78.90
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	509.01	2,324.16	-1,815.15	11,620.80	5,707.84	27,890.00	-79.53
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	2,194.00	1,150.00	1,044.00	5,750.00	5,532.40	13,800.00	-59.91
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	750.00	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	250.00	-250.00	1,250.00	0.00	3,000.00	-100.00
60-1-000-000-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.070 Electrical Contract	0.00	65.00	-65.00	325.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	105.00	416.67	-311.67	2,083.35	667.00	5,000.00	-86.66
60-1-000-000-6520.090 Extermination Contract	0.00	383.33	-383.33	1,916.65	2,088.00	4,600.00	-54.61
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	468.75	450.00	1,125.00	-60.00
60-1-000-000-6520.110 Routine Maint. Contract	128.00	216.67	-88.67	1,083.35	1,668.39	2,600.00	-35.83
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	4,375.00	2,125.00	10,500.00	-79.76
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	33,583.35	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	2,427.00	10,567.09	-8,140.09	52,835.45	64,095.37	126,805.00	-49.45
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,556.94	1,783.33	-226.39	8,916.65	8,006.72	21,400.00	-62.59
Total Line 94500	1,556.94	1,783.33	-226.39	8,916.65	8,006.72	21,400.00	-62.59
94000 TOTAL MAINTENANCE EXPENSES	8,269.75	19,830.41	-11,560.66	99,152.05	97,612.18	237,965.00	-58.98
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Brentwood
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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/Sec Labor Fee	738.00	720.00	18.00	3,600.00	3,654.00	8,640.00	-57.71
60-1-000-000-6580.100 ADT Contract	52.99	99.00	-46.01	495.00	425.03	1,188.00	-64.22
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	208.35	540.55	500.00	8.11
Total Line 95200	790.99	860.67	-69.68	4,303.35	4,619.58	10,328.00	-55.27
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	790.99	860.67	-69.68	4,303.35	4,619.58	10,328.00	-55.27
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	6,322.50	6,206.05	15,174.00	-59.10
Total Line 96110	1,241.21	1,264.50	-23.29	6,322.50	6,206.05	15,174.00	-59.10
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	892.50	875.55	2,142.00	-59.12
Total Line 96120	175.11	178.50	-3.39	892.50	875.55	2,142.00	-59.12
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,453.75	1,426.80	3,489.00	-59.11
Total Line 96130	285.36	290.75	-5.39	1,453.75	1,426.80	3,489.00	-59.11
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	363.75	357.00	873.00	-59.11
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	450.85	442.60	1,082.00	-59.09
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	159.92	162.92	-3.00	814.60	799.60	1,955.00	-59.10
96100 TOTAL INSURANCE PREMIUMS EXP	1,861.60	1,896.67	-35.07	9,483.35	9,308.00	22,760.00	-59.10
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	41.67	-41.67	208.35	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	208.35	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	-194.93	2,036.08	-2,231.01	10,180.40	6,143.83	24,433.00	-74.85
Total Line 96300	-194.93	2,036.08	-2,231.01	10,180.40	6,143.83	24,433.00	-74.85
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	2,356.00	100.42	2,255.58	502.10	2,045.87	1,205.00	69.78
Total Line 96400	2,356.00	100.42	2,255.58	502.10	2,045.87	1,205.00	69.78
96000 TOTAL OTHER GENERAL EXPENSES	2,161.07	2,178.17	-17.10	10,890.85	8,189.70	26,138.00	-68.67
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,487.90	1,500.00	-12.10	7,500.00	7,476.19	18,000.00	-58.47
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,487.90	1,500.00	-12.10	7,500.00	7,476.19	18,000.00	-58.47
96700 TOTAL INTEREST EXP & AMORT	1,487.90	1,500.00	-12.10	7,500.00	7,476.19	18,000.00	-58.47
96900 TOTAL OPERATING EXPENSE	31,908.94	42,114.58	-10,205.64	210,572.90	197,484.56	505,375.00	-60.92
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-6,208.62	4,802.50	-11,011.12	24,012.50	17,154.49	57,630.00	-70.23
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	360.00	325.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-20,026.00	-23,635.00	3,609.00	-118,175.00	-106,770.00	-283,620.00	-62.35
60-1-000-001-5125.000 PHA Rent	-3,065.00	-2,500.00	-565.00	-12,500.00	-16,666.00	-30,000.00	-44.45
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	-338.00	0.00	-338.00	0.00	-1,807.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,431.00	-1,083.33	-347.67	-5,416.65	-7,117.00	-13,000.00	-45.25
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-24,860.00	-27,218.33	2,358.33	-136,091.65	-132,360.00	-326,620.00	-59.48
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	-40.00	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	-793.00	-583.33	-209.67	-2,916.65	-3,185.00	-7,000.00	-54.50
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	-39.00	-167.00	128.00	-835.00	-381.00	-2,004.00	-80.99
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-202.10	-470.00	-485.00	-3.09
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-832.00	-790.75	-41.25	-3,953.75	-4,076.00	-9,489.00	-57.04
70500 TOTAL TENANT REVENUE	-25,692.00	-28,009.08	2,317.08	-140,045.40	-136,436.00	-336,109.00	-59.41
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-5,518.00	-4,000.00	-1,518.00	-20,000.00	-21,290.00	-48,000.00	-55.65
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-5,518.00	-4,000.00	-1,518.00	-20,000.00	-21,290.00	-48,000.00	-55.65
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.43	0.00	-0.43	0.00	-0.43	0.00	
Total Line 71100	-0.43	0.00	-0.43	0.00	-0.43	0.00	
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-243.00	-251.50	8.50	-1,257.50	-1,215.00	-3,018.00	-59.74
60-1-000-001-5900.000 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-243.00	-251.50	8.50	-1,257.50	-1,215.00	-3,018.00	-59.74
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-97.90	-5.30	-235.00	-97.74
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-22.50	-1.36	-54.00	-97.48
Total Line 72000	0.00	-24.08	24.08	-120.40	-6.66	-289.00	-97.70
70000 TOTAL REVENUE	-31,453.43	-32,284.66	831.23	-161,423.30	-158,948.09	-387,416.00	-58.97

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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	6,729.15	6,945.00	16,150.00	-57.00
60-1-000-001-6330.000 Manager's Salaries	3,502.85	2,804.17	698.68	14,020.85	13,751.78	33,650.00	-59.13
Total Line 91100	4,852.85	4,150.00	702.85	20,750.00	20,696.78	49,800.00	-58.44
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,328.00	3,380.00	-52.00	16,900.00	16,692.00	40,560.00	-58.85
Total Line 91300	3,328.00	3,380.00	-52.00	16,900.00	16,692.00	40,560.00	-58.85
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	480.00	488.00	-8.00	2,440.00	2,407.50	5,856.00	-58.89
Total Line 91310	480.00	488.00	-8.00	2,440.00	2,407.50	5,856.00	-58.89
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	9.62	33.33	-23.71	166.65	38.48	400.00	-90.38
Total Line 91400	9.62	33.33	-23.71	166.65	38.48	400.00	-90.38
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	326.15	333.33	-7.18	1,666.65	1,738.94	4,000.00	-56.53
60-1-000-001-6330.500 Manager's Benefits	918.13	845.83	72.30	4,229.15	4,684.61	10,150.00	-53.85
Total Line 91500	1,244.28	1,179.16	65.12	5,895.80	6,423.55	14,150.00	-54.60
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	289.64	100.00	189.64	500.00	506.51	1,200.00	-57.79
60-1-000-001-6311.000 Office Exp - PL	94.32	160.00	-65.68	800.00	321.64	1,920.00	-83.25
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	90.50	125.00	-34.50	625.00	510.01	1,500.00	-66.00
60-1-000-001-6311.150 IT Support	1,713.83	136.00	1,577.83	680.00	2,031.68	1,632.00	24.49
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	2,188.29	521.00	1,667.29	2,605.00	3,518.61	6,252.00	-43.72
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	100.00	-100.00	500.00	218.21	1,200.00	-81.82
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	79.37	110.00	-30.63	550.00	382.79	1,320.00	-71.00
Total Line 91800	79.37	210.00	-130.63	1,050.00	601.00	2,520.00	-76.15
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	1,300.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.13	0.00	0.13	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	833.35	0.00	2,000.00	-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	100.00	-100.00	500.00	0.00	1,200.00	-100.00
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	54.42	10.00	44.42	50.00	114.38	120.00	-4.68
60-1-000-001-6399.000 Other Administrative	133.44	100.00	33.44	500.00	153.23	1,200.00	-87.23
Total Line 91900	837.99	376.67	461.32	1,883.35	1,572.74	4,520.00	-65.20
91000 TOTAL OPERATING EXPENSE - Admin	13,020.40	10,438.16	2,582.24	52,190.80	51,950.66	125,258.00	-58.53
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	344.76	380.00	-35.24	1,900.00	1,531.88	4,560.00	-66.41
60-1-000-001-6451.000 Utilities Water	1,137.45	900.00	237.45	4,500.00	4,734.72	10,800.00	-56.16
60-1-000-001-6452.000 Utilities Gas	112.27	160.00	-47.73	800.00	454.66	1,920.00	-76.32
60-1-000-001-6453.000 Utilities Sewer	2,446.22	1,790.00	656.22	8,950.00	10,094.56	21,480.00	-53.00
Total Line 93100, 93200, 93300, 93600	4,040.70	3,230.00	810.70	16,150.00	16,815.82	38,760.00	-56.62
93000 TOTAL UTILITIES EXPENSES	4,040.70	3,230.00	810.70	16,150.00	16,815.82	38,760.00	-56.62
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	25,354.15	19,490.88	60,850.00	-67.97
60-1-000-001-6510.100 OT Maintenance	0.00	85.00	-85.00	425.00	311.38	1,020.00	-69.47
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	3,776.80	5,155.83	-1,379.03	25,779.15	19,802.26	61,870.00	-67.99
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	0.00	185.00	-185.00	925.00	345.75	2,220.00	-84.43
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	291.65	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	57.08	266.67	-209.59	1,333.35	734.47	3,200.00	-77.05
60-1-000-001-6515.070 Electrical Supplies	30.30	100.00	-69.70	500.00	197.79	1,200.00	-83.52
60-1-000-001-6515.080 Plumbing Supplies	631.66	340.00	291.66	1,700.00	3,527.21	4,080.00	-13.55
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	64.10	80.00	-15.90	400.00	157.86	960.00	-83.56
60-1-000-001-6515.110 Routine Maint. Supplies	764.74	666.67	98.07	3,333.35	2,643.09	8,000.00	-66.96
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	925.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	916.65	541.00	2,200.00	-75.41
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	666.65	1,451.60	1,600.00	-9.28
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	416.65	220.30	1,000.00	-77.97
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	1,547.88	2,306.66	-758.78	11,533.30	9,782.88	27,680.00	-64.66
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	1,310.00	710.00	600.00	3,550.00	3,372.40	8,520.00	-60.42
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	250.00	0.00	600.00	-100.00
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	625.00	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	1,341.67	-1,341.67	6,708.35	0.00	16,100.00	-100.00
60-1-000-001-6520.060 Unit Turn Contract	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	83.35	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	2,750.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	1,416.65	535.50	3,400.00	-84.25
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	44.25	55.00	-10.75	275.00	44.25	660.00	-93.30
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	2,895.00	1,033.33	1,861.67	5,166.65	2,895.00	12,400.00	-76.65
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	6,666.65	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	4,249.25	5,498.33	-1,249.08	27,491.65	7,387.15	65,980.00	-88.80
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,556.96	1,783.33	-226.37	8,916.65	8,006.83	21,400.00	-62.58
Total Line 94500	1,556.96	1,783.33	-226.37	8,916.65	8,006.83	21,400.00	-62.58
94000 TOTAL MAINTENANCE EXPENSES	11,130.89	14,744.15	-3,613.26	73,720.75	44,979.12	176,930.00	-74.58
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

Date:
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Knox County Housing Authority
FDS Income Statement - Prairieland
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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/Sec Labor Fee	667.99	650.00	17.99	3,250.00	3,303.97	7,800.00	-57.64
60-1-000-001-6580.100 ADT Contract	52.99	99.00	-46.01	495.00	499.83	1,188.00	-57.93
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	50.00	91.60	120.00	-23.67
Total Line 95200	720.98	759.00	-38.02	3,795.00	3,895.40	9,108.00	-57.23
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	720.98	759.00	-38.02	3,795.00	3,895.40	9,108.00	-57.23
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	6,370.85	6,253.40	15,290.00	-59.10
Total LLine 96110	1,250.68	1,274.17	-23.49	6,370.85	6,253.40	15,290.00	-59.10
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	806.25	791.50	1,935.00	-59.10
Total Line 96120	158.30	161.25	-2.95	806.25	791.50	1,935.00	-59.10
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	1,453.75	1,426.80	3,489.00	-59.11
Total Line 96130	285.36	290.75	-5.39	1,453.75	1,426.80	3,489.00	-59.11
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	328.75	322.70	789.00	-59.10
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	450.85	442.60	1,082.00	-59.09
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	153.06	155.92	-2.86	779.60	765.30	1,871.00	-59.10
96100 TOTAL INSURANCE PREMIUMS EXP	1,847.40	1,882.09	-34.69	9,410.45	9,237.00	22,585.00	-59.10
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	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							
60-1-000-001-6710.000 PILOT - Real Estate Tax	-189.88	1,238.92	-1,428.80	6,194.60	5,099.26	14,867.00	-65.70
Total Line 96300	-189.88	1,238.92	-1,428.80	6,194.60	5,099.26	14,867.00	-65.70
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	-288.00	266.67	-554.67	1,333.35	-450.90	3,200.00	-114.09
Total Line 96400	-288.00	266.67	-554.67	1,333.35	-450.90	3,200.00	-114.09
96000 TOTAL OTHER GENERAL EXPENSES	-477.88	1,505.59	-1,983.47	7,527.95	4,648.36	18,067.00	-74.27
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,487.89	1,500.00	-12.11	7,500.00	7,476.16	18,000.00	-58.47
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,487.89	1,500.00	-12.11	7,500.00	7,476.16	18,000.00	-58.47
96700 TOTAL INTEREST EXP & AMORT	1,487.89	1,500.00	-12.11	7,500.00	7,476.16	18,000.00	-58.47
96900 TOTAL OPERATING EXPENSE	31,770.38	34,058.99	-2,288.61	170,294.95	139,002.52	408,708.00	-65.99
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	316.95	1,774.33	-1,457.38	8,871.65	-19,945.57	21,292.00	-193.68
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	1,400.00	1,400.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-18,346.00	-12,766.00	-5,580.00	-63,830.00	-68,511.00	-153,192.00	-55.28
Total Admin Fee Subsidy	-18,346.00	-12,766.00	-5,580.00	-63,830.00	-68,511.00	-153,192.00	-55.28
Interest Income							
30-1-000-000-3300.000 Int Reserve	-3.98	-5.25	1.27	-26.25	-16.66	-63.00	-73.56
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-3.98	-5.25	1.27	-26.25	-16.66	-63.00	-73.56
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	-54.17	54.17	-270.85	0.00	-650.00	-100.00
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	-54.17	54.17	-270.85	0.00	-650.00	-100.00
TOTAL ADMIN OPERATING INCOME	-18,349.98	-12,825.42	-5,524.56	-64,127.10	-68,527.66	-153,905.00	-55.47
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,632.73	8,666.67	-33.94	43,333.35	38,666.73	104,000.00	-62.82
Total Admin Salaries	8,632.73	8,666.67	-33.94	43,333.35	38,666.73	104,000.00	-62.82
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	937.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	937.50	0.00	2,250.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,532.00	2,460.00	72.00	12,300.00	12,828.00	29,520.00	-56.54
30-1-000-000-4120.300 Bookkeep. Fees	1,582.50	1,538.00	44.50	7,690.00	8,017.50	18,456.00	-56.56
Total Fees Expense	4,114.50	3,998.00	116.50	19,990.00	20,845.50	47,976.00	-56.55
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,907.57	4,183.33	-275.76	20,916.65	18,942.89	50,200.00	-62.27
Total Benefit Contribution Exp	3,907.57	4,183.33	-275.76	20,916.65	18,942.89	50,200.00	-62.27
Office Expense							
30-1-000-000-4180.000 Telephone	95.86	76.67	19.19	383.35	476.83	920.00	-48.17
30-1-000-000-4190.100 Postage	162.75	154.17	8.58	770.85	789.51	1,850.00	-57.32
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	22.08	-22.08	110.40	0.00	265.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	154.15	0.00	370.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	125.00	370.50	300.00	23.50
Total Office Expense	258.61	308.75	-50.14	1,543.75	1,636.84	3,705.00	-55.82
Legal Expense							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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	125.00	-125.00	625.00	820.22	1,500.00	-45.32
Total Travel Expense	0.00	125.00	-125.00	625.00	820.22	1,500.00	-45.32
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	64.00	0.00	64.00	0.00	147.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	1,425.00	560.00	3,420.00	-83.63
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	625.00	191.00	1,500.00	-87.27
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	275.00	-275.00	1,375.00	0.00	3,300.00	-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	22.24	16.67	5.57	83.35	638.03	200.00	219.02
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	1,458.35	0.00	3,500.00	-100.00
30-1-000-000-4190.950 Background Verification	1,060.42	308.33	752.09	1,541.65	2,395.89	3,700.00	-35.25
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	1,615.00	1,400.00	3,876.00	-63.88
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	179.95	0.00	
Total Other Expense	1,742.65	1,624.67	117.98	8,123.35	5,512.41	19,496.00	-71.73
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	125.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	62.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	187.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	18,656.06	19,131.42	-475.36	95,657.10	86,424.59	229,577.00	-62.35
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	270.85	265.80	650.00	-59.11
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	995.40	976.45	2,389.00	-59.13
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	258.35	250.00	620.00	-59.68
Total Insurance Premium Expenses	298.45	304.92	-6.47	1,524.60	1,492.25	3,659.00	-59.22
TOTAL INSURANCE EXPENSE	298.45	304.92	-6.47	1,524.60	1,492.25	3,659.00	-59.22
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	-16.00	41.67	-57.67	208.35	-2,477.70	500.00	-595.54
30-1-000-000-4590.010 Admin Gen Exp-Port	264.22	283.33	-19.11	1,416.65	1,299.59	3,400.00	-61.78
Total General Expense	248.22	325.00	-76.78	1,625.00	-1,178.11	3,900.00	-130.21
TOTAL GENERAL EXPENSE	248.22	325.00	-76.78	1,625.00	-1,178.11	3,900.00	-130.21
TOTAL EXPENSES - ADMIN	19,202.73	19,761.34	-558.61	98,806.70	86,738.73	237,136.00	-63.42
ADMIN (Profit)/Loss	852.75	6,935.92	-6,083.17	34,679.60	18,211.07	83,231.00	-78.12
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	2,325.00	2,320.00	5,580.00	-58.42
Total Depreciation Expense	464.00	465.00	-1.00	2,325.00	2,320.00	5,580.00	-58.42
TOTAL MISC EXPENSE	464.00	465.00	-1.00	2,325.00	2,320.00	5,580.00	-58.42
TOTAL ADMIN EXPENSES w/ DEPR EXP	19,666.73	20,226.34	-559.61	101,131.70	89,058.73	242,716.00	-63.31
ADMIN (Profit)/Loss w/ Depreciation	1,316.75	7,400.92	-6,084.17	37,004.60	20,531.07	88,811.00	-76.88

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
August, 2023

	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	-54.17	54.17	-270.85	0.00	-650.00	-100.00
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	-82,649.00	-82,237.50	-411.50	-411,187.50	-402,834.00	-986,850.00	-59.18
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,649.00	-82,291.67	-357.33	-411,458.35	-402,834.00	-987,500.00	-59.21
TOTAL HAP INCOME	-82,649.00	-82,291.67	-357.33	-411,458.35	-402,834.00	-987,500.00	-59.21
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	76,104.00	71,916.67	4,187.33	359,583.35	389,535.00	863,000.00	-54.86
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	4,122.00	3,333.33	788.67	16,666.65	20,459.00	40,000.00	-48.85
30-1-000-000-4715.050 HAP Homeownership	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.070 HAP Port Out Pmts	5,470.00	7,000.00	-1,530.00	35,000.00	31,276.00	84,000.00	-62.77
Total HAP Expenses	85,696.00	82,250.00	3,446.00	411,250.00	441,270.00	987,000.00	-55.29
TOTAL HAP EXPENSE	85,696.00	82,250.00	3,446.00	411,250.00	441,270.00	987,000.00	-55.29
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-16.20	41.67	-57.87	208.35	-353.20	500.00	-170.64
Total General HAP Expenses	-16.20	41.67	-57.87	208.35	-353.20	500.00	-170.64
TOTAL GENERAL HAP EXPENSES	-16.20	41.67	-57.87	208.35	-353.20	500.00	-170.64
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	85,679.80	82,291.67	3,388.13	411,458.35	440,916.80	987,500.00	-55.35
Remaining HAP (to)/from Reserve	3,030.80	0.00	3,030.80	0.00	38,082.80	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
August, 2023

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	75.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-8,146.00	-5,395.83	-2,750.17	-26,979.15	-36,681.00	-64,750.00	-43.35
Total HAP Income	-8,146.00	-5,395.83	-2,750.17	-26,979.15	-36,681.00	-64,750.00	-43.35
TOTAL HAP INCOME	-8,146.00	-5,395.83	-2,750.17	-26,979.15	-36,681.00	-64,750.00	-43.35
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	5,621.00	5,320.83	300.17	26,604.15	33,259.00	63,850.00	-47.91
30-1-000-001-4715.040 EHV HAP Utility Pmts	396.00	75.00	321.00	375.00	2,192.00	900.00	143.56
30-1-000-001-4715.070 EHV HAP Port Out Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expense	6,017.00	5,395.83	621.17	26,979.15	35,451.00	64,750.00	-45.25
TOTAL HAP EXPENSE	6,017.00	5,395.83	621.17	26,979.15	35,451.00	64,750.00	-45.25
EHV HAP (to)/from Reserve	-2,129.00	0.00	-2,129.00	0.00	-1,230.00	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	-436.00	-775.00	339.00	-3,875.00	-4,905.00	-9,300.00	-47.26
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	0.00	-1,166.67	1,166.67	-5,833.35	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-208.35	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-208.35	0.00	-500.00	-100.00
Total Admin Fee Subsidy	-436.00	-2,025.01	1,589.01	-10,125.05	-4,905.00	-24,300.00	-79.81
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	-436.00	-2,025.01	1,589.01	-10,125.05	-4,905.00	-24,300.00	-79.81

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
August, 2023

	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	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	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	177.52	291.67	-114.15	1,458.35	887.60	3,500.00	-74.64
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,041.65	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	102.27	261.67	-159.40	1,308.35	511.35	3,140.00	-83.71
30-1-000-001-4120.100 EHV Management Fee	144.00	180.00	-36.00	900.00	756.00	2,160.00	-65.00
30-1-000-001-4120.300 EHV Bookkeeping Fee	90.00	112.50	-22.50	562.50	472.50	1,350.00	-65.00
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	500.00	420.00	1,200.00	-65.00
Total Ongoing Admin Expenses	573.79	1,154.17	-580.38	5,770.85	3,047.45	13,850.00	-78.00
TOTAL ONGOING ADMIN EXPENSES	573.79	1,154.17	-580.38	5,770.85	3,047.45	13,850.00	-78.00
<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	208.33	-208.33	1,041.65	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,041.65	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	500.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	2,812.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	2,812.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	4,354.15	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	573.79	2,025.00	-1,451.21	10,125.00	3,047.45	24,300.00	-87.46
EHV ADMINI (Profit)/Loss	137.79	-0.01	137.80	-0.05	-1,857.55	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
August 31, 2023

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	131,307.39	137,945.91	-6,638.52	606,552.99	1,655,351.00	-63.36
TOTAL OPERATING INCOME	131,307.39	137,945.91	-6,638.52	606,552.99	1,655,351.00	-63.36
OPERATING EXPENSE						
Total Administration Expenses	52,798.94	63,700.00	-10,901.06	300,031.30	764,400.00	-60.75
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	406.32	615.00	-208.68	1,657.95	7,380.00	-77.53
Total Maintenance Expenses	63,704.92	61,164.16	2,540.76	309,042.08	733,970.00	-57.89
Total Protective Expenses	6,361.41	6,616.67	-255.26	34,302.35	79,400.00	-56.80
General Expenses	3,232.65	3,724.17	-491.52	16,163.25	44,690.00	-63.83
TOTAL ROUTINE OPERATING EXPENSES	126,504.24	135,820.00	-9,315.76	661,196.93	1,629,840.00	-59.43
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	126,504.24	135,820.00	-9,315.76	661,196.93	1,629,840.00	-59.43
NET REVENUE/-EXPENSE PROFIT/-LOSS	4,803.15	2,125.91	2,677.24	-54,643.94	25,511.00	-314.20
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	3,802.50	9,180.00	-58.58
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	4,042.65	1,360.91	2,681.74	-58,446.44	16,331.00	-457.89

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
August 31, 2023

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	89,149.47	92,870.83	-3,721.36	454,058.21	1,114,450.00	-59.26
TOTAL OPERATING INCOME	89,149.47	92,870.83	-3,721.36	454,058.21	1,114,450.00	-59.26
OPERATING EXPENSE						
Total Administration Expenses	30,044.04	29,024.68	1,019.36	147,863.50	348,296.00	-57.55
Total Tenant Service Expenses	35.64	400.00	-364.36	299.64	4,800.00	-93.76
Total Utility Expenses	9,902.07	11,750.00	-1,847.93	41,024.88	141,000.00	-70.90
Total Maintenance Expenses	40,034.70	35,089.53	4,945.17	159,664.22	421,074.00	-62.08
Total Protective Service Expenses	2,634.96	3,515.84	-880.88	13,943.03	42,190.00	-66.95
General Expenses	13,714.13	8,184.16	5,529.97	42,840.97	98,210.00	-56.38
TOTAL ROUTINE OPERATING EXPENSES	96,365.54	87,964.21	8,401.33	405,636.24	1,055,570.00	-61.57
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	96,365.54	87,964.21	8,401.33	405,636.24	1,055,570.00	-61.57
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-7,216.07	4,906.62	-12,122.69	48,421.97	58,880.00	-17.76
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	54,245.00	165,000.00	-67.12
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-18,065.07	-8,843.38	-9,221.69	-5,823.03	-106,120.00	-94.51

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
August 31, 2023

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	105,332.41	109,193.67	-3,861.26	517,565.69	1,310,324.00	-60.50
TOTAL OPERATING INCOME	105,332.41	109,193.67	-3,861.26	517,565.69	1,310,324.00	-60.50
OPERATING EXPENSE						
Total Administration Expenses	35,772.33	36,060.27	-287.94	156,113.32	432,723.00	-63.92
Total Tenant Service Expenses	171.44	91.67	79.77	714.07	1,100.00	-35.08
Total Utility Expenses	3,545.34	2,945.82	599.52	8,864.29	35,350.00	-74.92
Total Maintenance Expenses	128,439.48	52,350.91	76,088.57	429,938.86	628,211.00	-31.56
Total Protective Service Expenses	2,229.82	2,920.83	-691.01	13,879.89	35,050.00	-60.40
General Expenses	15,924.93	8,379.10	7,545.83	44,534.92	100,549.00	-55.71
TOTAL ROUTINE OPERATING EXPENSES	186,083.34	102,748.60	83,334.74	654,045.35	1,232,983.00	-46.95
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	186,083.34	102,748.60	83,334.74	654,045.35	1,232,983.00	-46.95
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-80,750.93	6,445.07	-87,196.00	-136,479.66	77,341.00	-276.46
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	142,550.00	372,000.00	-61.68
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-109,260.93	-24,554.93	-84,706.00	-279,029.66	-294,659.00	-5.30

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
August 31, 2023

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	26,033.70	26,347.59	-313.89	135,832.87	316,171.00	-57.04
TOTAL OPERATING INCOME	26,033.70	26,347.59	-313.89	135,832.87	316,171.00	-57.04
OPERATING EXPENSE						
Total Administration Expenses	7,975.32	8,685.09	-709.77	34,916.68	104,221.00	-66.50
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	2,662.42	2,850.00	-187.58	7,719.47	34,200.00	-77.43
Total Maintenance Expenses	7,542.20	12,864.50	-5,322.30	39,135.58	154,374.00	-74.65
Total Protective Service Expenses	651.97	1,197.50	-545.53	4,864.63	14,370.00	-66.15
General Expenses	1,470.00	2,640.25	-1,170.25	12,836.15	31,683.00	-59.49
TOTAL ROUTINE OPERATING EXPENSES	20,301.91	28,829.00	-8,527.09	99,472.51	345,948.00	-71.25
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	20,301.91	28,829.00	-8,527.09	99,472.51	345,948.00	-71.25
NET REVENUE/EXPENSE PROFIT/-LOSS						
	5,731.79	-2,481.41	8,213.20	36,360.36	-29,777.00	-222.11
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	22,175.00	105,000.00	-78.88
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	1,296.79	-11,231.41	12,528.20	14,185.36	-134,777.00	-110.53

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
August 31, 2023

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	18,349.98	12,825.42	5,524.56	68,527.66	153,905.00	-55.47
TOTAL ADMIN OPERATING INCOME	18,349.98	12,825.42	5,524.56	68,527.66	153,905.00	-55.47
OPERATING EXPENSES						
Total Admin Expenses	13,881.57	14,300.42	-418.85	63,291.60	171,605.00	-63.12
Total Fees Expenses	4,458.50	4,470.50	-12.00	21,553.04	53,646.00	-59.82
Total General Expenses	862.66	990.42	-127.76	1,894.09	11,885.00	-84.06
TOTAL OPERATING EXPENSES	19,202.73	19,761.34	-558.61	86,738.73	237,136.00	-63.42
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	19,202.73	19,761.34	-558.61	86,738.73	237,136.00	-63.42
NET REVENUE PROFIT/-LOSS	-852.75	-6,935.92	6,083.17	-18,211.07	-83,231.00	-78.12
Total Depreciation Expense	464.00	465.00	-1.00	2,320.00	5,580.00	-58.42
NET REVENUE w/Deprecitation PROFIT/-LOSS	-1,316.75	-7,400.92	6,084.17	-20,531.07	-88,811.00	-76.88

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,649.00	82,291.67	357.33	402,834.00	987,500.00	-59.21
TOTAL HAP INCOME	82,649.00	82,291.67	357.33	402,834.00	987,500.00	-59.21
HAP EXPENSES						
Total HAP Expenses	85,696.00	82,250.00	3,446.00	441,270.00	987,000.00	-55.29
Total General HAP Expenses	-16.20	41.67	-57.87	-353.20	500.00	-170.64
TOTAL HAP EXPENSES	85,679.80	82,291.67	3,388.13	440,916.80	987,500.00	-55.35
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-3,030.80	0.00	-3,030.80	-38,082.80	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
August 31, 2023

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	38,117.56	37,317.08	800.48	180,330.07	447,805.00	-59.73
TOTAL OPERATING INCOME	38,117.56	37,317.08	800.48	180,330.07	447,805.00	-59.73
OPERATING EXPENSE						
Total Administration Expenses	11,510.83	8,260.08	3,250.75	36,005.72	99,121.00	-63.67
Total Fee Expenses	4,284.14	4,284.00	0.14	21,365.64	51,408.00	-58.44
Total Utilities Expenses	3,898.66	3,405.00	493.66	14,953.42	40,860.00	-63.40
Total Maintenance Expenses	9,060.74	20,691.08	-11,630.34	102,231.76	248,293.00	-58.83
Total Taxes & Insurance Expense	1,666.67	3,974.42	-2,307.75	15,451.83	47,693.00	-67.60
Total Financial Expenses	1,487.90	1,500.00	-12.10	7,476.19	18,000.00	-58.47
TOTAL ROUTINE OPERATING EXPENSE	31,908.94	42,114.58	-10,205.64	197,484.56	505,375.00	-60.92
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	31,908.94	42,114.58	-10,205.64	197,484.56	505,375.00	-60.92
NET REVENUE PROFIT/-LOSS						
	6,208.62	-4,797.50	11,006.12	-17,154.49	-57,570.00	-70.20
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	41,530.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-2,097.38	-4,797.50	2,700.12	-58,684.49	-57,570.00	1.94

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
August 31, 2023

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	31,453.43	32,287.41	-833.98	158,948.09	387,449.00	-58.98
TOTAL OPERATING INCOME	31,453.43	32,287.41	-833.98	158,948.09	387,449.00	-58.98
OPERATING EXPENSE						
Total Administration Expenses	8,924.27	6,836.83	2,087.44	32,395.13	82,042.00	-60.51
Total Fee Expenses	3,808.13	3,868.00	-59.87	19,104.63	46,416.00	-58.84
Total Utilities Expenses	4,040.70	3,230.00	810.70	16,815.82	38,760.00	-56.62
Total Maintenance Expenses	11,851.87	15,503.15	-3,651.28	48,874.52	186,038.00	-73.73
Total Taxes & Insurance Expense	1,657.52	3,121.01	-1,463.49	14,336.26	37,452.00	-61.72
Total Financial Expenses	1,487.89	1,500.00	-12.11	7,476.16	18,000.00	-58.47
TOTAL ROUTINE OPERATING EXPENSE	31,770.38	34,058.99	-2,288.61	139,002.52	408,708.00	-65.99
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	31,770.38	34,058.99	-2,288.61	139,002.52	408,708.00	-65.99
NET REVENUE PROFIT/-LOSS						
	-316.95	-1,771.58	1,454.63	19,945.57	-21,259.00	-193.82
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	36,052.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-7,527.45	-1,771.58	-5,755.87	-16,106.93	-21,259.00	-24.23

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
August 31, 2023

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	351,822.97	366,358.00	-14,535.03	1,685,867.80	4,396,296.00	-61.65
TOTAL OPERATING INCOME	351,822.97	366,358.00	-14,535.03	1,685,867.80	4,396,296.00	-61.65
OPERATING EXPENSE						
Total Administration Expenses	126,590.63	133,053.37	-6,462.74	621,540.60	1,596,640.00	-61.07
Total Tenant Service Expenses	207.08	1,083.33	-876.25	1,013.71	13,000.00	-92.20
Total Utility Expenses	16,516.15	18,160.82	-1,644.67	59,266.59	217,930.00	-72.80
Total Maintenance Expenses	239,721.30	161,469.10	78,252.20	937,780.74	1,937,629.00	-51.60
Total Protective Service Expenses	11,878.16	14,250.84	-2,372.68	66,989.90	171,010.00	-60.83
General Expenses	34,341.71	22,927.68	11,414.03	116,375.29	275,132.00	-57.70
TOTAL ROUTINE OPERATING EXPENSES	429,255.03	350,945.14	78,309.89	1,802,966.83	4,211,341.00	-57.19
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	429,255.03	350,945.14	78,309.89	1,802,966.83	4,211,341.00	-57.19
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-77,432.06	15,412.86	-92,844.92	-117,099.03	184,955.00	-163.31
Total Depreciation Expense						
	44,554.50	54,265.00	-9,710.50	222,772.50	651,180.00	-65.79
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-121,986.56	-38,852.14	-83,134.42	-339,871.53	-466,225.00	-27.10

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
August 31, 2023

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,570.99	69,604.49	-33.50	339,278.16	835,254.00	-59.38
TOTAL OPERATING INCOME	69,570.99	69,604.49	-33.50	339,278.16	835,254.00	-59.38
OPERATING EXPENSE						
Total Administration Expenses	20,435.10	15,096.91	5,338.19	68,400.85	181,163.00	-62.24
Total Fee Expenses	8,092.27	8,152.00	-59.73	40,470.27	97,824.00	-58.63
Total Utilities Expenses	7,939.36	6,635.00	1,304.36	31,769.24	79,620.00	-60.10
Total Maintenance Expenses	20,912.61	36,194.23	-15,281.62	151,106.28	434,331.00	-65.21
Total Taxes & Insurance Expense	3,324.19	7,095.43	-3,771.24	29,788.09	85,145.00	-65.01
Total Financial Expenses	2,975.79	3,000.00	-24.21	14,952.35	36,000.00	-58.47
TOTAL ROUTINE OPERATING EXPENSE	63,679.32	76,173.57	-12,494.25	336,487.08	914,083.00	-63.19
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	63,679.32	76,173.57	-12,494.25	336,487.08	914,083.00	-63.19
NET REVENUE PROFIT/-LOSS						
	5,891.67	-6,569.08	12,460.75	2,791.08	-78,829.00	-103.54
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	77,582.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-9,624.83	-6,569.08	-3,055.75	-74,791.42	-78,829.00	-5.12

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
August, 2023

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,663.70	9,867.86	-204.16	49,770.74
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,534.96	16,051.44	2,483.52	86,786.35
Administrative Expenses	1,845.38	755.83	1,089.55	11,306.41
Tenant Services	35.64	24.86	10.78	299.64
Utilities	9,902.07	9,795.13	106.94	41,024.88
Maint/Protective Serv - Supplies/Conts	42,669.66	34,892.54	7,777.12	173,607.25
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	13,714.13	6,959.35	6,754.78	42,840.97
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	96,365.54	78,347.01	18,018.53	405,636.24
AMP002 - FAMILY				
Salaries	9,244.08	8,464.95	779.13	47,449.99
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	19,898.94	17,149.61	2,749.33	92,575.52
Administrative Expenses	6,629.31	1,583.36	5,045.95	16,087.81
Tenant Services	171.44	0.00	171.44	714.07
Utilities	3,545.34	1,877.85	1,667.49	8,864.29
Maint/Protective Serv - Supplies/Conts	129,453.67	59,118.48	70,335.19	442,582.68
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	15,924.93	8,488.47	7,436.46	44,534.92
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	184,867.71	96,682.72	88,184.99	652,829.72
AMP003 - BLUEBELL				
Salaries	1,073.78	0.00	1,073.78	5,530.15
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,295.35	4,766.00	529.35	25,067.58
Administrative Expenses	1,606.19	564.55	1,041.64	4,318.95
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,662.42	2,771.04	-108.62	7,719.47
Maint/Protective Serv - Supplies/Conts	8,194.17	4,672.46	3,521.71	43,762.12
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	1,470.00	1,460.08	9.92	12,836.15
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	20,301.91	14,234.13	6,067.78	99,234.42
COCC				
Salaries	107,695.28	100,716.23	6,979.05	548,072.29
Employee W/H Payments	49.82	-1,620.19	1,670.01	-756.54
Fee Expenses	838.24	0.00	838.24	1,657.13
Administrative Expenses	5,568.37	5,388.00	180.37	55,543.73
Tenant Services	0.00	110.74	-110.74	0.00
Utilities	406.32	628.02	-221.70	1,657.95
Maint/Protective Serv - Supplies/Conts	2,532.94	6,301.86	-3,768.92	4,564.73
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	16,163.25
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	120,323.62	114,755.92	5,567.70	626,902.54
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	127,676.84	119,049.04	8,627.80	650,823.17
Employee W/H Payments	49.82	-1,620.19	1,670.01	-756.54
Fee Expenses	44,582.49	37,967.05	6,615.44	206,028.55
Administrative Expenses	60,216.74	46,258.79	13,957.95	293,343.48
Tenant Services	207.08	135.60	71.48	1,013.71
Utilities	16,516.15	15,072.04	1,444.11	59,266.59
Maint/Protective Serv - Supplies/Conts	182,850.44	104,985.34	77,865.10	664,516.78
Mileage	0.00	0.00	0.00	20.44
Insurance & General Expenses	34,341.71	20,139.16	14,202.55	116,375.29
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	466,441.27	341,986.83	124,454.44	1,990,631.47

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
August, 2023

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,430.88	12,035.80	-604.92
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,165.00	119.00
Administrative Expenses	4,693.69	887.09	3,806.60
Utilities	3,898.66	3,642.96	255.70
Maintenance Supplies/Contracts	2,936.01	5,629.05	-2,693.04
Security, Tax, & Insurance Expenses	2,457.66	3,157.56	-699.90
Finacial Expenses	1,487.90	1,645.24	-157.34
TOTAL BRENTWOOD CLAIMS	31,188.80	31,162.70	26.10
PRAIRIELAND			
Salaries	11,430.89	12,035.85	-604.96
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,808.00	3,867.50	-59.50
Administrative Expenses	2,177.14	731.70	1,445.44
Utilities	4,040.70	3,495.12	545.58
Maintenance Supplies/Contracts	5,797.13	3,840.83	1,956.30
Security, Taxes, & Insurance Expenses	2,378.50	2,885.06	-506.56
Financial Expenses	1,487.89	1,645.24	-157.35
TOTAL PRAIRIELAND CLAIMS	31,120.25	28,501.30	2,618.95
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,861.77	24,071.65	-1,209.88
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	8,032.50	59.50
Administrative Expenses	6,870.83	1,618.79	5,252.04
Utilities	7,939.36	7,138.08	801.28
Maintenance Supplies	8,733.14	9,469.88	-736.74
Security, Tax, & Insurance Expenses	4,836.16	6,042.62	-1,206.46
Financial Expenses	2,975.79	3,290.48	-314.69
TOTAL AHP CLAIMS	62,309.05	59,664.00	2,645.05
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,540.30	6,671.69	5,868.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,738.50	3,783.00	955.50
Administrative Expenses	1,341.27	799.83	541.44
General Expense-Admin	546.67	680.93	-134.26
Total HCV Expenses	19,166.74	11,935.45	7,231.29
HAP Expenses	85,696.00	74,815.00	10,881.00
General Expenses	-16.20	103.00	-119.20
Total HAP Expenses	85,679.80	74,918.00	10,761.80
TOTAL HCV CLAIMS	104,846.54	86,853.45	17,993.09

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
August, 2023

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	0.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	35,356.00	63,744.00
TOTAL CFG 2022 CLAIMS	0.00	0.00	35,356.00	363,744.00
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	47,550.00	47,550.00
TOTAL CFG 2021 CLAIMS	0.00	0.00	47,550.00	347,550.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	136,133.63	515,397.10
TOTAL CFG 2020 CLAIMS	0.00	0.00	136,133.63	815,397.10
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	0.00	0.00	219,039.63	2,610,565.10

Knox County Housing Authority
CLAIMS REPORT TOTALS
August, 2023

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	96,365.54	78,347.01	18,018.53	405,636.24
AMP002 - FAMILY	186,083.34	96,682.72	89,400.62	654,045.35
AMP003 - BLUEBELL	20,301.91	14,234.13	6,067.78	99,472.51
COCC	126,554.06	114,755.93	11,798.13	660,440.39
TOTAL LOW RENT	429,304.85	304,019.79	125,285.06	1,819,594.49
<u>A.H.P.</u>				
BRENTWOOD	31,908.94	31,162.70	746.24	197,484.56
PRAIRIELAND	31,770.38	29,411.30	2,359.08	139,002.52
TOTAL A.H.P.	63,679.32	60,574.00	3,105.32	336,487.08
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	19,166.74	11,935.45	7,231.29	86,558.78
TOTAL HCV	19,166.74	11,935.45	7,231.29	86,558.78
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	0.00	0.00	0.00	35,356.00
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	47,550.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	136,133.63
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	0.00	0.00	219,039.63
<hr/>				
TOTAL CLAIMS FOR MONTH	512,150.91	376,529.24	135,621.67	2,461,679.98

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: 08/25/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 08/29/2023

SUBJECT: Legal Services Contract Extension

Executive Summary

At the 09/30/2021 regular meeting of the Board of Commissioners, the Board selected Jack Ball to provide legal counsel services to the agency, at the expense of \$800.00 monthly, for a term of one year, with clause to extend the contract through four one-year renewal options. The initial contract period began on 10/01/2021 and expires 09/30/2022.

Due to the nature of agency procurement and the structure of the original contract, this contract qualifies to be extended on an annual basis, not to exceed four (4) one-year extensions. The initial contract was extended for one year at the 12/27/2022 regular meeting, backdated to August 2022 through August 2023. The upcoming contract period represents the second extension allowed. The terms of the current contract call for a fee of \$800.00 per month, \$9,600.00 annually.

In accordance with the contract provisions, Mr. Ball's performance of duties in reference to the general scope of services is assessed annually to determine eligibility for extension. Mr. Ball handles agency business with appropriate urgency, has displayed an extensive knowledge pertaining to landlord/tenant law, and has provided valuable counsel to the Board on agency matters. He has been present for the vast majority of Board meetings and has provided a detailed report of activities on behalf of the agency on a monthly basis. It is the determination of the Executive Director that Mr. Ball has served the agency well, provided fair value for services rendered, and displays professionalism and integrity in the performance of his duties.

Fiscal Impact

Mr. Ball has not requested an increase in the monthly fee of \$800.00. The expense for legal services is split evenly amongst applicable KCHA programs.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners approve an extension of the current contract between the Knox County

Housing Authority and Jack P. Ball, Esq. for a period of one (1) year, effective retroactively from 09/01/2023 through 08/31/2024 at the expense of \$800.00 monthly, \$9,600.00 annually.

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: 09/20/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/26/2023

SUBJECT: Application for Payment #2 – Hein Construction

Executive Summary

At the 01/31/2023 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 in Phase 4 will include the following:

- Installation of three playgrounds at the Family Sites;
- Installation of new roofs at Moon Towers and the Central Office Cost Center;
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Playground and site excavation work started in mid-July with playground equipment installed in August and September. To date, all three site playgrounds have equipment installed. The playground surfaces will be poured starting the week of 10/02/2023.

Additionally, construction is well underway for the new pavilion at Bluebell Tower. The concrete work is complete, and the structure is built awaiting roofing to be installed starting the week of 09/25/2023.

Also, mobilization of roofing materials for Moon Towers started on 09/19/2023. Roof work will begin on 09/25/2023 and will finish on 11/10/2023 pending weather and/or other delays.

Alliance Architecture was on site for visits on 08/10/2023 and 09/18/2023. Alliance Architecture has reviewed and signed approval for Pay Request #2.

Fiscal Impact

This application for payment will be paid from 2020, 2021 and 2022 Capital Fund grants as approved at the 01/31/2023 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 #2 from Hein Construction in the amount of \$493,290.87 for the period to 08/30/2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA® DOCUMENT G732™ - 2009

PAGE ONE OF

4 PAGES

TO OWNER: **Knox Co. Housing Authority** PROJECT: **KCHA-504 Modifications-PH 4** APPLICATION NO: 2
 255 W Tompkins St Various Sites APPLICATION 45163
 Galesburg, IL 61401 Galesburg, IL 61401 PERIOD TO: 8/30/2023

FROM: **Hein Construction Co., Inc.** VIA CONTRACTOR: **Hein Construction Co., Inc.** Distribution to:
 Sub-Contractor **56 N. Cedar St.** **56 N. Cedar St.** OWNER
 Galesburg, IL 61401 Galesburg, IL 61401 CONSTRUCTION
 CONTRACT FOR: **General Contractor** VIA ARCHITECT: **Alliance Architects** CONTRACT DATE: 02/15/23 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT NO: 23-2144

CONTRACTOR'S APPLICATION FOR PAYMENT


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

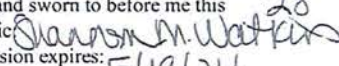
1. ORIGINAL CONTRACT SUM	\$	1,735,000.00
2. NET CHANGES IN THE WORK	\$	
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,735,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	588,035.37
5. RETAINAGE:		
a. 10 % of Completed Work	\$	58,803.54
(Column D + E on G703)		
b. 10 % of Stored Material	\$	
(Column F on G703)		
Total Retainage (Lines 5a + 5b or		
Total in Column I of G703)	\$	58,803.54
6. TOTAL EARNED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$	529,231.83
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	35,940.96
8. CURRENT PAYMENT DUE	\$	493,290.87
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	1,205,768.17

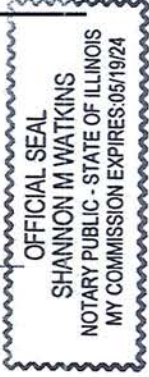
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$
Total approved this month including		\$
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		

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

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

By:  Date: 8/28/23

State of: Illinois County of: Knox
 Subscribed and sworn to before me this 28 day of August, 2023
 Notary Public 
 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 \$ **493,290.87**

(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:  Alliance Architecture Date: 09-15-2023

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

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: 09/20/2023

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 09/26/2023

SUBJECT: Cedar Creek Place Drainage and Unit Renovation Project – Hein
Construction Pay Request #1

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction for Cedar Creek Drainage and Unit Renovation. This project is being done to remedy a drainage issue near 1554 McKnight Street as well as to complete interior repairs to the unit that resulted from water infiltrating the unit. The total price for this contract is \$72,600.

Site work began mid-July including excavation and concrete work. A new drainage swale and retaining wall have been completed. The remaining work to be completed includes back filling and lawn repair.

Alliance Architecture was on site for visits on 08/10/2023 and 09/18/2023.

Alliance Architecture has reviewed and approved Invoice 23-2314-CCD.

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 of Commissioners of the Knox County Housing Authority approve Application for Payment #1 from Hein Construction in the amount of \$47,000.00 for the period to 07/31/2023.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N CEDAR STREET, GALESBURG, ILLINOIS 61401

OFFICE PHONE (309) 691-4774

FAX (309) 691-4673

INVOICE 23-2314-CCD-01

TO: Knox County Housing Authority
216 W. Simmons St.
Galesburg, IL 61401

Dated: 07-31-2023

Attn: Cheryl Lefler

PROJECT: Cedar Creek Drainage & Unit Renovation

SCOPE OF WORK - See Attached Signed Acceptance Sheet

ORIGINAL CONTRACT AMOUNT	\$72,600.00
CHANGES TO THE CONTRACT	\$0
CONTRACT INCLUDING CHANGES	\$72,600.00
PREVIOUSLY INVOICED	\$0
AMOUNT DUE THIS INVOICE	\$47,000.00
BALANCE TO FINISH	\$ 25,600.00

Dave Marshall



Vice President

HEIN CONSTRUCTION CO., INC.

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

56 N. CEDAR ST. • GALESBURG, IL 61401 • OFFICE PHONE (309) 343-5124 • FAX (309) 343-3690

PROPOSAL FOR CONSTRUCTION

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

The Contractor is requested to submit a proposal for drainage modification and Apartment 1554 McKnight renovation, providing all labor, tools, equipment and material for a complete job.

Base Bid..... \$ 72,600.⁰⁰

Project will be completed within 180 Days from
Acceptance of Proposal

Propose wage rates for unlisted classifications:

	<u>Wage</u>	<u>Fringe</u>
Painter	\$ <u>30.⁰⁰</u>	\$ <u>17.⁵²</u>
<u>Operator</u>	\$ <u>43.⁹⁶</u>	\$ <u>38.³⁵</u>
.....	\$ _____	\$ _____

Acknowledge receipt of Addendum (Addenda) and Clarification(s).

The following addenda have been received and are hereby acknowledged, and their execution is included in the above proposal amount:

Addendum No. 1, Dated 12/21/22 Addendum No. _____, Dated _____

Clarification No. _____, Dated _____ Clarification No. _____, Dated _____

Company Name & Address:

Hein Construction, Inc

56 N Cedar St

Galesburg, IL 61401

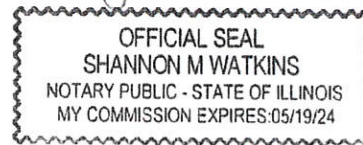
Signature of: *Derek Antoine*

Bidder, if the bidder is an individual;
Partner, if the bidder is a partnership;
Officer, if the bidder is a corporation

Subscribed and sworn to before me this 4 day of January, 2023

Shannon M Watkins
Notary

My Commission Expires: May 19, 2024.



Accepted by:

Derek Antoine 5/23/2023
Derek Antoine, Executive Director Date
Knox County Housing Authority

RESOLUTION 2023-07

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Housing Utility Allowance Schedule FFY 09/30/24

Article I. Background

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. 24 CFR §965.502(a) states "PHAs shall establish allowances for PHA-furnished utilities for all metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers." Additionally, 24 CFR §965.502(b) explains "The PHA shall maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents." 24 CFR §965.505(b) clarifies "Allowances for both PHA-furnished and resident-purchased utilities shall be designed to include such reasonable consumption for major equipment or for utility functions furnished by the PHA for all residents (e.g., heating furnace, hot water heater), for essential equipment whether or not furnished by the PHA (e.g., range and refrigerator), and for minor items of equipment (such as toasters and radios) furnished by residents."

24 CFR §965.507(a) stipulates "PHA shall review at least annually the basis on which utility allowances have been established and, if reasonably required in order to continue adherence to the standards stated in § 965.505, shall establish revised allowances." Further, 24 CFR §965.507(b) explains "PHA may revise its allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based."

To that end, the KCHA, within the construct and purvey of its consortium partnership with the Nelrod Company, requested a Utility Allowance study be conducted for rental units in Knox County, Illinois. The objective of the study and subsequent analysis was to update the current Public Housing utility allowances with current utility supplier's rates and charges for electric, natural gas, water, sewer and trash collection for the agency's three PH properties – Moon Towers, Family Sites (Woodland Bend, Cedar Creek Place, Whispering Hollow), and Bluebell Tower.

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges.

Based on the data obtained during the comparability study, **the Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule due to changes in rates for electric, water, sewer, and trash/refuse collection.** The Nelrod Company has provided support documentation for its analysis and recommendation.

Changes shall be effective immediately for tenants whose rents declined as a result of increased utility allowances, and effective on **10/01/2023** for tenants who experienced a rental increase resulting from decreased utility allowances. Public Notice was provided through a posting and comment period, commencing on **09/01/2023** and ending **09/30/2023**. No public comments were received pertaining to the proposed schedule.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Public Housing Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2024.



REVIEW AND COMMENT

PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 10/01/2023

09/01/2023: 24 CFR 965.502 requires that PHAs shall establish allowances for PHA-furnished utilities for all check metered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers. 24 CFR 965.507 stipulates that PHAs shall review at least annually the basis on which utility allowances have been established and shall establish revised allowances. Further, the regulations state that PHAs may revise allowances for resident-purchased utilities between annual reviews if there is a rate change (including fuel adjustments) and shall be required to do so if such change, by itself or together with prior rate changes not adjusted for, results in a change of 10 percent or more from the rates on which such allowances were based.

The Knox County Housing Authority, IL, Public Housing (Conventional) utility allowances were calculated with updated Customization & Energy Efficiency Measures criteria and current utility rates and charges, for electric, natural gas, water, sewer, and trash collection utilities. New climate data did change from previous analysis. The Agency has 424 dwelling units at 3 developments where utility allowances are developed by structure type and unit size, for resident-paid utilities. Additionally, all the developments have one or more of the following energy efficient items: windows, water heaters, insulation, and water saving appliances. Once the data was collected, comparisons were made to the previously applied rates and charges. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule. The Nelrod Company has provided support documentation for its analysis and recommendation.

The Knox County Housing Authority PH Utility Allowance schedule shall be presented to the Board of Commissioners for adoption on 09/26/2023, effective 10/01/2023.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



KNOX COUNTY HOUSING AUTHORITY, IL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2023

Building Type: High Rise Apartment

Moon Towers, Blue Bell Tower IL-085-001, 003 (Boiler Heat & WH) (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)	\$39.00	\$39.00	\$45.00			

Building Type: Semi-Detached/Duplex

Scattered Sites Family IL-085-002 (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$38.00	\$45.00	\$51.00	\$57.00
Natural Gas (H,WH,C)			\$66.00	\$74.00	\$80.00	\$85.00
Water			\$30.00	\$35.00	\$41.00	\$46.00
Sewer			\$31.00	\$40.00	\$49.00	\$59.00
Trash Collection			\$24.00	\$24.00	\$24.00	\$24.00
Totals			\$189.00	\$218.00	\$245.00	\$271.00

A monthly average cost of the summer and winter adjustments were used for the electric & natural gas costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win= Windows

Ins= Insulation

WS= Water Saving Appliances

Note: Public Housing utility allowances are calculated similar to method of utility providers. These allowances are not calculated by end use (like Section 8), but by total usage for each utility type.

KNOX COUNTY HOUSING AUTHORITY, IL

PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES Chart 2

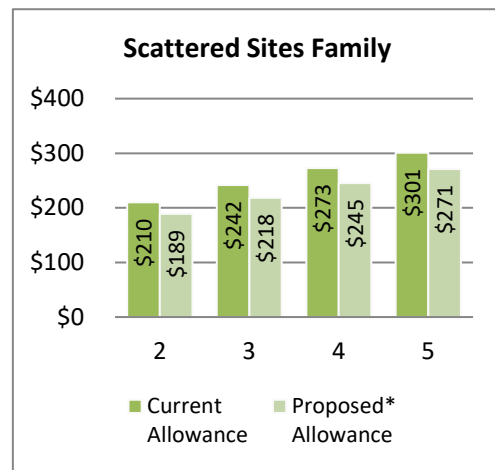
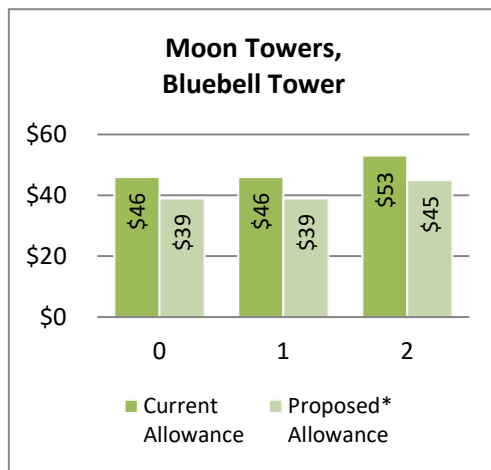
UPDATE 2023

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Moon Towers, Bluebell Tower IL-085-001, 003	0	\$46.00	\$39.00	-\$7.00
	1	\$46.00	\$39.00	-\$7.00
	2	\$53.00	\$45.00	-\$8.00
Scattered Sites Family IL-085-002	2	\$210.00	\$189.00	-\$21.00
	3	\$242.00	\$218.00	-\$24.00
	4	\$273.00	\$245.00	-\$28.00
	5	\$301.00	\$271.00	-\$30.00

*Proposed allowances include the average for electric & natural gas summer and winter months.

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



RESOLUTION 2023-07

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Housing Utility Allowance Schedule FFY 09/30/24

WHEREAS, 24 CFR §965.502, 24 CFR §965.505, and 24 CFR §965.507 in various parts requires public housing authorities to annually review the schedule of utility allowances for the Public Housing program and establish an appropriate utility allowance schedule arrived at through a reasonable methodology; and

WHEREAS, public housing authorities must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the previous Utility Allowance Schedule revision; and

WHEREAS, the Knox County Housing Authority, to meet federal guidelines and requirements, contracts with The Nelrod Company to conduct a comparative analysis of utility rates and consumption data for Knox County, Illinois, and provide adequate and compliant documentation for agency record retention; and

WHEREAS, The Nelrod Company having completed the utility comparison analysis in accordance with federal regulations and requirements, and having provided appropriate supporting documentation to the Knox County Housing Authority; and

WHEREAS, based on a comparative analysis, the Nelrod Company has recommended and proposed a revision to the previously adopted Knox County Housing Authority PH Utility Allowance Schedule; and

WHEREAS, Regulations established by the Department of Housing and Urban Development (HUD) require a resolution certifying the approval of the Public Housing Program Utility Allowance Schedule.

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RESOLUTION 2023-07

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Housing Utility Allowance Schedule FFY 09/30/24

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Public Housing Program Utility Allowance Schedule for FFY **09/30/2024**.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 10/01/2023.

RESOLVED: September 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-08

September 26, 2023
Board of Commissioners
Derek Antoine, Executive Director

RE: Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2024

Article I. Background

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. 24 CFR §982.517(a)(1) establishes that PHAs must "maintain a utility allowance schedule for all tenant-paid utilities (except telephone), for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services." 24 CFR §982.517(b)(1) explains "The utility allowance schedule must be determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates." 24 CFR §982.517(b)(2)(ii) clarifies "In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection (disposal of waste and refuse); other electric; refrigerator (cost of tenant-supplied refrigerator); range (cost of tenant-supplied range); and other specified housing services."

24 CFR §982.517(c)(1) stipulates "a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there PHAs been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule."

To that end, the KCHA, within the construct and purvey of its consortium partnership with the Nelrod Company, requested a Utility Allowance study be conducted for rental units in Knox County, Illinois. The objective of the study and subsequent analysis was to update the current Housing Choice Voucher Program utility allowance schedules with current utility supplier's rates and charges for electric, natural gas, water, sewer and trash collection for each utility provider and - if necessary - adjust the base consumptions from HUD's Utility Schedule Model for Section 8 due to climatic changes.

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size.

Based on the results of the utility study, **the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule.** The revisions are required under 24 CFR §982.517(c)(1), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.

Changes shall be effective immediately for participants whose rents declined as a result of increased utility allowances, and effective on **10/01/2023** for participants who experienced a rental increase resulting from decreased utility allowances. Public Notice was provided through a posting and comment period, commencing on **09/01/2023** and ending **09/30/2023**. No public comments were received pertaining to the proposed schedule.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Housing Choice Voucher Program Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2024.



REVIEW AND COMMENT

HCVP UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 10/01/2023

09/01/2023: 24 CFR §982.517(c)(1) stipulates "a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there PHAs been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule."

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule. The Nelrod Company has provided support documentation for its analysis and recommendation.

The proposed Knox County Housing Authority HCVP Utility Allowance schedule shall be presented to the Board of Commissioners for adoption on 09/26/2023, effective 10/01/2023.

Please submit all questions or comments regarding this information to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Knox County Housing Authority, IL		Unit Type: Apartment					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas <i>(avg)</i>	\$23.00	\$26.00	\$31.00	\$35.00	\$40.00	\$45.00	
	Bottle Gas	\$50.00	\$59.00	\$68.00	\$79.00	\$89.00	\$100.00	
	Electric <i>(avg)</i>	\$22.00	\$25.00	\$34.00	\$43.00	\$52.00	\$61.00	
	Electric Heat Pump <i>(avg)</i>	\$19.00	\$22.00	\$27.00	\$30.00	\$33.00	\$36.00	
	Fuel Oil							
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	
	Bottle Gas	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00	
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00	
Other Electric	<i>(avg)</i>	\$20.00	\$23.00	\$32.00	\$41.00	\$50.00	\$59.00	
Air Conditioning	<i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00	
Water Heating	Natural Gas <i>(avg)</i>	\$6.00	\$7.00	\$10.00	\$13.00	\$17.00	\$19.00	
	Bottle Gas	\$14.00	\$16.00	\$23.00	\$29.00	\$38.00	\$43.00	
	Electric <i>(avg)</i>	\$14.00	\$16.00	\$21.00	\$25.00	\$30.00	\$34.00	
	Fuel Oil							
Water		See Attached Water, Sewer, & Trash Collection Schedule						
Sewer								
Trash Collection								
Other specify: Electric Charge \$20.13 (avg)		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	
Other specify: Natural Gas Charge \$24.01 (avg)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Head of Household Name			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Knox County Housing Authority, IL		Unit Type: Row House/Townhouse/ Semi-Detached/Duplex				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$29.00	\$33.00	\$38.00	\$45.00	\$50.00	\$55.00
	Bottle Gas	\$64.00	\$73.00	\$86.00	\$100.00	\$111.00	\$123.00
	Electric <i>(avg)</i>	\$31.00	\$36.00	\$48.00	\$59.00	\$70.00	\$81.00
	Electric Heat Pump <i>(avg)</i>	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric	<i>(avg)</i>	\$25.00	\$29.00	\$41.00	\$52.00	\$63.00	\$75.00
Air Conditioning	<i>(avg)</i>	\$5.00	\$6.00	\$11.00	\$15.00	\$20.00	\$24.00
Water Heating	Natural Gas <i>(avg)</i>	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$24.00
	Bottle Gas	\$18.00	\$20.00	\$29.00	\$38.00	\$47.00	\$55.00
	Electric <i>(avg)</i>	\$17.00	\$20.00	\$26.00	\$31.00	\$37.00	\$42.00
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$20.13 (avg)		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Other specify: Natural Gas Charge \$24.01 (avg)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Knox County Housing Authority, IL		Unit Type Detached House				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas <i>(avg)</i>	\$32.00	\$38.00	\$45.00	\$51.00	\$57.00	\$63.00
	Bottle Gas	\$72.00	\$84.00	\$100.00	\$113.00	\$127.00	\$141.00
	Electric <i>(avg)</i>	\$51.00	\$60.00	\$70.00	\$80.00	\$90.00	\$99.00
	Electric Heat Pump <i>(avg)</i>	\$27.00	\$32.00	\$38.00	\$43.00	\$47.00	\$52.00
	Fuel Oil						
Cooking	Natural Gas <i>(avg)</i>	\$3.00	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00
	Bottle Gas	\$5.00	\$5.00	\$9.00	\$13.00	\$16.00	\$18.00
	Electric <i>(avg)</i>	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
Other Electric	<i>(avg)</i>	\$29.00	\$34.00	\$47.00	\$61.00	\$74.00	\$87.00
Air Conditioning	<i>(avg)</i>	\$4.00	\$5.00	\$11.00	\$17.00	\$23.00	\$29.00
Water Heating	Natural Gas <i>(avg)</i>	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$24.00
	Bottle Gas	\$18.00	\$20.00	\$29.00	\$38.00	\$47.00	\$55.00
	Electric <i>(avg)</i>	\$17.00	\$20.00	\$26.00	\$31.00	\$37.00	\$42.00
	Fuel Oil						
Water		See Attached Water, Sewer & Trash Collection Schedule					
Sewer							
Trash Collection							
Other specify: Electric Charge \$20.13 (avg)		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Other specify: Natural Gas Charge \$24.01 (avg)		\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances- May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Head of Household Name		
Unit Address					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
Number of Bedrooms					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

KNOX COUNTY HOUSING AUTHORITY, IL

Water, Sewer and Trash Collection

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
City Abingdon	Water	\$38.00	\$39.00	\$48.00	\$56.00	\$65.00	\$74.00
	Sewer	\$41.00	\$42.00	\$48.00	\$54.00	\$60.00	\$67.00
Jackson Disposal (Abingdon)	Trash	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Altona Water Works	Water	\$32.00	\$33.00	\$39.00	\$46.00	\$53.00	\$60.00
	Sewer	\$26.00	\$26.00	\$30.00	\$34.00	\$38.00	\$42.00
	Trash	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Aqua Illinois Spoon River Lake Sanitary District (Oak Run)	Water	\$44.00	\$45.00	\$56.00	\$66.00	\$75.00	\$83.00
	Sewer	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00	\$46.00
Village of East Galesburg	Water	\$61.00	\$62.00	\$72.00	\$83.00	\$93.00	\$104.00
	Sewer	\$41.00	\$41.00	\$49.00	\$56.00	\$64.00	\$71.00
	Trash	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
City of Galesburg	Water	\$30.00	\$30.00	\$36.00	\$41.00	\$47.00	\$52.00
	Sewer	\$32.00	\$32.00	\$42.00	\$50.00	\$60.00	\$68.00
	Trash	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
City of Knoxville	Water	\$25.00	\$26.00	\$33.00	\$41.00	\$48.00	\$56.00
	Sewer	\$30.00	\$31.00	\$38.00	\$46.00	\$53.00	\$61.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Village of London Mills	Water	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00	\$67.00
	Sewer	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
	Trash	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Village of Maquon	Water	\$35.00					
	Sewer						
	Trash						
Village of Oneida	Water	\$31.00	\$31.00	\$37.00	\$43.00	\$48.00	\$54.00
	Sewer	\$16.00	\$17.00	\$23.00	\$28.00	\$34.00	\$40.00
	Trash	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Village of Wataga	Water	\$36.00	\$37.00	\$42.00	\$47.00	\$53.00	\$58.00
	Sewer	\$21.00	\$21.00	\$24.00	\$25.00	\$27.00	\$29.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Village of Yates City	Water	\$73.00	\$75.00	\$91.00	\$107.00	\$123.00	\$140.00
	Sewer	\$24.00	\$25.00	\$33.00	\$41.00	\$49.00	\$58.00



adapted from form HUD-52667
(04/2023)

RESOLUTION 2023-08

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2024

WHEREAS, 24 CFR §982.517 in various parts requires Public Housing Authorities to annually review the schedule of utility allowances for the Section 8 Housing Choice Voucher program and establish an appropriate utility allowance schedule arrived at through a reasonable methodology; and

WHEREAS, public housing authorities must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the previous Utility Allowance Schedule revision; and

WHEREAS, the Knox County Housing Authority, to meet federal guidelines and requirements, contracts with The Nelrod Company to conduct a comparative analysis of utility rates and consumption data for Knox County, Illinois, and provide adequate and compliant documentation for agency record retention; and

WHEREAS, The Nelrod Company having completed the utility comparison analysis in accordance with federal regulations and requirements, and having provided appropriate supporting documentation to the Knox County Housing Authority; and

WHEREAS, based on a comparative analysis, the Nelrod Company has recommended and proposed a revision to the previously adopted Knox County Housing Authority HCVP Utility Allowance Schedule; and

WHEREAS, Regulations established by the Department of Housing and Urban Development (HUD) require a resolution certifying the approval of the Section 8 Housing Choice Voucher Utility Allowance Schedule developed in accordance with 24 CFR §982.517.

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RESOLUTION 2023-08

September 26, 2023
Board of Commissioners
Derek Antoine, Executive Director

Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2024

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Housing Choice Voucher Program Utility Allowance Schedule for FFY **09/30/2024**.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 12/01/2022.

RESOLVED: September 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-09

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Housing Flat Rent Schedule FFY 2024

Article I. Background

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) provided enabling legislation which requires Public Housing Agencies (PHAs) to provide options to residents in selecting a choice of rental payment. Annually, the Knox County Housing Authority (KCHA) must provide its public housing residents the opportunity to choose between paying "flat rent," which is based on a unit's market rental value, or "Income Based Rent," which is based on a percentage of adjusted family income. This requirement is codified at 24 CFR §960.253. Additionally, 24 CFR §960.253(b) stipulates PHAs must use a reasonable method to determine the flat rent for a unit.

Flat rents are designed to encourage and reward employment and economic self-sufficiency by setting a rent that will not automatically increase as the family's income increases.

Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act), as amended by the Consolidated Appropriations Acts of 2014 and 2015, established new parameters that PHAs must use when determining the flat rent amounts. Specifically, flat rents were required to be set at no less than 80% of the applicable Fair Market Rent (FMR).

Notice 2015-13 outlines three options available to PHAs for determining their flat rents:

- PHAs have the option to continue using the regional FMRs as the basis for calculating their flat rents. Flat rents should be set no lower than 80% of FMR, with adjustments made for tenant paid utilities.
- PHAs have the option to use the zip-code based Small Area FMRs (SAFMR) for metropolitan counties or the unadjusted rents for counties not covered by SAFMRs as the basis for calculating their flat rents. As with traditional FMRs, flat rents should be set no lower than 80% of SAFMR, with adjustments made for tenant paid utilities.
- For communities in which the FMR and SAFMR do not appropriately reflect the market value of a property or unit, a PHA can apply to HUD for an exception. To apply for an exception, a PHA must demonstrate the need by assessing the value of the unit (market rent analysis). PHAs should consider location, quality, size, unit type, age of unit, amenities, services, maintenance, and included utilities when determining the market value. To the extent possible, these market analyses should be based on rents paid for similar units in the unassisted market.

For the current cycle, the Knox County Housing Authority has opted to continue using the regional FMRs as the basis for calculating our flat rents.

The table below represents the final FFY 2024 FMR rates, the current KCHA Public Housing Program Flat Rent Schedule (FFY 2023), and the proposed FFY 2024 KCHA Public Housing Program Flat Rent Schedule (adjustments for utility payments have been made to the "Current" and "Proposed" flat rents listed):

Fair Market Rent (FMR)						
FMR Data	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FFY 2024	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
FFY 2023	\$ 547.00	\$ 588.00	\$ 774.00	\$ 1,012.00	\$ 1,040.00	\$ 1,196.00
Variance	\$ 49.00	\$ 26.00	\$ 33.00	\$ 43.00	\$ 35.00	\$ 40.00

Moon Towers/Bluebell Tower				
FFY 2024				
Unit Size	FMR	80% FMR	UA	80FMR-UA
0BR	\$ 596.00	\$ 477.00	\$ 39.00	\$ 438.00
1BR	\$ 614.00	\$ 492.00	\$ 39.00	\$ 453.00
2BR	\$ 807.00	\$ 646.00	\$ 45.00	\$ 601.00

Family Sites				
FFY 2024				
Unit Size	FMR	80% FMR	UA	FMR-UA
2BR	\$ 807.00	\$ 646.00	\$ 189.00	\$ 457.00
3BR	\$ 1,055.00	\$ 844.00	\$ 218.00	\$ 626.00
4BR	\$ 1,075.00	\$ 860.00	\$ 245.00	\$ 615.00
5BR	\$ 1,236.00	\$ 989.00	\$ 271.00	\$ 718.00

Bluebell Tower				
FFY 2024				
Unit Size	FMR	80% FMR	UA	FMR-UA
1BR	\$ 614.00	\$ 492.00	\$ 39.00	\$ 453.00
2BR	\$ 807.00	\$ 646.00	\$ 45.00	\$ 601.00

Location	Unit Size	FFY 2023	FFY 2024	+/-	%
MT/BB	0BR	\$ 392.00	\$ 438.00	\$ 46.00	11.7%
MT/BB	1BR	\$ 425.00	\$ 453.00	\$ 28.00	6.6%
MT/BB	2BR	\$ 567.00	\$ 601.00	\$ 34.00	6.0%
FAM	2BR	\$ 410.00	\$ 457.00	\$ 47.00	11.5%
FAM	3BR	\$ 568.00	\$ 626.00	\$ 58.00	10.2%
FAM	4BR	\$ 559.00	\$ 615.00	\$ 56.00	10.0%
FAM	5BR	\$ 656.00	\$ 718.00	\$ 62.00	9.5%

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the FFY 2024 Knox County Housing Authority Public Housing Program Flat Rent Schedule, effective 10/01/2023.



REVIEW AND COMMENT

PUBLIC HOUSING FLAT RENT SCHEDULE

EFFECTIVE 10/01/2023

On 09/01/2023, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2023 through 9/30/2024.

FMRs are used in the calculation of flat rents for Public Housing units. The FY 2014 Appropriations Act, along with subsequent appropriations acts, require PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), with implementation guidance in Notice PIH 2014-12 and Notice PIH 2015-13 (24 CFR §960.253(b)).

Further, as FMRs are developed to include shelter rent plus the cost of all necessary utilities, their inclusion for purposes of setting Public Housing flat rents may lead to families paying more in gross rent if the shelter rent is not adjusted to reflect utility payments. Thus, PHAs must consider who is responsible for direct utility payments to the utility company, and adjust the flat rent accordingly. In the case the family is responsible for making direct utility payments to the utility company, as is the case with KCHA public housing units, the PHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

At all new admissions, families choose between the compliant flat rent amount and the income-based rent. During annual reexaminations, PHAs must offer an annual rent option, where the family may choose to pay either the compliant flat rents or the calculated income-based rent. (24 CFR §960.253).

The proposed changes to the Flat Rent Schedule reflect the adjustments to the FMRs for Knox County, Illinois, and the Knox County Housing Authority Utility Allowance schedule, shall be adopted at the regular meeting of the Board of Commissioners on 09/26/2023, effective 10/01/2023.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



PROPOSED FLAT RENT SCHEDULE

PUBLIC HOUSING PROGRAM

EFFECTIVE 10/01/2023

Location	Unit Size	FFY 2023	FFY 2024	+/-	%
MT/BB	0BR	\$ 392.00	\$ 438.00	\$ 46.00	11.7%
MT/BB	1BR	\$ 425.00	\$ 453.00	\$ 28.00	6.6%
MT/BB	2BR	\$ 567.00	\$ 601.00	\$ 34.00	6.0%
FAM	2BR	\$ 410.00	\$ 457.00	\$ 47.00	11.5%
FAM	3BR	\$ 568.00	\$ 626.00	\$ 58.00	10.2%
FAM	4BR	\$ 559.00	\$ 615.00	\$ 56.00	10.0%
FAM	5BR	\$ 656.00	\$ 718.00	\$ 62.00	9.5%

RESOLUTION 2023-09

September 26, 2023
Board of Commissioners
Derek Antoine, Executive Director
Adoption of Public Hosing Flat Rent Schedule FFY 2024

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 proposed FFY 2024 Knox County Housing Authority Public Housing Program Flat Rent Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Public Housing Program Flat Rent Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 1, 2023.

RESOLVED: September 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2023-10

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Housing Choice Voucher Payment Standard Schedule FFY 2024

Article I. Background

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts are based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs, also called the "basic range," though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures a PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes. In reviewing the adequacy of the payment standard amounts, the KCHA considers the following:

- Assisted families' rent burden
- Availability of suitable units
- Size and quality of available units
- Time to locate adequate housing
- Vouchers expiring without leasing
- Families that move out of the KCHA's jurisdiction (portability)

Historically, the Knox County Housing Authority has adhered to the published FMR rates when establishing its payment standard schedule. On occasion, amounts within the allowable range (90%-110%) have been utilized. The payment standard schedule coincides with the release of the annual FMR rates.

The tables below represent the FFY 2024 FMR rates, the basic range within which the KCHA may set the schedule, and the proposed FFY 2024 KCHA Payment Standard Schedule. The agency has opted to utilize rents at the 110% level for all bedroom sizes in an effort to keep currently housed participants in place and not limit the availability of rental housing in the jurisdiction.

Fair Market Rent (FMR) Analysis Tool						
FFY 2024	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
110%	\$ 655.00	\$ 675.00	\$ 887.00	\$ 1,160.00	\$ 1,182.00	\$ 1,359.00
100%	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
90%	\$ 536.00	\$ 552.00	\$ 726.00	\$ 949.00	\$ 967.00	\$ 1,112.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 536.00	\$ 655.00
1-BR	\$ 552.00	\$ 675.00
2-BR	\$ 726.00	\$ 887.00
3-BR	\$ 949.00	\$ 1,160.00
4-BR	\$ 967.00	\$ 1,182.00
5-BR	\$ 1,112.00	\$ 1,359.00

Proposed Payment Standard Schedule			
BR	FFY 2023	FFY 2024	+ / -
Efficiency	\$ 601.00	\$ 655.00	\$ 54.00
1-BR	\$ 646.00	\$ 675.00	\$ 29.00
2-BR	\$ 851.00	\$ 887.00	\$ 36.00
3-BR	\$ 1,113.00	\$ 1,160.00	\$ 47.00
4-BR	\$ 1,144.00	\$ 1,182.00	\$ 38.00
5-BR	\$ 1,315.00	\$ 1,359.00	\$ 44.00

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the proposed FFY 2024 Knox County Housing Authority Payment Standard Schedule, effective 10/01/2023.



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2023

On 09/01/2023, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2023 through 9/30/2024.

Payment standards are used to calculate the housing assistance payments (HAP) the Knox County Housing Authority (KCHA) pays to the landlords/owners on behalf of the participant family leasing the unit. Public housing authorities (PHAs) have latitude in establishing a schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the agency has jurisdiction. Payment standard amounts may range from 90% to 110% percent of the published FMRs (referred to as the "basic range"), though PHAs are allowed set them higher or lower with prior HUD approval. Regulations on payment standards are set forth at 24 CFR §982.503. The Section Eight Management Assessment Program (SEMAP) measures PHAs compliance with this requirement.

The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the payment standard amount is too low, families may need to pay more than they can afford, families could have a hard time finding acceptable units or units in more desirable areas, and housing choices for those families may be narrowed. If the payment standard amount is too high, landlords/owners may be encouraged to ask for higher than reasonable rents. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods.

At least annually the KCHA reviews its payment standards to determine whether adjustments are needed for some or all unit sizes.

The proposed changes to the HCVP Payment Standard Schedule shall be adopted at the regular meeting of the Board of Commissioners on 09/26/2023, effective 10/01/2023.

Please submit all questions or comments regarding the changes in flat rent to us in writing to:

Knox County Housing Authority
Flat Rent Review and Comment
Attn: Derek Antoine
216 W. Simmons St.
Galesburg, IL 61401
309.342.8129 EXT. 223
309.342.7206 FAX
dantoine@knoxhousing.org



PROPOSED HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2023

Fair Market Rent (FMR) Analysis Tool						
FFY 2024	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
110%	\$ 655.00	\$ 675.00	\$ 887.00	\$ 1,160.00	\$ 1,182.00	\$ 1,359.00
100%	\$ 596.00	\$ 614.00	\$ 807.00	\$ 1,055.00	\$ 1,075.00	\$ 1,236.00
90%	\$ 536.00	\$ 552.00	\$ 726.00	\$ 949.00	\$ 967.00	\$ 1,112.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 536.00	\$ 655.00
1-BR	\$ 552.00	\$ 675.00
2-BR	\$ 726.00	\$ 887.00
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4-BR	\$ 967.00	\$ 1,182.00
5-BR	\$ 1,112.00	\$ 1,359.00

Proposed Payment Standard Schedule			
BR	FFY 2023	FFY 2024	+ / -
Efficiency	\$ 601.00	\$ 655.00	\$ 54.00
1-BR	\$ 646.00	\$ 675.00	\$ 29.00
2-BR	\$ 851.00	\$ 887.00	\$ 36.00
3-BR	\$ 1,113.00	\$ 1,160.00	\$ 47.00
4-BR	\$ 1,144.00	\$ 1,182.00	\$ 38.00
5-BR	\$ 1,315.00	\$ 1,359.00	\$ 44.00

RESOLUTION 2023-10

September 26, 2023
Board of Commissioners

Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2024

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 proposed FFY 2024 Knox County Housing Authority Payment Standard Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Payment Standard Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of 10/01/2023.

RESOLVED: September 26, 2023

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



216 W. Simmons St., Galesburg, IL 61401
Telephone (309) 342-8129 ext. 1223 Fax (309) 342-7206
Email: dantoine@knoxhousing.org

Jared Hawkinson, Chairperson
Sara Robison, Commissioner
Joseph Riley, Commissioner
LaToya Carson, Commissioner
Dena Turner, Commissioner
Joey Range, Commissioner
Derek Antoine, Exec. Director, Secretary
Jack P. Ball, Attorney

Friday, August 25, 2023
3:23 PM

Knox County Board
Knox County Court House
200 S. Cherry St.
Galesburg, IL 61401

RE: Commissioner Appointment

To Whom It May Concern:

Effective 10/01/1999, Section 505 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) amended Section 2 of the United States Housing Act of 1937 to require “the membership of the Board of Directors or similar governing body of each public housing agency shall contain not less than one member who is directly assisted by the public housing agency.” As defined by 24 CFR § 964.410, to be considered for appointment as Participant Commissioner, the participant must be directly assisted by the public housing agency, whose name appears on a lease or voucher, and is a minimum eighteen years of age. This amendment serves to provide for more resident involvement and to increase resident participation and awareness in creating and maintaining a positive living environment. The Knox County Housing Authority complies fully with this requirement. LaToya Carson most recently served on the Knox County Housing Authority’s Board of Commissioners as Participant Commissioner, having voluntarily vacated this position in May of 2023.

The KCHA is responsible for housing over 750 families in public housing units located throughout five (5) developments, via the Section 8 Housing Choice Voucher Program, and the Affordable Housing Program (AHP) which includes Brentwood Manor and Prairieland Townhouse Apartments. All eligible and qualifying participants receiving KCHA assistance with housing have an opportunity to serve in a position as Participant Commissioner on the KCHA Board of Commissioners for a term of five (5) years.

The KCHA Board is comprised of seven (7) Commissioners who are committed to improving the quality of life in and around the low-income community. All seven (7) Commissioners are appointed by the Knox County Board Chair and confirmed by a majority vote of the Knox County Board. All Commissioners must be residents of the Knox County at the time of their appointment and must continue to maintain such residence throughout the term of their office. KCHA Commissioners serve terms of five (5) years. In the event of a Participant Commissioner Vacancy, a special solicitation will be conducted within ninety (90) days of the date of the vacancy. In the event the Participant Commissioner is no longer directly assisted through

the agency, such Board member may be removed from the KCHA Board of Commissioners for that cause. Alternatively such Board member may be allowed to complete his/her term as a member of the governing board, but may not be reappointed unless eligible at the time of appointment.

An information guide was put together to familiarize prospective candidates with what will be expected of the Participant Commissioner position. Through a process of open and fair solicitation, one participant was selected to meet informally with the Board during the 07/25/2023 regular meeting to discuss interest and qualifications for service.

Action was taken at the 08/29/2023 regular meeting of the KCHA Board of Commissioners, and it was the unanimous decision of the Commissioners to recommend the appointment of Delores Buford to the position of Participant Commissioner on the Knox County Housing Authority Board of Commissioners, commencing on September 26, 2023 and expiring on September 30, 2028. Ms. Buford has been a resident in the Public Housing Program since 2015, and meets the conditions of eligibility for the position of Participant Commissioner. The agency looks forward to benefiting from the service she may provide.

Respectfully,

Jared Hawkinson
Chairperson, Board of Commissioners
Knox County Housing Authority

CC: Scott Erickson
Knox County Clerk



EXECUTIVE DIRECTOR REPORT

AUGUST 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, September 26, 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 03/31/2024:

Date	Commissioner	Training Description	Location	Hours
04/19-04/21	Hawkinson, Jared	Nelrod ACC	Las Vegas, NV	12.0
04/19-04/21	Carson, LaToya	Nelrod ACC	Las Vegas, NV	12.0
				24.0

The following table details monthly and annual costs (to date) incurred by the agency for **commissioner** training and development for FYE 03/31/2024:

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-23	2	24.0	\$ 1,643.40	\$ 68.48	\$ 833.33	197.21%	\$ 810.07
May-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-23			\$ -	\$ -		0.00%	
Oct-23			\$ -	\$ -		0.00%	
Nov-23			\$ -	\$ -		0.00%	
Dec-23			\$ -	\$ -		0.00%	
Jan-24			\$ -	\$ -		0.00%	
Feb-24			\$ -	\$ -		0.00%	
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 4,166.67	39.44%	\$ (2,523.27)

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%
VACANT						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 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1	1	1	1	1	1	1						100.0%
Robison, Sara (VC)		1				1	1						42.9%
VACANT			1	1									28.6%
Riley, Joseph	1	1			1	1	1						71.4%
Carson, LaToya	1	1	1	1	1	1							85.7%
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						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?	5	6	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	YES	Meets Requirement
Number of Board meetings:	7	7	Meets requirement
Average meeting attendance:	80.0	66.1%	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	03/30	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	\$ 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	\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 63,744.00	5.5%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,467,361.00	\$ 1,467,361.00	\$ 884,917.00	60.3%	\$ 363,744.00	24.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	100.0%	\$ -	0.0%
1480 Security Cameras	\$ 175,000.00	\$ 175,000.00	\$ -	0.0%	\$ -	0.0%
1480 HVAC Replacement	\$ 100,000.00	\$ 100,000.00	\$ 72,970.00	73.0%	\$ 37,984.00	38.0%
1480 A&E Services	\$ 100,000.00	\$ 100,000.00	\$ 27,030.00	27.0%	\$ 25,760.00	25.8%
1480 Lighting	\$ 257,444.00	\$ 257,444.00	\$ -	0.0%	\$ -	0.0%
1480 Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ 49,317.00	100.0%	\$ -	0.0%
1480 Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	100.0%	\$ -	0.0%
1480 Exterior Doors - MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480 MT Roof Replacement	\$ 263,000.00	\$ 263,000.00	\$ 263,000.00	100.0%	\$ -	0.0%
1480 CCP Drainage	\$ 72,600.00	\$ 72,600.00	\$ 72,600.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 63,744.00	5.5%

This grant, in conjunction with the 2020 and 2021 grants, will be used for physical improvements to the sites, including demolition and construction for a new gazebo at Bluebell Tower, site drainage remediation, roof replacement at Moon Towers, and playgrounds at the Family Sites. Additionally, repairs and enhancements are planned for security cameras and lighting, as well as HVAC replacement at the Family Sites.

CFP Grant IL01P08550122 is 60.3% obligated, and 24.8% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2024, and fully expended by 04/22/2026.

EXECUTIVE SUMMARY

2021 CFP Grant IL01P08550121

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

CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	100.0%	\$ 200,000.00	100.0%
1410 CFP Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	100.0%	\$ 100,000.00	100.0%
1480 General Capital Activity	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 47,550.00	5.2%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 347,550.00	28.7%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 504 Phase 4	\$ 334,310.00	\$ 334,310.00	\$ 334,310.00	100.0%	\$ 47,550.00	14.2%
1480 MT - Roof Replacement	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	100.0%	\$ -	0.0%
1480 A&E Services	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 47,550.00	5.2%

Allotments and transfers for operations (1406) and administration (1410) have been made. Budgeted activities include playground renovation at the Family Sites, gazebo demolition/construction at Bluebell Tower, and roof replacement at Moon Towers.

CFP Grant IL01P08550121 is 100.0% obligated, and 28.7% expended. This grant must be at 90% obligation (executed contracts) by 02/22/2023, and 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	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 515,397.10	59.4%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 815,397.10	69.8%

CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 Family - Playground	\$ 154,973.00	\$ 288,373.00	\$ 288,373.00	100.0%	\$ -	0.0%
1480 MT - Roof Replacement	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	100.0%	\$ -	0.0%
1480 504 Phase 3	\$ 529,861.00	\$ 439,861.00	\$ 439,861.00	100.0%	\$ 505,497.10	114.9%
1480 A&E Services	\$ 50,000.00	\$ 6,600.00	\$ 6,600.00	100.0%	\$ 9,900.00	150.0%
1480 Reserved Budget	\$ 8,433.00	\$ 8,433.00	\$ 8,433.00	100.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 515,397.10	59.4%

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.

CFP Grant IL01P08550120 is now 100.0% obligated, and 69.8% expended. This grant must be at 90% obligation (executed contracts) by 03/25/2024, and fully expended by 03/25/2026.

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.

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	1.20	4	1.81	4
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	20.0%	10.00	7.88	4	8.00	4
Annual Inspections - complete %	10.0%	100.0%	7.7%	1	7.7%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.70		3.70

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.7%	4	99.0%	4
Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
Average leasing days	10.0%	5.00	2.33	3	1.50	4
Adequacy of wait list (ratio)	10.0%	1.00	3.50	4	3.50	4
Income targeting - % ELI admissions	10.0%	40.0%	66.7%	4	41.7%	4
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.90		4.00

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	96.0%	3	97.8%	3
Expense - Actual to Budget %	10.0%	98.0%	109.9%	2	92.5%	4
Profit/loss	20.0%	1.00	0.93	2	1.12	4
30-day Notice efficiency	15.0%	98.0%	86.0%	1	24.2%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	2.4%	2	2.4%	2
Tenant collections %	10.0%	98.0%	108.7%	4	108.8%	4
Deposit collections %	5.0%	98.0%	95.0%	2	95.0%	2
Reserve position	15.0%	4.00	9.02	4	9.02	4
Total category score				2.45		3.05

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.60	4	39.60	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
Total category score				4.00		4.00

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	101.6%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	60.0%	2	60.0%	2
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	12.00	10.17	4	9.71	4
Total category score				2.95		2.95

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	100.0%	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	3.70	0.56	3.70	0.56
Occupancy	25.0%	4.00	3.90	0.98	4.00	1.00
Financial position	25.0%	4.00	2.45	0.61	3.05	0.76
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	2.95	0.44	2.95	0.44
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.39		3.56
DESIGNATION				STANDARD		HIGH PERFORMER


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.

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Non-emergency WO - completion %	15.0%	100.0%	89.0%
	Non-emergency WO - completion time	15.0%	3.00	2.59	4	2.45	4
	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	20.0%	10.00	9.14	4	9.48	4
	Annual Inspections - complete %	10.0%	100.0%	2.4%	1	2.4%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.25		3.55

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Unit-days leased (UDL) - %	25.0%	98.0%	99.6%
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	99.1%	4
	Average leasing days	10.0%	5.00	3.57	3	2.27	3
	Adequacy of wait list (ratio)	10.0%	1.00	1.27	3	1.27	3
	Income targeting - % ELI admissions	10.0%	40.0%	85.7%	4	86.7%	4
	Annual recertifications	20.0%	100.0%	92.3%	2	97.7%	3
	Total category score				3.40		3.60

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Income - Actual to Budget %	10.0%	98.0%	96.5%
	Expense - Actual to Budget %	10.0%	98.0%	181.1%	1	127.3%	1
	Profit/loss	20.0%	1.00	0.57	1	0.79	1
	30-day Notice efficiency	15.0%	98.0%	87.3%	1	2.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	19.0%	1	19.0%	1
	Tenant collections %	10.0%	98.0%	116.8%	4	112.9%	4
	Deposit collections %	5.0%	98.0%	96.7%	3	96.7%	3
	Reserve position	15.0%	4.00	6.59	4	6.59	4
	Total category score				2.05		1.95

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
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	94.3%	4	90.3%	4
50058/50059 submissions	10.0%	100.0%	99.5%	4	99.5%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	25.0%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.60	4	3.60	4
Staff development - training/development	10.0%	100.0%	0.0%	1	96.0%	3
Unit-turnaround time (total)	15.0%	23.00	13.86	3	12.27	3
Total category score				3.00		2.75

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	100.0%	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	3.25	0.49	3.55	0.53
Occupancy	25.0%	4.00	3.40	0.85	3.60	0.90
Financial position	25.0%	4.00	2.05	0.51	1.95	0.49
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.00	0.45	2.75	0.41
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.06		3.10
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.

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	4	100.0%	4	
	Non-emergency WO - completion time	15.0%	3.00	1.00	4	2.02	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	88.9%	1
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	88.9%	1
	Unit - average make-ready days	20.0%	10.00	9.00	4	12.25	2
	Annual Inspections - complete %	10.0%	100.0%	20.0%	1	20.0%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.70		2.40

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	99.3%	4	99.2%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	5.00	2	3.00	3
	Adequacy of wait list (ratio)	10.0%	1.00	3.44	4	3.44	4
	Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	25.0%	2
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.50		3.70

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	95.1%	3	103.1%	4
	Expense - Actual to Budget %	10.0%	98.0%	70.4%	4	69.0%	4
	Profit/loss	20.0%	1.00	1.23	4	1.37	4
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.5%	4	0.5%	4
	Tenant collections %	10.0%	98.0%	113.1%	4	106.9%	4
	Deposit collections %	5.0%	98.0%	91.9%	2	91.9%	2
	Reserve position	15.0%	4.00	12.76	4	12.76	4
	Total category score				3.80		3.90

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	25.00	4	25.00	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
Total category score				4.00		4.00

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%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	85.0%	4	85.0%	4
Staff development - hiring and retention	10.0%	3.00	3.15	3	3.15	3
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	100.0%	14.00	3	15.25	3
Total category score				3.00		3.00

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	86.1%	3	78.9%	3
Safety and security	50.0%	3.00	3	3	3	3
Total category score				3.00		3.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.70	0.56	2.40	0.36
Occupancy	25.0%	4.00	3.50	0.88	3.70	0.93
Financial position	25.0%	4.00	3.80	0.95	3.90	0.98
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	3.00	0.45	3.00	0.45
Tenant engagement	5.0%	4.00	3.00	0.15	3.00	0.15
Total SCORECARD				3.58		3.46
DESIGNATION				HIGH PERFORMER		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	345	28	35	3	0	3	332	332.00
FEB	332	31	29	1	0	9	324	328.00
MAR	328	33	30	1	0	22	308	321.33
APR	308	24	14	3	0	0	315	319.75
MAY	315	25	42	1	0	1	296	315.00
JUN	296	24	70	4	0	1	245	303.33
JUL	245	30	75	3	0	3	194	287.71
AUG	194	38	36	0	0	9	187	275.13
SEPT							0	
OCT							0	
NOV							0	
DEC							0	
TOTAL		233	331	16	0	48		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	10	3	0	0	0	0	2	11
FEB	11	9	0	0	1	1	3	15
MAR	15	23	2	0	0	0	10	26
APR	27	0	0	0	0	0	6	21
MAY	27	1	5	0	0	0	9	14
JUN	23	0	0	0	0	0	2	21
JUL	24	3	1	0	0	0	0	26
AUG	26	9	0	0	0	0	1	34
SEPT								0
OCT								0
NOV								0
DEC								0
TOTAL		48	8	0	1	1	33	

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	196	\$ 70,255.00	\$ 70,255.00	100.00%	\$ 358.44	\$ 358.44
FEB	197	\$ 73,969.00	\$ 81,920.00	90.29%	\$ 375.48	\$ 366.96
MAR	198	\$ 76,094.00	\$ 81,696.00	93.14%	\$ 384.31	\$ 372.74
APR	211	\$ 81,196.00	\$ 83,832.00	96.86%	\$ 384.82	\$ 375.76
MAY	215	\$ 79,437.00	\$ 90,541.00	87.74%	\$ 369.47	\$ 374.50
JUN	213	\$ 82,274.00	\$ 93,195.00	88.28%	\$ 386.26	\$ 376.46
JUL	209	\$ 78,172.00	\$ 90,130.00	86.73%	\$ 374.03	\$ 376.12
AUG	210	\$ 76,104.00	\$ 85,696.00	88.81%	\$ 362.40	\$ 374.40
SEPT						
OCT						
NOV						
DEC						
TOTAL	1649	\$ 617,501.00	\$ 677,265.00	91.18%	\$ 374.47	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	4	\$ 4,648.00	\$ 70,255.00	6.62%	\$ 1,162.00	\$ 1,162.00
FEB	4	\$ 4,648.00	\$ 81,920.00	5.67%	\$ 1,162.00	\$ 1,162.00
MAR	4	\$ 3,639.00	\$ 81,696.00	4.45%	\$ 909.75	\$ 1,077.92
APR	4	\$ 3,639.00	\$ 83,832.00	4.34%	\$ 909.75	\$ 1,035.88
MAY	6	\$ 7,358.00	\$ 90,541.00	8.13%	\$ 1,226.33	\$ 1,073.97
JUN	6	\$ 6,438.00	\$ 93,195.00	6.91%	\$ 1,073.00	\$ 1,073.81
JUL	6	\$ 7,643.00	\$ 90,130.00	8.48%	\$ 1,273.83	\$ 1,102.38
AUG	5	\$ 5,470.00	\$ 85,696.00	6.38%	\$ 1,094.00	\$ 1,101.33
SEPT						
OCT						
NOV						
DEC						
TOTAL	39	\$ 43,483.00	\$ 677,265.00	6.42%	\$ 1,114.95	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	200	70.18%	\$ 77,568.00	\$ 77,066.00	\$ 16,397.00	\$ 93,463.00	82.99%
FEB	285	201	70.53%	\$ 159,488.00	\$ 154,132.00	\$ 11,801.00	\$ 165,933.00	96.12%
MAR	285	206	72.28%	\$ 241,427.00	\$ 231,198.00	\$ 12,598.00	\$ 243,796.00	99.03%
APR	285	211	74.04%	\$ 325,259.00	\$ 308,264.00	\$ 10,236.00	\$ 318,500.00	102.12%
MAY	285	221	77.54%	\$ 415,800.00	\$ 385,330.00	\$ 10,236.00	\$ 395,566.00	105.12%
JUN	285	219	76.84%	\$ 508,995.00	\$ 462,396.00	\$ 1.00	\$ 462,397.00	110.08%
JUL	285	215	75.44%	\$ 594,642.00	\$ 539,462.00	\$ -	\$ 539,462.00	110.23%
AUG	285	210	73.68%	\$ 680,338.00	\$ 616,521.00	\$ -	\$ 616,521.00	110.35%
SEPT								
OCT								
NOV								
DEC								

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (285) 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	20.0	20.0	100.00%
HQS - Enforcement	10.0	10.0	100.00%	SEMAP FORECAST	130.0	130.0	100.00%
				SEMAP FORECAST		High Performer	

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


AFFORDABLE HOUSING PRESERVATION (AHP)


AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	54.8%	1	92.1%	2
	Non-emergency WO - completion time	15.0%	2.00	4.41	3	4.59	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	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	60.4%	1	60.4%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.10		3.25

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.9%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	0.00	4	0.00	4
	Adequacy of wait list (ratio)	15.0%	1.00	6.82	4	6.82	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
	Total category score				4.00		4.00

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	102.2%	4	96.7%	3
	Expense - Actual to Budget %	10.0%	98.0%	75.8%	4	93.8%	4
	Profit/loss	20.0%	1.00	1.19	4	0.91	2
	14-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.4%	4	0.4%	4
	Tenant collections %	10.0%	98.0%	102.0%	4	96.9%	3
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	2.87	2	2.87	2
	Total category score				3.70		3.10

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	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	20.95	3	20.95	3
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	97.1%	4	97.1%	4
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%	75.0%	1	75.0%	1
Tenant file review compliance	20.0%	100.0%	12.5%	1	99.2%	4
Pest control program effectiveness	20.0%	100.0%	101.9%	4	101.9%	4
Staff development - hiring and retention	5.0%	3.00	3.72	4	3.72	4
Staff development - training/development	5.0%	100.0%	0.0%	1	56.3%	1
Unit-turnaround time (total)	30.0%	100.0%	1.00	4	5.67	4
Total category score				3.25		3.85

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	77.4%	3	78.9%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.10	0.47	3.25	0.49
Occupancy	25.0%	4.00	4.00	1.00	4.00	1.00
Financial position	25.0%	4.00	3.70	0.93	3.10	0.78
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.25	0.49	3.85	0.58
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.62		3.58
DESIGNATION				HIGH PERFORMER		HIGH PERFORMER


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).

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Non-emergency WO - completion %	15.0%	100.0%	90.3%
	Non-emergency WO - completion time	15.0%	3.00	3.82	3	6.48	2
	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	20.0%	10.00	6.00	4	6.00	4
	Annual Inspections - complete %	10.0%	100.0%	53.9%	1	53.9%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.25		3.40

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Unit-days leased (UDL) - %	25.0%	98.0%	98.1%
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	4.00	3	3.75	3
	Adequacy of wait list (ratio)	10.0%	1.00	18.95	4	18.95	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
	Total category score				3.90		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
				Income - Actual to Budget %	10.0%	98.0%	97.4%
	Expense - Actual to Budget %	10.0%	98.0%	93.3%	4	81.6%	4
	Profit/loss	20.0%	1.00	0.99	3	1.14	4
	30-day Notice efficiency	15.0%	98.0%	59.6%	1	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.5%	4	0.5%	4
	Tenant collections %	10.0%	98.0%	97.5%	3	98.5%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	-5.97	1	-5.97	1
	Total category score				2.70		3.45

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	25.00	4	25.00	4
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
Total category score				3.25		3.25

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	94.3%	4	96.2%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	95.8%	3
Tenant file review compliance	15.0%	100.0%	0.0%	1	101.5%	4
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.72	4	3.72	4
Staff development - training/development	5.0%	100.0%	0.0%	1	46.9%	1
Unit-turnaround time (total)	30.0%	100.0%	14.00	3	9.00	4
Total category score				3.10		3.75

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	90.0%	4	81.6%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				4.00		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.25	0.49	3.40	0.51
Occupancy	25.0%	4.00	3.90	0.98	3.90	0.98
Financial position	25.0%	4.00	2.70	0.68	3.45	0.86
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	3.10	0.47	3.75	0.56
Tenant engagement	5.0%	4.00	4.00	0.20	3.50	0.18
Total SCORECARD				3.29		3.57
DESIGNATION				STANDARD		HIGH PERFORMER

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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

September 25, 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:

Alisha Ehrhardt (170 S. West St. #417)	1 st Appr. - Pretrial 09/28/23
Carol Osborn (170 S. West St. #716)	1 st Appr. - CT 09/28/23
Kimberly Caldwell (1065 W. Berrien St.)	1 st Appr. - STO
Annalisa Wagoner (1577 McKnight St.)	1 st Appr. - In Jail - CT 10/19/23
Gloria Williams (529 Iowa Ct.)	1 st Appr. - CD
Jodie Melton (255 W. Tompkins St. #405)	1 st Appr. - CD
Raeshell & D'Metre Thomas (255 W. Tompkins St. #605)	1 st Appr. - CD
Joyce Mchaffy (300 N. Jefferson St. #403)	1 st Appr. - CT 09/28/23
Rachel Bork (170 W. West St. #220)	1 st Appr. - CT 09/28/23
Lisa Paulsgrove (255 W. Tompkins St. #601)	1 st Appr. - ASTI 09/28/23
Dion Jones (170 S. West St. #620)	1 st Appr. - CT 10/19/23
Jayme Lash brook (421 Iowa ave.)	1 st Appr. - 10/05/23

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.

Tosha Bornsen (505 Iowa Ct.)	1 st Appr. - 10/05/23
Jermaine Doss (1556 McKnight St.)	1 st Appr. - 10/05/23
Jennifer McCray (1085 W. Berrien St.)	1 st Appr. - 10/05/23
Travis Campbell (300 N. Jefferson St. #207)	1 st Appr. - 10/05/23
Biannca Johnson (1991 E. Knox St.)	1 st Appr. - 10/05/23
Shandi Christensen (985 W. Berrien St.)	1 st Appr. - 10/05/23
LaTanya Johnson (1555 McKnight St.)	1 st Appr. - 10/05/23

2. Review monthly board packet and attend monthly meeting.

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